



# County of Santa Cruz

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## DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070  
Planning (831) 454-2580      Public Works (831) 454-2160

### PLANNING COMMISSION MINUTES

**MEETING DATE:**    **WEDNESDAY, June 11, 2025, AT 9:30 AM**

**LOCATION:**            **BOARD OF SUPERVISORS CHAMBERS  
COUNTY GOVERNMENT CENTER  
701 OCEAN STREET, ROOM 525  
SANTA CRUZ, CA 95060**

#### **INTRODUCTORY ITEMS**

**1. Roll Call:**

**Present:** Barton, Pavonetti, Nickell, Jimenez, Shepherd

**Absent:** None

**2. Additions and Corrections to Agenda**

**Item 8** - Digital packet with late correspondence provided Tuesday and additional late correspondence between Nate MacBeth and Cove Britton provided in hard copies

**3. Declaration of Ex Parte Communications**

**Regarding Item 8:**

Commissioner Nickell talked with applicant

Commissioner Pavonetti had a meeting with Mr. Britton

**4. Announcement by Commission members of items removed from the Consent to Regular agenda - None**

**5. Public Comment** - Planning Commission will hear brief (2-minute maximum) statements regarding items not on this agenda - **None**

#### **CONSENT AGENDA ITEMS**

**6. Action on the Consent Agenda (Item 7)**

**7. Approval of Minutes**

To approve the minutes of the May 14, 2025, Planning Commission meeting as submitted by the Community Development and Infrastructure Department.

*ACTION: Move staff recommendation with following corrections regarding Directors Report on long-term programming:*

- Commissioner Nickell Pavonetti: Have you thought about bonuses for staff to shorten duration?

CDI to talk more about it, a lot more to it. The number of plan reviews average is 1-2, 500-600 active plan reviews, however, open to ideas.

- Commissioner Nickell Pavonetti: Staff, once assigned, should shepherd the project through, which would really be good.

*Friendly amendment by Commissioner Barton regarding ADU Ordinance amendments to add "and outside the coastal zone" in ADU action on Item 7 as noted:*

*ACTION: Move staff recommendation with revised language provided by staff, including Commissioner Barton's friendly amendment to include Counsel Kirkish's language to revise the second sentence of subdivision 13.10.681 (L) to read as follows:*

*The annual analysis shall include the number of ADUs constructed, the size of ADUs, and the parking required and the impacts such construction has created in each planning area, with particular attention to the environmental impacts, the increase in density and population, and the cumulative impacts within the coastal zone and outside the coastal zone."*

*MOTION/SECOND: Nickell/Pavonetti, Friendly amendment by Barton accepted*

*AYES: Barton, Pavonetti, Nickell, Jimenez, Shepherd*

*MOTION CARRIED 5/0*

### **REGULAR AGENDA ITEMS**

#### **8. 241450\*\*      22702 East Cliff Drive, Santa Cruz, CA 95062      APN: 028-242-25**

Proposal to demolish an existing single family dwelling and divide an existing 16,195 square foot parcel into three parcels of approximately 925 square feet, 1,000 square feet, and 11,115 square feet, including a 5,712 square foot common area in the RM-5 zone district. Project includes construction of a multifamily common interest development consisting of two dwellings, ADU, parking, and courtyard in a basement/lower area, pool, hot tub, patio, and two story dwelling at the ground level. Requires a Minor Land Division, Coastal Development Permit, Conditional Site Development Permit, Conditional Use Permit, Large Dwelling Review, Design Review, and Pleasure Point Design Exception.

Property located on the south side of East Cliff Drive approximately 580 feet east of the intersection with 26th Avenue in the Live Oak Planning Area (2-2702 East Cliff Drive).

APPLICANT: Matson Britton Architects

OWNER: Alexander MacDonell

SUPERVISORAL DISTRICT: 1

PROJECT PLANNER: Nathan MacBeth, (831) 454-3118

EMAIL: [Nathan.MacBeth@santacruzcountyca.gov](mailto:Nathan.MacBeth@santacruzcountyca.gov)

*Action: Move staff recommendation to deny Application 241450*

*Motion/Second: Shepherd/Barton*

*Ayes: Barton, Jimenez, Shepherd*

*Noes: Nickell, Pavonetti*

*MOTION CARRIED 3/2*

**9. Secretary's Report on Upcoming Meetings and Agendas:**

June 25: Cancelled

July 9: No items yet

Commissioner Nickel and Pavonetti were noted to be out on July 9 and staff is checking on alternate for Districts 1 and 2.

**10. Community Development and Infrastructure Department Director's Report: None**

**11. County Counsel's Report: None**

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