



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 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: Rizzuto, Barr, Jimenez, Barton, Stone

Absent: None

2. Additions and Corrections to Agenda

- **Consent Agenda Item 6** (Item 7, Minutes of July 8, 2026), noting a 5/0 vote with a Motion by Barr (not Brown) with Second by Stone with Commissioner Barr abstaining on Item 8 of minutes
- **Item 8:** Applicant provided a rebuttal to appeal
- **Item 10:** Staff memo highlighting corrections to the staff report and conditions of approval are included in packet, online and in chambers. Staff to speak to these corrections during their staff presentation
- **Item 14.** Late written communications unrelated to items on agenda

3. Declaration of Ex Parte Communications: None

4. Oral Communications: None

5. Public Comment: One public member spoke

6. Approval of Consent Agenda (Item 7)

ACTION: Approve as recommended with correction to Item 7 (Minutes of July 22, 2026), noting a 5/0 vote with Motion by Barr (not Brown) with Second by Stone noting Commissioner Barr abstaining on Item 8 of Consent Agenda.

MOTION/SECOND: Barr/Barton

AYES: Barr, Jimenez, Barton, Stone

Abstain: Rizzuto

MOTION CARRIED 4/1 Abstention

7. To approve the minutes of the July 8, 2026, Planning Commission meeting as submitted by the Community Development and Infrastructure Department.

Regular Agenda Items

8. Application # 251312 111 24th Avenue, Santa Cruz, CA 95062 APN: 028-232-24**

Public hearing to consider appeal of the May 15, 2026, Zoning Administrator's decision to approve Application 251312, a proposal to demolish a 1,453 square foot single-family dwelling and construct a 4,364 square foot replacement dwelling, requiring a Coastal Development Permit and a Site Development Permit.

APPLICANT: Fuse Architecture, Attn: Jerrod Nichols

OWNER: Stan and Melissa Vuckovich

SUPERVISORAL DISTRICT: 1

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

EMAIL: Evan.Ditmars@santacruzcountyca.gov

ACTION: Move staff recommendation to deny the appeal, upholding the Zoning Administrator approval of project, including friendly amendment by Commissioner Jimenez to add condition of approval to require a landscape maintenance plan prior to Building permit issuance.

MOTION/SECOND: Stone/Barr

AYES: Rizzuto, Barr, Jimenez, Barton, Stone

NOES: None

MOTION CARRIED 5/0

9:45 a.m. Commission Break

11 a.m. Roll Call:

Present: Rizzuto, Barr, Jimenez, Barton, Stone

Absent: None

9. Demolition by Neglect Ordinance

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

ACTION: Approve staff recommendation to:

- *Adopt the attached resolution (Exhibit A), recommending that the Board of Supervisors determine that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15308, the Class 8 exemption, which exempts actions taken to assure the maintenance, restoration, enhancement, or protection of the environment, and CEQA Guidelines Section 15061(b)(3), the “common sense” exemption, which exempts actions where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and*
- *Recommend that the Board of Supervisors adopt the Ordinance to regulate demolition by neglect of historic buildings; and*
- *To include language in recommendation to the Board of Supervisors to provide the ordinance for review and input by the Historic Resources Commission; and*
- *Recommend the Board include language to involve the Historic Resources Commission in more opportunities to review historic resources.*

MOTION/SECOND: Barton/Barr

AYES: Rizzuto, Barr, Jimenez, Barton, Stone

NOES: None

MOTION CARRIED 5/0

10. Application # 251276 3522 Mission Drive, Santa Cruz APNs: See Description

Public hearing to consider a proposal for a Subdivision and Planned Unit Development (PUD) to divide three parcels (APNs 025-032-33, 025-032-34, 025-032-35) to create six fee-simple lots with detached single-family dwellings. Five lots and a private street will be developed with access from Thurber Lane, and a sixth corridor access lot will be developed with access from Mission Drive. Project requires approval of a Subdivision, an Administrative Site Development Permit (ASP), and Board of Supervisors adoption of a PUD ordinance.

Consider a resolution recommending the Board of Supervisors adopt the Negative Declaration pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15074, adopt the PUD Ordinance, and approve Application 251276.

APPLICANT: Atri Macherla

OWNER: Swarna Bhairava LLC

SUPERVISORAL DISTRICT: 1

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

EMAIL: Evan.Ditmars@santacruzcountyca.gov

ACTION: Approve staff recommendation to:

- *Adopt the attached Resolution (Exhibit A) recommending the Board of Supervisors:*
 1. *Adopt the Negative Declaration pursuant to the requirements of the California Environmental Quality Act (CEQA); and*

2. Adopt the amended Planned Unit Development Ordinance; and

3. Approve Application Number 251276, based on the attached findings and conditions; and

Recommended additional conditions to:

- *Revise landscape plan to include at least 80 percent native shrub and groundcover varieties, and*
- *Revise plans to include privacy fencing on south property line up to 8-feet in height, where allowed, and to include landscape screening vegetation along the 30-foot setback from Mission and Thurber sections with a preference for native plant varieties.*

MOTION/SECOND: Barr/Barton

AYES: Rizzuto, Barr, Barton, Stone

NOES: None

MOTION CARRIED 5/0

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

August 12: no items, anticipating cancellation

August 26: potentially the growth Goal, TBD

12. Community Development and Infrastructure Department Director's Report: Matt Machado

- Welcome Commissioner Stone and Planning Commission Alternates
- Board Items
 - 8/11: Affordable housing nexus study
 - 8/25: Update on CZU efforts and Streamline Santa Cruz; and
 - Annual Code amendment was approved by Board in June

13. County Counsel's Report: None

14. Written Correspondence: Only communications in packet unrelated to items on agenda.

Appeal Information

* 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.***