



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, MAY 13 , 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: Barton, Pavonetti, Nickell, Jimenez

Absent: Shepherd

2. Annual Election of Planning Commission Chairperson and Vice-Chairperson

Item 2 moved below to Item 8 (Approval of Minutes)

3. Additions and Corrections to Agenda:

Item 8 (regarding Item 9, the 2026 Annual Code Update):

Deletion of 13.10.324 (Large Dwelling related code modifications) and modification of 16.42.050(E) (Discretion of Historical Resources Commission to delist destroyed historic resources) with direction that the *intent is to maintain the Historic Resources Commission's discretion over delisting of destroyed, by fire or other calamity, buildings from the Historic Resources Inventory.*

Item 9 (Map Amendments associated with the 2026 Annual Code Update): Staff provided a memo regarding corrections to the staff report and the updated staff report, provided to Commission, online and in the chambers.

4. Declaration of Ex Parte Communications: Nickell spoke to Cove Britton and Evan Ditmars regarding Item 10.

5. Announcement by Commission members of items removed from the Consent to Regular agenda - None

6. Public Comment: Planning Commission will hear brief (2-minute maximum) statements regarding items not on this agenda.

Members of the public spoke regarding Battery Energy Storage.

Let the Record Show that Commissioner Shepherd Arrived at 9:48 during public comment

CONSENT AGENDA ITEMS

7. Action on the Consent Agenda (Items 8)

Action: Approve Consent Agenda with direction on Item 9 of the minute order regarding deletion of 16.42.050(E) (Discretion of Historical Resources Commission to delist destroyed historic resources) noting the intent to maintain the Historic Resources Commission's discretion over delisting of destroyed buildings from the Historic Resources Inventory.

Motion/Second: Barton/Shepherd

Ayes: Barton, Pavonetti, Nickell, Jimenez, Shepherd

Motion Carried 5-0

8. Approval of Minutes

To approve the Minutes of April 22, 2026, Planning Commission meeting, as submitted by the Community Development and Infrastructure Department.

8.5 Annual Election of Planning Commission Chairperson and Vice-Chairperson

Action: Elect Commissioner Jimenez as Chair and Commissioner Nickell as Vice-Chair

Motion/Second: Barton/Shepherd

Ayes: Barton, Pavonetti, Nickell, Jimenez, Shepherd

Motion Carried 5-0

REGULAR AGENDA ITEMS

9. Map Amendments Associated with the 2026 Annual Code Update

Public hearing to review and provide recommendations to the Board of Supervisors regarding the Land Use Designation Map amendment and Zoning Map amendments associated with the 2026 Annual Code Update. The project 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. Consider a recommendation to the Board of Supervisors to adopt an Addendum to the 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: Recommend staff recommendation to adopt the attached Resolution (Exhibit A), recommending that the Board of Supervisors 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 take three separate actions on the map amendments as follows:

- 1. Recommend that the Board adopt an ordinance amending the Zoning Map to amend the zoning on parcels APN 070-301-01 and 074-152-30.*

Motion/Second: Barton/Pavonetti

Ayes: Barton, Pavonetti, Jimenez, Shepherd

Noes: Nickell

Motion Carried 4-1

- 2. Recommend that the Board adopt an ordinance amending the Zoning Map to amend the zoning on parcels APN 026-091-54 and 042-151-23, with the exception of APN 052-271-04; and direct staff to submit the zoning map amendment within the Coastal Zone to the California Coastal Commission for certification.*

Motion/Second: Barton/Jimenez

Ayes: Barton, Pavonetti, Nickell, Jimenez, Shepherd

Motion Carried 5-0

- 3. Recommend that the Board adopt a resolution amending the General Plan Land Use Designation Map; Adopt an ordinance amending the Zoning Map to amend the zoning on parcels APN 026-261-17, 029-071-13, and 030-121-34; and direct staff to submit the zoning map amendment within the Coastal Zone to the California Coastal Commission for certification; and accept friendly amendment by Commissioner Jimenez to encourage the applicant to provide public notice to 500 feet and provide social media posts.*

Motion/Second: Pavonetti/Nickell

Ayes: Pavonetti, Nickell, Jimenez, Shepherd

Noes: Barton

Motion Carried 4-1

Let the record show that the Planning Commission took a break from approximately 11:50 a.m. until approximately 12:40. Commissioner Shepherd was absent from the meeting following the break.

10. Application # 251393 303 Beach Drive, Aptos CA 95003 APN: 043-082-70

Public Hearing to consider appeal of the Planning Division's completeness determination for application #251393, a Coastal Development Permit to remove excess landslide debris from the bluff face and to construct debris flow fencing and drainage improvements behind an existing retaining wall in the rear yard.

Property is located on the northern side of Beach Drive approximately 990 feet southeast of the roundabout at the end of the Aptos Beach Drive.

APPLICANT: Matson Britton Architects
OWNER: MSHINE LLC (Elan and Maureen Sheinman)
SUPERVISORAL DISTRICT: 2
PROJECT PLANNER: Evan Ditmars, (831) 454-3227
EMAIL: Evan.Ditmars@santacruzcountyca.gov

Action: Motion to deny staff determination of incompleteness and determine that application is complete

Motion/Second: Pavonetti/Nickell

Ayes: Pavonetti, Nickell

Noes: Barton, Jimenez

Absent: Shepherd

Motion failed on a tied vote, 2-2

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

May 27, 2026: Public Hearing to consider appeal of the Pleasure Point Surfer Statue

12. Community Development and Infrastructure Department Director's Report: None

13. County Counsel's Report: None

14. Written Communications: Material provided in packet

Meeting adjourned at approximately 2:45

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