

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

RESOLUTION NO. 2019-08

On the motion of Commissioner - Guth
Duly seconded by Commissioner - Dann
The following Resolution is adopted:

PLANNING COMMISSION RESOLUTION
RECOMMENDING THAT THE BOARD OF SUPERVISORS
APPROVE A ZONING MAP AMENDMENT, PLANNED UNIT DEVELOPMENT AND
DEVELOPMENT PERMIT REQUESTS FOR APPLICATION 181579, AT CAPITOLA
ROAD, NEAR THE INTERSECTION WITH 17TH AVENUE

WHEREAS, the Planning Commission has held a public hearing on Application No. 181579 involving a 3.65-acre property that is located on the south side of Capitola Road (1412, 1438, 1500 and 1514 Capitola Road), opposite the point where 15th and 16th Avenues meet Capitola Road and between Leila Court and 17th Avenue in Live Oak, regarding the proposed Vesting Tentative Map, Commercial Development Permit, Zoning Map Amendment, Planned Unit Development, Density Bonus and Sign Exception for a project that includes: adjustment of four parcels of 0.97 acres, 0.97 acres, 1.04 acres and 0.67 acres to three parcels (two commercial condominium lots within a 1.24-acre common area and a 2.36-acre parcel) and a street dedication of 0.05 acres and construction of a mixed-use development consisting of: 1) a two-story, 11,048 square foot dental office (Dientes) and a two-story, 19,297 square foot medical clinic (Santa Cruz Community Health Center), connected by a shared access tower; 2) four three-story residential buildings totaling 61,275 square feet containing 56 affordable residential apartments, a manager's apartment and a community center; 3) a 338 square foot maintenance shed; 4) a public park/plaza; 5) a private residential open space; 6) a private community garden, 7) shared parking, and 8) three business identification signs and two residential monument signs with a combined area of 200 square feet, in the C-1 (Neighborhood Commercial) district. In addition, at the 2.36-acre residential portion of the site, the project includes adding the Regional Housing Need ("R" Combining) district to the existing C-1 zoning and a request for a 20% Residential Density Bonus.

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 determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21159.25 and approve Application Number **181579**.

BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed Zoning Map Amendment, Planned Unit Development, Vesting Tentative Map, Density Bonus, Commercial Development Permit and Sign Exception as contained in the Report to the Planning Commission.

EXHIBIT A

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 28th day of August, 2019, by the following vote:

AYES: COMMISSIONERS: Guth, Shaffer Freitas, Dann, Shepherd, Lazenby
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None.

ATTEST: Joelyn Drake
JOEELYN DRAKE, Secretary

Randy Clark
Chairperson

APPROVED AS TO FORM:

GM Heat 10/16/19
ASSISTANT COUNTY COUNSEL