

ORDINANCE NO. _____

**ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT AS ALLOWED BY
SANTA CRUZ COUNTY CODE RELATING TO ESTABLISHMENT OF
DEVELOPMENT STANDARDS FOR APNS: 029-391-01, -02, -03, AND 029-061-19**

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Board of Supervisors hereby approves a Planned Unit Development for the property located at 2450 Mattison Lane, in the Live Oak Planning Area, identified as Assessor's Parcel Numbers 029-391-01, 029-391-02, 029-391-03, and 029-061-19, subject to the Planned Unit Development Permit Conditions of Approval attached hereto and further reflected in the map embedded therein.

SECTION II

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Planned Unit Development identified in Section I, and adopts the following findings in support thereof as set forth below:

1. That the residential development contributes to the ongoing 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;
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 include a voluntary dedication of APN No. 029-061-19 as a pedestrian and bicycle easement, and more attainable housing costs for the community by allowing a clustered townhome style design which both minimizes environmental impacts and supports a higher density on the project site including four affordable units, and the conditions required to achieve these benefits are incorporated into the project and made conditions of approval; and
4. That the proposed development is consistent with the General Plan/Local Coastal Program Land Use Plan.

SECTION III

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Development Permit associated with the Planned Unit Development identified in Section I, and adopts findings in support thereof as set forth below:

1. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

2. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.
3. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.
4. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.
5. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.
6. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.
7. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.
8. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review).

SECTION IV

All zoning, site, architectural, and landscape design review provisions of this Ordinance that allow modifications from SCCC 13.10 or 13.11 shall expire on March 28th, 2035 unless development has commenced.

SECTION V

This ordinance shall become effective 31 days after adoption.

PASSED AND ADOPTED this _____ day of _____ 20_____ by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

Chair of the Board of Supervisors

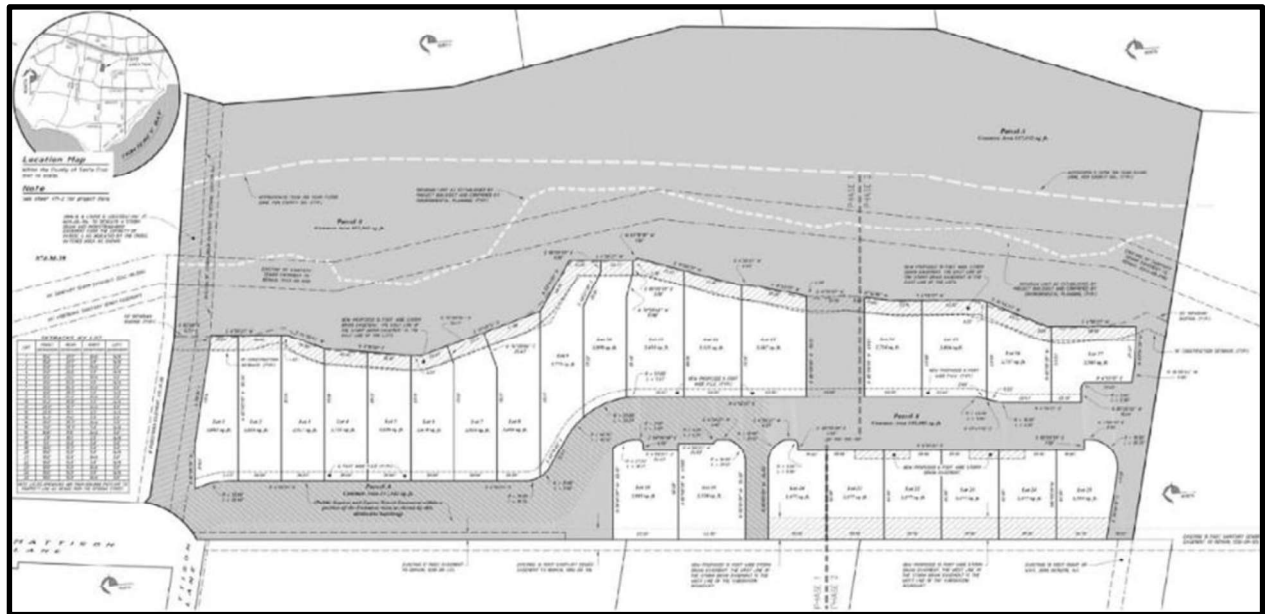
Attest: _____
Clerk of the Board

EXHIBIT: Planned Unit Development Permit
Conditions of Approval

Planned Unit Development Permit Conditions of Approval

Property located at 2450 Mattison Lane, in the Live Oak Planning Area.

APNs: 029-391-01, -02, -03, 029-061-19



Planned Unit Development Permit Conditions of Approval

Property located at 2450 Mattison Lane, in the Live Oak Planning Area.

APNs: 029-391-01, -02, -03, 029-061-19

Planned Unit Development 221077

Applicant: Swift Consulting Service

Property Owner(s): Claudio Locatelli

Assessor's Parcel Numbers: 029-391-01, 029-391-02, 029-391-03, 029-061-19

Property Address and Location: Property located on the south side of Mattison Lane at 2450
Mattison Lane in Live Oak

Planning Area: Live Oak

Exhibit E: Tentative Map, prepared by Hanagan Land Surveying;
Preliminary Improvement Plans, prepared by Ifland Engineers;
Architectural Plans, prepared by Thatcher & Thompson Architects;
Landscape Plans, prepared by Gregory Lewis Landscape Architect.

- I. This permit authorizes the construction of a residential Planned Unit Development and Subdivision (for 25 residential units) as indicated on the approved Exhibit "E" for this permit and as modified by these conditions of approval.
- II. Subdivision and Planned Unit Development
 - A. This subdivision and residential development, and all improvements associated with this project, shall be subject to the requirements of the Subdivision conditions of approval (under separate heading) and the Planned Unit Development conditions of approval for this project.
- III. Maximum Residential Density
 - A. A maximum of twenty-five (25) single family residential units are authorized by this permit, except as specified below.
 1. The locations of the residential units and the allocation of the residential building sites on the subject property shall be consistent with the approved Exhibit "E" for this permit, and the Planned Unit Development conditions of approval.

- B. The minimum parcel size for each residential building parcel (Lots 1 through 25) shall be as indicated on the approved Exhibit “E” for this permit. This will result in individual building sites that are reduced below the 6,000 square foot minimum specified in the R-1-6 zone district. The remaining common area parcel is not a building site. No additional building sites (beyond what is indicated on the approved Exhibit “E” for this permit) shall be created.
- C. Minimum parcel sizes as indicated on the approved Exhibit "E":

Lot 1	2,652 square feet
Lot 2	3,032 square feet
Lot 3	2,917 square feet
Lot 4	2,720 square feet
Lot 5	2,650 square feet
Lot 6	2,670 square feet
Lot 7	2,934 square feet
Lot 8	3,494 square feet
Lot 9	3,773 square feet
Lot 10	2,858 square feet
Lot 11	3,654 square feet
Lot 12	3,325 square feet
Lot 13	3,343 square feet

Lot 14	2,709 square feet
Lot 15	3,035 square feet
Lot 16	2,748 square feet
Lot 17	2,555 square feet
Lot 18	2,958 square feet
Lot 19	3,166 square feet
Lot 20	2,628 square feet
Lot 21	2,470 square feet
Lot 22	2,477 square feet
Lot 23	2,477 square feet
Lot 24	2,477 square feet
Lot 25	2,681 square feet

IV. Site Standards

- A. Unless specifically defined below, construction must meet all required development standards in the County Code at the time of Building Permit submittal. All of the site standards contained within Chapter 13.10 applicable to zone districts of the properties shall be applicable unless modified by this Planned Unit Development. The following development standards supersede the development standards in the County Code.
1. Setbacks: Minimum setback requirements for structures are reduced as indicated in the approved Exhibit “E” for this permit. The indicated structure footprints define the approved building envelopes for construction of structures.

Lot 1	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	15.4 feet 0 feet and 0 feet 37.4 feet
Lot 2	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	15 feet 5 feet and 0 feet 37.1 feet
Lot 3	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	15 feet 0 feet and 5 feet 27.9 feet

Lot 4	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	15 feet 5 feet and 0 feet 26.6 feet
Lot 5	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	15 feet 0 feet and 5 feet 23.2 feet
Lot 6	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	15 feet 5 feet and 0 feet 22.3 feet
Lot 7	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	15 feet 0 feet and 5 feet 34.5 feet
Lot 8	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	12.8 feet 5 feet and 0 feet 39.9 feet
Lot 9	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	15.5 feet 0 feet and 5 feet 14.4 feet
Lot 10	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	14.6 feet 5 feet and 0 feet 32.8 feet
Lot 11	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	29 feet 0 feet and 5 feet 18.7 feet
Lot 12	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	22 feet 5 feet and 0 feet 17.1 feet
Lot 13	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	14 feet 5 feet and 5 feet 17.6 feet
Lot 14	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10 feet 0 feet and 5 feet 20.3 feet
Lot 15	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	11 feet 5 feet and 0 feet 20.3 feet
Lot 16	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10.8 feet 0 feet and 5 feet 11.8 feet
Lot 17	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	2.9 feet 2.5 feet and 0 feet 13.1 feet
Lot 18	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	9.6 feet 5 feet and 5 feet 15 feet

Lot 19	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10 feet 5 feet and 5 feet 19.7 feet
Lot 20	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10 feet 5 feet and 0 feet 15 feet
Lot 21	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10 feet 0 feet and 5 feet 15 feet
Lot 22	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10 feet 5 feet and 0 feet 15 feet
Lot 23	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10 feet 0 feet and 5 feet 15 feet
Lot 24	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10 feet 5 feet and 0 feet 15 feet
Lot 25	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10 feet 0 feet and 5 feet 15 feet

B. All Lots

1. Eaves and fireplaces may project into required minimum yards by no more than 3 feet. Eaves shall not extend into vehicular rights of way.
2. A maximum of one small non-habitable storage building/shed is allowed on each building parcel (Lots 1 through 25) indicated on the approved Exhibit "E" for the permit. The small storage building/shed shall be limited to no more than 120 square feet in floor area and no higher than 10 feet in height. The storage building/shed shall be located in the rear yard and set back a minimum of three feet from side and rear property lines. The storage building/shed shall not be located on any rain garden utilized for stormwater detention. No other accessory structures/buildings are allowed.
3. Fencing shall not exceed 3 feet in height within the required front yard of each residential building parcel (Lots 1 through 25).

C. Lot Coverage: Maximum lot coverage for structures is allowed as indicated in the approved Exhibit "E" for this permit.

Lot 1	37%
Lot 2	37.6%
Lot 3	39.2%
Lot 4	42%
Lot 5	43.1%
Lot 6	42.3%
Lot 7	38.9%
Lot 8	32.7%
Lot 9	30.3%

Lot 14	47.7%
Lot 15	35.4%
Lot 16	35.4%
Lot 17	39.6%
Lot 18	42.8%
Lot 19	37.5%
Lot 20	38.2%
Lot 21	39.8%
Lot 22	39.8%

Lot 10	39.9%
Lot 11	36.7%
Lot 12	40.4%
Lot 13	44.6%

Lot 23	39.8%
Lot 24	39.8%
Lot 25	38.6%

- D. Floor Area Ratio: Maximum Floor Area Ratio for structures is allowed as indicated in the approved Exhibit “E” for this permit.

Lot 1	.61
Lot 2	.62
Lot 3	.64
Lot 4	.69
Lot 5	.71
Lot 6	.70
Lot 7	.64
Lot 8	.53
Lot 9	.50
Lot 10	.66
Lot 11	.59
Lot 12	.65
Lot 13	.72

Lot 14	.77
Lot 15	.64
Lot 16	.64
Lot 17	.67
Lot 18	.74
Lot 19	.64
Lot 20	.65
Lot 21	.68
Lot 22	.68
Lot 23	.68
Lot 24	.68
Lot 25	.66

- E. Height and Number of Stories: Maximum height for structures shall not exceed 28 feet and no more than two stories are allowed.

V. Design

- A. Structure design, location, and construction shall conform to the approved Exhibit “E” for this permit. Any changes to structure design that increase or otherwise expand the structure so that it would not be in compliance with the standards specified in the approved Exhibit “E” for this permit and these Planned Unit Development conditions is not allowed.













































VI. Amendments

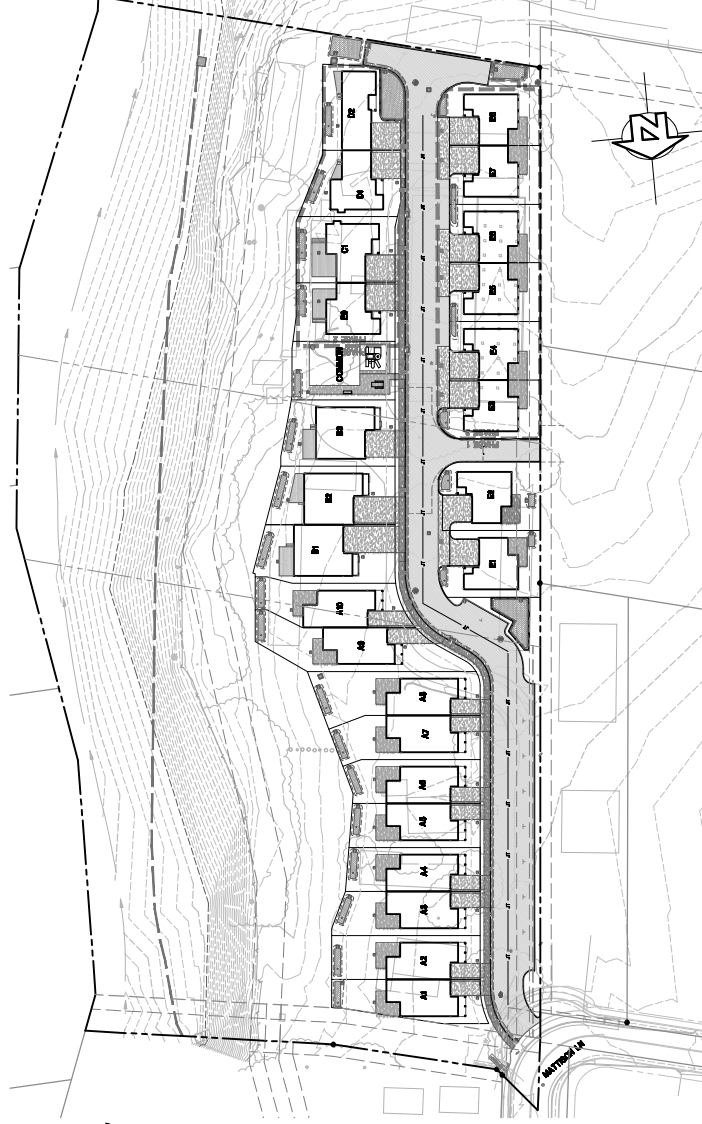
- A. During the Final Map recordation phase, or the initial buildout of the subdivision, adjustments to standards authorized by this Planned Unit Development that are needed to reflect real-world conditions may be authorized by Planning staff as a Minor Variation/Map Correction. Any such changes shall be in substantial conformance with the approved Planned Unit Development standards and shall be noted on a Certificate of Correction filed with the County Surveyor.
- B. Future amendments or changes to the approved project, including structure design, structure locations, and associated infrastructure shall be processed per the levels of review specified in Chapter 18.10 of the County Code or its successor ordinance, unless otherwise specified by these Planned Unit Development conditions of approval.

1. Future façade changes and/or modifications to the design for the residential structures, that are in compliance with the standards specified in the approved Exhibit “E” for this permit and these Planned Unit Development conditions (and other applicable standards of the zone district), shall be allowed.
- C. Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code or its successor ordinance.

**PRELIMINARY IMPROVEMENT PLANS
FOR
LOCATELLI SUBDIVISION
MATTISON LANE
SANTA CRUZ COUNTY, CALIFORNIA**

AB	AGGREGATE BASE	JB	JUNCTION BOX	WV	WATER VALVE
AC	ACCESSORY	KB	KITCHEN	WY	WYE
AD	ADJUSTABLE	LD	LANDSCAPE		
AE	ALUMINUM	LP	LINE PIPE		
AF	ALUMINUM FINISH	LP	LINE PIPE		
AG	AGGREGATE	LP	LINE PIPE		
AH	ALUMINUM HANGING	LP	LINE PIPE		
AI	ALUMINUM INSULATION	LP	LINE PIPE		
AJ	ALUMINUM JOINT	LP	LINE PIPE		
AK	ALUMINUM KITCHEN	LP	LINE PIPE		
AL	ALUMINUM LAMP	LP	LINE PIPE		
AM	ALUMINUM MANTLE	LP	LINE PIPE		
AN	ALUMINUM NAIL	LP	LINE PIPE		
AO	ALUMINUM OIL	LP	LINE PIPE		
AP	ALUMINUM PAPER	LP	LINE PIPE		
AQ	ALUMINUM PLASTER	LP	LINE PIPE		
AR	ALUMINUM RAIL	LP	LINE PIPE		
AS	ALUMINUM SILL	LP	LINE PIPE		
AT	ALUMINUM TANK	LP	LINE PIPE		
AV	ALUMINUM VALVE	LP	LINE PIPE		
AW	ALUMINUM WALL	LP	LINE PIPE		
AX	ALUMINUM WINDOW	LP	LINE PIPE		
AY	ALUMINUM YARD	LP	LINE PIPE		
AZ	ALUMINUM ZONE	LP	LINE PIPE		
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BC	BRICK BACK	LP	LINE PIPE		
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EXISTING	LEGEND	PROPOSED
	AIR RELEASE VALVE	
	BOWL-OFF VALVE	
	CATCH BASIN	
	CURB INLET	
	CLEANOUT STRUCTURE	
	FIRE HYDRANT	
	FLY ANCHOR	
	MANHOLE STRUCTURE	
	WATER METER	
	WATER VALVE	
	ELECTRICAL LINE	
	FIBER OPTIC LINE	
	FIRE WATER LINE	
	GAS LINE	
	IRRIGATION LINE	
	JOINT TRENCH LINE	
	OVERHEAD LINE	
	RECYCLED WATER LINE	
	STORM DRAIN LINE	
	SANITARY SEWER LINE	
	TELEPHONE LINE	
	CABLE TV LINE	
	WATER LINE	



PLAN VIEW
1"=40'

BENCHMARK

BENCHMARK FOR THIS SURVEY IS COUNTY BENCHMARK NO. 428, A BRASS DISC ON TOP OF EAST CURB OF 17TH AVENUE, 13.5 FEET SOUTH OF THE CENTERLINE OF MATTISON LANE

ELEVATION= 96.84 FEET DATUM: NAVD 88

BASIS OF BEARINGS

STATE OF TEXAS
COUNTY OF BROWN
BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS ON THE EAST LINE
OF PARCEL B, VOLUME 074 OF MAPS, PAGE 38, SANTA CRUZ COUNTY RECORDS, AND AS
SHOWN HEREON
BEARING= N 06°45'00" E

FIRE NOTES

THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2019) AND CENTRAL FIRE DISTRICT AMENDMENTS.

SEE SHEET CS-0 FOR EXISTING NEAR BY FIRE HYDRANT(S) LOCATION AND FLOW RATE INFORMATION.

PROJECT ROADS, TURNAROUNDS, FIRE LANES, AND FIRE LANE SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF THE COUNTY OF SANTA CRUZ AND THE CENTRAL FIRE DISTRICT ORDINANCE/STANDARDS.

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C1.0	COIL SEVER	PRELIMINARY COVER SHEET, ABBREVIATIONS & LEGEND
C2.0		PRELIMINARY EXISTING CONDITIONS PLAN
C3.0		PRELIMINARY GRADING & DRAINAGE PLAN (NORTH)
C3.1		PRELIMINARY GRADING & DRAINAGE PLAN (SOUTH)
C4.0		PRELIMINARY ROAD PLAN & PROFILE
C4.1		PRELIMINARY ROAD SECTIONS
C5.0		PRELIMINARY UTILITY PLAN (NORTH)
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L4		IRRIGATION PLAN (NORTH)
L5		IRRIGATION PLAN (SOUTH)



VICINITY MAP
N.T.S.

[illegible]

IFLAND ENGINEERS
3800 BOULEVARD AVE. SUITE 101
SANCTUARY CRYSTAL CA 95068
TEL 925 432-5363
FAX 925 432-5363
WWW.IFLANDENGINEERS.COM

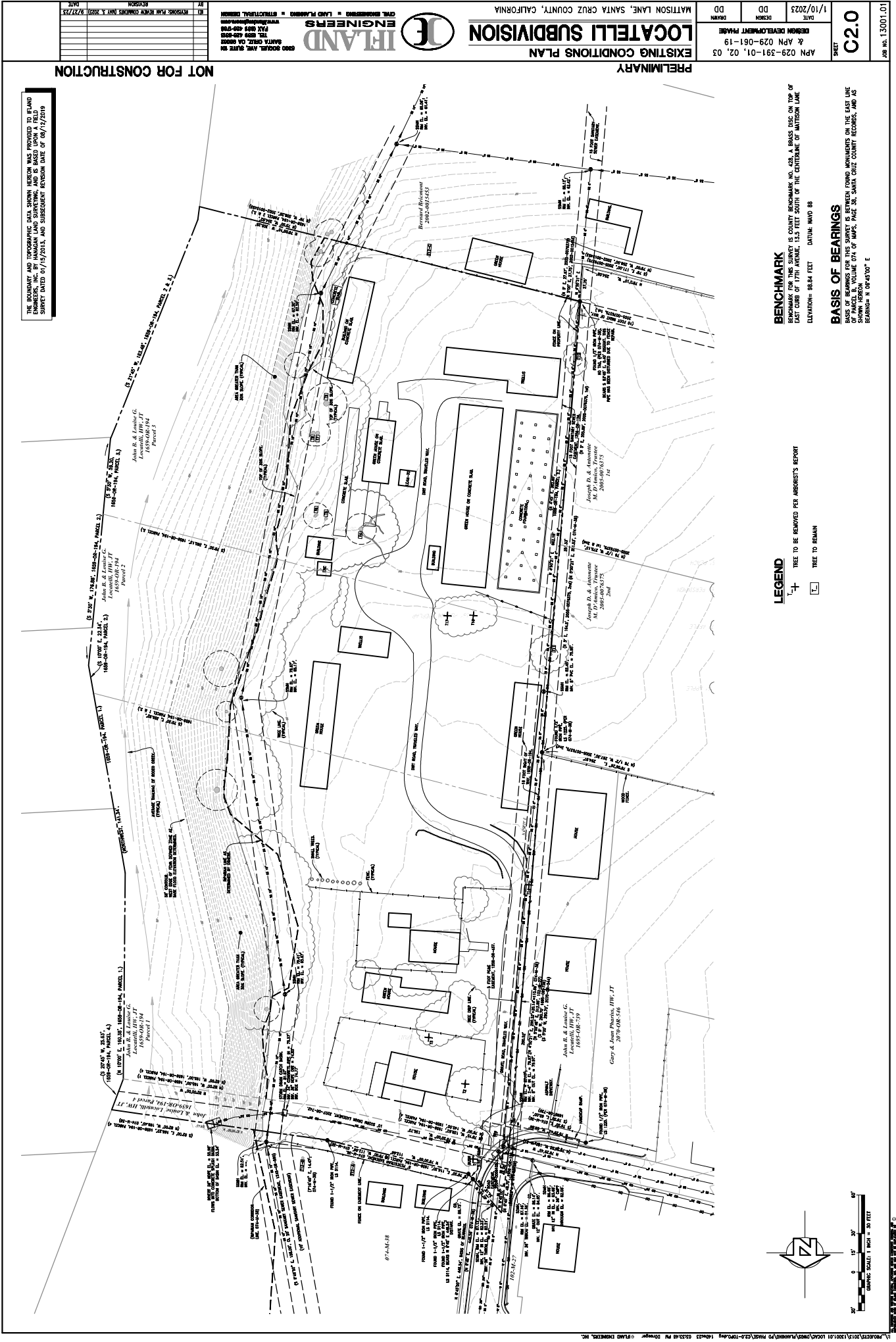


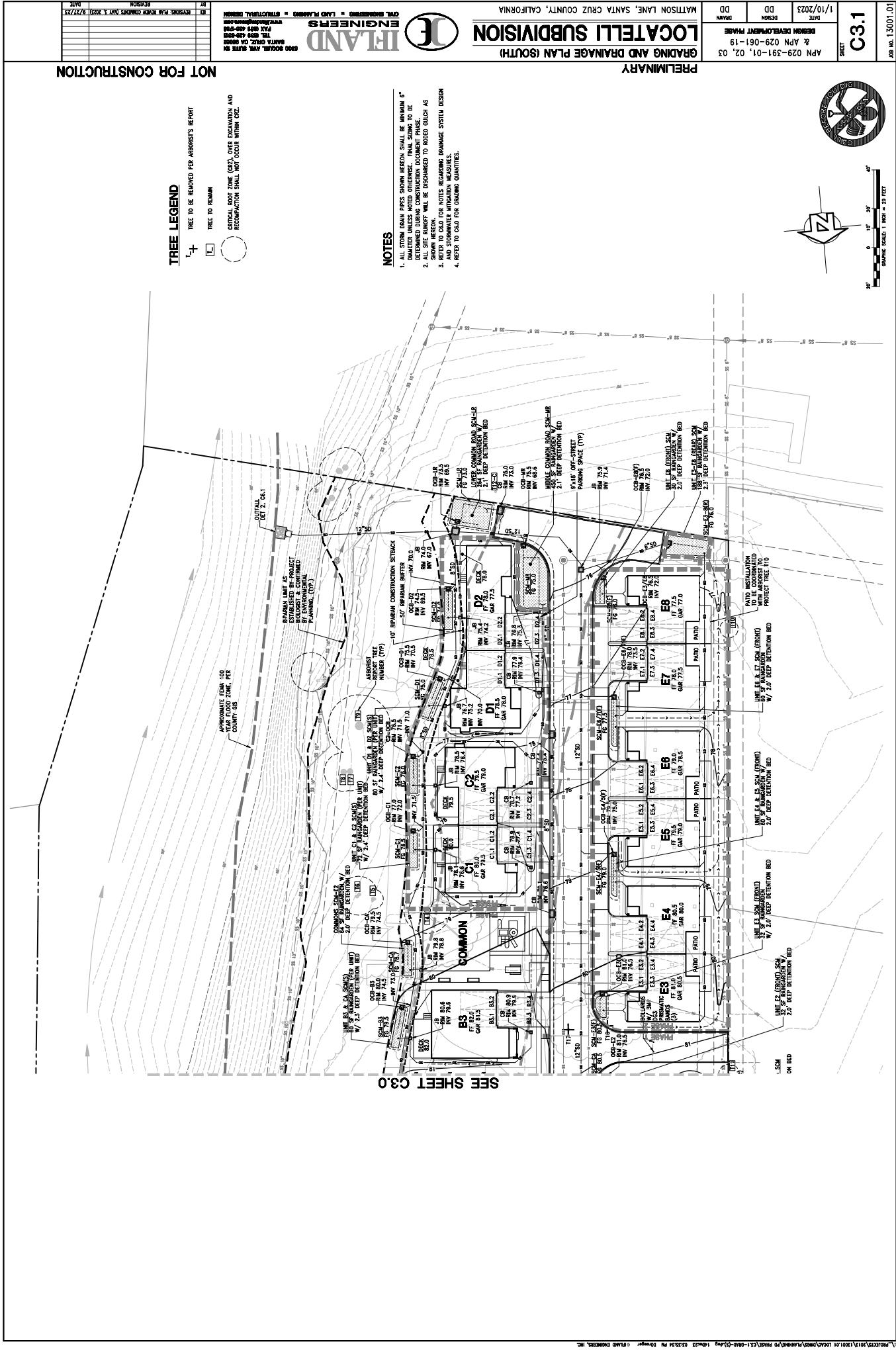
COVER SHEET, ABBREVIATIONS & LEGEND
LOCATELLI SUBDIVISION
MATTHEW LANE, SANTA CRUZ COUNTY, CALIFORNIA

APN 029-391-01, 02, 03 & APN 029-061-19	DESIGN DEVELOPMENT PHASE	DATE	DD	DD
		0/2023	DESIGN	DRAWN

C1.0







DATE	1/10/2023
DRAWN	DD
DESIGN	DD
CHECKED	DD
APPROVED	DD
DATE	1/10/2023
DESIGN	DD
CHECKED	DD
APPROVED	DD

3600 BOULEVARD, SUITE 100
SAN ANTONIO, TEXAS 78201
TEL: 214-520-0900
WWW.IFLANDENGINEERS.COM
LAND PLANNING & SURVEYING
CIVIL ENGINEERING



LOCATELLI SUBDIVISION
MATTISON LANE, SANTA CRUZ COUNTY, CALIFORNIA

APN 029-391-01, 02, 03
& APN 029-061-19
DESIGN DEVELOPMENT PHASE

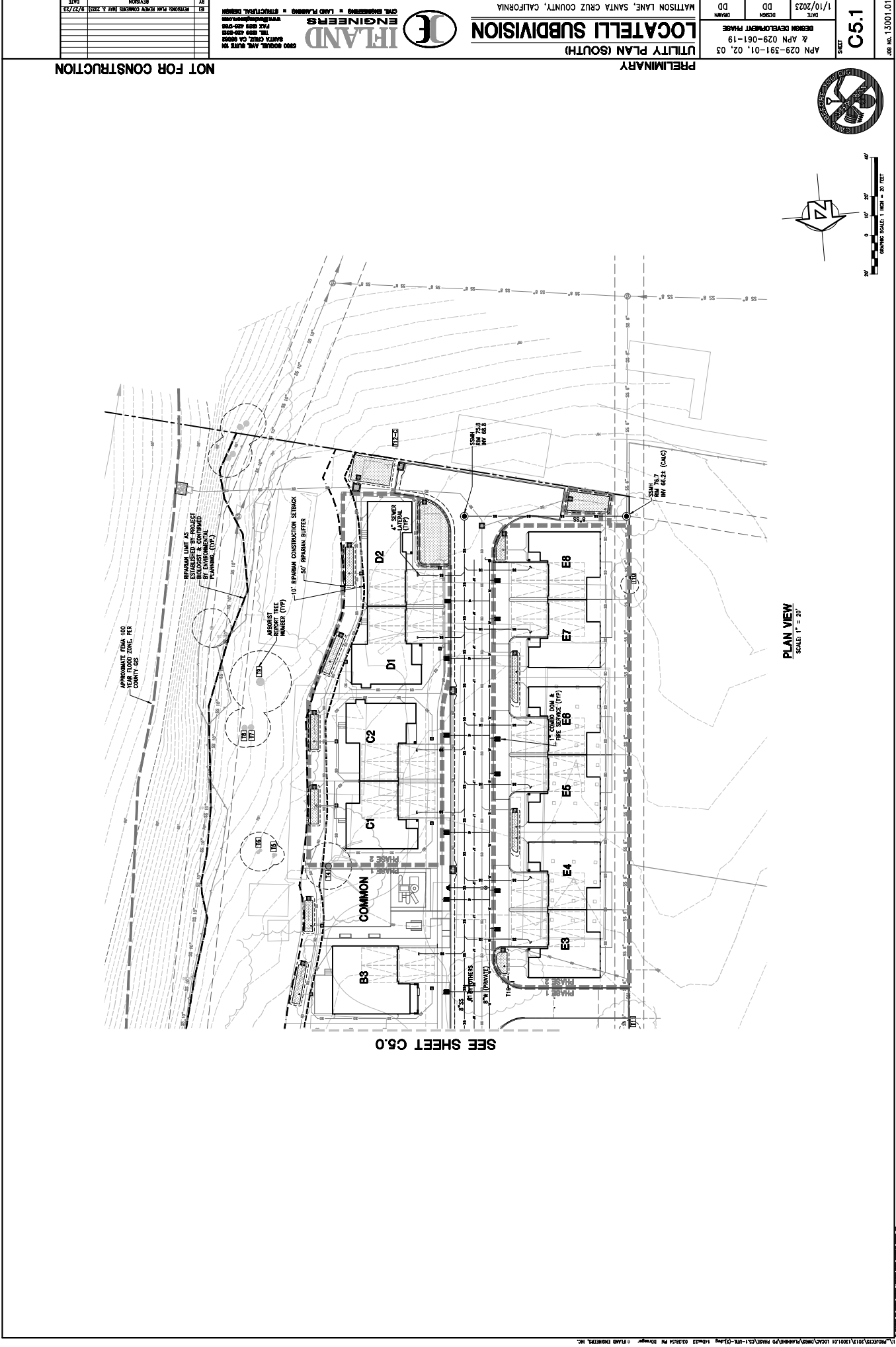
SHEET
C3.1
JOB NO. 13001.01

TREE LEGEND

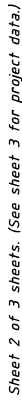
- TREE TO BE REMOVED PER ARBORIST'S REPORT
- TREE TO REMAIN
- CUTTING AREA (SEE NOTE) OVER EXCAVATION AND RECONSTRUCTION SHALL NOT OCCUR WITHIN 50'

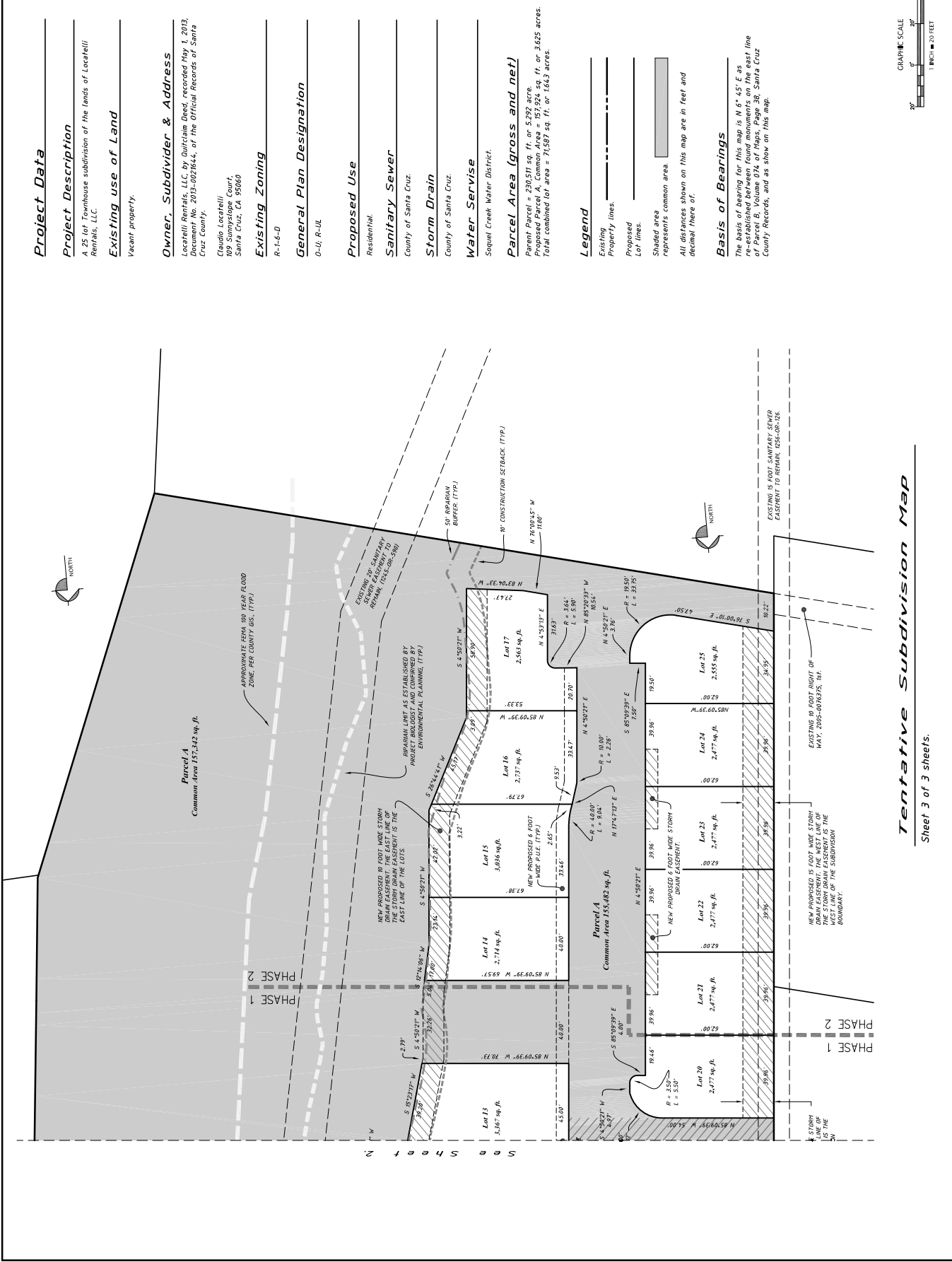
NOTES

1. ALL STORM DRAIN PIPES SHOWN HEREON SHALL BE MINIMUM 6" DIAMETER UNLESS NOTED OTHERWISE. FINAL SIGNS TO BE SHOWN ON FINAL PLAN.
2. ALL SITE RUNOFF WILL BE DISCHARGED TO RODEO GULCH AS SHOWN HEREON.
3. SEE NOTES FOR UTILITY RELOCATION, DRAINAGE SYSTEM DESIGN AND STORMWATER MITIGATION MEASURES.
4. REFER TO CSD FOR GRADING QUANTITIES.

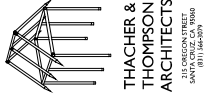






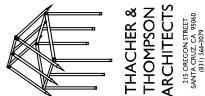


LOCATELLI SUBDIVISION

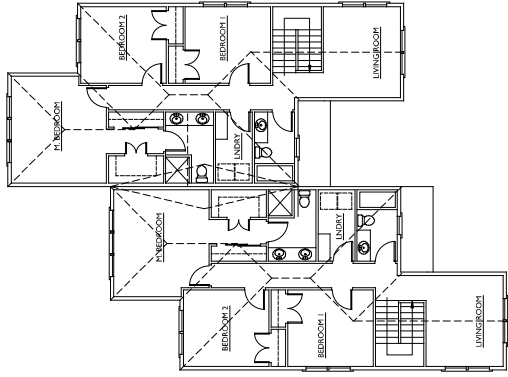


LOCATELLI SUBDIVISION
MATTHEW LANE, SANTA CRUZ COUNTY, CA

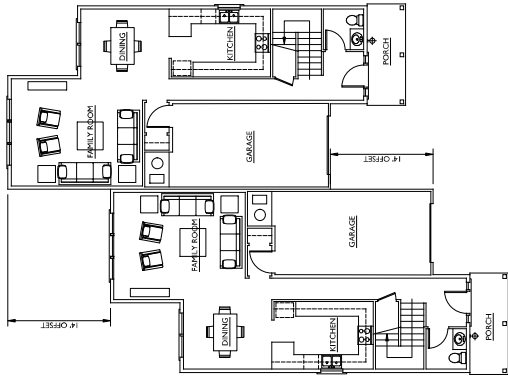
VICINITY MAP		PROJECT TEAM		SHEET INDEX		AREA CALCULATIONS															
		OWNER: LOCATELLI REALTYS, LLC SANTA CRUZ, CA 95060	ARCHITECT: TOM THACHER & MATT THOMPSON 215 OREGON STREET SANTA CRUZ, CA 95060 (831) 544-0079 tom@thacher.com	ARCHITECTURAL A1 SITE PLAN, PROJECT DATA A2 UNIT A PLANS & ELEVATIONS A3 UNIT B PLANS & ELEVATIONS A4 UNIT C PLANS & ELEVATIONS A5 UNIT D PLANS & ELEVATIONS A6 UNIT E PLANS & ELEVATIONS A7 UNIT F PLANS & ELEVATIONS A8 COLOR BOARDS		LOT	PROPOSED LOT AREA	PROPOSED RECD. FAR / A.C.	ORD. RECD. COVERAGE	PROPOSED COVERAGE	PROPOSED BLDG. HOT	PROPOSED # BEDROOMS	ORD. RECD. PARKING	ORD. RECD. GARAGE PARKING	IN LOT / PARKING	CUL-DE-SAC / PARKING	TOTAL HOME SF (HEATED)	GARAGE SF	WATER / GARAGE		
		LAND USE PLANNER: SWIFT CONSULTING SERVICES 500 CHESTNUT STREET, SUITE 100 SANTA CRUZ, CA 95060 (831) 694-9992 kier@swiftconsulting.com	CIVIL ENGINEER: IFLAND ENGINEERS 1509 SEABRIGHT AVE, SUITE 100 SANTA CRUZ, CA 95060 (831) 544-0079 jordan@iflandengineers.com	APPROVAL AGENCIES		1	6,000 SF	2,653 SF	50%	61	40%	37%	28 FT	27'-6"	3	2	1	1	1,824 SF	278 SF	2,102 SF
				PLANNING & BUILDING: SANTA CRUZ COUNTY		2	6,000 SF	3,033 SF	50%	62	40%	37.6%	28 FT	27'-6"	3	2	1	1	1,824 SF	278 SF	2,102 SF
				FIRE: CENTRAL FIRE		3	6,000 SF	2,917 SF	50%	64	40%	39.2%	28 FT	27'-6"	3	2	1	1	1,824 SF	278 SF	2,102 SF
				WATER: SOQUEL CREEK WATER		4	6,000 SF	2,720 SF	50%	69	40%	42%	28 FT	27'-6"	3	2	1	1	1,824 SF	278 SF	2,102 SF
				SANITATION: SANTA CRUZ COUNTY		5	6,000 SF	2,650 SF	50%	71	40%	43.1%	28 FT	27'-6"	3	2	1	1	1,824 SF	278 SF	2,102 SF
						6	6,000 SF	2,670 SF	50%	70	40%	42.8%	28 FT	27'-6"	3	2	1	1	1,824 SF	278 SF	2,102 SF
						7	6,000 SF	2,934 SF	50%	63	40%	38.9%	28 FT	27'-6"	3	2	1	1	1,824 SF	278 SF	2,102 SF
						8	6,000 SF	3,274 SF	50%	53	40%	32.7%	28 FT	27'-6"	3	2	1	1	1,824 SF	278 SF	2,102 SF
						9	6,000 SF	3,273 SF	50%	50	40%	30.3%	28 FT	27'-6"	3	2	1	1	1,824 SF	278 SF	2,102 SF
						10	6,000 SF	2,858 SF	50%	66	40%	39.9%	28 FT	27'-6"	3	2	1	1	1,824 SF	278 SF	2,102 SF
						11	6,000 SF	3,624 SF	50%	59	40%	36.7%	28 FT	28'-0"	4	2.5	2	2	1,991 SF	391 SF	2,382 SF
						12	6,000 SF	3,335 SF	50%	65	40%	40.4%	28 FT	28'-0"	4	2.5	2	2	1,991 SF	391 SF	2,382 SF
						13	6,000 SF	3,343 SF	50%	72	40%	44.6%	28 FT	28'-0"	4	2.5	2	2	1,991 SF	391 SF	2,382 SF
						14	6,000 SF	2,709 SF	50%	77	40%	47.7%	28 FT	27'-6"	3	2	2	2	1,497 SF	403 SF	1,900 SF
						15	6,000 SF	3,035 SF	50%	64	40%	35.4%	28 FT	25'-2"	3	2	2	2	1,778 SF	394 SF	2,172 SF
						16	6,000 SF	2,748 SF	50%	64	40%	35.4%	28 FT	25'-2"	3	2	2	2	1,778 SF	394 SF	2,172 SF
						17	6,000 SF	3,555 SF	50%	67	40%	39.6%	28 FT	24'-0"	3	2	2	2	1,771 SF	391 SF	2,164 SF
						18	6,000 SF	2,958 SF	50%	74	40%	42.8%	28 FT	24'-0"	3	2	2	2	1,477 SF	403 SF	1,900 SF
						19	6,000 SF	3,166 SF	50%	64	40%	37.3%	28 FT	25'-0"	3	2	2	2	1,497 SF	403 SF	1,900 SF
						20	6,000 SF	2,628 SF	50%	65	40%	38.3%	28 FT	25'-0"	3	2	2	2	1,497 SF	403 SF	1,900 SF
						21	6,000 SF	2,470 SF	50%	68	40%	39.8%	28 FT	25'-0"	3	2	2	2	1,497 SF	403 SF	1,900 SF
						22	6,000 SF	2,477 SF	50%	68	40%	39.8%	28 FT	25'-0"	3	2	2	2	1,497 SF	403 SF	1,900 SF
						23	6,000 SF	2,477 SF	50%	68	40%	39.8%	28 FT	25'-0"	3	2	2	2	1,497 SF	403 SF	1,900 SF
						24	6,000 SF	2,477 SF	50%	68	40%	39.8%	28 FT	25'-0"	3	2	2	2	1,497 SF	403 SF	1,900 SF
						25	6,000 SF	2,481 SF	50%	66	40%	38.6%	28 FT	25'-0"	3	2	2	2	1,497 SF	403 SF	1,900 SF
						TOTAL PARKING										52	40	40	14		
						REQD GUEST PARKING (20%)										=	10.4				
						PARKING PROVIDED (40 + 40 + 14) =										63					
						PARKING PROVIDED (40 + 40 + 14) =										94					



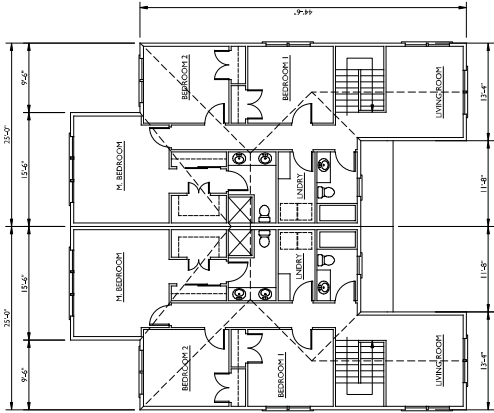
LOCATELLI SUBDIVISION
MATTHEW LANE, SANTA CRUZ COUNTY, CA
UNIT A PLANS & ELEVATIONS



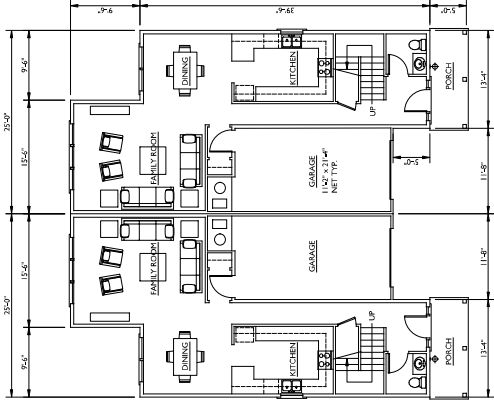
4 A9 & A10 SECOND FLOOR
SCALE: 1/8"=1'-0"



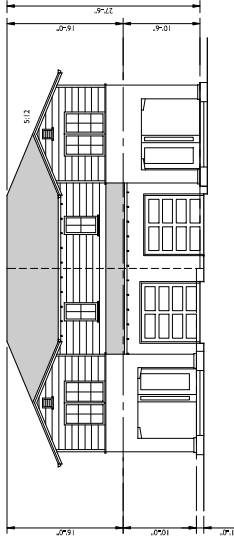
3 A9 & A10 FIRST FLOOR
SCALE: 1/8"=1'-0"



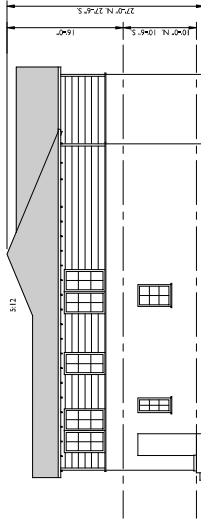
2 A1 & A2 SECOND FLOOR
SCALE: 1/8"=1'-0"



1 A1 & A2 FIRST FLOOR
SCALE: 1/8"=1'-0"

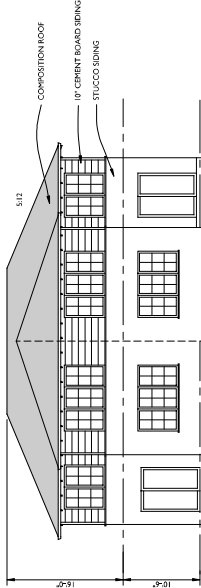


5 A1 & A2 WEST ELEVATION
SCALE: 1/8"=1'-0"

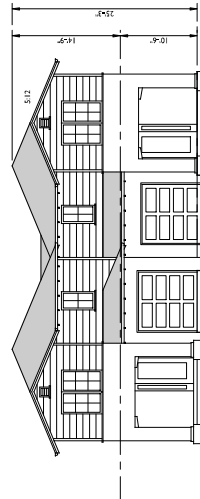


6 A2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

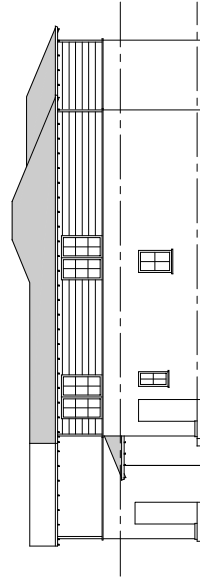
NORTH ELEV.
IS TYPIC



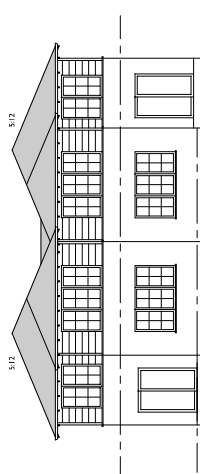
7 A1 & A2 EAST ELEVATION
SCALE: 1/8"=1'-0"



8 A9 & A10 WEST ELEVATION
SCALE: 1/8"=1'-0"



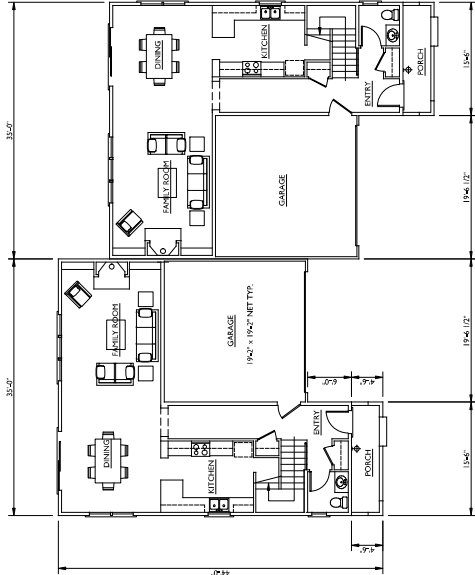
9 A10 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



10 A10 & A9 EAST ELEVATION
SCALE: 1/8"=1'-0"

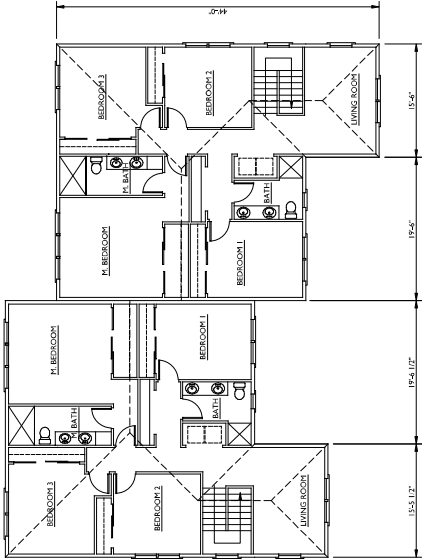
FIRST FLOOR: 798 SF
GARAGE: 278 SF
TOTAL: 1076 SF
SECOND FLOOR: 1028 SF

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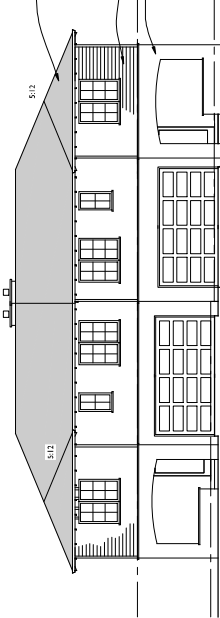
1 B1 FIRST FLOOR
SCALE 1/8"=1'-0"

2 B2 FIRST FLOOR
SCALE 1/8"=1'-0"



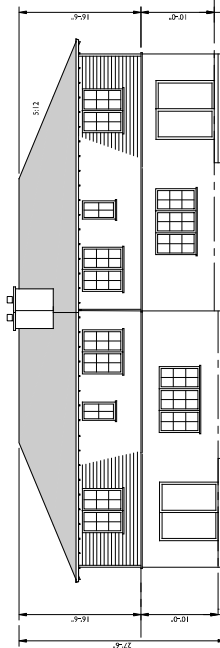
3 B1 SECOND FLOOR
SCALE 1/8"=1'-0"

4 B2 SECOND FLOOR
SCALE 1/8"=1'-0"



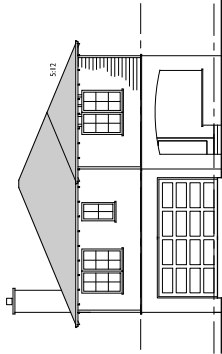
6 B1 WEST ELEVATION
SCALE 1/8"=1'-0"

7 B2 WEST ELEVATION
SCALE 1/8"=1'-0"

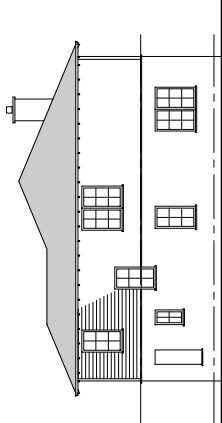


8 B2 EAST ELEVATION
SCALE 1/8"=1'-0"

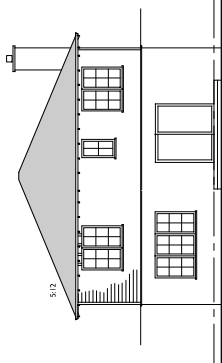
9 B1 EAST ELEVATION
SCALE 1/8"=1'-0"



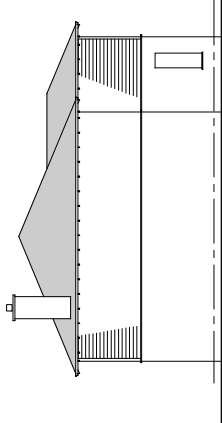
11 B3 WEST ELEVATION
SCALE 1/8"=1'-0"



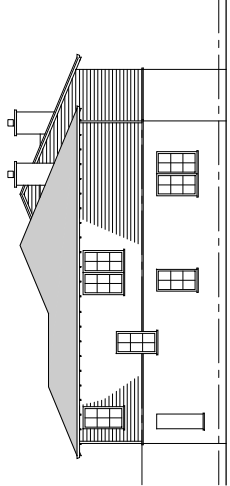
12 B3 SOUTH ELEVATION
SCALE 1/8"=1'-0"



13 B3 EAST ELEVATION
SCALE 1/8"=1'-0"

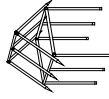


14 B3 NORTH ELEVATION
SCALE 1/8"=1'-0"



5 B2 SOUTH ELEVATION
SCALE 1/8"=1'-0"

FIRST FLOOR:
GARAGE:
PORCH:
SECOND FLOOR:
891 SF
391 SF
62 SF
1,100 SF



LOCATELLI SUBDIVISION
MATTISON LANE, SANTA CRUZ COUNTY, CA
UNIT C PLANS & ELEVATIONS

DRAWING DATE MAY, 2018 REV. FEB. 2023 REV. DEC. 2023	ISSUED TO FACILITATE CONSTRUCTION DATE PENDING	PROJECT FILE NAME: SWIFT LOCATH 11
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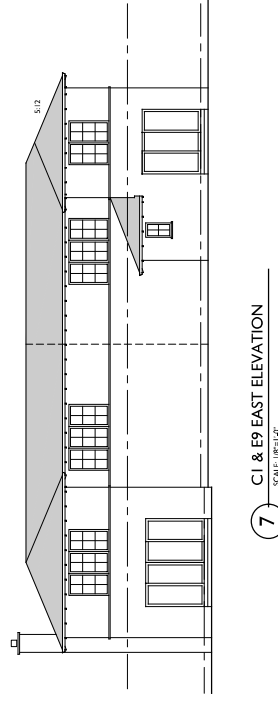
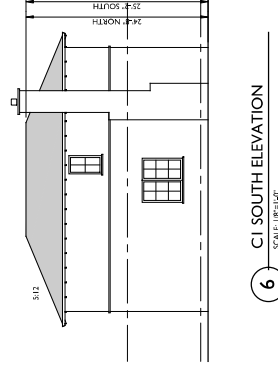
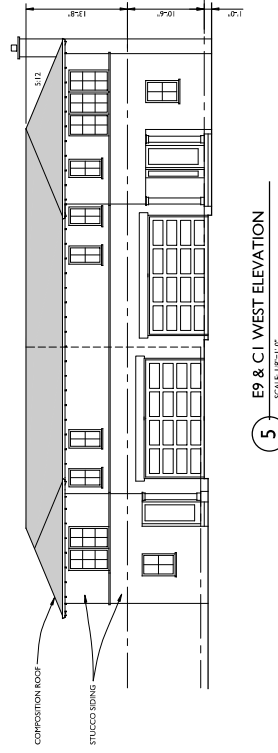
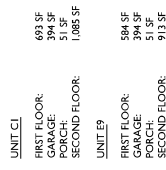
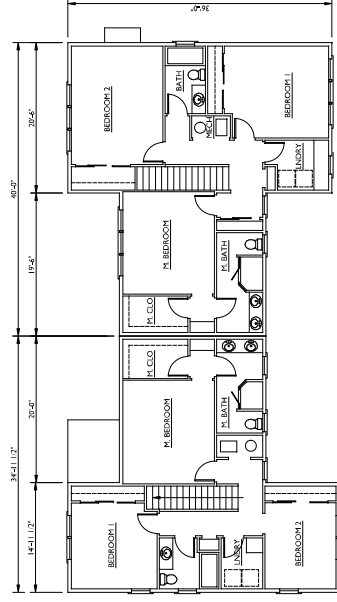
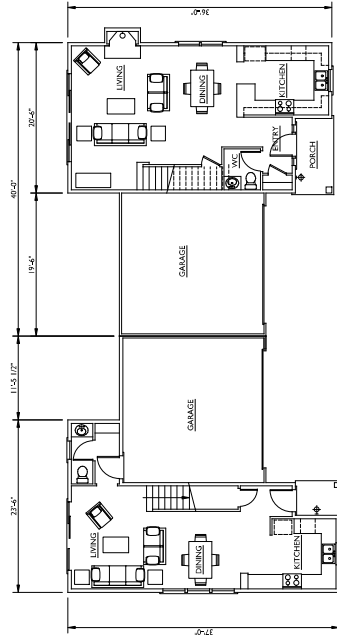
PRELIMINARY
NOT FOR
CONSTRUCTION

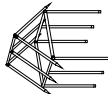
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NAME: THOMPSON, ORIS B. ROBERTSON

A4

Exhibit E





THACHER &
THOMPSON
ARCHITECTS
211 OREGON STREET
SAN JOSE, CA 95131
(415) 764-2000

LOCATELLI SUBDIVISION
MATTHEW LANE, SANTA CRUZ COUNTY, CA
UNIT D PLANS & ELEVATIONS

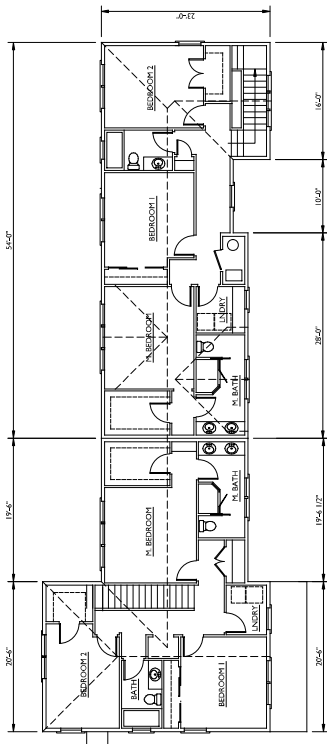
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ISSUED TO FACILITATE
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PROJECT FILE NAME
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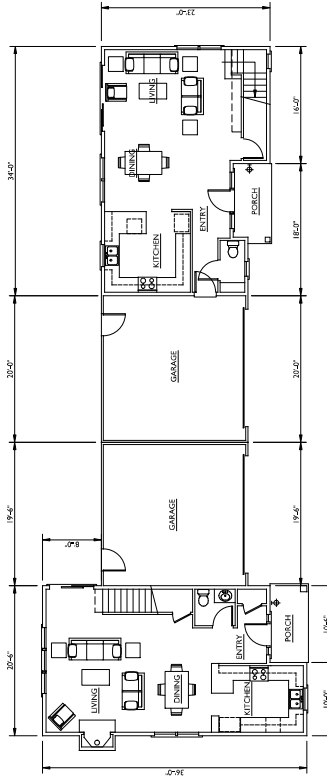
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A5

Exhibit E

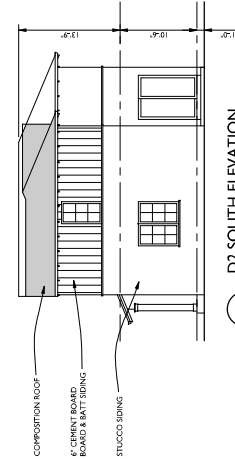


3 D1 SECOND FLOOR
SCALE 1/8"=1'-0"

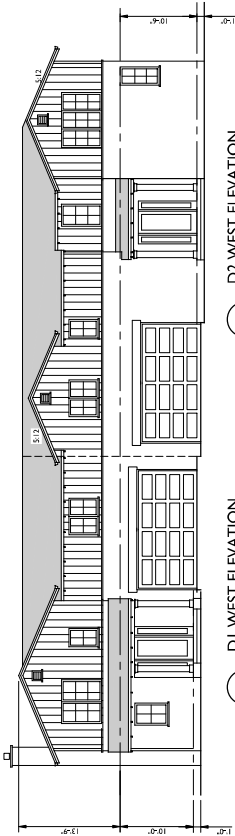


2 D2 FIRST FLOOR
SCALE 1/8"=1'-0"

UNIT D1	UNIT D2
FIRST FLOOR:	FIRST FLOOR:
GARAGE:	GARAGE:
PORCH:	PORCH:
SECOND FLOOR:	SECOND FLOOR:
684 SF	788 SF
391 SF	391 SF
53 SF	53 SF
988 SF	1,025 SF



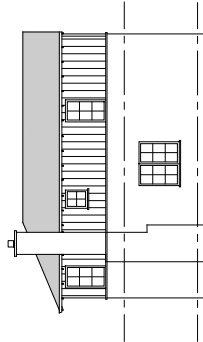
7 D2 SOUTH ELEVATION
SCALE 1/8"=1'-0"



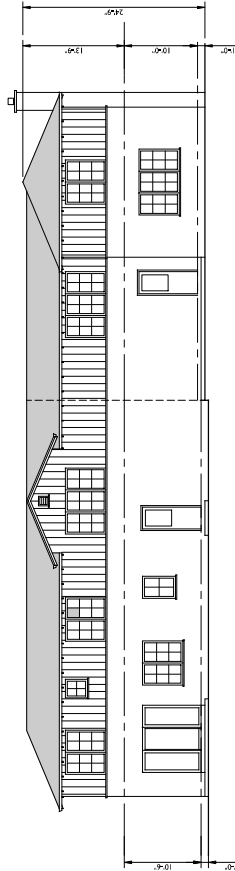
6 D2 WEST ELEVATION
SCALE 1/8"=1'-0"



5 D1 WEST ELEVATION
SCALE 1/8"=1'-0"



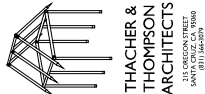
10 D1 NORTH ELEVATION
SCALE 1/8"=1'-0"



9 D2 EAST ELEVATION
SCALE 1/8"=1'-0"



8 D1 EAST ELEVATION
SCALE 1/8"=1'-0"



LOCATELLI SUBDIVISION
HATTISON LANE, SANTA CRUZ COUNTY, CA
UNIT E PLANS & ELEVATIONS

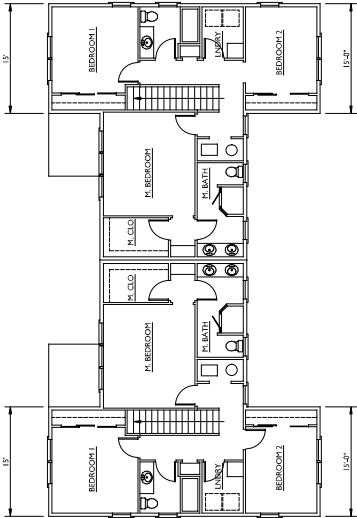
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12/15/2023
REV 118, 2023
ISSUED TO FACILITATE
CONSTRUCTION
DATE FINISHING
PROJECT FILE NAME
SWIFT LOCATELLI

PRELIMINARY
NOT FOR
CONSTRUCTION

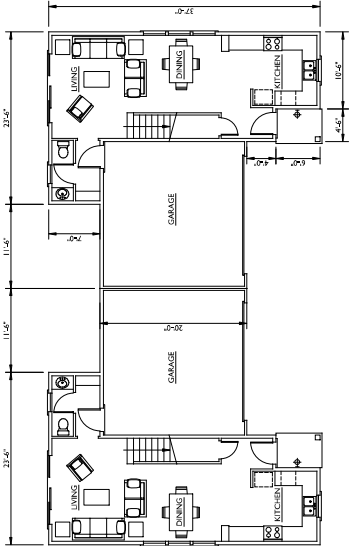
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A6

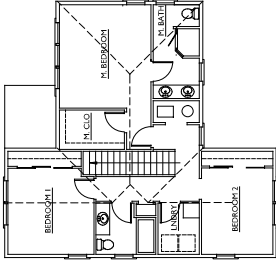
Exhibit E



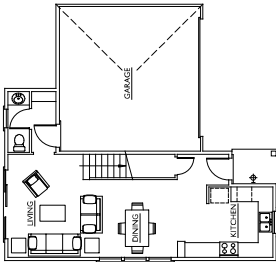
4 E3 - E8 SECOND FLOOR
SCALE 1/8"=1'-0"



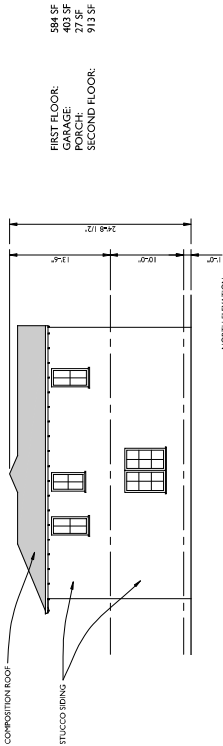
3 E3 - E8 FIRST FLOOR
SCALE 1/8"=1'-0"



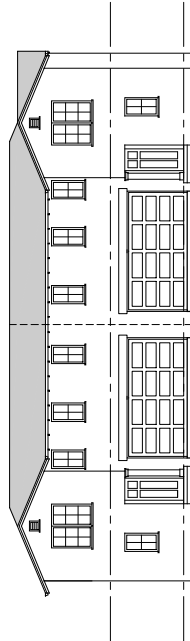
2 E1 SECOND FLOOR
E1 IS MIRRORED
SCALE 1/8"=1'-0"



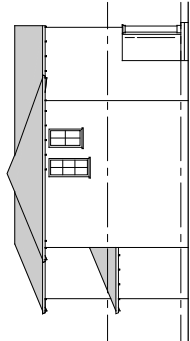
1 E1 FIRST FLOOR
E1 IS MIRRORED
SCALE 1/8"=1'-0"



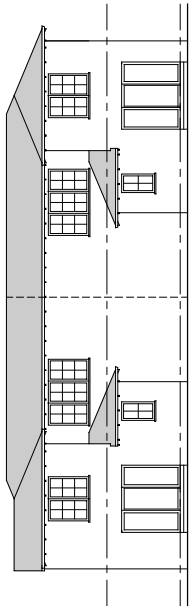
6 E1 - E8 SOUTH ELEVATION
NORTH ELEVATION IS MIRRORED
SCALE 1/8"=1'-0"



5 E3 - E8 EAST ELEVATION
SCALE 1/8"=1'-0"

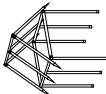


8 E1 SOUTH ELEVATION
SCALE 1/8"=1'-0"



7 E3 - E8 WEST ELEVATION
SCALE 1/8"=1'-0"

FIRST FLOOR:
GARAGE
598 SF
SECOND FLOOR:
BEDROOMS
913 SF



THACHER &
THOMPSON
ARCHITECTS
211 OREGON STREET
SANTA CRUZ, CA 95060
(408) 244-0091

LOCATELLI SUBDIVISION
MATTISON LANE, SANTA CRUZ COUNTY, CA
COLOR BOARDS

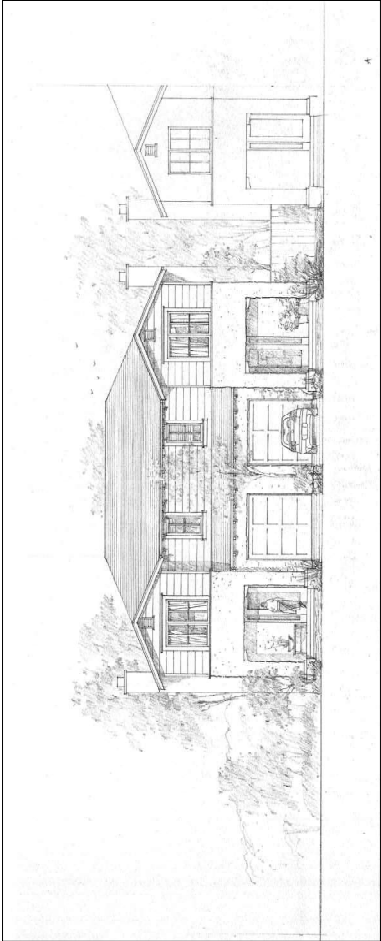
DRAWING DATE
JAN 2023
REV FEB 2023
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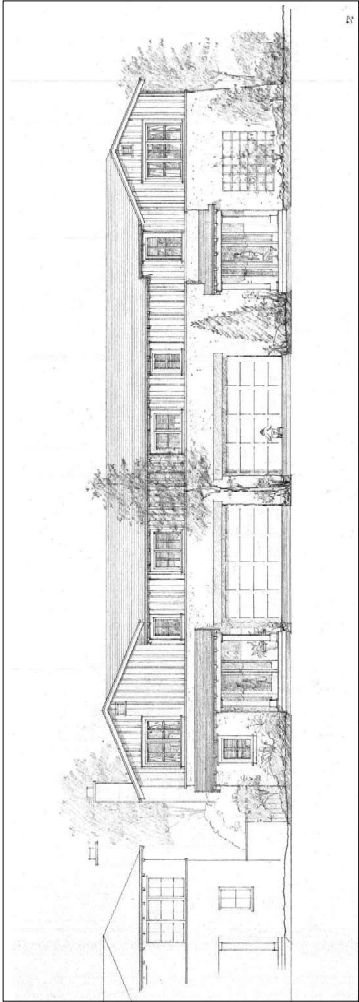
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A7

Exhibit E



A WEST ELEVATION
SCALE 1/8"=1'-0"



D WEST ELEVATION
SCALE 1/8"=1'-0"

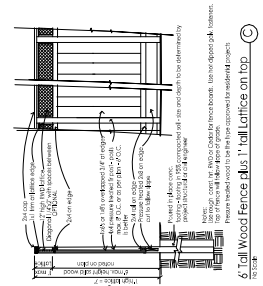
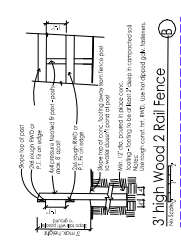
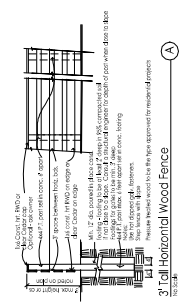
2

Fence Types

-  **10' high split rail fence:** 4x4 posts @ 8' (see OC 149 vert. post spacing) with 2x6 rails @ 4' high fence
-  **3' high split rail fence:** 4x4 posts @ 8' (see OC 149 vert. post spacing) with 2x6 rails @ 4' high fence
-  **3' high split rail fence:** 4x4 posts @ 8' (see OC 149 vert. post spacing) with 2x6 rails @ 4' high fence
-  **3' high split rail fence:** 4x4 posts @ 8' (see OC 149 vert. post spacing) with 2x6 rails @ 4' high fence
-  **3' high split rail fence:** 4x4 posts @ 8' (see OC 149 vert. post spacing) with 2x6 rails @ 4' high fence



Exhibit E



- ## Fence Legend
-  Testing for second fence: no test or no test as required with no testing fence
 After high school conference for juniors and sophomores: 44 Fr. and 44 So. 1st. and 2nd. rough test
 After high school conference for juniors and sophomores: 44 Fr. and 44 So. 1st. and 2nd. rough test
 After high school conference for juniors and sophomores: 44 Fr. and 44 So. 1st. and 2nd. rough test
 After high school conference for juniors and sophomores: 44 Fr. and 44 So. 1st. and 2nd. rough test
 After high school conference for juniors and sophomores: 44 Fr. and 44 So. 1st. and 2nd. rough test
 After high school conference for juniors and sophomores: 44 Fr. and 44 So. 1st. and 2nd. rough test
 After high school conference for juniors and sophomores: 44 Fr. and 44 So. 1st. and 2nd. rough test
 After high school conference for juniors and sophomores: 44 Fr. and 44 So. 1st. and 2nd. rough test

Certificate Of Completion

Envelope Id: BCAECCEE-A738-427A-85C2-E22377A31881		Status: Completed
Subject: Complete with Docusign: PUD Ordinance 221077 with Exhibit E.pdf		
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Document Pages: 35	Signatures: 1	Envelope Originator:
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Status: Original	Holder: Jonathan DiSalvo	Location: DocuSign
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Signer Events	Signature	Timestamp
Natalie Kirkish	<div>Signed by: D52DC6AA0E74498...</div>	Sent: 1/24/2025 10:14:44 AM
Natalie.Kirkish@santacruzcountyca.gov		Viewed: 1/24/2025 10:29:25 AM
Security Level: Email, Account Authentication (None)		Signed: 1/24/2025 10:29:42 AM
	Signature Adoption: Pre-selected Style	
	Using IP Address: 98.51.47.121	

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Accepted: 8/1/2024 2:49:37 PM
ID: b763e46b-8c75-436f-b147-3f5717480ab2

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	1/24/2025 10:14:44 AM
Certified Delivered	Security Checked	1/24/2025 10:29:25 AM
Signing Complete	Security Checked	1/24/2025 10:29:42 AM
Completed	Security Checked	1/24/2025 10:29:42 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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