



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, APRIL 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: Vice Chair Barton, Commissioner Nickell, Commissioner Pavonetti,
Commissioner Jimenez

Absent: 5th District Seat Vacant

2. Additions and Corrections to Agenda

Item 3- PC Officer Rotation History provided to your PC for reference regarding selection of Chair and Vice Chair for 2025. Note that Commissioner Barton is in line for Chair appointment and Commission Jimenez Vice Chair based on length of time on the Commission.

Item 6- Barton, Pav, Jimenez present at the March 26th Meeting

Item 7- Barton, Nickell, Risutto present at the April 9th PC Meeting- Recommend that the item be continued with the expectation that Commissioners listen to the audio and review the April 9th agenda so that a successful motion may be made next time.

Item 8- Memo regarding updates to the staff report Exhibit B.

Summary of changes:

1. Revision findings read into the record to include removal of two findings not required as no development is proposed and three rezoning findings required for rezoning.
2. Strike out staff report with removed findings/additional findings provided.
3. Clean version of staff report provided.

Item 9 – Additional late correspondence provided online and to planning Commissioners.

Item 10- Item removed from the agenda as the appellant withdrew their appeal.

Item 11- Short term rental/peal of vacation rental and hosted rental ordinances removed from the agenda. This item will be heard on May 14, 2025, Planning Commission hearing and will be renoticed.

3. Annual election of Chair and Vice Chair

ACTION: Move to elect Commission Barton as Chair and Commission Jimenez as Vice Chair.

MOTION/SECOND: Nickell/Pavonetti

AYES: Nickell, Pavonetti, Barton, Jimenez

NOES:

ABSTAIN:

ABSENT: 5th district seat vacant

MOTION CARRIES 4/0

4. Declaration of Ex Parte Communications- None

5. Oral Communications - None

REGULAR AGENDA ITEMS

6. Approval of Minutes of March 26, 2025, Planning Commission meeting.

ACTION: Approve

MOTION/SECOND: Pavonetti/Jimenez

AYES: Nickell, Pavonetti, Barton, Jimenez

ABSENT: 5th district seat vacant

MOTION CARRIES 4/0

7. Approval of Minutes of April 9, 2025, Planning Commission meeting.

ACTION: Continue to the next agenda with Commissioners reviewing audio record and agenda packet.

MOTION/SECOND: Nickell/Pavonetti

AYES: Nickell, Pavonetti, Barton, Jimenez

ABSENT: 5th district seat vacant

MOTION CARRIES 4/0

8. Public hearing to consider a proposal to rezone APN 089-091-60 from Special Use (SU) to Timber Production (TP). Requires a Zoning Map Amendment.

Consider a determination that the project is exempt from further analysis pursuant to the California Environmental Quality Act (CEQA).

Property is located approximately 1,500 feet north of the intersection of Wicket Road and Hopkins Gulch Road (No Situs Address).

APPLICANT: Joseph Culver

OWNER: Eric Bushnell, et all.

SUPERVISORAL DISTRICT: 5

PROJECT PLANNER: Alexandra Corvello, (831) 454-3209
EMAIL: Alexandra.Corvello@santacruzcountyca.gov

ACTION: Move staff recommendation, including revised findings, as read in the record.

MOTION/SECOND: Nickell/Pavonetti
AYES: Nickell, Pavonetti, Barton, Jimenez
ABSENT: 5th District seat vacant

MOTION CARRIES 4/0

9. 241286 220 Miracle Lane, Santa Cruz, CA 95060 APN: 068-271-06

Public hearing to consider appeal of Zoning Administrator approval of application 241286, a proposal to establish a new, four-bedroom vacation rental in an existing single-family dwelling for the purpose of overnight lodging for a period of not more than 30 days at a time.

Property is located on the eastern side of Miracle Lane (220 Miracle Lane), approximately 550 feet north of the intersection of Miracle Lane and Redwood Drive in Santa Cruz.

APPLICANT: James Babcock
OWNER: James Babcock Family Trust
SUPERVISORAL DISTRICT: 1
PROJECT PLANNER: Michael Lam, (831) 454-3371
EMAIL: Michael.Lam@santacruzcountyca.gov

ACTION:

Nickell - Move staff recommendation with following revisions:

- Revise II K to prohibit smoking.

Pavonetti - Friendly amendment to

- Prohibit outdoor fires-, i.e, striking language in Item II K as follows: No fires or other open flames are allowed outside vacation rental, including candles. ~~Use of the provided propane fire pit is acceptable. (added by the Zoning Administrator).~~
- Revise Condition II C to read: The maximum overnight occupancy of the vacation rental shall not exceed 40 8 people (two per bedroom) at all times. **Children?**
- Strike Condition II G prohibiting guest occupancy, i.e., ~~(The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 20 people (twice the nubmer of overnight occupants, children under 8 not counted)~~

Barton- Friendly amendment to add a condition requiring the PC to review the project at the one-year provisional date to review neighborhood concerns. (pursuant to 13.10.694 Code Section: Any new vacation rental permit issued for vacation rentals consisting of four or more bedrooms will be given a one-year provisional permit subject to review for compliance with vacation rental code requirements prior to granting the remainder of the standard five-year term)

MOTION/SECOND: Nickell/Jimenez, all friendly amendments accepted

AYES: Nickell, Pavonetti, Barton, Jimenez

ABSENT: 5th District seat vacant

MOTION CARRIES 4/0

10. Removed from Agenda

11. Removed from Agenda

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

May 14, 2025:

- Application 251092- Time extension to Monterey Glen Subdivision
- ADU Ordinance Revisions to align with state legislation
- Short term rental ordinance and repeal of vacation rental and hosted rental ordinances

May 28 – No items yet, cancellation to be determined

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

- Housing Element Batch B rezonings were considered by Board of Supervisors 4/29/2025. Additional noticing provided to property owners- hand signed, in addition to normal public noticing.
- Ministerial combining district and SB9 ordinance were considered by the Coastal Commission on 4/11/2025 and approved with modifications to coastal bluff and coastal hazards regulations. Consideration by the Board of Supervisors in June for acceptance, then back to the Coastal Commission for acceptance and certification. In effect by August or September.

14. County Counsel's Report: None

15. Written Communications: Attached to agenda

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.*