



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 22 , 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: Brown, Pavonetti, Rizzuto, Nickell, Jimenez, Shepherd

2. Additions and Corrections to Agenda:

Item 7 revised as follows:

- Item 7a: To approve the minutes of the March 25, 2026, Planning Commission meeting as submitted by the Community Development and Infrastructure Department.
- Item 7b: To approve the minutes of the April 8, 2026, Planning Commission meeting as submitted by the Community Development and Infrastructure Department.

Item 9 revised as follows:

- Late Mail by Becky Steinbruner, requesting continuance of the Rezoning of APN 52-271-04 (the Redman Hirahara house) per violation of 18.10.121 noticing requirements, noting that the yellow public hearing placard was not posted on the Redman Hirahara house property. Main sign posted but not yellow placard not shown in photo.
- Late mail by Jacob Lutz, CDI Policy staff, showing posting of Redman Hira Hara House including the photo of yellow hearing placard sign.
- Policy Staff identified that property notices within 500 feet of the proposed rezonings did not go out as required by code. Rezonings associated with the code amendment packet and General Plan Map amendment will be re-noticed for May 13th PC meeting and the overall code amendments will go ahead as proposed.

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 (Items 7 and 8)

*Action: Approve Consent Agenda
Motion/Second: Nickell/Shepherd
Ayes: Barton, Nickell, Jimenez, Shepherd
Abstention: Pavonetti*

Motion Carried 4/1 abstention

7. Approval of Minutes

To approve the Minutes of March 25, 2026 (Item 7a as revised in additions and corrections) and April 8, 2026 (Item 7b as revised in additions and corrections) Planning Commission meeting, as submitted by the Community Development and Infrastructure Department.

8. Application 241286 220 Miracle Lane, Santa Cruz, CA APN: 068-271-06

Accept and file report to the Planning Commission regarding a compliance review of approved Vacation Rental Permit 241286 pursuant to the conditions of approval.

The property is located on the eastern side of Miracle Lane (220 Miracle Lane), approximately 550 feet north of the intersection of Miracle Lane and Redwood Drive in Santa Cruz.

APPLICANT: James Babcock
OWNER: James Babcock
SUPERVISORAL DISTRICT: 1
PROJECT PLANNER: Michael Lam, (831) 454-3371
EMAIL: Michael.Lam@santacruzcountyca.gov

REGULAR AGENDA ITEMS

9. 2026 Annual Code Update

Public hearing to review and provide recommendations to the Board of Supervisors regarding the 2026 Annual Code Update. The project includes amendments to the General

Plan/LCP Chapters 2 and 5, as well as the amendments to Santa Cruz County Code Chapters 7.38, 13.10, 13.11, 13.16, 13.20, 16.10, 16.10A, 16.20, 16.20A, 16.42, and 18.10. The project also includes a land use designation map amendment of parcel APN 029-071-13, as well as Zoning Map amendments of parcels APN 026-091-54, 026-261-17, 029-071-13, 030-121-34, 042-151-23, 052-271-04, 070-301-01, and 074-152-30. The proposed amendments to the General Plan and to County Code Chapters 7.38, 13.10, 13.11, 13.16, 13.20, 16.10, 16.20, and 18.10 are also amendments to the County's Local Coastal Program and will require Coastal Commission certification after County adoption. Consider a recommendation that the proposal is exempt from further analysis pursuant to the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15061(b)(3). Additionally, for the rezoning/land use designation on Parcel 029-071-13, consider a recommendation to adopt an Addendum to an adopted Environmental Impact Report for the Sustainability Update and determine that the proposal is not subject to further Environmental Review pursuant to the requirements of the California Environmental Quality Act.

SUPERVISORAL DISTRICT: County-Wide
PROJECT PLANNER: Jacob Lutz, (831) 454-3136
EMAIL: Jacob.Lutz@santacruzcountyca.gov

Action: Approve Staff Recommendation with following revisions:

a. Adopt an Addendum to the Environmental Impact Report (EIR) prepared for the Sustainability Policy and Regulatory Update (Sustainability Update) to address any environmental impacts under the California Environmental Quality Act (CEQA); and

b. Adopt a resolution amending General Plan/LCP Chapters 2 and 5, ~~and the General Plan Land Use Designation Map on APN 029-071-13;~~ and

c. Adopt an ordinance amending Santa Cruz County Code Chapters 7.38, 9.36, 13.10, 13.11, 13.16, 13.20, 16.10, 16.10A, 16.20, 16.20A, 16.42, and 18.10 ~~and Zoning Map to amend the zoning on parcels APN 026-091-54, 026-261-17, 029-071-13, 030-121-34, 042-151-23, 052-271-04, 070-301-01, and 074-152-30;~~ and

d. Direct staff to submit amendments to the General Plan/LCP, coastal implementing code amendments, ~~and zoning map amendments~~ within the Coastal Zone to the California Coastal Commission for certification.

And

Deletion of 13.10.324 (Large Dwelling related code modifications) and deletion of 16.42.050(E) (Discretion of Historical Resources Commission to delist destroyed historic resources)

*Motion/Second: Barton/Shepherd
Ayes: Barton, Jimenez, Shepherd
Noes: Pavonetti, Nickell*

Motion Carried 3/2

Let the record show that the Planning Commission took a break from approximately 10:51 a.m. until approximately 11:03 a.m.

10. Amendments to the ADU Regulations

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.

SUPERVISORAL DISTRICT: County-Wide
PROJECT PLANNER: David Carlson, (831) 454-3173
EMAIL: David.Carlson@santacruzcountyca.gov

*Action: Approve Staff Recommendation
Motion/Second: Nickell/Pavonetti
Ayes: Barton, Pavonetti, Nickell, Jimenez, Shepherd*

Motion Carried 5/0

11. Secretary’s Report on Upcoming Meetings and Agendas:

May 13, 2026:

- Public Hearing to consider appeal of the Planning Division’s completeness determination for the initial review of application # 251393, a Coastal Development Permit to remove excess landslide debris from the bluff face and to construct a debris flow fence and drainage improvements behind the existing retaining wall to the rear of the existing dwelling.
- 2026 Annual Code Update packet for rezonings and General Plan Map amendment that were not considered in Item 9 on April 22, 2026, agenda to be considered on May 13, 2026, Planning Commission Agenda

12. Community Development and Infrastructure Department Director’s Report:

Stephanie Hansen (CDI Assistant Director): Streamline Santa Cruz quarterly report considered at the Board of Supervisors on April 28, 2026.

13. County Counsel’s Report: None

14. Written Communications: None

Meeting adjourned at approximately 12:04

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.***