



# 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

### DRAFT PLANNING COMMISSION MINUTES

**MEETING DATE:**    WEDNESDAY, OCTOBER 22, 2025, AT 9:30 AM

**LOCATION:**            **COMMUNITY ROOM (BASEMENT)**  
**COUNTY GOVERNMENT CENTER**  
**701 OCEAN STREET, ROOM 020 (BASEMENT)**  
**SANTA CRUZ, CA 95060**

### INTRODUCTORY ITEMS

#### 1. Roll Call:

**Present:** Chair Barton, Pavonetti, Nickel, Jimenez, Gomez

**Absent:** None

#### 2. Additions and Corrections to Agenda

All late materials are provided to Commissioners, Counsel, and staff in your hard copy packet today, provided digitally online, and provided in a late materials binder here in the chambers.

Item 8: Late Submittals

- At the request of Commissioner Pavonetti, a copy of the biotic report associated with biotic report acceptance letter attached as Exhibit 3 to the staff report); and
- 241335 Late Mail  
<https://www2.santacruzcountyca.gov/planning/plnmeetings/ASP/Display/PdfFinder.asp?Type=Agenda&MeetingDate=20251022&MeetingType=1&Filename=008b.pdf>

Item 9: Late Submittals

- Applicant's Letter of Support <https://www2.santacruzcountyca.gov/planning/plnmeetings/ASP/Display/PdfFinder.asp?Type=Agenda&MeetingDate=20251022&MeetingType=1&Filename=009a.pdf>
- Plans provided as a single link for ease of access to the public
- Public Comment for Application No. 241371 Received Prior to Publishing of PC Staff Report <https://www2.santacruzcountyca.gov/planning/plnmeetings/ASP/Display/PdfFinder.asp?Type=Agenda&MeetingDate=20251022&MeetingType=1&Filename=009b.pdf>
- Staff Report Corrections Memo which highlight the following additions made to the published staff report: These include:

1. Added Condition of Approval II.Q. “Pay the Affordable Housing Impact Fee for all market rate units. The fees are based on unit size. The fee rate on April 22, 2024, was \$2 per habitable square foot of the market-rate rental units.”
2. Added Condition of Approval II.T. “Any application for conversion of non-living space within the multifamily structure to ADUs shall not be considered until certificate of occupancy is issued for the building.”
  - Copy of the Updated Staff Report (Exhibits Amended 10/21/25) to reflect the revised Conditions of Approval provided to your commission
  - Late Mail
  - Additional Late Mail
  - Applicant noted that there may have been a noticing error. The require on site notice was posted on site for 7 days and not posted for the requisite 10 days. The delayed posting was not the fault of the applicant but was due to a delay by the postal service. The applicant posted the notice on site as soon as they received the posting notice. It was determined that the noticing of the hearing was nevertheless in substantial compliance with the County Code as all other noticing provisions were met. This includes notice in the local paper, notices to owners within 500 feet, and occupants within 100 feet, as well to the Board of Supervisors pursuant to County Code.

Item 13: Written Communications

- Additional late Written Communications

**3. Declaration of Ex Parte Communications:**

Commissioner Nickel – Talked with Tim Gorden and Jonathan DiSalvo, planner, on 841 Capitola Project; and Cove Britton on 1200 Granite Creek Road project  
Pavonetti- Email conversation with Tim Gordon about scheduling meeting on item 9; visited site with owner on Item 8, recused himself on that item

**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 October 22, 2025, Planning Commission meeting, as submitted by the Community Development and Infrastructure Department.

*Action: Approve Minutes*

*Motion/Second: Pavonetti/Gomez*

*Ayes: Barton, Pavonetti, Jimenez*

*Abstain: Nickell; Gomez*

*Motion Carried 3/2 Abstentions*

**REGULAR AGENDA ITEMS**

Let the record show that Commissioner Pavonetti left the room prior to item 8

**8. 241335      1200 Granite Creek Road, Santa Cruz, CA 95065      APN: 101-041-09**

Public Hearing to consider an appeal of the Administrative Approval of Application 241335, a proposal to increase allowed height from 28 feet to 32 feet with increased setbacks, specifically the condition of approval requiring submittal of a copy of the letter of acceptance of the project Biotic Report.

The property is located at 1200 Granite Creek Road in Santa Cruz.

APPLICANT: Valerie Hart  
OWNER: Nicholas & Elissa Boyd  
SUPERVISORAL DISTRICT: 1  
PROJECT PLANNER: John Hunter, (831) 454-3170  
EMAIL: [John.Hunter@santacruzcountyca.gov](mailto:John.Hunter@santacruzcountyca.gov)

*Action: Approve per staff recommendation*  
*Motion/Second: Nickell/Gomez*  
*Ayes: Barton, Jimenez, Gomez*  
*Noes: Nickell*  
*Recusal: Pavonetti*

*Motion Carried 3/1*

Let the record show that Commissioner Pavonetti reentered the room following item 8.

**9. 241371      841 Capitola Road, Santa Cruz, CA 95062      APN: 026-491-40**

Public Hearing to consider a proposal to demolish one existing residential dwelling unit and construct 57 units within a five-story multifamily building. The project includes a 42.5-percent Density Bonus in exchange for the provision of four affordable units (comprising of one Very-Low Income (VLI) unit and three Extremely Low Income (ELI) units). Requires approval of a Site Development Permit pursuant to Builder's Remedy pursuant to Gov. Code Section 65589.5 and Density Bonus pursuant to Gov. Code Section 65915.

Consider a determination that the project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66.

The project site is located on the north side of Capitola Road at 841 Capitola Road (Assessor's Parcel Number 026-491-40) approximately 80 feet east of its intersection with Grey Seal Road in Live Oak.

APPLICANT: Clay Toombs for Workbench  
OWNER: 841 Capitola LLC  
SUPERVISORAL DISTRICT: 1  
PROJECT PLANNER: Jonathan DiSalvo, (831) 454-3157  
EMAIL: [Jonathan.DiSalvo@santacruzcountyca.gov](mailto:Jonathan.DiSalvo@santacruzcountyca.gov)

*Action: Approve per staff recommendations (including revised staff report and revised Conditions of approval) with friendly amendment by Commissioner Barton to add*

*condition of approval to read” If the applicant or its successor does not pay the AHIF, the applicant or successor shall be required to provide 15% of the project units as deed restricted affordable units in accordance with SCCC 17.10.034 and 17.10.039”*

*Motion/Second: Nickell, accepted Friendly Amendment by Commissioner Barton/ Second by Gomez*

*Ayes: Barton, Pavonetti, Nickell, Jimenez, Gomez*

*Motion Carried 5/0*

**10. Secretary’s Report on Upcoming Meetings and Agendas:**

11/12 - Meeting location is the Westridge Community Room – 500 Westridge Drive, Watsonville

**11. Community Development and Infrastructure Department Director’s Report: None**

**12. County Counsel’s Report: None**

**13. Written Communications: No Comment**

Late Communications from Cove Britton Re: Information Regarding Coastal Commission Correction to County “Zero Lot Area” Provisions that applies to the SB9 project on Beach Drive recently heard by the Planning Commission

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