



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, MARCH 25, 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, Rizzuto, Nickel, Jimenez, Shepherd

Absent: None

2. Additions and Corrections to Agenda:

Item 8: Item 8 removed from the agenda to halt administrative proceedings while a lawsuit filed by the applicant against the County is pending.

Item 12: Addition of two late items of written communication unrelated to items on the agenda.

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

Two public comments

CONSENT AGENDA ITEMS

6. Action on the Consent Agenda (Item 7)

Action: Approve Consent Agenda

Motion/Second: Nickell/Barton

Ayes: Barton, Nickell, Jimenez, Shepherd

Abstain: Pavonetti

Motion Carried 4/1 abstention

7. Approval of Minutes

To approve the minutes of February 11, 2026, Planning Commission meeting, as submitted by the Community Development and Infrastructure Department.

REGULAR AGENDA ITEMS

8. Item 8 was removed from the agenda (as part of additions and corrections to the agenda). No Public Hearing Held.

241360 3500 Paul Sweet Road, Santa Cruz CA 95062 APN: 025-013-37

Continuance of a 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 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 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: Jonathan.DiSalvo@santacruzcountyca.gov

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

April 8: Minor Land Division (two split) application located in Aptos Village for a property that includes the Epicenter Bicycles and Aptos Village Liquors buildings.

Study Session by the Policy Division regarding County Code Amendments

April 22: Proposed Amendments to County Code for Accessory Dwelling Units

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

Stephanie Hansen, Assistant Director:

- The Board of Supervisors took action to remove the Sea Breeze Tavern and Discovery Land properties from the historic resources inventory as those structures have burned down; the Policy Division will follow up before PC to amend the code to remove the historic "L" designations from both sites

- The Board of Supervisors heard General Plan Annual Report, which they had questions, mostly on ADUs. It was noted that the required annual report will be sent to the State by April 1st.
- The Board of Supervisors also amended the Unified Fee Schedule to add a tribal consultation fee.
- This afternoon the Housing Advisory Commission will discuss condo-ization of ADUs and an ADU bonus project.
- Builders Remedy background information provided to Planning Commission, noting 4,600 RHNA housing units. It was also noted that the County would be at risk with the State HCD if the County does not meet General Plan programmatic requirements.

12. County Counsel's Report: None

13. Written Communications:

- Two late items unrelated to items on the agenda, as noted in addition and corrections to the agenda.

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.*