

REGULAR AGENDA

Scheduled and Regular Departmental items – 9:00 AM or thereafter

7. 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

Name: Bridget Binko

Comment - 02/24/2025 01:35 PM: (No Vote)

We are a household of 3 adults in the vicinity of the proposed Locatelli Subdivision development. This Subdivision will have a negative traffic volume impact at a critical intersection (Maciel Ave and Capitola Rd) that is already rated at LOS F. Thus, while the Planning Commission has declared the Subdivision will provide public benefit by providing needed housing, the Subdivision will degrade the quality of life of the public already living in the surrounding neighborhood who need to use that critical intersection. The Planning Commission hasn't suggested any remediation, therefore we recommend that the southwest curb on Maciel Ave at Capitola Rd be painted red to prevent vehicles from parking at the pedestrian crossing on that corner. Currently, vehicles regularly park at that crosswalk, and although a new California law prohibits parking within 20 ft of a crosswalk, painting the curb red would visibly warn parkers not to park there. Importantly, the law allows greater distance than 20 ft, therefore we recommend that the red curb be extended to 40 ft so that southbound drivers intending to turn right from Maciel Ave onto Capitola Rd can move to the right of left-turning vehicles, thus facilitating traffic flow through that critical intersection.

Additionally, we recommend that the Board of Supervisors stipulate that County Parks shall develop a bicycle accessway through Rodeo Creek Gulch to Coffee Lane Park on the voluntary easement (APN No. 029-061-19). The current Planning Commission proposal states the easement dedication will be made available to the County Parks Department to allow for the "possible future development" of a trail or accessway for bicycle and pedestrian use. "Possible future development" means it won't get done. The critical intersection at Maciel Ave and Capitola Rd is already rated LOS F, making it very dangerous to near impossible for a bicyclist to turn left onto Capitola Rd at most times of the day, and this will become worse with the increased traffic volume of 46 new homes from this development and the adjacent new development on Maciel Ave (APN 029-391-09). If the point of a pedestrian and bicycle right-of-way is to provide benefit to the community while encouraging alternative transportation, then a path to nowhere is useless - it must extend across the Gulch to the Park to provide connectivity to 41st Ave and Clares St. And this should be accomplished within one year of completion of the Subdivision. The proposal states that Park dedication in-lieu fees shall be paid for twenty-five (25) dwelling units. These fees are currently \$9,400 per parcel. Live Oak Transportation Improvement (TIA) fees at the current rate per the County Unified Fee Schedule is currently \$6,000 for each new lot created. These fees amount to greater than \$350,000. And if the Park and TIA fees for the adjoining new development on Maciel Ave are added in, the sum total is nearly \$700,000. These fees should be used to offset the negative traffic volume impact of these two new subdivisions on the existing community, and not be diverted elsewhere in the County.

The Board of Supervisors has the opportunity to take two positive actions that will partially mitigate the negative traffic volume impact of the proposed Subdivision on the quality of life of the existing residents in the community. When election time comes, these existing residents will remember the positive actions you took on their behalf.

Thank you for your consideration.

