



Staff Report to the Planning Commission

Application Number: **04-0567**

Applicant: Laura Lynn Rabb-Jancola
Owner: California Real Estate Development, LLC
APN: 026-291-78

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

Project Description: Proposal to divide an existing lot into two new parcels of approximately 4,300 square feet each, construct two new single-family dwellings, and remove two significant trees.

Location: Property located on the south side of Brommer Street about 100 feet east of 7th Avenue.

Supervisory District: First District (District Supervisor: Janet Beautz)

Permits Required: Minor Land Division, Coastal Development Permit & Significant Tree removal permit.

Staff Recommendation:

- Approval of Application 04-0567, 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 | E. | Assessor's parcel map |
| B. | Findings | F. | Zoning & General Plan maps |
| C. | Conditions | G. | Photos |
| D. | Categorical Exemption (CEQA determination) | H. | Comments & Correspondence |

Parcel Information

Parcel Size:	8,618 square feet
Existing Land Use - Parcel:	Existing residential accessory building
Existing Land Use - Surrounding:	Residential and Commercial
Project Access:	Brommer Street
Planning Area:	Live Oak

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

Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: **RM-4** (multi-family residential, 4,000 sq. foot minimum)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

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: 65 cubic yards cut, 65 cubic yards fill
(not including overexcavation and recompaction)
Tree Removal: 3 Monterey Cypress Trees proposed for removal
Scenic: Not a mapped resource
Drainage: Drainage plans reviewed and accepted by Dept. of Public Works
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz Water Department
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5 Flood Control

History

Lot line adjustment 04-0386 adjusted the boundary between the subject parcel and the adjacent parcel, increasing the subject parcel's size by about 1,100 square feet. This provided sufficient area to create the two proposed parcels meeting the 4,000 square foot minimum required in this zone district.

Project Setting

The subject parcel is located on the south side of Brommer Street, one lot from the intersection of Brommer Street and 7th Avenue. Surrounding land uses include a recent subdivision of seven two-story houses to the north, Sorrento Oaks--a resident-owned mobile home park--to the east; a six-unit apartment building to the south, a one-story single-family dwelling to the west and a boat storage facility to the northwest.

The project area is essentially flat with little vegetation and is developed with a residential accessory structure (garage) which is proposed to be removed.

Minor Land Division

	RM-4 Standards	Proposed Residences
Front yard setback:	15 feet	22 feet
Rear yard setback:	15 feet	15 feet
Side yard setback:	5 feet / 5 feet	5 feet / 8 feet
Lot Coverage:	40 % maximum	29%
Building Height:	28 feet maximum	26 feet
Floor Area Ratio (F.A.R.):	0.5:1 maximum (SO %)	49.8 %
Parking per house	3 bedrooms = 3 (18' x 8.5') spaces	two spaces in garage one space in driveway

Local Coastal Program Consistency

The two 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. Size and architectural styles vary widely in the area, and 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,

Design Review and Neighborhood Compatibility

The proposed single-family dwellings comply with the requirements of the County Design Review Ordinance, in that they will incorporate site and architectural design features to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. For example, cross-gabled roofs and the use of stucco on the first floor and wood siding on the second floor will reduce the proposed houses' mass and bulk. To ensure 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.

To protect the privacy of the adjacent mobile home park residents, the second-story windows of the house proposed for Lot 2 were substantially reduced in size from earlier iterations of this

project and raised so that the windowsills are at about 4.75 feet.

Tree Removals

Three Monterey Cypress Trees are proposed to be removed. Because two of these exceed 20 inches in diameter, they are considered to be significant trees per County Code. These trees are candidates for removal as they have been repeatedly topped to accommodate the power lines above, and an arborist identified the trees as being infested with pitch canker and pitch moth (Exhibit "H"). The five, 24-inch box trees proposed to be installed exceed the required 2 to 1 replacement requirement for removal of the two significant trees.

Access

Both parcels will be accessed from Brommer Street. There is one existing driveway, and a second driveway is proposed for Lot 2. The Department of Public Works has reviewed and accepted the proposed new driveway.

Grading and Drainage

A Grading, Drainage and Improvement Plan has been submitted (Exhibit A) that includes calculations indicating that the increase in runoff during a 10-year storm event would be minimal (approximately .06 cubic feet per second). Efforts to manage the site's drainage include: the use of pavers for the driveway and turnaround areas to reduce the impervious surface area; grass bioswales to filter runoff and increase onsite percolation; and the installation of catch basins to drain each lot.

The proposed improvements for the land division will require only 65 cubic yards each of grading and fill (not including the overexcavation and recompaction recommended in the geotechnical report). Proposed Lot 2 will be graded to ensure that it drains towards Brommer Street and away from the adjacent mobile home park.

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

- **APPROVAL** of Application Number **04-0567**, 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.

This finding can be made, 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.

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project creates two single-family residential parcels located in the Urban Medium Density Residential (R-UM) General Plan designation which allows a density of one unit for each 4,000 to 6,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that the development will average a total of about 4,300 square feet of net developable parcel area per residential parcel.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. All parcels will be accessed by Brommer Street, which is an arterial roadway maintained by the County. This roadway provides satisfactory access to the project. 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 and pedestrian access.

The land division, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed residential development will be consistent with the pattern of the surrounding development, and the design of the proposed structures is consistent with the character of similar developments in the surrounding neighborhood.

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 **RM-4** (Multi-Family Residential - 4,000 square foot minimum) zone district where the project is located.

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 building site, technical reports prepared for the property conclude that the site is suitable for residential development, and the proposed parcels are configured to allow development in compliance with the required site standards. No environmental resources exist which would be adversely impacted by the

proposed development.

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 no mapped or observed sensitive habitats or threatened species will be adversely impacted through the development of the site.

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

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

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.

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 structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood contains a mobile home park as well as single-family and multi-family residential development. The proposed residential development is compatible with the architecture in the neighborhood and the surrounding pattern of development.

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 LUP designation.

This finding can be made, in that the property is zoned RM-4 (multi-family residential, 4,000 square foot **minimum**), a designation which allows residential uses. The proposed residential development is a principal permitted use within the zone district, and is consistent with the site's (R-UM) Urban Medium Density 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; and, 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 proposed residential development 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 structures are 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 RM-4 (multi-family residential, 4,000 square foot minimum) 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 designs submitted are 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 ensure 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 development 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 two 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 **RM-4** (multi-family residential, 4,000 square foot minimum) zone district in that *the* primary use of each of the properties 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 Density 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, 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 single-family dwellings 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 two 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 will comply with the site standards for the RM-4 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 the *two* lots resulting from the proposed minor land division. The expected level of traffic generated by the proposed project is anticipated to be only two peak trips 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.

This finding can be made, in that the proposed structures are 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.

Significant Tree Removal Findings

Per the Significant Trees Protection ordinance (County Code 16.34.060) one or more of the following findings must be made in order to grant approval for the removal of a significant tree:

1. That the significant tree is dead or is likely to promote the spread of insects or disease.

This finding can be made in that an arborist has identified these trees as having signs of pitch canker which weakens a tree and makes it vulnerable to other pest attacks that can eventually kill the tree. In addition, the arborist identified signs of pitch moth **and** turpentine beetle infestations.

Conditions of Approval

Land Division 04-0567

Applicant: Laura Lynn Rabb-Jancola

Property Owner: California Real Estate Development, LLC

Assessor's Parcel Number(s): 026-291-78

Property Address and Location: No Situs. Property located on the south side of Brommer St., about 100 feet east of 7th Ave.

Planning Area: Live *Oak*

Exhibits:

- A. Tentative Map prepared by Harold Duane Smith, dated 5/9/05; Architectural and floor plans prepared by Dana Jones, revised 7/15/03.

All correspondence and maps relating to this land division shall carry the land division 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 Approval to indicate acceptance and agreement with the conditions thereof, and
 - B. Pay a Negative Declaration De Minimis fee of \$25 to the Clerk of the Board of the County of Santa Cruz as required by the California Department of Fish and Game mitigation fees program.
- 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

EXHIBIT C

shall remain fully applicable.

- B. This land division shall result in no more than two (2) single-family residential parcels.
- C. The minimum aggregate lot size shall be 4,000 square feet net developable land per unit.
- D. The following items shall be shown on the Parcel Map:
 - 1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map. The building envelopes for the perimeter of the project shall meet the minimum setbacks for the RM-4 zone district of 15 feet for the front yard, 5 and 5 feet for the side yards, 15 feet for the rear yard and 20 feet to the garage entrance from the right-of-way.
 - 2. Show the net area of each lot to the nearest square foot.
- E. The following requirements shall be noted on the Tentative 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 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 as stated or depicted in the approved Exhibit "A" and shall also meet the following additional conditions:
 - a. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The architectural details shown in Exhibit "A" must be installed.
 - b. 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.
 - c. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the RM-4 zone district. Development on each parcel shall not

exceed 40% lot coverage, or a 50% floor area ratio, or other standard 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 in the side and rear yard setbacks.

- d. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.
 - e. The attic heights of both dwellings must be less than 7'6" from finished floor.
 - f. Meet all requirements and pay the Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area. Currently, the fees are \$0.85 per square foot and are assessed upon permit issuance. These fees are subject to change.
4. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans and meet the following criteria and must conform to all water conservation requirement of the City of Santa Cruz water conservation regulations:
- 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. Irrigation systems to serve the turf block areas of both driveways must be installed to ensure the long-term viability of the turf.
 - c. 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.

- d. 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.
- e. 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 an 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.
- V. The applicant/owner is responsible for installing irrigation to the existing and new street trees in the landscape strips along the project frontage and for tying into the public system in Brommer Street to irrigate these trees. The improvement plans shall be reviewed and accepted by Redevelopment Agency (RDA) to ensure adequate

coordination and protection of **the** existing public improvements. The developer shall obtain RDA inspection at **the** start of frontage improvement construction to ensure conformance. The County Streetscape Maintenance Program will be responsible for the long-term maintenance of these street **trees**.

- f. All planting shall conform to **the** landscape plan shown **as** part of the approved Exhibit "A".
 1. 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. Three 24-inch box Chinese Pistache trees shall be installed as street trees.
5. All **future** development on the lots shall comply with the requirements of the geotechnical report prepared by Tharp & Associates, dated November 2004.
6. 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. In the case of Live Oak School District, the applicant/developer is advised that the development may be subject to inclusion in a Mello-Roos Community Facilities District.
7. 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* type of erosion control practices 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. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
8. 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 Tentative 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 8/10/04.
 - C. Meet all requirements and pay all fees of the Santa Cruz Water District as stated in the District's letter dated 11/8/04, including but without limitation:
 - 1. Engineered improvement plans for all water line extensions required by City of Santa Cruz shall be submitted for the review and approval of the water agency.
 - 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. All requirements of the Central Fire District shall be met.
 - F. Pay the current fees for Parks and Child Care mitigation for 6 (3 bedrooms per single-family dwelling) bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom, but are subject to change.
 - G. Pay the current fees for Roadside and Transportation improvements for 2 single-family dwellings. Currently, these fees are, respectively, \$2,000 and \$2,000 per single-family dwelling, but are subject to change.
 - H. Provide required off-street parking for 3 cars for each single-family dwelling. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - I. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the

Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:

1. All improvements 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. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations and all volumes of excavated and fill soils.
 3. All drainage must be directed to Brommer Street. Drainage must be directed away from adjacent lots.
 4. Runoff from downspouts will be directed to the proposed landscape swales instead of hard-piped.
 5. There will be either separate drainage swales between Lots 1 and 2, or one common swale with an easement. If one common swale is created, then provide evidence of the recordation of the easement.
- J. The project geotechnical engineer shall prepare a soil treatment plan that includes a description of the technique used for the mixing and spreading operations, site map indicating soils storage areas and the boundaries of the area to be over-excavated and treated, barriers at the perimeter of the work area and soils poles adequate to contain any material that contains lime or other treatment, and a schedule indicating the number of work days required to complete the treatment phase of the project. The plan shall be submitted for review and approval by the Planning Department.
- K. A plan review letter from the soils engineer will be required prior to building permit issuance.
- 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, including obtaining an encroachment permit where required. 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 unless

otherwise specifically excepted by these conditions of approval.

- 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 and 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.
 - 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- F. Construction of improvements shall comply with the requirements of the geotechnical report (Tharp & Associates, dated November 2004). The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.
- G. All required land division improvements shall be installed and inspected prior to

final inspection clearance for any new structure on the new lots.

- V. 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.
- VI. 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.

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.

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

Annette Olson
Project Planner

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: 04-0567

Assessor Parcel Number: 026-291-78

Project Location: no situs

Project Description: Proposal to divide an existing lot into two new parcels of approximately 4,300 square feet each, construct two new single-family dwellings, and remove two significant trees.

Person or Agency Proposing Project: Laura Lynn Rabb-Jancola

Contact Phone Number: (831) 479-4894

- 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:

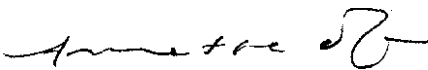
E. ☒ **Categorical Exemption**

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.

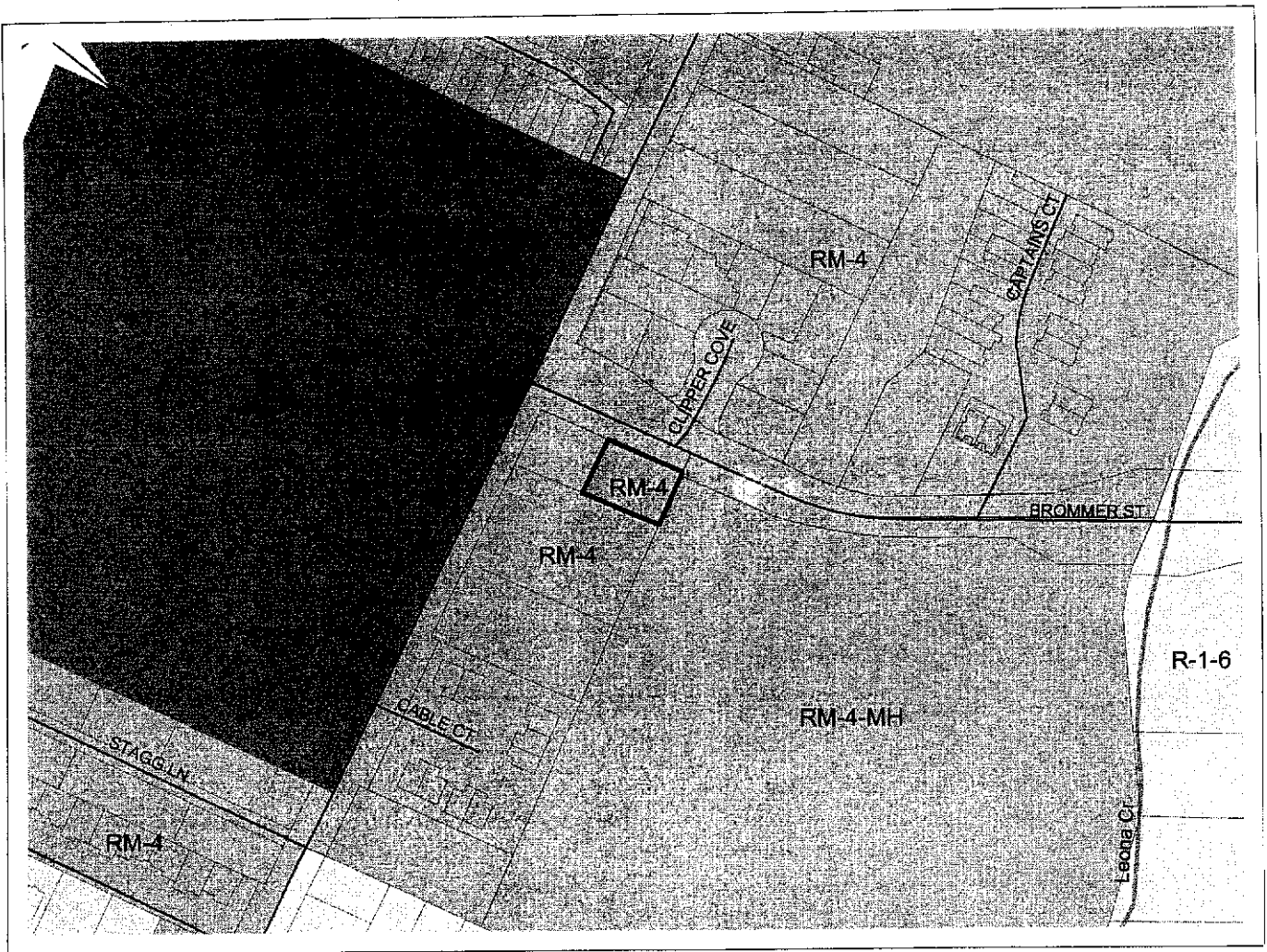


Annette Olson, Project Planner

Date: 10-24-05








EXHIBIT D

Zoning Map



500 0 500 Feet

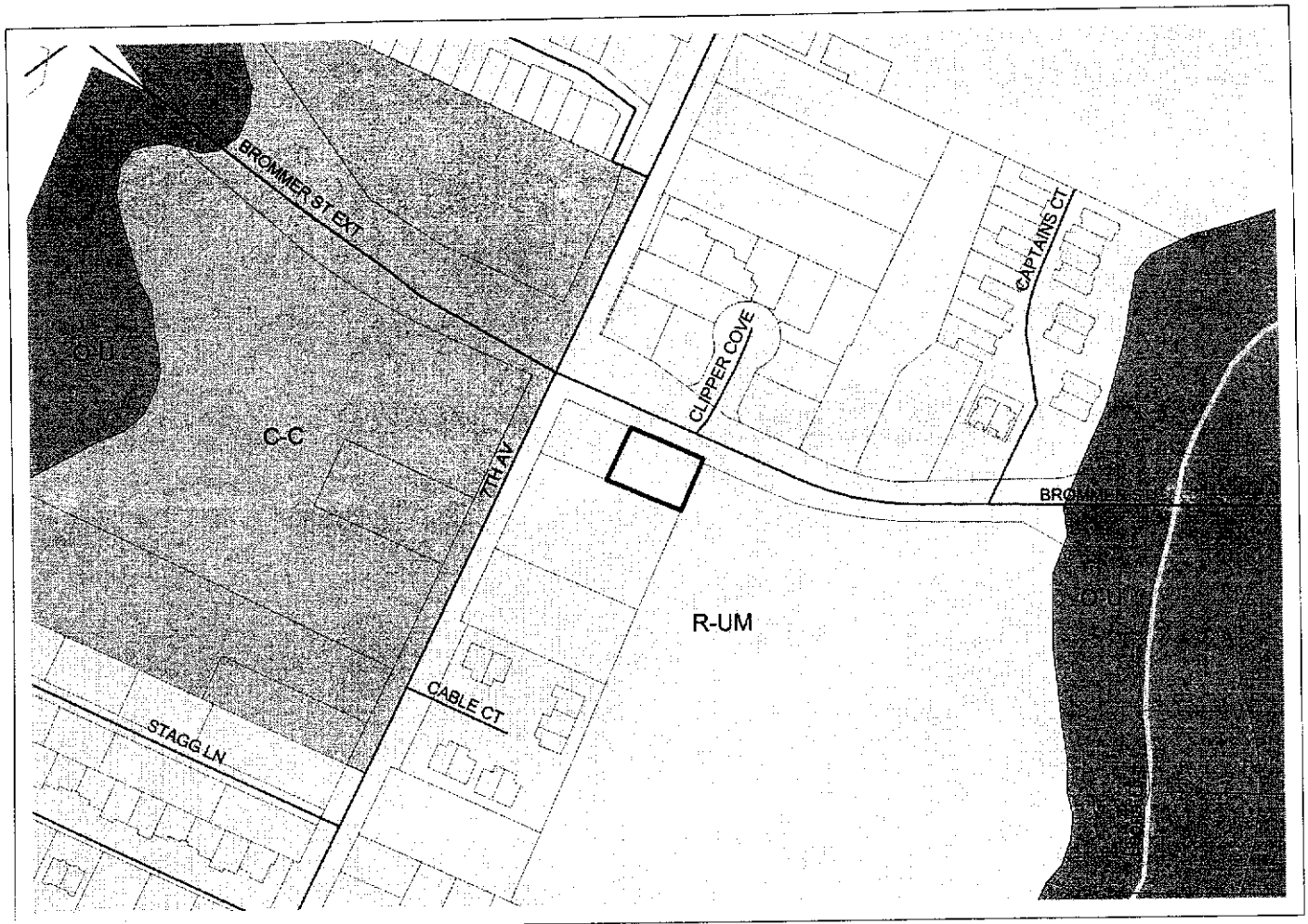
Legend

-  APN 026-291-33
-  Parcel boundaries
-  Streets
-  Perennial Stream
-  R-1-X
-  RM
-  c-2



Map created by Santa Cruz County
Planning Department:
December 2004

General Plan Map



500 0 500 Feet

Legend

	APN 026-291-33
	Parcel boundaries
	Streets
	Perennial Stream
	Urban Open Space
	Community Commercial
	Residential - Urban Medium Density



Map created by Santa Cruz County
Planning Department:
December 2004



Behind corner



multi unit behind



side



side

Elevated view from subject parcel. Effort to model what the view from the proposed second floor will be.



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

December 1, 2004

Laura Lynn Rabb-Jancola
424 7th Avenue
Santa Cruz, CA, 95062

SUBJECT: Review of Geotechnical Investigation by Tharp & Associates, Inc.
Project No. 04-66; Dated: November 19, 2004
APN: 026-291-33, Application No.: 04-0567

Dear Applicant:

Thank you for submitting the soil report for the parcel referenced above. The report was reviewed for conformance with County Guidelines for Soils/Geotechnical Reports and also for completeness regarding site-specific hazards and accompanying technical reports (e.g., geologic, hydrologic, etc.). The purpose of this letter is to inform you that the Planning Department has accepted the report and the following recommendations become permit conditions:

1. All report recommendations must be followed.
2. An engineered foundation plan is required. This plan must incorporate the design recommendations of the soils engineering report for concrete slab on grade foundation with thickened edge sections founded on compacted engineered till.
3. Final plans shall show the drainage system as detailed in the soils engineering report.
4. Final plans shall reference the approved soils engineering report and state that all development shall conform to the report recommendations.
5. Prior to building permit issuance, the soil engineer must submit a brief building, grading and drainage plan review letter to Environmental Planning stating that the plans and foundation design are in general compliance with the report recommendations. If, upon plan review, the engineer requires revisions or additions, the applicant shall submit to Environmental Planning two copies of revised plans and a final plan review letter stating that the plans, as revised, conform to the report recommendations.
6. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to placement of concrete.
7. For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building inspector regarding compliance with all technical recommendations of the soil report prior to final inspection. For all projects with

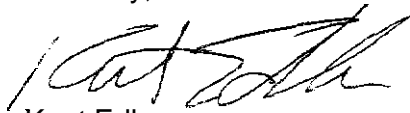
engineered fills, the soil engineer must submit a final grading report (reference August 1997 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection.

The soil report acceptance is only limited to the technical adequacy of the report. Other issues, like planning, building, septic or sewer approval, etc., may still require resolution.

The Planning Department will check final development plans to verify project consistency with report recommendations and permit conditions prior to building permit issuance. If not already done, please submit two copies of the approved soil report at the time of building permit application for attachment to your building plans.

Please call 454-3168 if we can be of any assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kent Edler', written over a horizontal line.

Kent Edler
Associate Civil Engineer

Cc: Karen McConaghy, Project Planner
Robin Bolster, Resource Planner

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

Project Planner: Annette Olson
Application No.: 04-0567
APN: 026-291-33

Date: October 7, 2005
Time: 15:39:48
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON DECEMBER 1, 2004 BY KENT M EDLER =====

1. The soils report has been accepted.

===== UPDATED ON DECEMBER 8, 2004 BY ROBIN M BOLSTER =====

1) Neither the Landscape Plan nor the Site Plan show the three (3) existing Monterey Cypress trees on the parcel. Please revise plans accordingly. Additionally, an arborist's report will be required in order to assess the viability of preserving these trees. Please submit two copies of a report prepared by a certified arborist.

2) If any trees are recommended for removal, native replacement trees will be required at a 2-to-1 ratio. Landscape Plans must reflect this requirement.

3) Please clarify whether the drainage/earthwork calculations given on Sheet TM1 apply to three building sites (one existing) or just to Lots 1 & 2 covered by this application.

===== UPDATED ON MARCH 1, 2005 BY ROBIN M BOLSTER =====

NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON DECEMBER 1, 2004 BY KENT M EDLER =====

1. A plan review letter from the soils engineer will be required prior to building permit issuance.

===== UPDATED ON DECEMBER 8, 2004 BY ROBIN M BOLSTER =====

At the time of building application submittal please address the following items:

If the project arborist determines that the existing Cypress trees can be preserved, the submitted plans must incorporate all recommendations contained in the arborist report and a plan review letter submitted from the arborist stating that the plans accurately reflect the recommendations.

The title or cover page must include the name and contact information for the project soils engineer and project arborist,

Housing Completeness Comments

===== REVIEW ON NOVEMBER 19, 2004 BY TOM POHLE =====

NO COMMENT

At this time, no housing affordability requirements apply

Housing Miscellaneous Comments

Project Planner: Annette Olson
Application No.: 04-0567
APN: 026-291-33

Date: October 7, 2005
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===== REVIEW ON NOVEMBER 19, 2004 BY TOM POHLE =====
NO COMMENT

At this time no housing affordability requirements apply

Dpw Drainage Completeness Comments

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

===== REVIEW ON DECEMBER 6, 2004 BY ALYSON B TOM ===== Preliminary tentative map plans dated 10/13/04 were received and reviewed for the submit application. The following additional information is required prior to approving discretionary stage Storm Water Management review.

- 1) Please clarify how the offsite areas along the southern property boundary drain. Demonstrate that the proposed project has adequately planned for accepting all existing offsite drainage that drains to the site. Easements may be required for facilities that accommodate offsite drainage.
- 2) How has the proposed project minimized impervious area? The areas proposed for grass pavers are noted. Is all of the other paving necessary? How will this project mitigate for all of the proposed impervious areas? Directly connected impervious surfaces should be minimized. Can the proposed driveway and parking areas drain to landscaped areas prior to release from the site? Describe how all paved areas will drain on the plans.
- 3) What is meant to be depicted by the arrows shown on sheet TM1? Are these proposed swales? Please clarify on the plans.
- 4) It appears that some of the proposed drainage improvements shown on sheet TM1 are in conflict with features in the landscape plans dated 11/4/04. Please coordinate these plans.
- 5) Easements should be provided for all common drainage improvements (swales, inlets, pipes, etc.).
- 6) Indicate on the plans the manner in which building downspouts will be discharged.

All drainage issues with offsite implications must be addressed in the discretionary application. Additional onsite drainage details may need to be clarified on the plans, but may be addressed in the building application phase.

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 comments 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.

Project Planner: Annette Olson
Application No. : 04-0567
APN: 026-291-33

Date: October 7, 2005
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All resubmittals of plans, calculations, reports, faxes, extra copies, etc-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, Storm Water Management Section. from 8:00 am to 12:00 noon if you have questions.

===== UPDATED ON MARCH 1, 2005 BY ALYSON B TOM ===== Application with architectural plans revised on 2/8/05 has been received. Not all previous completeness comments have been addressed:

1) Per first comment No. 2. (and general plan section 7.23) how will this project minimize and mitigate for the added impervious areas resulting from this project? Mitigations that limit runoff to pre-project levels should be incorporated into this project. If runoff from driveway and parking areas will drain directly (or through directly connected pipes) off-site, water quality treatment systems will be required to mitigate for water quality impacts due to the project.

2) Per first comment No. 4, how has the drainage plan been coordinated with the landscape and other site plan details (including concrete pathways and pads, and fence plans)?

3) Per first comment No. 5, please include a drainage easement for the common drainage swale between lots 1 and 2.

Please see miscellaneous comments for issues to be addressed prior to map recordation.

===== UPDATED ON MAY 24, 2005 BY ALYSON B TOM ===== Application with civil plans dated 5/9/05 has been received. Previous comments No. 1 and 2 from 3/1/05 have not been addressed.

===== UPDATED ON JULY 26, 2005 BY ALYSON B TOM ===== Application with letter from Civil Engineer dated 7/5/05 has been received. Per conversation with engineer, Ron Gonzales, on 7/26/05, this application is complete with regards to drainage for the discretionary stage with the following conditions of approval in addition to previous miscellaneous comments:

1) Runoff from downspouts will be directed to proposed landscape swales instead of hard-piped.

2) There will be either separate drainage swales between lots 1 and 2, or one common swale with an easement.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON DECEMBER 6, 2004 BY ALYSON B TOM ===== See completeness comments.

===== UPDATED ON MARCH 1, 2005 BY ALYSON B TOM ===== The following should be addressed prior to map recordation:

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 04-0567
APN: 026-291-33

Date: October 7, 2005
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- 1) Include a detail for the proposed swales (include minimum dimensions, surfacing, slopes, etc.).
- 2) Provide maintenance agreements for any proposed structural water quality treatment devices.
- 3) Note who will be responsible for the maintenance of common drainage facilities and how this will be communicated to future owners, etc
- 4) Zone 5 fees will be assessed on the net increase in impervious areas

Additional details may be required prior to map recordation

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON NOVEMBER 24, 2004 BY DEBBIE F LOCATELLI =====
No comment, project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON NOVEMBER 24, 2004 BY DEBBIE F LOCATELLI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON DECEMBER 9, 2004 BY GREG J MARTIN =====
We recommend an irrigation plan be provided for the landscape strip along the frontage. ===== UPDATED ON FEBRUARY 17, 2005 BY GREG J MARTIN =====
===== UPDATED ON MAY 19, 2005 BY GREG J MARTIN =====
No comment.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON DECEMBER 9, 2004 BY GREG J MARTIN =====
===== UPDATED ON FEBRUARY 17, 2005 BY GREG J MARTIN =====
===== UPDATED ON MAY 19, 2005 BY GREG J MARTIN =====

MEMORANDUM

Application No: 04-0567

Date: November 22, 2004

To: Karen McConaghy, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for two new residences at Brommer Street, Santa Cruz

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.		N/A	
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.		N/A	

Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline		NIA	
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted		NIA	
be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area	▼		
	✓		
communities)			
Screening and landscaping suitable to	✓		
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction	✓		
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged	✓		

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	✓		
structures shall be minimized by locating the structure within or near an existing group of buildings		N/A	
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).		N/A	
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure		N/A	
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		N/A	
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project		N/A	
Signs			
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		NIA	
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		NIA	
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)		NIA	
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		NIA	

Desian 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
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	✓		
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			
Reasonable protection for adjacent properties	✓		

Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		

Laura Lynn
California Real Estate Development

November 30, 2004

Project: Upper Harbor
424 7th Avenue
Santa Cruz, Ca.

On November 30, 2004 I made a site visit to the property listed above to examine 3 trees located adjacent to the concrete sidewalk on 7th Avenue. The trees are *Pinus radiata* (Monterey Pine) trees. I have described each tree below. The trees are numbered on the attached plan.

Tree #1 has a DBH (diameter at breast height) of 32". It is approximately 25 tall with an average crown spread of 30'. The tree has a single trunk to 10' above grade and then divides into 5 parallel standard leaders. The tree has been topped repeatedly to stay below the power lines. The lines pass through a fork of branch stubs at the top of the tree.

The tree has some tip die back and dripping of *sap*, characteristic of a pitch canker infestation. Pitch canker is a fungal infection common in Monterey Pine trees. An infestation of pitch canker weakens infected trees which can lead to other pest attacks, that can eventually kill the tree. There are also signs of pitch moth on the upper standard leaders. The blots of whitish fed pitch are an indication that the tree is trying to fight off the boring larvae of this pest. There are also signs of turpentine beetle present on the trunk at 9' above grade. The 2" hard knot of reddish brown pitch is an entry site for this beetle. When a pine is exposed to all of these pests it eventually is susceptible to the five spined beetle. This kind of beetle appears to be the attacker that finally kills these infested pine trees.

According to the grading plan this tree will need to be removed because the berm that it is located on, will be leveled to provide for drainage to the street. The location of the proposed sidewalk also necessitate the removal of the tree.

I recommend that this tree be removed.

Tree #2 has a DBH of 18". The tree is approximately 25 tall with an average crown spread of 35'. There are signs of pitch canker and pitch moth on the trunk of the tree and upper limbs. The grading of the site and the proposed location of the driveway for Lot #2, necessitates the removal of this tree.

I recommend that this tree be removed.

Tree #3 has a DBH of 36. It is approximately 25' tall with a 35 spread. The trunk splits into 2 codominant leaders at 4' above grade. There are signs of pitch moth and pitch canker on the leaders. The grading of the site and the location of the driveway for Lot #2 necessitates the removal of this tree.

I recommend that **this** tree be removed.

Thank you,

Ellen Cooper
Arborist ISA WC #848



MEMO

DATE: 07/05/05
TO: Alyson Tom
FROM: Ron Gonzales, P.E.
SUBJECT: Application # 04-0567, APN 026-291-33

Alyson:

Please review the responses below to your comments dated May 24, 2005, and comments from Supervisor Jan Beautz dated May 27, 2005.

Response to Alyson Tom comments:

1. This project has undergone an number of design changes to mitigate the added impervious areas created by the project:

A: concrete pavers are utilized for parking areas
B: paved areas have been reduced from previous designs
C: building footprints have been reduced from previous designs
2. Storm water runoff from the project site will enter the existing curb and gutter system on Brommer St. This stormwater runoff will be treated by the nearby treatment facility only a few yards away on Brommer St. The drainage system design is similar to the one approved and built across the street on Brommer for the seven lot subdivision.
3. The grass bioswales shown on the civil plans can be modified as needed to accommodate the landscaping plans, such that the drainage swales can meander around trees or other potential obstructions as needed. This modification will enhance the water quality treatment capability of the bioswales.

Response to Jan Beautz comments:

1. The plans for the Minor Land Division application have been revised in the latest submittal to depict two catch basins draining each lot. The details shown on the plans are sufficient for evaluation and construction. No silt or grease traps are proposed for this project. Grass bioswales are depicted for the site drainage. Storm water runoff from the project site will enter the existing curb and gutter system on Brommer St. This stormwater runoff will be treated by the nearby treatment facility only a few yards away on Brommer St. The drainage system design is similar to the one approved and built across the street on Brommer for the seven lot subdivision.
2. The grass bioswales shown on the civil plans can be modified as needed to accommodate the landscaping plans, such that the drainage swales can meander around trees or other potential obstructions as needed. This modification will enhance the water quality treatment capability of the bioswales.
3. The existing grade on Lot 2 is relatively flat with respect to the adjacent mobile home park. The property line is fenced and vegetated, created a barrier against potential stormwater runoff. The proposed grading plan creates a more defined drainage way along the property line, directing stormwater runoff toward Brommer St. The proposed project will improve drainage along this property line. The entirety of Lot 2 will be graded to drain toward Brommer St. as shown on the submitted plans.