



County of Santa Cruz

Planning Commission Minutes

Community Development and Infrastructure, 701 Ocean Street, Suite 400, Santa Cruz, CA 95060

Meeting Date : Wednesday, February 12, 2025 9:30 AM

Location : Board of Supervisors Chambers, Room 525
County Government Center
701 Ocean Street
Santa Cruz, CA 95060

CONSENT ITEMS

0. **Agenda en español**

1. **Roll Call**

Present: Violante, Pavonetti, Barton, Jimenez, Shepherd
Absent: none

2. **Election of Officers**

ACTION: Elect Commissioner Barton as Vice Chair.

MOTION/SECOND: Shepherd/ Jimenez

AYES: Barton, Pavonetti, Violante, Jimenez, Shepherd

3. **Additions and Corrections to Agenda**

Late correspondence related to Items 9 and 10 and conditions of approval for Item 8.

4. **Declaration of Ex Parte Communications**

Commissioner Barton met with neighbors on Item 8.

5. **Public Comment**

6. **Approval of Minutes**

7. **Approval of Minutes**

ACTION: Approve the minutes of November 13, 2024 and December 11, 2024 Planning Commission meetings

MOTION/SECOND: Shepherd/Barton

AYES: Barton, Pavonetti, Jimenez, Shepherd

NOES: None

ABSTAIN: Pavonetti on Item 6, Violante on Item 7 Motion carries 4/1 on both

SCHEDULED ITEMS

8. 221049 186 Summit Drive, Santa Cruz 95060 APN's: 080-062-02

ACTION: Deny application based on substantial evidence contained in the written record, which we have a lot of, as a Planning Commission we are required to make particular findings as it has been stated. We have to make the written findings that:

There is no alternative to the proposed wireless communications facility:

This finding cannot be made based on the information in the record. When you look at Propagation maps of Summit Drive and Patrick Road it indicates equal coverage at 150 feet. If, while Summit Drive provides more coverage to the south, Patrick Road provides more coverage to the north. Therefore, you can't and actually, if there is an existing facility with the potential to be utilized for co-location, we have to go with that. Additionally,

The proposed facility eliminates substantial gaps in coverage:

As part of the record, the appellant has provided pictures and maps of the carriers, the proposed tenants, own commercial maps of coverage. And, I'll be darned if indeed it does not indicate 4G, 5G and 5G plus coverage. So, that is certainly purported by AT&T, the carrier themselves, and that's information that is now part of the record. It is in our record. We have both screen shots and narrative about that, and you can go yourself and to that public information. So, we cannot find that right.

Also, the facility is located in the least visually obtrusive site:

We know that is not the case, it is in the middle of an active neighborhood. We saw all the homes can see it. They are going to look at it every single day. This isn't in the middle of nowhere right, it is a neighborhood, with kids, with older folks, with folks walking. This is not visually appealing, and it is visually disruptive to the neighborhood. I am thinking from a neighborhood perspective and also what's in the record. That is what I can say, indeed, we can't make these findings. That is my motion to deny.

MOTION/SECOND: Barton/Shepherd

AYES: Barton, Jimenez, Shepherd

NOES: Pavonetti, Violante

Motion carries 3/2

Meeting adjourned for lunch at 12:15

Meeting restarted at 1:30

Roll Call

Present: Violante, Pavonetti, Barton, Jimenez, Shepherd

Absent: None

9. 241450 22702 E Cliff Drive, Santa Cruz 95062 APN: 028-242-25

ACTION: Approve staff recommendation to Deny the appeal upholding staff's incompleteness determination and further determine the project was not deemed complete under operation of law pursuant to Government Code Section 65943.

MOTION/SECOND: Shepherd/Barton

AYES: Barton, Violante, Jimenez, Shepherd

NOES: Pavonetti
Motion carries 4/1

10. **Public hearing to review and provide recommendations to the Board of Supervisors regarding an ordinance amendment to Santa Cruz County Code Section 13.10.640 to allow temporary produce sales areas and produce stands within the Timber Production and Special Use Zone district. Amendments also include clarification on the types of products sold and allowances to sell agricultural products and ability to reuse pre-existing structures with a commercial use which allowed for direct consumer services. Consider adoption of an Addendum to the Environmental Impact Report prepared for the Sustainability Policy and Regulatory Update under the California Environmental Quality Act (CEQA).**

ACTION: Approve per staff recommendation with additional direction to Board of Supervisors that the Planning Commission has serious concerns regarding farm to market of cannabis products in produce stands.

MOTION/SECOND: Shepherd/Pavonetti
AYES: Barton, Pavonetti, Violante, Jimenez, Shepherd
Motion carries 5/0

REGULAR AGENDA ITEMS

11. **Secretary's Report on Upcoming Meetings and Agendas**
12. **Community Development and Infrastructure Department Director's Report**
13. **County Counsel's Report**
14. **Written Communications**

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 Zone Permit, the approval of which is appealable to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.110) The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of local action. Denial or approval of the Coastal Zone Permit is appealable to the Board of Supervisors; the appeal must be filed within 14 calendar days of action by the Planning Commission.

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.