



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

PLANNING COMMISSION MINUTES

MEETING DATE: WEDNESDAY, DECEMBER 10, 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, Shepherd

Absent: None

2. Additions and Corrections to Agenda

Item 9 -Late correspondence

3. Declaration of Ex Parte Communications:

Item 9

Commissioner Nickel – Met with Developer and builder Jeffery McMullen and Matt Gingerly and Staff, Jonathan DiSalvo

Commissioner Barton – Met with applicant at their request

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 & 8)

Action: Approve Consent Agenda as presented

Motion/Second: Pavonetti/Barton

Ayes: Barton, Pavonetti, Nickell, Jimenez

Abstain: Shepherd

Motion Carried 4/1 Abstention

7. Approval of Minutes

To approve the minutes of October 22, 2025, Planning Commission meeting, as submitted by the Community Development and Infrastructure Department.

8. PA251044 3675 Bonny Doon Road, Santa Cruz, CA 95062 APN: 063-231-04

Accept and file report to the Planning Commission advising of a change of ownership of an approved equestrian facility located at 3675 Bonny Doon Road pursuant to Conditions of Approval of Permit 00-0737.

Project site is located on the west side of Bonny Doon Road, at the intersection of Bonny Doon Road and Smith Grade (3675 Bonny Doon Road).

APPLICANT: David Getchell

OWNER: North Coast Equine, LLC

SUPERVISORAL DISTRICT: 3

PROJECT PLANNER: Evan Ditmars, (831) 454-3227

EMAIL: Evan.Ditmars@santacruzcountyca.gov

REGULAR AGENDA ITEMS

9. 241488 5940 Soquel Ave, Santa Cruz, CA 95062 APN: 029-021-47

Public hearing to consider a proposal to subdivide an existing parcel to create 100 condominium parcels and to construct 100 residential units within 17 three-story buildings pursuant to a Planned Unit Development approved by the Board of Supervisors in 2008 (Ord. 5027). Requires the Planning Commission to adopt a Resolution recommending the Board of Supervisors approve Application 241488, including Amendments to Planned Unit Development Ordinance 5027, a Land Division, a Site Development Permit with Design Review, and a recommendation to adopt an Addendum to a Mitigated Negative Declaration pursuant to the requirements of the California Environmental Quality Act (CEQA).

Property located on the south side of Soquel Avenue (5940 Soquel Avenue) within the RM-2-R zone district and the Live Oak Planning Area.

APPLICANT: Matt Gingery c/o Soquel Ave Group LLC

OWNER: PAZ LLC

SUPERVISORAL DISTRICT: 1

PROJECT PLANNER: Jonathan DiSalvo, (831) 454-3157

EMAIL: Jonathan.DiSalvo@santacruzcountyca.gov

Action: Approve staff recommendation, adopting Resolution Exhibit A, recommending the Board of Supervisors consider the 2008 Mitigated Negative Declaration and 2025 Addendum, Adopt the Addendum to a Mitigated Negative Declaration per the requirements of the California Environmental Quality Act (CEQA); Adopt the amended Planned Unit Development ordinance, and approve Application Number 241488, based on the findings and conditions, including a Condition of Approval I, reducing the minimum affordable housing units from 40 percent to 20 percent and language provided by staff and Council:

That the Resolution to the Board of Supervisors be revised to include a recommendation to add the following conditions of approval:

- 1. Provide an updated landscaping plan for Board of Supervisors review along the southern rear property line to provide best available privacy for residents of the mobile home park located to the south of the site to increase number of trees to provide significant landscape screening and increase fence/wall height and additional trellis of no less than 10 feet in height.*
- 2. Provide a final site plan for Board of Supervisors review to provide additional parking, as feasible, without reducing project density.*

Motion/Second: Barton/Shepherd

Ayes: Barton, Pavonetti, Jimenez, Shepherd

Noes: Nickell

Motion Carried 4/1

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

1/14 (Community Meeting Room in the County basement)

- County Strategic Plan by the CEO
- 3500 Paul Sweet Road Builders Remedy 105-unit multi-family development

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

The Board of Supervisors took jurisdiction of the 841 Capitola Road Housing Project, noticing required for De Novo Hearing;

Streamline Santa Cruz – 14 projects, small customer service process improvements and larger code amendments in next two years to reduce restrictions and improve speed of development processing; focus in urban services area at discretion of Board, including stakeholder meetings and outreach;

Battery energy storage ordinance went as draft to Board, comments received, ordinance revisions underway, draft coming back in January. Draft ordinance has all proper precautions and guidance and report regarding Moss Landing study does not have any effect as is;

Assistant Direction Hansen: No ordinance specific to solar farms, this type of development processed as a quasi-public utility function subject to associated development standards; and

Large projects link available online.

12. County Counsel's Report: None

13. Written Communications: No Comment

Late communications related to 841 recently heard by the Planning Commission

nate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, visitors chamber is located in an accessible facility. If you require special assistance in order to participate, please (TTD/ TTY call 711) at least 72 hours in advance of the meeting to make arrangements. As a courtesy to those smoke and scent free. ***Si desea asistir la reunión y participar en los comentarios públicos y necesita traducción, 454-2336 al menos 72 horas antes de la reunión para hacer los arreglos.***