



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
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TOM BURNS, PLANNING DIRECTOR

March 24, 2008

Agenda Date: April 23, 2008

#7

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

Subject: Application 08-0055

A request to extend the approved Tentative Map for Minor Land Division 04-0176

Members of the Commission:

Project History

Application No. 04-0176 (Oak Leaf Court) was approved by the Planning Commission on February 2, 2006 and was effective on February 22, 2006, following the end of the appeal period. This permit created four single-family lots and a new cul-de-sac. The parcel map and improvement plans are included as Exhibit A and the original staff reports to your Commission, for the agendas of February 8, 2006 and October 12, 2005, are included as Exhibit G for project background information only.

The plans and parcel map are in their final review and have been reviewed and accepted by most reviewing agencies and County departments. The current owner of this project, Windward Homes VI, LLC, is requesting this extension due to the difficulty in securing a construction loan in the current financial climate and sluggish new home sales. In order to file the parcel map, an improvement bond is required to assure completion of required land division improvements.

Permit Extension Process

County Code Section 18.10.133 (b) allows for the extension of a tentative map for a period or periods not to exceed a total of five years from the date of original expiration, if an application for extension is filed prior to the expiration of the conditionally approved tentative map. This mirrors the language in the Subdivision Map Act, Government Code Section 66452.6 (e). County Code requires that requests to extend tentative maps be processed pursuant to Level VI (Planning Commission) review for Minor Land Divisions. County Code Section 18.10.133(a) allows for the extension of Development Permits (in this case the Residential Development Permit) associated with a Tentative Map for the same period as the tentative map.

In the case of the tentative map for Permit 04-0176, the map would have originally expired on February 22, 2008. The applicant is now requesting a three-year extension to February 22, 2011,

to allow additional time to obtain a construction loan commitment and post the improvement bond. The applicant's letter requesting the extension is included as Exhibit F. The new expiration date could also be extended for two more years, if necessary, with proper review and approval.

Environmental Reviews

The original Minor Land Division was determined to be exempt from Environmental Review as the project was an infill development within the Urban Services Line. The action to extend the tentative map is also exempt because that action, in itself, has no potential to cause a physical change in the environment. A Notice of Exemption from the Environmental Quality Act is included as Exhibit D.

Staff Recommendation

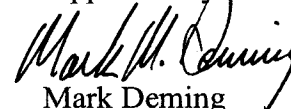
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **08-0055**, extending the Tentative Map for Minor Land Division 04-0176 to February 22, 2011, based on the findings (Exhibit C) and conditions (Exhibit B) for Permit 04-0176.

Sincerely,



Cathy Graves
Development Review Planner

Approved by



Mark Deming
Assistant Planning Director

Exhibits:

- Improvement Plans and Parcel Map for Minor Land Division 04-0176, various dates, prepared by Joe L. Akers, Civil Engineer (10 sheets).
- Conditions of Approval for Permit 04-0176
- Findings for Approval for Permit 04-0176
- Notice of Exemption from the California Environmental Quality Act
- Location Map
- Correspondence from applicant
- Staff report to the Planning Commission from February 8, 2006 and October 12, 2005 agendas (for project background only)



COUNTY OF SANTA CRUZ

Planning Department

MINOR LAND DIVISION

Owner: Gary & Judy Jones
Address: 2240 Julie Avenue
Turlock, CA 95382

Permit Number: 04-0176
Parcel Number(s): 029-101-03

PROJECT DESCRIPTION AND LOCATION

Permit to divide a parcel into four single-family lots of 6,491, 6,533, 9,028 and 6,432 net square feet, to construct a two-story single-family home on each new lot and a one-story, 17-foot high detached accessory structure (garage with habitable accessory structure) on proposed Lot 3, and to reduce the required right-of-way and road width from 56 feet and 36 feet to 41 feet and 32 feet respectively, to reduce the required corner radius from 20 feet to 12 feet on the northern corner of the new access road and Chanticleer Avenue, and to construct contiguous (not separated) sidewalks. Requires a Minor Land Division and a Roadway/Roadside Exception Permit. Property located in Live Oak on the west side of Chanticleer Avenue (1815 Chanticleer) at the intersection of Thomas Avenue.

SUBJECT TO ATTACHED CONDITIONS

Approval Date: 2/08/06

Effective Date: 2/22/06

Exp. Date (if not exercised): See Conditions

Coastal Appeal Exp. Date: N/A

Denial Date: _____

Denial Date: _____

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

_____ This project requires a Coastal Development Permit. Denial or approval of the Coastal Development Permit is appealable to the Board of Supervisors; the appeal must be filed within 14 calendar days of action by the Planning Commission. After all local appeal periods have ended (grounds for appeal are listed in the County Code Section 13.20.110), approval of a Coastal Development permit is appealable to the California Coastal Commission. The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of final local action.

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.

Gary & Judy M. Jones
Signature of Owner/Agent

2/17/06
Date

Catherine I. Carr
Staff Planner

2/10/06
Date

Distribution: Applicant. File. Clerical

Conditions of Approval

Minor Land Division Permit 04-0176

Applicant: Stephen Graves and Associates

Property Owners: Gary and Judy Jones, Trustees

Assessor's Parcel Number(s): 029-101-03

Property Address and Location: 1815 Chanticleer Avenue, on the west side of Chanticleer Avenue at the intersection of Thomas Avenue

Planning Area: Live Oak

Exhibits:

- A. Tentative Map and Preliminary Improvement Plans, 3 sheets, prepared by Mid Coast Engineers, dated 4/20/04 last revised 1/20/06, Neighborhood Concept Plan dated 8/3/04, last revised 1/12/06

Architectural and floor plans prepared by Gary Jones 7/27/05;

Landscape Plans prepared by Greg Lewis, Landscape Architect, dated 4/20/04, last revised 7/13/05

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

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Permit Form to indicate acceptance and agreement with the conditions thereof, and
 - B. Record the Conditions of Approval on the Final Map. The conditions of approval shall be applicable to all resulting parcels.
 - C. **The property owner(s) shall sign and record the Indemnity Waiver within 30 days of the effective date of this permit. Submit proof that these Indemnity Waiver has been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).**
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the Tentative Map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws

relating to improvement of the property, or affecting public health and safety shall remain fully applicable.

- B. This land division shall result in no more than four (4) single-family residential lots.
- C. The minimum lot size shall be 6,000 square feet, net developable land.
- D. The following items shall be shown on the Parcel Map:
 - 1. Development envelopes and/or building setback lines located according to the approved Tentative Map. The building envelope shall meet the minimum setbacks for the R-1-6 zone district. Garages shall be a minimum of 20 feet from the edge of the sidewalk or from the edge of the right-of-way, whichever is the more restrictive setback.
 - 2. Show the net area of each lot to nearest square foot.
 - 3. The owner's certificate shall include:
 - a. An irrevocable offer of dedication to the County of Santa Cruz for improvements shown on the Tentative Map.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. Lots shall be connected for water service to City of Santa Cruz Water District.
 - 2. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the Sanitation District shall be met.
 - 3. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawing as stated or depicted in Exhibits "A" and shall also meet the following additional conditions:
 - a. Exterior finishes shall incorporate stucco side, wood shingles, and wood trim (painted in earth tones) with accents and details, as shown on the approved plans. T1-11 type wood siding is not permitted.
 - b. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-6 zone district. The development of any lot shall not exceed 30 percent lot coverage, or 50 percent floor area ratio, or other standards as may be established for the zone district.
 - c. **The south facing windows on the second story of the residence on Lot 3 and the north facing windows on the second story of the residence on Lot 4 shall utilize obscured glass or shall be clerestory windows.**

- d. Lots 1, 2 and 4 shall have a minimum of three on-site parking spaces and Lot 3 shall have a minimum of four on-site parking spaces, including both covered and uncovered spaces.
 - e. 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 (existing and final grades) 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.
 - f. For building sites containing fill placed as part of the land division improvements, the building height shall include the height of the fill above the original grade.
 - g. No fencing shall exceed three feet in height within the required front yard or street-side setbacks and shall not exceed six feet in height within the required interior side or rear yard setbacks.
 - h. Trimming or pruning of the oak trees on Lot 2 is prohibited, unless completed under the supervision of the project certified arborist.
 - i. **Prior to Building Permit issuance for the detached accessory structure on Lot 3, the owner shall record declarations of restrictions specifying the allowed uses for the non-habitable garage and the habitable accessory structure.**
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 and to the tree preservation recommendations contained in the Arborist Report by Maureen Hamb:
- a. **Turf Limitation.** Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 - b. **Plant Selection.** At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.

- i. Plantings are prohibited within the critical root zone of the two existing oak trees.
 - ii. The critical root zone of the existing oaks shall be treated with mulch, wood chips, river rock or other treatment as recommended by the project Arborist.
- c. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
- d. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - i. The irrigation plan and 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. Irrigation within the critical root zones established in the Arborist's Report is prohibited. Irrigation outside of the critical root zone, but under the dripline of each existing oak shall be limited to very low flow drip-type emitters.
 - iii. 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.
 - iv. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
 - v. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
- e. All planting shall conform to the preliminary plan shown as part of Exhibit A, except that all trees planted adjacent to or in the public right of way

shall be 24" box in size and shall be selected from the suggested planting list in the Urban Forestry Master Plan. Also:

- i. All landscaping shall be permanently maintained by the property owner including any plantings within the County right of way along the frontage of the property.
 - ii. Any trees planted in the County right of way shall be approved by the Department of Public Works and shall be installed according to provisions of the County Design Criteria.
 - iii. Notes shall be added to the improvement plans and the building permit plans that include all of the tree protection measures specified in the Arborist Report in order to protect the two existing oak trees during construction.
5. The final plans shall be consistent with the recommendation of the accepted soils report by Haro Kasunich, dated April 2003. Final plans shall reference the project soils report and soils engineer. A plan review letter from the project soils engineer is required.
6. The final plans shall be consistent with the recommendations of the accepted arborist report by Maureen Hamb, dated April 19, 2004. The final plans shall reference the project arborist report and include the arborist's name and contact number. A plan review letter from the project arborist is required.

Submit grading and drainage plans that include limits of grading, estimated earthwork, cross sections through all pads delineating existing and proposed cut and fill areas, existing and proposed grades, existing and proposed drainage facilities, and details of devices such as back drains, culverts, energy dissipaters, etc. Final drainage and grading plans shall incorporate the comments of David Sims dated April 15, 2005 and shall include the following:

- a. The final drainage plan shall include a detention system.
- b. Full detention design calculations and all maintenance agreements shall be submitted with the final improvement plans.
- c. The final drainage plans shall incorporate the recommendations for drainage improvement locations and construction methods contained in the accepted Arborist Report.
- d. The final grading plans shall include all tree protection measures including fencing locations and specifications set forth in the accepted Arborist Report.
- e. Final grading plans shall provide cross sections showing the existing and proposed grades and the maximum fill depths through all building sites.

- f. The final grading plans shall be reviewed and approved by the Environmental Planning Section of the Planning Department and the Department of Public Works.
 - g. Zone 5 drainage fees will apply to the net increase in impervious surface.
- 8. 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.
- 9. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the location and type of erosion control practices and devices to be used and shall include the following:
 - a. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
 - b. Soil management that prevents loose material from leaving the site.
 - c. A plan to prevent construction vehicles from carrying soil, dirt, gravel, or other material onto public streets. The owner/applicant is responsible for cleaning the street should materials from the site reach the street.
 - d. Tree protection fencing and straw bales.
- 10. Any changes between the approved Tentative Map, including but not limited to the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code.

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

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. Meet all requirements of the Santa Cruz County Sanitation District as stated in the District's letter dated December 30, 2004 including, without limitation, the following standard conditions:

1. Submit and secure final approval of an engineered sewer improvement plan showing on-site and off-site sewers needed to provide service to each lot proposed. The improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements.
 2. All existing and proposed easements shall be shown on the Final Map.
 3. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of the CC&R's to the district, if applicable.
- C. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries.
- D. Engineered improvement plans are required for this land division, and an agreement backed by financial securities is necessary. Improvements shall occur with the issuance of building permits for the new parcels and shall comply with the following:
1. All improvement plans shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria. Plans shall also comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Code.
 2. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations, and cross-sections for the grassy lined swales. The plans shall show construction details for the detention system. The detention system should include safe overflow and bypass provisions. Describe all paths of runoff.
 3. The final improvement plans shall be consistent with the recommendations of the accepted arborist report by Maureen Hamb, dated April 19, 2004. The final plans shall reference the project arborist report and include the arborist's name and contact number. A plan review letter from the project arborist is required.
 4. Plans shall comply with the accepted soils report by Haro Kasunich, dated April 2003. Plan review letters shall be submitted as needed to verify that the plans are in compliance with geotechnical recommendations.
- E. Engineered improvement plans for all water line extensions, if required by City of Santa Cruz, shall be submitted for the review and approval of the water agency.
- F. A street lighting plan shall be submitted and installed.

- G. All requirements of the Central Fire District shall be met as set forth in the District's letter dated **November 1, 2005**.
- H. ✓ Park dedication in-lieu fees shall be paid for four (4) dwelling units (with four bedrooms each) and one additional bedroom (habitable accessory structure). These fees are \$4,000 per unit and \$1,000 for the habitable accessory structure, but are subject to change.
- I. ✓ Transportation improvement fees shall be paid for four (4) dwelling units and one additional bedroom (habitable accessory structure). These fees \$2,000 per unit and \$667 per additional bedroom, but are subject to change.
- J. ✓ Roadside improvement fees shall be paid for four (4) dwelling units and one additional bedroom (habitable accessory structure). These fees are \$2,000 per unit and \$667 per additional bedroom, but are subject to change.
- K. ✓ Child Care Development fees shall be paid for four (4) dwelling units and one additional bedroom (habitable accessory structure). These fees \$436 per unit (which assumes four bedrooms at \$109 per bedroom), but are subject to change.
- L. A credit in the Capital Improvement fees may be granted for the original dwelling, if proof of its legality and the number of bedrooms are provided.
- M. Inclusionary Housing In-lieu Fee for Small Residential Projects shall be paid for two (2) new dwelling units. These fees are \$10,000 per unit, but are subject to change.
- N. Submit one reproducible copy of the Parcel Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and situs address.
- O. **A Road and Drainage Maintenance Agreement shall be recorded on the deeds of all parcels for maintenance of retention structures, the drainage system, silt and grease traps, private access road and cul-de-sac (if not accepted by the County) and landscaping in the public right of way and along the north street road. Prior to recordation, this agreement shall be approved by the Planning Department and County Counsel, and shall include details on funding mechanisms to perform the required maintenance.**
- P. **The owner shall record an easement for the benefit of the adjacent parcel APN 029-281-12 to provide future ingress, egress and utilities and allowing all necessary construction access as part of any future land division of the above referenced parcel. The easement shall be granted at no cost to the property owner of APN 029-281-12. The property owner/developer of APN 029-281-12 shall be responsible for his/her construction and costs of with new improvement associated with the division of APN 029-281-12. Proof of recordation of this easement is required.**

IV. 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.

- 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.
- F. Construction of improvements shall comply with the requirements and recommendations of the accepted soil report by Haro Kasunich, dated April 2003. The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with any geotechnical recommendations.
- G. Construction of improvements and landscaping adjacent to the two oak trees shall comply with the requirements and recommendations of the accepted arborist report by Maureen Hamb, dated April 19, 2004. The arborist engineer shall supervise any trenching within the trees' driplines and shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with any report recommendations.
- H. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- I. The health of the oak trees shall be evaluated by the project arborist within six months of completion of the land division improvements for health and long-term viability.

- V. All future development on lots created by this subdivision shall comply with the requirements set forth in Condition II.E, above.
- A. The health of the oak tree adjacent to the cul-de-sac shall be monitored by the project arborist shall be monitored for a one-year period of time for health and vigor.
- B. Any oak that dies or is removed shall be replaced by a minimum of one 36-inch box live oak tree.
- VI. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VII. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.


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

Approval Date: February 8, 2006

Effective Date: February 22, 2006

Expiration Date: February 22, 2008


Cathy Graves
Planning Commission Secretary


Cathleen Carr
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.

SUBDIVISION FINDINGS:

1. THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OR CONDITIONS OF THE SUBDIVISION ORDINANCE AND THE STATE SUBDIVISION MAP ACT.

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

2. THAT THE PROPOSED SUBDIVISION, ITS DESIGN, AND ITS IMPROVEMENTS, ARE CONSISTENT WITH THE GENERAL PLAN, AND THE AREA GENERAL PLAN OR SPECIFIC PLAN, IF ANY.

The proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates four new single-family lots, located in the Residential, Urban Low General Plan designation. This designation allows a density range of 4.4 to 7.2 Units per Net Developable Acre (U/ND A), which corresponds to lot size requirements of 6,000 to 10,000 net square feet. The objective of this land use designation is to provide for lower density residential development in areas within the Urban Services Line that have a full range of urban services. As proposed, the four residential units on 28,876 net developable square feet results in a density of 6.0 U/ND A and is therefore consistent with the General Plan.

The project is consistent with the General Plan in that the full range of urban services is available and will be extended to the new parcels created, including municipal water and sewer service. The land division will be served by a new cul-de-sac off of Chanticleer Avenue, to provide satisfactory access to the new parcels created by the project and will provide on street parking on one side of the street. The proposed subdivision is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and, with proposed road improvements, will have adequate and safe vehicular access.

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

3. THAT THE PROPOSED SUBDIVISION COMPLIES WITH ZONING ORDINANCE PROVISIONS AS TO USES OF LAND, LOT SIZES AND DIMENSIONS AND ANY OTHER APPLICABLE REGULATIONS.

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

4. THAT THE SITE OF THE PROPOSED SUBDIVISION IS PHYSICALLY SUITABLE FOR THE TYPE AND DENSITY OF DEVELOPMENT.

The site of the proposed land division is physically suitable for the type and density of development in that no challenging topography affects the site, the existing property is commonly shaped to ensure efficiency in further development of the property, and the proposed parcels offer a traditional arrangement and shape to insure development without the need for variances or site standard exceptions. No environmental constraints exist which would necessitate the area remain undeveloped.

5. THAT THE DESIGN OF THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE NOR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

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

6. THAT THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed division of land or its improvements will not cause serious public health problems in that municipal water and sewer are available to serve the proposed parcel, and these services will be extended to serve the new parcels created. The intersection of the proposed access road for this land division and Chanticleer Avenue is offset by about 30-feet from the intersection of Thomas and Chanticleer Avenue. This offset has been evaluated by a Traffic Engineer and reviewed by the Department of Public Works, demonstrating that the 30 foot intersection offset as proposed will not pose a significant risk to the general public due to the extremely low volumes of left turns expected at the new cul-de-sac and Thomas Avenue.

7. THAT THE DESIGN OF THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH, OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

The design of the proposed division of land and its improvements will not conflict with public easements for access in that no easements are known to encumber the property. Access to all lots will be from the proposed new cul-de-sac connecting to Chanticleer Avenue.

8. THE DESIGN OF THE PROPOSED SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES.

The design of the proposed division of land provides to the fullest extent possible, the ability to use passive and natural heating and cooling in that the resulting parcels are oriented in a manner to take advantage of solar opportunities. All of the proposed parcels are conventionally configured and the

proposed building envelopes meet the minimum setbacks as required by the zone district for the property and County code.

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.

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

The new home is proposed to be two-stories with a design that incorporates some of the architectural details found on other homes in the area. Siding for the new homes on Lots 1, 2 and 4 is proposed to be stucco on the first floor and horizontal "hardiplank" siding for the second floor. Lot 1, which is located at the corner of Chanticleer Avenue and the land division's new access road, will have additional shingle trim at the tops of the gables. The home on Lot 3 is proposed to use stucco on both the first and second floors and on the single story detached accessory structure (habitable accessory structure and garage). The exterior colors for the homes are proposed to be earth tones in beige, cream, brown, green and gold tones. Roofing material is proposed to be darker earth toned composition shingles. The house located at the corner of Chanticleer and the access road provides a more detailed side yard façade facing Chanticleer, and fencing along Chanticleer will not exceed 3 feet in height along the side yard setback along Chanticleer to enhance an open, inviting streetscape.

The land division has been configured to retain the two existing mature Live oak trees and to minimize the impacts to these trees to the greatest extent feasible. The retention of these trees will enhance the appearance of the project. The proposed project has been designed to complement and harmonize with the existing and proposed land uses in the vicinity. It will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

Development Permit Findings

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed residential development and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. A soils engineering report has been completed to ensure the proper design and functioning of the proposed residences. The proposed residential development will not deprive adjacent

properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

An engineered drainage plan has been prepared for the project. The proposed drainage plan will not only handle the runoff generated by the increased impervious surfaces, but will also include drainage swales and inlets which will intercept the existing runoff that currently leaves the site and adversely affects the neighboring parcel to the southwest.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the R-1-6 (Single- Family Residential - 6,000 square foot minimum) zone district. The proposed location of the residential development and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 zone district in that the primary use of the property will be one residential development that meets all current site standards for the zone district.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

As discussed in Subdivision Finding #2, the project creates four new single-family lots and is located in the Residential, Urban Low General Plan designation. This designation allows a density range of 4.4 to 7.2 Units per Net Developable Acre (U/NDA), which corresponds to lot size requirements of 6,000 to 10,000 net square feet. The objective of this land use designation is to provide for lower density residential development in areas within the Urban Services Line that have a full range of urban services. As proposed, the four residential units on 28,876 net developable square feet results in a density of 6.0 U/NDA and is therefore consistent with the General Plan.

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

The proposed residential development will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residential development will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is a residential development on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be four (4) 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.

The proposed residential development will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood in the vicinity, in that the proposed structure is two stories, in a mixed neighborhood of both one and two story homes and the proposed residential development is consistent with the land use intensity and density of the neighborhood.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed residential development will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The existing mature oak trees have been incorporated into the design of the land division in order to retain these trees.

Roadway/Roadside Exception Findings

1. THE IMPROVEMENTS WOULD BE LOCATED IN AN ENVIRONMENTALLY SENSITIVE AREA AS SHOWN BY INFORMATION ON FILE IN THE PLANNING DEPARTMENT; AND THE IMPACTS CANNOT BE SATISFACTORILY MITIGATED;

The construction of a separated sidewalk along the proposed access road and cul-de-sac would adversely impact the root system of an existing mature oak tree. This additional disturbance would likely result in the decline of the tree's long-term health. The size of the tree and its visibility is an asset to the aesthetic design of the land division and neighborhood. The narrower right-of-way and road width and corner radius (northern corner) also result from designing the proposed access road and cul-de-sac to retain the two existing mature oak trees. The bulb to the north is necessary to minimize conflicts between the access road and a driveway immediately adjacent to it on the northern contiguous parcel. Without the roadway and roadside exceptions, the impacts the subdivision improvements would have on the mature oak trees could not be satisfactorily mitigated.

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: 08-0055

Assessor Parcel Number: 029-101-03

Project Location: The west side of Chanticleer Avenue (1815 Chanticleer Avenue) across from the intersection with Thomas Avenue.

Project Description: Extend the approved Tentative Map for Monor Land Division 04-0176

Person or Agency Proposing Project: Windward Homes IV, LLC

Contact Phone Number: (831) 462-4559

- A. X 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**

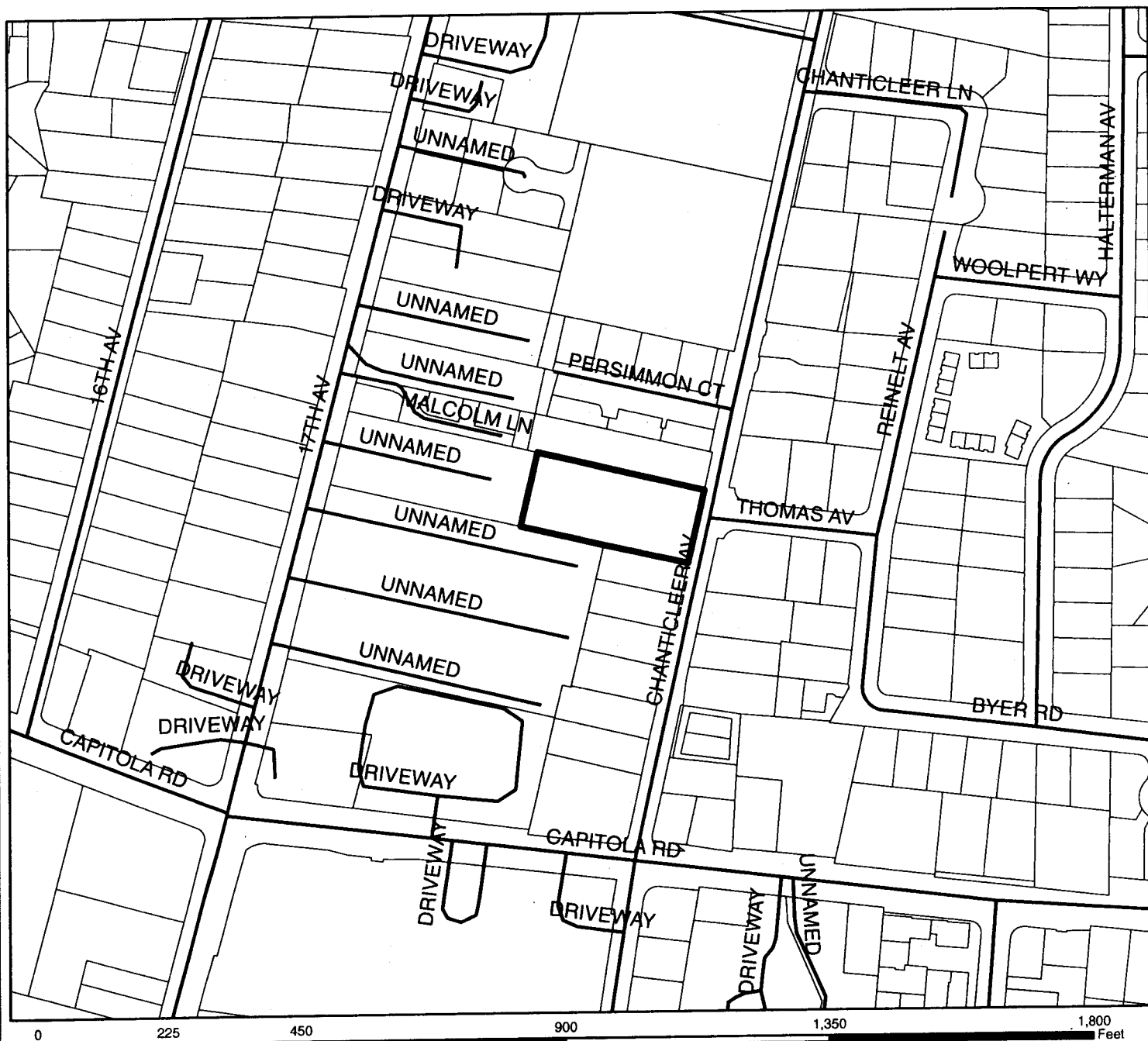
Specify type:

Cathy Graves, Project Planner




Date: _____

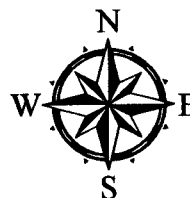


Location Map

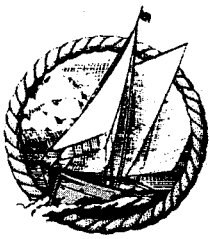


LEGEND

-  APN: 029-101-03
-  Assessors Parcels
-  Streets



Map Created by
County of Santa Cruz
Planning Department
March 2008



WINDWARD
COMPANY INC.

749 37th Avenue, Santa Cruz, CA 95062 • (831) 462-4559 • FAX (831) 462-4072

BUILDERS & DEVELOPERS

February 8, 2008

Ms. Cathy Graves
Development Review Planner
County of Santa Cruz
Planning Department
701 Ocean St.
Santa Cruz, CA 95060

RE: APN #029-101-03, Oak Leaf Court MLD 04-0176

Dear Ms. Graves:

I am writing to request an extension of the Final Map for the above-referenced project. The street address is 1815 Chanticleer Avenue, Santa Cruz, CA.

The owner is Windward Homes VI, LLC. This project has been plan checked by the county, and there are no outstanding deficiencies. The water board has also completed its plan check, and there are no outstanding issues there, either.

My main concern at this point is acquisition of the cash requirement for your improvement bond and the potential difficulty in securing a construction loan commitment given the current financial climate. Due to this factor as well as the sluggish new home sales of late, I would like to wait three years to file the Final Map.

This puts our projected filing date in February of 2011. Thank you for your consideration of this matter. I look forward to hearing from you.

Very Truly Yours,

William Jenkins

President / Manager of Windward Homes VI LLC



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

Agenda Date: February 8, 2006

January 26, 2006

PLANNING COMMISSION

County of Santa Cruz

701 Ocean Street

Santa Cruz, CA 95060

Subject: **Application No. 04-0176; Four Lot Minor Land Division on APN.: 029-101-03**

Members of the Commission:

Your Commission continued consideration of application No. 04-0176 at the October 12th meeting in order to address a number of issues related to the proposed road alignment, design and dedication and the Redevelopment Agency's concerns regarding the drainage plan. Staff requested subsequent continuances to allow adequate time to incorporate necessary modifications of the Tentative Map.

Road Design Issues

The applicant submitted additional traffic information prepared by Larry Hail, Traffic Engineer (Attachments E and G). The Department of Public Works has reviewed this traffic information for the proposed four lot land division off of Chanticleer Avenue. The analysis concentrated on analyzing the potential traffic operations impacts at the proposed offset intersection on Chanticleer Avenue at Thomas Avenue and the new proposed cul-de-sac. The proposed offset is 30 feet between the centerlines of the two intersections. The County of Santa Cruz Design Criteria specifies up to a 10 foot offset; otherwise requiring a 200-foot offset. The proposed 30-foot offset does not meet the Design Criteria standard.

The reason for the offset is to maintain the two significant oak trees on the site. Several alternative roadway alignments created by the applicant were reviewed to establish the best possible configuration, avoid the trees, and to meet design criteria standards as much as possible. Based upon the review of these alternatives, the applicant has provided sufficient arguments to accept the currently proposed roadway alignment, even though it does not meet two of the design criteria standards: intersection offset and curb return radius. The 30 foot intersection offset as

proposed will not pose a significant risk to the general public due to the extremely low volumes of left turns expected at the new cul-de-sac and Thomas Avenue.

The minimum design criterion for the curb return on Chanticleer Avenue is 20 feet. Due to the close proximity of the adjacent driveway to the north, a substandard curb return of 12 feet is proposed. The proposed design creates a bulb-out in order to avoid impacts to the adjacent driveway to the north, maximize the curb return radius, and to direct incoming vehicles away from the parking shoulder. This curb return can be considered temporary until the adjacent lot to the north is redeveloped. At that time the conflicting driveway to the north would be removed and the cul-de-sac would be improved to a full standard 36-foot paved width.

It is DPW and Planning staffs' opinion that the applicant has provided the best possible design based upon the need to retain the two oak trees and given the level of development proposed. The design will allow for the future road improvements to accommodate the redevelopment of the adjacent lot to the north. A standard intersection design could be developed only if the oak trees were to be removed. DPW staff recommends that the street right-of-way be dedicated for public use. It is unlikely that the County would accept the right-of-way and improvements until the adjacent lot to the north is redeveloped and the ultimate road improvements are constructed.

The road plans were routed by Planning staff to the Central Fire Agency to ensure that the road width and bulb-out designs had been reviewed and approved by the Fire Agency. In addition, the applicant determined that a fire hydrant was required to serve the new cul-de-sac. The plans were revised to include a fire hydrant, and Central Fire has approved the project plans in their letter dated November 1, 2005.

Plan Revisions

The applicant has made the following revisions to the project plans:

- Included the sidewalks within the right-of-way (ROW) easement
- Corrected the building footprints to meet the 20-foot front yard setbacks from the ROW
- Slight modification to the structures to meet the 30% maximum lot coverage.
- Added a fire hydrant.
- Raised the sill height to 5 feet on the windows for Parcels 3 and 4 on the side yards facing the neighboring parcels
- Modified the dwelling design on Parcel 2 to minimize tree impacts

The dwelling on Lot 2 is angled to preserve the largest oak, which is located within the proposed backyard of Lot 2. This home's design originally had both one and two-story elements, however the portion of the structure under the trees canopy was two-stories. After discussions between staff and the applicant, the applicant agreed to modify the design of the proposed house on Lot 2 to place more of the one-story elements under the oak tree's canopy. The proposed design will reduce potential impacts to this oak.

Drainage Issues

The Redevelopment Agency raised concerns regarding the potential for this project to route a portion of its runoff through a future connection into a storm drain improvement through the

adjacent mobile home park. In discussion with DPW staff, it was determined that in order to accommodate this future connection, the detention facilities on the project site would need to be modified. This potential connection is not necessary to the proper design and function of the proposed drainage system and there is adequate downstream capacity to accommodate this project in the Chanticleer storm drain facilities. Therefore, the applicant has chosen not to plan for a future tie-in to any future drainage facilities through the mobile home park.

SUMMARY

The project, subject to the revised conditions of approval, is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP, and other applicable County ordinances and policies. Please see the revised Findings for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **04-0176**, based on the attached revised findings and conditions.

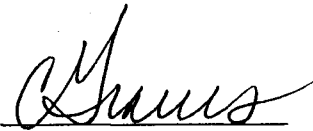
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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

Prepared by:



Cathleen Carr
Project Planner
Development Review



Cathy Graves
Principal Planner
Development Review

Attachments:

- A. Revised Plans (Exhibit A)
- B. Revised Findings
- C. Revised Conditions
- D. Categorical Exemption under CEQA
- E. Traffic Letter
- F. Department of Public Works and Central Fire Comments
- G. Traffic Study (on file with the Planning Department)
- H. Planning Commission Staff Report of October 14, 2005 (on file with the Planning Department)



Staff Report to the Planning Commission

*Includes staff notes on
PC requested changes to cond.*
Application Number: **04-0176**

Applicant: Stephen Graves & Associates
Owner: Gary & Judy Jones Trustees
APN: 029-101-03

Agenda Date: October 12, 2005
Agenda Item #: 8
Time: After 9:00 a.m.

Project Description: Proposal to divide a parcel into 4 single family lots of 6,491, 6,533, 9,028 and 6,432 square feet: construct a two-story single family dwelling on each new lot and one single story, 17-foot high, detached accessory structure (garage with habitable accessory structure) on proposed Lot 3 and to reduce the required right-of-way and road width from 56 feet and 36 feet to 41 feet and 32 feet respectively, to reduce the required corner radius from 20 feet to 12 feet on the northern corner of the new road and Chanticleer Avenue and construct contiguous (not separated) sidewalks.

Location: The property is located on the west side of Chanticleer Avenue at the intersection of Thomas Avenue. Situs: 1815 Chanticleer Avenue, Live Oak.

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

Permits Required: Minor Land Division and Roadway/Roadside Exception Permits

Staff Recommendation:

- Approval of Application 04-0176, 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 | G. Will Serve Letters |
| B. Findings | H. Design Review Memo |
| C. Conditions | I. Arborist's Report Recommendations |
| D. Categorical Exemption (CEQA determination) | J. Soils Report Conclusions |
| E. Assessor's Parcel Map | K. Soil Report Review Letter |
| F. Zoning & General Plan Maps | L. Comments & Correspondence |

Parcel Information

Parcel Size: 38,345 square feet

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

Existing Land Use - Parcel: vacant
Existing Land Use - Surrounding: Residential – single family, and mobile home park
Project Access: Chanticleer Avenue
Planning Area: Live Oak
Land Use Designation: R-UL (Urban Low Density Residential) ()
Zone District: R-1-6 (Single Family Residential - 6,000 sq. ft. minimum)
Coastal Zone: — Inside XX Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: About 500 cubic yards of grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Traffic: N/A
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: XX Inside — Outside
Water Supply: Santa Cruz Municipal Utilities
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire
Drainage District: Zone 5

History

On April 22, 2004, the County Planning Department accepted this application for a Minor Land Division, Residential Development Permit and Roadway/Roadside Exception. In accordance with the California Environmental Quality Act (CEQA) and the County Environmental Review Guidelines, the project was determined to be categorically exempt from the provisions of CEQA, per Section 15315 of the California Code of Regulations. A Notice of Exemption was prepared for the proposed project (See Exhibit D).

Project Setting

The parcel is 38,345 square feet in area and is in the Live Oak Planning Area. The subject parcel fronts Chanticleer Avenue, which is a County maintained road. The parcel is relatively flat, with slopes less than 5 percent. There are two substantial Coastal Live oaks on the property. The property had been developed with a single family dwelling, which was demolished under Demolition

Permit #133347 in 2003. Currently, the subject parcel is vacant. Surrounding development consists predominately of residential uses, developed to a similar density as that requested by this proposal and a mobile home park at the southwestern property boundary. Commercial uses are located south of the site on Capitola Road.

Zoning in the immediate area is R-1-6, with RM zoning east and southeast of the neighborhood and RM-3-MH for the mobile home park immediately southwest of the subject property. Commercial zoning (C-1, PA and C-T) and Public Facilities (PF) zoning are found south and southeast of the property along Capitola Road.

Zoning & General Plan Consistency

The project site has a General Plan land use designation of "R-UL" (Urban Low Density Residential). This designation allows a density range of 4.4 to 7.2 Units per Net Developable Acre (U/NDA), which corresponds to lot size requirements of 6,000 to 10,000 net developable square feet. The objective of this land use designation is to provide for low density residential development in areas within the Urban Services Line that have a full range of urban services. As proposed, the four units on 28,876 net developable square feet results in a density of 6.0 U/NDA and is therefore consistent with the General Plan.

The proposed division of land complies with the zoning ordinance as the property is intended for residential use, the lot sizes meet the minimum dimensional standard for the R-1-6 zone district, and the setbacks on the new lots created will be consistent with the minimum zoning ordinance requirements. Specifically, the proposed development on the new lots will meet the required setbacks of 20 feet from the front parcel boundary/edge of any right of way and street side yard (for the corner lot), 15 feet from the rear parcel boundary, and 5 and 8 feet from the side parcel boundaries. All of the proposed development will cover slightly less than 30 percent of the each new lot area, and the proposed floor area ratio for the development on each new lot is less than 50 percent. The proposed building footprints are shown on the architectural plans included as Exhibit A, as are the lot coverage and floor area ratio calculations.

About 500 cubic yards of grading is proposed for the minor land division. The majority of this grading is to regrade the southwestern corner of the parcel to correct an existing drainage problem. Currently, runoff leaves the subject parcel, resulting in an accumulation of water in the adjacent mobile home park. The grading and drainage plans will direct the runoff into drainage swales and into the new storm drain system.

Design Review

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

The new homes are proposed to be two-stories with a design that incorporates some of the architectural details found on other homes in the area. Siding for the new homes on Lots 1, 2 and 4 is proposed to be stucco on the first floor and horizontal "hardiplank" siding for the second floor. Lot 1, which is located at the corner of Chanticleer Avenue and the land division's new access road, will have additional shingle trim at the tops of the gables. The home on Lot 3 is proposed to use stucco on both the first and second floors and on the single story detached accessory structure (habitable accessory structure and garage). The exterior colors for the homes are proposed to be earth tones in beige, cream, brown, green and gold tones. Roofing material is proposed to be darker earth toned composition shingles. To assure that the final construction is in conformance with the information submitted, a condition of approval has been included that requires all construction to be as presented in Exhibits A.

There are two mature Coastal Live oak trees on the property. The access road placement and design as well as configuration of the parcel boundaries and building footprint for Lot 2 have been designed to maintain these two trees. An arborist has prepared a report evaluating the health of these trees and proposing recommendations to minimize impacts. According to the arborist, the smaller tree, which is located within 10 feet of the proposed road improvements shows signs of compromised vigor that appears to be the result of improper pruning. A landscape plan is proposed which includes special measures for maintaining the existing oak trees. The landscape plan proposes street trees that meet the requirements of the County's Urban Forestry Master Plan and that will provide a canopy of vegetation along the street. The street trees facing the new access road will utilize 15-gallon size street trees, and the street trees along Chanticleer Avenue will be required to be a minimum 24-inch box size. Front yards will be landscaped with a combination of trees, shrubs, turf and hardscape. Irrigation will be installed in the front yards. Side and rear yard landscaping will be left to the individual homeowner, with the exception that planting will be prohibited under the oak tree in the backyard of Lot 2.

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

Roadway and Roadside Exceptions

The land division has been designed with a 41-foot right of way and a 32 foot wide road width to serve all four parcels, whereas a 56-foot right-of-way with a 36-foot wide road width are the design standards established in the Santa Cruz County Design Criteria for an urban road with two travel lanes and parking on both sides of the street. The road's width narrows further in two locations: at the beginning of the cul-de-sac bulb the road narrows to 24 feet in order to minimize impacts to the existing oak tree adjacent to the road improvements and at the entrance of the access road where it is 25 feet wide due to the bulb at the north corner of the new road and Chanticleer Avenue. The purpose of this bulb is to minimize traffic conflicts between the new access road and the neighboring driveway located immediately north of the subject parcel. This bulb has a radius of 12 feet where the design standard is 20 feet. Should the parcel to the immediate north subdivide its land, it is expected that those new lots would take access from this new access road and that the road and right-of-way would be widened at that time. The Department of Public Works Road Engineering does not recommend the Roadway/Roadside Exception for the reduced radius for the bulb at the north corner

bulb at the north corner of the access road. Meeting this standard would require moving the road further south reconfiguring Lots 1, 2 and 3 and placing the larger oak on or very near the property line between Lots 1 and 2, which would make its long-term preservation more difficult, as two property owners could impact the tree through landscaping. Thus, Planning staff is recommending this exception in this specific situation.

Affordable Housing

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

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 **04-0176**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

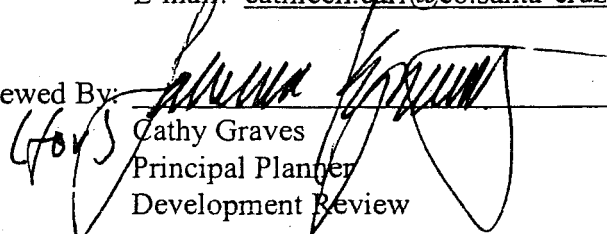
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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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