



County of Santa Cruz Planning Commission Minutes

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

Meeting Date : Wednesday, February 23, 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

SCHEDULED ITEMS

5. Approval of Minutes

To approve the minutes of the February 09, 2022 Planning Commission meeting as submitted by the Planning Staff.

ACTION: Approve the minutes as prepared by staff.

MOTION/SECOND: Dann/Lazenby

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

NOES: None

ABSTAIN: None

ABSENT: None

6. 211189*

601 Bonnie St., Santa Cruz, 95062

APN: 027-132-08

Public hearing to consider an appeal of Zoning Administrator's approval of Application 211189 for a proposal to demolish an existing dwelling and garage to construct a new 1,970 square foot single-family dwelling, detached garage, and 384 square foot accessory dwelling unit (ADU) above the garage on the property located at 601 Bonnie Street, Santa Cruz. Project requires a Coastal Development Permit, a Variance to reduce the required distance from street to garage door, and a determination that the project is exempt from further review under the California Environmental Quality Act (CEQA).

APPLICANT: Chris Hinck

OWNER: Andrew & Patricia Cohen

SUPERVISORIAL DISTRICT: 1

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

EMAIL: Evan.Ditmars@santacruzcounty.us

ACTION: Approve the staff recommendation to approve application 211189 based on the December 17, 2021 Zoning Administrator findings, conditions of approval, and revised project plans.

MOTION/SECOND: Dann/Shaffer Freitas

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

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 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.