



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060

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ALVIN D. JAMES, DIRECTOR

Agenda Date: June 5, 2001

May 24, 2001

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Subject: PUBLIC HEARING TO CONSIDER THE PAJARO LANE AFFORDABLE HOUSING PROJECT, APPLICATION 00-0767 ON APN'S: 048-041-46 & -47 TO CONSTRUCT 99 AFFORDABLE HOUSING UNITS, INCLUDING A RESIDENTIAL DEVELOPMENT PERMIT, A MINOR LAND DIVISION, APPROVAL OF A TENTATIVE SUBDIVISION MAP, ROADWAY AND ROADSIDE EXCEPTIONS, A RIPARIAN EXCEPTION, DESIGN REVIEW, A 24% DENSITY BONUS AND ACCOMPANYING AFFORDABILITY INCENTIVES, INCLUDING APPROVAL OF A PARKING PROGRAM AND APPROVAL OF AN EXCEPTION TO ALLOW A PORTION OF TWO APARTMENT BUILDINGS TO BE THREE STORIES IN HEIGHT.

Project Location: Project is located on the east and west sides of Pajaro Lane and to the southeast of Airport Boulevard at the intersection of Airport Boulevard and Pajaro Lane about 1/4 mile south of the intersection of Airport Boulevard and Green Valley Road.

Dear Members of the Board:

INTRODUCTION

On May 22, 2001, your Board considered a brief staff presentation, the Planning Commission's recommendation of approval and suggestions and then opened the public hearing and deferred further consideration of this item to June 5, 2001.

The May 22, 2001, Board letter, including Attachments 1-6, is a part of your Board's June 5th packet material as Attachment 1 for your Board's convenience. Our previous letter and the accompanying packet material discusses the proposed project in detail and includes the Environmental Review documents (Mitigated Conditional Negative Declaration) and recommended Findings. Revised conditions, with the current recommended changes

highlighted, are included as Attachment 8 for your Board's consideration.

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This project requires your Board's review of the following permit issues: a Residential Development Permit, a Minor Land Division, approval of a tentative Subdivision Map, an Agricultural Buffer Determination, preliminary grading approval to grade approximately 11,000 cubic yards of earth, Roadway and Roadside Exceptions, a Riparian Exception, Design Review to exceed 28 feet in height, approval of a 24% Density Bonus and accompanying Affordability Incentives, including approval of a parking program to reduce the required parking and approval of an exception to allow a portion of two apartment buildings to exceed two stories in height, as described previously.

As mentioned at the May 22, 2001, Board meeting, the applicant is hoping to submit a Tax Credit Application by June 15, 2001. In order to submit this application, the applicant must record a Parcel Map by June 7, 2001 (Phase I). In order to facilitate the recordation of the parcel map in a timely fashion, the City of Watsonville has agreed to modify their requirements such that several time consuming issues may be delayed. These time consuming issues, such as the recordation of water and sewer easements are now required prior to approval of the improvement plans for the apartments (Phase II) instead of prior to the recordation of the parcel map (Phase I), per the attached letter from the City of Watsonville dated May 22, 2001 (Attachment 7). Therefore, Planning staff has revised the pertinent portions of the Conditions of Approval to reflect the latest correspondence from the City of Watsonville (See Attachment 8-Amended Conditions). These amended conditions also include revisions pertinent to Transportation Improvement Fees (TIA), as suggested by the Department of Public Works.

The project issues, including, Density Bonus, Affordability Incentives, Design Review and the Residential Development and Environmental Permit issues are more fully described within Attachment 1.

Conclusion

All required findings can be made to approve this application. The project is consistent with the County's ordinances which implement General Plan policies and objectives, including those related to: Affordable Housing, Density Bonus Credits, Affordability Incentives, Resources and Constraints, Subdivisions, Traffic, Community and Building Design. The project, as designed and conditioned, will not have a significant effect on the environment.

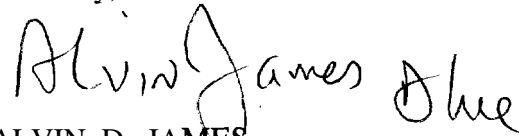
Please see Attachment 1 (Findings) for a complete listing of findings and evidence related to the above discussion.

RECOMMENDATION

Staff recommends that your Board take the following actions:

- (1) Approve Application No. 00-0767, based on the attached plans (Exhibit "A" of 5/22/01 Board Letter), Findings (Attachment 1) and subject to the attached amended Conditions (Attachment 8), and
- (2) Certify the Mitigated Negative Declaration as complying with the requirements of the California Environmental Quality Act (Attachment 4 of 5/22/01 Board Letter).

Sincerely,



ALVIN D. JAMES
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

slm

Attachment:

1. May 22, 2001, Board of Supervisor's Letter, including Attachments 1-6.
7. Correspondence from the City of Watsonville, dated May 22, 2001.
8. Recommended Amended Conditions of Approval.