



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, APRIL 8 , 2026, AT 9:30 AM

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

INTRODUCTORY ITEMS

0. Vote to appoint Chair Pro-tem

Action: Appoint Commissioner Shepherd as Chair Pro-Tem

Motion/Second: Brown/Rizzuto

Ayes: Brown, Rizzuto, Nickell, Shepherd

Absent: Jimenez

Motion Carried 4/1 abstention

1. Roll Call:

Present: Brown, Rizzuto, Nickel, Shepherd

Absent: Jimenez

2. Additions and Corrections to Agenda:

Item 9 (County Code Amendments): Corrections to Exhibit A of the staff report (amended on April 3, 2026)

Item 13: Addition of one item of late written correspondence

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

One member of the public spoke regarding the BESS Ordinance

CONSENT AGENDA ITEMS

6. Action on the Consent Agenda (Item 7)

*Action: Postpone Approval of Minutes to next Agenda
Motion/Second: Shepherd/Nickell
Ayes: Brown, Nickell, Shepherd
Abstain: Rizzuto
Absent: Jimenez
Motion Carried 3/1 abstention*

7. Approval of Minutes

To approve the minutes of March 25, 2026, Planning Commission meeting, as submitted by the Community Development and Infrastructure Department.

REGULAR AGENDA ITEMS

8. Application #251415 8035 Soquel Drive, Aptos CA 95003 APN: 041-561-11

Public hearing to consider a proposal to subdivide an existing 1.4-acre commercial property with two existing commercial buildings and shared parking area into two parcels. Each parcel would contain one building and portion of the shared parking lot. No additional improvements are proposed. Requires a Minor Land Division.

Consider a determination that the project is exempt from further analysis pursuant to the California Environmental Quality Act (CEQA).

Proposal located at the northeast corner of Aptos Creek Road and Soquel Drive. (8035 Soquel Drive).

APPLICANT: Joe Appenrodt
OWNER: Joe Appenrodt
SUPERVISORAL DISTRICT: 2
PROJECT PLANNER: Randall Adams, (831) 454-3218
EMAIL: Randall.Adams@santacruzcountyca.gov

*Action: Approve Minor Land Division
Motion/Second: Nickell/Brown
Ayes: Brown, Rizzuto, Nickell, Shepherd
Absent: Jimenez
Motion Carried 4/0*

9. 2026 Annual Code Update Study Session

Study Session to review the 2026 Annual Code Update and provide comments to staff. Code update includes several amendments to the General Plan/Local Coastal Program, Land Use Designation Map, Santa Cruz County Code, and Zoning Map. No action required.

SUPERVISORAL DISTRICT: County-Wide
PROJECT PLANNER: Jacob Lutz, (831) 454-3136

EMAIL: Jacob.Lutz@santacruzcountyca.gov

Action: No Action Taken

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

Planning Commission will be held in the basement until further notice due to the Board Chambers Remodel

April 22

Consent:

- Accept and file report to the Planning Commission regarding a compliance review of the approved Vacation Rental at 220 Miracle Lane pursuant to the Conditions of Approval.

Regular Agenda

- Public Hearing to Review and Provide Recommendation to Board of Supervisors Regarding Proposed Amendments to County Code for Accessory Dwelling Units, and CEQA Notice of Exemption. Amendments to County Code Chapters 13.10 and 13.20 are Coastal Implementing and will require Coastal Commission certification after County Adoption.

May 13

- Appeal of Planning Division's Application completeness determination

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

Matt Machado: Building permits on 41st Avenue affordable housing project to be issued in May. Project provides dedicated right turn lane onto 41st with agreement going to the Board; aside from housing, turn lane improves safety, congestion, and enhances pedestrian crossing.

No plans to improve San Jose Soquel Road without impacts to businesses, though improvements are planned for Robertson with community meeting to evaluate traffic at Robertson at Soquel Drive.

12. County Counsel's Report: None

13. Written Communications:

- One late item, as included in addition and corrections.

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.*