



County of Santa Cruz

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

DRAFT PLANNING COMMISSION MINUTES

MEETING DATE: WEDNESDAY, SEPTEMBER 10, 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 7 -Minutes – Correction to item 2 of the minute order, with correction of spelling to Lezanne Jeffs, excluding apostrophe.
- Item 8 –Late mail was received.
- Item 9 - 2026 Growth Goal has an update to the Staff Report, found at the bottom of Page 4. The last subsection should be titled “Proposed 2026 Growth Goal.”
- Item 9 - Update to page 6, corrections to typos in Recommended 2026 Allocation Distribution Table.

3. Declaration of Ex Parte Communications: None

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)

Action: No action by Commissioners to pull Item 7

Motion/Second: Nickell/Barton

Ayes: Barton, Pavonetti, Nickell, Jimenez

Abstentions: Shepherd

Motion Carried 4/1 Abstention

7. Approval of Minutes

To approve the minutes of July 23, 2025, Planning Commission meeting as submitted by the Community Development and Infrastructure Department.

Action: Approve Minutes

Motion/Second: Nickell/Barton

Ayes: Barton, Pavonetti, Nickell, Jimenez

Abstentions: Shepherd

Motion Carried 4/1 Abstention

REGULAR AGENDA ITEMS

8. 231471 1430 Thompson Avenue, Santa Cruz, CA 95062 APN: 031-113-48

Public Hearing regarding a proposal to divide a 20,430 square foot parcel into four parcels of approximately 4,000, 5,498, 4,705, 4,740 square feet respectively. Project includes construction of single-family dwellings with attached ADUs on each newly created parcel. Requires a Minor Land Division.

Consider a determination that the project is exempt from further environmental review under the California Environmental Quality Act (CEQA).

Property located on the east side of Thompson Avenue approximately 350 feet north of the intersection with Brommer Street in the Live Oak Planning Area.

APPLICANT: Travis Wood

OWNER: Seamus Nolan

SUPERVISORAL DISTRICT: 1

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

EMAIL: Nathan.MacBeth@santacruzcountycalifornia.gov

Action: Approve Staff Recommendation (to approve Application Number 231471)

Motion/Second: Pavonetti/Shepherd

Ayes: Barton, Pavonetti, Nickell, Jimenez, Shepherd

Motion Carried 5/0

9. 2026 Annual Growth Goal

Public hearing to consider report on the Year 2026 Growth Goal, adopt a resolution recommending the Board of Supervisors adopt the Year 2026 Growth Goal for the unincorporated portion of Santa Cruz County and filing of the California Environmental Quality Act (CEQA) Notice of Exemption.

SUPERVISORAL DISTRICT: County-Wide

PROJECT PLANNER: Fernanda Dias Pini, (831) 454-3119

EMAIL: Fernanda.DiasPini@santacruzcountyca.gov

Action: Move Staff Recommendation (to adopt resolution recommending the 2026 Growth Goal and filing of the CEQA exemption to Board of Supervisors)

Motion/Second: Shepherd/Jimenez

Ayes: Barton, Pavonetti, Nickell, Jimenez, Shepherd

Motion Carried 5/0

10. Secretary's Report on Upcoming Meetings and Agendas:

Board Chambers under remodel for the duration of the year, alternative locations will be provided for meetings, most are in the County Basement Community Room at 701 Ocean Street, with exception of 10/22 and 12/11 which are located at the Westridge Community Room at 500 Westridge Drive, Watsonville. Commissioners will be reminded of the locations prior to each hearing.

9/24 – Anton Thurber 100 % Affordable Housing Rental Project, 173 units - County Basement Community Room – 701 Ocean Street, Santa Cruz

10/8 - No items yet, TBD

10/22 – Appeal of Application 241335 - County Basement Community Room – 701 Ocean Street, Santa Cruz

11/12 – Westridge Community Room – 500 Westridge Drive, Watsonville

12/10 – Westridge Community Room – 500 Westridge Drive, Watsonville

11. Community Development and Infrastructure Department Director's Report:

Stephanie Hansen, Assistant Director, noted that the Board of Supervisors approved the short-term rental, Accessory Dwelling Unit (ADU) ordinance, and housing rezones, with all going to the Coastal Commission.

SB 9 approved by Board of Supervisors and going back to Coastal Commission in October.

Housing Advisory Commission considers Condo-ization of ADUs today at 1 pm for consideration of whether to proceed. Eventually it may come to the Planning Commission for consideration, AB1033 allows condo-ization with ordinance adopted by the Board of Supervisors.

Board of Supervisors refused to take jurisdiction on Geri project following Planning Commission upholding conditional approval.

Department and Agency process improvements are on-going with next report back to the Board on October 21.

12. County Counsel's Report: None

13. Written Communications:

Email submitted regarding 841 Capitola Road apartment project

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