



County of Santa Cruz

PLANNING DEPARTMENT

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ALVIN D. JAMES, DIRECTOR

BOARD OF SUPERVISORS AGENDA : JUNE 5, 2001

May 15, 2001

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

SUBJECT: Public hearing to consider an Amendment to Planned Unit Developments 74-783-PUD and 80-1 16-PUD (which were approved by ordinance), to allow a Minor Land Division on a portion of Paradise Park known as the Castle Property, as recommended by the Planning Commission.

Application #99-0345

APN: 061-321-1 1

Owner: Paradise Park Masonic Club, Incorporated

Applicant: Paradise Park Masonic Club, Incorporated/Jim Wells

Members of the Board:

Background

On February 28, 2001, the Planning Commission took action to approve Application #99-0345, a proposal to create three single-family residential parcels from a portion of the single 3.5 acre parcel formerly known as the Castle property, a part of Paradise Park. Historic photographs of the project site are attached (Attachment 1).

The Paradise Park Planned Unit Development was originally approved in 1974 to authorize the continued existence and maintenance of 396 single-family dwellings on a single piece of property. The PUD was subsequently amended in 1984 to recognize 400 units.

Project Setting and Surroundings

The project site is located in the Carbonera planning area, within the Rural Services Line, and measures 3.5 1 net developable acres. The project site is a portion of the 178 acre Paradise Park

Masonic Club property. The project site is located on a hillside on the eastern side of the San Lorenzo River and is geographically separated from the developed portion of Paradise Park below due to extreme topographic variation (see photos, Attachment 1). Access to the project site will be through the Graham Hill Estates Subdivision off Graham Hill Road, through an unnamed right of way about 200 feet west of Henry Cowell Drive. The project site is surrounded by residential properties, the 60 single-family units of Graham Hill Estates (as of yet unbuilt), and the 39 1 single-family residences of Paradise park to the north, south and west.

Environmental Review

In accordance with the California Environmental Quality Act and County Environmental Review Guidelines, the project was considered by the County Environmental Coordinator on June 19, 2000. A Mitigated Negative Declaration was issued on July 26, 2000 (Exhibit D, Planning Commission staff report, Attachment 4). The four mitigation measures required include: avoidance of negative impacts associated with grading and erosion control; retention of existing trees greater than 6-inches in diameter; coordination of drainage infrastructure with that of the adjacent Graham Hill Estates subdivision so that no site disturbance can occur until parent drainage, access and water supply infrastructure is completed for Graham Hill Estates ; and the preservation of historic resources on the site. State Clearinghouse review was completed on July 26, 2000 with no state agencies submitting comments by that date.

General Plan and Zoning Consistency

The Paradise Park Masonic Club, Inc. is designated as a Planned Unit Development. County Code Section 13.10.240 states that any Planned Unit Development shall continue to be administered in the same manner as existing permits. Actions to amend, review, revoke, or enforce such permits shall be subject to the regulations and procedures of Chapter 13.10 and Chapter 18.10, except for existing Planned Unit Development Permits which were adopted by ordinance and must be administered in the same manner as existing ordinances. The Paradise Park Masonic Club PUD (80-l 16-PUD) authorizes 400 units in the Park. The proposed project will amend the PUD to reduce the allowed number of units to 397 and partition the project site from the Paradise Park Masonic Club. (See Attachment 23, Initial Study, Exhibit D, Planned Unit Development Permit 80-l 16-PUD). There are currently 391 units in the Paradise Park Planned Unit Development. The applicants have obtained the required majority vote from the interested parties to propose the land division. (See Attachment 29, Initial Study and Attachments 24-27 for additional historical correspondence regarding the proposed land division).

The project site has a 1994 General Plan land use designation of Urban Low Residential (R-UL) for the area of Paradise Park developed with housing, and Park Recreation and Open Space (O-R), Private Local Park for the remaining areas including hillsides, riparian areas and other open space. The project site is within the Rural Services Line, which has recognized urban densities but typically does not have full urban services. The project site will connect to Santa Cruz City Municipal Utilities for water service (Attachment 17, Initial Study), and will have private individual septic systems as approved by the Environmental Health Service. Individual septic envelopes were deemed appropriate from a geotechnical standpoint and will not adversely affect slope stability of the site (Attachment 16, Initial Study). The proposed density of this subdivision, one dwelling per 1.16 net developable acres, is consistent with all General Plan policies and with the General Plan requirement that development on septic systems contain at least one acre.

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The project is located in the "Single-family Residential" (R-l-6) zone district with this portion of the 178 acre parcel designated as Parks and Recreation (PR). One single-family dwelling per parcel is an allowed use as per County Code Section 13.10.352(b). The parcels in excess of one acre in area have been approved for septic systems. The proposed development envelopes will comply with the development standards of the County Code including required minimum one acre parcel size, required setbacks from the archaeologically sensitive areas, and the development standards of the Planned Unit Development as required by Permit Number 74-783-PUD as amended by 80- 116-PUD (Attachments 22 & 23, Initial Study, Exhibit D, Attachment 4)

Roadway/Roadside Exception

Access to the Castle Property in Paradise Park is to be gained by way of easements through the Graham Hill Estates Subdivision. The right-of-ways providing access to the subject parcels include "Henry Cowell Drive", a 50 foot right-of-way with a planned, paved width of 24-feet, and an unnamed right-of-way between Lots 33 and 34 (Tract 1339, Graham Hill Estates). Easement Agreements have been recorded to provide a primary non-exclusive easement sixteen feet in width commencing at a point on the project's proposed Henry Cowell Drive and extending west between proposed Lots 33 and 34 of the Graham Hill Estates subdivision. A secondary non-exclusive easement twenty four feet in width connects the proposed Henry Cowell Drive through the Graham Hill Estates to Graham Hill Road.(See Attachments 20 & 21, Initial Study, Exhibit D).

Improvement plans for the proposed project include a 16-foot paved access road within an existing 24-foot right-of-way and a 16- to 18-foot paved common driveway with fire department turnouts, which would serve all three of the new lots created by the proposal. No on-street parking will be permitted in the area of the turn-out and turn-around to maintain adequate public safety vehicle access and circulation. The Department of Public Works/Road Engineering Division recommends that the "common driveway" be improved to the minimum local street design criteria, which is a minimum 40-foot right-of-way with a 30-foot paved road width, and a 4-foot separated sidewalk on one side of the street (see Attachment 15, Initial Study, Exhibit D, Attachment 4). Construction to this criteria would require the removal of additional mature trees.

The proposed circulation design requires a Roadway/Roadside Exception pursuant to County Code Sections 13.10.521(a) and 15.10.050(e)5, to reduce the required width of the right-of-way access from 40 feet to 24 feet; to eliminate the separated sidewalk, and to provide turn-outs in lieu of a full cul-de-sac. Pursuant to County Code 13.10.521(e)4 the exception can be approved where resources such as significant trees are preserved by the design modification. Mature trees will be preserved and the road width will match that of the adjacent Graham Hill Estates Subdivision, which also has no sidewalks in order to enhance the design concept of natural open meadows and forest. The roadway configuration has been reviewed and approved by County and Scotts Valley Fire Protection Districts. No curbs and gutters are proposed, consistent with the design guidelines of Graham Hill Estates.

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Design Guidelines

The proposed project seeks a design waiver to eliminate the requirement to submit specific architectural details and alternatively utilize the approved architectural design guidelines adopted for the adjacent 60-unit Graham Hill Estates subdivision under Application 98-O 12 1 (See Attachment 19, Initial Study, Exhibit D).

The basic design concept for Graham Hill estates is to preserve and expand the combination of the open meadow and forest. Removal of existing trees is limited by configuring proposed development parcels in such a way as to minimize tree removal and proposing to reduce the required width of the access driveway. Landscaping is to be limited to area within development envelopes and shall consist of plant materials which are compatible with existing vegetation. No non-native landscaping shall be approved outside of the development envelopes. Driveways and walkways from existing streets shall be asphalt paving or natural gravel without curbs or gutters. Lighting shall be low level, shielded fixtures with minimum off-site impact, Floodlighting of any kind is prohibited.

Design of individual residences may vary, but shall be indigenous (growing from the land) and should be appropriate for a natural forest setting. Step down foundations shall be utilized to follow topography, minimize grading and eliminate the need for retaining walls. Roof pitch may vary from 4 inches in 12 to 8 inches in 12 with principal roofs being of the same pitch. Buildings shall be of human scale with articulated form to avoid large massive structures. Materials shall be neutral color, natural type to avoid high reflectivity or dominant colors. Glazing shall be transparent, not reflective. Roofs shall be a dark color, windows and door frames shall be wood or dark anodized aluminum. Wall surfaces shall be limited to a maximum of two materials and the same design and shall carry around the entire perimeter. Artificial facades on one side of the building are prohibited. Garden walls and accessory structures shall be of the same material as the principal structure. All equipment, apparatus etc., whether fixed or moveable, shall be screened from view from the street and adjacent lots. Solar collectors shall be installed to not be visible from the street and shall follow roof slope.

Conclusion

The proposed project is recommended for approval on the basis that the site can support the proposed development and is consistent with General Plan and zoning requirements. The proposed ordinance amendment permitting the 3-lot minor land division is consistent with the existing density of the Paradise Park Planned Unit Development and intensity of land use in the surrounding area.

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It is, therefore, recommended that your Board:

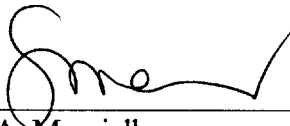
1. Adopt the Ordinance Amending Planned Unit Development Permits Nos. 77-783-PUD and 80-116-PUD; and
2. Approve the Minor Land Division; and Roadway Exception to reduce the required width of the right-of-way access from 40 feet to 24 feet pursuant to County Code 13.10.521(a) and 15.10.050(e)(5); and a Roadway/Roadside Exception to eliminate separated sidewalk and to provide turn-outs in-lieu of a full cul-de-sac; a design waiver to eliminate the requirements to submit specific architectural design and instead use the architectural design guidelines established for the adjacent Graham Hill estates Subdivision; and preliminary grading approval to cut 298 cubic yards to construct the access right-of-way and local street; and
3. Certify the Mitigated Negative Declaration as complying with the requirements of the California Environmental Quality Act.

Sincerely,



Alvin D. James
Planning Director

RECOMMENDED



Susan A. Mauriello
County Administrative Officer

Attachments:

1. Photographs of the Castle property and improvements
2. Ordinance Modifying Planned Unit Developments 77-783-PUD and 80-116-PUD
3. Planning Commission Resolution 3-01 dated 2/28/01
4. Planning Commission Staff Report dated 2/28/01
5. Draft Planning Commission Minutes of 2/28/01
6. Project Plans

cc: Jim Wells, 211 Paradise Park, Santa Cruz CA 95060