



County of Santa Cruz Draft Planning Commission Minutes

Planning Department, 701 Ocean Street, Suite 400, Santa Cruz, CA 95060

Meeting Date : Wednesday, March 8, 2023 10:30 AM

Location : Board of Supervisors Chambers, Room 525
County Government Center
701 Ocean Street
Santa Cruz, CA 95060

REGULAR AGENDA ITEMS

1. Roll Call

Commissioners present: Chair Tim Gordin, Commissioner Denise Holbert, Commissioner Judith Lazenby, Commissioner Allyson Violante, Commissioner Rick Jones

2. Additions and Corrections to Agenda

3. Declaration of Ex Parte Communications

4. Oral Communications

SCHEDULED ITEMS

5. Approval of Minutes

To approve the minutes of the February 22, 2023 Planning Commission meeting as submitted by the Planning Staff.

ACTION: Adopt the minutes of the February 22, 2023 Planning Commission Meeting.

MOTION/SECOND: Holbert/ Violante

AYES: Holbert, Violante, Gordin

NOES: None

ABSTAIN: Lazenby, Jones

ABSENT: None

6. 211213

No Situs Address

APN's: 037-211-01

Proposal to subdivide an existing 41,019 square foot parcel into six (6) lots plus a common interest conservation parcel (A), to construct six dwelling units and install an entrance gate. Requires a tentative map approval, residential development permit, design review, overheight fence approval, a roadway/roadside exception to allow a street width of 24' with no sidewalks or on-street parking and adoption of a Mitigated Negative Declaration and Mitigation Measures and Reporting Program pursuant to the requirements of the California Environmental Quality Act (CEQA). The application also includes a request for a 5% Residential Density Bonus in exchange for provision of one moderate-income affordable unit, a request for one concession to allow for priority processing and a request for waivers to development standards to allow for: 1) reduced site width and frontage on Lot 6, 2) reduced lot coverage and floor area ratio on Lots 1 and 6, 3) to allow a parcel (Lot 6) smaller than 3,500 sq.ft. in area, and 4) to allow semi-detached units with reduced setbacks in the R-1-9 zone district on Lots 1 and 6. The project also includes a request for reduced parking for Lot 6 as allowed for Density Bonus projects.

Property located on the east side of Monterey Avenue (no situs) approximately 325 feet south of the intersection with Soquel Drive.

APPLICANT: Charlie Eadie
OWNER: Monterey Avenue LLC
SUPERVISORAL DISTRICT: 1
PROJECT PLANNER: Jerry Busch, (831) 454-3234
EMAIL: Jerry.Busch@santacruzcounty.us

ACTION: To approve the project as proposed by staff and make changes to the grammatical errors found in the conditions of approval section III.D.7 and F.4.b) and to edit the staff report to reflect corrected FAR of 44.6%.

*MOTION/SECOND: Holbert/ Jones
AYES: Holbert, Jones, Gordin, Lazenby, Violante
NOES: None
ABSTAIN: None
ABSENT: None*

7. Public hearing to consider the 2022 General Plan Annual Report.

ACTION: To approve the recommended actions of the 2022 General Plan Annual Report as proposed by staff of 1) Conducting a public hearing of the 2022 General Plan Annual Report and 2) Recommending that the Board of Supervisors hold a public hearing and direct staff to file the report to the State Department of Housing and Community Development.

*MOTION/SECOND: Violante/ Jones
AYES: Holbert, Jones, Gordin, Lazenby, Violante
NOES: None
ABSTAIN: None
ABSENT: None*

SUPERVISORAL DISTRICT: County-Wide
PROJECT PLANNER: David Carlson, (831) 454-3173
EMAIL: David.Carlson@santacruzcounty.us

APPEAL INFORMATION

Denial or approval of any permit by the Planning Commission is appealable to the Board of Supervisors. The appeal must be filed with the required appeal fee within 14 calendar days of action by the Planning Commission. To file an appeal you must write a letter to the Board of Supervisors and include the appeal fee. For more information on appeals, please see the "Planning Appeals" brochure located in the Planning Department lobby, or contact the project planner.

APPEALS OF COASTAL PROJECTS

(*) This project requires a Coastal Zone Permit which is not appealable to the California Coastal Commission. It may be appealed to the Board of Supervisors; the appeal must be filed within 14 calendar days of action by the Planning Commission.

(**) This project requires a Coastal Development Permit. Denial or approval of the Coastal Development Permit is appealable to the Board of Supervisors; the appeal must be filed within 14 calendar days of action by the Planning Commission. After all local appeal periods have ended (grounds for appeal are listed in the County Code Section 13.20.110), approval of a Coastal Development permit is appealable to the California Coastal Commission. The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of final local action.

Note regarding Public hearing items: If any person challenges an action taken on the foregoing matter(s) in court, they may be limited to raising only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Agenda documents may be reviewed at the Planning Department, Room 420, County Government Center, 701 Ocean Street, Santa Cruz.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs, or activities. The Board of Supervisors chambers is located in an accessible facility. If you wish to attend this meeting and you will require special assistance in order to participate, please contact the ADA Coordinator at 454-3137 (TDD/TTY number is 711) at least 72 hours in advance of the meeting to make arrangements. As a courtesy to those persons affected, please attend the meeting smoke and scent free.