



## County of Santa Cruz Planning Commission Minutes

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

**Meeting Date : Wednesday, February 09, 2022 @ 9:30 AM**

**Location : \*Virtual Public Hearing\***

### **REGULAR AGENDA ITEMS**

**1. Roll Call**

*Commissioners present: Commissioner Gordin (Chair), Commissioner Dann (Vice Chair), Commissioner Shaffer Freitas, Commissioner Shepherd, Commissioner Lazenby*

**2. Additions and Corrections to Agenda**

**3. Declaration of Ex Parte Communications**

**4. Oral Communications**

### **CONSENT ITEMS**

**5. AB 361 Resolution**

To approve a Resolution to continue virtual Planning Commission meetings in accordance with AB 361 and amended Government Code Section 54953.

*ACTION: Adopt the resolution to continue virtual Planning Commission meetings in accordance with AB 361.*

*MOTION/SECOND: Lazenby/Dann*

*AYES: Gordin, Dann, Shaffer Freitas, Shepherd, Lazenby*

*NOES: None*

*ABSTAIN: None*

*ABSENT: None*

### **SCHEDULED ITEMS**

**6. Approval of Minutes**

To approve the minutes of the January 26, 2022 Planning Commission meeting as submitted by the Planning Department.

*ACTION: Approve the minutes as prepared by staff.*

*MOTION/SECOND: Dann/Lazenby*

*AYES: Gordin, Dann, Shepherd, Lazenby*

*NOES: None*

*ABSTAIN: Shaffer Freitas*

*ABSENT: None*

**7. Public hearing to review and provide a recommendation to the Board of Supervisors on proposed amendments to cannabis cultivation setbacks in the commercial agricultural zone districts, technical changes associated with minor conflicts in code and an associated CEQA Notice of Exemption. The proposed amendments are to Chapter 13.10.650 of Santa Cruz County Code.** Amendments include increasing the setback for outdoor cultivation and decreasing the setback for nursery cultivation operations in the commercial agricultural zone districts, as well as two technical edits to code to clarify the intent of a prior amendment and removal of a minor conflict point in code language. Amendments

to Chapter 13.10 are coastal implementing and will require Coastal Commission certification after County adoption.

SUPERVISORIAL DISTRICT: Countywide  
PROJECT PLANNER: Sam LoForti, (831) 454-3426  
EMAIL: Sam.LoForti@santacruzcounty.us

*ACTION: Adopt the resolution recommending that the Board of Supervisors approve the CEQA exemption, adopt the proposed amendments, and direct submittal of the amendments to the Coastal Commission for certification.*

*MOTION/SECOND: Dann/Shepherd  
AYES: Gordin, Dann, Shepherd  
NOES: Shaffer Freitas, Lazenby  
ABSTAIN: None  
ABSENT: None*

## **8. Study Session to consider updates to regulations concerning tiny homes on wheels.**

Regulations proposed concern recognition of tiny homes on wheels as primary dwellings and/or accessory dwelling units, per direction from the Board of Supervisors. The study session will consider regulation options based on Santa Cruz County's unique opportunities and challenges, as well as best practices from ordinances developed by other jurisdictions and public input received so far, including from three community meetings held in December 2021.

SUPERVISORIAL DISTRICT: Countywide  
PROJECT PLANNER: Daisy Allen, (831) 454-2801  
EMAIL: Daisy.Allen@santacruzcounty.us

*ACTION: No action required.*

### **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.