

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**

---

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:



B995AB095320456...

DocuSigned by:



B7F7A99D43A942E...

ATTEST:

SHEILA MCDANIEL, Secretary

Chairperson

APPROVED AS TO FORM:

DocuSigned by:



B520C9AA0E74498...

COUNTY COUNSEL

**EXHIBIT A**

### Certificate Of Completion

Envelope Id: 907D39F7-EB82-4855-9E7F-89118055E945  
 Subject: Complete with Docusign: Resolution 2024-08.pdf  
 Source Envelope:  
 Document Pages: 2  
 Certificate Pages: 5  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed  
  
 Envelope Originator:  
 Nicholas Brown  
 701 Ocean Street  
 Santa Cruz, CA 95060  
 Nicholas.Brown@santacruzcountyca.gov  
 IP Address: 63.194.190.100

### Record Tracking

Status: Original 12/13/2024 4:38:59 PM	Holder: Nicholas Brown Nicholas.Brown@santacruzcountyca.gov	Location: DocuSign
Security Appliance Status: Connected	Pool: FedRamp	
Storage Appliance Status: Connected	Pool: County of Santa Cruz	Location: DocuSign

### Signer Events

Natalie Kirkish  
 Natalie.Kirkish@santacruzcountyca.gov  
 Security Level: Email, Account Authentication (None)

### Signature

DocuSigned by:  
  
 D52DC6AA0E74498...  
  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 98.51.47.121

### Timestamp

Sent: 12/13/2024 4:40:41 PM  
 Viewed: 12/16/2024 12:41:16 PM  
 Signed: 12/16/2024 12:41:46 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 8/1/2024 2:49:37 PM  
 ID: b763e46b-8c75-436f-b147-3f5717480ab2


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

DocuSigned by:  
  
 B7F7A99D43A942E...  
  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 73.162.243.105

Sent: 12/13/2024 4:40:40 PM  
 Viewed: 12/16/2024 7:52:29 AM  
 Signed: 12/16/2024 7:52:42 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 9/14/2023 11:33:18 AM  
 ID: 2698af7d-f700-4d3c-b195-988a57246e12

Trina Barton  
 Trinabarton@gmail.com  
 Security Level: Email, Account Authentication (None)

Signed by:  
  
 B995AB095320455...  
  
 Signature Adoption: Drawn on Device  
 Using IP Address: 172.226.212.30  
 Signed using mobile

Sent: 12/13/2024 4:40:40 PM  
 Resent: 12/16/2024 3:52:53 PM  
 Viewed: 12/16/2024 4:56:13 PM  
 Signed: 12/16/2024 4:57:08 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 12/16/2024 4:56:13 PM  
 ID: 63605cb7-96a7-4844-bb8a-2ecd2d39f6c8

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	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
Electronic Record and Signature Disclosure		

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, County of Santa Cruz (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact County of Santa Cruz:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us)

### **To advise County of Santa Cruz of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

### **To request paper copies from County of Santa Cruz**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

### **To withdraw your consent with County of Santa Cruz**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Santa Cruz as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Santa Cruz during the course of your relationship with County of Santa Cruz.