



County of Santa Cruz 687

PLANNING DEPARTMENT

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ALVIN D. JAMES, DIRECTOR

Agenda Date: June 8, 1999

May 24, 1999

BOARD OF SUPERVISORS
County of Santa Cruz
701 Ocean Street
Santa Cruz CA 95060

Subject: Report Back on the Planning Commission's Study Session to Consider Design Review Waiver Procedures

Members of the Board:

On March 23, 1999, your Board considered a report from the Planning Department on several changes to our application submittal requirements and processing procedures for projects subject to Chapter 13.11 of the County Code (Site, Architectural and Landscape Design Review ordinance). Your Board considered a proposal to provide for a waiver procedure for projects subject to this ordinance. Because the proposal would vest the authority to grant waivers to the Planning Commission, you directed staff to refer this proposal to the Commission for consideration and recommendation to the Board on this issue or anything else the Commission chooses to report (Attachment 1).

The Planning Commission considered your Board's direction in a study session conducted on April 28, 1999. Unanimously, the Commission has several concerns and reservations about the path the design review procedure is taking (Attachment 2). The Commission felt that the new design review process is too cumbersome to the public and that a more general approach would result in better project designs. Further, they expressed opposition to being the arbiter for design review waiver requests and encouraged your Board to fund and staff the Urban Designer position to assume this role. In addition, the Commission recommended that your Board reconsider the expanded design review submittal requirements.

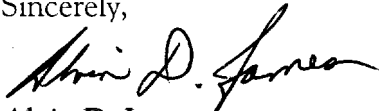
In addition, your Board expressed an interest in the proposal to record the conditions of approval of development permits in the Office of the County Recorder. For several years, the Department of Public Works has been concurrently recording the conditions of approval of all minor land divisions and subdivisions with the recordation of the parcel or final map. Planning staff has met with officials

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from the County Recorder's Office to discuss our recordation of non-land division permit conditions. Staff has already begun requiring the recordation of permit conditions for projects subject to design review. In addition, we are reviewing our permit types to expand the permits that should also be recorded. Typically, these permits specify an ongoing obligation to the property owner such as maintaining replacement trees as a condition of approval for a significant tree removal permit. We will implement the expanded recordation requirement once the procedures are in place and staff is trained.

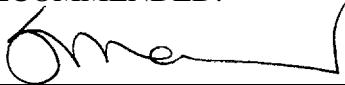
It is therefore, RECOMMENDED, that your Board consider the comments provided by the Planning Commission and provide direction to Planning staff regarding Design Review waiver procedures.

Sincerely,



Alvin D. James
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

Attachments:

1. Letter to the Planning Commission dated April 19, 1999
2. Letter of the Planning Commission Chairperson dated May 10, 1999

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