



County of Santa Cruz Planning Commission Minutes

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

Meeting Date : Wednesday, March 26, 2025 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: Chair Violante, Commissioner Pavonetti, Commissioner Barton, Commissioner Jimenez

Absent: Commissioner Shepherd

2. Additions and Corrections to Agenda – Additions and corrections provided per audio record.

3. Declaration of Ex Parte Communications – Ex Parte communications provided per audio record.

4. Oral Communications -1 public member

SCHEDULED ITEMS

Approval of Minutes

- 5.** To approve the minutes of the February 12, 2025 Planning Commission meeting as submitted by the Planning Staff.

ACTION: Approve minutes of February 12, 2025 with following revisions:

***Item 8** (Application 221049- WCF Application): Deny application including the following findings for denial provided by County Counsel representing the audio transcript of the Planning Commission action:*

Wireless Communication Facility Use Permit Findings

(A) That either:

- (1) The development of the proposed wireless communications facility as conditioned will not significantly affect any designated visual resources, environmentally sensitive habitat resources (as defined in the Santa Cruz County General Plan/LCP Sections 5.1, 5.10, and 8.6.6.), and/or other significant County resources, including agricultural, open space, and community character resources; or
- (2) There are no other environmentally equivalent and/or superior and technically feasible alternatives to the proposed wireless communications facility as conditioned (including alternative locations and/or designs) with less visual and/or other resource impacts and the proposed facility has been modified by condition and/or project design to minimize and mitigate its visual and other resource impacts.

This finding cannot be made based on the information in the record. The propagation maps of Summit Drive and Patrick Road indicate equal coverage at 150 feet. While Summit Drive provides more coverage to the south, Patrick Road provides more coverage to the north. And the County Code requires co-location if there is an existing facility with the potential to be utilized for co-location.

- (B) For sites located in one of the prohibited and/or restricted areas set forth in SCCC [13.10.660](#)(C), that the applicant has provided documentation to enable the decision-making body to make the findings in SCCC [13.10.660](#)(C)(4)(a) and (b).
- (C) That the subject property upon which the wireless communications facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this title and that all zoning violation abatement costs, if any, have been paid.

A maximum of 75-foot maximum height is allowed in the residential zone district unless a Height Exception is sought, including written justification providing the need for a facility of that height.

Required Height Exception findings cannot be made in that:

- (a) The proposed facility eliminates or substantially reduces one or more significant gaps in the applicant carrier's network; and

As part of the record, the appellant has provided pictures and maps of the carriers, the proposed tenants (AT&T's), own commercial maps of coverage indicating 4G, 5G and 5G plus coverage. That is certainly purported by the AT&T carrier themselves and part of the record. The screen shots and narrative are contained in the record and publicly available. Therefore, this finding cannot be made.

- (b) The proposed facility is located on the least visually obtrusive site and least visually obtrusive portion of the site, where the applicant provides substantial evidence that it chose the best solution for the community after a meaningful comparison of alternative sites and designs, including but not limited to considering less sensitive sites, alternative system designs, alternative tower designs, placement of antennas on existing structures, and other viable, technically feasible, and environmentally (i.e., visually) equivalent or superior potential alternatives.

This finding cannot be made, the facility is located in the middle of an active neighborhood. All the homes can see it and residents can see it every day. This is not in the middle of nowhere, it is in a neighborhood with kids, with older folks, with folks walking. It is not visually appealing, and it is visually disruptive to the neighborhood. These facts are contained in the record.

- (D) That the proposed wireless communication facility, as conditioned, will not create a hazard for aircraft in flight.

Item 10 (Ordinance amendment to 13.10.640 – Temporary Produce Sales): Approve per staff recommendation with additional direction and language by Commissioner Violante for staff to work with Counsel on clarifying language that produce stands should only be open during the growing season (as included in the PC action) and direction to the Board of Supervisors that the Planning Commission has serious concerns regarding farm to market of cannabis products in produce stands, representing the audio transcript of the Planning Commission action.

MOTION/SECOND: Barton/Jimenez
AYES: Barton, Pavonetti, Violante, Jimenez
NOES:
ABSTAIN:
ABSENT: Shepherd

Motion carries 4/0

6. To approve the minutes of the February 26, 2025 Planning Commission meeting as submitted by the Planning Staff.

ACTION: Approve as recommended.

MOTION/SECOND: Barton/Jimenez
AYES: Barton, Pavonetti, Violante, Jimenez
NOES:
ABSTAIN:
ABSENT: Shepherd

Motion carries 4/0

7. 231137 No Situs Address APN's: 025-211-02 & 025-211-07

Public hearing of a proposal to amend approved Residential Development Permit 201208, a proposal to develop a 10-unit apartment complex (dwelling group) in the RM-6 zone district, to be constructed in two phases: Phase One includes eight (8)-units consisting of four (4) duplexes and Phase Two consists of two units consisting of one (1) duplex. Amendment results in a subdivision of the two existing parcels to create 10 townhouse parcels (Lots 1 through 10) and a common area (Parcel A). Project was previously approved as a rental project and is now proposed as a for-sale project. Requires approval of a Tentative Map.

Consider an addendum to an adopted Mitigated Negative Declaration pursuant to the requirements of the California Environmental Quality Act.

Property located at the south end of Mattison Lane, approximately 1,000 feet south of the intersection with Soquel Drive, in the Live Oak Planning Area.

APPLICANT: Pacific Rim Planning, Attn: Jim Weaver
OWNER: Sal Rubino & Patricia Brunetti
SUPERVISORAL DISTRICT: 1
PROJECT PLANNER: Nathan MacBeth, (831) 454-3118
EMAIL: Nathan.MacBeth@santacruzcountyca.gov

ACTION: Approve as recommended with friendly amendment by Jimenez to provide one half of landscaping with native plants.

MOTION/SECOND: Pavonetti/Barton, friendly amendment by Jimenez
AYES: Barton, Pavonetti, Violante, Jimenez
NOES:
ABSTAIN:
ABSENT: Shepherd

Motion carries 4/0

Let the record show that the Planning Commission took a morning break following item 7 at 10:25 a.m. and returned at 1030 a.m.

Roll Call at 10:30 a.m.

Present: Barton, Pavonetti, Violante, Jimenez

Absent: Shepherd

- 8. Public hearing to review and provide a recommendation to the Board of Supervisors regarding a proposal to rezone 47 properties included in Batch B of the Housing Element Rezoning Program, and consider the Addendum to the Sustainability Update adopted for the 2023 Housing Element pursuant to the requirements of the California Environmental Quality Act. Rezoning and General Plan amendments within the Coastal Zone require review and certification by the California Coastal Commission.**

The Housing Element Rezoning Program includes changes to the zoning and land use designation of 74 properties throughout Santa Cruz County and is required to meet the County's Regional Housing Needs Allocation and implement the 2023 Housing Element. Batch B includes Zoning Map amendments for 47 parcels and General Plan Land Use Map amendments for 42 parcels.

SUPERVISORAL DISTRICT: 1, 2, & 4

PROJECT PLANNER: Mark Connolly, (831) 454-2682

EMAIL: Mark.Connolly@santacruzcountyca.gov

Let the record show that the Commission took a lunch break at 12:47 and returned at 1:20 to complete item 8.

Roll Call at 1:24:

Present: Barton, Pavonetti, Violante, Jimenez

Absent: Shepherd

ACTION 1: Recommend the Board of Supervisors approve staff recommendation with removal of Sites B-41 and B-42.

MOTION/SECOND: Jimenez/Barton

AYES: Barton, Jimenez

NOES: Pavonetti, Violante

ABSTAIN:

ABSENT: Shepherd

Motion fails 2/2

ACTION 2: Recommend the Board of Supervisors approve the staff's recommendation as presented today with friendly amendment by Commissioner Violante recognizing that the Planning Commission is concerned about massing on parcels B-41 and B-42, in addition to the availability of commercial amenities, frequent public transportation, and parking in this area.

MOTION/SECOND: Pavonetti/Violante, friendly amendment by Violante

AYES: Barton, Pavonetti, Violante, Jimenez

NOES:

ABSTAIN:

ABSENT: Shepherd

Motion carries 4/0

REGULAR ITEMS

9. Secretary's Report on Upcoming Meetings and Agendas

4/9 – Misc. Code Amendments

4/23 – 241286- Vacation Rental Appeal

241334- Completeness Determination appeal

241318 -TP Rezoning

Short Term Rental Ordinance

10. Community Development and Infrastructure Department Directors Report – None Provided

11. County Counsel's Report – None provided

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.