



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, JULY 8, 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: Pavonetti, Brown, Barr, Jimenez, Stone

Absent: None

2. Additions and Corrections to Agenda

- Item 8 (Minutes of May 13, 2026): Revise Item 8.5 (election of chair/vice chair) to note item as regular agenda item and not consent agenda item.
- Item 9: Please note Item 9 has been removed from the agenda and continued to July 22nd for additional staff work required for this item. No staff presentation at this time. However, as this is a noticed public hearing, it is recommended that the Chair allow the public to speak on this item prior to moving on to Item 10. The public will also be given an opportunity to provide testimony on July 22nd when the staff report is available for review. Folks may speak but do not need to speak today in the absence of a staff report.

3. Declaration of Ex Parte Communications: None

4. Oral Communications: None

5. Public Comment: None

6. Approval of Consent Agenda (Items 7 & 8)

ACTION: Approve as recommended with correction to Item 8 (Minutes of May 13 PC) noting Item 8.5 (Election of chair and vice chair) as regular agenda item.

MOTION/SECOND: Brown/Stone

AYES: Pavonetti, Brown, Jimenez, Barr, Stone

NOES: None

MOTION CARRIED 5/0

7. Consider General Plan Consistency Determination for Disposition of Surplus County Property APN 092-284-05.

To approve General Plan Consistency Determination for Disposition of Surplus County Property APN 092-284-05 located on Lompico Road.

SUPERVISORAL DISTRICT: 5

PROJECT PLANNER: Fernanda Dias Pini, (831) 454-3119

EMAIL: Fernanda.DiasPini@santacruzcountyca.gov

8. Approval of Minutes

To approve the minutes of the May 13, 2026, Planning Commission meeting as submitted by the Community Development and Infrastructure Department.

Regular Agenda Items

9. Demolition by Neglect Ordinance

Item removed from the agenda and continued to July 22nd

Public hearing to consider amendments to Santa Cruz County Code (SCCC) Chapter 16.42 – Historic Preservation to implement a Demolition by Neglect Ordinance, as recommended by the Historic Resources Commission.

Consider a recommendation that the project is exempt from further analysis pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3).

SUPERVISORAL DISTRICT: County-Wide

PROJECT PLANNER: Skyler Kriese, (831) 454-3172

EMAIL: Skyler.Kriese@santacruzcountyca.gov

No Action Required

10. Application #251336**

187 San Andreas Road, Watsonville

Public hearing to consider a Coastal Development Permit application for the Pajaro Valley Water Management Agency's (PVWMA) Watsonville Slough System Managed Aquifer Recharge and Recovery Project. The project includes: upgrades to the existing Harkins Slough Filter Plant (APN 052-211-29); trenching for water distribution lines; development of water intake infrastructure at Struve Slough; development of an approximately 13-acre recharge basin with recovery and monitoring wells at 187 San Andreas Road (APNs 052-181-18 and 052-181-20); and development of seasonal pond, wetland, and riparian forest habitat at Watsonville Slough.

Consider as a "responsible agency" under Section 15096 of the California Environmental Quality Act (CEQA) the Environmental Impact Report (EIR) and Addendum prepared by the

PVWMA (EIR certified January 2021, State Clearinghouse No. 2019059130; Addendum dated March 2025).

Consider the recommendation to adopt a Statement of Overriding Considerations pursuant to CEQA Guidelines Sections 15091 and 15093.

Project includes site development at the following APNs: 052-081-37; 052-221-24; 052-221-23; 052-221-09; 052-222-25; 052-551-05; 052-551-04; 052-551-03; 052-551-02; 052-551-01; 052-211-26; 052-211-14; 052-211-15; 052-211-12; 052-211-29; 052-211-28; 046-151-37; 052-181-18; 052-181-19; 052-181-20; 052-191-59

APPLICANT: Pajaro Valley Water Management Agency, Brian Lockwood

OWNER: Pajaro Valley Water Management Agency

SUPERVISORAL DISTRICT: 2

PROJECT PLANNER: Evan Ditmars, (831) 454-3227

EMAIL: Evan.Ditmars@santacruzcountyca.gov

ACTION: Approve as recommended

MOTION/SECOND: Brown/Stone

AYES: Pavonetti, Brown, Jimenez, Barr, Stone

NOES: None

MOTION CARRIED 5/0

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

Current Secretary Sheila McDaniel to step down and be replaced by Mark Connolly, Principal Planner in the CDI Policy Section, September 2026

PC July 22:

- Appeal of the May 15, 2026, Zoning Administrator's decision to approve Application 251312, a proposal to demolish single-family dwelling and construct a 4,364 square foot replacement dwelling
- Demolition by Neglect Ordinance
- Mission Drive Subdivision and Planned Unit Development (PUD) to divide three parcels to create six fee-simple lots with detached single-family dwellings.

12. Community Development and Infrastructure Department Director's Report: Stephanie Hansen

- BOS adopted annual amendments and ADU ordinance, amendments heading to Coastal Commission. BOS also approved the septic amendments as draft (required to go to the RWQCB so they remain in draft form)
- BOS passed item on BESS ordinance, item suspended anymore work on the BESS ordinance, directed chair of the Board to send a letter to CA Energy Commission (CEC) regarding approval of the project and consistency with the ordinance, directed CEO office

to work on community benefit agreement, County Staff to continue to work within the CEC process to address comments and concerns of the public in draft EIR and CEC approval

- Next BOS August 11th to consider housing impact studies and nexus studies, and County inclusionary rates
- On August 25th BOS to consider Streamline SC County Progress report
- Housing Advisory Commission considered AB1033 program and ADU bonus program, and recommended BOS pursue both items as code amendments; if directed by the BOS Policy Staff bring a draft ordinance to PC for consideration

13. County Counsel's Report: None

14. Written Correspondence: Included in packet

Appeal Information

(IF APPLICABLE, INCLUDE THE FOLLOWING)

* This project requires a Coastal Development Permit which is not appealable to the California Coastal Commission. It may be appealed to the Board of Supervisors; the appeal must be filed within 14 calendar days of action by the Planning Commission.

** This project requires a Coastal Development Permit which is appealable to the California Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of final local action.

Denial or approval of any permit by the Planning Commission is appealable to the Board of Supervisors. The appeal must be filed with the required appeal fee within 14 calendar days of action by the Planning Commission. To file an appeal you must write a letter to the Board of Supervisors and include the appeal fee. For more information on appeals, please contact the project planner.

Note regarding Public hearing items: If any person challenges an action taken on the foregoing matter(s) in court, they may be limited to raising only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at ,or prior to, the public hearing. Agenda documents may be reviewed at the Planning Division Lobby, County Government Center, 701 Ocean Street, 4th Floor, Santa Cruz, or free on the web at <https://cdi.santacruzcountyca.gov/> under the Planning Department menu agendas link. Please contact the project planner for further information on specific applications.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. The Board of Supervisors chamber is located in an accessible facility. If you require special assistance in order to participate, please contact the ADA Coordinator at 454-3137 (TTD/ TTY call 711) at least 72 hours in advance of the meeting to make arrangements. As a courtesy to those persons affected, please attend the meeting smoke and scent free. ***Si desea asistir la reunión y participar en los comentarios públicos y necesita traducción, comuníquese con Micaela López al (831) 454-2336 al menos 72 horas antes de la reunión para hacer los arreglos.***