

Community Development and Infrastructure – Planning Division

Department Head: Matt Machado, CDI Director

Presenter: Jonathan DiSalvo, Senior Planner

Application 221077

Proposal to create a 25-lot residential subdivision on a 5.3-acre site.

Requires a Subdivision, Planned Unit Development, Residential Development Permit with Density Bonus, Roadway/Roadside Exception, and Preliminary Grading Review.

The project site is located at 2450 Mattison Lane spanning four contiguous parcels in Live Oak.

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

Project Applicant: Ken Hart for Swift Consulting Service

Owner: Claudio Locatelli

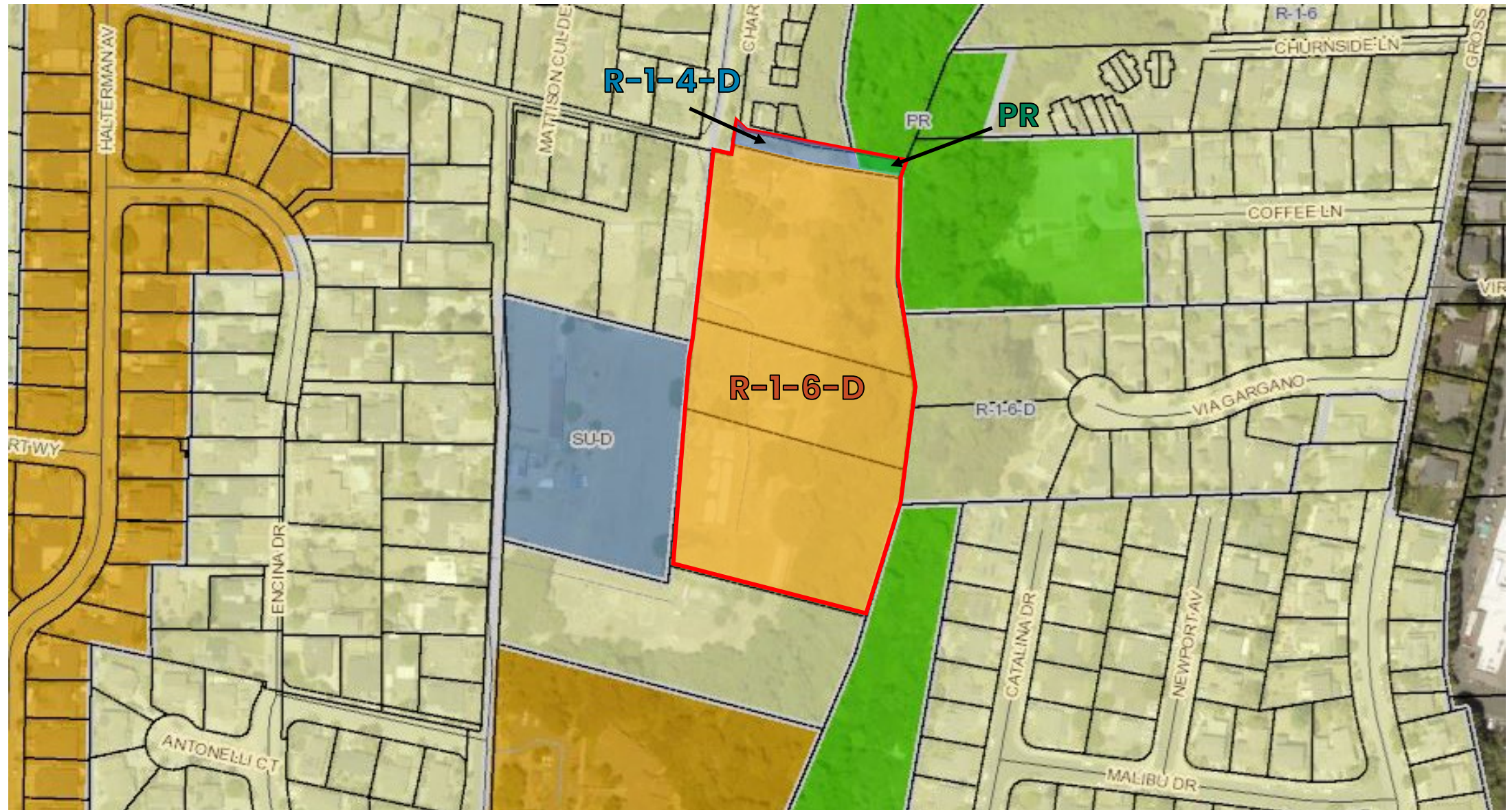
Project Vicinity



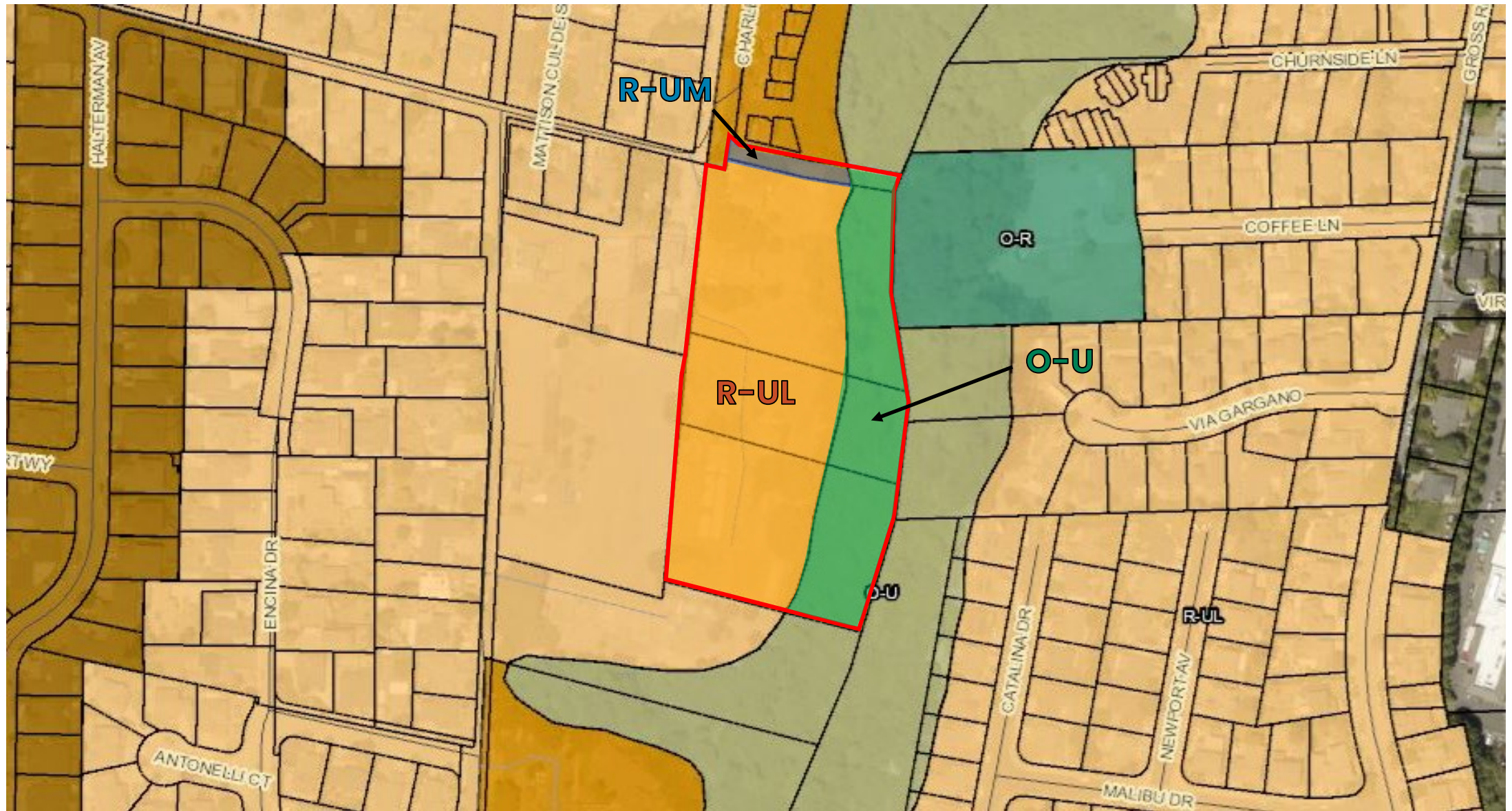
Project Site – Focused Overview



Zoning Map



General Plan Land Use Map



Site & Vicinity Photographs – Mattison Lane Frontage – Looking South



Site & Vicinity Photographs – Mattison Lane – Looking West



Site & Vicinity Photographs – Mattison Lane – Looking North



Site & Vicinity Photographs – Maciel Avenue – Looking Southeast

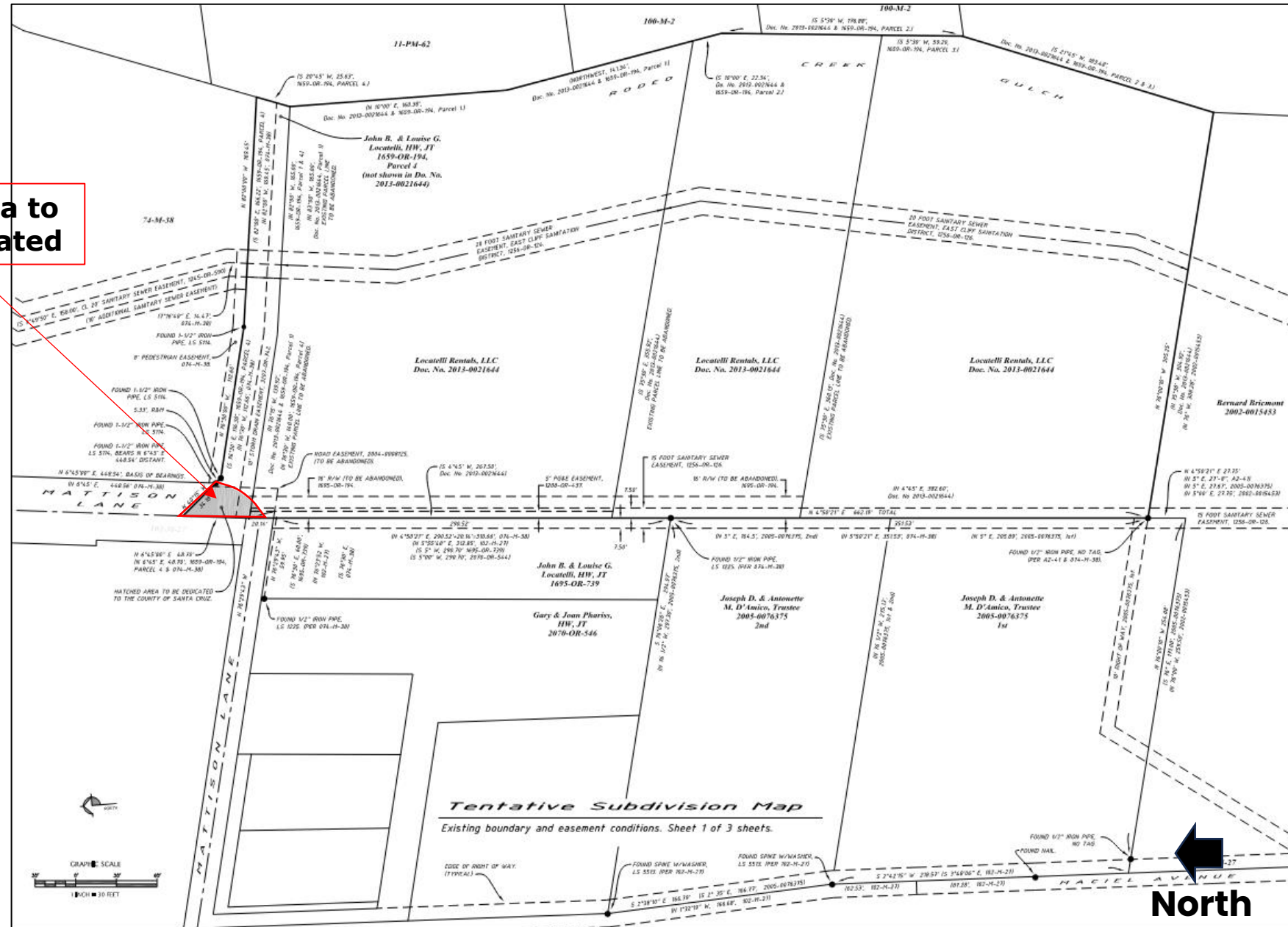


Site & Vicinity Photographs – Maciel Avenue – Looking East



Tentative Map – TM-1

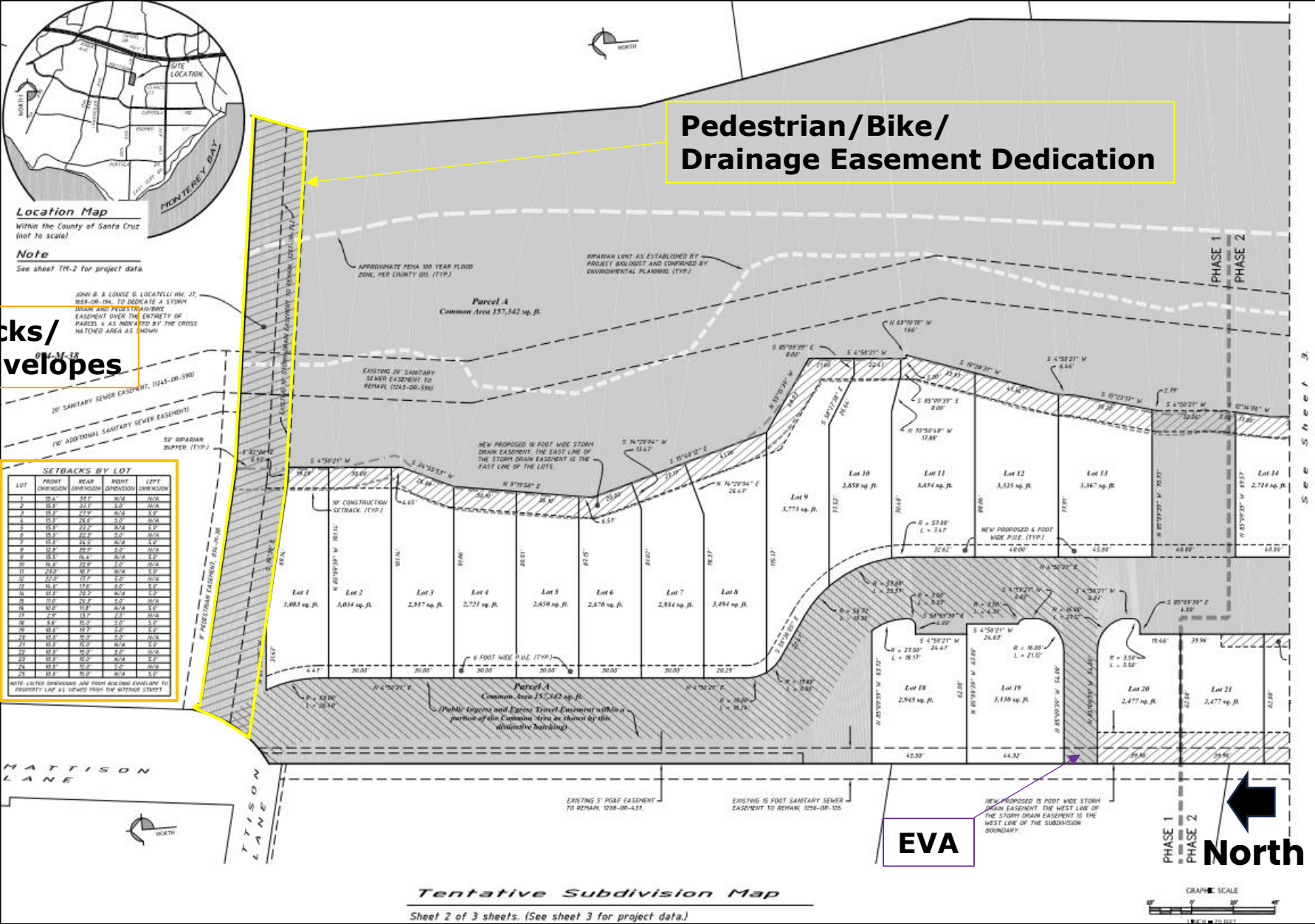
ROW Area to
be Dedicated



Tentative Map – TM-2

PUD Setbacks/
Building Envelopes

Pedestrian/Bike/
Drainage Easement Dedication



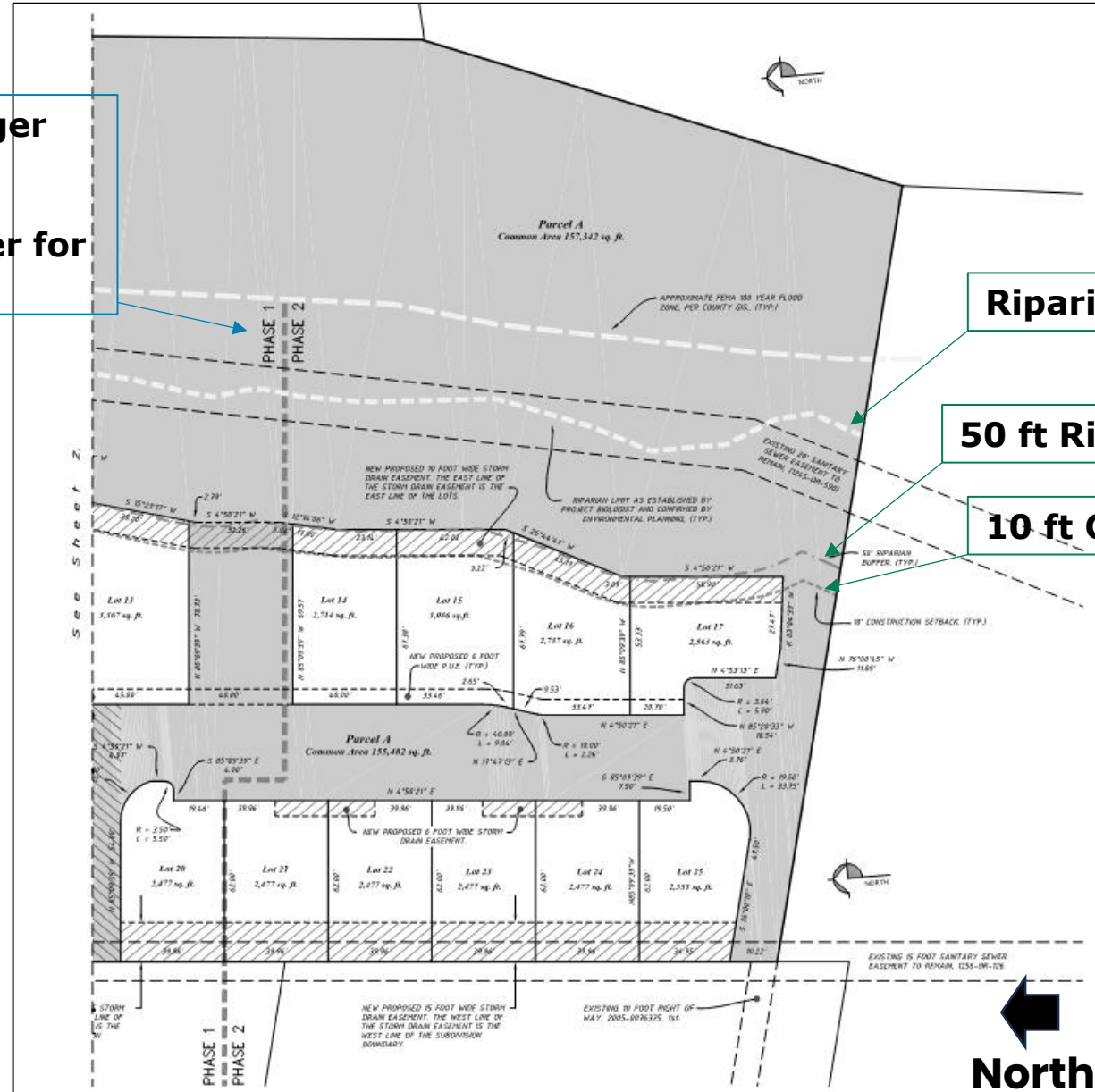
Tentative Map – TM-3

Phasing no longer required due to issued Sewer Will Serve Letter for all 25 units

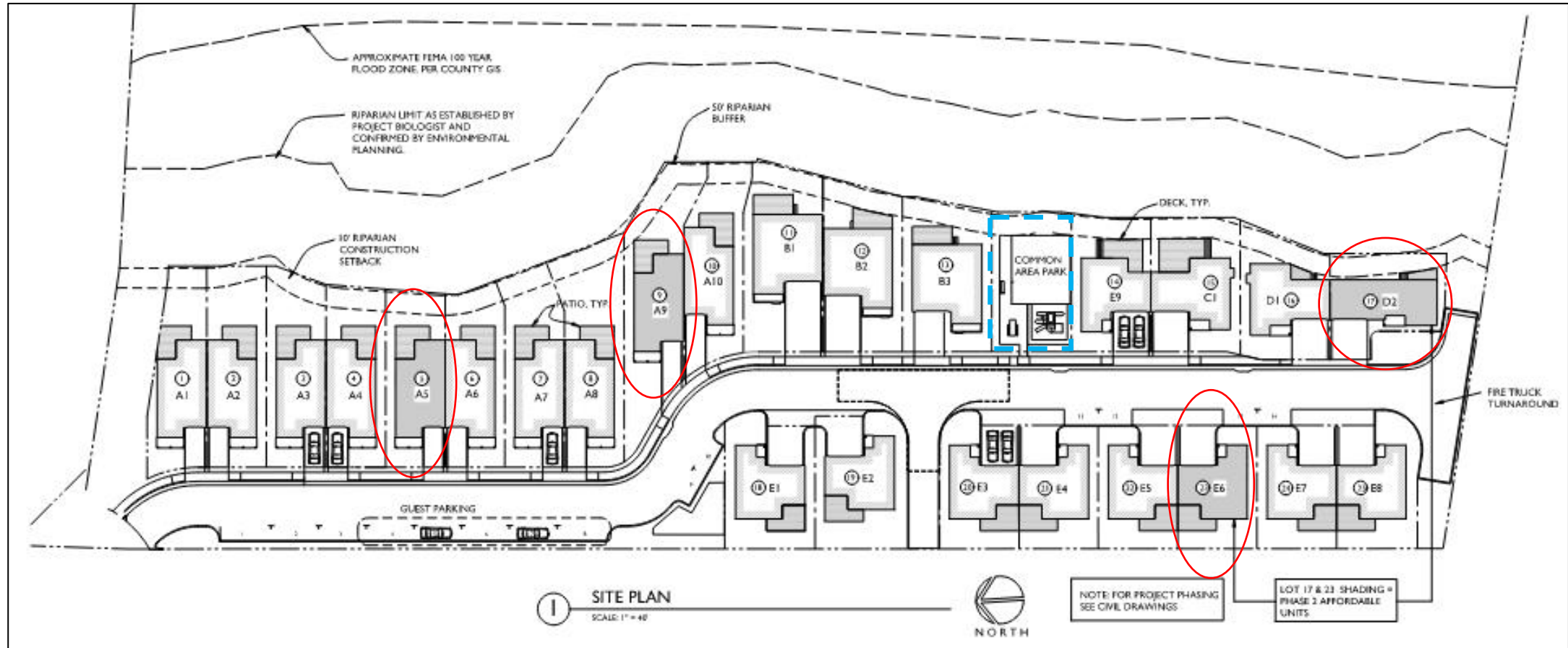
Riparian Limit

50 ft Riparian Buffer

10 ft Construction Setback

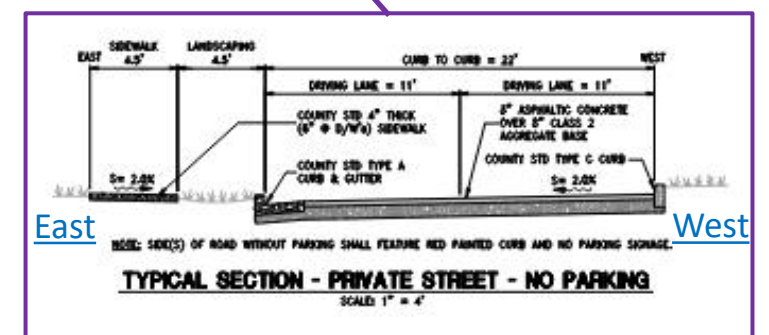
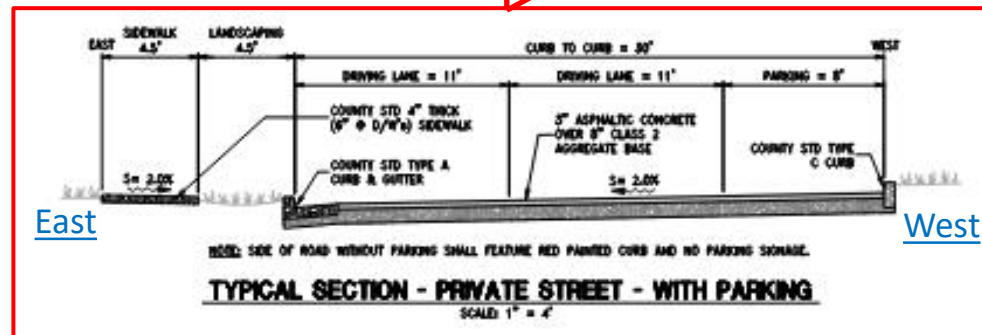
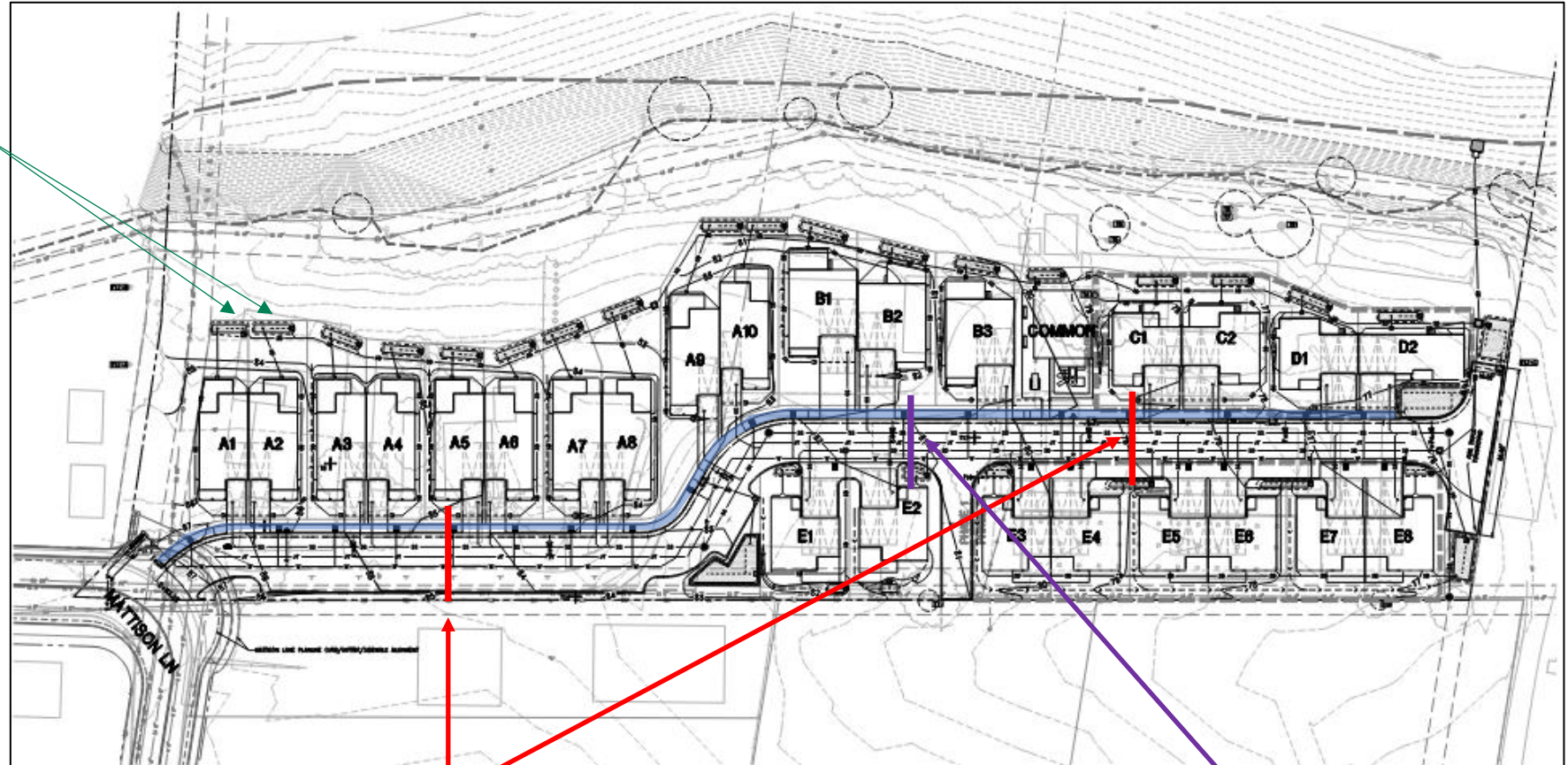


Site Plan - SP

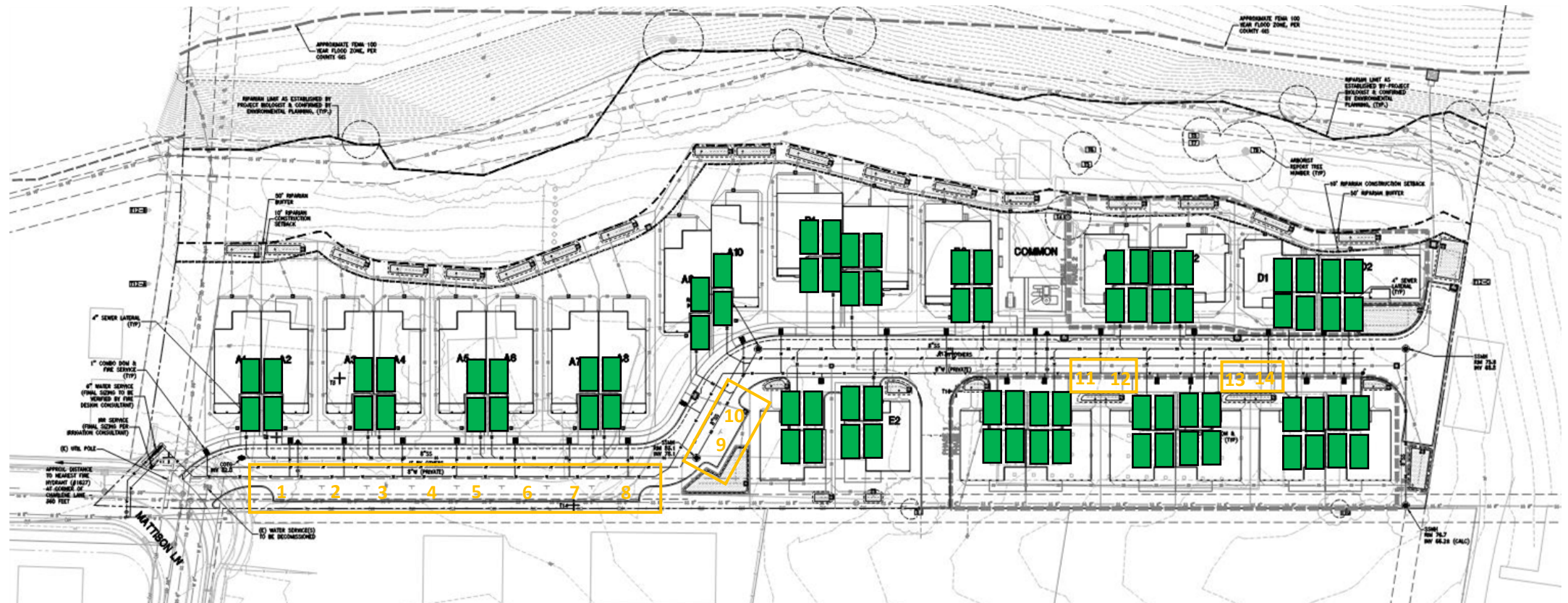


Improvement Plan – C4.0

Raingardens
at rear of
units



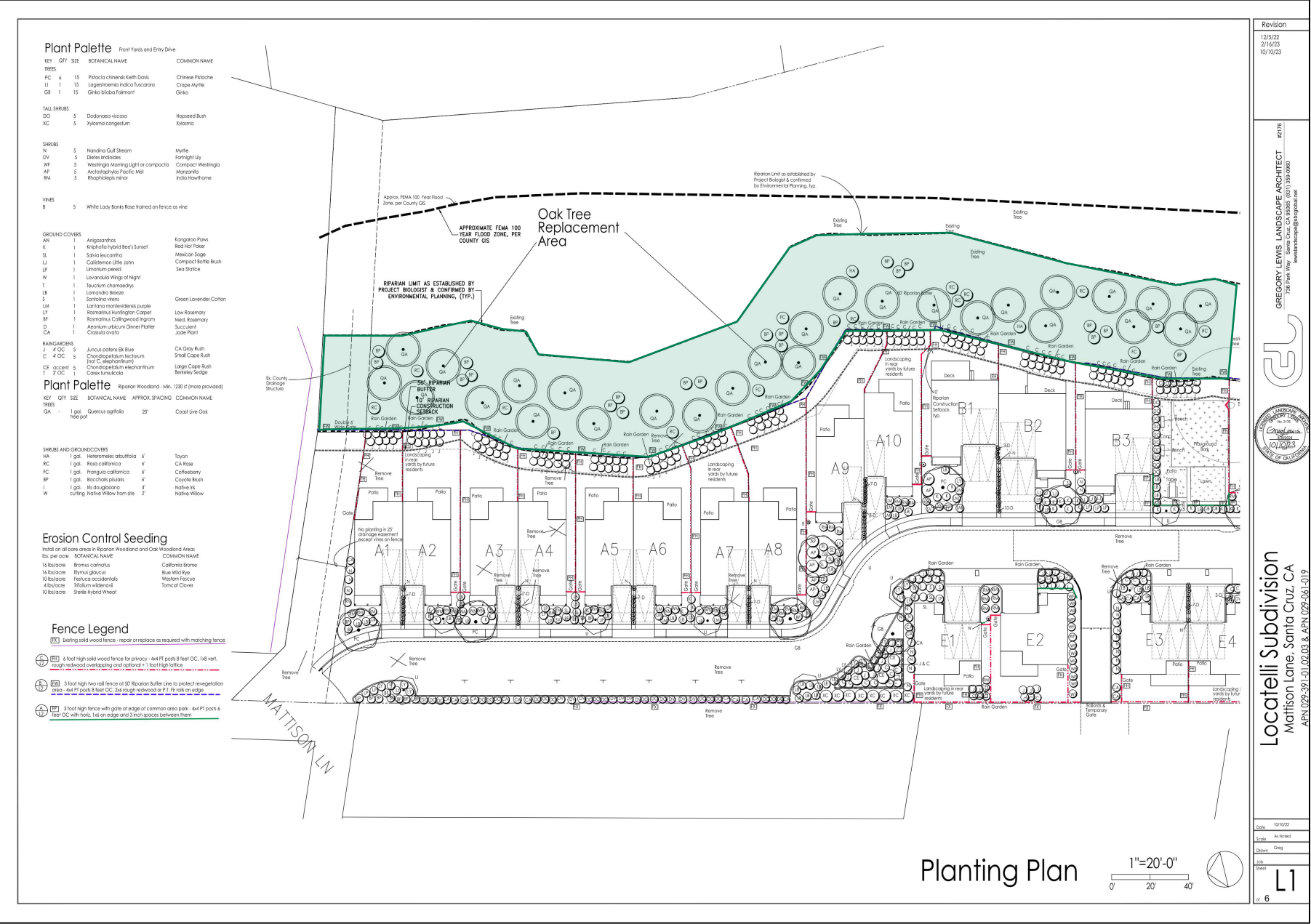
Parking Plan



Emergency Vehicle Access



Landscape Plan – L1



Landscape Plan – L2

Plant Palette

Front Yards and Entry Drive

KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
PC	4	15	<i>Platanus chinensis</i> Keith Davis	Chinese Platanus
LI	1	15	<i>Lagerstroemia indica</i> Tuxton	Crape Myrtle
GB	1	15	<i>Ginkgo biloba</i> Farnort	Ginkgo
TALL SHRUBS				
DO	5		<i>Dodonaea viscosa</i>	Hopseed Bush
KC	5		<i>Kyusano congestum</i>	Kyusano
SHRUBS				
N	5		<i>Nandina Gulf Stream</i>	Myrtle
CH	5		<i>Chamaecyparis</i>	Foreigner Ivy
WF	5		<i>Westringia Menziesii</i> or <i>composita</i>	Compact Westringia
AF	5		<i>Archibuthus Pacifici</i> Wall	Marrubium
RA	5		<i>Rhododendron</i>	Indigo Hawthorne
VINES				
B	5		<i>White Lady Banks Rose</i> trained on fence as vine	

GROUND COVERS				
AN	1		<i>Anagallis</i>	Kangaroo Paw
K	1		<i>Knapthofia hybrid</i> Bee's Sunset	Red Hot Poker
SL	1		<i>Salvia leucantha</i>	Mexican Sage
LI	1		<i>Callistemon Line</i> John	Compact Bottle Brush
LP	1		<i>Linum parvifolium</i>	Sea Star
W	1		<i>Lavandula Wing of Night</i>	
T	1		<i>Teucrium chamaedrys</i>	
LB	1		<i>Lomandra brevis</i>	Green Lavender Cotton
LA	1		<i>Lantana montevidensis</i> purple	
LT	1		<i>Lomandra Kunzingeri</i> Carpet	Low Rosemary
BF	1		<i>Bomarea conopsea</i> Ingram	Med. Rosemary
D	1		<i>Asterium orbicum</i> Diner Pfister	Succulent
CA	1		<i>Cassia ovata</i>	Jade Plant

RANGING AREAS				
2	OC	5	<i>Juncus patens</i> R. Blue	CA Gray Rush
C	OC	5	<i>Chorizanthe hectorum</i>	Small Coast Rush
CE	OC	5	<i>Chorizanthe hectorum</i>	Small Coast Rush
2	OC	1	<i>Carex humilis</i>	Large Cape Rush
2	OC	1	<i>Carex humilis</i>	Berkeley Sedge

Plant Palette

Riparian Woodland - Min. 1200' if [more provided]

KEY	QTY	SIZE	BOTANICAL NAME	APPROX. SPACING	COMMON NAME
TREES					
GA	1	gall.	<i>Quercus agrifolia</i>	20'	Coast Live Oak

Plant Palette

Riparian Woodland - Min. 1200' if [more provided]

KEY	QTY	SIZE	BOTANICAL NAME	APPROX. SPACING	COMMON NAME
TREES					
GA	1	gall.	<i>Quercus agrifolia</i>	20'	Coast Live Oak
SHRUBS AND GROUND COVERS					
RA	1	gall.	<i>Rosa californica</i>	6'	CA Rose
PC	1	gall.	<i>Prunella californica</i>	6'	Coffberry
BP	1	gall.	<i>Baccharis pilularis</i>	6'	Coville Bush
I	1	gall.	<i>Isotria medeoloides</i>	4'	Native Iris
W	1	gall.	<i>Willow</i>	2'	Native Willow

Erosion Control Seeding

Install on all bare areas in Riparian Woodland and Oak Woodland Areas	BOTANICAL NAME	COMMON NAME
10 lbs. per acre	<i>Bromus californicus</i>	California Brome
10 lbs. per acre	<i>Bromus glaucus</i>	Blue Wild Rye
10 lbs. per acre	<i>Festuca occidentalis</i>	Western Fescue
10 lbs. per acre	<i>Stellaria media</i>	Stellaria Clover
10 lbs. per acre	<i>Stellaria media</i>	Stellaria Clover

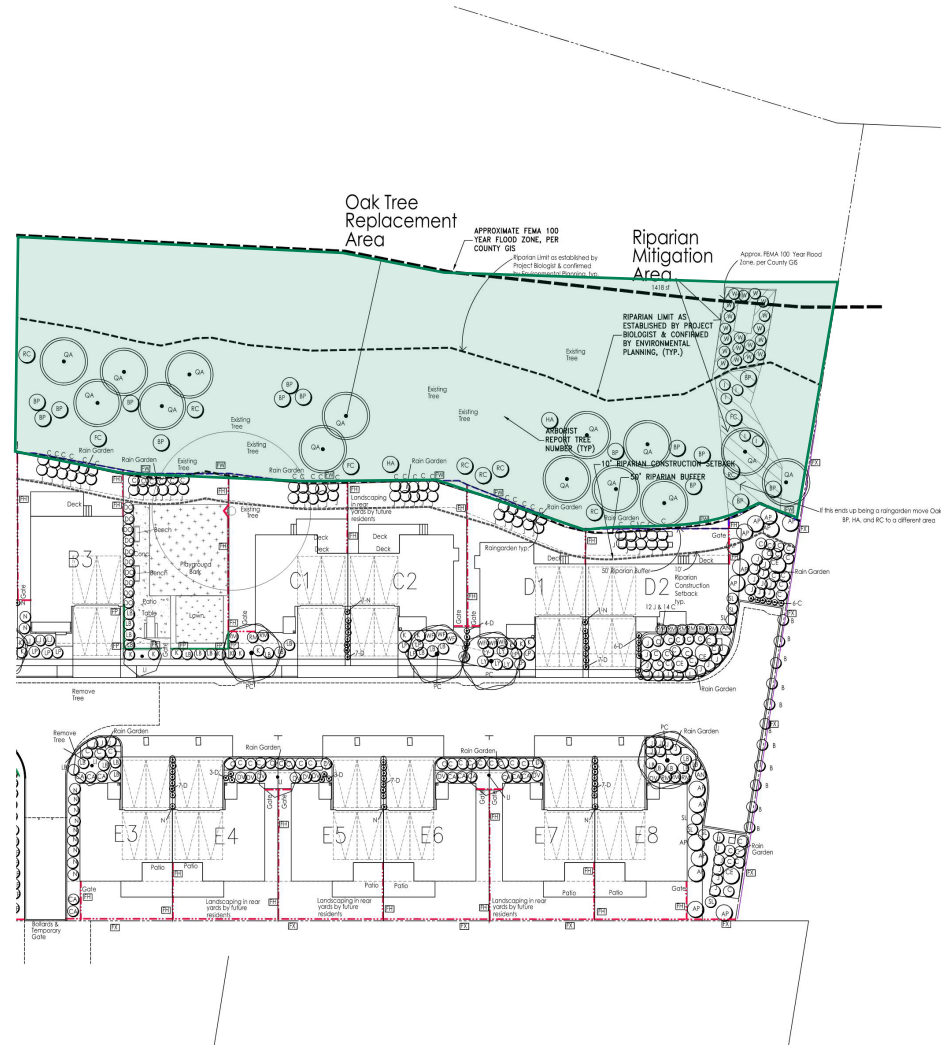
Fence Legend

Existing solid wood fence - repair or replace as required with matching fence

- 6 foot high solid wood fence for privacy - 4x4 PT posts 8 feet OC, 1x6 vert. double redwood overlapping and optional 1 foot high lattice
- 3 foot high two rail fence at SF Riparian Buffer Line to protect riparian area - 4x4 PT posts 8 feet OC, 2x4 rough redwood or P.F. Fir rails on edge
- 3 foot high fence with gate at edge of common area park - 4x4 PT posts 6 feet OC with 1x6 lat on edge and 3 inch spaces between them

Landscape Notes

- 1) First construction drawing to include Detailed Irrigation Plan, Details, and Specifications that meet the requirements of the Santa Cruz Water Dept.
- 2) Exact location of plants on site to be adjusted so as to best coordinate with sprinkler head locations, lights, drainage features, and levels.
- 3) Use 3" deep top dress mulch in areas with shrubs and trees in new shrub areas that are not in the Riparian Woodland revegetation area. Provide cover with different mulch types and prices including mulch between pavement and upon Riparian Woodland revegetation (dark brown) color. But the mulch must be 3" deep.
- 4) Initial points for all plant circles shown on the plan even if they aren't labeled. Call for clarification for bidding purposes. If no one is available to answer questions, assume that any plant circle is less than 8" wide x 5 gal. size and any circle is larger than 8" x 12" box size.
- 5) The plan is schematic. Don't install plants too close to edges of paving or buildings. Be sure plants are not blocking sprinkler spray excessively. Keep valves and hoses away from trees.
- 6) See spec. concerning soil amendments and fertilizer. For bidding purposes until the soil fertility test is done, add 6 cubic yards of finished redwood mulch and 18 pounds of 12-12-12 fertilizer per 1000 sq ft of soil after tilling soil to 12" deep, except under existing tree canopies. In Riparian Woodland area, in Oak Woodland area or on steep slopes.
- 7) For plants that are to be removed, get rid of any stumps or roots that would keep new plants from growing well.
- 8) Read and follow the arborist report by the project arborist for tree protection and installing new OCs. Project arborist is:
- 9) Read and follow the Biotic Report by Biotic Resources Group - Kathy Lyons (831) 476-4803, klyons@biotic.com
- 10) Planting and irrigation in fenced rear yards is to be done by future owner/occupants.
- 11) Front yards, common landscape areas, Riparian Woodland area are to be maintained by the HOA and professional landscape maintenance company.



Planting Plan

1"=20'-0"



Revision
12/5/22
2/14/23
10/10/23

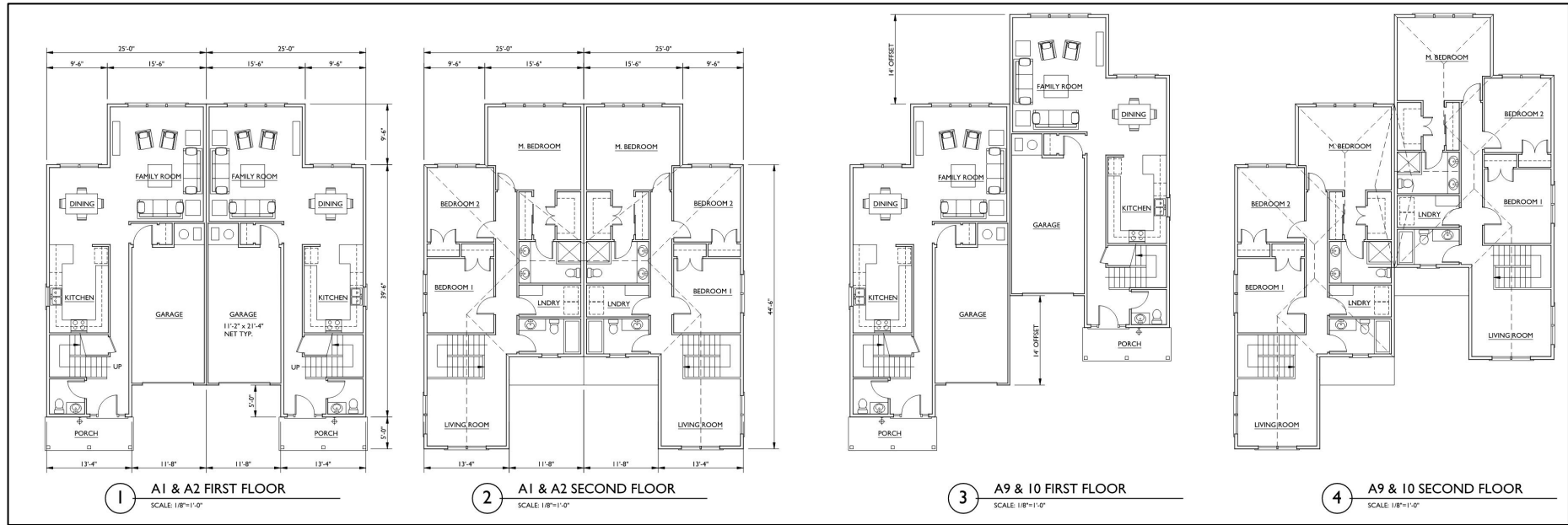
GREGORY LEWIS LANDSCAPE ARCHITECT
739 Park Way, Santa Cruz, CA 95060 (831) 259-5960
ggregory@gregorylewis.com



Locatelli Subdivision
Matison Lane, Santa Cruz, CA
APN 029-391-01-02.03 & APN 029-061-019

Date	10/10/23
Scale	As Noted
Drawn	Greg
Job	Plant
Sheet	L2
of	6

Typical Floor Plan and Elevations – “A Units”

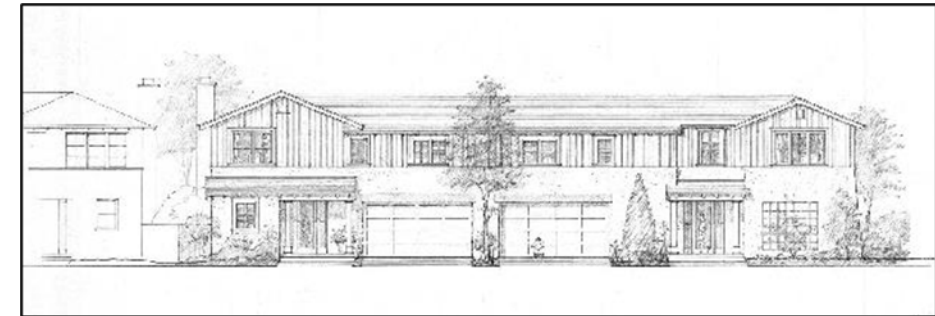


Residential Density Bonus

- Application deemed complete on February 23rd, 2024, predating the Sustainability Update becoming effective on March 15th, 2024.
- Allowed density in the R-1-6-D Zone District is based on the standards of the R-UL General Plan designation
- 26 “base units”
- Eligible Density Bonus = 40%
- Maximum units allowed: 37 units
- Number of units proposed = 25 units
- Minimum 15% of “base” units required to be affordable (26 base units x 15% = 4 units). Two low income and two moderate income units provided.
- No concessions or waivers requested

Planned Unit Development

- The project includes a Planned Unit Development (PUD) to vary from site standards for the R-1-6-D zone district to construct a clustered townhome-style development.
- 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)



Conclusion

- 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;
- Adopt a Resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) in accordance with the California Environmental Quality Act;
- 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;
- Approve Application Number 221077, based on the attached findings and conditions, as recommended by the Planning Commission on December 11, 2024;
- Schedule the ordinance for second reading and final adoption on March 11, 2025; and
- 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.