



## County of Santa Cruz Planning Commission Minutes

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

**Meeting Date : Wednesday, October, 11, 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 Tim Gordin, Commissioner Allyson Violante*

*Commissioners Absent: Commissioner Yesenia Jimenez*

**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 September 27, 2023 Planning Commission meeting as submitted by the Planning Staff.

*ACTION: : To approve the minutes of the September 27, 2023 Planning Commission meeting as submitted by the Planning Department.*

*MOTION/SECOND: Schiffrin / Shepherd*

*AYES: Gordin, Schiffrin, Shepherd, Violante*

*NOES: None*

*ABSTAIN: None*

*ABSENT: Jimenez*

**6. 231042 No Situs Address, Boulder Creek 95006 APN: 089-121-82, 089-121-83**

Proposal to rezone a portion of one legal lot of record with two APNs (089-121-82, 089-121-83) from the Special Use (SU) zone district to the Timber Production (TP) zone district, via Adjacency Rezoning. The proposal would result in a split-zoned parcel, with TP zoning on the southern half, SU and PF (Public Facilities) on the northern half. Properties are on the west east side of the Bear Creek Estates subdivision, accessed approximately near 15530 Forest Hill Drive.

APPLICANT: Alania Bringhurst Stewart

OWNER: Bringhurst LLC c/o Alania Bringhurst Stewart

SUPERVISORAL DISTRICT: 5

PROJECT PLANNER: Evan Ditmars, (831) 454-3227

EMAIL: [Evan.Ditmars@santacruzcountyca.gov](mailto:Evan.Ditmars@santacruzcountyca.gov)

*ACTION: Approve recommendation for rezoning as proposed by staff and to also have staff provide contact information for California Timber Regulation and Environmental Evaluation System (CALTREES) to the neighbors.*

MOTION/SECOND: Schiffrin / Shepherd  
AYES: Gordin, Schiffrin, Shepherd, Violante  
NOES: None  
ABSTAIN: None  
ABSENT: Jimenez

7. 211316 \*\*

266 Cliff Court, Aptos, 95003

APN: 043-081-13

Public hearing to consider an appeal of the 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@santacruzcountycalifornia.gov

*ACTION: Direct staff to return on the next available hearing date with updated findings for the approval of the project, as required under the provisions of SCCC 18.10.230, and conditions of approval including a requirement for submittal of a maintenance and monitoring agreement and construction staging plan prior to building permit issuance*

MOTION/SECOND: Schiffrin / Shepherd  
AYES: Gordin/ Schiffrin/ Shepherd  
NOES: Violante  
ABSTAIN: None  
ABSENT: Jimenez

#### **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.