



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, JANUARY 14, 2026, 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 - including the following:

- Three Late Mail Packets
[009a.pdf](#)
[009f.pdf](#)
[009h.pdf](#)
- Applicant Supplemental letter SB330 PreApp
[3500 Paul Sweet - SB 330 PreApp SC County Fill.pdf](#)
- Applicant SB330 Receipt
[SantaCruzCountyPlanningCA Online](#)
- Staff report corrections memo dated January 13, 2026, includes revised text to V. Indemnification, and revised parking concession to reduce parking to 68 spaces
[Professional Memo](#)

3. Declaration of Ex Parte Communications:

Item 9

Commissioner Nickel –Met with Dominican Oaks Residents (Lou Mactemy, Les Yafa, Virginia Libb) on December 13, 2026; zoom meeting with Roy Brewer (legal counsel for Dominican Hospital and Dominican Oaks); Rachel Howley (Director of Dominican Hospital); and Amy Soliner (Director of Dominican Oaks Retirement Community)

Commissioner Pavonetti- Met Mr. Brewer for Dominican Hospital and Rachel Howley from Dominican Hospital; Amy Soliner of Dominican Oaks; and attended community meeting at Dominican Oaks and met with various people there.

Commissioner Barton – Met Mr. Brewer and Dominican Hospital Rep, and Dominican Oaks Director

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

Motion/Second: Nickell/Pavonetti

Ayes: Barton, Pavonetti, Nickell, Jimenez, Shepherd

Motion Carried 5/0

7. **Approval of Minutes**

To approve the minutes of December 10, 2025, Planning Commission meeting, as submitted by the Community Development and Infrastructure Department.

REGULAR AGENDA ITEMS

8. **County Strategic Plan Update**

Planning Commission Study Session to provide input on the development of the Santa Cruz County 2026 - 2032 Strategic Plan and provide the County Executive Office comments.

SUPERVISORAL DISTRICT: County-wide

PROJECT PLANNER: Sven Stafford, (831) 454-3418

EMAIL: Sven.Stafford@santacruzcountyca.gov

No Action Required or Taken

9. **241360 3500 Paul Sweet Road, Santa Cruz, CA 95065 APN: 025-013-37**

Public Hearing to consider a proposal to demolish one existing residential dwelling unit and construct 105 units within a six-story multifamily building. The project includes a Density Bonus in exchange for the provision of six affordable units (comprising of six Extremely Low Income (ELI) units). Requires approval of a Site Development Permit pursuant to Builder's Remedy pursuant to Government Code Section 65589.5 and Density Bonus pursuant to Government 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 east side of Paul Sweet Road at 3500 Paul Sweet Road (Assessor's Parcel Number 026-013-37) approximately 100 feet north of its intersection with Redwood Lane in Live Oak.

APPLICANT: Clay Toombs
OWNER: Sweet Developments LLC
SUPERVISORAL DISTRICT: 1
PROJECT PLANNER: Jonathan DiSalvo, (831) 454-3157
EMAIL: Jonthan.DiSalvo@santacruzcountyca.gov

ACTION: Continue the project to request staff to provide information regarding the following and to schedule PC hearing when the Fire Marshall can attend:

1. *Commission to hear from Fire Marshall to explain various Fire diagrams, i.e., hose diagram, and explain standards applied, to identify revisions necessary to the diagram that would reflect all those standards, i.e., distances, road width, etc.*
2. *Staff to quantify the direct impact to travel times for Ambulances destined to Dominican Hospital from the project, considering impacts from increased traffic and parking from the project on ingress and egress, with information provided in coordination with Dominican Hospital regarding traffic impacts to public health and safety*
3. *Create a On-Street Parking Plan on Paul Sweet Road to mitigate parking overflow impacts to Dominican Hospital and Dominican Oaks, patient, residents, and staff, including draft ordinance for code changes*
4. *Staff Identify independent engineer to review sewer infrastructure or provide in house review of diagrams so there is no grey area regarding sewer infrastructure*
5. *Provide an analysis of Federal Disability law*
6. *Add construction conditions, i.e, construction staging plan, regarding construction parking and traffic impact mitigation in terms of construction parking during construction*
7. *FA-Renee: Evacuation Plan*
8. *Helipad FAA compliance information*
9. *Evacuation Plan for project residents and Dominican Oaks, with requested coordination with Dominican Hospital and Dominican Oaks, in coordination with OR3*
10. *(Pavonetti- Friendly Amendment) -Provide entire extent of the full width of the street proposed as secondary fire access*

Motion/Second: Barton/Shepherd, Friendly amendment by Pavonetti accepted
Ayes: Barton, Pavonetti, Jimenez, Shepherd
Noes: Nickell

Motion Carried 4/1

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

1/28 - Meeting Cancellation
2/11 (Community Meeting Room in the County basement)

- Santa Cruz County Growth Goal Annual Program Report

Spring - Annual Code Amendments (formerly Housekeeping Amendments)

Shepherd commented that she appreciated the Large Projects link for public

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

Board of Supervisors Directed staff to prepare Environmental Review for the Battery

Energy Facility Storage Ordinance in draft form and to Commission this fall and then to the Board of Supervisors.

Member Comments

Shepherd -Study Session? Director Machado noted this will be considered

Pavonetti- General comments that Department is doing their best given pressure on housing and wants and needs of community, would appreciate options; Director Machado noted we will see what can be provided

12. County Counsel's Report: None

13. Written Communications: None

nate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, visors 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.*