



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

March 21, 2016

Agenda Date: April 1, 2016

Agenda Item #: 1

Time: after 9:00 a.m.

Zoning Administrator
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Subject: Continuance of Public Hearing to consider Application 141209, a (Proposal to construct a 78 foot tall monopine wireless communication facility at the Boulder Creek Golf and Country Club, including ground mounted equipment in a 30' by 44 foot fenced lease area. Requires a Commercial Development Permit).

Zoning Administrator:

You will recall that on February 5, 2016, you considered Application 141209, a wireless facility project proposed in the tennis courts of the Boulder Creek Golf and Country Club. Following consideration of public testimony, Application 141209 was continued to April 1, 2016 for evaluation of alternative sites, including elsewhere on the subject property.

Michelle Ellis, the project applicant, has indicated that she is having difficulty identifying a project location on the subject property that will provide the required wireless service objectives. As a result, the applicant is in the process of considering alternative sites suitable for the proposed project. As a result, the applicant has requested a continuance to allow additional time to evaluate potential alternatives.

As a result of these difficulties, it is staff's recommendation that the project be continued to a date uncertain. This would require re-noticing of the public hearing so that interested members of the public that attended the first public hearing may be made aware of project prior to reconsideration by the Zoning Administrator.

Recommendation

Staff recommends that the Zoning Administrator:

- **CONTINUE** Application 141209 to a date uncertain; and
- **DIRECT** staff to re-notice Application 141209 when the project returns for consideration before the Zoning Administrator.

Sincerely,



Sheila McDaniel
Project Planner
Development Review

Reviewed By: Steven Guiney

Steve Guiney
Principal Planner
Development Review

Exhibits:

- A. Correspondence from Project Applicant

Sheila McDaniel

From: Michelle Ellis [MEllis@completewireless.net]
Sent: Saturday, February 27, 2016 2:04 PM
To: Sheila McDaniel
Subject: Re: Boulder Creek Project Hearing Deadline Update - Big Basin Hwy

Hi Sheila,

I would like to request a continuance of this hearing to a date uncertain. We are having trouble identifying a spot on the landlords parcel that works for the RF engineer. We will probably have to find another candidate. I'll keep you posted.

Thanks,
Michelle

Michelle Ellis, Project Manager
Complete Wireless Consulting

(916) 764-2454
(916) 313-3730 fax
MEllis@completewireless.net
2009 V Street
Sacramento, CA 95818

On Feb 10, 2016, at 4:12 PM, Sheila McDaniel <Sheila.McDaniel@santacruzcounty.us> wrote:

Michelle,

I have reviewed the timeline for submittal of the revised materials for the April 1st meeting. The staff report is due date on March 1 for manager review. However, if materials are submitted by March 1, that would work. So, it will be necessary to host your meeting with the community and provide follow-up information regarding alternative sites as soon as possible.

I have thought more about the hearing and direction of the decision maker. Please include the following information:

1. Submit alternative analysis addressing evaluation of potential alternative sites discussed at the community meeting. Consider submitting revised visual impact photo sims for each as well as maximizing setbacks to residentially zoned properties surrounding the site.
2. Revised alternative analysis for existing alternative sites is required to be revised and improved to provide more information about all the sites mentioned. This should include inquiry letter if feasible, as well as visual simulations, etc. Please also correct errors/references in the existing alternative analysis (this appears to be template issue). The report should not mention agricultural zoning as no such zoning applies in the area under review.

If you have any questions please let me know so I can address quickly.

Thank you,

Sheila McDaniel