



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

October 27, 2006

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Agenda Date: November 8, 2006

Item #: 6.2

Time: After 9 AM

APN: 102-441-19

Application: 04-0089

Subject: A public hearing to consider an appeal of the Zoning Administrator's decision to deny application 04-0089; a proposal to construct a 6 foot masonry wall with 6 foot 8 inch stone piers and to construct 1 vehicular gate with decorative pilasters to a maximum height of 8 feet 8 inches and a pedestrian gate with a wrought iron arch to 8 feet 8 inches.

Members of the Commission:

This item is an appeal of the Zoning Administrator's April 7, 2006 decision to deny the above listed application and was originally heard before your Commission on July 12, 2006. Two subsequent continuances were granted and the item was most recently heard on October 25, 2006.

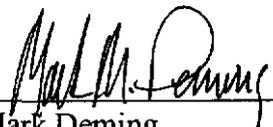
At the October 25, 2006 hearing, the Planning Commission approved the staff recommendations, with conditions, to return on **the** consent agenda with appropriate findings on November 8, 2006.

Recommendation

1. Staff recommends the Planning Commission accept the findings and conditions of approval for Application 04-0089 and,
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Sincerely,


Robin Bolster-Grant
Project Planner, Development Review

Reviewed By: 

Mark Deming
Assistant Planning Director

Exhibits:

- 2A. Development Permit Findings for Application 04-0089.
- 2B. Conditions of Approval for Application 04-0089.
- 2C. Categorical Exemption (CEQA determination)

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 location of **the** proposed fence along Yardarm Court and Mainsail Place will allow adequate sight distance for vehicles to turn on to and off of 4401 Yardarm Court in a safe manner. The design of the fence meets County design criteria related to street intersection sight distance.

The location of the fence on the property and the design of the fence do not contain any comers or pockets that would conceal persons with criminal intent.

The design of the fence will not utilize an excessive quantity of materials or energy in its construction or maintenance, in that the fence is a relatively insignificant structure that is accessory to the residential use allowed on the property and is made of recycled materials.

The design and location of the fence will not adversely impact **the** available light or the movement of air to properties or improvements in the vicinity, in that the fencing is of open construction and is located at least 20 feet from any residential structure.

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 location of the proposed fencing and the conditions under which it would be operated or maintained will be consistent with the purpose of the RA (Residential Agriculture) **zone** district in that **the** primary use of **the** property will be residential, and a fence is a normal ancillary use in the zone district. Specific regulations for fencing are contained in section 13.10.525. This proposal complies with the requirements and intents of that section, in that:

- The fence will be situated on the property in a ~~manner~~ that allows adequate sight distance for vehicles traveling along the roadway as well as entering and exiting the property, in that the fence is set back from the traveled roadway and the applicant has designed the fence to meet County design criteria related to street intersection sight distance.
- The fence will be set back from the street at least 10 feet from the traveled roadway and will allow adequate light and air to pass through to the street area.

- The location of the fence on the property and the design of the fence do not contain any comers or pockets that would conceal persons with criminal intent, in that the fence is straight along the roadside and set back away from the road.
- The location and design of the fence will be compatible with the visual neighborhood character of the surrounding neighborhood in which other fences greater than three feet in height front along the roadside.

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 fencing **is** set back from the road and allows adequate sight distance consistent with road standards specified in the General Plan. The project is located in the R-R (Rural Residential) land use designation.

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 fencing will not utilize a significant amount of electricity or utilities and will not generate any additional traffic on the streets in the vicinity, in that any associated electrical lights or gate motors do not create a significant draw on electrical utilities, and a fence is not a use that generates or intensifies traffic.

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 he made, in that the proposed fencing will be compatible with the visual character of the neighborhood due to its height, design, and location. The proposed fencing does not alter **or** increase the density or intensity of residential use within the surrounding neighborhood.

Conditions of Approval

- I. This permit authorizes the applicant to construct a wrought iron fence (6-foot maximum height) between precast concrete and stone veneer piers (6'-6" maximum height, 16 feet on center) in the front yard setback. The pedestrian and vehicular gates shall be allowed to extend to a maximum height of 8'-8" and 7'-4" respectively. Prior to exercising any rights granted by the permit including, without limitation, any occupancy, construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be consistent with project as conditioned and approved by the Planning Commission on October 25, 2006. The final plans shall include the following information:
 1. Identify finish of exterior materials for Planning Department approval. Any color boards must be in 8.5" x 11" format.
- III. Prior to Permit Final by the Planning Department the applicant/owner shall call for a final inspection of the fence. All inspections by the Planning Department shall be completed to the satisfaction of the Planning Director or the Planning Director's designee. All improvements shown on the final approved plans shall be installed.
- IV. Operational Conditions
 - A. In the event that future County inspections of the subject property disclose noncompliance 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 permit revocation. Issuance of this permit does not confer legal status to any other structures other than those specifically stated in the final permit description.

- B. All visible portions of the fence must be constructed of wrought iron and constructed to a height of no more than 6 feet. The precast concrete piers must be no more than 6'-8" in height and located no less than 16 feet on center. The pedestrian wrought iron gate shall be no greater than 6 feet in height with an arched entry of no more than 8'8" in height. The wrought iron vehicular gate shall be constructed to a maximum height of 7'4". The fence may be constructed with solid footings as long as the footing material is not visible.
- C. Maintain a five-foot setback from fence posts and/or piers to septic leach-field(s).
- D. All construction shall be performed according to the final approved plans.

In accordance with Chapter 18.10 of the County Code, minor variations to this permit which do not affect the overall concept, intensity, or density may be approved by the Planning Director at the request of the applicant or staff.

Please note: **This** permit expires **two** years from the effective date unless **you** obtain an inspection after construction.

Approval Date: _____

Effective Date: _____

Expiration date: _____

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: 04-0089
Assessor Parcel Number: 102-441-19
Project Location: 4401 Yardarm Court, Soquel

Project Description: Construct a wrought iron fence (6-foot maximum height) between precast concrete and stone veneer piers (6'-6" maximum height, 16 feet on center) in the front yard setback. The pedestrian and vehicular gates shall be allowed to extend to a maximum height of 8'-8" and 7'-4" respectively.

Person or Agency Proposing Project: Cove Britton

Contact Phone Number: **831-425-0544**

- 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:

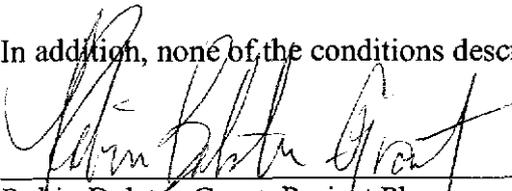
- E. Categorical Exemption

Specify type: Class 4 - Minor Alterations to Land (Section 15304)

F. Reasons why the project is exempt:

Construction of a fence no greater than 8'-8" feet in height in an area appropriate **for** such development.

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



Robin Bolster-Grant, Project Planner

Date: 10/31/06

ITEM 6.2: 04-0089

LATE CORRESPONDENCE



October 26, 2006

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Regards: Agenda Date: November 8, 2006
 Item 6.2 04-0089 4401 Yardarm Ct., Soquel
 APN: 102-441-19

Dear Planning Commissioners,

For the record, please find the enclosed documents for Residential Development Permit 99-0416 for Parcels 102-441-01 through 102-441-29.

1. Staff Report to the Zoning Administrator (Dated 02/18/2000).
2. Recorded Conditions of Approval (102-441-01 through 102-441-29) with notarized acknowledgement (dated March 15, 2000).
3. Conditions of Approval with Development Permit Findings.
4. Notice of Exemption From the California Environmental Quality Act (dated 1/20/2000).
5. Development Permit (Approval date 02/18/2000)

A. No reference is made to fencing in the Conditions of Approval for this subdivision, nor in the Conditions of Approval for the “stand alone” pillar permit.

B. The pillar permit is *not* an amendment to the Tan Oaks Subdivision but a stand alone “Residential Development Permit” for each parcel at the subdivision.

C. **The** map and pillar drawing contained in the staff report for *this* application are *not* part of the Conditions of Approval for this subdivision.

728 NORTH
BRANCIORTE
SANTA CRUZ
CA 95062
877-877-3797

D. Said map and pillar drawing were *not recorded* as part of the Conditions of Approval for this subdivision nor for permit 99-0416 (see enclosed copy notarized document dated March 15,2000).

Thank you for **the** Commissions' consideration,

Sincerely,

Cove Britton
Architect



COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Date: 02/18/2000
Agenda Item No. **2**
Time: After 10:00 a.m.

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO. 99-0416

APN: 102-441-01

APPLICANT: Warmington Homes

through 102-441-29

OWNER: Warmington Soquel Associates L.P.

PROJECT DESCRIPTION: Proposal to construct six foot high driveway entrance monuments with lighting for each of 29 lots in the Sea Crest Subdivision.

LOCATION: On the west end of Hilltop Road, approximately 118 mile west from Soquel San Jose Road.

FINAL ACTION DATE: (per the Permit Streamlining Act)

PERMITS REQUIRED: Requires a Residential Development Permit to exceed the three foot height limitation within the required **40** foot front yard setback.

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA per Section 1802(e) of the CEQA Guidelines

COASTAL ZONE: yes no APPEALABLE TO CCC: yes no

PARCEL INFORMATION

PARCEL SIZE: Varies; one acre minimum

EXISTING LAND USE: PARCEL: Residential

SURROUNDING: Residential and agricultural

PROJECT ACCESS: Hilltop Road to Subdivision access roads

PLANNING AREA: Soquel

LAND USE DESIGNATION: Rural Residential

ZONING DISTRICT: RA (Residential Agricultural)

SUPERVISORIAL DISTRICT: First

ENVIRONMENTAL INFORMATION

Item

Comments

- | | |
|----------------------|---|
| a. Geologic Hazards | ai Geologic reports accepted for Subdivision |
| b. Soils | b. Soil Report required for each parcel |
| c. Fire Hazard | c. Mitigated by Subdivision Conditions |
| d. Slopes | d. Setbacks from slopes established |
| e. Env. Sen. Habitat | e. Conservation easements recorded for habitats |
| f. Grading | f. None required for proposed monuments |
| g. Scenic | g. Visibility of monuments will vary |

SERVICES INFORMATION

W/in Urban Services Line: yes no

Water Supply: Not applicable

Sewage Disposal: Not applicable

Fire District: Central Fire Protection District

Drainage District: Zone 7 of the Santa Cruz County Flood Control and Water

ANALYSIS & DISCUSSION

The project consists of two six foot high stone columns on each side of the driveway entrances to 29 parcels within the Sea Crest Subdivision. The columns will have concrete foundations and consist of steel and concrete with cultured stone veneer exterior. One lighting fixture will be attached to each monument consisting of a hanover lantern with verde bronze finish and frosted glass. A bronze plaque will be mounted on each monument that exhibits the location's address.

The monuments require this Residential Development Permit in order to construct them because they exceed the maximum three foot wall height limitation in the front yard setback area. The purpose of this Residential Development Permit is to review such issues as obstruction of sight distance for vehicular traffic, impacts on light, air, open space, and solar access for properties in the area and pedestrians, and to preserve compatible street front appearance.

Please see Exhibit "A" ("Findings") for a complete listing of findings and evidence related to the above discussion.

RECOMMENDATION

Staff recommends approval of Application No. 99-0416, based on the attached findings and conditions

EXHIBITS

- A. Findings
- B. Conditions
- C. Environmental Determination
- D. Project Plans

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

Report Prepared By: Darcy Houghton
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3174

ED AT THE REQUEST OF:

Warmington name,

WHEN RECORDED MAIL TO:

SI Planning Dept.



2000-0012458

Recorded
Official Records
County Of
SANTA CRUZ
RICHARD W. BEDAL
Recorder

REC FEE 19.08
O R COP 5.00

09:58AM 15-Mar-2000

BLS
Page 1 of 5

(Space above this line for Recorder's use only)

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Conditions of Approval
(Document Title)

102-441-01
thru
102-441-29

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION (Cal. Gov. Code §27361.6)

Applicant: Warmington Homes
Residential Development Permit No. k99-0416
APN: 102-441-01 through 102-441-29

Conditions of Approval

CONDITIONS OF APPROVAL

Residential Development Permit 99-0416
Applicant and Property Owner: Warmington Homes
Assessor's Parcel No. 102-441-01 through 102-441-29
Property location and address: End of Hilltop Road, Soquel
Soquel Planning Area

Exhibits:

- A. Architectural Plans prepared by John Nicol & Associates dated 4/22/99.

1. This permit authorizes the construction of six foot high driveway entrance monuments for each of 29 lots in the Sea Crest Subdivision. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- B. Obtain a Building Permit from the Santa Cruz County Building Official.
- C. Submit evidence that the conditions of approval have been recorded with the County Of Santa Cruz Records Office.

II. Prior to issuance of a Building Permit the applicant/owner shall:

- A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes between the approved Exhibit "A," including, but not limited to the attached exhibits indicating monument location and design, 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. Any changes that are on the final plans that do not

conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.

The final plans shall include, but not be limited to, the following:

1. Exterior elevations identifying finish materials and colors
2. **A** site plan showing the location of all site improvements, including, but not limited to, points of ingress and egress, parking areas, and accessory structures.
4. Meet all requirements and pay the appropriate plan check fee of the Felton Fire Protection District.
4. Follow all recommendations of the geotechnical report prepared for this project, regarding the construction and other improvements on the site. All pertinent geotechnical report recommendations shall be included in the construction drawings submitted to the County for a Building Permit.
5. Indicate on the plans that the lanterns mounted on the monuments shall contain two bulbs with a maximum wattage of 40 Watts each.

III. All construction shall be performed in accordance with the approved plans. For reference in the field, a copy of these conditions shall be included on all construction plans. Prior to final building inspection and building occupancy, the applicant/owner shall meet the following Conditions:

- A. All site improvements shown on the final approved Building Permit **plans** shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. 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

Applicant: Warmington Homes
Development Permit No. 99-0416
APN: 102-441-01 through 102-441-29

Conditions of Approval

discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

D. All permits shall be finalized.

IV. Operational Conditions.

A. All landscaping shall be permanently maintained.

B. In the event that future County inspections of the subject property disclose noncompliance 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 permit revocation.

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

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM DATE OF APPROVAL UNLESS YOU OBTAIN YOUR BUILDING PERMIT AND COMMENCE CONSTRUCTION.

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3160 Crow Canyon Pl #200
San Ramon CA 94583.

Meg Sampson - 3/15/00

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

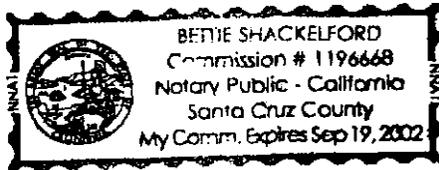
State of California

County of Santa Cruz

On March 15, 2000 before me, Bettie Shackelford, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Gregory Sampson
Name(s) of Signer(s)

personally known to me ~~OR~~ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Bettie Shackelford
Signature of Notary Public

OPTIONAL

Though the information below is not required by law it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document Conditions of Approval

Document Date: March 15, 2000 Number of Pages 3

Signer(s) Other Than Named Above NO NE

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
 Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
 Top of thumb here

Signer Is Representing: _____

Applicant: Warmington Homes
Residential Development Permit No. 99-0416
APN: 102-441-01 through 102-441-29

Conditions of Approval

CONDITIONS OF APPROVAL

Residential Development Permit 99-0416
Applicant and Property Owner: Warmington Homes
Assessor's Parcel No. 102-441-01 through 102-441-29
Property location and address: End of Hilltop Road, Soquel
Soquel Planning Area

Exhibits:

- A. Architectural Plans prepared by John Nicol & Associates dated 4/22/99.

I. This permit authorizes the construction of six foot high driveway entrance monuments for each of 29 lots in the Sea Crest Subdivision. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- B. Obtain a Building Permit from the Santa Cruz County Building Official.

II. Prior to issuance of a Building Permit the applicant/owner shall:

- A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes between the approved Exhibit "A," including, but not limited the attached exhibits indicating monument location and design, 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. Any changes that are on the final plans that do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.

The final plans shall include, but not be limited to, the following:

1. Exterior elevations identifying finish materials and colors.
 2. A site plan showing the location of all site improvements, including, but not limited to, points of ingress and egress, parking areas, and accessory structures.
 3. Meet all requirements and pay the appropriate plan check fee of the Fire Protection District.
 4. Follow all recommendations of the geotechnical report prepared for this project, regarding the construction and other improvements on the site. All pertinent geotechnical report recommendations shall be included in the construction drawings submitted to the County for a Building Permit.
 5. Indicate on the plans that the lanterns mounted on the monuments shall contain two bulbs with a maximum wattage of 40 Watts.
- III. All construction shall be performed in accordance with the approved plans. For reference in the field, a copy of these conditions shall be included on all construction plans. Prior to final building inspection and building occupancy, the applicant/owner shall meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. 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.
 - D. All permits shall be finalized.

IV. Operational Conditions.

- A. All landscaping and exterior of the monuments shall be permanently maintained.
 - B. In the event that future County inspections of the subject property disclose noncompliance 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 permit revocation.
-

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

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM DATE OF APPROVAL UNLESS YOU OBTAIN YOUR BUILDING PERMIT AND COMMENCE CONSTRUCTION.

C:\warmingtonconds.wpd

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 driveway monuments at the entry of each home on the lots within the Sea Crest Subdivision 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 structures accessory to the residence. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of resources.

The small lantern type light fixtures which will be attached to the entry monuments will improve safety for residential vehicular and pedestrian traffic by increasing night time visibility. The light fixtures will also illuminate the addresses of the homes on the monuments and increase visibility of the addresses for emergency vehicles and personnel.

The entry monuments are designed to be six feet in height and three feet in width. The exterior of the monuments will be authentic ledgestones. It is proposed that the light fixtures mounted on the monuments contain two 40 Watt bulbs and will be finished in copper bronze. Standard indoor lighting appliances utilize 50 Watt to 150 Watt bulbs, therefore the lighting effect of these features will be subtle, and the design of the structures will conform with the natural surrounding environment and 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 RA (Residential Agricultural) zone district. The proposed location of the entry monuments and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA zone district in that the primary use of the property will be residential.

Section 13.10.525 of the County Code establishes the regulations for fences and walls which apply to this project. The purposes of these regulations are to ensure adequate visibility of vehicles and adequate sight distance from such vehicles; to ensure adequate light and air for the street area; and to preserve a harmonious and compatible street front appearance. The proposed entry pillars will not obstruct visibility due to the width of the streets and driveways. Adequate area exists for a clear line of sight for vehicles traveling along the roads and for exiting and entering private driveways. The proposed entry pillars are not massive in width such as a fence or wall and so will not decrease light and air along the street frontage. In addition, since all of the homes will have these at the entrance of the driveways, a harmonious and compatible street front appearance will be preserved:

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 is located in the Rural Residential land use designation. The proposed entry pillars are consistent with all elements of the General Plan in that the neighborhood will maintain a harmonious residential quality. The project will not jeopardize light, air, open space, or solar access for any residential properties. 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 use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity in that decorative monuments such as those proposed do not effect any service, utility, or traffic levels.

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 monuments will serve to be decorative, provide identification, and provide some security lighting. They will consist of concrete with cultured stone veneer on the exterior. The stones are texturally authentic elongated coastal ledgestones. This material will complement the natural surroundings in the subdivision. Each monument will have one light fixture mounted on it. The fixtures will consist of hanover lanterns with verde bronze finish and Frosted glass. Each lantern will contain two 40-watt bulbs. Small bronze address plaques will be attached to each monument to facilitate emergency identification. The appearance of the entry monuments will

be compatible with the design of the homes and other surrounding features in the residential neighborhood. The project will not effect land use intensities or densities in the area.

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 project is consistent with the Design Standards and Guidelines of the County Code in that natural materials and colors are utilized and the size of the proposed structures will be compatible with the surrounding structures and features.

**NOTICE OF EXEMPTION FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

Application No. 99-0416

Assessor Parcel No. 102-411-01 through 102-411-29

Project Location: West end of Hilltop Road

Project Description: Proposal to construct six foot high driveway entrance monuments with lighting for each of 29 lots in the Sea Crest Subdivision.

Person or Agency Proposing Project Warmington Homes

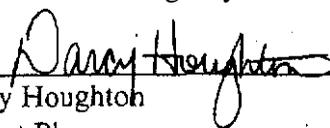
Phone Number: (925) 866-6700

- A. The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.
- B. Ministerial Project involving only the use of fixed standards or objective measurements without personal judgement.
- C. Statutory Exemption other than a Ministerial Project.
Specify type:

D. Cateorical Exemption

- | | |
|--|---|
| <input type="checkbox"/> 1. Existing Facility | <input type="checkbox"/> 17. Open Space Contracts or Easements |
| <input type="checkbox"/> 2. Replacement or Reconstruction | <input type="checkbox"/> 18. Designation of Wilderness Areas |
| <input checked="" type="checkbox"/> 3. New Construction of Small Structure | <input type="checkbox"/> 19. Annexation of Existing Facilities/Lots for Exempt Facilities |
| <input type="checkbox"/> 4. Minor Alterations to Land | <input type="checkbox"/> 20. Changes in Organization of Local Agencies |
| <input type="checkbox"/> 5. Alterations in Land Use Limitations | <input type="checkbox"/> 21. Enforcement Actions by Regulatory Agencies |
| <input type="checkbox"/> 6. Information Collection | <input type="checkbox"/> 22. Educational Programs |
| <input type="checkbox"/> 7. Actions by Regulatory Agencies for Protection of the Environment | <input type="checkbox"/> 23. Normal Operations of Facilities for Public Gatherings |
| <input type="checkbox"/> 8. Actions by Regulatory Agencies for Protection of Nat. Resources | <input type="checkbox"/> 24. Regulation of Working Conditions |
| <input type="checkbox"/> 9. Inspection | <input type="checkbox"/> 25. Transfers of Ownership of Interests in Land to Preserve Open Space |
| <input type="checkbox"/> 10. Loans | |
| <input type="checkbox"/> 11. Accessory Structures | <input type="checkbox"/> 26. Acquisition of Housing for Housing Assistance Programs |
| <input type="checkbox"/> 12. Surplus Govt. Property Sales | <input type="checkbox"/> 27. Leasing New Facilities |
| <input type="checkbox"/> 13. Acquisition of Land for Wild-Life Conservation Purposes | <input type="checkbox"/> 28. Small Hydroelectric Projects at Existing Facilities |
| <input type="checkbox"/> 14. Minor Additions to Schools | <input type="checkbox"/> 29. Cogeneration Projects at Existing Facilities |
| <input type="checkbox"/> 15. Minor Land Divisions | |
| <input type="checkbox"/> 16. Transfer of Ownership of Land to Create Parks | |

E. Lead Agency Other Than County:



Darcy Houghton
Project Planner

Date: 1/20/2000



COUNTY OF SANTA CRUZ
Planning Department

DEVELOPMENT PERMIT

Owner Warmington Homes
Address 360 Crow Canyon Pl., Ste. 200
San Ramons. CA 94583

Permit Number 99-0416
Parcel Number(s) 102-441-01 through 102-441-29

PROJECT DESCRIPTION AND LOCATION

Proposal to construct six-foot high driveway monuments with lighting for each of 29 lots in Sea Crest Subdivision. Requires a Residential Development Permit to exceed the three foot height limitation within the required 40-foot front yard. Property located at the west end of Hilltop Road at approximately 1/8 mile west from Soquel-San Jose Road.

SUBJECT TO ATTACHED CONDITIONS.

Approval Date: 02/18/2000
Exp. Date (if not exercised): 03/03/2002
Denied by: _____

Effective Date: 03/03/2000
Coastal Appeal Exp. Date: N/A
Denial Date: _____

_____ This project requires a coastal zone permit which is not appealable to the California Coastal Commission. It may be appealed to the Planning Commission. The appeal must be filed within 14 calendar days of action by the decision body.

_____ This project requires a Coastal Zone Permit, the approval of which is appealable to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.110.) The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of local action. Approval or denial of the Coastal Zone Permit is appealable. The appeal must be filed within 14 calendar days of action by the decision body.

This permit cannot be exercised until after the Coastal Commission appeal period. That appeal period ends on the above indicated date. Permittee is to contact Coastal staff at the end of the above appeal period prior to commencing any work.

A Building Permit must be obtained (if required) and construction must be initiated prior to the expiration date in order to exercise this permit. **THIS PERMIT IS NOT A BUILDING PERMIT.**

By signing this permit below, the owner agrees to accept the terms and conditions of this permit and to accept responsibility for payment of the County's costs for inspections and all other actions related to noncompliance with the permit conditions. This permit shall be null and void in the absence of the owner's signature below.

Charles Adams _____ 3/7/00 _____
Signature of Owner/Agent Date
Doreen Houghton _____ _____
Staff Planner Date

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: 04-0089
Assessor Parcel Number: 102-441-19
Project Location: 4401 Yardarm Court, Soquel

Project Description: Proposal to construct a 6 foot masonry wall with 6 foot 8 inch stone piers and to construct 1 vehicular gate with decorative pilasters to a maximum height of 8 feet 8 inches and a pedestrian gate with a wrought iron arch to 8 feet 8 inches.

Person or Agency Proposing Project: Cove Britton

Contact Phone Number: **(831) 425-0544**

- 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 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a fence in an area appropriate for such development.
In addition, none of the conditions described in Section 15300.2 apply to this project.

Robin Bolster-Grant, Project Planner

Date: _____