



Staff Report to the Planning Commission

Application Number: **04-0302**

Applicant: Paul Del Monte
Owner: Charles & Jacqueline Del Monte
APN: 033-162-33

Agenda Date: January 26, 2004
Agenda Item #: **10**
Time: After 9:00 a.m.

Project Description: Proposal to remove one existing single-family dwelling and divide one existing lot into two single-family parcels of 5,774 and 5,774 net developable site area and to construct two single-family homes on the resulting parcels.

Location: North side of Opal Cliff Drive about 800 feet east of 41st Avenue.

Supervisorial District: 1st District (District Supervisor: J. Beutz)

Permits Required: Minor Land Division, Coastal Development Permit, Residential Development Permit, and a Roadway/Roadside Exception

Staff Recommendation:

- Approval of Application 04-0302. based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | | | |
|----|---|----|--|
| A. | Project plans and Rendering | K. | Memo from Urban Designer, dated July 7, 2004 |
| B. | Findings | L. | Memo from RDA, dated July 19, 2004 |
| C. | Conditions | M. | Comments from Agencies |
| D. | Categorical Exemption (CEQA determination) | N. | Axonometric Drawings, dated August 3, 2004 |
| E. | Assessor's parcel map | O. | Letter from Applicant, dated August 16, 2004 |
| F. | Zoning & General Plan maps | | |
| G. | Location map | | |
| H. | Coastal Exclusion Zone map | | |
| I. | Letter from Soquel Creek Water District, dated July 21, 2004 | | |
| J. | Letter from County Sanitation District, dated September 1, 2004 | | |

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Parcel Information

Parcel Size: 11.456 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Opal Cliffs Drive
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Residential)
Zone District: R-1-5 (Single-family residential - 5,000 square foot minimum lot size)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Not mapped
Soils: N/A - existing structure
Fire Hazard: Not a mapped constraint
Slopes: 0 to 5 percent
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: 3 (10" walnut, 14" pepper tree, and 18" tea tree)
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Traffic: N/A
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5

History

The current structure on the subject parcel was originally constructed as a single-family dwelling, but obtained use permit 79-106-U to operate a residential care home for six patients. That use lapsed over 5 years ago and the house is currently used as a single-family dwelling.

Project Setting & Surroundings

The parcel is about 11,456 square feet (EMIS estimate) in size and is in the Live Oak Planning Area. The parcel is approximately flat, with less than two feet of variation in height. Surrounding development along Opal Cliff Drive consists of single-family dwellings. The nearest commercial development is 200 feet away at the corner of Portola Drive and 41st Avenue.

Zoning in the immediate area along Opal Cliff Drive and adjacent Court Drive is R-1-5. A narrow band of Parks, Recreations and Open Space (PR) zoning exists 200 feet to the southeast of the subject parcel adjacent to Monterey Bay, and Professional and Administrative Office (PA) zoning is located approximately 200 feet to the northeast.

Project Description

The applicant proposes to create two single-family residential parcels of 5,774 net developable square feet. An existing single-family residence will be demolished and two new two-story dwellings are proposed. Twenty-one trees will replace three trees proposed for removal.

Zoning & General Plan Consistency

The project site has a General Plan land use designation of "R-UM" (Urban medium Density Residential). This designation allows a density range of 7.3 to 10.8 Units per Net Developable Acres (U/NDAs), which corresponds to lot size requirements of 4,000 to 6,000 net square feet. The objective of this land use designation is to provide for medium density residential development in areas within the Urban Services Line that have a full range of urban services. As proposed, the net parcel size for each of the two new lots is 5,774 square feet; therefore the density of the project is consistent with the General Plan.

The project is in the R-1-5 Zone District (single-family residential; 5,000 square feet of net developable land area per dwelling unit). The proposed division of land complies with the zoning ordinance as the property is intended for residential use, the lots meet the minimum dimensional standards for the R-1-5 zone district, and the setbacks on the new lots created will be consistent with the minimum zoning ordinance requirements.

Specifically, both of the proposed new dwellings will meet the required setbacks of 20 feet from the front parcel boundary/edge of right of way, 15 feet from the rear parcel boundary, and 5 and 8 feet from the side parcel boundaries. Both of the proposed dwellings will cover less than 30 percent of the total lot area, and the proposed floor area ratio is less than 50 percent. The proposed building footprints are shown in Exhibit A.

Local Coastal Program Consistency

The proposed single-family dwellings are in conformance with the County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in

the area contain single family dwellings of various sizes and architectural styles. The designs submitted are not inconsistent with the existing range. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

A small portion of the subject parcel is located in the Residential Exclusion Zone (reference Exhibit H). Since the majority of the lot is not located in the Exclusion Zone, a Coastal Permit is required for this project.

Design Review

Because the project is a land division located inside the Urban Services Line, it is subject to the provisions of County Code Chapter 13.11 (Site, Architectural and Landscape Design Review). The primary purpose of the Design Review ordinance, as defined by General Plan Objective 8.1 (Quality Design), is to achieve functional high quality development through design review policies that recognize the diverse characteristics of the area, maintain design creativity, and preserve and enhance the visual fabric of the community. Architectural drawings, floor plans, and perspective renderings for the proposed new homes are included as part of Exhibit A.

Both new homes are proposed to be two stories with designs that incorporate some of the architectural details found on other homes in the area. Siding for the new home on parcel A is proposed to be beige stucco on the first floor with stained cedar shingle panels on the second floor. Window trim will be white in color, as will the exterior and garage doors. The roofing material is proposed to be light brown quarry slate. Driveways will be stamped and colored to match the multi-color natural slate walkways and patios.

The design for parcel B uses the same natural color palette but with different design features. The trim and siding will be two shades of beige-colored stucco which will be complemented by dark brown stained wood exterior and garage doors and a red-brown clay tile roof. Parcel B will also use stamped and colored concrete for the driveway to match a natural stone walkway to the front door. The proposed project has been designed to complement and harmonize with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

To assure that the final construction is in conformance with the information submitted, a condition of approval has been included that requires all construction to be as presented in Exhibit A. Staff has incorporated a condition of approval that prohibits changes in the placement of windows that face directly towards existing residential development without further review.

The landscape plans for parcels A and B show a total of twenty-one, 24" box trees (5 *Tristania laurina* Elegant, 12 Queen Palms, and 4 Windmill Palms) to reduce the visual impact of the proposed development on surrounding land uses. Three trees are proposed for removal (18" Australian Tea Tree, 14" Brazilian Pepper tree, and a 10" walnut). The Tea Tree and Pepper Trees can not be retained due to their locations which interfere with the proposed structures and driveways. The walnut tree at the edge of the property will be replaced with a number of mature trees which will provide additional screening between the proposed and adjacent properties.

Drainage

Existing drainage patterns will be retained with the construction of the new dwellings. An existing drain inlet at the southern corner of the subject parcel connects to a storm drain that passes underneath Opal Cliff Drive and outlets to the Monterey Bay approximately 200 feet to the southeast. Drainage calculations that were reviewed and accepted by the Department of Public Works show that the existing system is adequate to handle a 10-year storm. Only 260 square feet of impervious surface will be added by the new dwellings (2% of the total lot area).

Roadway/Roadside Exception

The applicant has proposed no changes to the existing dimensions and character of Opal Cliff Drive. Opal Cliff Drive, a County maintained road, does not have curb, gutter, or sidewalk improvements. The 50 foot wide right of way contains two 13-14 foot travel lanes and paved shoulders approximately 10-12 feet wide. The shoulder section in front of the proposed lots will be resurfaced. A Roadway/Roadside Exception is therefore included as part of the application.

The Planning Department recommends granting the Exception in that the standard improvements would be inconsistent with existing improvements and the character of the area. The findings for the Exception can be made and are included in Exhibit B.

Affordable Housing

The project is subject to the most recent affordable housing regulations as adopted by the Board of Supervisors. According to County Code Section 17.10.031, the project is not required to pay inclusionary housing in-lieu fees for small residential projects, as the project results in less than 3 new housing units.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the **above** discussion.

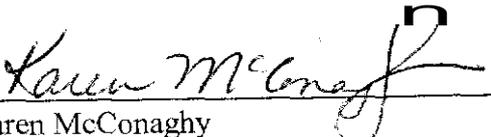
Staff Recommendation

- s **APPROVAL** of Application Number **04-0302**, based on the attached findings and conditions.
- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.

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.

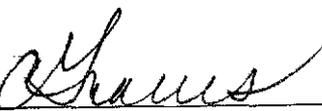
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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Report Reviewed By:



Cathy Graves
Principal Planner
Development Review

Subdivision Findings

1. That the proposed subdivision meets all requirements or conditions of the Subdivision Ordinance and the State Subdivision Map Act.

The proposed division of land meets all requirements and conditions of the County Subdivision Ordinance and the State Map Act in that the project meets all of the technical requirements of the Subdivision Ordinance and is consistent with the County General Plan and the Zoning Ordinance as set forth in the findings below.

2. That the proposed subdivision, its design, and its improvements, are consistent with the General Plan, and the area General Plan or Specific Plan, if any.

The proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates two new single family lots and is located in the Residential, Urban Medium density General Plan land use designation which authorizes a density of development of one dwelling unit per 4,000-6,000 square feet of net developable area. Both parcels are 5,774 square feet.

The project is consistent with the General Plan in that the full range of urban services is available to the site including municipal water, sewer service, and nearby recreational opportunities. The land division is located on an existing local street that provides satisfactory access. The proposed land division is similar to the pattern and density of surrounding residential development, is near neighborhood and community shopping facilities and opportunities, and enjoys adequate and safe vehicular and pedestrian access from public streets.

The land division, as conditioned, is consistent with the General Plan regarding infill development in that the proposed single-family development will be consistent with the pattern of surrounding development, and the design of the proposed homes is consistent with the character of the surrounding neighborhood. The land division is not located in a hazardous or environmentally sensitive area and protects natural resources by providing residential development in an area designated for this type and density of development.

3. That the proposed subdivision complies with Zoning Ordinance provisions as to uses of land, lot sizes and dimensions and any other applicable regulations.

This finding can be made, in that the use of the property **will** be residential in nature, lot sizes meet the minimum dimensional standards for the R-1-5 zone district where the project is located and all yard setbacks will be consistent with zoning standards. Further, the project, as conditioned, is consistent with all requirements of the Site, Architectural and Landscape Design Review ordinance.

4. That the site of the proposed subdivision is physically suitable for the type and density of development.

This finding can be made, in that no challenging topography affects the site, and the proposed

parcels offer a traditional arrangement and shape to ensure development without the need for site standard exceptions or variances. No environmental constraints exist which necessitate that the area remain fully undeveloped.

5. That the design of the proposed subdivision or type of improvements will not cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

This finding can be made, in that the site has been previously developed, no observed sensitive habitats or threatened species impede further development of the site, and the project is categorically exempt from the California Environmental Quality Act and the County Environmental Review Guidelines.

6. That the proposed subdivision or type of improvements will not cause serious public health problems.

This finding can be made, in that in that municipal water and sewer are available to serve the proposed development.

7. That the design of the proposed subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed Subdivision.

This finding can be made, in that no easements are known to encumber the property.

8. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

This finding can be made, in that the resulting parcels are oriented to the fullest extent possible in a manner to take advantage of solar opportunities. The proposed parcels are conventionally configured and the proposed building envelopes meet the minimum setbacks as required by the R-1-5 zone district.

9. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed lot sizes meet the minimum dimensional standards for the R-1-5 zone district, and all development standards for the zone district will be met. The new homes are proposed to be two stories with a design that incorporates some of the architectural details found on other homes in the area.

Exterior material for both homes incorporates stucco and stained/painted wood exterior and garage doors. One of the homes also incorporates cedar shingles for the upper floor exterior. Both homes use natural fire-resistant roofing materials and stamped and colored concrete driveways.

Application 4 04-0302
APN 033-162-33
Owner Charles & Jacqueline Del Monte

The project has been designed to complement and harmonize with **the existing** and proposed land uses in the vicinity. It will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

Coastal Development Permit Findings

1. That the project is a use allowed in one of **the** basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program (LCP) designation.

This finding can be made, in that **the** property is zoned R-1-5 (Single-family residential - 5,000 square feet minimum lot size), a designation which allows residential uses. The proposed single-family dwellings are a principal permitted use within the zone district, consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

4. That **the** project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the single-family dwellings will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-5 zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made; in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure *the* optimum in safety and the conservation of energy and resources. The proposed single-family dwellings will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the single-family dwellings and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-5 (Single-family residential - 5,000 square feet minimum lot size) zone district in that the primary use of each parcel will be one single-family dwelling that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Urban Medium Residential (R-UM) land use designation in the County General Plan.

The proposed single-family dwellings will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, in that the single-family dwellings meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance).

The proposed single-family dwellings will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family dwellings comply with the site standards for the R-1-5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in structures consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the Vicinity.

This finding can be made, in that the proposed single-family dwellings are to **be constructed** on an existing developed lot. **As** one single-family dwelling already exists on the subject parcel, the expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day. Such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single-family dwellings are consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with **the** Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed single-family dwellings will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area,

Application#: 04-0302
APN: 033-162-33
Owner: Charles & Jacqueline Del Monte

Roadway/Roadside Exception Findings

1. The improvements are not appropriate due to the character of development in the area and the lack of such improvements on surrounding developed property.

The applicant has requested *an* exception from the County standards of a 56 foot wide right of way with curb, gutter, and sidewalk improvements along the frontage of the property. Due to the lack of such improvements on adjacent frontages, such improvements at this location would be out of character with the existing neighborhood.

A road dedication would not be appropriate as a 50 foot wide right-of-way exists along the length of Opal Cliff Drive, and the parcels are already developed along the length of the street. Additional dedications would be unlikely to occur. In lieu of standard improvements, the applicant will be resurfacing the road shoulder in front of the subject parcel which is used for drainage and parking.

CONDITIONS OF APPROVAL

Land Division Permit 04-0302

Applicant: Paul Del Monte

Property Owners: Charles & Jacqueline Del Monte

Assessor's Parcel Number: 033-162-33

Property Address and Location: 4285 Opal Cliff Drive. about 800 feet east of 41st Avenue

Planning Area: *Live Oak*

Exhibits:

- A. Tentative Map prepared by Michael F. Beautz, dated October, 2004; Architectural and floor plans prepared by Ron Ragsdale, dated May, 2004; Landscape plans prepared by Gregory Lewis, dated August, 2004.
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All correspondence and maps relating to this land division shall carry the permit number noted above.

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Permit Form to indicate acceptance and agreement with the conditions thereof, and
 - B. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder). The conditions shall also be recorded on the Parcel Map and are applicable to all resulting parcels.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the Tentative Map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety

shall remain fully applicable.

- B. This land division shall result in no more than two (2) single-family residential lots.
- C. The minimum lot size shall be 5,000 square feet, net developable land.
- D. The following items shall be shown on the Parcel Map:
 - 1. Building setback lines located according to the approved Tentative Map. The building envelope shall meet the minimum setbacks for the R-1-5 zone district.
 - 2. Show the net area of each lot to nearest square foot.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. Lots shall be connected for water service to the Soquel Creek Water District.
 - 2. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the Sanitation District shall be met.
 - 3. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawing as stated or depicted in Exhibits "A" and shall also meet the following additional conditions:
 - a. No changes in the placement of windows that face directly towards existing residential development as shown on the architectural plans, shall be permitted without review and approval by the **Planning** Commission.
 - b. Exterior finishes shall incorporate stucco siding, wood shingles, and wood trim (painted in earth tones) with accents and details, as shown on the approved plans. T1-11 type wood siding is not permitted.
 - c. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-5 zone district. The development of any lot shall not exceed 30 percent lot coverage, or 50 percent floor area ratio, or other standards as may be established for the zone district. No fencing shall exceed three feet in height within the required front

setback or six feet in height within the required side or rear setback.

4. Submit a final Landscape Plan for the entire site **specifying** the size and species of all plants and containing irrigation plans that meet the criteria of the Soquel Creek Water District for water efficient landscape and irrigation design, and conform to the following requirements:
 - a. **Turf Limitation.** Turf area shall not exceed 25 percent of the **total** landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 - b. **Plant Selection.** At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
 - c. **Soil Conditioning.** In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
 - d. **Irrigation Management.** All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - i. The irrigation plan and irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.

- ii. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
 - iii. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
 - iv. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
 - e. All planting shall conform to the preliminary plan shown as part of Exhibit A.
 - f. All landscaping shall be permanently maintained by the property owner.
- 5. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
- 6. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the location and type of erosion control practices and devices to be used and shall include the following:
 - a. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
 - b. Soil management that prevents loose material from leaving the site.
 - c. A plan to prevent construction vehicles from carrying soil, dirt, gravel, or other material onto public streets. The owner/applicant is responsible for cleaning the street should materials from the site reach the street.
- 7. Any changes between the approved Tentative Map, including but not limited to the attached exhibits for architectural and landscaping plans,

must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code.

III. Prior to recordation of the Parcel Map, the following requirements shall be met:

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. Meet all requirements of the Santa Cruz County Sanitation District as stated in the District's letter dated September 1, 2004 including, without limitation, the following standard conditions:
 1. Submit and secure final approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
 2. Pay all necessary bonding, deposits, and connections fees.
- C. Obtain and final a Demolition Permit from the Santa Cruz County Building Official for removal of the existing single-family dwelling.
- D. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries.
- E. Engineered improvement plans are required for this land division, and an agreement backed by financial securities is necessary. Improvements shall occur with the issuance of building permits for the new parcels and shall comply with the following:
 1. All improvement plans shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria. Plans shall also comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Code.
 2. Plans shall include complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, and complete drainage calculations. Describe all paths of runoff.

- F. Engineered improvement plans for all water line extensions required by Soquel Creek Water District shall be submitted for the review and approval of the water agency.
 - G. All requirements of the Central Fire District shall be met as set forth in the District's letter dated July 6, 2004.
 - H. Park dedication in-lieu fees shall be paid for one (1) dwelling unit. These fees are 4,000 per unit (which assumes 4 bedrooms at \$1,000 per bedroom), but are subject to change.
 - I. Transportation improvement fees shall be paid for one (1) dwelling unit. These fees \$2,000 per unit, but are subject to change.
 - J. Roadside improvement fees shall be paid for one (1) dwelling unit. These fees are \$2,000 per unit, but are subject to change.
 - K. Child Care Development fees shall be paid for one (1) dwelling unit. These fees \$436 per unit (which assumes three bedrooms at \$109 per bedroom), but are subject to change.
 - L. Submit one reproducible copy of the Parcel Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and situs address.
- N.** All future construction within the property shall meet the following conditions:
- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria.
 - B. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
 - C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, **if** at any time

during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be *observed*.

- E. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the *owner/applicant* shall or shall have the project contractor, comply with the following measures during all construction work:
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County **Planning** to address an emergency situation; and
 - 2. Each day it does not rain, **wet** all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
- F. All required land division improvements shall be installed **and** inspected prior to final inspection clearance for any new structure on the new lot.
- V. All future development on lots created by this subdivision shall comply with the requirements set forth in Condition II.E, above.
- VI. 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, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VII. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
 - A. COUNTY shall promptly notify the Development Approval Holder of **any** claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim: action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to

Application # 04-0302

AFN: 033-162-33

Owner: Charles & Jacqueline Del Monte

defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

Application #: 04-0302
APN: 033-162-33
Owner: Charles & Jacqueline Del Monte

AMENDMENTS TO THIS LAND DIVISION APPROVAL SHALL BE PROCESSED IN ACCORDANCE WITH CHAPTER 18.10 OF THE COUNTY CODE.

This Tentative Map is approved subject to the above conditions and the attached map, and expires 24 months after the 14-day appeal period. The Final Map for this division, including improvement plans if required, should be submitted to the County Surveyor for checking at least 90 days prior to the expiration date and in no event later than 3 weeks prior to the expiration date.

Please note: This permit expires two years from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Cathy Graves
Principal Planner

Karen McConaghy
Project Planner

cc: County Surveyor

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 04-0302
Assessor Parcel Number: 033-162-33
Project Location: 4285 Opal Cliff Drive

Project Description: Divide one lot into two parcels and construct two single-family dwellings

Person or Agency Proposing Project: Paul Del Monte

Contact Phone Number: (831) 685-2878

- A. The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

- E. **Categorical Exemption**

Specify type: Minor Land Divisions (15315)

- F. **Reasons why the project is exempt:**

Minor Land Division in urbanized area zoned for residential

In addition, none of the conditions described in Section 15300.2 apply to this project.

Karen McConaghy, Project Planner

Date: _____



DEL MONTE RESIDENCE

Gregory Lewis Landscape Architect
Rendering: ArchiGraphics

Electronically drafted 6/6/95 KSA
Rev. 9/5/96 DE (Cor)
Rev. 4/9/98 GS (CA consolidation)
Rev. 4/13/01 nwn (change page refs.)
Rev. 5/19/03 DE (008515)

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED

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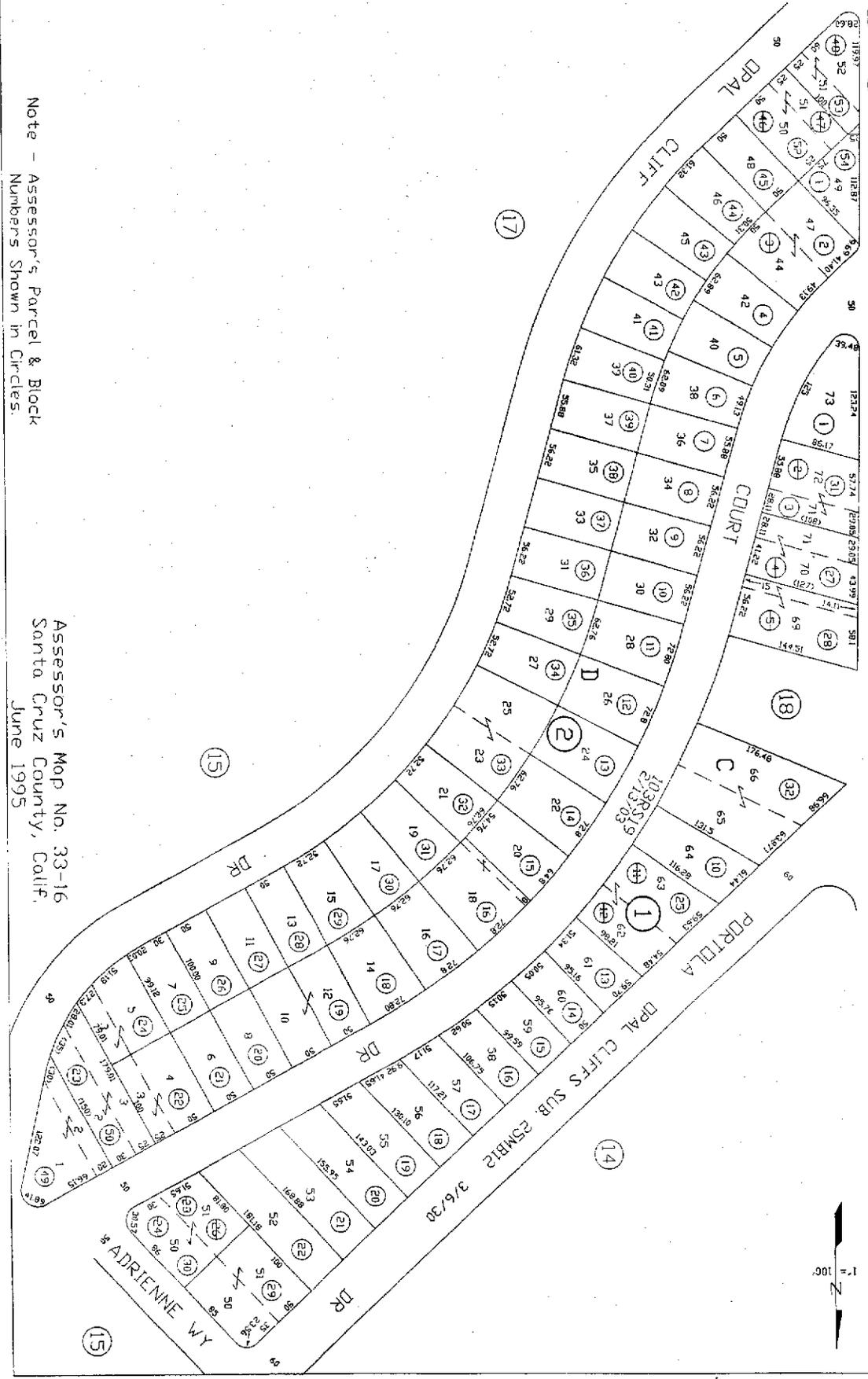
Bk.32
18
Bk.32
09

FOR RANCHO ARROYO DEL ROJO
N.W. 1/4 SEC. 22, T.11S, R.1W, M.D.B. & M

Bk.32
10

Tax Area Code
96-100

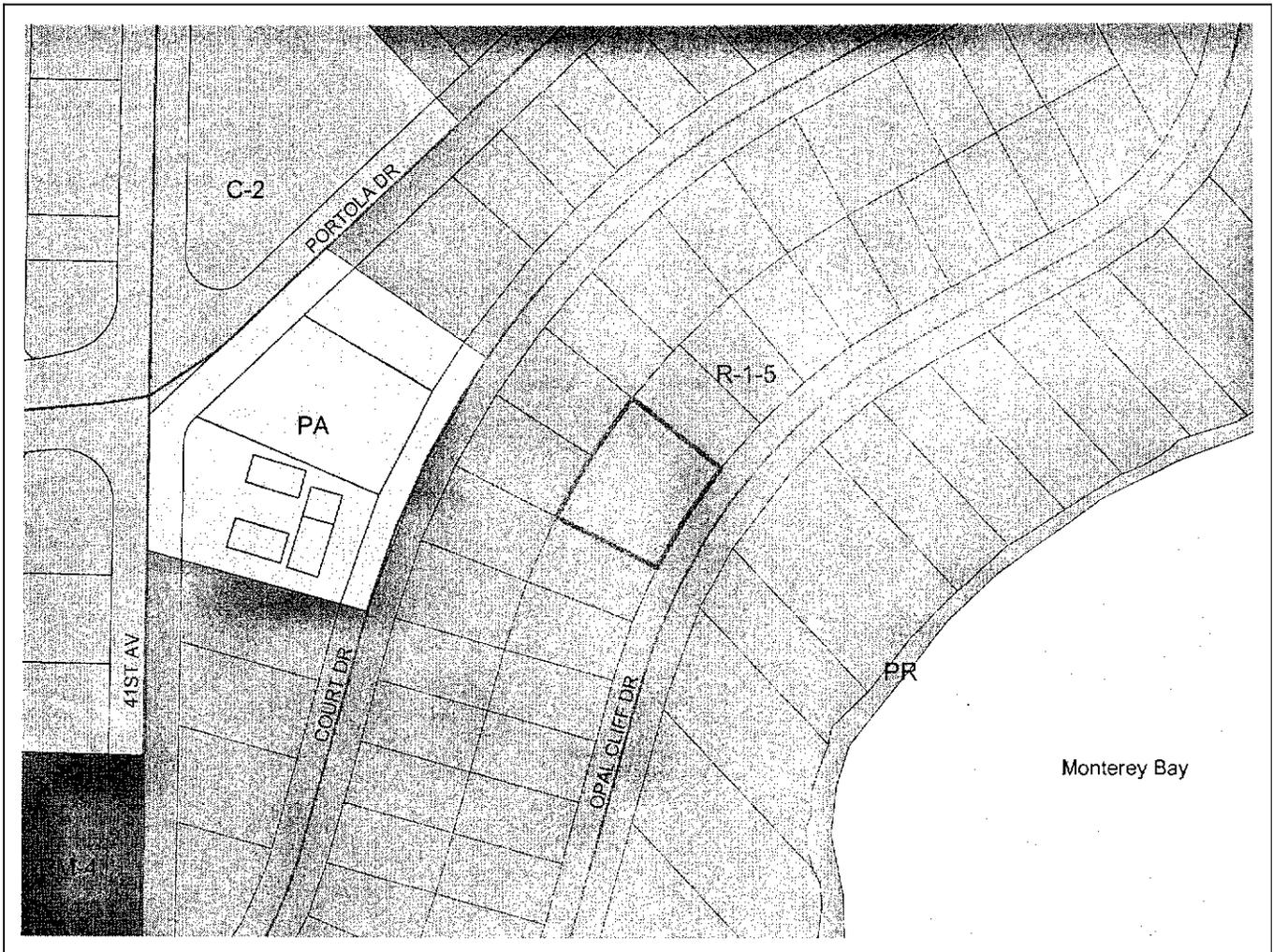
33 16



Note - Assessor's Parcel & Block
Numbers Shown in Circles

Assessor's Map No. 33-16
Santa Cruz County, Calif.
June 1995

Zoning Map



500 0 500 Feet

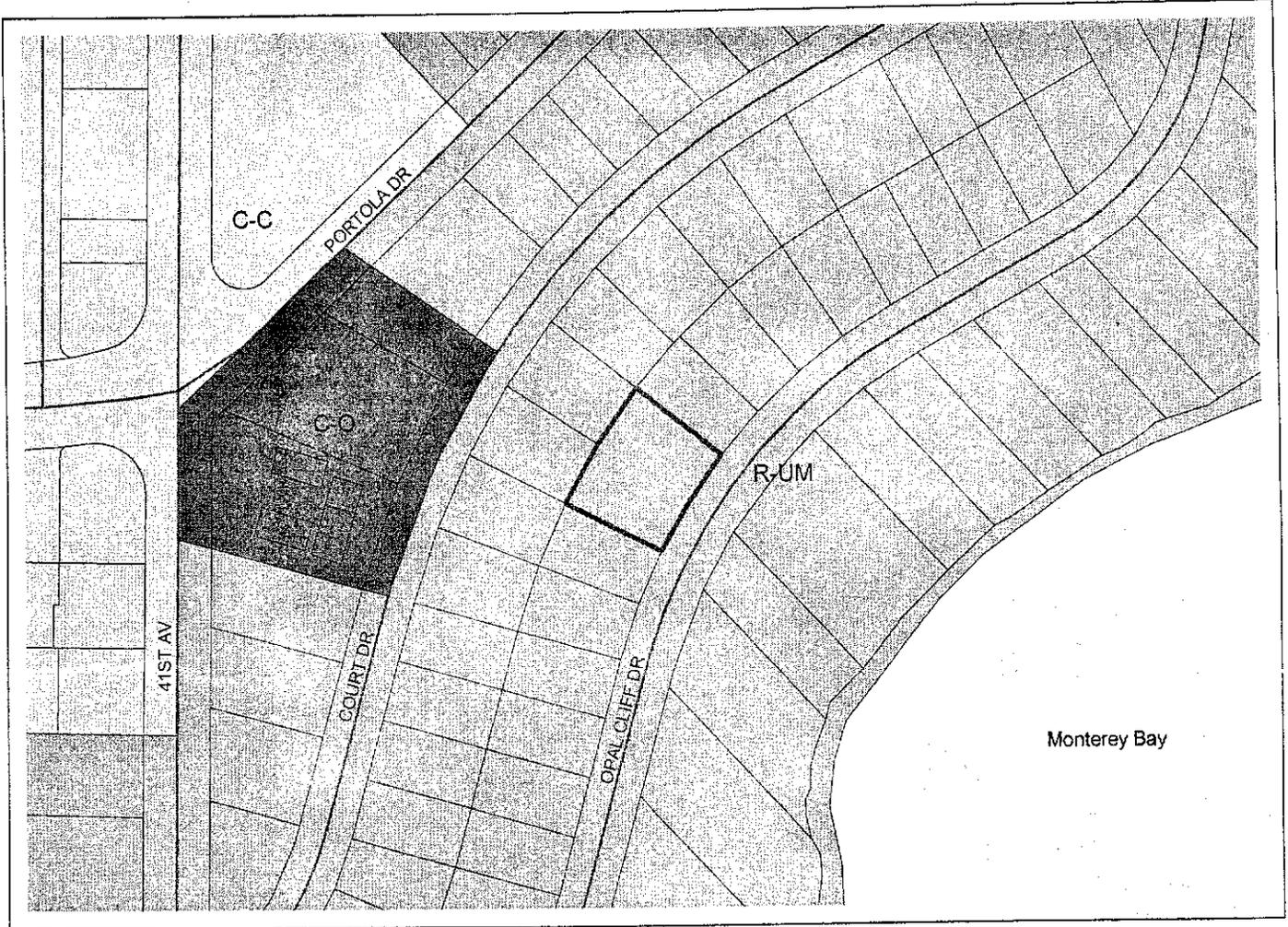
Legend

	APN 033-162-33
	Streets
	RM
	R-1-X
	PR
	c-2
	PA



Map created by Santa Cruz County
Planning Department:
July 2004

General Plan Map



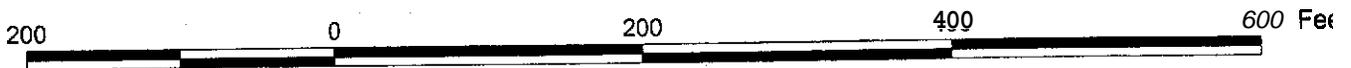
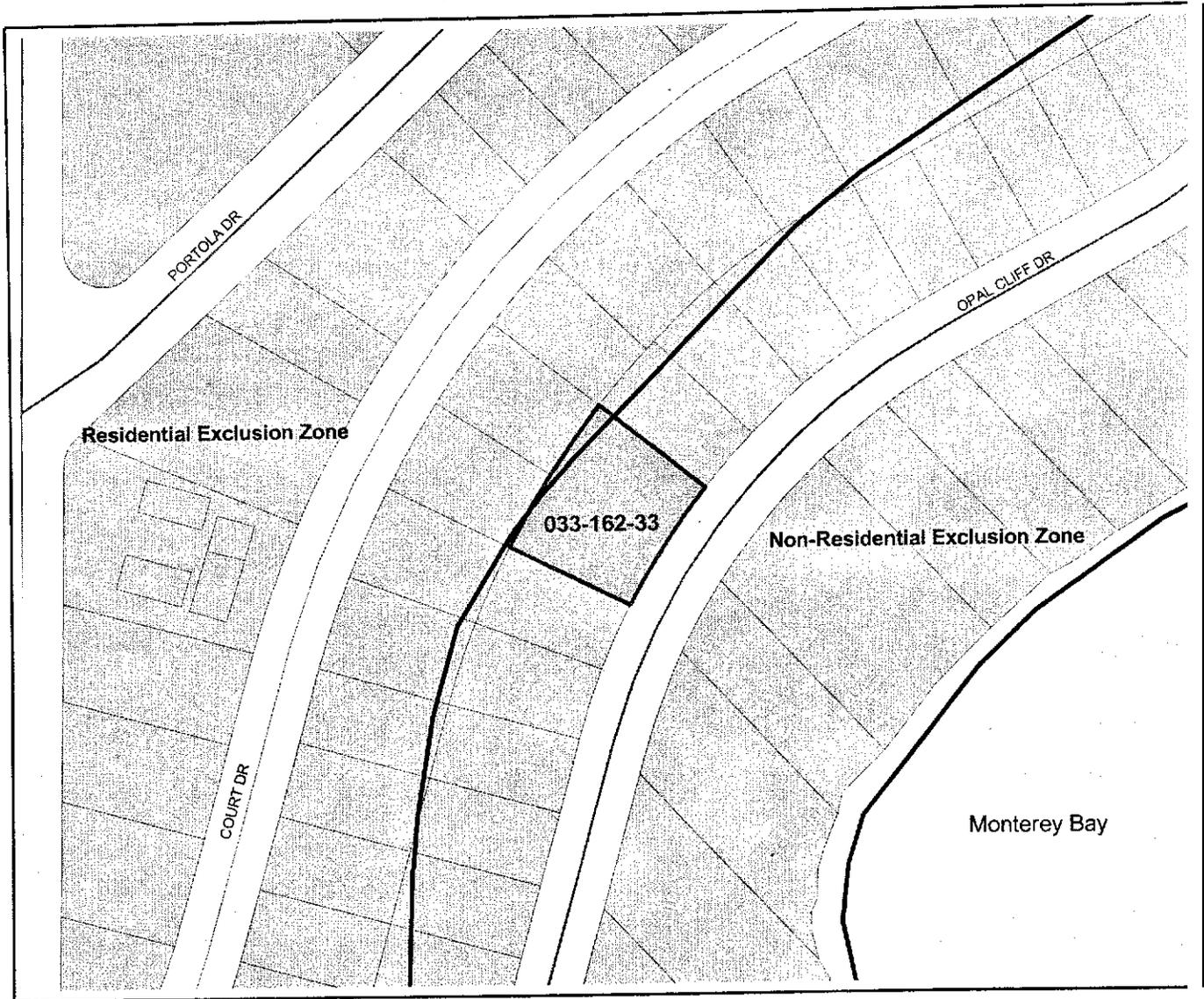
Legend

	APN 033-162-33
	Streets
	Community Commercial
	Residential - Urban Medium Density
	Office Commercial



Map created by Santa Cruz County
Planning Department:
July 2004

Coastal Residential Exclusion Zones



Map created by Santa Cruz County
Planning Department:
December 2004



July 21, 2004

Mr. Paul Del Monte
544 Santa Margarita Drive
Aptos, CA 95003

SUBJECT: Water Service Application for **4285** Opal Cliff Dr., Santa Cruz, APN
033-162-33

Dear Mr. Del Monte:

In response to the subject application, the Board of Directors of the Soquel Creek Water District at their regular meeting of July 20, 2004 voted to serve your proposed development subject to such conditions and reservations as may be imposed at the time of entering into a final contract for service. Neither a final contract for service nor a service installation order will be issued until such time as all approvals from the appropriate land-use agency and any other required permits from regulatory agencies have been granted and all conditions for water service have been met to the satisfaction of the District.

This present indication to serve is valid for a two-year period from the date of this letter; however, it should not be taken as a guarantee that service will be available to the project in the future or that additional conditions, not otherwise listed in this letter, will not be imposed by the District prior to granting water service. Instead, this present indication to serve is intended to acknowledge that, under existing conditions, water service would be available on condition that the developer agrees to provide the following items without cost to the District:

- 1) Destroys any wells on the property in accordance with State Bulletin No. 74;
- 2) Satisfies all conditions imposed by the District to assure necessary water pressure, flow and quality;
- 3) Satisfies all conditions of Resolution No. 03-31 Establishing a Water Demand Offset Policy for New Development, which states that all applicants for new water service shall be required to offset expected water use of their respective development by a 1.2 to 1 ratio by retrofitting existing developed property within the Soquel Creek Water District service area so that any new development has a "zero impact" on the District's groundwater supply. Applicants for new service shall bear those costs associated with the retrofit as deemed appropriate by the District up to a maximum set by the District and pay any associated fees set by the District to reimburse administrative and inspection costs in accordance with District procedures for implementing this program.

Water Demand Offset factors have been applied as we understand your lot and your project, and will be adjusted if your final project differs from what is proposed.

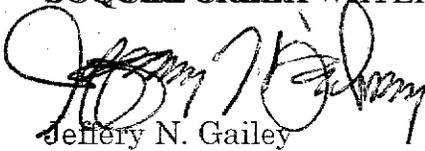
- 4) Satisfies all conditions for water conservation required by the District at the time of application for service, including the following:
 - a) Plans for a water efficient landscape and irrigation system shall be submitted to District Conservation Staff for approval. Current Water Use Efficiency Requirements are enclosed with this letter, and are subject to change;
 - b) All interior plumbing fixtures shall be low-flow and all Applicant-installed water-using appliances (e.g. dishwashers, clothes washers, etc.) shall have the EPA Energy Star label;
 - c) District Staff shall inspect the completed project for compliance with all conservation requirements prior to commencing domestic water service;
- 5) Completes LAFCO annexation requirements, if applicable;
- 6) All units shall be individually metered with a minimum size of 5/8-inch by 1/2-inch standard domestic water meters;
- 7) A memorandum of the terms of this letter shall be recorded with the County Recorder of the County of Santa Cruz to insure that any future property owners are notified of the conditions set forth herein.

Future conditions which negatively affect the District's ability to serve the proposed development include, but are not limited to, a determination by the District that existing and anticipated water supplies are insufficient to continue adequate and reliable service to existing customers while extending new service to your development. In that case, service may be denied.

You are hereby put on notice that the Board of Directors of the Soquel Creek Water District is considering adopting additional policies to mitigate the impact of new development on the local groundwater basins, which are currently the District's only source of supply. Such actions are being considered because of concerns about existing conditions that threaten the groundwater basins and the lack of a supplemental supply source that would restore and maintain healthy aquifers. The Board may adopt additional mandatory mitigation measures to further address the impact of development on existing water supplies, such as the impact of impervious construction on groundwater recharge. Possible new conditions of service that may be considered include designing and installing facilities or fixtures on-site or at a specified location as prescribed and approved by the District which would restore groundwater recharge potential as determined by the District. The proposed project would be subject to this and any other conditions of service that the District may adopt prior to granting water service. As policies are developed; the information will be made available.

Sincerely,

SOQUEL CREEK WATER DISTRICT

A handwritten signature in black ink, appearing to read "Jeffrey N. Gailey". The signature is stylized and somewhat cursive.

Jeffery N. Gailey

Engineering Manager/Chief Engineer

Enclosure: Water Use *Efficiency* Requirements

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: September 1, 2004

TO: Planning Department, ATTENTION: KAREN McCONAGHY

FROM: Santa Cruz County Sanitation District

SUBJECT SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT:

APN: 033-162-33

APPLICATION NO.: 04-0302

PARCEL ADDRESS: 4285 OPAL CLIFF DRIVE, SANTA CRUZ

PROJECT DESCRIPTION: REMOVE SINGLE FAMILY DWELLING - 2 LOT MWOR LAND DIVISION - CONSTRUCT 2 SINGLE FAMILY DWELLING'S

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection work must be obtained from the District. Prior to demolition, applicant shall allow inspection of building to determine existing plumbing fixture count.

Department of Public Works and District approval shall be obtained for an engineered sewer improvement plan, showing on-site and off-site sewers needed to provide service to each lot or unit proposed, before sewer connection permits can be issued. The improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements. Existing and proposed easements shall be shown on any required Final Map. If a Final Map is not required, proof of recordation of existing or proposed easement is required.

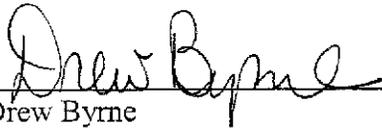
The plan shall show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

The following condition shall be met unless the Sanitation District Board does not approve its addition to the County Design Criteria, currently scheduled during its September 2, 2004, meeting.

The use or reuse of sewer laterals for new reconstructed structures shall not be allowed unless it can be demonstrated by the applicant/developer that the sewer lateral is structurally sound and watertight. The District Engineer shall evaluate and approve methods and criteria for determining the above. At a minimum, the applicant/developer shall submit existing lateral

material specifications (including pipe joint type and material), a video of the existing lateral and the date the sewer lateral was constructed

This condition shall be reflected in the final improvement plans subject to review and approval by the Public Works Department, unless the condition is not approved by the Sanitation District Board.



Drew Byrne
Sanitation Engineering

DB:abc/106

c: Applicant: PAUL DEL MONTE
544 SANTA MARGUARITA DRIVE
APTOS CA 95003

Property Owner: CHARLES & JACQUELINE MARIE DEL MONTE
943 DOUGLAS COURT
CLAYTON CA 94517

(Rev. 3-96)

INTEROFFICE MEMO

APPLICATION NO: 04-0302

Date: July 7, 2004

To: Karen McConaghy, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a lot split and two new residences at 3911 Opal Cliff Drive, Santa CNZ (Charles and Jaqueline Del Monte / owner, Paul Del Monte, applicant)

GENERAL PLAN / ZONING CODE ISSUES

Design Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area	✓		
Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A

The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			NIA
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			NIA
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			NIA
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			NIA
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			NIA
Beach Viewsheds			

<p>Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive</p>			<p>N/A</p>
<p>beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)</p>			
<p>The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred</p>			<p>NIA</p>

GENERAL PLAN / ZONING CODE ISSUES

Design Review Authority

13.11.040 Projects requiring design review -

- (d) All minor land divisions, as defined in Chapter 14.01, occurring within the Urban Services Line or Rural Services Line, as defined in Chapter 17.02; all minor land divisions located outside of the Urban Services Line and the Rural Services Line, which affect sensitive sites; and, all land divisions of 5 parcels (lots) or more.

Design Review Standards

13.11.072 Site design

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship	✓		
Street design and transit facilities	✓		
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection	✓		
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles	✓		
Solar Design and Access			

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: July 19, 2004
TO: ~~John Schlagheck~~ *Karen McConaghy*, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application **04-0302**, APN 033-162-33, 4285 Opal Cliffs Drive, E. of 41st Ave., Live Oak

The applicant is proposing to remove one existing single-family dwelling and divide one existing lot into two single-family parcels of 5,774 and 5,774 net developable site area and to construct two single-family homes on the resulting parcels. The project requires a Minor Land Division, a Coastal Development Permit, and a Residential Development Permit with a Roadway/Roadside Exception. The property is located on the north side of Opal Cliffs Drive about 800 feet east of 41st Avenue.

This application was considered at an Engineering Review Group (ERG) meeting on June 30, 2004. The Redevelopment Agency (RDA) has the following comments regarding the proposed project.

1. No additional road dedications or roadway/roadside improvements are required along Opal Cliffs Drive at this time. The proposed Roadway/Roadside Exception is acceptable to RDA.
2. The preservation of existing large trees is recommended. The development plans should accommodate the 14" Brazilian Pepper Tree and the 18" Australian Tea Tree, which are identified on the tentative map (existing house) sheet 6, or include adequate replacement tree(s) if removal is necessary.
3. The individual property owners shall be responsible for the installation, irrigation, maintenance, and replacement, as needed, for all front yard landscaping and trees over time.
4. For Lot A, #23, the Planting Plans should identify the height of the existing and new fences and demonstrate that they do not exceed 3 feet maximum height in the front yard setback.
5. For Lot A, #23, it does not appear that any of the *Tristania lauiina* Elegant (MY) trees were used in the landscape scheme and only one Strawberry Tree as an option. Tree planting design could benefit from the use of *Tristania* to screen views from the adjacent residence. (What do the "TL" tree and "B" represent in the Planting Plan? For Lot B, #25, what does the "TP" tree represent?)
6. All required parking should be provided onsite, especially in coastal areas where on-street parking is limited.
7. Any work within the public right-of-way will require an encroachment permit.

The items and issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA does not need to see future routings of these plans. The Redevelopment Agency appreciates this opportunity to comment. *Thank you.*

Cc: Greg Martin, DPW Road Engineering
Paul Rodrigues, RDA Urban Designer

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Karen Mcconaghy
Application No.: 04-0302
APN: 033-162-33

Date: October 28, 2004
Time: 14:38:53
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JULY 19, 2004 BY JESSICA L DEGRASSI =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON JULY 19, 2004 BY JESSICA L DEGRASSI =====
Submit grading and erosion/sediment control plans for building permit submittal

Dpw Drainage Completeness Comments

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

===== REVIEW ON SEPTEMBER 17, 2004 BY CARISA REGALADO =====
Before this application can be deemed complete for the discretionary stage, the following items need to be addressed:

- 1) The civil drawings must show all existing and new impervious surfaces on the respective sheets. It appears from the landscape drawings that there is more proposed impervious surface than shown in the civil drawings. Please revise the site plan in the civil drawings to show all new impervious surfaces. This includes the home footprint, driveways, concrete walkways, patios, etc.
- 2) A quick check of the new impervious area based on the landscape plan appears to be greater than that reported in the drainage calculations. Please revise the drainage calculations if this is the case.
- 3) The County drainage inventory shows a very different existing off-site drainage system than that shown on the off-site drainage analysis sheet. Please clarify if the system shown in the plans was field verified for this application or based on other civil plans.

All subsequent submittals for this application must be done through the Planning Department. Submittals made directly to Public Works will result in delays.

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. ===== UPDATED ON OCTOBER 28, 2004 BY CARISA REGALADO =====

Revised plans addressing 9/17/04 review comments were received.

A field visit on 10/28/04 was completed with the applicant, Paul Del Monte, and the project civil engineer, Michael Beautz, and myself. The outlet at the ocean of the existing drainage system to which this project will connect to was checked. There were no signs of erosion or other adverse impacts and none are anticipated as a result of the development.

This application is complete for the discretionary stage.

Please refer to Miscellaneous Comments for additional notes

Project Planner: Karen Mcconaghy
Application No.: 04-0302
APN: 033-162-33

Date: October 28, 2004
Time: 14:38:53
Page: 2

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON SEPTEMBER 17, 2004 BY CARISA REGALADO =====

The following items are for the building application submittal:

1) A proposed storm drain system to handle on-site runoff is shown on sheets 1-A and 1-B. This is not consistent with the system shown on the civil drawings. **If** the system will be shown on the architectural drawings for future submittals, the proposed drainage system must match.

2) **It** appears that the civil drawings did not reference a County benchmark for the survey. Please revise the plans to reference the nearest benchmark.

3) For increases in impervious area, a drainage fee will be assessed. The fees are currently \$0.85 per square foot. (See 2004105 Santa Cruz County Department of Public Works Service & Capital Improvement Fees.) For credits, suitable documentation is needed to establish existing impervious pavement. This includes the County Assessor's records and photos. **If** photos are used, these must clearly define the year **it** represents; therefore, **it** is recommended that a copy of the Assessor's records, including the construction page, be submitted accounting for these areas. =====

UPDATED ON OCTOBER 28, 2004 BY CARISA REGALADO =====

The following item was previously required for the building application submittal; however, **it** will instead be required prior to recording the final map:

Although a Reference Elevation note was included on the tentative map (sheet 5 of 5) specifying a true elevation based on the Santa Cruz County datum, per updated County Design Criteria (soon to be issued), the nearest County benchmark for the survey is needed on the plans. Please include benchmark information in addition to the true elevation noted.

Also needed on the plans prior to recording the final map:

Please add a note to sheet 5 of 5 describing the outlet as observed during the 10/28/04 field visit.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JUNE 29, 2004 BY RUTH L ZADESKY =====

No comment, project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JUNE 29, 2004 BY RUTH L ZADESKY =====

No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JULY 6, 2004 BY GREG J MARTIN =====

Project Planner: Karen Mcconaghy
Application No. : 04-0302
APN: 033-162-33

Date: October 28, 2004
Time: 14:38:53
Page: 3

NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JULY 6, 2004 BY GREG J MARTIN =====

Environmental Health Completeness Comments

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

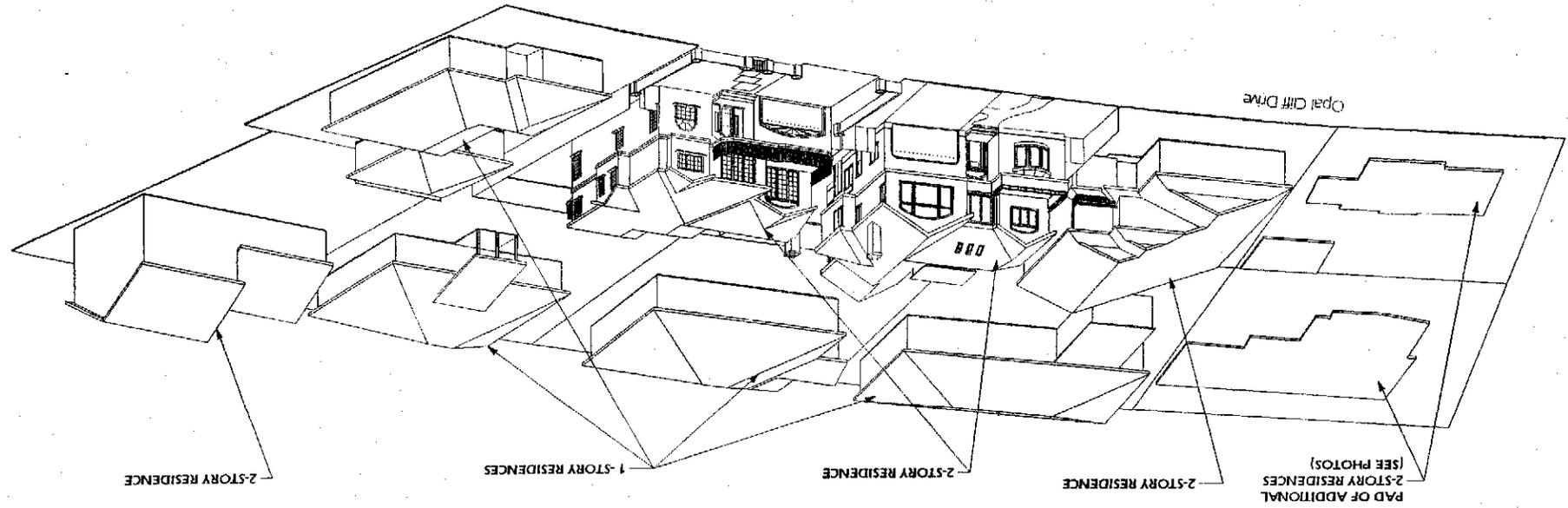
===== REVIEW ON JULY 12, 2004 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

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

===== REVIEW ON JULY 12, 2004 BY JIM G SAFRANEK =====
NO COMMENT

Del Monte axonometric
Opal Cliff residences
August 3, 2004
Axonometric: ArchiGraphics



45

August 16, 2004

Karen McConaghy
County of Santa Cruz Planning Dept.
701 Ocean Street-4th Floor
Santa Cruz, Ca. 95060

Subject: Corrections, Clarifications, and Additional Information
MLD Application # 04-0302; Assessors Parcel # 033-162-33
Owner: Charles & Jacqueline Del Monte

Dear Ms. McConaghy:

Enclosed is the additional information and responses to various questions you requested concerning our M.L.D. application dated June 24, 2004. I will address each issue in the order that they were presented in your application status letter dated July 23, 2004.

A. PLANNING DEPARTMENT RESPONSES

1. The heights of all existing and proposed fences for both lots are shown on sheets L-1A & L-13. None of the fences in either front yard setback exceed three feet in height.
2. An engineered preliminary sewer plan was submitted with the original application (sheet 9). Apparently, the reviewer with the sanitation district (Drew Byrne) did not see it. He was contacted by my civil engineer (Michael Beutz) who made him aware that the information he requested was on sheet 9. Mr. Byrne requested some additional information to be added to that sheet, which was done by Mr. Beutz.
3. The trellis that was located in the front yard setback for lot B was eliminated. This change is reflected on all the applicable sheets as well as the renderings.
4. We feel that the Roadway/Roadside Exception is justified because there is no curb, gutter, or sidewalk in front of any properties on Opal cliff Dr. The exception we are proposing is very similar and compatible to the improvements in front of all the existing properties as well as those recently built or under construction on that street. Apparently, this exception has been granted for other recent development projects on this street, so our request would not be unusual. Also, Melissa Allen with the RDA has no problem with granting the exception.
5. Three copies of axonometric elevations of the proposed 2nd neighboring homes have also been included.

B. COMPLETENESS COMMENTS RESPONSES FOR VARIOUS AGENCIES

1. RDA

- a. Unfortunately, we will not be able to save either the 18" Australian Tea Tree (poor physical condition and close proximity to proposed house), or the 14" Brazilian Pepper Tree (location is in middle of proposed driveway). However, we are proposing to replace these two trees with numerous other mature trees, and specifically, three palm trees and four Tristania laurina elegant trees as recommended by Melissa Allen. These replacement trees have also been placed in locations to provide additional screening between the proposed properties and adjacent properties. Clarifications as to the letter designations of various trees and plants have also been included on the revised landscape plans.

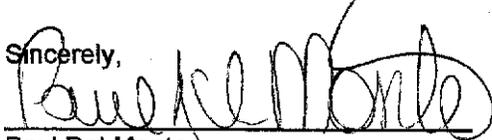
2. Supervisor Jan Beautz

- a. Supervisor Beautz has some concerns with the size and height of the two proposed house. First of all, both homes are well within all the building and planning requirements for size and height. Secondly, there have been numerous new homes and re-models built on Opal Cliff Dr. with more mass and bulk than the homes we are proposing. There are four properties directly adjacent to our property that have second story remodels or second story new construction. I have included a photo reference map and photographs to show that our proposed homes are very similar in size and style to other recently approved projects in the neighborhood. Photos 1-14 show new or newer homes close to our site; photos 15-21 show other recently constructed homes on Opal Cliffs drive. We have tried to design two new homes which are aesthetically pleasing, but different, to look at, and with architecture that is similar to other existing and new homes in the area. We have significantly reduced the amount of hardscape compared to the existing site. Also, the existing property, before we bought it, was permitted as a retirement home which was totally out of character for the neighborhood and was met with much resistance from many neighbors. Although currently not being used as a retirement home, the existing structure is a mish-mash of nine rooms, eight bathrooms, and three kitchens with an exterior look that is totally out of character for the neighborhood. We feel that the two new homes we propose to build would be a wonderful addition to the neighborhood and a much needed improvement to the existing site. Our extensive landscape plans would greatly enhance the natural beauty of the site as well as provide privacy for us as well as our neighbors.

C. CONCLUSIONS

I hope I have adequately addressed all of the issues and concerns put forth in your status review letter. If there is any additional information and/or clarifications that you need please contact me @ 831-252-6145 or e-mail me at pdelmonte@sbcglobal.net.

Sincerely,



Paul Del Monte