



Staff Report to the Planning Commission

Application Number: **05-0144**

Applicant: Hamilton-Swift
Owner: 1882 Chanticleer, LLC
APN: 029-092-22

Agenda Date: September 28, 2005
Agenda Item #: 8
Time: After 9:00 a.m.

Project Description: Proposal to create two lots of 7,161 and 8,696 net square feet and to construct a new single-family dwelling on a parcel where a single-family dwelling is now located. 400 square feet to be dedicated to County as right-of-way for a sidewalk.

Location: Property located on the east side of Chanticleer Avenue approximately 200 feet north of the intersection with Thomas Avenue (1882 Chanticleer)

Supervisory District: 1st District (District Supervisor: Jan Beautz)

Permits Required: Minor Land Division and Residential Development Permit

Staff Recommendation:

- Approval of Application 05-0144, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Parcel Information

Parcel Size:	16,257 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential (mixed single-family and multi-family)
Project Access:	Chanticleer Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UL (Urban Low Residential)
Zone District:	R-1-6 (Single Family Residential - 6,000 square foot minimum)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	N/A
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not visible from a designated scenic corridor
Drainage:	Within Zone 5 Drainage District-- Engineered drainage required with building application
Traffic:	Traffic on Chanticleer Avenue operates at an acceptable level of service; any increase from the proposed project will not result in a reduction of the level of service.
Roads:	Existing roads adequate
Parks:	Park fees are required
Sewer:	Sewer service is available
Water:	Municipal water is available from the City of Santa Cruz Water District
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Water Supply:	City of Santa Cruz Water District
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Zone 5

Analysis & Discussion

Background

On March 7, 2005, the county Planning Department accepted this application for a Minor Land Division. In accordance with the California Environmental Quality Act (CEQA) and the County Environmental Review Guidelines, the project was determined to be categorically exempt from the provisions of CEQA, per Section 15315 of the California Code of Regulations. A Notice of Exemption was prepared for the proposed project (See Exhibit D).

The existing 850 square foot dwelling and 235 square foot non-habitable shed on the property are to be retained. Assessor's records indicate that both structures were built prior to 1950 and therefore pre-date zoning and building permit requirements. The shed is located within the required rear yard setback and is therefore legally nonconforming.

Project Setting

The parcel is approximately 16,130 square feet in area and is located in the Live *Oak* Planning area. The subject parcel fronts Chanticleer Avenue, which is a County maintained street. The parcel is virtually flat, with slopes of less than 5%. The current use of the subject parcel is single-family residential. Surrounding development consists of single-family and duplex residential uses. Zoning in the immediate area is R-1-6 and RM-3.

Project Description

The applicant proposes to create two single-family residential parcels of 7,161 net developable square feet (Parcel 1) and 8,696 net developable square feet (Parcel 2). Both lots will obtain access from Chanticleer Avenue. One new home is proposed for Parcel 2. The existing residence and shed on Parcel 2 will be retained. A 2-foot sidewalk easement along Chanticleer Avenue, totaling 400 square feet, is proposed to be dedicated to the County.

General Plan & Zoning Consistency

The project site has a General Plan land use designation of R-UL (Urban Low Density Residential). This designation allows a density range of 4.4 to 7.2 units per net developable acre, which corresponds to lot size requirements of 6,000 to 10,000 square feet of net developable parcel area. The objective of this land use designation is to provide for low density residential development in areas within the Urban Services Line that have a full range of urban services.

The parcel is zoned R-1-6 (Single Family residential; 6,000 square feet of net developable land area per dwelling unit), which implements the R-UL General Plan designation. The proposed land division complies with the zoning ordinance as the property is intended for residential use, the lot sizes meet the minimum dimensional standard for the R-1-6 zone district, and the setbacks on the newly created lots will be consistent with the minimum zone district requirements.

Specifically, both the proposed dwelling on Parcel 1 (2,174 square feet) and the existing dwelling (850 square feet) 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. Parcel 2 contains a legal nonconforming non-habitable structure (shed) that encroaches into the required rear yard setback. No changes to this non-habitable structure are proposed. Both the proposed dwelling and the existing structures will cover less than 30 percent of their respective lot areas, and the proposed floor area ratio for each is less than 50 percent. The proposed building footprint, lot coverage and floor area ratio calculations are shown on the architectural plans included as Exhibit A.

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 a perspective drawing for the proposed new home is included as **part** of Exhibit A.

The new home is proposed to be two stories with a design that incorporates some of the architectural details found on other homes in the area. Siding for the new home is proposed to be stucco on the first floor and horizontal wood siding on the second floor. Roofing material is proposed to be composition shingles. Exterior colors are proposed to be beige earth tones. The proposed 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. The design has been reviewed by the County Urban Designer and has received a positive design review (Exhibit L).

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 toward existing residential development without further review.

The preliminary site and landscape plan shows the placement of two 24" box coast live *oak* trees, a 15-gallon *melaleuca* and 15-gallon flowering plum along the frontage. The 20" and 24" existing walnut trees at the rear of Parcel 1 are to be retained and protective measures are required to be in place and inspected prior to any ground disturbance. Three small (3") existing coast live oaks are proposed for removal on Parcel 1.

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, as the project results in less than three new housing units.

Conclusion

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

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 for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- APPROVAL of Application Number **05-0144**, 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 | H. | General Plan Map |
| B. | Findings | I. | Letter from Central Fire Protection District, dated March 15, 2005 |
| C. | Conditions | J. | Letter from County Sanitation, dated March 14, 2005 |
| D. | Categorical Exemption (CEQA determination) | K. | Letter from City of Santa Cruz Water Department, dated March 31, 2005 |
| E. | Location Map | L. | Comments and Correspondence |
| F. | Assessor's Parcel Map | | |
| G. | Zoning Map | | |

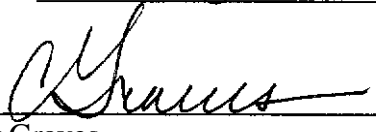
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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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Cathy Graves
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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 one new single-family lot and is located in the Residential-Urban Low Density General Plan designation which allows a density of one dwelling per each 6,000 to 10,000 square feet of net developable parcel area. The objective of this land use designation is to provide for low density residential development in areas within the Urban Services Line that have a full range of urban services. As proposed, the two parcels of 7,161 and 8,696 square feet of net developable area are therefore consistent with the General Plan.

The project is consistent with the General Plan in that the full range of urban services is available and will be extended to the new parcel created, including municipal water and sewer service. The land division is on an existing street, and no improvements are needed to provide satisfactory access to the project, with the exception of a new driveway for Parcel 2 and the dedication of 400 square feet of right-of-way for a sidewalk. The proposed land division is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and will have adequate and safe vehicular access.

The land division, as conditioned, will be consistent with the General Plan regarding infill development in that the proposed single-family development will be consistent with the pattern of the surrounding development, and the design of the proposed home is consistent with the character of the surrounding neighborhood. The land division is not 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.

The proposed division of land complies with the zoning ordinance provisions as to uses of land (two single-family residential lots in a single-family residential zoning district), lot sizes and dimensions and other applicable regulations in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standards for the R-1-6 zone district where the project is located, and all setbacks will be consistent with the R-1-6 zoning standards. The existing dwelling and proposed dwelling will both comply with the development standards in the zoning ordinance as they relate to setbacks, maximum parcel coverage, minimum site width, floor area ratio and minimum site

frontage, with the exception that the existing non-habitable accessory structure on Parcel 2 is legally nonconforming with respect to the existing rear yard setback.

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

The site of the proposed land division is physically suitable for the type and density of development in that the site is nearly level is conventionally shaped to ensure efficiency in further development of the property. The proposed land division offers a traditional arrangement and shape to insure development without the need for variances or site standard exceptions. No environmental constraints exist which would necessitate the area remain undeveloped.

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

The design of the proposed division of land and its improvements will not cause environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. No mapped or observed sensitive habitats or threatened species impeded development of the site as proposed. The project was determined to be exempt from CEQA, pursuant to the California Environmental Quality Act and the County Environmental Review Guidelines (Exhibit D).

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

The proposed division of land and its improvements will not cause serious public health problems in that municipal water and sewer are available to serve all proposed parcels, and these services will be extended to serve the new parcel created by this land division.

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.

The design of the proposed division of land and its improvements will not conflict with public easements for access in that the existing 2-foot sidewalk easement will be offered for dedication to the County as right of way. Access to all lots will be from existing public roads.

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

The design of the proposed division of land provides to the fullest extent possible, the ability to use passive and natural heating and cooling in that the resulting parcels are oriented in a manner to take advantage of solar opportunities. All of the proposed parcels are conventionally configured and the proposed building envelopes meet the minimum setbacks as required by the zoning district for the property and County code.

9. The proposed development project is consistent with the design standards and guidelines (Section 13.11.070 through 13.11.076) and any other applicable requirements of this chapter.

The proposed development is consistent with the Design Standards and Guidelines of the county Code in that the proposed lot sizes meet the minimum dimensional standard for the R-1-6 zone district, and all development standards for the zone district will be met.

The new home is proposed to be two-stories with a design that incorporates some of the architectural details found on other homes in the area. Siding for the new home is proposed to be stucco on the first floor and horizontal wood siding for the second floor. Exterior colors are proposed to be beige earth tones. Roofing material will be composition shingles.

The proposed 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.

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.**

The location of the proposed residential development 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 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 ordinances to insure the optimum in safety and the conservation of energy and resources. The proposed residential development 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.**

The project site is located in the R-1-6 (single-family residential – 6,000 square foot minimum) zone district. The proposed location of the residential development and the conditions under which it would be operated or maintained will be consistent with all pertinent county ordinances and the purpose of the R-1-6 zone district in that the primary use of the property will be residential development 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.**

The project creates one new single-family lot and is located in the Residential, Urban Low General Plan designation. This designation allows a density range of 4.4 to 7.2 Units per Net Developable Acre (U/NDA), which corresponds to lot size requirements of 6,000 to 10,000 net square feet. The objective of this land use designation is to provide low-density residential development in areas within the Urban Services Line, which have a full range of urban services, or in Urban or rural Services Line areas currently developed to an urban density. As proposed, the two units occupy 7,161 and 8,696 net square feet and are therefore consistent with the General Plan.

The proposed residential development will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the residential development will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air

and open space in the neighborhood.

The proposed residential development 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 residential development will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure 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.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is a residential development on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be one (1) peak trip per day (1 peak trip per dwelling unit), 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.

The proposed residential development 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 in the vicinity in that the proposed structure is two stories, in a mixed neighborhood of both one and two-story homes and the proposed residential development is 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.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed residential development 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.

Conditions of Approval

Land Division Permit 05-0144

Applicant: Hamilton-Swift

Property Owner: Warren Faleiro

Assessor's Parcel Number: 029-092-22

Property Address and Location: 1882 Chanticleer Ave., on the east side of Chanticleer Ave.
about 200 feet north of the intersection with Thomas Avenue

Exhibit A: Tentative Map prepared by Bowman & Williams, dated 8/3/05; Architectural and floor plans prepared by John Craycroft and Associates, dated 8/8/05.

All correspondence and maps relating to this land division shall carry the land number noted above.

- I. 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. 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.
 - C. Submit a copy of the approved Tentative Map on vellum to the County Surveyor.
 - D. Pay an Environmental Exemption fee of \$25 to the Clerk of the Board of the County of Santa Cruz.
- 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 6,000 square feet, net developable land.
- D. The following items shall be shown on the Parcel Map:
 - 1. Building envelopes and/or building setback lines located according to the approved Tentative Map. The building envelope shall meet the minimum setbacks for the R-1-6 zone district.
 - 2. Show the net area of each lot to the nearest square foot.
 - 3. The owner's certificate shall include:
 - a. An irrevocable offer of dedication to the County of Santa Cruz for improvements shown on the Tentative Map.
- 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 City of Santa Cruz Water District.
 - 2. Lots shall be connected for sewer service to the 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 Exhibit "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 and wood siding, painted in earth tones, with accents and details, as shown on the approved plans. T1-11 wood siding is not permitted.
 - c. Notwithstanding approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-6 zone district. The development of any lot shall not exceed 30 % lot coverage, or 50 % floor area ratio, or any other standards as may be established for the zone district.

4. A final Landscape Plan for the entire site specifying the species, size and location of all trees and shrubs, as well as irrigation plans. The Landscape Plan must also meet the following criteria and must conform to all water conservation requirements of the City of Santa Cruz water conservation regulations:
- a. Turf Limitation: Turf areas 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 an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over spray, 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 regulator, 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 shall be scheduled between 6:00 pm and 11:00 ~~am~~ to reduce evaporative water loss.
- e. **All** planting shall conform to the preliminary plan shown as part of Exhibit **A**, except that all trees planted adjacent to or in the public right of way shall be 24" box in size and shall be selected from the suggested planting list in the Urban Forestry Master Plan. Also:
 - i. **All** landscaping shall be permanently maintained by the property owner including any plantings within the County right of way along the frontage of the property.
 - ii. Any trees planted in the County right of way shall be approved by the Department of Public Works and shall be installed according to provisions of the County Design Criteria.
 - iii. Notes shall be added to the improvement plans and the building permit plans that indicate the manner in which existing walnut trees will be protected during construction. Environmental Planning staff shall inspect all erosion control and tree protection measures prior to ground disturbance. The trees are required to be maintained by future property owners.
 - iv. Two 24" box coast live *oak* and two 24" box street trees with irrigation are required.
- 5. The final plans shall be consistent with the recommendations of the accepted soils report by Bauldry Engineering, dated December 2004. A plan review letter from the project soils engineer must be submitted, which states that the final building, grading and drainage plans are in conformance with the recommendations made in the report.
- 6. Submit engineered grading and drainage plans that include limits of grading, estimated earthwork cross sections through all pads, delineating existing and proposed cut and fill areas, existing and proposed drainage facilities, and details of devices such as back drains, culverts, energy dissipators, etc.

7. 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. Based on the letter from the Live Oak School District, dated May 10, 2005, you are required to enroll the subject property in the District's Mello-Roos Facilities District. The supplemental mitigation after the developer fee assessment is \$11,636 for single-family homes.
8. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by 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 locations and provide construction details for all proposed devices and shall include the following:
 - a. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
 - b. Soils 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 construction site reach the street.
9. 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 March 14, 2005 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, and furnish a copy of the CC&Rs to the district, if applicable.
- C. 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.
- D. 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. The existing 2-foot sidewalk easement shall be dedicated as right of way. The right of way dedication must include the sidewalk, which is required to wrap around each driveway. Cross sections must be provided for both driveways.
 3. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations, downspout configuration, construction and design details for semi-pervious surfaces, as specified in comments by David Sims dated August 22, **2005**. Describe all paths of runoff.
 4. Plans shall comply with the accepted soils report prepared by Bauldry Engineering, dated December **2004**. A plans review letter must be submitted to Environmental Planning, which states that final building, grading and drainage plans are in conformance with all recommendations made in the soils report for **this** site.
 5. Engineered grading and drainage plans shall be reviewed and approved by the Zone **5** drainage district. Appropriate fees for new impervious surfaces shall be paid.
 6. All new utilities shall be constructed underground. All facility relocations, upgrades, or installations required for utilities service to the project shall be noted on the improvement plans. All preliminary engineering for such utility improvements is the responsibility of the developer.

7. Acquire all rights of way and easements and make all dedications thereof as needed for construction of required improvements. Any and all costs incurred by the county of Santa Cruz to obtain title to any property in the event that condemnation proceedings are necessary to implement this condition, shall be paid in full by the applicant/developer prior to the recording of the Parcel Map.
8. To prevent drainage discharges from carrying silt, grease, and ~~other~~ contaminants into the storm drain system, a silt and grease trap shall be installed in a location to be approved by the Department of Public Works and shall be maintained as follows:
 - a. The trap shall be inspected to determine if it needs cleaning or repair prior to October 15 of each year and,
 - b. A brief annual report shall be prepared by the inspector at the conclusion of the October inspection and submitted to the Drainage Section of the Department of Public Works within five days of inspection. The report shall specify any repairs that have been done or that are needed for the trap to function properly.
- E. Engineered improvements plans for all water line extensions required by City of Santa Cruz shall be submitted for the review and approval of the water agency.
- F. All requirements of the Central Fire Protection District shall be met as set forth in the District's letter dated March 15, 2005.
- G. A private maintenance agreement shall be submitted and recorded with the Parcel Map, for the permanent maintenance of the following:
 1. The silt and grease trap associated with the storm system. Reference conditions of approval III (D)(8).
 2. All frontage landscaping, irrigation along Chanticleer Avenue, and *trees* required by these conditions of approval
- H. Park dedication in-lieu fees shall be paid for a 3-bedroom dwelling. These fees are currently \$1,000 ~~per~~ bedroom, but are subject to change.
- I. Transportation improvement fees shall be paid for one (1) dwelling unit. These fees are currently \$2,000 per unit, but are subject to change.
- J. Roadside improvement fees shall be paid for one (1) dwelling unit. These fees are currently \$2,000 per unit, but ~~are~~ subject to change.

- K. Child Care Development fees shall be paid for a 3-bedroom dwelling. These fees are currently \$1 09 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.
- IV. All future construction within the property shall meet the following conditions:
- A. All work adjacent to or within a County-maintained road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County-maintained 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 Department approves a separate winter grading approval. This approval 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. Construction of improvements shall comply with the requirements and recommendations made in the accepted soils report prepared by Bauldry Engineering, dated December 2004. The soils engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with all recommendations made in the report prepared for the site.
- G. 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 land division 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 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.

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: _____

Effective Date: _____

Expiration Date: _____

Cathy Graves
Principal Planner

Robin Bolster-Grant
Project Planner

Appeals: Any properly 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: 05-0144

Assessor Parcel Number: 029-092-22

Project Location: 1882 Chanticleer Avenue, Santa Cruz

Project Description: Proposal to create two lots of 7,361 and 8,896 square feet and to construct a new single family dwelling on one of the parcels.

Person or Agency Proposing Project: Hamilton-Swift

Contact Phone Number: (831) 459-9992

- 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: Class 15 - Minor Land Divisions (Section 15315)

F. Reasons why the project is exempt:

Division of a parcel in an urbanized area with existing road access and utilities available.

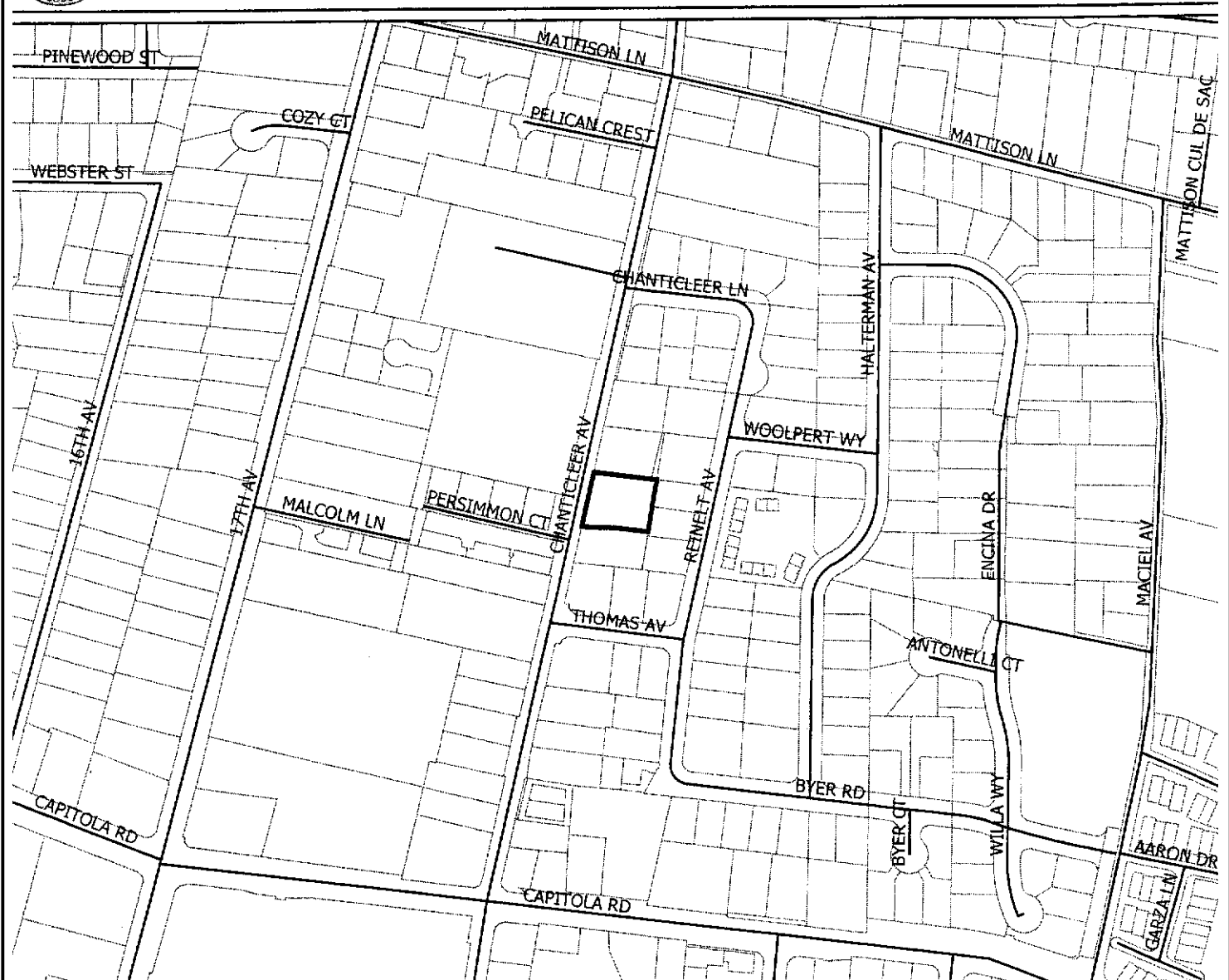
In addition, none of the conditions described in Section 15300.2 apply to this project.

Robin Bolster-Grant, Project Planner




Date: _____

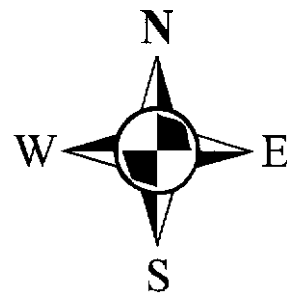


Location Map



Legend

-  APN 029-092-22
-  Streets
-  Assessors Parcels

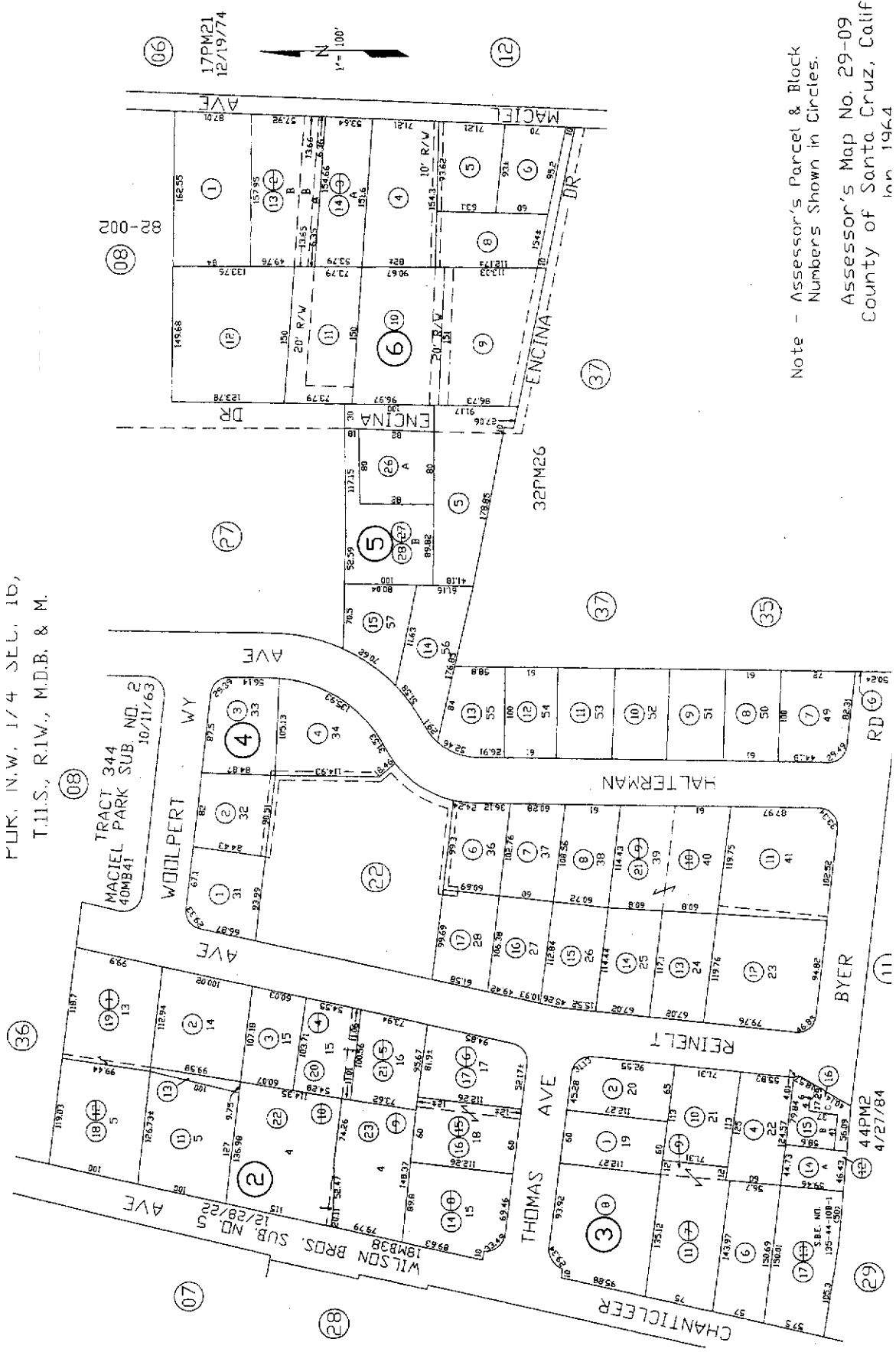


Map Created by
County of Santa Cruz
Planning Department
March 2005

EXHIBIT E

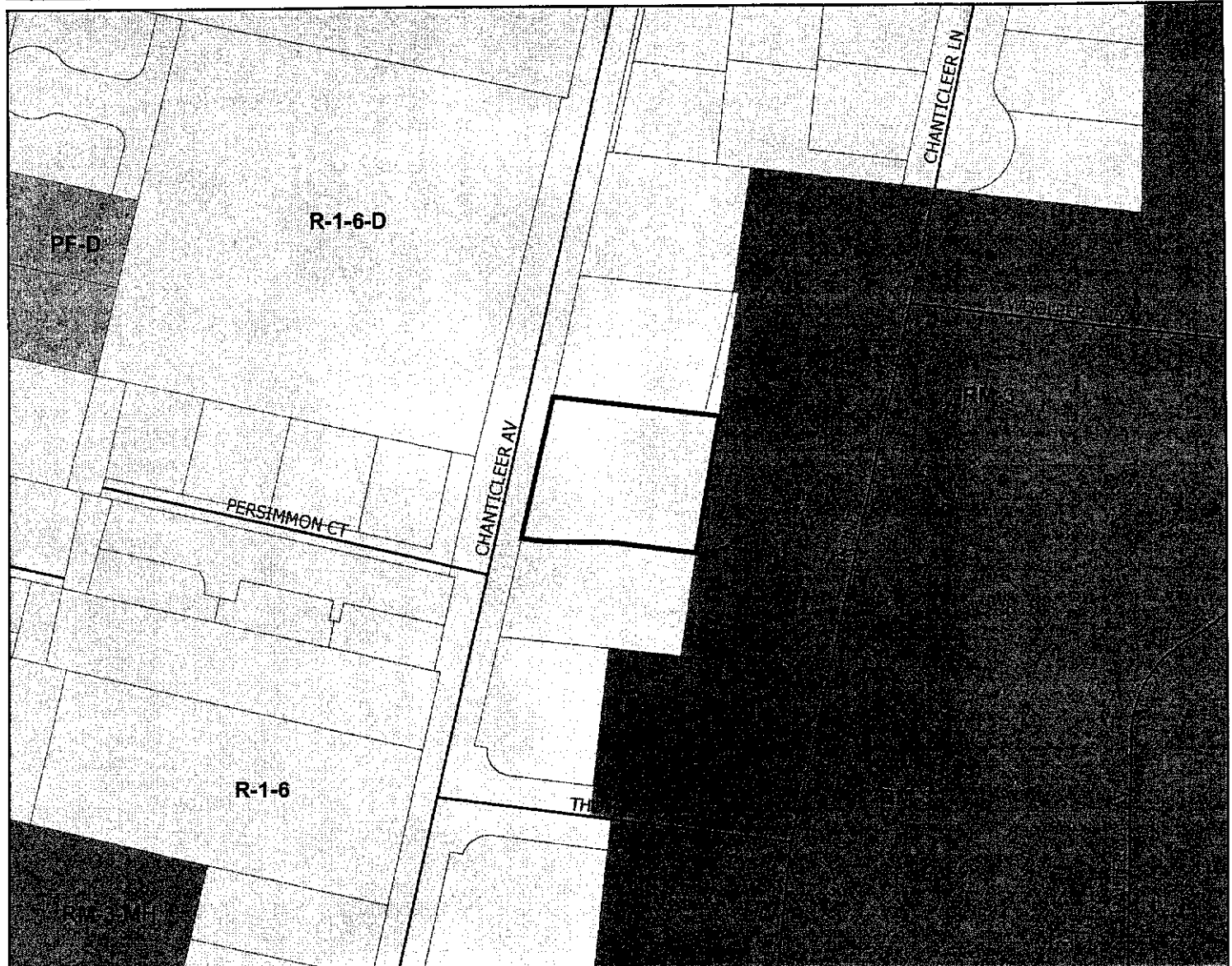
FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES AN
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1996

PLUK. N.W. 1/4 SEC. 10,
 T.11S., R.1W., M.D.B. & M.











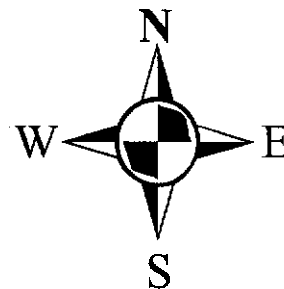
Zoning Map



420 210 0 420 Feet

Legend

-  APN 029-092-22
-  Streets
-  Assessors Parcels
-  PUBLIC FACILITY (PF)
-  RESIDENTIAL-MULTI FAMILY (RM)
-  RESIDENTIAL-SINGLE FAMILY (R-1)



Map Created by
County of Santa Cruz
Planning Department
March 2005

EXHIBIT G








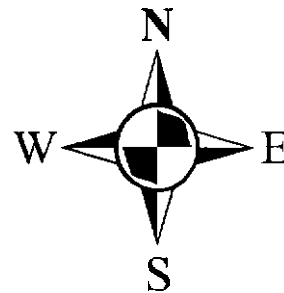
General Plan Designation Map



420 210 0 420 Feet

Legend

-  APN 029-092-22
-  Streets
-  Assessors Parcels
-  Public Facilities (P)
-  Residential - Urban Low Density (R-UL)
-  Residential - Urban High Density (R-UH)



Map Created by
County of Santa Cruz
Planning Department
March 2005

EXHIBIT H



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831) 479-6843 fax (831) 479-6847

Date: March 15, 2005
To: Warren Faleiro
Applicant: ~~Hamilton~~ **Swift**
From: Tom Wiley
subject: **05-0144**
Address **1882 Chanticleer Ave.**
APN: 029-092-22
OCC: 2909222
Permit: 20050078

We have reviewed plans for the above subject project,

We have reviewed plans for the above subject project. District requirements appear to have been met.

Please ensure designer/architect reflects equivalent notes and requirements on velums as appropriate when submitting for Application **for Building Permit**

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant, meeting the minimum required fire flow for the building, within 250 feet of any portion of the building.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to and during time of construction (CFC 901.3).

Show on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

Submit a check in the amount of \$100.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 722-2393, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831) 479-6843

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with 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. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.

Any order of the Fire Chief shall be appealable to the Fire Code Board of Appeals as established by any party beneficially interested, except for order affecting acts or conditions which, in the opinion of the Fire Chief, pose an immediate threat to life, property, or the environment as a result of panic, fire, explosion or release.

Any beneficially interested party has the right to appeal the order served by the Fire Chief by filing a written "NOTICE OF APPEAL" with the office of the Fire Chief within ten days after service of such written order. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is taken.

2909222-031505

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: MARCH 14, 2005
TO: PLANNING DEPARTMENT: KAREN McCONOGHY
SANTA CRUZ COUNTY SANITATION DISTRICT
SUBJECT: CONDITIONS OF SERVICE FOR THE FOLLOWING
PROPOSED DEVELOPMENT
APN: 029-092-22 APPLICATION NO.: 05-0144
PARCEL ADDRESS: 1882 CHANTICLEER AVENUE
PROJECT DESCRIPTION: CREATE TWO LOT MLD, CONSTRUCT SFD,
EXISTING SFD TO REMAIN

District approval of the proposed discretionary permit is withheld until the plan meets all requirements. The following items need to be shown on the plans:

Show existing lateral serving SFD to remain (and easement if located on proposed new parcel).

Label new lateral "To be installed at minimum 2% slope."

Show invert elevations of 4" lateral and drainage pipes at crossing.

Add "General Notes" to plan.

An approved engineered sewer plan, addressing all issues required by District staff and meeting County "Design Criteria" standards (unless a variance is allowed), is required prior to approval for this application.

Future changes to the plans that affect the sewer system may elicit more comments and revisions.

Sanitation Engineering

DR:dr

c:

Owner: Warren Faleiro
415 California St.
Santa Cruz, CA 95060

Applicant: Leilani Barnett
Hamilton-Swift
1509 Seabright Ave. Su A1
Santa Cruz, CA 95062

NEW WATER SERVICE INFORMATION FORM

SANTA CRUZ MUNICIPAL UTILITIES

809 Center Street, Room 102
Santa Cruz, CA 95060
Telephone (831) 420-5210

Multiple APN? N

AF'N

029-092-22

Date: 3/31/2005

Revision Date 1:

Revision Date 2:

PROJECT ADDRESS: 1882 Chanticleer Ave

APPLICANT INFORMATION:

Name: Faleiro Warren
Mail Street: 415 California St
City/St/Zip: Santa Cruz CA 95060-
Phone: Fax:
Cell:

PROJECT DESCRIPTION:

Proposed 2 lot minor land division with one new single family dwelling.

SECTION 1 EXISTING MAIN AND SERVICES Main Size/Type/Age: 6" PVC 1992 Elevation zone: N

Sizes	Account #'s	Old SIO #'s	Status	Date Closed	Type

No connection fee credit(s) for services inactive over 24 months

SECTION 2 FIREFLOWS

Hyd # 1353 Size/Type: 6" stmr Static 80 Res 70 Flow 1126 Flow w/20# Res. 2963 FF Date 03/03

Location: on Thomas @ Chanticleer

Hyd # 1766 Size/Type: 6" stmr Static 70 Res 50 Flow 1162 Flow w/20# Res. 1906 FF Date 07/03

Location: @ 1965 Chanticleer

SECTION 3 WATER SERVICE FEES

Service Type	Service Size	Meter Size	Meter Type	# SIOs	Meter Inst	Eng Review	Plan Insp	Permit Fee	Backflow Permit Type	Permit Fee	Water System Dev	Sewer Connection	Zone Capacity
Domestic													
Dom/Fire	2x3/4	5/8 x 5/8	Disc	1	\$526	\$50	\$180				\$6,530		
Irrigation													
Business													
Fire Svc													
Hydrant			Type										

WATER SERVICE FEE TOTALS \$526 \$50 \$180 \$ \$ \$6,530 \$ \$00

Street Opening Fee \$ Irr Plan Review Fee \$ Total \$7,286 - Credits \$ GRAND TOTAL \$7,286

ADDITIONAL COMMENTS

List of SCWD approved service installation contractors enclosed for your use. CC: Hamilton-Swift 1509 Seabright Ave STE A1 Santa Cruz CA 95062

SECTION 4 QUALIFICATIONS

1. Service will be furnished upon:

(1) payment of the required fees due at the time service is requested (a building permit is required), and; (2) installation of the adequately sized water services, water mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made.

2. Fees and charges noted above are accurate as of the date hereof, and are subject to change at any time without notice to applicant.

BP# PLAN APP # 05-0144 PLANNER Karen McCona REVIEWED BY M. Fisher

NOTICE: This form does not in any way obligate the City. It is provided only as an estimate to assist you in your planning and as a record for the Water Department. The requirements set forth on this form may be changed corrected at any time without prior notice. Fees collected by other agencies are not included on this form.

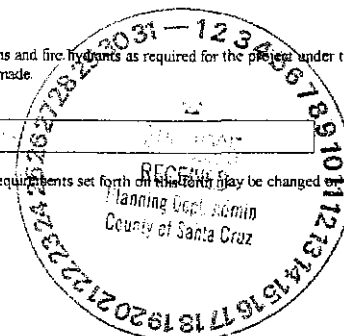
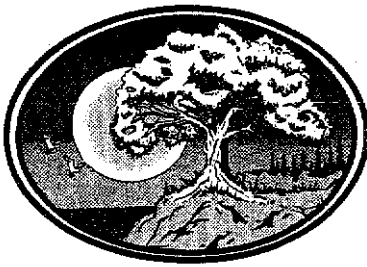


EXHIBIT. K



Live Oak School District

Excellence is achieved through a caring partnership

May 10, 2005

Warren Faleiro
415 California Street
Santa Cruz, CA 55060

RE: APN 029-092-22
Application No. 05-0144

To Whom It May Concern:

Under its authority, and consistent with the County's General Plan, the District has established a Mello-Roos Facilities District. The Mello-Roos is to meet the supplemental mitigation cost not covered by the District's current developer fees. The mitigation costs are set forth in the District's adopted Facilities Master Plan: Developmental Impact Mitigation Plan.

The District seeks mitigation as a condition of approval of the impact of your project of development [creating two (2) or more lots] within its boundaries. This condition is based on the full mitigation impacts of these developments upon the District's facilities. You are required to enroll your property in the District's Mello-Roos to help meet the impact of mitigation on the school district. The supplemental mitigation necessary after the developer fee assessment is \$11,636 for single family homes and \$5,818 for multi-family homes. These amounts could either be paid as a one-time assessment or paid over time as a parcel fee through the District's Mello-Roos CFD, in which case the fee will be assessed through the annual property taxes paid on the property. We will be offering Mello-Roos options to finance the cost should you choose to do so.

Please contact me at 475-6333 ext. 215 if you have any questions or would like to discuss finance options.

Your cooperation and assistance in this matter is greatly appreciated.

Sincerely,



Steve Romines
Assistant Superintendent, Business Services

✓ C: Cathy Graves, County Project Planner

DISTRICT OFFICE 984-1 BOSTWICK LANE SANTA CRUZ, CA 95062-1798 (831) 475-6333 Fax (831) 475-2638
Del Mar School 1959 Merrill Street 477-2063 Green Acres School 966 Bostwick Lane 475-0111
Live Oak School 1916 Capitola Road 475-2000 Shoreline Middle School 855 17th Avenue 475-6565
Ocean Alternative School 984-6 Bostwick Lane 475-0767 Cypress Charter High School 2039 Merrill Street 477-0302
www.lodo.santacruz.k12.ca.us

C O U N T Y O F S A N T A C R U Z
Discretionary Application Comments

Project Planner: Robin Bolster
Application No.: 05-0144
APN: 029-092-22

Date: August 23, 2005
Time: 18:38:47
Page: 1

Environmental Planning Completeness Comments

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

----- REVIEW ON MARCH 22, 2005 BY ROBIN M BOLSTER =====
NO COMMENT

===== UPDATED ON MARCH 25, 2005 BY JOSEPH L HANNA ===== SSPC 0 Geotechnical
Report approved. 03-25-05

Environmental Planning Miscellaneous Comments

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

===== REVIEW ON MARCH 22, 2005 BY ROBIN M BOLSTER =====

The two trees at the rear of proposed parcel one must be retained

Prior to building application approval, the following items must be addressed:

1) The plans must indicate appropriate protective measures for the existing trees such as orange construction fencing to be installed at the dripline of each tree prior to ground disturbance.

2) A Landscape Plan must be submitted, which includes the location, size and species of all proposed trees and shrubs.

3) An erosion control plan must be submitted, which includes locations and construction details for all proposed erosion/sediment control devices. The plan must also include traffic stabilization measures for the construction entrance/exit areas.

Housing Completeness Comments

===== REVIEW ON MARCH 22, 2005 BY TOM POHLE =====
===== UPDATED ON MARCH 29, 2005 BY TOM POHLE =====
NO COMMENT

At this time, no Affordable Housing requirements apply. Based on the smaller parcel sizes resulting from the proposed land division, no further division in the future seems likely. Consequently no future Affordable Housing Obligation seems likely.

Housing Miscellaneous Comments

===== REVIEW ON MARCH 29, 2005 BY TOM POHLE =====
NO COMMENT
None

Dpw Drainage Completeness Comments

Project Planner: Robin Bolster
 Application No.: 05-0144
 APN: 029-092-22

Date: August 23, 2005
 Time: 18:38:47
 Page: 2

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

===== REVIEW ON MARCH 30, 2005 BY DAVID W SIMS =====

1st Routing

General Plan policies: 7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces
 7.23.4 Downstream Impact Assessments 7.23.5 Control Surface Runoff

An engineered drainage plan was submitted with the application, and was reviewed for completeness of discretionary development, and compliance with stormwater management controls and County policies listed above. The plan was found to need the following additional information and revisions prior to approving discretionary stage Storm-water Management review.

1) The site soils are mapped as Watsonville loam and are expected to be extremely tight. Ground percolation as a means of disposal in a concentrated area may be difficult to achieve and will need to be substantiated with adequate soils data. (See CDC Part 3 Sect G4) The designer will need to indicate how rapidly the confined detention sump will draw down through percolation such that storage is available for a subsequent storm. Please provide this. If the soils are not suitable, the combined detention/retention system may not be acceptable as the primary means of runoff control and design modifications, additional provisions, or other methods may be required. The detention sizing calculations appear to evaluate a large off-site area that does not relate to the use of the detention system to control on-site development impacts. Please review this situation for its impact on the feasibility of the proposed mitigation measure. Closer review check of detention calculations and the ability to hold to pre-development rates will be made in subsequent routings once revisions are received. See additional miscellaneous comment.

2) There are no details showing impervious surfacing beyond the driveway extents. If the proposal for such surfacing becomes more extensive in the future, the applicant may be subject to addressing the policy to minimize impervious surfaces

3) Assessment of off-site flow paths is not required beyond that already shown. Existing County data indicates the stormdrain system along Chanticleer has standard design capacity.

4) A water quality treatment method is required of land divisions. The treatment should occur or be placed upstream of the detention facility to prevent plugging and protect its service life. Either structural or vegetative methods may be acceptable. However, the current proposal appears to be restricted to structural methods due to piping. It is not clear how oils from the driveway will be successfully treated. Please provide for this in the design and show it on the plans.

Please see miscellaneous comments. ===== UPDATED ON JUNE 28, 2005 BY DAVID W SIMS =====

2nd Routing:

Prior item 1) Incomplete. The design engineer will need to make an appointment with the reviewer to discuss issues with the design approach, soil characteristics, hydrology and detention calculation procedures.

Project Planner: Robin Bolster
 Application No.: 05-0144
 APN: 029-092-22

Date: August 23, 2005
 Time: 18:38:47
 Page: 3

Prior item 2) Incomplete. The material of the dirt driveway is no longer indicated in the 2nd routing for parcel 2. The parcel 1 driveway is show as both 16 feet and 20 feet wide. Please clarify. The design engineer will need to make an appointment with the reviewer to discuss issues with the design approach as **it** relates to item #1, and successful mitigation of impacts.

Prior item 3) Incomplete. The County stormdrain is shown on the plans as 12" CMP. **It** has been upgraded, and is now 36" PVC. Please revise the plan.

Prior item 4) Incomplete. Vegetative water quality treatment has been proposed by letter of communication from the design engineer. To be accepted as a BMP, the plans need to specifically note and detail the boundaries of vegetated swales, provide a section detail, and indicate the type of vegetation. This must be consistent with any landscape plan to be designed by others. Vegetated swales must be shallow, flat and broad bottomed to be acceptable as filters. V-ditch style swales are not acceptable as filters. ~~New~~ driveways are show as cross sloped in the cross-section. The direction of the cross slope needs to be shown on the plan view as well.

Transferred item 5) Incomplete. Transferred from prior item 4) and miscellaneous item B). The problem of plugging of the detention structure at the point of pipe entry has not been resolved. Methods should be incorporated that provide a large flow distribution area into the gravel rather than just the pipe end-section, and the pipe should be serviceable so that debris such as leaves, landscape bark, and other debris can be easily removed, and won't cause plugging. This item ~~may~~ not be applicable pending resolution of item 1.

Transferred item 6) Potential interference with both the large neighboring tree and the on-site oak(?) tree adjacent to the detention system will need to be addressed now. Please indicate how detrimental disturbance to, and future interference from, these trees will be prevented. This item ~~may~~ not be applicable pending resolution of item 1. ===== UPDATED ON AUGUST 22, 2005 BY DAVID W SIMS =====

3rd Routing: Prior item 1) Complete. Prior item 2) Complete with a portion deferred to miscellaneous item F. Prior item 3) Complete. Prior item 4) Complete with a portion deferred to miscellaneous item G. Transferred item 5) No longer applicable. Transferred item 6) Complete.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MARCH 30, 2005 BY DAVID W SIMS =====
 Miscellaneous:

A) **It** is recommended that some of the building downspouts be routed into landscape areas, and runoff allowed to route across surface vegetation and soils prior to entering area drains. This ~~may~~ provide good runoff delay and improved infiltration since more soil surface is accessed and the upper soil surface is mapped as having higher permeability. This should be done consistent with the geotechnical concerns for the building foundation. There appear to be large landscape areas in both the front and rear yards, with portions that could be used.

Project Planner: Robin Bolster
Application No.: 05-0144
APN: 029-092-22

Date: August 23, 2005
Time: 18:38:47
Page: 4

B) The 4" drain line entering the gravel detention chamber will quickly be subject to plugging from silt and debris such as leaves, and it appears to be unserviceable. The design should be modified to prevent this. It is also recommended that this pipe be positioned higher if feasible. The inspection riser is mislabeled at 2 " perforated length

C) Construction and design details for any semi-pervious surfaces are to be provided on the building plans.

D) A maintenance agreement will be required at the time of the building application.

E) The landscape plan shows an oak tree planted that will conflict with the detention structure. Please review and revise.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.85 per square foot, and are assessed upon permit issuance.

Because this application is incomplete in addressing County development policies, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements. The applicant is subject to meeting all future review requirements as they pertain to the applicant's changes to the proposed plans.

All resubmittals shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON MARCH 30, 2005 BY DAVID W SIMS =====

===== UPDATED ON JUNE 28, 2005 BY DAVID W SIMS =====

Prior item A) Incomplete. The routing of the different downspouts will need to be shown and/or noted on the plans.

Prior item B) See transferred item 5

Prior item C) Same comment

Prior item D) Same comment.

Prior item E) See transferred item 6. ===== UPDATED ON AUGUST 22, 2005 BY DAVID W SIMS =====

Miscellaneous:

Prior item A) Complete. Prior item B) N/A Prior item C) Construction and design details for any semi-pervious surfaces are to be provided on the building plans.

Prior item D) A maintenance agreement will be required upon approval of the final map and improvement plans.

Prior item E) Complete

Project Planner: Robin Bolster
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Item F) The parcel 1 driveway is still shown as 20 feet wide on the Architect-s plan. Please revise.

Item G) Driveway cross slopes are still not consistently or clearly shown. Please clarify. The paved section of the parcel 2 driveway may not slope into the street without filtration treatment.

Item H) Design calculations for the runoff mitigation measures were reviewed and found to be significantly over-designed for storage volume, and slightly under-designed for allowed release rate. Marked calculations are returned to the engineer for revisions to be made prior to recording the final map and improvement plans.

Item I) The detention control box may be indicated to be buried under the lawn surface. Please review and revise such that access is improved.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MARCH 22, 2005 BY DEBBIE F LOCATELLI =====
 No comment, project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MARCH 22, 2005 BY DEBBIE F LOCATELLI =====
 No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 29, 2005 BY GREG J MARTIN =====

The existing 2 foot sidewalk easement shall be dedicated as right-of-way. The right of-way dedication should include the sidewalk which is required to wrap around each driveway. A portion of the existing driveway on Parcel 2 appears to be on the adjacent parcel. The driveway shall need to be relocated or an easement obtained. The driveway on Parcel 2 is composed of dirt. The driveway is recommended to be constructed to County standards. Cross sections should be provided for both driveways

If you have any questions please contact Greg Martin at 831-454-2811. ===== UP-DATED ON JUNE 27, 2005 BY GREG J MARTIN =====

The plans have been revised and considered complete. Minor revisions may be made as part of the tentative map approval process.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 29, 2005 BY GREG J MARTIN =====
 ===== UPDATED ON JUNE 27, 2005 BY GREG J MARTIN =====

Environmental Health Completeness Comments

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

===== REVIEW ON MARCH 25, 2005 BY JIM G SAFRANEK =====
 NO COMMENT

Discretionary Comments - Continued

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Environmental Health Miscellaneous Comments

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

===== REVIEW ON MARCH 25, 2005 BY JIM G SAFRANEK =====
NO COMMENT

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: June 13, 2005

TO: Robin Bolster-Grant, Planning Department

FROM: Carl Rom, Department of Public Works *Carl*

SUBJECT: APPLICATION 05-0144, APN 029-092-22

This submittal appears to have addressed all the comments in my memo dated March 14, 2005.

Please note that the square footages of the new parcels in the project description should be revised to match the actual areas after the dedication of Parcel A to the County, which was not shown on the previous submittal.

If you have any questions or would like to discuss these comments, please call me at extension 2806.

CDR:cdr

INTEROFFICE O

APPLICATION NO: 05-0144 (second routing)**Date:** June 10, 2005**To:** Robin Bolster-Grant, Project Planner**From:** Larry Kasparowitz, Urban Designer**Re:** Design Review for two lot land division 1882 Chanticleer ~~Street~~, Santa Cruz (warren Faleiro/
owner, Hamilton-Swift/ applicant)

No additional comments.

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: March 30, 2005
TO: Karen McConaghy, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #05-0144, APN 029-092-22, 1882 Chanticleer Avenue, Live Oak

The applicant is proposing to create two lots of 7,361 and 8,896 net square feet, and to construct a new single-family dwelling. The project requires a Minor Land Division. The property is located on the east side of Chanticleer Avenue approximately 200 feet north of the intersection with Thomas Avenue.

This application was considered at an Engineering Review Group (ERG) meeting on March 23, 2005. The Redevelopment Agency (RDA) has the following comments regarding the proposed project. RDA's primary concern for this project involves the provision of an adequate right-of-way dedication.

1. The 2-foot sidewalk easement must be dedicated as road right-of-way. The dedication must follow the transitions. The building setback should be shown from this new edge of right-of-way.
2. The new driveways for both parcels must comply with current driveway conform standards. An easement may be required to cover the sidewalk wrap-arounds for the new driveways.
3. The Parcel 2 driveway, a portion of which is located on the adjacent property to the north, should be redesigned to be entirely onsite, or as designed, an easement is necessary for the offsite portion.
4. All required parking should be identified and provided onsite for the proposed house on Parcel 1.
5. All plan sheets must be consistent, including the site plan, floor plans, and tentative
6. The site plan should identify any existing or proposed fencing, consistent with the axonometric exhibit. Any fencing should be reduced to a 3 feet maximum height within the front setback. Side yard fences and gates at the front should step back rather than align with the front face of the building.
7. Redevelopment supports the preservation of the two 20" and 24" trees at the rear of Parcel 1.
8. The applicant should retain front yard trees that were planted with the Volunteer Street Tree Program several years ago on Chanticleer Avenue.

The issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA would like to see future plan routings if there are changes relative to these comments. The Redevelopment Agency appreciates this opportunity to comment. Thank you.

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



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX (831) 454-2131 TDD (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

March 29, 2005

Warren Faleiro
415 California Street
Santa Cruz, CA 95060

Subject: Review of Geotechnical Investigation by Bauldry Engineering
Dated December, 2004; Project No. 0444-SZ972-J62
APN: 029-092-22, Application No: 05-0144

Dear Mr. Faleiro:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a plan review letter shall be submitted to Environmental Planning. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations.

After building permit issuance the soils engineer must remain involved with the project during construction. Please review the *Notice to Permits Holders* (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please call the undersigned at 454-3175 if we can be of any further assistance.

Sincerely,



Joe Harbo, Geologist

Cc: Robin Bolster, Environmental Planning
Leilani Barnett, 1509 Seabright Ave., Suite A1, Santa Cruz, CA 95062

