



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

DRAFT PLANNING COMMISSION MINUTES

MEETING DATE: WEDNESDAY, JULY 23, 2025, AT 9:30 AM

LOCATION: BOARD OF SUPERVISORS CHAMBERS
COUNTY GOVERNMENT CENTER
701 OCEAN STREET, ROOM 525
SANTA CRUZ, CA 95060

INTRODUCTORY ITEMS

1. Roll Call:

Present: Barton, Pavonetti, Nickell, Bachir, Gomez

Absent: None

2. Additions and Corrections to Agenda

Item 8 - Late correspondence provided online and in packet

Item 9- Late correspondence provided online and in packet. Lezanne Jeff's to present item

Sheila McDaniel noted her departure at 11 am with Jocelyn Drake, Assistant Director, replacing her as Secretary for the remainder of the meeting.

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 - **None**

CONSENT AGENDA ITEMS

6. Action on the Consent Agenda (Item 7)

7. Approval of Minutes

To approve the minutes of the June 11, 2025, Planning Commission meeting as submitted by the Community Development and Infrastructure Department.

Action: Approve Minutes

Motion/Second: Pavonetti/Nickell

Ayes: Barton, Pavonetti, Nickell, Bachir

Abstentions: Gomez

Motion Carried 4/1 Abstention

REGULAR AGENDA ITEMS

8. 241408 4570 Opal Cliff Drive, Santa Cruz APN: 033-151-25**

Public hearing to consider an appeal of the Zoning Administrator's approval of application 241408, a proposal for a remodel and addition to an existing 1,950 square foot single-family dwelling. Project includes a 739 square foot addition, a 618 square foot basement, and a 675 square foot ADU, resulting in a 3,282 square foot dwelling with 3 bedrooms, 3.5 bathrooms, and 675-square-foot attached ADU.

Proposal requires a Variance to construct an enclosed stairway within the front yard setback, a Coastal Development Permit, a Site Development Permit with Design Review, and a Preliminary Grading Review.

Property is located on the ocean side of Opal Cliff Drive, approximately 0.25 miles from the intersection of Opal Cliff Drive and Cliff Drive (4570 Opal Cliff).

APPLICANT: Matson Britton Architects

OWNER: Ziggy LLC

SUPERVISORAL DISTRICT: 1

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

EMAIL: Evan.Ditmars@santacruzcountycalifornia.gov

Action: Move to uphold the June 6, 2025, Zoning Administrator Approval of Application 241408 by approving the application with conditions as presented in Attachment 1C, the staff report to the Zoning Administrator.

Motion/Second: Barton/Gomez

Ayes: Barton, Pavonetti, Nickell, Bachir, Gomez

Motion Carried 5/0

9. 241334 625 Beach Drive, Aptos, CA 95003 APN: 043-152-54**

Public hearing to consider an appeal of the administrative denial of application 241334, a proposal to construct second detached single-family dwelling pursuant to SB 9 and to attach an ADU, on a parcel with an existing primary dwelling unit.

Proposal requires a Minor Coastal Development Permit.

Property is located on Beach Drive (625 Beach Drive) approximately one mile southeast of the intersection with Rio del Mar Boulevard.

APPLICANT: Cove Britton

OWNER: Kevin And Sandy Huber

SUPERVISORAL DISTRICT: 2

PROJECT PLANNER: Jerry Busch, (831) 454-3234

EMAIL: Jerry.Busch@santacruzcountycalifornia.gov

Action: Move to uphold staff's administrative decision to deny Application 231334.

Motion/Second: Pavonetti/Barton

Ayes: Barton, Pavonetti, Bachir, Gomez

Noes: Nickell

Motion Carried 4/1

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

August 13: Cancelled

August 27: To Be Determined

Future: Density bonus housing projects coming late September, October, November

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

Stephanie Hansen, Assistant Director, noted that the short term rental ordinance and Redman Hirahara house delisting are scheduled on the Board agenda on August 5th.

On June 24th the Board passed the SB9 ordinance and ADU Ordinance, with the second reading of both scheduled for August 5th; both will be sent to the Coastal Commission certification.

The Board also heard 'streamline processes' in the Planning Division. The program is termed "Streamline Santa Cruz County." The Department/CEO reports back to the Board in October.

Assistant Director Jocelyn Drake also noted that the development regulations are challenging, but staff is as flexible as possible in administering them, and is administering them correctly. The Baker Tilly Report findings include streamlining regulations that were developed during a time that was less pro-housing and more anti-growth. Until a streamlined code is developed, staff must implement the current code.

12. County Counsel's Report: None, though Justin Graham introduced himself as Counsel, advising the Planning Commission and Natalie Kirkish as Counsel regarding advice on staff items.

13. Written Communications: None

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