

SUPPLEMENTAL INFORMATION #1

For Planning Commission Agenda of:
November 16, 2023

- Consent Agenda Item
- Continued Hearing Item
- Public Hearing Item No. F-1
- Department Report
- Old Business

Project Title: **Dane Valadao – Final Map Subdivision, Conditional Use Permit, Planned Unit Development**

Record Number: PLN-2021-17560
Assessor Parcel Number: 510-381-021
Address: 1820 Pickett Road, McKinleyville Area

Attached for the Planning Commission's record and review is the following supplementary information:

A. Letter from Applicant – received November 14, 2023

The applicant is proposing to install the neighborhood cluster mailboxes within the interior of the property. They are also committing to include locked ground-level bicycle storage, install up/down lighting along the rear of the buildings, develop the driveways along Gwin and Pickett Roads to the Urban Driveway No. 1 standard, limit construction traffic to Pickett Road, and install new sidewalk along the north side of Gwin Road near the Teen Center, to complete the break in the network. They are also committing to work with Public Works and the neighborhood on developing additional traffic and safety measures. Additionally, they are requesting permission to be allowed to divide and develop the project in two phases with the single-family units being completed under the first phase and the multi-family units and parcels being divided and developed under the second phase. Additionally, they are requesting flexibility to reduce the width of the two-bedroom units to 64 feet instead of the 80 feet shown on the current plans if determined preferable.

B. Additional Recommended Conditions of Approval:

Staff believe the applicant's request for flexibility in setting the width of the 2-bedroom units and for permission to complete the project in two phases can both be supported. The following additional Conditions offered for the Commission's consideration and are designed to reflect support for phasing and design flexibility while addressing development timing considerations:

- 18. Where subdivision and/or development is pursued in a phased fashion, prior to completion of each phase, all necessary improvements and infrastructure must be installed to the satisfaction of the Planning & Building Department and Land Use Division of Public Works.
- 19. The two-bedroom townhome style apartments proposed on Lots 5, 6, 7, 17, 18, & 19 may be constructed to a width ranging from 80 feet (maximum) to 64 feet (minimum).

November 14, 2023

Dear Steve-

Thank you for the follow up call yesterday. As you are aware, we held an open house on Sunday, November 12, 2023 to answer any questions or concerns people may have as well as ask for input on safety measures. In addition to the requirements in the conditions of approval, below are commitments we are making:

- Install Neighborhood cluster mailboxes within the development. These will not be installed on Pickett or Gwin Roads;
- Locked bike storage on the ground level of the 1-bedroom apartment buildings;
- Improve the break in the sidewalk on Gwin near the teen center for student safety;
- Construct "Urban Driveway No. 1" for access onto Gwin and Pickett Roads;
- Up/Down lighting in the rear of the buildings;
- Work with public works and the neighborhoods on traffic and pedestrian safety measures (Crosswalk(s), Speed hump(s), Bulb-outs, etc.)
- we will require our contractors to use Pickett Rd during construction.

Proposed requests:

- We would like to request that we be able to phase the project. Phase 1 would be developing lots 1 through 4 and phase 2 would be completing the balance of the subdivision.
 - If this is allowed, Mike proposed phase 1 be recorded as a "Parcel Map" and phase 2 as a "Final Subdivision Map"
 - If this requires re-noticing the neighbors, we will withdraw this request.
- We would like to ask for flexibility on the size of the proposed buildings on lots 5, 6, 7, 17, 18, & 19 (the two-bedroom townhome style apartments). The current proposed width is 80' wide buildings, we may want to reduce them down as much as 64'.

Please do not hesitate to reach out to me with any questions.

Dane Valadao

Dane Valadao

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