



County of Santa Cruz Planning Commission Minutes

Department of Community Development and Infrastructure-Planning Division, 701
Ocean Street, Suite 400, Santa Cruz, CA 95060

Meeting Date : Wednesday, December 11, 2024 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: Wynne, Pavonetti, Barton, Jimenez, Shepherd

Present: Wynne, Pavonetti, Barton, Jimenez, Shepherd (arrived 9:33)

Absent: None

1.A. Motion to appoint Commissioner Barton as Chair Pro Tem

MOTION/SECOND: Wynne/Jimenez

AYES: Barton, Pavonetti, Wynne, Jimenez, Shepherd

NOES: None

2. Additions and Corrections to Agenda – Revised Staff report and memo to staff report added on item 7, Changes include:

1. Delete Condition III D.9.a.
2. Exhibits re-lettered on pages 52-54
3. Condition of Approval III D amended from “The following requirements shall be noted on the Final Map as items to be completed prior to obtaining a building permit on lots created by this subdivision:” to “The following requirements shall be noted on the Final Map as items to be completed prior to obtaining a building permit, *or no sooner than final inspection if required by Government Code Section 66007*, on lots created by this subdivision:”
4. Condition of Approval IV. amended from: “Prior to recordation of the Final Map the following requirements shall be met:” to “Prior to recordation of the Final Map, *or no sooner than final inspection if required by Government code Section 66007*, the following requirements shall be met:”

3. Declaration of Ex Parte Communications – Commissioner Barton declared communication with Ken Hart and toured the site of Item 7.

4. Oral Communications

SCHEDULED ITEMS

5. Approval of Minutes

To approve the minutes of the November 13, 2024, Commission meeting as submitted by the Planning Department.

ACTION: Delay minutes to next Planning Commission meeting

MOTION/SECOND: Barton/Wynne

AYES: Barton, Pavonetti, Wynne, Jimenez, Shepherd

NOES: None

ABSTAIN: None

ABSENT: None

6. 241036 3240 N Main Street Soquel, CA 95073 APN: 030-092-01

Proposal to divide an approximately 20,600 square foot parcel to create three residential parcels. Requires a Minor Land Division. Property located at the southeast corner of N. Main Street and Bridge Street in Soquel (3240 N. Main Street).

APPLICANT: Ifland Engineers, Inc

OWNER: Soquel Property Ventures, LLC

SUPERVISORAL DISTRICT: 1

PROJECT PLANNER: Randall Adams, (831) 454-3218

EMAIL: Randall.Adams@santacruzcountyca.gov

ACTION: To accept staff recommendations

MOTION/SECOND: Wynne/Barton

AYES: Barton, Pavonetti, Wynne, Jimenez, Shepherd

NOES: None

ABSTAIN: None

ABSENT: None

Let the record show that Commissioner Pavonetti departed at 9:53 and his alternate Commissioner Rizzutto arrived in his place.

7. 221077 2450 Mattison Lane, Santa Cruz, 95062 APNs: 029-391-01, -02, -03 & 029-061-19

Proposal to demolish two existing residential dwellings and related outbuildings, subdivide the property into 25 residential parcels, and to construct 25 townhomes ranging from approximately 1,300 square feet to 2,100 square feet in size. The project includes a 40-percent Density Bonus in exchange for the provision of four affordable units. Requires the Planning Commission to adopt a Resolution, sending a recommendation to the Board of Supervisors regarding adoption of the Planned Unit Development Ordinance, and for approval of Application No. 221077 including a Subdivision, Residential Development Permit with Density Bonus, Roadway/Roadside Exception, and Preliminary Grading Review and regarding adoption of the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act (CEQA),

Property located on the south side of Mattison Lane (2450 Mattison Lane) approximately 325 feet east of Maciel Avenue, and spans four contiguous Assessor's Parcels (APNs 029-391-01, 029-391-02, 029-391-03 & 029-061-19) in the Live Oak Planning Area.

APPLICANT: Ken Hart for Swift Consulting Services

OWNER: Claudio Locatelli

SUPERVISORAL DISTRICT: 1

PROJECT PLANNER: Jonathan DiSalvo, (831) 454-3157
EMAIL: Jonathan.DiSalvo@santacruzcountyca.gov

ACTION: To accept staff recommendation with amended condition to require at least 50 percent native plants in front yards of each unit.

MOTION/SECOND: Wynne//Barton

AYES: Barton, Rizzutto, Wynne, Jimenez, Shepherd

NOES: None

ABSTAIN: None

ABSENT: None

8. CDI directors report – None
9. Meeting dates and agendas, January 8 meeting cancelled, meeting on January 22, 2025, two tentative items tentative scheduled including Summit Drive WCF and Policy Code Clean Up Item
10. County Counsel Report- 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. *Si desea asistir la reunión y participar en los comentarios públicos y necesita traducción, comuníquese con Micaela López al (831) 454-2336 al menos 72 horas antes de la reunión para hacer los arreglos.*