

STAFF REPORT TO THE AGRICULTURAL POLICY ADVISORY COMMISSION

APPLICATION NO.: 03-0504

APN: 107-481-28

APPLICANT: Janet Dows, Architect

OWNERS: Anthony & Came Salady

PROJECT DESCRIPTION: Proposal to construct a one-story addition (749 square feet) to an existing single-family dwelling. Requires a Variance to reduce the required 40-foot front setback to about 28 feet, an Agricultural Buffer Determination to reduce the required 200-foot setback to about 160 feet, and an archaeological site review.

LOCATION: Property located on the east side of the north branch of Las Colinas Drive (145 Las Colinas Drive) at approximately ¼ mile east from Eureka Canyon Road in Corralitos.

PERMITS REQUIRED: Agricultural Buffer Setback Reduction

ENVIRONMENTAL DETERMINATION: Exempt - Category 1

COASTAL ZONE: —Yes XNo

PARCEL INFORMATION

PARCEL SIZE: 3 acres

EXISTING LAND USE:

PARCEL: Single-family dwelling

SURROUNDING: Single-family dwellings

PROJECT ACCESS: Eureka Canyon Road

PLANNING AREA: Eureka Canyon

LAND USE DESIGNATION: RR (Rural Residential)

ZONING DISTRICT: RA (Residential Agriculture)

SUPERVISORIAL DISTRICT: Second (Pirie)

ENVIRONMENTAL INFORMATION

- | | |
|-----------------------|--|
| a. Geologic Hazards | a. Not mapped/no physical evidence on site |
| b. Soils | b. Lompico-Felton complex |
| c. Fire Hazard | c. Mapped constraint |
| d. Slopes | d. 30-50 percent slopes |
| e. Env. Sen. Habitat | e. Not mapped/no physical evidence on site |
| f. Grading | f. No grading proposed |
| g. Tree Removal | g. No trees to be removed |
| h. Scenic | h. Not a mapped resource |
| i. Drainage | i. Existing drainage adequate |
| j. Traffic | j. No significant impact |
| k. Roads | k. Existing roads adequate |
| l. Parks | l. Existing park facilities adequate |
| m. Sewer Availability | m. No |

- | | |
|--------------------------|--|
| n. Water Availability | n. <i>Yes</i> |
| o. Archeology | o. Mapped /no physical evidence on site |
| p. Agricultural Resource | p. Not a mapped resource |

SERVICES INFORMATION

Inside Urban/Rural Services Line: ___Yes XNo

Water Supply: Pajaro Valley Water Management Agency

Sewage Disposal: CSA#12 private septic system

Fire District: Pajaro Valley Fire Protection District

Drainage District: Zone 7 Flood Control/Water Conservation District

ANALYSIS AND DISCUSSION

The proposed project is to construct a 749 square foot room addition to an existing one story single-family dwelling of approximately 1,605 square feet on a 3-acre parcel. The project is located at 145 Las Colinas Drive in Watsonville. The building site is within 200 feet of Commercial Agricultural land to the east. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to about 160 feet from APN 107-541-01.

The subject property is characterized by very steep topography and is designated as a fire hazard area. The parcel is not located within the Urban Services Line and may be characterized as a rural neighborhood. The parcel carries a Rural Residential (RR) General Plan designation and the implementing zoning is (RA) Residential Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the east side of the parcel at Assessor's Parcel Number 107-541-01, the 102-acre MacDonald orchard.

4 reduced agricultural buffer is recommended due to the fact that the sloping topography with a 50-foot difference in elevation between the subject property and the adjacent CA land, and the width of the lot would not allow sufficient building area if the required 200 foot setbacks were maintained from the adjacent Commercial Agriculture zoned property. No additional buffering is recommended due to the existence of a natural buffer of native vegetation and the fire hazard in addition to the considerable difference in elevation from the adjacent agricultural land. The applicant shall be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

RECOMMENDATION

Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 160 feet to the single-family dwelling from the adjacent CA zoned property known as APN 107-541-01, proposed under Application # 03-0504, based on the attached findings and recommended conditions.

EXHIBITS

- A. Project plans by Janet Dows, Architect, dated 11/18/03

- B. Findings
- C. Conditions
- D. Assessor's parcel map/Location Map
- E. Zoning map/General Plan
- F. Comments & Correspondence
- G. Site photographs

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report Prepared By: Joan Van der Hoeven
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174 (or, pln140@co.santa-cruz.ca.us)

Report Reviewed By:
Cathy Graves
Principal Planner
Development Review

REQUIRED FINDINGS FOR AGRICULTURAL BUFFER SETBACK REDUCTION
COUNTY CODE SECTION 16.50.095(b)

1. SIGNIFICANT TOPOGRAPHICAL DIFFERENCES EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT SETBACK, OR

Significant topographical differences exist between the subject parcel and the adjacent CA zoned parcel, APN 107-541-01, to allow for a reduction in the required 200-foot setback to about 160 feet. The proposed building site is approximately 50 feet above the elevation of the adjacent Commercial Agriculture zoned parcel, so additional landscaping and solid fences have not been required.

2. PERMANENT SUBSTANTIAL VEGETATION OR OTHER PHYSICAL BARRIERS EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT BUFFER SETBACK; OR A LESSER SETBACK DISTANCE IS FOUND TO BE ADEQUATE TO PREVENT CONFLICTS BETWEEN THE NON-AGRICULTURAL DEVELOPMENT AND THE ADJACENT AGRICULTURAL USES, BASED ON THE ESTABLISHMENT OF A PHYSICAL BARRIER, UNLESS IT IS DETERMINED THAT THE INSTALLATION OF A BARRIER WILL HINDER THE AFFECTED AGRICULTURAL USE MORE THAN IT WOULD HELP IT, OR WOULD CREATE A SERIOUS TRAFFIC HAZARD ON A PUBLIC OR PRIVATE RIGHT-OF-WAY; AND/OR SOME OTHER FACTOR WHICH EFFECTIVELY SUPPLANTS THE 200 FOOT BUFFERING DISTANCE TO THE GREATEST DEGREE POSSIBLE: OR
3. THE IMPOSITION OF A 200 FOOT AGRICULTURAL BUFFER SETBACK WOULD PRECLUDE BUILDING ON A PARCEL OF RECORD AS OF THE EFFECTIVE DATE OF THIS CHAPTER, IN WHICH CASE A LESSER BUFFER SETBACK DISTANCE MAY BE PERMITTED, PROVIDED THAT THE MAXIMUM POSSIBLE SETBACK DISTANCE IS REQUIRED, COUPLED WITH A REQUIREMENT FOR A PHYSICAL BARRIER, OR VEGETATIVE SCREENING OR OTHER TECHNIQUES TO PROVIDE THE MAXIMUM BUFFERING POSSIBLE, CONSISTENT WITH THE OBJECTIVE OF PERMITTING BUILDING ON A PARCEL OF RECORD.

CONDITIONS OF APPROVAL

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (107-541-01). Prior to exercising any rights granted by this permit, including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with Exhibit A on file with the Planning Department. The final plans shall include the following additional information:
 - I. A development setback of a minimum of about 160 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 107-541-01.
 - B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
 - B. The existing native vegetation shall be maintained at the eastern property line adjacent to CA zoned lands and consistent with Fire Department requirements.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- IV. Operational Conditions
 - A. The vegetative barrier shall be permanently maintained.

- B. All required Agricultural Buffer Setbacks shall be maintained.
- C. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.

Minor Variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: 1/15/04

Effective Date: 1/29/04

Expiration Date: 1/29/06

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

FLOOR PLAN
4.11.01

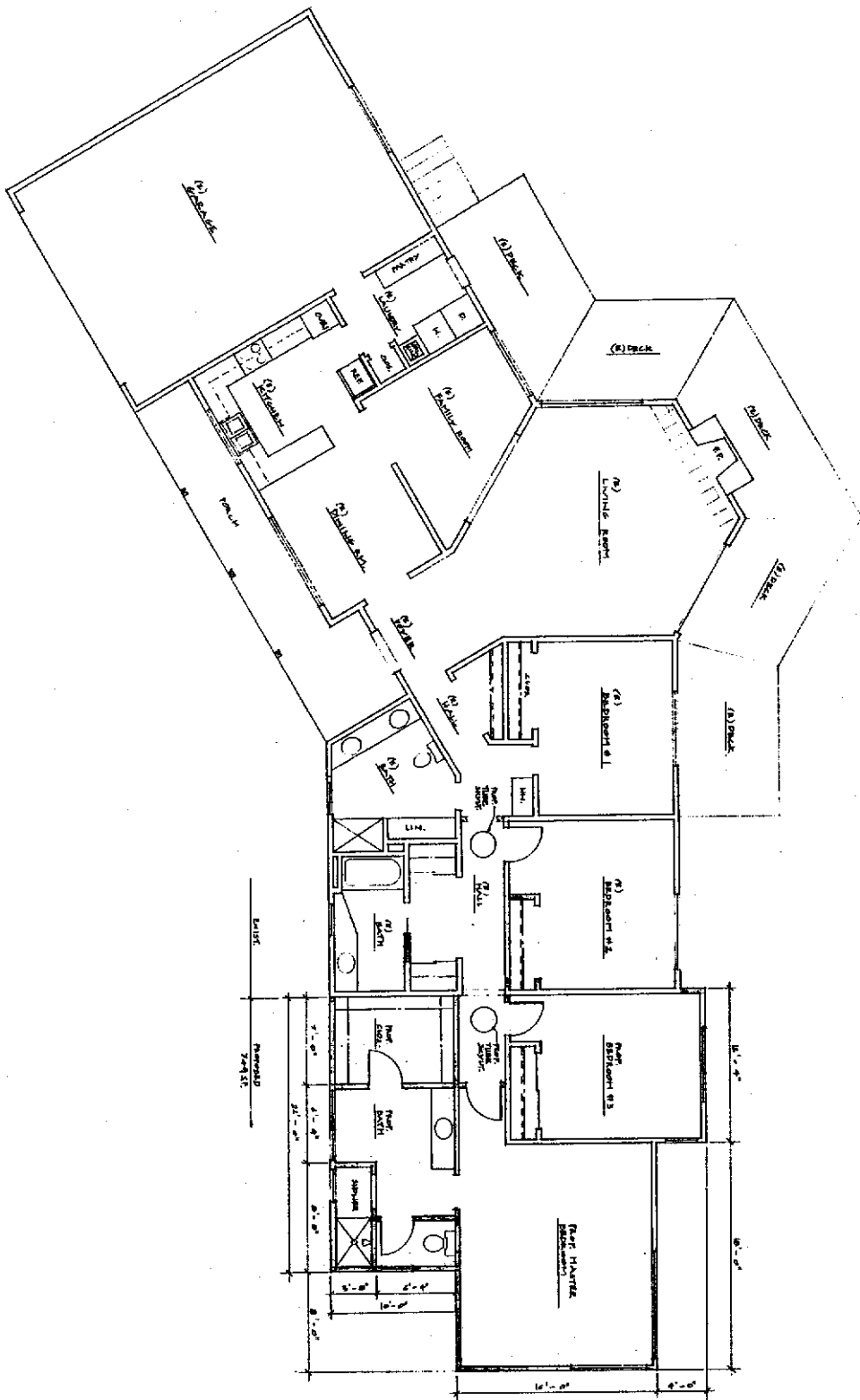
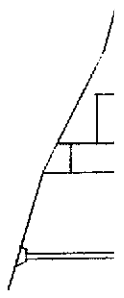


EXHIBIT A

2

11-18-05	ADDITION TO ANTHONY & CARRIE SALADY RESIDENCE 145 LAS COLINAS DRIVE, COUNTY OF S.D.	APRIL 107-401-20	JANET DOWS, ARCHITECT LIC#9162-MU 1425 NEARLIGHT AVENUE, SANTA CRUZ, CA 95060 831-671104
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RIGHT SIDE ELEVATION (SOUTH)



REAR ELEVATION (EAST)

FRONT ELEVATION (WEST)

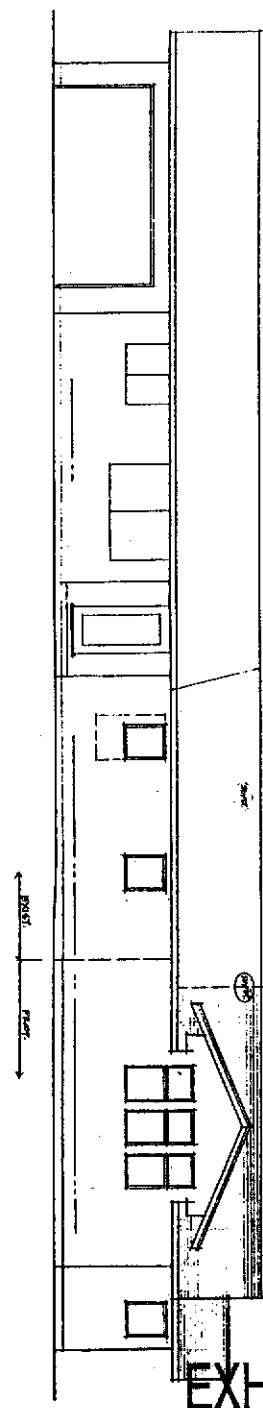
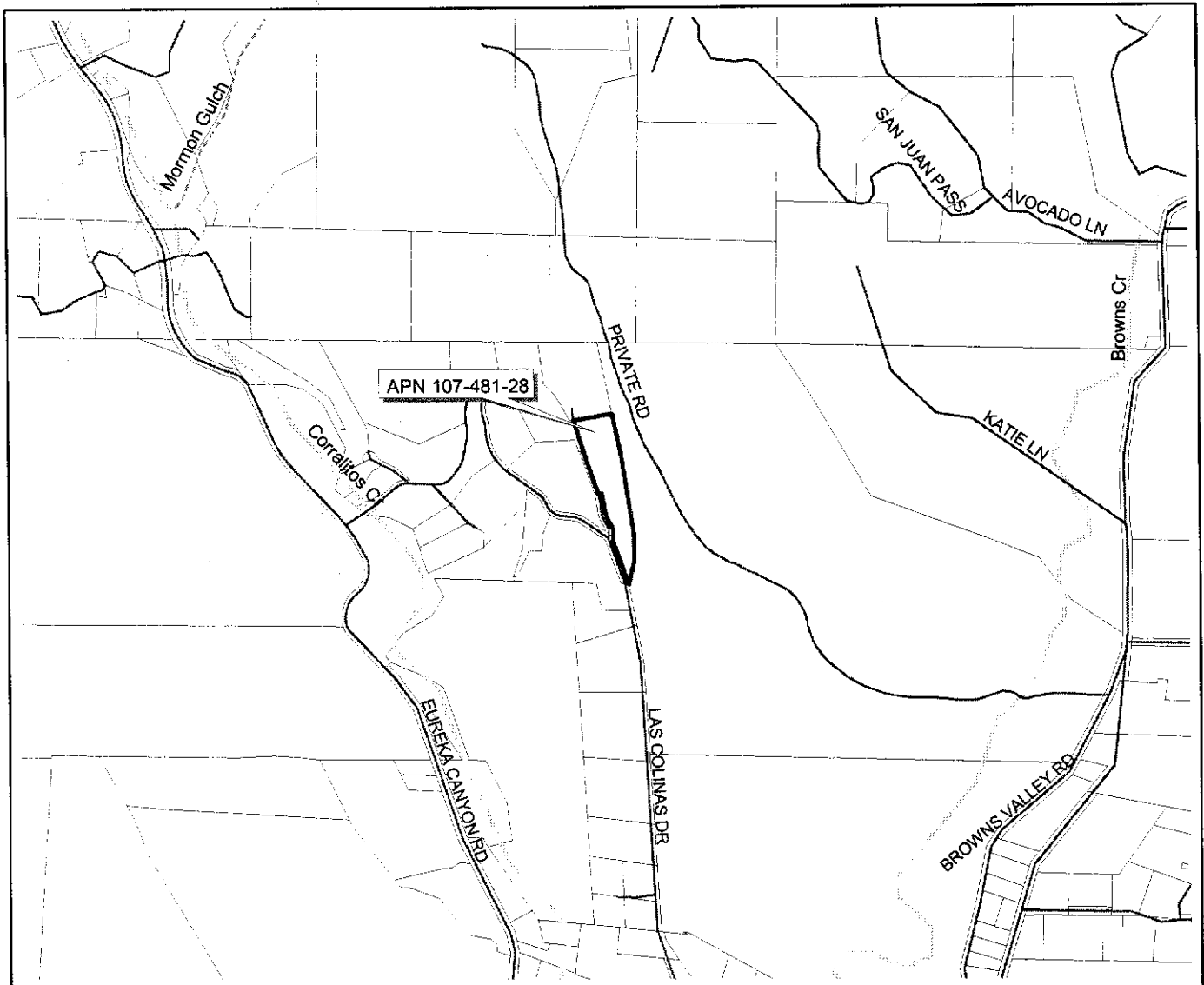


EXHIBIT A



11-18-8	ADDITION TO	JANET DOWS, ARCHITECT LICENSED 3441 415 BLAIR AVENUE, SANTA CRUZ, CA 95061 831-462-1346
	ANTHONY & CARRIE SALADY RESIDENCE	
	145 LAS COLINAS DR., COUNTY OF S.C. A.P.N.: 107-481-28	

Location Map



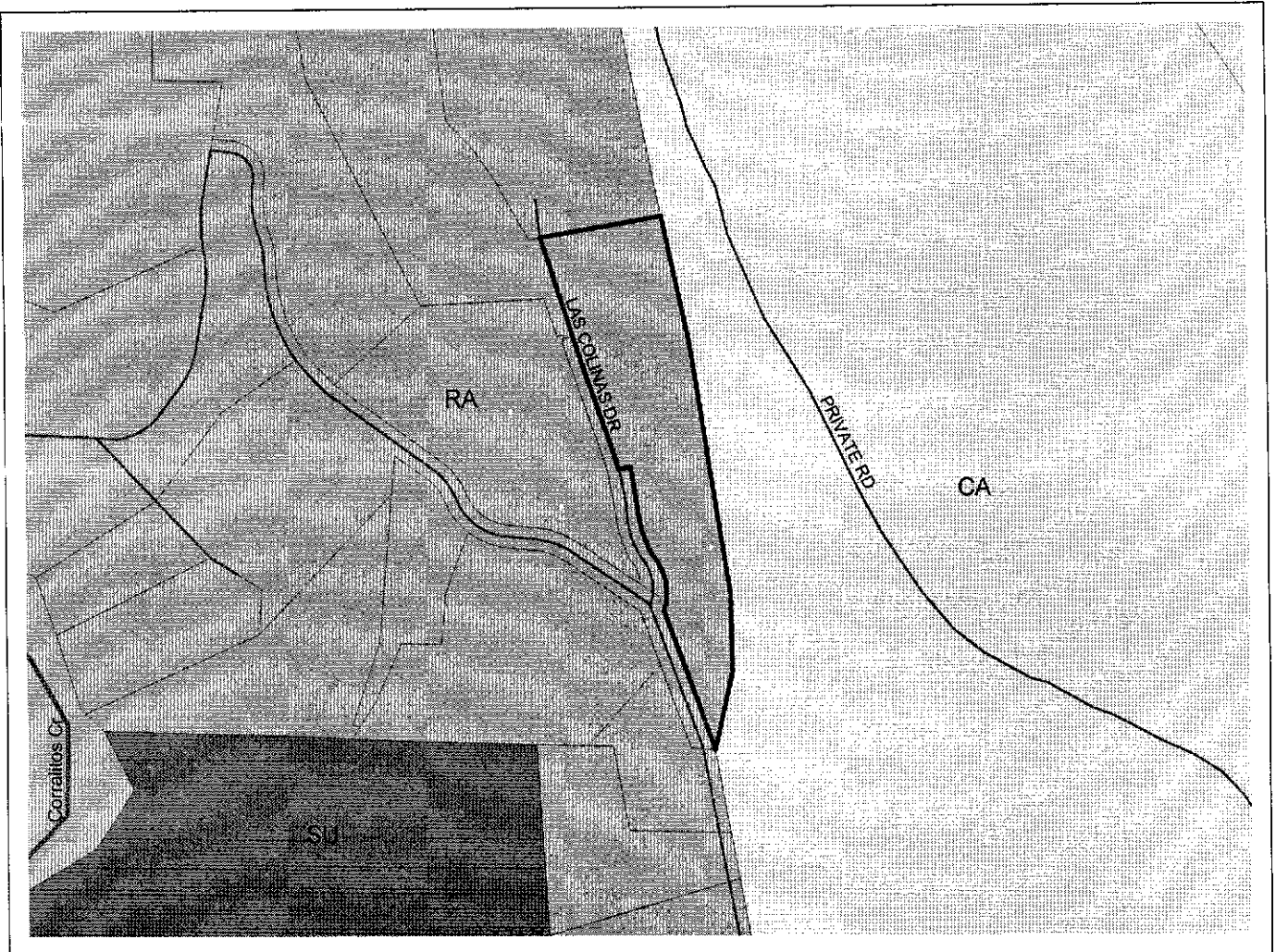
5 0 0.5 Miles

Map created by Santa Cruz County
Planning Department:
November 2003



EXHIBIT D

Zoning Map



500 0 500 1000 Feet

Legend

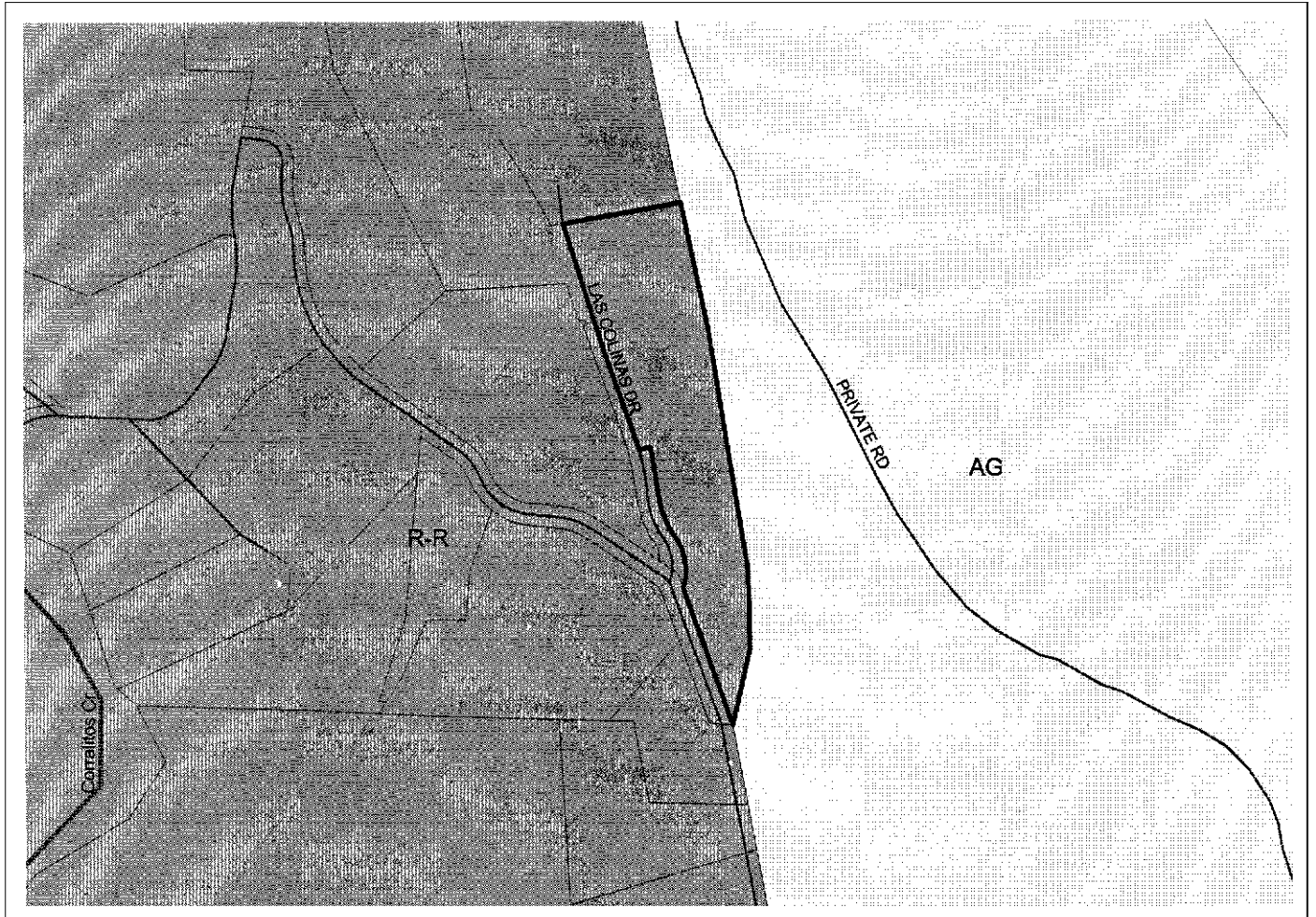
	APN 107-481-28
	Parcel boundaries
	Streets
	Perennial Stream
	CA
	Fa
	SU



Map created by Santa Cruz County
Planning Department:
November 2003

EXHIBIT E

General Plan Map



500 0 500 1000 Feet

Legend

	APN 107-481-28
	Parcel boundaries
	Streets
	Perennial Stream
	Agriculture
	Rural Residential



Map created by Santa Cruz County
Planning Department:
November 2003

EXHIBIT E

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Joan Van Der Hoeven
Application No.: 03-0504
APN: 107-481-28

Date: December 8, 2003
Time: 11:11:32
Page: 1

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE **NOT** YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON DECEMBER 1, 2003 BY CARISA REGALADO =====

No offsite adverse impacts apparent. Plans accepted as submitted. (Additional notes in Miscellaneous Comments.)

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE **NOT** YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON DECEMBER 1, 2003 BY CARISA REGALADO =====

Since proposed development is greater than 500 sf and in a Groundwater Recharge Zone, runoff from impervious areas must remain on-site. For the building application stage, please confirm on the plans that this will be done. Also, please clarify if the downspouts from the proposed addition are being routed into the existing 1000 sf trench.

If needed, further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions.

Environmental Health Completeness Comments

===== REVIEW ON DECEMBER 4, 2003 BY JIM G SAFRANEK =====

NO COMMENT

Environmental Health Miscellaneous Comments

===== REVIEW ON DECEMBER 4, 2003 BY JIM G SAFRANEK =====

The proposed project requires that septic system be upgraded to meet current standards. Applicant must obtain an approved sewage disposal permit to relocate septic tank. Contact the EHS Land Use staff of Environmental Health at 454-2751, Ruben Sanchez.

Cal Dept of Forestry/County Fire Completeness Comm

LATEST COMMENTS HAVE **NOT** YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 24, 2003 BY COLLEEN L BAXTER =====
===== UP-DATED ON NOVEMBER 24, 2003 BY COLLEEN L BAXTER =====
DEPARTMENT NAME: CDF/COUNTY FIRE
All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify

EXHIBIT F

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 03-0504
APN: 107-481-28

Date: December 8, 2003
Time: 11:11:32
Page: 2

that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

Cal Dept of Forestry/County Fire Miscellaneous Com

LATEST COMMENTS HAVE **NOT** YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 24. 2003 BY COLLEEN L BAXTER =====

EXHIBIT F

JANET DOWS, ARCHITECT
1425 SEABRIGHT AVENUE
SANTA CRUZ, CA 95062
LICENSE C-24412
831-457-1346

November 18, 2003

To: County Planning Staff

Subject: Salady residence, **145** Las Colinas Drive:
Variance application

The Salady's home was built in about 1975. It is situated at the edge of the flat area on a parcel which is mostly sloped.

It was originally built with a 35 foot front setback; we haven't been able to find a record of any variance.

We are proposing an expansion at the bedroom end of the house. We have chosen to propose extending the home toward the south, even though it requires a variance to the front yard setback, because the land is quite steep behind the residence.

We believe this proposal meets the necessary findings for granting a variance:

1. Topography: The land slopes at a 30% slope or more on most of the property. The flattest area is in the front setback. The house is currently facing the flat area with about a 25% slope at the rear. We don't feel it would be prudent to add on to the house at the rear, where the slope increases. I spoke on the phone with Bob Loveland in June, after sending him photos of the site. He preferred to see an addition to the side, sitting similarly to the existing home.
2. This is one of 3 homes at the end of the road. The addition as proposed will be screened by large fir trees. It will not "feel" close to the front property line, and the neighbors are supportive.
3. Another home in the immediate vicinity, at 141 Las Colinas, has received a variance to the front setback. It appears to be based on the difficult topography of the lot.

Thank you, and please contact me or the Saladys with any questions or concerns.

Janet Dows

EXHIBIT F

Bert and Carrie Salady
145 Las Colinas Drive
Watsonville, CA 95076

November 17, 2003

Dear Bert and Carrie,

Mateo and I have reviewed the sketches of the proposed addition to your home at 145 Las Colinas Drive. We have no problem with your plans and wish you the best of luck with your project.

Sincerely,

A handwritten signature in cursive script that reads "Marcel Lettunich". The signature is written in dark ink and is positioned below the word "Sincerely,".

Marcel Lettunich

153 Las Colinas Drive
Watsonville, CA 95076

EXHIBIT F

David and Gabriella Shani
149 Las Colinas Drive
Corralitos, CA 95076

November 16, 2003

Bert and Carrie Salady
145 Las Colinas Drive
Corralitos, Ca 95076

Dear Bert and Carrie,

Thank you for showing us your house plans. They look great and we are looking forward to seeing the final outcome. Keep us posted of your progress.

Sincerely,

A handwritten signature in cursive script, appearing to read "David and Gabriella Shani". The signature is written in dark ink and is positioned above the printed names.

David and Gabriella

EXHIBIT F

From: David Sunoo and Beth Truso
141 Las Colinas Drive
Corralitos, Ca 95076

To: Bert and Carrie Salady
145 Las Colinas Drive
Corralitos, Ca 95076

November **15**, 2003

Thanks for sharing the your plans to add bedrooms and a bathroom to your home.
The plans look great and we are excited for you.

We hope the addition **goes** as smoothly as possible.

Sincerely,

Handwritten signatures of David Sunoo and Beth Truso. The signature of David Sunoo is on the left, and the signature of Beth Truso is on the right, partially overlapping the first one.

Dave and Beth

EXHIBIT **F**



PROJECT FRONTAGE
145 LAS COLINAS

EXHIBIT G 1



SLOPING SITE TOPOGRAPHY

EXHIBIT G



EXISTING NATURAL
VEGETATIVE BARRIER
AT REAR OF PARCEL
ADJACENT TO CA LAND

EXHIBIT G

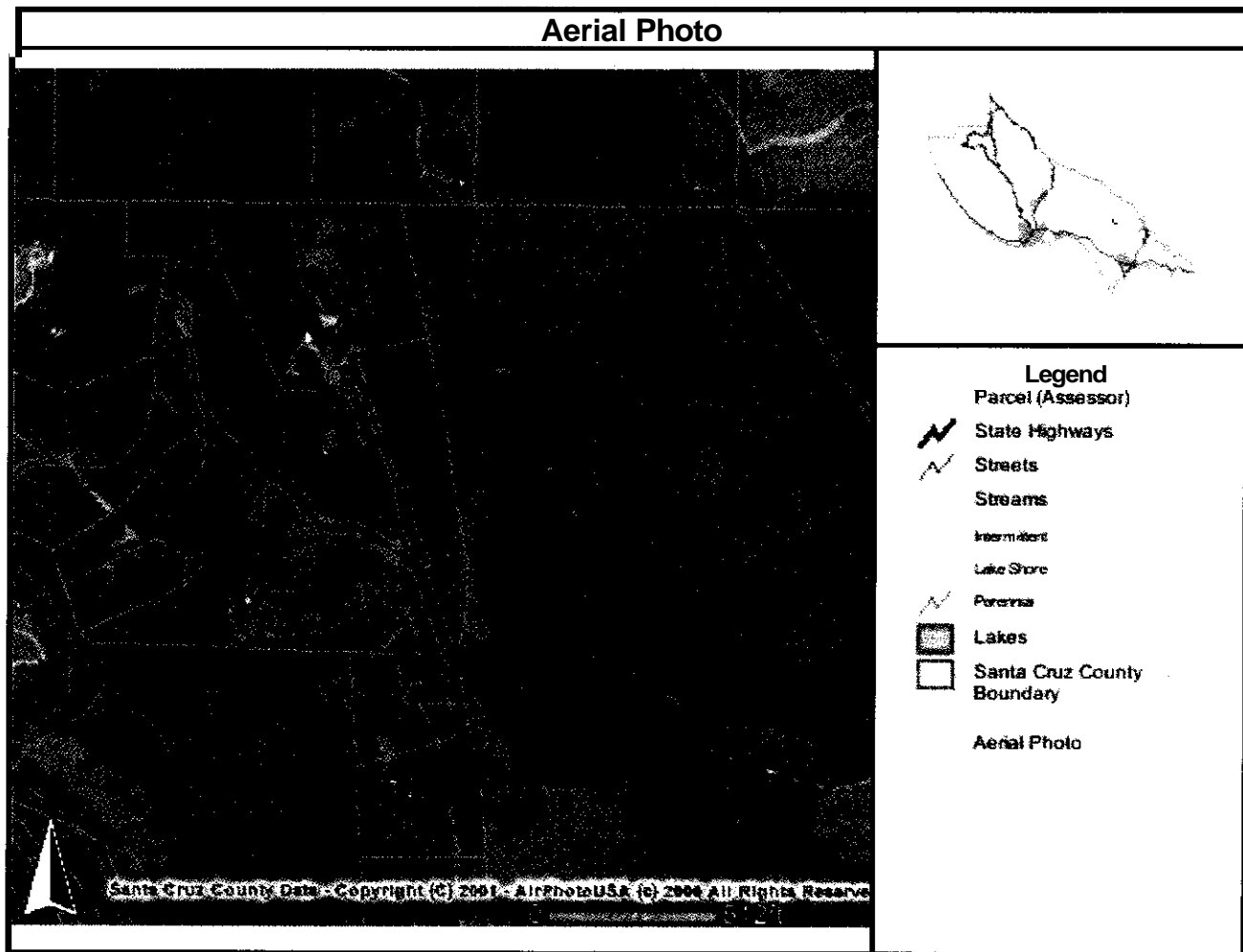


EXHIBIT G