



# County of Santa Cruz

PLANNING DEPARTMENT  
701 OCEAN STREET - 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060 0347  
(831) 454-2580 FAX: (831) 464-2131 TDD: (831) 464-2123  
ALVIN D. JAMES, DIRECTOR

**Agenda Date: February 27, 2001**

February 9, 2001

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

**SUBJECT:** Public hearing to consider a proposal to rezone Assessor's Parcel Number 04 1-23 3 -50 from the R- 1 - 1 acre zone district to the R- 1 - 10 zone district; to create four single-family residential parcels; and to construct four single-family homes. Requires a Rezoning, a Minor Land Division and a Roadway/Roadside Exception. The property is located on the south side of Jaunell Road about 600 feet north from Soquel Drive, at 220 Jaunell Road, Aptos. Application Number: 98-0857. Applicant: Kathy Casey, Casey Consulting. Owner: Frank and Grace Ann Verduzco.

Members of the Board:

## **Background**

On December 18, 1998, the County Planning Department accepted this application for a Rezoning, Minor Land Division and Roadway/Roadside Exception. In accordance with the California Environmental Quality Act (CEQA) and the County Environmental Review Guidelines, the project was considered by the County Environmental Coordinator on August 21, 2000. A Negative Declaration with Mitigations was issued on September 28, 2000.

On December 13, 2000, the Planning Commission heard this proposed project at a noticed public hearing. The Planning Commission adopted Resolution No. 1 0-00 (Attachment 3) recommending approval of the proposed project to your Board. The staff report to the Planning Commission is included as Attachment 5 and the minutes of the December 13 meeting are included as Attachment 6.

## **Discussion**

### Project Setting

The subject parcel is 2.1 gross acres in area (89,615 square feet) and is located on Jaunell Road, about 600 feet north from Soquel Drive. There is an existing single family dwelling and several out buildings on the parcel, which has been used as a nursery in conjunction with the dwelling. All of the proposed new parcels would be accessed directly from Jaunell Road, which curves around the parcel creating the northern and eastern boundary of the property. Large lot single-family dwellings, with an average parcel size of 1.6 acres, are located to the south of the subject parcel, and are zoned R-1-1 acre. Smaller parcels,

with an average parcel size of 25,156 square feet, are located to the north of the subject parcel and are zoned R-1-20. Single family residential parcels with an average size of 8,382 square feet are located to the northwest of the subject parcel and are zoned R-1-6. An apartment complex and a triplex are located to the southwest and south, and are zoned RM-5.

0348

The site topography consists of nearly level to gentle slopes near Jaunell Road with steep slopes along the southeast side of the site away from Jaunell Road. There are two areas of slopes in excess of 30%, on the southeastern and southern portion of the parcel, adjacent to the large lot residential development. The site is located in a broad drainage ravine that encompasses several properties to the east. Through soils testing and evaluation of a potential wetland on the property, it was determined that the less sloping areas of the parcel are covered with approximately four feet of Aromas Formation fill. It appears that this fill may have resulted from the construction of Jaunell Road and from grading activities to clear building envelopes on surrounding properties. Soils on the filled portion of the site indicate that the parcel may have supported wetland or riparian habitat prior to the grading and filling.

Vegetation on the site includes both hydrophytic (water-loving) and drought tolerant plants. Some subsurface soils on the parcel are saturated, possibly the result of perched surface water, an existing grey water sump from the existing home, and/or up-slope subsurface movement from the well-defined riparian corridor to the northeast. Vegetation on the less sloped areas of the parcel includes oak trees, arroyo willow, chaparral species and small horsetail. The more steeply sloped hillsides are vegetated with oak and madrone, with a minor understory of poison oak, rose and oak seedlings.

General Plan and Zoning Consistency

The project site has a General Plan land use designation of “R-UVL” or Urban Very Low Density Residential. This designation allows a density range of 1.0 to 4.3 units per net developable acre, which corresponds to lot size requirements of 10,000 square feet to one acre of net developable parcel area. The objective of this land use designation is to provide for areas of residential development on large lots at very low densities, inside the Urban Services Line, which have a full range of urban services. This designation is appropriate for sites such as the subject parcel, with environmental constraints, and as a transition to adjacent rural density development. All of the new lots proposed are larger than 10,000 square feet, net developable area.

The project is currently located in the R-1-1 acre zone district. This property, and other surrounding parcels, were zoned R-1 -1 acre following the adoption of the County’s 1994 General Plan and enactment of the General Plan designation of “R-UVL.” The zoning designation reflected the fact that parcels in this area are served by septic systems, and County Code Section 7.38.045 requires a minimum parcel size of one acre for individual septic systems. Although the existing single family dwelling is currently served by an individual septic system, the parcel is within the Santa Cruz County Sanitation District, and sewer service is available at Soquel Drive to serve the existing dwelling, which is proposed to be moved, and to serve the three new lots that would be created. The R-1-1 acre zone district applicable to this parcel was not intended to reflect individual site constraints other than sewer availability.

The applicant has requested a rezoning to R- 1 - 10, which would allow a minimum lot size of 10,000 square feet of net developable area. Because portions of the parcel include slopes in excess of 30%, which are not developable land, only four parcels would be allowed by R- 1 - 10 zoning. The gross area of the four parcels proposed would range from 15,385 square feet to 31,640 square feet, for an average gross density of 22,104 square feet. The R-1 -10 zoning requested appears appropriate for the subject

parcel, based on site constraints and the character of surrounding development. The proposed R- 1 - 10 zoning would provide a transition between higher density housing to the south and southwest and large lot development to the north. The density would be lower than single-family residential development to the south and west, and would be almost identical to development to the north.

0349

**Conclusion**

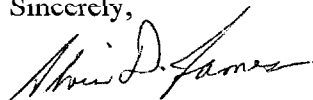
All required findings can be made to approve this proposal. The project is consistent with the General Plan in that the project constitutes a residential use, and the proposed density is compatible with the existing density and intensity of land use in the surrounding area. The project, as conditioned, will not have a significant effect on the environment.

**RECOMMENDATION**

It is therefore, RECOMMENDED that your Board, based on the attached Findings (Attachment 1) and subject to the attached Conditions (Attachment 2), take the following actions:

1. Certify the Mitigated Negative Declaration as complying with the requirements of the California Environmental Quality Act (Exhibit "E" to Attachment 5); and
2. Approve Rezoning, Minor Land Division and Roadway/Roadside Exception No. 98-0857 and adopt the attached Ordinance amending Chapter 13.10 of the Santa Cruz County Code that Conditionally Rezones Assessor's Parcel Number 04 1-233-50 from the R-1-1 acre zone district to the R- 1 - 10 zone district.

Sincerely,



ALVIN D. JAMES  
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO  
County Administrative Officer

**Attachments:**

1. Findings
2. Conditions of Approval
3. Planning Commission Resolution No. 1 0-00
4. Ordinance Amending Chapter 13.10 of the County Code
5. Staff Report to the Planning Commission of 12/13/00
6. Minutes of the Planning Commission Hearing of 12/13/00
7. Correspondence received by the Planning Commission

cc: Kathy Casey, Casey Consulting, 1677 Wilshire Drive, Aptos, CA 95003  
Frank & Grace Ann Verduzco, 220 Jaunell Road, Aptos, CA 95003