

Planned Unit Development Findings

1. That any residential development shall contribute to the ongoing desirability and character of the surrounding neighborhood;

This finding can be made, in that the project proposes a medium-density residential project in an area designated for low and medium density residential uses and the development would complement the character of the surrounding neighborhood. The project would result in improvements to the neighborhood by developing underutilized land with a clustered residential townhome development containing safe and efficient multimodal circulation within the project, a building massing design that is compatible with the surrounding context, and ample landscaping throughout the site. Small-lot style townhome development supports higher single-family densities and more attainable housing costs and the project, as designed will contribute to the desirability and character of the surrounding neighborhood.

2. That the combination of different dwelling and/or structure types and the variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses, structures, and the natural environment in the vicinity;

This finding can be made, in that the project is located in an area designated for residential uses and the development, as proposed, will harmonize with existing and proposed uses in the vicinity and with the natural environment. As a townhome-style development, the project is appropriately located in a neighborhood that contains low and medium density residential development. Another existing townhome development (“Mattison Gardens”) is located to the north of the project site, and a 21-unit subdivision has been approved on an adjacent site (APN 029-391-09) to the east of the project. As proposed, the townhome-style development would be compatible with the low and medium density developments in the vicinity. The massing of the proposed project fits with the surrounding area, in that the site is bordered by low to medium density residential development, and its clustered design minimizes impacts to the Rodeo Creek Gulch riparian corridor. The project would have very little frontage along Mattison Lane, and would be setback from that street, thereby reducing its visibility from the public vantage point of Mattison Lane. Public views of the proposed development from Maciel Avenue, located to the west of the project site, would also be limited in that the project site is setback about 300 feet from Maciel Avenue and because other existing and proposed development would limit visibility toward the project site from the Maciel Avenue right-of-way.

3. That the permitted departures from the otherwise required development standards will provide specific benefits to the neighborhood and/or the community in which the planned unit development is located, and that such benefits are specified by the Board of Supervisors in connection with its approval of the PUD, and that any conditions required to achieve such benefits are incorporated into the project and made conditions of approval; and

This finding can be made, in that the Planned Unit Development (PUD) standards allow modifications to the site standards of the R-1-6-D zone district to allow the location of structures for a small lot townhome-style development. The proposed modifications to setbacks, lot coverage, and floor area ratio for the residential structures will result in a clustered townhome development of an underutilized site. The degree of departure from development is necessary to allow for the

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proposed townhome-style development; however, the overall layout, design and density of the development is consistent with the applicable zone district as allowed under Density Bonus Law. Small-lot style townhome developments support higher single-family densities and more attainable housing costs, which is a benefit to the community.

Since the project would add a traffic volume of more than one percent at an intersection which is already operating at LOS F under existing conditions, and no other feasible improvements are available to mitigate project volumes, an overriding finding of public necessity and/or benefit is also being sought in support of the project per General Plan Policy 3.12.1. An overriding finding of public necessity and/ or benefit can be made in that while there are no feasible improvements to mitigate project LOS, the project provides small-lot townhome-style development and four affordable units which supports higher single-family densities and more attainable housing costs, which is a benefit to the community. The project also includes a voluntary dedication of APN No. 029-061-19 as a pedestrian and bike easement. This easement dedication can be utilized by the Santa Cruz County Parks Department for the future design and development of a trail or accessway for bicycle and pedestrian use. Development of the easement could potentially include an overcrossing bridge connection to Coffee Lane Park, located on the west side of Rodeo Creek Gulch, or alternatively, a viewing deck overlooking Rodeo Creek Gulch. Provision of this easement is voluntary on behalf of the Applicant, and would result in public benefit, and the opportunity for future improvements for improved bicycle and pedestrian connectivity for the surrounding neighborhood. Also, existing transit services near the project site are provided by the Santa Cruz Metro Transit District. The project site is within ½ mile of a bus stop, which is located on Capitola Road near Maciel Avenue. There are two local bus lines (Route 69A and 69W) that serve the immediate project area.

The project's public benefits are incorporated into the project design and conditions of approval including the provision of 25 clustered townhome-style homes with four affordable units, and a voluntary public easement dedication for pedestrian and bicycle circulation improvements.

4. That the proposed development is consistent with the General Plan/Local Coastal Program Land Use Plan. [Ord. 5429 § 4, 2022].

This finding can be made, in that the project is consistent with the General Plan/Local Coastal Program Land Use Plan and the R-UL (Urban Low Density) General Plan Designation as allowed under Density Bonus Law. The subject property is not located in the Coastal Zone.