



County of Santa Cruz Planning Commission Minutes

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

Meeting Date : Wednesday, April 26, 2023 9:30 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 Renee Shepherd, Vice-Chair Andy Schiffrin, Commissioner Allyson Violante, Commissioner Judith Lazenby, Commissioner Lisa Sheridan

2. Additions and Corrections to Agenda

3. Declaration of Ex Parte Communications

4. Oral Communications

SCHEDULED ITEMS

5. Approval of Minutes

Continued from the March 22, 2023 Planning Commission meeting. To approve the minutes of the March 8, 2023 Planning Commission meeting as submitted by the Planning Department.

ACTION: Continue the approval of minutes to the next meeting

MOTION/SECOND: Schiffrin/ Lazenby

AYES: Shepherd, Schiffrin, Lazenby, Sheridan, Violante

NOES: None

ABSTAIN: None

ABSENT: None

6. Approval of Minutes

To approve the minutes of the March 22, 2023 Planning Commission meeting as submitted by the Planning Department.

ACTION: To approve the minutes from the Planning Commission meeting on March 22, 2023

MOTION/SECOND: Schiffrin/ Lazenby

AYES: Shepherd, Schiffrin, Lazenby, Violante

NOES: None

ABSTAIN: Sheridan

ABSENT: None

7. 211316**

266 Cliff Ct., Aptos, 95003

APN: 043-081-13

Continued from the March 22, 2023 Planning Commission meeting. Public hearing to consider an appeal of Zoning Administrator's denial of Application 211316 for a proposal to construct an approximately 110-linear foot pin pier retaining wall, on-site with an existing single-family dwelling, located at 266 Cliff Court in Aptos.

Property located on the south side of Cliff Court, approximately 150 feet south of the intersection of Cliff Court and Rio Del Mar Boulevard in Aptos.

APPLICANT: Matson Britton Architects- Cove Britton
OWNER: Kirk Kozlowski and Mary Lacerte
SUPERVISORAL DISTRICT: 2
PROJECT PLANNER: Evan Ditmars, (831) 454-3227
EMAIL: Evan.Ditmars@santacruzcounty.us

ACTION: Overturn the Appeal of 211316 as recommended by staff.

MOTION/SECOND: Violante/ Sheridan
AYES: Lazenby, Sheridan, Violante
NOES: Shepherd, Schiffrin
ABSTAIN: None
ABSENT: None

8. 211229 1235 Webster St., Santa Cruz 95062 APN: 026-121-15

Proposal for a Lot Line Adjustment and a four lot Minor Land Division, including a two unit dwelling group on Lot 1, a variance to reduce lot width (by approximately 1.2 feet) for Lot 3, and access via a right of way less than 40 feet in width for Lots 3 & 4. Requires a Lot Line Adjustment, Minor Land Division, Residential Development Permit, Variance, a Soils Report Review and a determination that this project is exempt from further review under the California Environmental Quality Act (CEQA). Property is located on the north side of Webster Street at the intersection with 15th Avenue in the Live Oak planning area. (1245 Webster St.)

APPLICANT: John Swift
OWNER: John Swift
SUPERVISORAL DISTRICT: 1
PROJECT PLANNER: Randall Adams, (831) 454-3218
EMAIL: Randall.Adams@santacruzcounty.us

ACTION: To approve the project as recommended by staff.

MOTION/SECOND: Schiffrin/ Sheridan
AYES: Shepherd, Schiffrin, Lazenby, Sheridan, Violante
NOES: None
ABSTAIN: None
ABSENT: None

9. 211235 1311 Webster St., Santa Cruz 95062 APN: 026-121-94

Proposal for a Lot Line Adjustment and a two lot Minor Land Division, including a variance to reduce the rear yard setback to the existing attached garage on Lot 1. Requires a Lot Line Adjustment, Minor Land Division, Variance, a Soils Report Review, and a determination that this project is exempt from further review under the California Environmental Quality Act (CEQA). The property is located on the north side of Webster Street at the intersection with 15th Avenue in the Live Oak planning area. (1311 Webster St.).

APPLICANT: John Swift
OWNER: Scott Bedell
SUPERVISORAL DISTRICT: 1
PROJECT PLANNER: Randall Adams, (831) 454-3218
EMAIL: Randall.Adams@santacruzcounty.us

ACTION: To approve the project as recommended by staff.

MOTION/SECOND: Sheridan/ Schiffrin
AYES: Shepherd, Schiffrin, Lazenby, Sheridan, Violante

NOES: None
ABSTAIN: None
ABSENT: None

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 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.