



# COUNTY OF SANTA CRUZ

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## PRESS RELEASE

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### BOARD APPROVES FIRST ENHANCED DENSITY BONUS PROJECT

The Santa Cruz County Board of Supervisors on Tuesday unanimously approved a 33-unit mixed-use development that meets the County's strategic objectives of increasing access to housing and jobs while supporting development that reduces environmental impacts.

Located along Portola Drive between 40th and 38th avenues, the two- and three-story project is the first approved under the County's new enhanced density bonus law, and includes four affordable rental units available to very low-income households.

Enhancing density reduces urban sprawl, helps protect water resources and enhances the walkability of the neighborhood and encourages use of bicycles and public transit.

The project also extends the pedestrian-friendly development along 41st avenue onto Portola Drive. Ground-floor commercial and restaurant tenant spaces have been designed to be open and inviting, with high ceilings and extensive storefront windows that will open directly onto an extended sidewalk with landscaping and tree planting. All parking will be located behind and under the building where it will be screened from public view.

The project included public input and is consistent with the Pleasure Point Commercial Corridor planning process. Several measures to protect the surrounding neighborhood have been included in the project design, including tree plantings along the site perimeter and concrete sound walls.

In December 2018, the Board of Supervisors approved an enhanced density bonus ordinance in accordance with state law allowing developments to increase residential density up to 50 percent for qualified mixed-income projects, and up to 75 percent for housing projects that are 100 percent affordable.

Density bonuses are widely recognized as a way to increase housing access, including housing affordable to low- and very low-income residents, without public subsidies.