



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, SEPTEMBER 24, 2025, 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, Barr, Jimenez, Shepherd

Absent: None

Let the record show that Commissioner Jimenez arrived at 9:38 a.m. at the beginning of the staff presentation of Item 8.

2. Additions and Corrections to Agenda

Revisions to item 8, including strike out and underline format for clarity:

- Revisions to Staff Report pages 5&6 (Related to Waivers)
- Revised Density Bonus Findings (Exhibit B)
- Revised Conditions of Approval (Exhibit C)
- Late Mail

The revised information is provided in the online digital binder and in hard copies. The project planner will go into greater detail regarding revisions.

3. Declaration of Ex Parte Communications:

Commissioner Barton met with John Swift on site

Commissioner Pavonetti met with John Swift on site

Commissioner Barr met John Swift and two neighbors on site

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 September 10, 2025, Planning Commission meeting, as submitted by the Community Development and Infrastructure Department.

Action: Approve Minutes

Motion/Second: Pavonetti/Shepherd

Ayes: Barton, Pavonetti, Barr, Shepherd

Absent: Jimenez

Motion Carried 4/1 Absent

REGULAR AGENDA ITEMS

8. 241320 No situs Thurber Lane, Santa Cruz, CA 95062 APN: 025-351-19

Proposal to construct a 100% affordable rental housing development. Project consists of construction of five individual structures with heights ranging from 38 feet to 69 feet containing 175 residential units (including two manager units) and service amenities (eg. fitness room, maintenance room, breakroom, management/resident services/leasing office, club room, and laundry room). Project includes construction of approximately 1,800 square feet of ground floor neighborhood commercial space at the corner of Soquel Drive and Thurber Lane, outdoor common area with tot lot, avoidance and potential restoration of riparian woodland, several parking areas containing a total of 257 parking spaces, drainage improvements, right-of-way improvements along Soquel Drive and Thurber Lane, removal of 13 trees, and installation of associated site improvements. Requires a Conditional Site Development Permit, Conditional Use Permit, Design Review, and Reduction in Development Standards under State Density Bonus Law (SDBL).

Property located on the northeast corner of the intersection of Soquel Drive and Thurber Lane in the Soquel Planning Area.

Action: Approve Staff Recommendation as provided in presentation, including revised density bonus findings, revised conditions of approval, and revised staff report pages 5&6

Motion/Second: Pavonetti/Shepherd

Ayes: Barton, Pavonetti, Barr, Jimenez, Shepherd

Motion Carried 5/0

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

10/8 - Meeting Cancelled

10/22 - County Basement Community Room – 701 Ocean Street, Santa Cruz

- 241135 - Appeal of Administrative Approval of a Minor Use Permit for a new single-family dwelling to increase the allowed height from 28 feet to 32 feet with increased setbacks
- 241371 –Builders Remedy at 841 Capitola Road, 57 units within a five-story multifamily building

11/12 – TBD – Meeting location is the Westridge Community Room – 500 Westridge Drive, Watsonville

Question from Commissioner Shepherd regarding Assembly Bill 1033 (Condo-ization of ADUs - For Sale ADUs). AB 1033 considered by Housing Advisory Commission regarding for sale ADUs, HAC to provide recommendation to the Board regarding allowing ADUs for sale, Board would then provide direction to CDI on potential AB1033 ordinance and work program, if directed, draft ordinance goes to the Planning Commission for consideration and potential recommendation to Board for Adoption.

Comments from Commissioners regarding Planning Commission meeting frequency. It was noted that State laws are influencing Planning Commission review of projects, as well as the Ministerial Combining Zone District as part of the Sustainability Update, which allow projects to sidestep Planning Commission Review. Also, 500 Cabrillo units are not subject to County authority and do not count toward County's required Regional Housing Advisory Needs Assessment.

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

12. County Counsel's Report: None

13. Written Communications:

Email submitted regarding AB 1033 –Regarding recommendation to the Board of Supervisors regarding allowing Condo-ization of ADUs (ADUs for sale).

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