

Application #: 221077  
APN: 029-391-01, -02, -03, 029-061-19  
Owner: Claudio Locatelli

**BEFORE THE PLANNING COMMISSION  
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA**

**RESOLUTION NO. 2024-08**

**On the motion of Commissioner – Wynne  
Duly seconded by Commissioner - Barton  
The following Resolution is adopted:**

**PLANNING COMMISSION RESOLUTION RECOMMENDING THAT  
THE BOARD OF SUPERVISORS APPROVE A SUBDIVISION, PLANNED  
UNIT DEVELOPMENT, RESIDENTIAL DEVELOPMENT PERMIT  
WITH DENSITY BONUS, ROADWAY/ROADSIDE EXCEPTION, AND  
PRELIMINARY GRADING REVIEW REQUESTS FOR APPLICATION  
221077 LOCATED AT 2450 MATTISON LANE**

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WHEREAS, the Planning Commission has conducted a public hearing on Application No. 221077, involving a 5.292-acre property that is located on the south side of Mattison Lane (2450 Mattison Lane) in Live Oak and regarding the proposed Subdivision, Planned Unit Development, Residential Development Permit with Density Bonus, Roadway/Roadside Exception, Preliminary Grading Review and Mitigated Negative Declaration for a project that includes: construction of 25 new homes on parcels located in the R-1-6-D (Single Family Residential - 6,000 square feet minimum - Designated Park Site Combining District), R-1-4 (Single Family Residential - 6,000 square feet minimum), and PR (Parks, Recreation, and Open Space District) zone districts (the “project”); and

WHEREAS, the project is eligible for a 40 percent Residential Density Bonus in exchange for provision of four affordable units; and

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (“CEQA”) and has considered a Mitigated Negative Declaration; and

WHEREAS, the Planning Commission has also considered all testimony and evidence received at the public hearing and detailed in the attached staff report;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration per the requirements of the CEQA;

BE IT FURTHER RESOLVED, that the Planning Commission makes, and recommends that the Board of Supervisors make, the findings for approval of the proposed Subdivision, Planned Unit Development, Residential Development Permit with Density Bonus, Roadway/Roadside Exception, and Preliminary Grading Review as contained in the attached staff report.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 11 day of December, 2024, by the following vote:

**EXHIBIT A**

Application #: 221077

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

Owner: Claudio Locatelli

AYES: COMMISSIONERS: Barton, Rizzuto, Wynne, Jimenez, Shepherd

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

ABSTAIN: COMMISSIONERS: None

Signed by:



DocuSigned by:

B096AB006320466...

Chairperson

ATTEST:



B7E7A99D43A942E...

SHEILA MCDANIEL, Secretary

APPROVED AS TO FORM:

DocuSigned by:



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COUNTY COUNSEL

**EXHIBIT A**

Certificate Of Completion

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Nicholas Brown  
701 Ocean Street  
Santa Cruz, CA 95060  
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Signer Events

Natalie Kirkish  
Natalie.Kirkish@santacruzcountyca.gov  
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ID: b763e46b-8c75-436f-b147-3f5717480ab2

Sheila McDaniel  
Sheila.McDaniel@santacruzcountyca.gov  
Principal Planner  
Security Level: Email, Account Authentication (None)

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*Sheila McDaniel*  
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ID: 2698af7d-f700-4d3c-b195-988a57246e12

Trina Barton  
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*Trina Barton*  
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Signed: 12/16/2024 4:57:08 PM

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ID: 63605cb7-96a7-4844-bb8a-2ecd2d39f6c8

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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
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Envelope Sent	Hashed/Encrypted	12/13/2024 4:40:41 PM
Envelope Updated	Security Checked	12/16/2024 3:52:52 PM
Envelope Updated	Security Checked	12/16/2024 3:52:52 PM
Certified Delivered	Security Checked	12/16/2024 4:56:13 PM
Signing Complete	Security Checked	12/16/2024 4:57:08 PM
Completed	Security Checked	12/16/2024 4:57:08 PM
Payment Events	Status	Timestamps
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