



## **County of Santa Cruz Board of Supervisors**

### **Agenda Item Submittal**

**From:** Community Development and Infrastructure

**Subject:** Public Hearing to Consider Application 221077

**Meeting Date:** February 25, 2025

**Formal Title:** Hold public hearing to consider Application 221077, a proposal for a 25-unit subdivision at 2450 Mattison Lane, approve in concept "Ordinance Approving a Planned Unit Development as Allowed by Santa Cruz County Code Chapter 18.30 Relating to Establishment of Development Standards for APNs 029-391-01, 029-391-02, 029-391-03, and 029-061-19", adopt a resolution approving the Mitigated Negative Declaration in accordance with the California Environmental Quality Act, and take related actions

### **Recommended Actions**

1. Conduct a public hearing to consider a Planned Unit Development, Subdivision, Residential Development Permit with Density Bonus, Roadway/Roadside Exception, and Preliminary Grading Review to allow construction of a 25-unit subdivision;
2. Adopt a Resolution approving the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) in accordance with the California Environmental Quality Act;
3. Approve in concept an "Ordinance Approving a Planned Unit Development as Allowed by Santa Cruz County Code Chapter 18.30 Relating to Establishment of Development Standards for APNs 029-391-01, 029-391-02, 029-391-03, and 029-061-19";
4. Approve Application Number 221077, based on the attached findings and conditions, as recommended by the Planning Commission on December 11, 2024;
5. Schedule the ordinance for second reading and final adoption on March 11, 2025; and
6. Direct the Clerk of the Board to publish the Notice of Proposed Ordinance Summary in a newspaper of general circulation at least five days prior to the scheduled second reading and final adoption, no later than March 6, 2025.

### **Executive Summary**

Application 221077 is a proposal to subdivide the subject property into 25 lots and to construct 25 residential units. Requires a Planned Unit Development, Subdivision, Residential Development Permit with Density Bonus, Roadway/Roadside Exception, and Preliminary Grading Review, including consideration of adoption of a Mitigated Negative Declaration per the requirements of the California Environmental Quality Act.

A residential subdivision that includes a Planned Unit Development requires approval by the Board of Supervisors following a recommendation by the Planning Commission. The subject property (APNs 029-391-01, 029-391-02, 029-391-03, and 029-061-19) is located

in the Live Oak Planning Area to the south of Mattison Lane at 2450 Mattison Lane.

## **Discussion**

Application 221077 was presented to the Planning Commission at a public hearing held on December 11, 2024. At that hearing, following consideration of the information presented and public testimony, the Commission voted unanimously to recommend the Board of Supervisors approve Application 221077.

The attached staff report prepared for the Planning Commission hearing of December 11, 2024, provides extensive and detailed discussion about the proposed project, including further background information and a complete analysis of the proposal.

This application is a proposal to demolish the two existing homes, greenhouse, and outbuildings on the site and to divide the property into a clustered subdivision of 25 residential parcels, with common area for access, parking, and landscaping. Proposed dwellings would be two stories in height and range from approximately 1,900 to 2,380 square feet in size. The project would provide a total of 94 parking spaces with 80 spaces in garages and driveways, and 14 parallel spaces along the interior roadway at the eastern boundary of the site for guest parking. Parking would be provided in compliance with County Code requirements.

The proposed subdivision would result in 25 residential parcels with townhome units and a common area lot for the internal roadway, walkways, parking, a small park, landscaping, and open space area.

The project includes a 40-percent Density Bonus in exchange for the provision of four affordable units (comprising of two low-income units and two moderate-income units). The project would comply with affordable housing requirements.

The project includes a proposal for a Planned Unit Development (PUD) to vary from minimum lot sizes and site standards applicable in the R-1-6-D zone district in order to construct a clustered residential subdivision.

The Applicant is requesting the following modifications to the R-1-6-D zone district standards as part of the PUD:

- Individual parcel sizes of less than 6,000 square feet
- Lot coverage in excess of 40 percent
- Floor Area Ratio in excess of 50 percent
- Reduced setbacks (exterior setbacks to adjacent properties would be met)

The Planned Unit Development would provide benefits to the community in the form of additional open space and preservation of natural resources on the subject property, as well as the provision of new housing units, including four restricted affordable units. Townhome-style units are an encouraged housing type catering to “missing-middle” housing, and proposed three- and four-bedroom units are an attractive housing type for families. The clustering of the proposed subdivision into an existing area of disturbance helps minimize environmental impacts while providing housing at a density allowed within the R-1-6-D zone district and R-UL General Plan designation.

As proposed and conditioned, the project is consistent with all applicable codes and

policies of the Zoning Ordinance and General Plan. Planning Commission Resolution No. 2024-08, recommending approval of Application 221077 is attached.

**Financial Impact**

There is no anticipated financial impact associated with this item.

**Strategic Initiatives**

Operational Plan - Attainable Housing

**Submitted By:**

Matt Machado

**Recommended By:**

Carlos J. Palacios, County Administrative Officer

**Artificial Intelligence Acknowledgment:**

Artificial Intelligence (AI) did not significantly contribute to the development of this agenda item.