



---

**DATE:** September 11, 2023

**TO:** Porcilia Wilson  
CDI Housing Programs Office  
County of Santa Cruz  
Planning Department  
701 Ocean Street – 4<sup>th</sup> Floor  
Santa Cruz, CA 95060

**FROM:** Dan Hale  
Hunt Hale Jones Architects  
444 Spear St, Suite 105  
San Francisco, CA 94105  
Ph: 415.568.3833

**APPLICATION # 231069; ASSESSOR'S PARCEL #029-391-09**  
**PROJECT ADDRESS: 1960 MACIEL AVENUE**

**RE: DENSITY BONUS APPLICATION – RESPONSE TO 2nd REVIEW/INCOMPLETENESS**

---

Dear Porcilia,

Enclosed is our updated Density Bonus Application and supplemental information responding to comments received from the Development Review dated 7/13/23. The items that have been updated include:

- Location of Affordable Units
- Additional Supplemental information regarding the ownership and rental of the existing home.

These responses have been highlighted in the response letter.

Sincerely

A handwritten signature in black ink, appearing to be "Dan Hale", with a stylized, cursive-like flourish at the end.

Dan Hale  
Principal  
Hunt Hale Jones Architects

### Replacement Housing Requirements:

The onsite housing has been Owner occupied for the past 5 years. There is no rental unit on site. Refer to additional supporting documentation.

### Location of affordable Units:

The proposed locations are Units 2, 8 & 16. (Unit 2 replaces previous unit 4)

### Requested Waivers from Development Standards:

The following Waivers from Development Standards are requested:

1. Side yard setback reduction from 5'-0" required to 4'-0" on Lots 6 thru 16 and 19.
2. Front yard setback reduction from 15'-0" to 9'-0" minimum to a front porch.
3. ~~Driveway length from 20'-0" to 19'-0". The 19' driveway still fits the County required parking space of 8'-6" x 18'-0"~~ **45%**
4. Lot coverage maximum of ~~40%~~ to 49%
5. Minimum Lot width from 35' to 31'-0" on Lots 8 & 19 and 27'-7" on Lot 16.
6. ~~Minimum Lot size from 3,500 square feet to 2,449 sq. ft.~~ **0.6**
7. FAR from 0.5 maximum to 0.85.
8. Street width from a County ROW requirement of 56'-0" to a 24'-0" Private Access Road (Common Area Parcel).
9. ~~At Grade Walkway, where an above Grade Walkway is required.~~
10. ~~Rolled Curb where a Type B raised curb is required.~~

Roadway/  
Roadside  
Exception

Refer to Sheets PD and ZT for more specific requirements and individual lot conformance.

To achieve the proposed density of 21 detached single family lots and three affordable units, smaller lots and reduced ROW's are necessary. These Waivers are required to provide adequate sized homes on smaller lots. The number of lots and construction of these homes are not possible without these Waivers. Without the increased density and proposed size of the homes the project would not be financially feasible.

### AFFORDABLE HOUSING COMPLIANCE/COMPLETENESS COMMENTS:

Detailed requirements of the affordable housing units are located on Sheet PD

An updated Compliance Checklist is included. (To be included in final submittal).

APPLICATION for the DENSITY BONUS CHECKLIST  
Summary per Chapter 17.10

Item	Plan Sheet # or Application Attachment #
(1) A site plan depicting the <u>number</u> and <u>location</u> of all proposed market rate units, affordable units, and density bonus units, if any.	Refer to Architectural Sheet SP
(2) A calculation of the maximum number of dwelling units permitted by the County's zoning ordinance and general plan for the housing development, excluding any density bonus units.	Refer to Architectural Sheet PD
(3) The income level of the proposed affordable units. <i>[Please also note the number of bedrooms in each affordable unit.]</i>	Refer to Architectural Sheet PD
(4) A description of any requested incentives, waivers of development standards, or parking reductions and <u>evidence</u> that any requested incentive or concession results in <u>identifiable and actual cost reductions</u> to the housing development and <u>is necessary to provide affordable rents or affordable sales prices</u> .	Included in Cover Letter
(5) A description of all rental units existing on the site in the five-year period preceding the date of submittal of the application; <u>income of all residents of currently occupied units</u> ; if no units are currently occupied, income of residents occupying units when it contained the maximum number of units in the five-year period preceding the date of submittal of the application; and any recorded covenant, ordinance, or law restricting rents to levels affordable to very low and lower income households applicable to the property in the five-year period preceding the date of submittal of the application. <i>[Please also confirm the number of bedrooms in each existing home.]</i> <i>Note: If income level of current/prior tenants is not known, state law refers to "CHAS data" for determining presumed income level. Please contact Housing staff for assistance if needed.</i>	There are no Rental Units on the site. Refer to supplemental information.
(6) For any requested waiver of a development standard, evidence that the development standard for which the waiver is requested <u>will have the effect of physically precluding the construction</u> of the housing development with the density bonus, incentives, and concessions requested.	Included in Cover Letter
(7) Re: Mixed-Use applications	N/A

May 22, 2023

Re 1960 Maciel Ave, Santa Cruz

To Whom It May Concern:

My company, Maciel Development LP purchased 1960 Maciel Ave, Santa Cruz from Joseph D'Amico on September 30, 2021. Joseph and his family had resided on this property continuously since 1993 and his son Joseph D'Amico continues to live on the property.

No rent has ever been charged by me or the previous owner, so this property hasn't been a rental property or had a renter in the past 30 years.



Jeff Greenberg  
President, Maciel Development