



## Staff Report to the Planning Commission

Application Number: **211229**

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**Applicant:** John Swift

**Owner:** Swift

**APN:** 026-121-15 (Lot line adjustment with 026-121-94)

**Site Address:** 1235, 1245, 1255 Webster Street, Santa Cruz

**Agenda Date:** April 26, 2023

**Agenda Item #:** 8

**Time:** After 9:30 a.m.

**Project Description:** Proposal for a Lot Line Adjustment and a four lot Minor Land Division, including a two unit dwelling group on Lot 1, a variance to reduce lot width (by approximately 1.2 feet) for Lot 3, and access via a right of way less than 40 feet in width for Lots 3 & 4.

**Location:** Property is located on the north side of Webster Street at the intersection with 15th Avenue in the Live Oak planning area. (1235, 1245, 1255 Webster St.)

**Permits Required:** Lot Line Adjustment, Minor Land Division, Residential Development Permit, Variance

**Supervisory District:** 1st District (District Supervisor: Manu Koenig)

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 211229, based on the attached findings and conditions.

### Project Description & Setting

This application is a proposal to adjust the boundary with the adjacent parcel (APN 026-121-94) and to divide the resulting property to create four separate residential parcels.

The subject property is located on the north side of Webster Street in the Live Oak planning area. The property also has access from the Pinewood Street cul-de-sac to the north of Webster street. The property is currently developed with a duplex and a single family residence with detached outbuildings (1235, 1245, 1255 Webster Street). The project site is located within a single family residential neighborhood and existing single family residences are the primary land use pattern in the vicinity.

A Lot Line Adjustment is required for the boundary adjustment with the adjacent parcel (APN 026-121-94). A Minor Land Division is required for the subdivision of the property to create new parcels. A Variance is required to reduce the minimum lot width on the proposed Lot 3. A Residential Development Permit is required for a less than 40 foot wide right of way (serving Lots 3 & 4) and for the two unit dwelling group on the proposed Lot 1.

## **Project Background**

Prior land divisions on Pinewood Street (located one street north of Webster Street, and adjacent to the subject properties) envisioned a future modification and extension of the existing cul-de-sac on Pinewood Street (moving the cul-de-sac to the west approximately 40 feet) and a realignment of an existing secondary fire access easement from APN 026-121-94 (1311 Webster Street) over to APN 026-121-15 (1235, 1245, 1255 Webster Street). Given the amount of grading, paving, expense, and overall disturbance that modifying the cul-de-sac would create, the applicants have decided to retain the existing cul-de-sac layout and instead propose a minor lot line adjustment between the two properties to facilitate land divisions on each parcel.

## **Zoning & General Plan Consistency**

The subject property is an approximately 41,595 square foot lot, located in the R-1-6-D (Single family residential - 6,000 square feet minimum - Designated park site combining district) zone district, a designation which allows residential uses. The R-1-6-D zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

## **Park Site Review**

Development of properties located within the -D (Designated park site combining district) requires a review by the County Department of Parks, Open Space, and Cultural Services to determine if the County is interested in acquiring the property for use as a public park. County Parks reviewed the proposed development and provided a memo, dated September 8, 2021 (Exhibit H), stating that County Parks is not interested in attempting to acquire either the subject property or the adjacent parcel.

## **Lot Line Adjustment**

The proposed boundary adjustment with the adjacent parcel would transfer approximately 2,079 square feet from the subject property (APN 026-121-15) to the adjacent parcel (APN 026-121-94) and 12 square feet from the adjacent parcel (APN 026-121-94) to the subject property (APN 026-121-15). The adjustment is in lieu of the relocation of the Pinewood Street cul-de-sac, which was envisioned in prior land division approvals along Pinewood Street.

The transfer of the land area between the two properties would not result in the ability to create a new building site on an undeveloped parcel, and the resulting parcels would both comply with the minimum site area for the zone district.

## **Minor Land Division**

This application is a proposal to divide the subject property into four individual residential parcels. The existing residential units are proposed to be retained on Lots 1 & 3 and design guidelines have been provided for future development of Lots 2 & 4.

The subject property is located in the R-1-6-D (Single family residential - 6,000 square feet minimum - Designated park site combining district) zone district. The division of the parcel into four separate single family residential parcels requires a minimum of 6,000 square feet of net

developable land per parcel. Each parcel contains sufficient net developable land area to comply with the minimum parcel size of the R-1-6-D (Single family residential - 6,000 square feet minimum - Designated park site combining district) zone district.

The subject property is designated as Urban Low Density Residential (R-UL) in the General Plan. The Urban Low Density Residential (R-UL) General Plan designation requires new development to be within a density range of 6,000 square feet to 10,000 square feet of net developable land area per residential unit. The proposed land division complies with the required General Plan density range.

### **Dwelling Group**

The subject property currently contains a three unit dwelling group. Two of these units are located within the area of the proposed Lot 1, and one unit is located in the area of the proposed Lot 3. The proposed Lot 1 would include sufficient net developable land area (over 12,000 square feet) for a two unit dwelling group within the R-1-6-D zone district. A Residential Development Permit (issued with the land division) is required to formally recognize the duplex as an existing land use within the existing structures on the newly created parcel.

### **Variance**

A variance to the minimum 60 foot lot width for newly created lots is required because the proposed width of Lot 3 would be approximately 58.80 feet. The proposed reduction in the minimum lot width (by approximately 1.2 feet) is due to the overall lot width of 118.80 feet, which can be considered as a special circumstance affecting the property. The approval of a variance to reduce the minimum lot width on Lot 3 by 1.2 feet will not result in any adverse impacts to surrounding properties and will allow a land division of the property within the designated General Plan density range for the site.

### **Project Access**

The proposed development is accessed by Webster Street (Lot 1) and Pinewood Street (Lots 2, 3 & 4). Webster Street and Pinewood Street are both County maintained roads. A roadway dedication (of approximately 950 square feet) will be provided along Webster Street for frontage improvements.

Any development creating new parcels to be accessed from a vehicular right of way that is less than 40 feet in width requires an exception to site access requirements (per SCCC 13.10.521). The proposed 20 foot wide access to serve Lots 3 & 4 would be less than 40 feet in width from Pinewood Street. The proposed access would function as a shared driveway within a 20 foot wide right of way. These improvements are sufficient to allow access to the newly created parcels without adversely impacting surrounding properties.

### **Site Improvements & Utilities**

Site improvements for the proposed land division would include curb cuts, driveways, and drainage improvements. Grading would be required for the proposed driveways and utilities would be connected to the newly created parcels.

The property is located within the Urban Services Line and all utilities are available to serve the proposed development. Will serve letters have been provided from both the City of Santa Cruz Water Department and the Santa Cruz County Sanitation District.

### **Design Review**

The proposed minor land division complies with the requirements of the County Design Review Ordinance, in that the design guidelines require the future residential structures to incorporate architectural design features such as varied siding materials and roof pitches to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

### **Biotic Resources**

The subject property is not located in a mapped biotic resource area per the General Plan resource maps, but is located within an area with potential protected bat species. The applicant conducted a bat survey of the property (Exhibit H) and common bats (not protected species) were determined to be present in the detached storage building on the subject property (APN 026-121-15). The applicant plans to follow the recommendations of the report and to properly exclude the bats from the structure prior to demolition.

### **Public Outreach/Public Comment**

A neighborhood meeting for this proposal was held by the applicant on March 10, 2021. The materials, comments and responses from the neighborhood meeting are included in Exhibit H.

### **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**

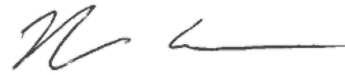
- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **211229**, based on the attached findings and conditions.

**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, 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.sccoplanning.com](http://www.sccoplanning.com)**



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Report Reviewed By:



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### **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Will-serve letters
- H. Comments & Correspondence

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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: 211229

Assessor Parcel Number: 026-121-15 (Lot line adjustment with 026-121-94)

Project Location: 1235, 1245, 1255 Webster Street, Santa Cruz, Ca 95062

**Project Description:** Lot line adjustment and minor land division to create four residential parcels with a two unit residential dwelling group on Lot 1.

**Person or Agency Proposing Project:** John Swift

**Contact Phone Number:** 831-459-9992

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. ☒ The proposed activity is exempt from CEQA as specified under CEQA Guidelines Section 15061(b)(3)
- D. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- E. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- F. ☐ **Categorical Exemption**

**G. Reasons why the project is exempt:**

The proposed Lot Line Adjustment would be categorically exempt under Class 5 (Minor Alterations In Land Use Limitations) and the existing residential dwelling group would be categorically exempt under both Class 1 (Existing Facilities) and Class 3 (New Construction or Conversion of Small Structures). A Minor Land Division would typically be categorically exempt under Class 15 (Minor Land Division). However, in this case, variances to site standards (a reduction in the required minimum lot width from 60 feet to 58.80 feet for Lot 3) would prevent direct application of the Class 15 (Minor Land Division) exemption.

The small (1.2 feet) reduction in lot width would not increase any potential environmental impacts or result in the need for additional mitigations to prevent environmental impacts when compared to a Minor Land Division where all lots complied with the 60 foot minimum lot width. As a result, the proposed project is equivalent to a standard Minor Land Division proposed within an urbanized area with all urban services available, and the project would not have a significant effect on the environment.

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

\_\_\_\_\_  
Randall Adams, Project Planner

Date: \_\_\_\_\_

## **Lot Line Adjustment Findings**

1. The lot line adjustment will not result in a greater number of parcels than originally existed.

This finding can be made, in that there were two parcels prior to the adjustment and there will be two parcels subsequent to the adjustment.

2. The lot line adjustment conforms with the county zoning ordinance (including, without limitation, County Code section 13.10.673), and the county building ordinance (including, without limitation, County Code section 12.01.070).

This finding can be made, in that no additional building sites will be created by the transfer as all parcels are currently developed, none of the parcels have a General Plan designation of 'Agriculture' or 'Agricultural Resource', none of the parcels are zoned 'TP' or have a designated Timber Resource as shown on the General Plan maps, all lots are developed with residential dwellings and the proposal complies with the General Plan designation of the parcels (R-UL - Urban Low Density Residential) per 13.10.673(E).

3. No affected parcel may be reduced or further reduced below the minimum parcel size required by the zoning designation, absent the grant of a variance pursuant to County Code section 13.10.230.

This finding can be made, in that none of the parcels included in the proposal will be reduced below the minimum parcel size required by the zone district as a result of this lot line adjustment.

## **Subdivision Findings**

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

This finding can be made, in that the project meets all of the technical requirements of the Subdivision Ordinance and is consistent with the County General Plan and the Zoning Ordinance as set forth in the findings below.

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

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project will result in four single family residential parcels. The property is located in the Urban Low Density Residential (R-UL) General Plan designation which allows a density of one parcel for each 6,000 square feet to 10,000 square feet of net developable land area. The proposed project is consistent with the General Plan, in that each residential parcel will contain a minimum of 6,000 square feet of net developable area.

The existing residential dwelling group located on the proposed Lot 1 will also be consistent with the General Plan, in that the proposed Lot 1 will contain a minimum of 12,000 square feet of net developable area (6,000 square feet per dwelling unit).

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. Parcels will be accessed by Webster Street and Pinewood Street. The proposed site design will provide adequate access to the proposed development.

The subdivision, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed residential development will be consistent with the pattern of surrounding development, and the design guidelines require that structures be consistent with the character of similar developments in the surrounding area.

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

This finding can be made, in that the use of the property will be residential in nature, unit densities meet the minimum standards for the R-1-6-D (Single family residential - 6,000 square feet minimum - Designated park site combining district) zone district where the project is located, and the project will be consistent with the required site standards of the R-1-6-D zone district.

The existing residential dwelling group located on the proposed Lot 1 will also be consistent with the zone district standards, in that the proposed Lot 1 will contain a minimum of 12,000 square feet of net developable area (6,000 square feet per dwelling unit).

A Variance to the 60 foot minimum lot width for the proposed Lot 3 has been requested to reduce the minimum lot width (by 1.2 feet) to approximately 58.80 feet. Variance findings have been made for the proposed reduction in lot width.

Setbacks for the proposed Lot 3 have been oriented with the side yard setbacks to the east and west, consistent with the orientation of the proposed Lot 4 and the existing development along the north side of Pinewood Street.

Any development creating new parcels to be accessed from a vehicular right of way that is less than 40 feet in width requires an exception to site access requirements (per SCCC 13.10.521). The proposed 20 foot wide access to serve Lots 3 & 4 would be less than 40 feet in width from Pinewood Street. The proposed access would function as a shared driveway within a 20 foot wide right of way. These improvements are sufficient to allow access to the newly created parcels without adversely impacting surrounding properties.

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

This finding can be made, in that the proposed building envelopes are properly configured to allow development in compliance with the required site standards. No environmental resources would be adversely impacted by the proposed development.

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

This finding can be made, in that no mapped or observed sensitive habitats or threatened species will be adversely impacted through the development of the site. All recommendations of the bat survey will be followed to ensure that biotic resources are not impacted by the proposed development.

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

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

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

This finding can be made, in that no such easements are known to affect the project site. An existing fire access through the adjacent property will remain in place from Webster Street to Pinewood Street.

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

This finding can be made, in that the resulting parcels are oriented to the extent possible in a manner to take advantage of solar opportunities.

9. The proposed development project is consistent with the Design Standards and Guidelines

(sections 13.11.070 through 13.11.076) and any other applicable requirements of this chapter.

This finding can be made, in that the design guidelines require the future residences to incorporate architectural design features such as varied materials and roof pitches to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The surrounding neighborhood contains single family residential development. The design and layout of the proposed land division is compatible with the surrounding pattern of development.

## **Development Permit Findings**

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

This finding can be made, in that the project is located in an area designated for residential uses. Construction of future residential development will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

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 use of the property will be residential in nature, unit densities meet the minimum standards for the R-1-6-D (Single family residential - 6,000 square feet minimum - Designated park site combining district) zone district where the project is located, and the project will be consistent with the required site standards of the R-1-6 zone district.

The existing residential dwelling group located on the proposed Lot 1 will also be consistent with the zone district standards, in that the proposed Lot 1 will contain a minimum of 12,000 square feet of net developable area (6,000 square feet per dwelling unit).

A Variance to the 60 foot minimum lot width for the proposed Lot 3 has been requested to reduce the minimum lot width (by 1.2 feet) to approximately 58.80 feet. Variance findings have been made for the proposed reduction in lot width.

Setbacks for the proposed Lot 3 have been oriented with the side yard setbacks to the east and west, consistent with the orientation of the proposed Lot 4 and the existing development along the north side of Pinewood Street.

Any development creating new parcels to be accessed from a vehicular right of way that is less than 40 feet in width requires an exception to site access requirements (per SCCC 13.10.521). The proposed 20 foot wide access to serve Lots 3 & 4 would be less than 40 feet in width from Pinewood Street. The proposed access would function as a shared driveway within a 20 foot wide right of way. These improvements are sufficient to allow access to the newly created parcels without adversely impacting surrounding properties.

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 division of land, its design, and its improvements, will be consistent with the General Plan. The project will result in four single family residential parcels. The property is located in the Urban Low Density Residential (R-UL) General Plan designation which allows a density of one parcel for each 6,000 square feet to 10,000 square feet

of net developable land area. The proposed project is consistent with the General Plan, in that each residential parcel will contain a minimum of 6,000 square feet of net developable area.

The existing residential dwelling group located on the proposed Lot 1 will also be consistent with the General Plan, in that the proposed Lot 1 will contain a minimum of 12,000 square feet of net developable area (6,000 square feet per dwelling unit).

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. Parcels will be accessed by Webster Street and Pinewood Street. The proposed site design will provide adequate access to the proposed development.

The subdivision, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed residential development will be consistent with the pattern of surrounding development, and the design guidelines require that structures be consistent with the character of similar developments in the surrounding area.

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 land division will result in three additional residential parcels. The expected level of traffic generated by the proposed project is anticipated to be three additional peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that future residential structures will be subject to the proposed design guidelines; and the proposed land division 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.

This finding can be made, in that the design guidelines require the future residences to incorporate architectural design features such as varied siding materials and roof pitches to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The surrounding neighborhood contains single family residential development. The design and layout of the proposed land division is compatible with the surrounding pattern of development.



## **Variance Findings**

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the reduction of the required minimum lot width from 60 feet to approximately 58.80 feet is recommended in order to allow the creation of new parcels consistent with the zoning and General Plan land use designations for the site. The 118.80 foot lot width is the special circumstance affecting the subject property.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the variance will allow a residential development of the property consistent with the designated unit densities and surrounding pattern of development in the vicinity. Existing and future development will be adequately separated from improvements on surrounding properties.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that other properties in the neighborhood are developed with residential uses and structures similar to the residential uses and unit densities that are proposed. Therefore, it would not be a grant of special privilege for the variance to be authorized and the residential use will be consistent with the existing pattern of development in the neighborhood.

## Conditions of Approval

### Land Division 211229

Applicant: John Swift

Property Owner: John Swift

Assessor's Parcel Number(s): 026-121-15

Property Address and Location: Property is located on the north side of Webster Street at the intersection with 15th Avenue. (1235, 1245, 1255 Webster St.)

Planning Area: Live Oak

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Exhibit(s):

D. Tentative Map - prepared by Ifland Engineers, revised 9/16/22.

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

- I. Prior to exercising any rights granted by this Approval, the owner shall:
  - A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.
- II. A Parcel Map for the 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 parcels.
  - C. The minimum aggregate parcel area shall be 6,000 square feet of net developable land per unit.
  - D. The following items shall be shown on the Parcel Map:
    - 1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map. The building envelopes for the perimeter of the project shall meet the minimum setbacks for the R-1-6-D

zone district of 20 feet for front yards, 20 feet for street side yards, 5 and 8 feet for side yards, and 15 feet for rear yards.

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 of road right of way on Webster Street, as indicated on the approved Exhibit "D".
  4. All easements and dedications to be recorded prior to recordation of the Parcel 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. New parcel numbers for all of the parcels must be assigned by the Assessor's Office prior to application for a Building Permit on any parcel created by this land division, unless waived by the Building Official.
  2. Lots shall be connected for water service to the City of Santa Cruz Water District. All regulations and conditions of the water district shall be met. Proof of water service availability is required prior to issuance of a building permit on any parcel.
  3. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the sanitation district shall be met. Proof of sewer service availability is required prior to issuance of a building permit on any parcel.
  4. All future construction on the lots shall conform to the design guidelines approved for this land division and shall also meet the following additional conditions:
    - a. All future development shall comply with the development standards for the R-1-6-D zone district. Development on each parcel shall not exceed a 40% lot coverage, or a 50% floor area ratio, or other standard as may be established for the zone district.
  5. All future development on the lots shall comply with the requirements of the approved geotechnical report(s).
  6. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
  7. Prior to any building permit issuance or ground disturbance, a detailed

erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted.

8. Any changes from the approved Exhibit "D", including but not limited to the Tentative Map or Preliminary Improvement Plans, must be submitted for review and approval by the Planning Department. Changes may be forwarded 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 which 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.

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 drainage requirements of the Department of Public Works, Stormwater Management Services section, including all requirements specified in the discretionary application comments provided to the applicant.
- C. Meet all requirements of the Environmental Planning section of the Planning Department.
- D. Meet all requirements of the Santa Cruz County Sanitation District including, without limitation, the following standard conditions:
  1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
  2. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of any CC&R's or shared maintenance agreement to the district.
- E. Engineered improvement plans for all water line extensions required by the Water District shall be submitted for the review and approval of the water agency.
- F. 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. Backflow prevention devices must be located in the least visually obtrusive location.

- G. All requirements of the Central Fire Protection District shall be met.
- H. Transportation improvement fees shall be paid for two (2) new dwelling units. These fees are currently \$3,000 per unit, but are subject to change.
- I. Roadside improvement fees shall be paid for two (2) new dwelling units. These fees are currently \$3,000 per unit, but are subject to change.
- J. Park dedication in-lieu fees shall be paid for three (3) new parcels. These fees are currently \$9,400 per parcel, but are subject to change. Additional Park dedication in-lieu fees shall be calculated based on proposed square footage and paid at Building Permit issuance for the new construction per the Unified Fee Schedule.
- K. Add a note to the Parcel Map that the Child Care development fees shall be paid for two (2) new dwelling units. These fees are currently \$0.85 per square foot, but are subject to change. Child Care development fees shall be calculated and paid at Building Permit issuance for the new construction per the Unified Fee Schedule.
- L. Add a note to the Parcel Map that affordable housing impact fees shall be paid for a 2 to 4 unit development, in accordance with Chapter 17.10 of the County Code and the Santa Cruz County Affordable Housing Guidelines. These fees are currently \$7.00 per square foot (for new residential units up to 2,000 square feet in size within a 2 to 4 unit development), but are subject to change. Affordable housing impact fees shall be calculated and paid at Building Permit issuance for the new construction per the Unified Fee Schedule.
- M. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
  - 1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval. Plans shall also comply with applicable provisions of the State Building Code regarding accessibility.
  - 2. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations and all volumes of excavated and fill soils.
  - 3. A detailed erosion control plan shall be submitted which includes the following: a clearing and grading schedule that limits grading to the period of April 15 - October 15, clearly marked disturbance envelope, revegetation

specifications, silt barrier locations, temporary road surfacing and construction entry stabilization, sediment barriers around drain inlets, etc. This plan shall be integrated with the improvement plans that are approved by the Department of Public Works, and shall be submitted to Environmental Planning staff for review and approval prior to recording of the Parcel Map.

- N. Submit a final Landscape Plan for the entire site for review and approval by the Planning Department. The landscape plan shall specify plant species, size and location, and shall include irrigation plans, which meet the following criteria and must conform to all water conservation requirements of the local water district.

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 unless otherwise specifically excepted by these conditions of approval.
- B. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
- C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
- D. Prior to any site disturbance on the subject property, the following conditions shall be met:
  - 1. A preconstruction meeting shall be scheduled 1-4 days prior to commencement of earthwork. Attendees shall include Environmental Planning staff, the grading contractor, the soils engineer and the civil engineer.
- E. Prior to demolition of the detached storage building, all recommendations of the bat survey, dated 11/7/22, shall be completed.
- F. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, shall be observed.

- G. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
  - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
  - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
  - 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- H. Construction of improvements shall comply with the requirements of the approved geotechnical report(s) for this project. The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).
- I. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- V. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
  - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days

of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

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

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

**cc: County Surveyor**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

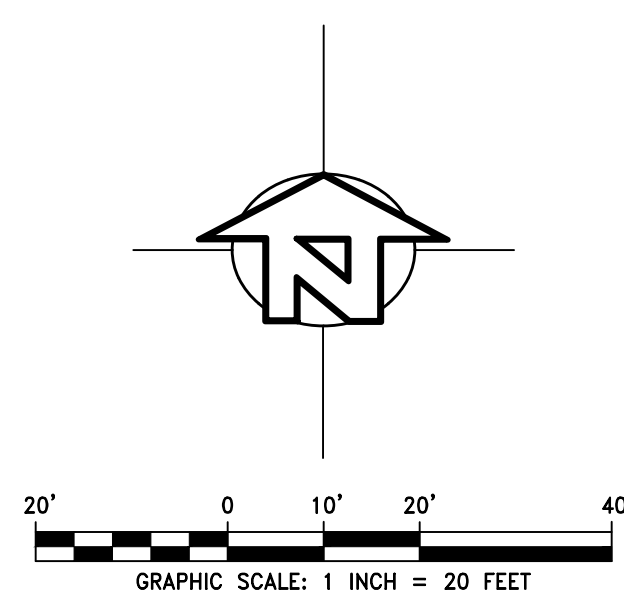
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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance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









DEMOLITION PERMIT SHALL BE OBTAINED PRIOR TO  
DEMOLITION OF EXISTING STRUCTURES.

SEWER ABANDONMENT PERMIT REQUIRED PRIOR TO  
DEMOLITION OF ANY BUILDINGS CURRENTLY  
CONNECTED TO SEWER.

AC REMNANTS EXIST THAT MAY NOT HAVE BEEN  
CAPTURED BY THE TOPOGRAPHIC SURVEY. THESE  
REMNANTS SHALL BE REMOVED

<b><u>TO REMOVE:</u></b>	
STRUCTURES	2450 SF
FLATWORK	1991 SF
TOTAL	4441 SF
<b><u>TO REMAIN:</u></b>	
STRUCTURES	4096 SF
FLATWORK	2961 SF
TOTAL	7057 SF
<b><u>TOTAL:</u></b>	
STRUCTURES	6546 SF
FLATWORK	4952 SF
TOTAL	11498 SF

**IPLAND  
ENGINEERS**

CIVIL ENGINEERING ■ LAND PLANNING ■ STRUCTURAL DESIGN

5300 SOQUEL AVE. SUITE 101  
SANTA CRUZ, CA 95062  
TEL (831) 426-5313  
TEL (831) 426-5313  
FAX (831) 426-7763  
[www.iplandengineers.com](http://www.iplandengineers.com)

1235 WEBSTER STREET, SANTA CRUZ, CA

SHEET  
**D1.0**  
JOB NO. 18052

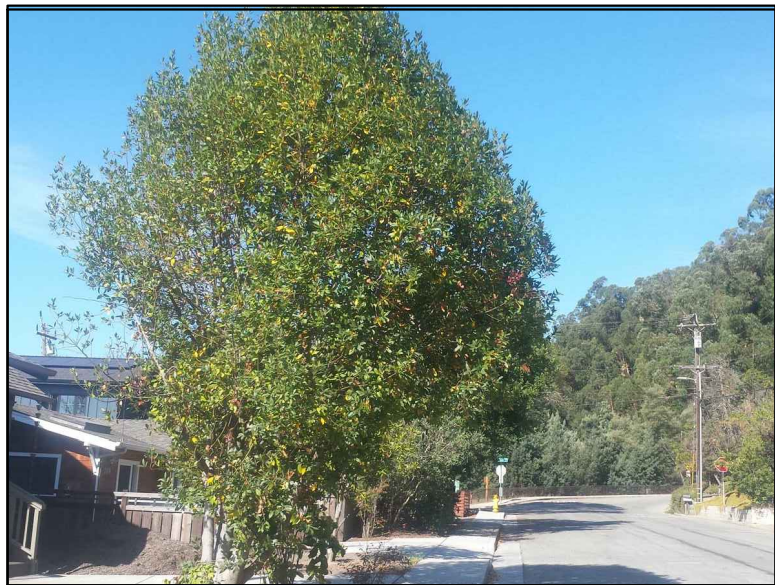








Lagerstroemia  
Crape Myrtle



Laurus nobilis  
Sweet Bay



Salvia Hot Lips



Salvia leucantha  
Mexican Sage



Lomandra Breeze

Landscape Site Legend

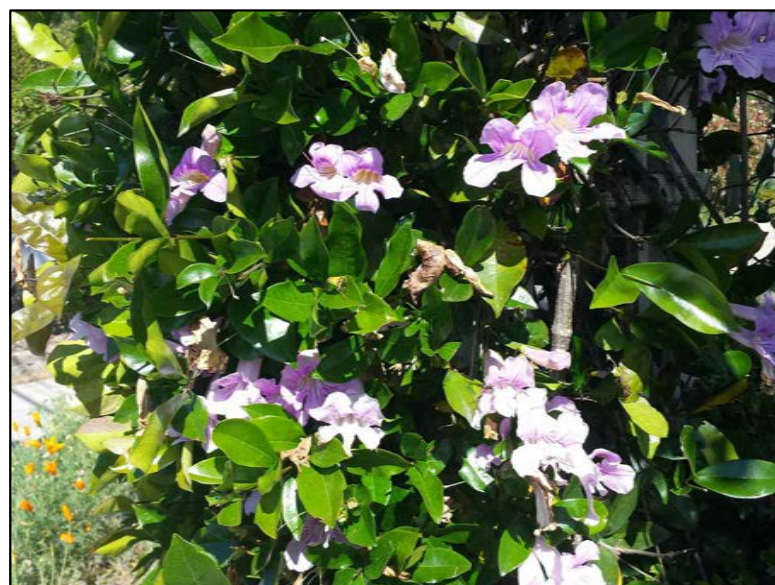
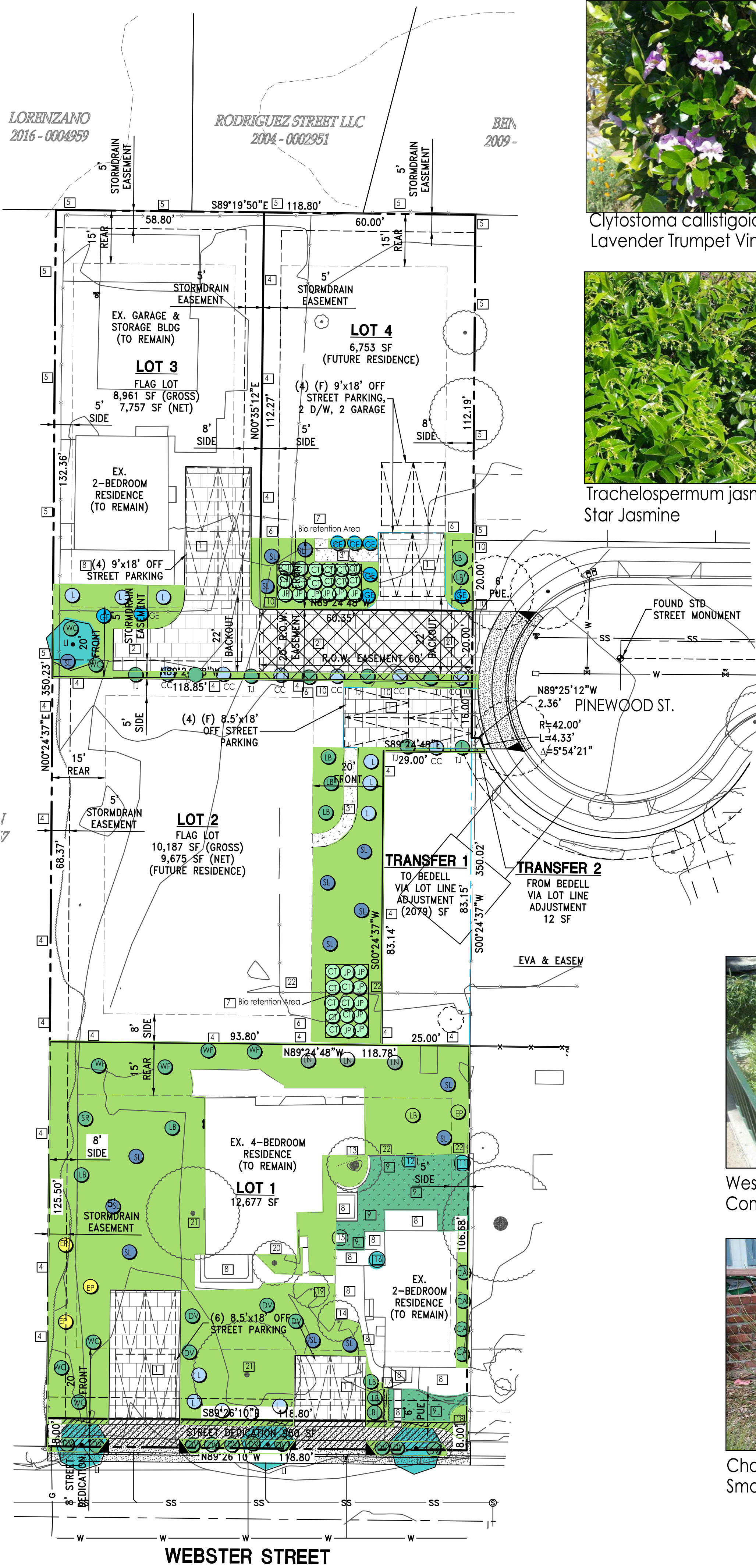
- 1 Driveway Paving at Homes - Pervious pavers, manuf., style, paving pattern, and color to be selected by owner. See civil plans for detail
- 2 Entry Drive Paving for Lots 3 and 4 - Pervious pavers - see civil plans for detail
- 3 Front entry walk - Natural gray color, medium brrom finish concrete or stamped conc., pattern and color to be selected by owner
- 4 New 6' tall solid wood fence with vertical overlapping 1x6 or 1x8
- 5 Existing 6' tall fence - repair or replace as necessary
- 6 Install new 3 foot wide gates with galv. hardware
- 7 Bio-retention areas (Future SCM2) - see civil plants C1.0 Plant with Juncus patens and Chondropetalum tectorum
- 8 Existing conc. or paver patios
- 9 Existing artificial grass
- 10 New 3' tall fence in front yard setback
- 11 Ex. bamboo to remain
- 12 Ex. Solanum rantonetti shrub to remain
- 13 Ex. 30" Yucca to remain
- 14 Ex. Lemon Tree to remain
- 15 Ex. Privet shrub to remain
- 16 Ex. Princess Flower shrub to remain
- 17 Ex. Succulents to remain
- 18 Ex. young Redbud tree to remain
- 19 Ex. Apricot tree to remain
- 20 Ex. 16" Fan Palm to remain
- 21 Ex. 2x4" Privet to remain
- 22 Ex. fence to be removed



Euryops pectinatis  
Euryops Daisy



Limonium perezii  
Sea Statice



Clysotoma callistigoides - vine  
Lavender Trumpet Vine



Trachelospermum jasminoides - vine  
Star Jasmine



Westringia Morning Light  
Compact Westringia



Chondropetalum tectorum  
Small Cape Rush



Dietes irridioides  
Fortnight Lily



Juncus patens  
Gray Rush

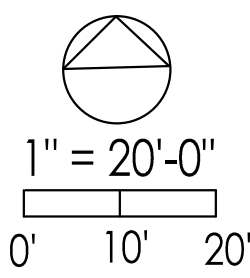
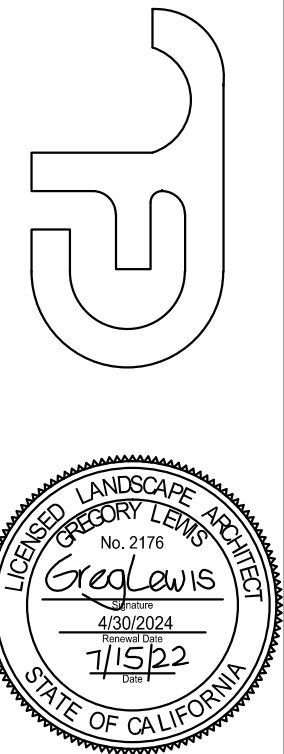
Plant Legend

KEY	QTY	SIZE GALLONS	WUCOLS RATING	BOTANICAL NAME	COMMON NAME
TREES					
LI		15 gal	LOW	Lagerstroemia Tuscorora	Crape Myrtle
VINES					
TJ	1	MED		Trachelospermum jasminoides	Star Jasmine
CC	1	MED		Cytostoma callistigoides	Lavender Trumpet Vine
Train vines on fence with lattice, stakes, or stainless steel wire					
TALL SHRUBS					
LN	5		LOW	Laurus nobilis	Grecian Laurel
WF	5		LOW	Westringia fruticosa	Coast Rosemary
GROUND CO VERS					
L	1		LOW	Limonium perezii	Sea Statice
LB	1		LOW	Lomandra Breeze	
SL	1		LOW	Salvia leucantha Santa Barbara	Mexican Sage
DV	1		LOW	Dietes irridioides	Fortnight Lily
SR	1		LOW	Salvia Hot Lips	
EP	1		LOW	Euryops pectinatis	Euryops daisy
GE	1		LOW	Pelargonium hortorum or peltatum	Geranium
WC	1		LOW	Westringia compacta	Compact Coast Rosemary
CA	1		LOW	Crassula ovata or Nandina Gulf Stream	Jade Plant
BIO-RETENTION AREAS					
JP	5		LOW	Juncus patens	Juncus patens
CT	5		LOW	Chondropetalum tectorum	Small Cape Rush

Ask owner if he wants to upsize any of the plants when installed.  
Plant quantities are for planning purposes only.  
Contractor to install all plants shown on plan and verify plant count.

Plant Notes

- 1 FINAL LANDSCAPE CONSTRUCTION DRAWINGS TO HAVE DETAILED IRRIGATION PLAN, WATER USE ESTIMATES AND IRRIGATION SCHEDULES AND FOLLOW ALL THE LANDSCAPE WATER CONSERVATION RULES OF THE SANTA CRUZ CITY WATER DEPARTMENT
- 2 AT LEAST 6 CUBIC YARDS OF COMPOST (BFI SUPER HUMUS) AND 16 POUNDS OF 12-12-12 FERTILIZER PER 1000 SQ.FT. SHALL BE THOROUGHLY TILLED INTO THE TOP 8 INCHES OF SOIL (EXCEPT UNDER CANOPY OF EXISTING TREES TO BE SAVED) OR FOLLOW THE AMENDMENT AND FERTILIZER RECOMMENDATIONS OF A SOIL FERTILITY TEST AND ANALYSIS FROM A SOIL LAB (HIGHLY RECOMMENDED)
- 3 INSTALL 3 INCH DEEP LAYER OF TOP DRESS MULCH ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN AREAS OF DIRECT SEEDING APPLICATION OR SOD LAWN. OWNER TO APPROVE CHOICE OF MULCH PRIOR TO SIGNING INSTALLATION CONTRACT. POSSIBLE OPTIONS ARE NITROLIZED RWD SAWDUST OR DARK BROWN MAHOGONY COLORED WONDER MULCH FROM VISION RECYCLING IN SALINAS.
- 4 GRADING SHALL BE DESIGNED TO MINIMIZE SOIL EROSION, RUN-OFF AND WATER WASTE ADDITIONAL NOTES. SEE GRADING AND DRAINAGE PLANS BY CIVIL ENGINEERS.
- 5 DONT TRENCH TOO CLOSE TO STRUCTURES WITHOUT THE APPROVAL OF THE BUILDING ARCHITECT, CIVIL, OR STRUCTURAL ENGINEER
- 6 PRIOR TO ORDERING PLANTS OR SIGNING FINAL CONTRACT FOR WORK MAKE SURE YOU HAVE THE MOST CURRENT SET OF APPROVED PLANS AND MAKE SURE THERE ARE NO CHANGES TO THE PLANT CHOICES
- 7 ADJUST FINAL LOCATIONS OF PLANTS TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, AND IRRIGATION COMPONENTS. SCREEN VALVES AND UTILITIES WITH PLANTS. DONT PUT PLANTS TOO CLOSE TO PAVING OR BUILDINGS
- 8 ALL SHRUBS AND GROUND COVERS TO BE DRIP IRRIGATED. STREET TREES TO BE BUBBLER IRRIGATED.





# Existing Site Plan

1235 Webster Accessory Structure  
To Remain as storage

1235 Webster Main Residence  
To Remain

Shed  
To be demolished

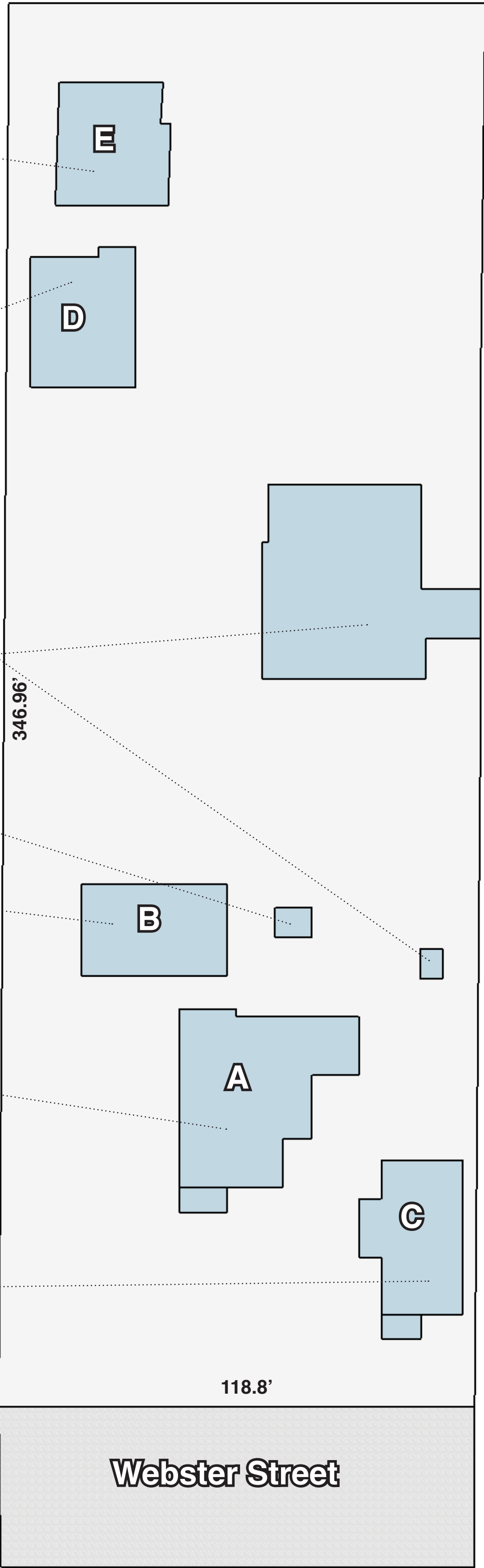
Accessory Structure  
To be demolished

Shed  
To be demolished

1245 Webster Accessory Structure  
Garage to be converted to ADU

1245 Webster Main Residence  
To Remain

1255 Webster Main Residence  
To Remain



APN: 026-121-15

Subject:

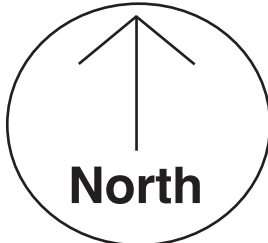
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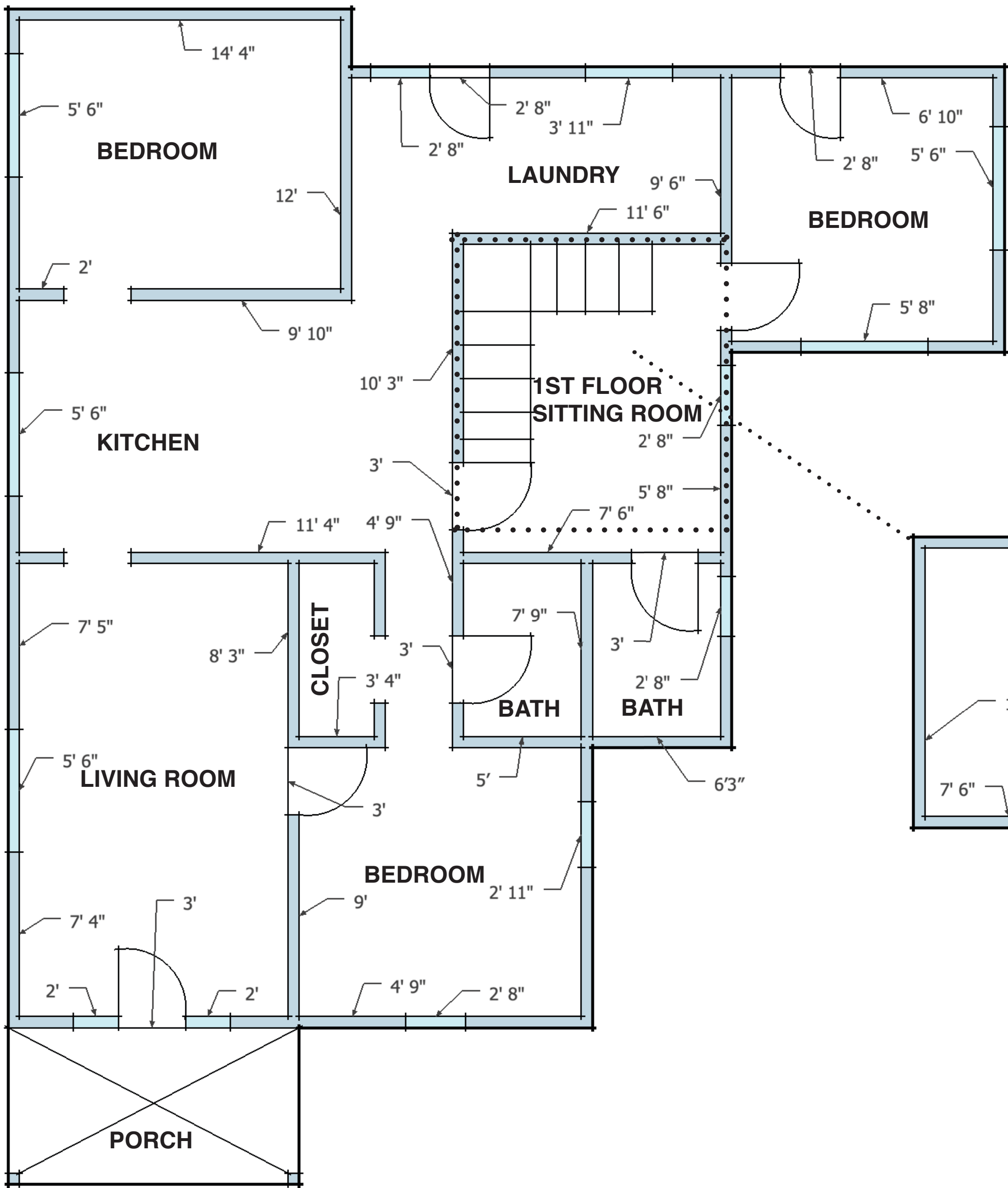
Site Plan &  
Parcel Photo  
Elevations

Sheet:

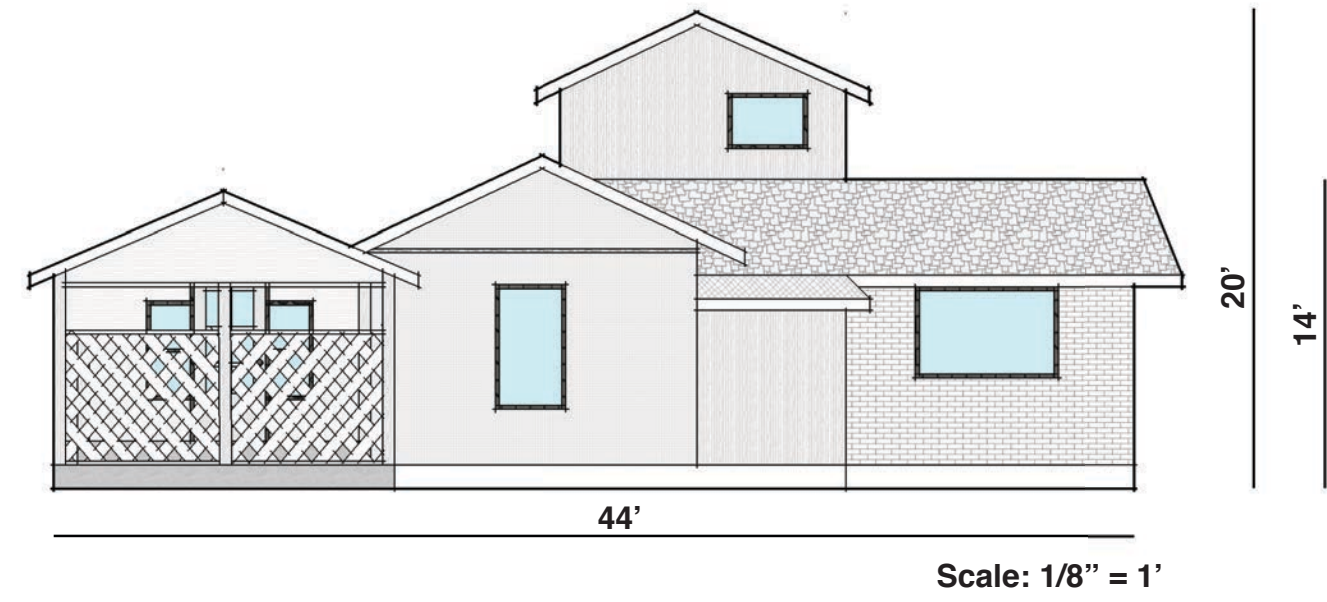
A0



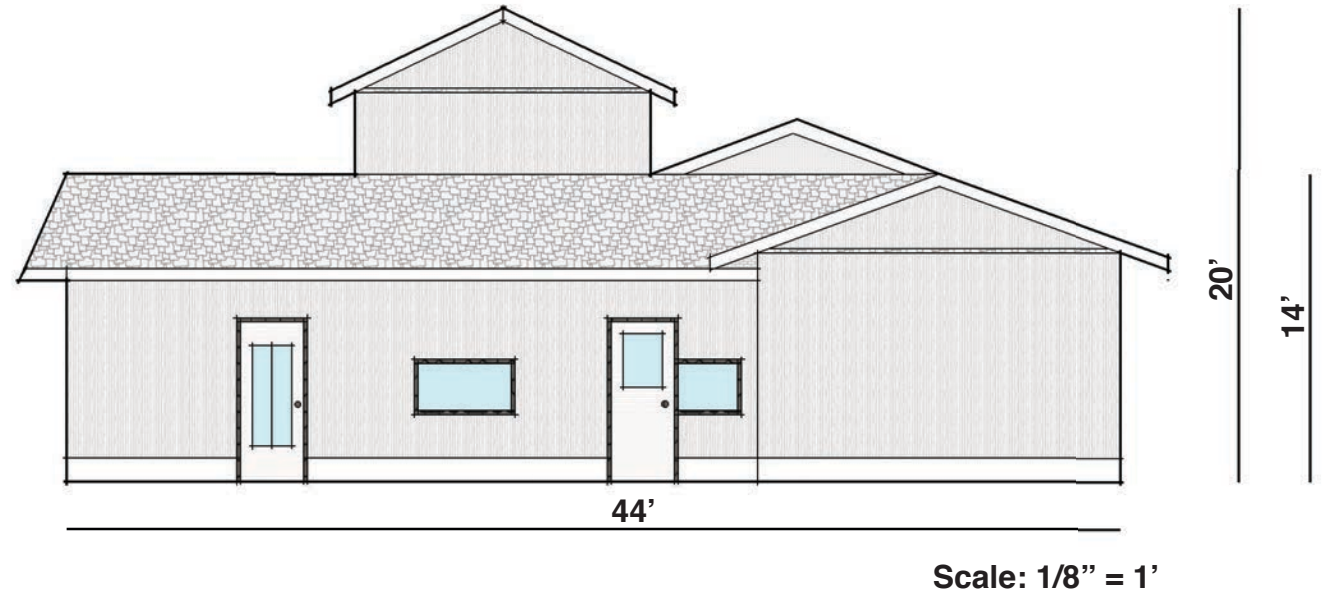




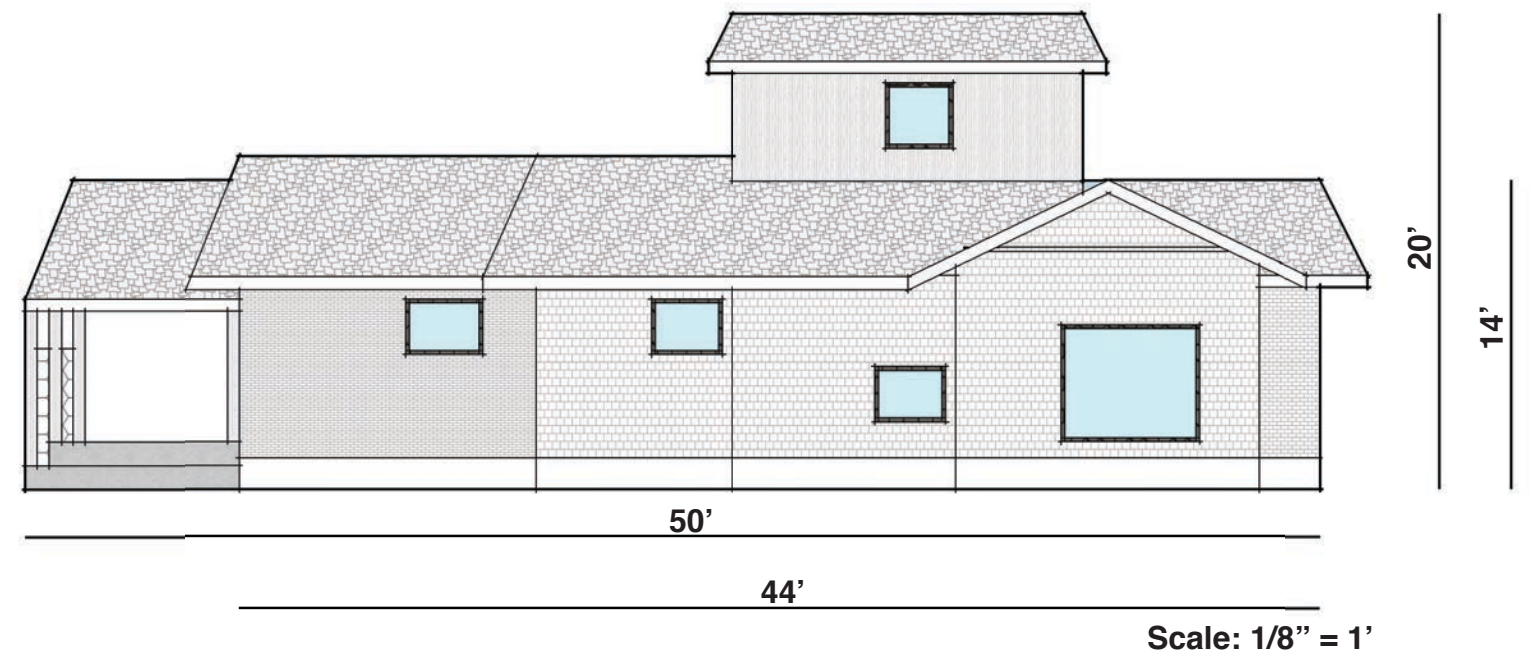
**North Elevation - A - 1245 Webster Street - Existing Main Residence**



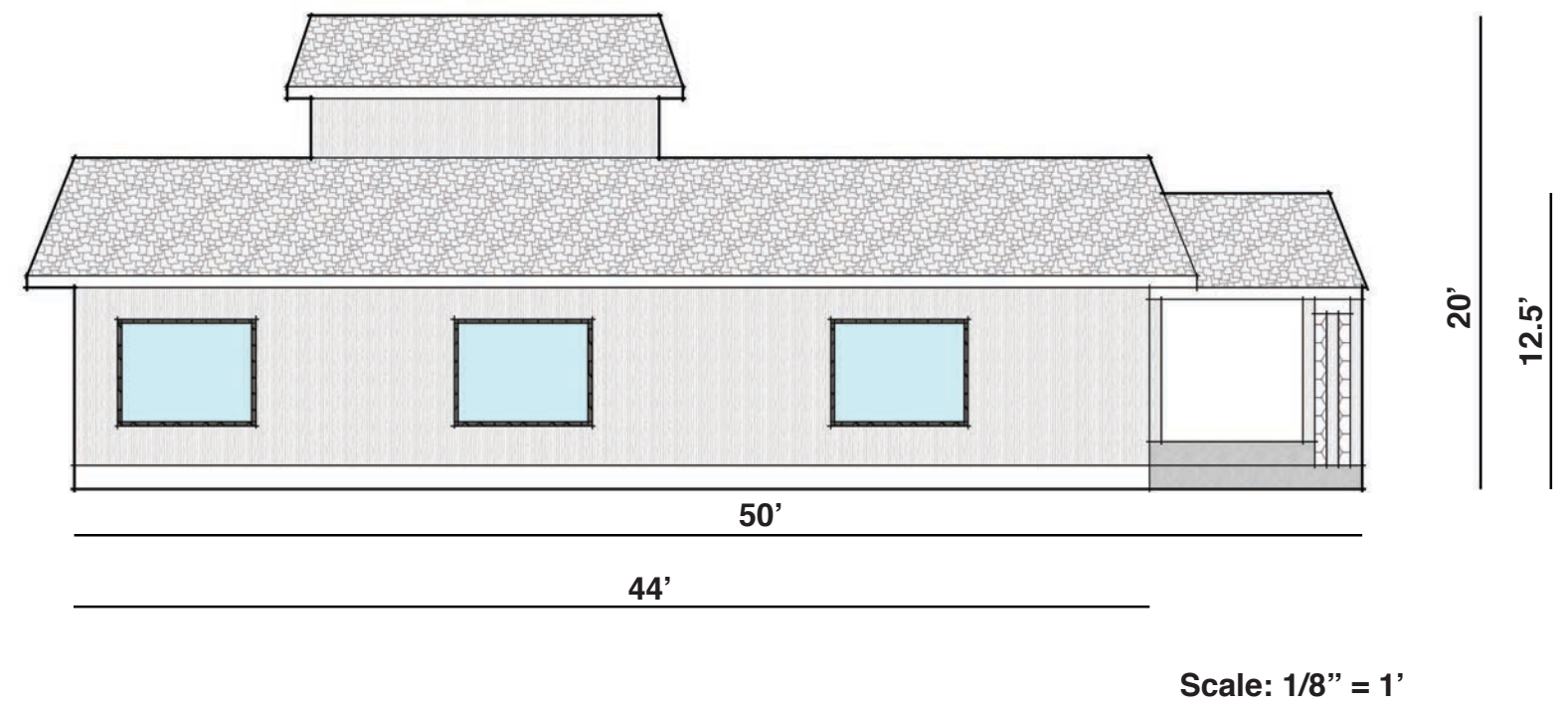
**South Elevation - A - 1245 Webster Street - Existing Main Residence**



**West Elevation - A - 1245 Webster Street - Existing Main Residence**



**East Elevation - A - 1245 Webster Street - Existing Main Residence**



APN: 026-121-15

Subject:

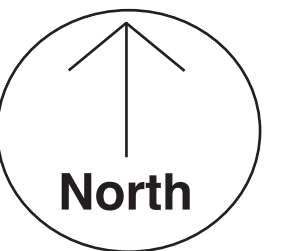
Notes:

Drawing Title:

1245 Webster Street  
 Main Residence (A)  
 Existing Floor Plan  
 + Elevations

Sheet:

**A1**





Subject:

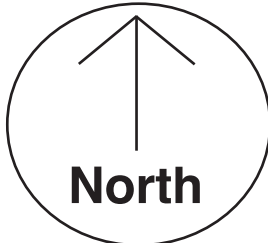
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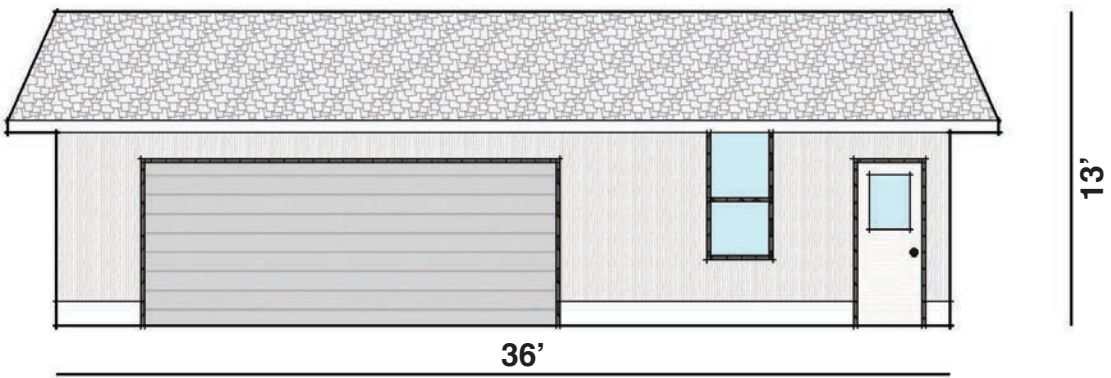
1245 Webster Street  
Accessory Structure (B)  
Existing Floor Plan  
+ Elevations

Sheet:

A2

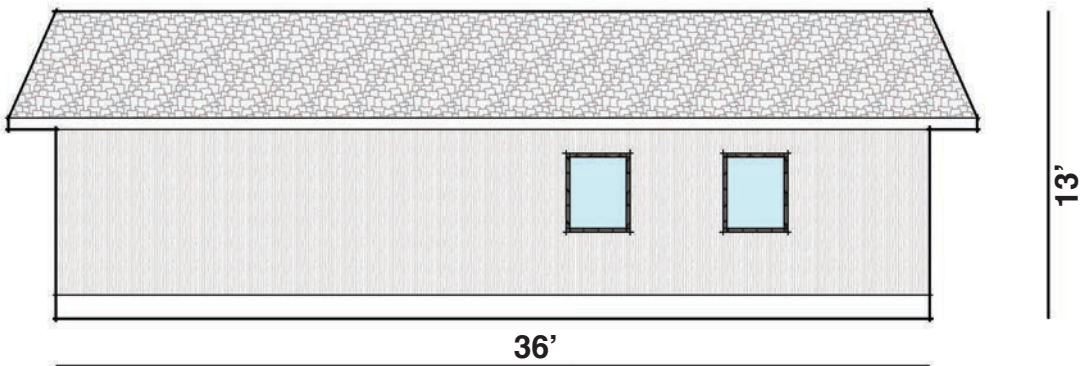


North Elevation - B - 1245 Webster Street - Existing Accessory Structure



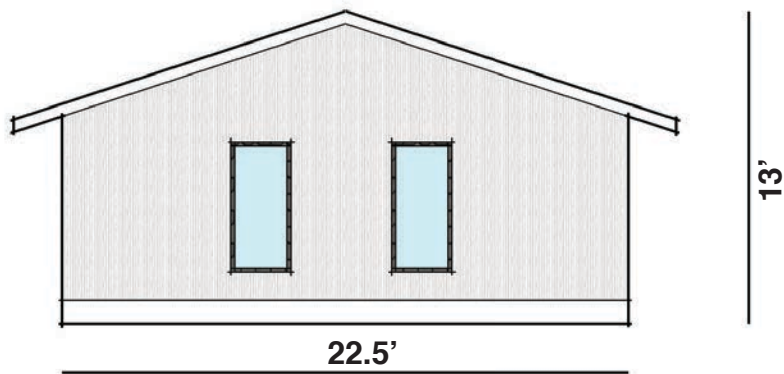
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South Elevation - B - 1245 Webster Street - Existing Accessory Structure



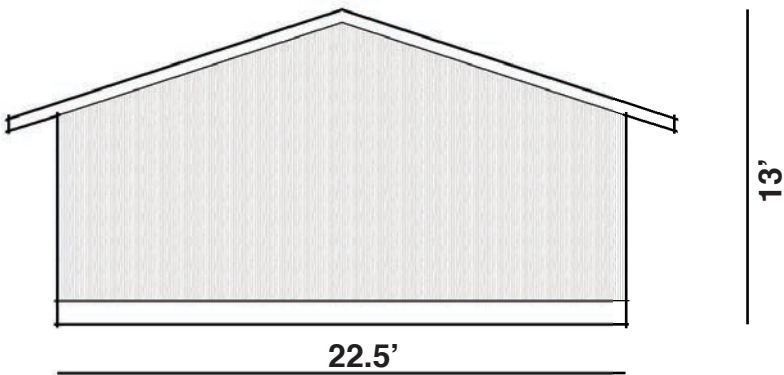
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West Elevation - B - 1245 Webster Street - Existing Accessory Structure

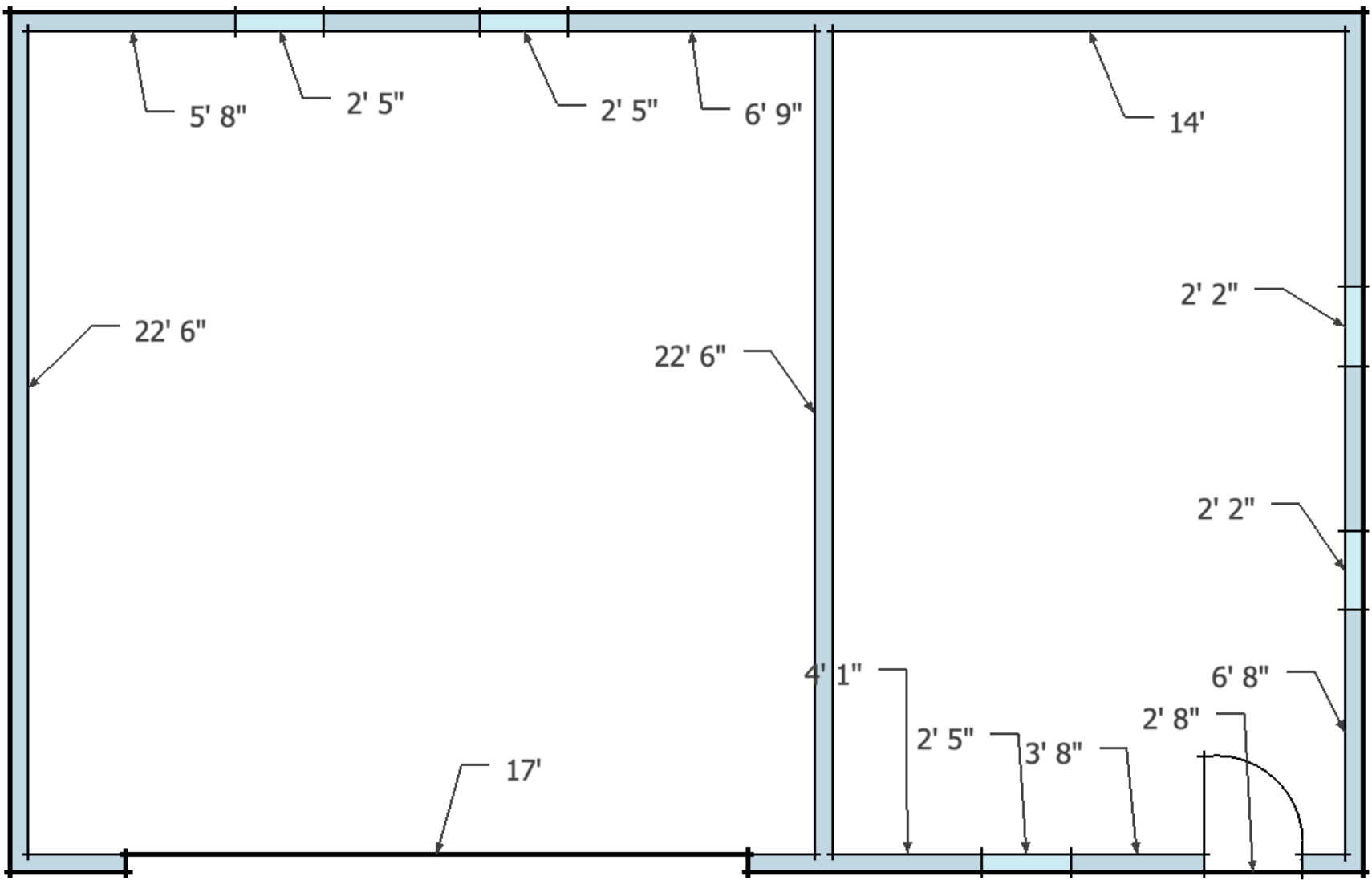


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East Elevation - B - 1245 Webster Street - Existing Accessory Structure

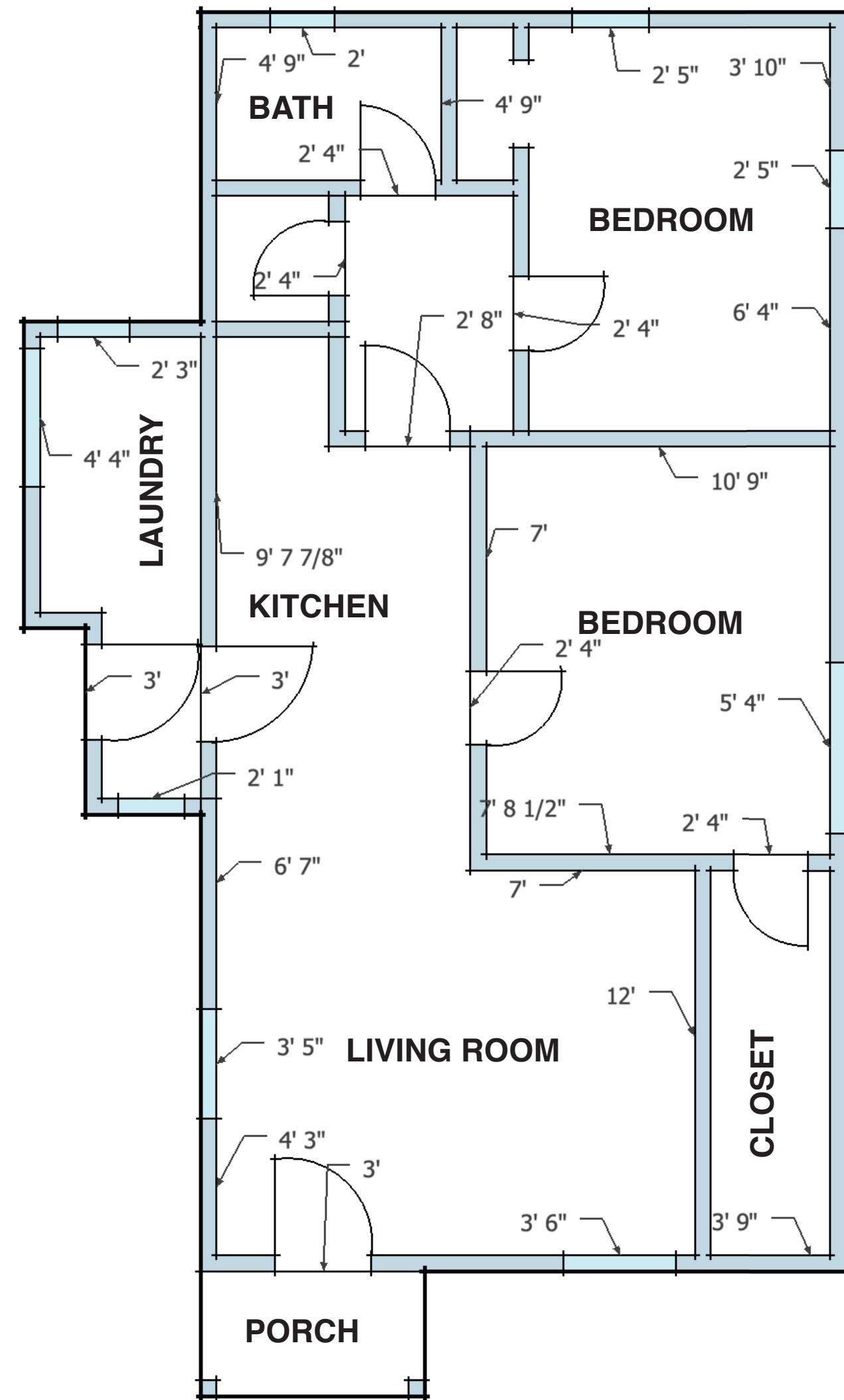


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Floor Plan - B - 1245 Webster Street - Existing Garage, Future Conversion ADU

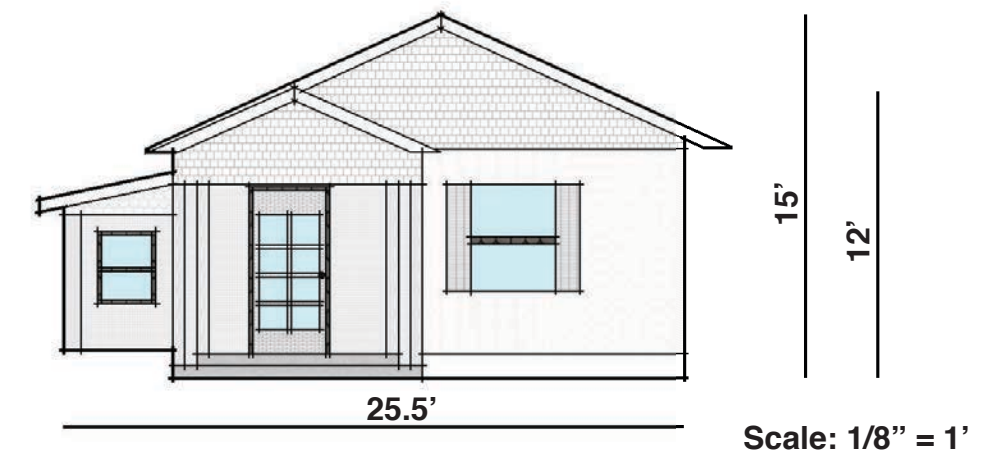
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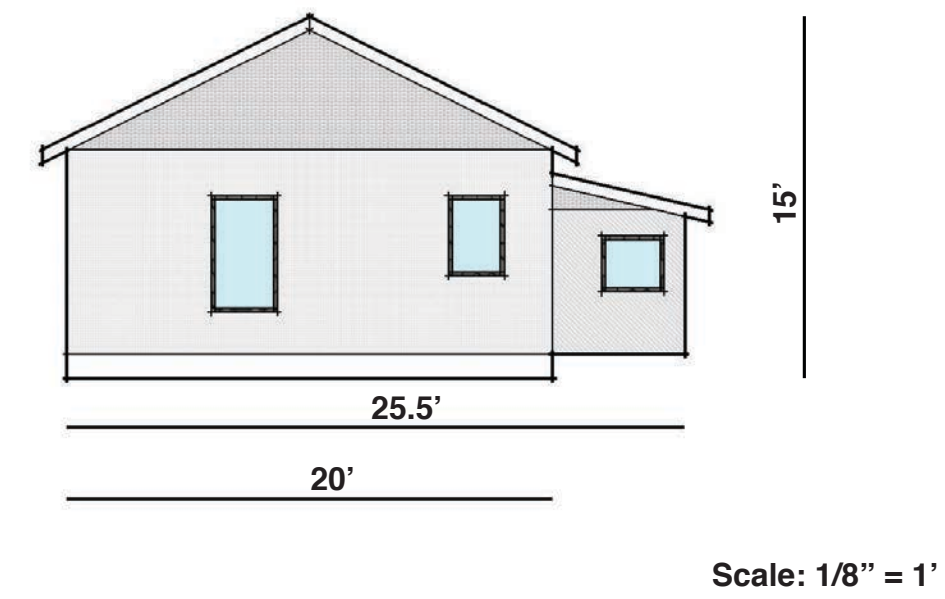
**Floor Plan - C - 1255 Webster Street - Existing Main Residence**

Scale: 1/4" = 1'

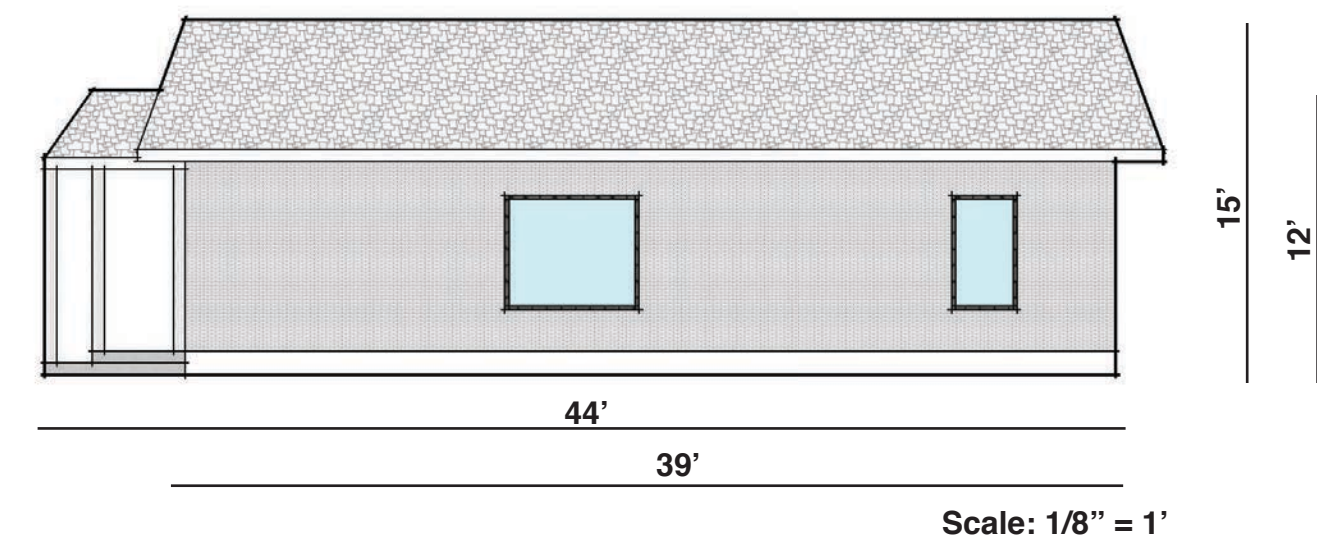
**North Elevation - C - 1255 Webster Street - Existing Main Residence**



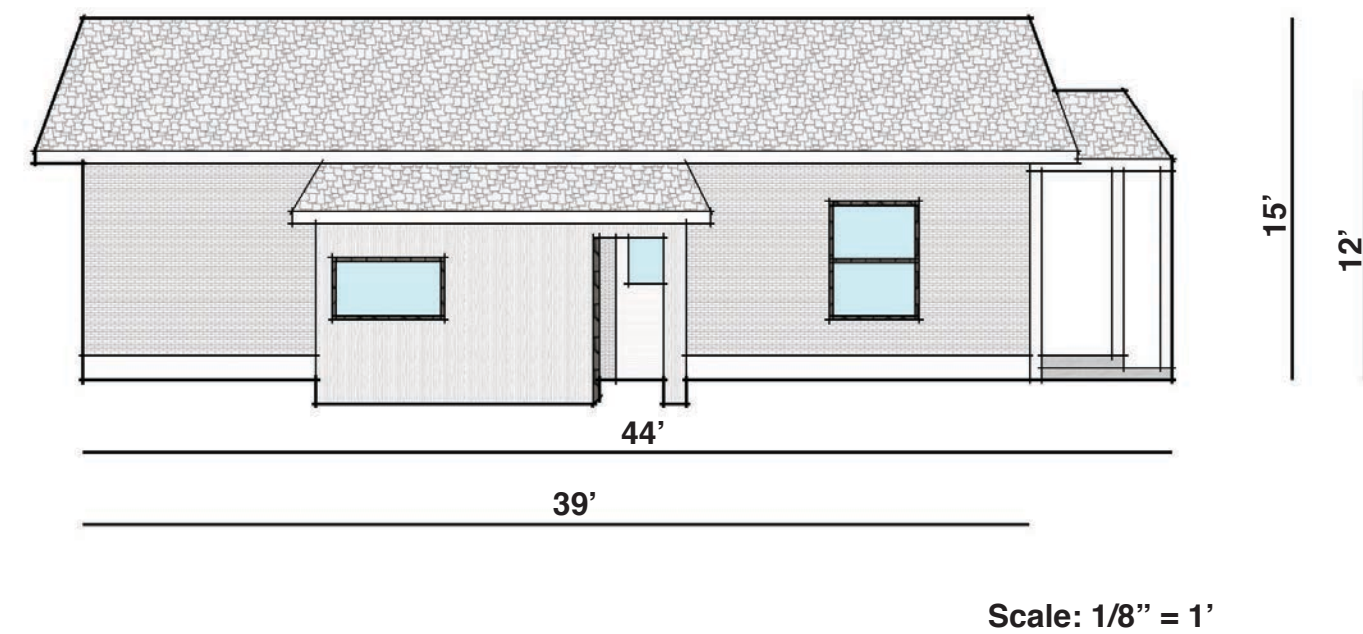
**South Elevation - C - 1255 Webster Street - Existing Main Residence**



**West Elevation - C - 1255 Webster Street - Existing Main Residence**



**East Elevation - C - 1255 Webster Street - Existing Main Residence**



APN: 026-121-15

Subject:

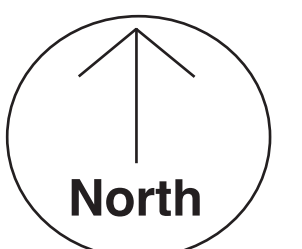
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Drawing Title:

1255 Webster Street  
 Main Residence (C)  
 Existing Floor Plan  
 + Elevations

Sheet:

**A3**





Subject:

Notes:

Drawing Title:

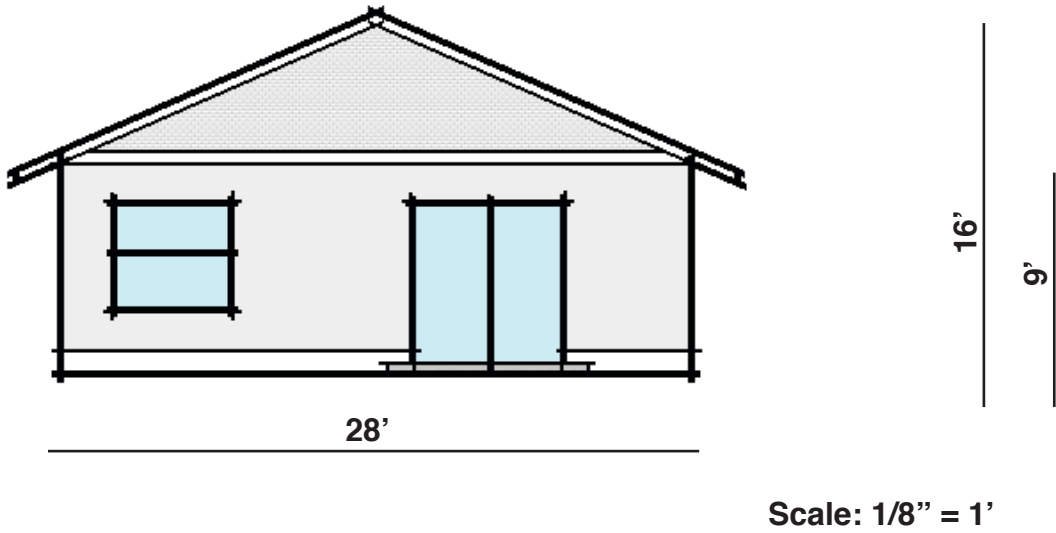
1235 Webster Street  
Main Residence (D)  
Existing Floor Plan  
+ Elevations

Sheet:

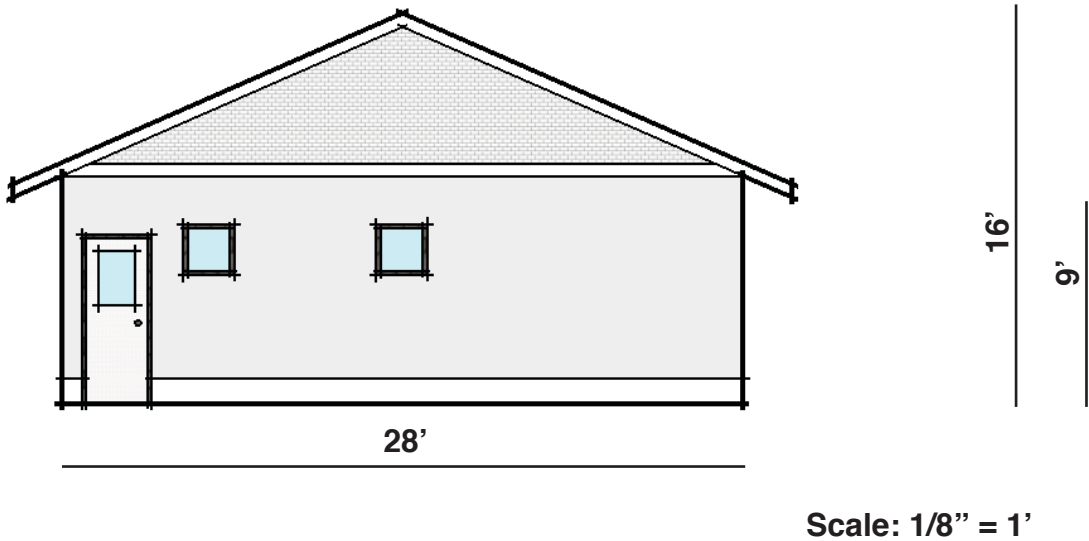
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North

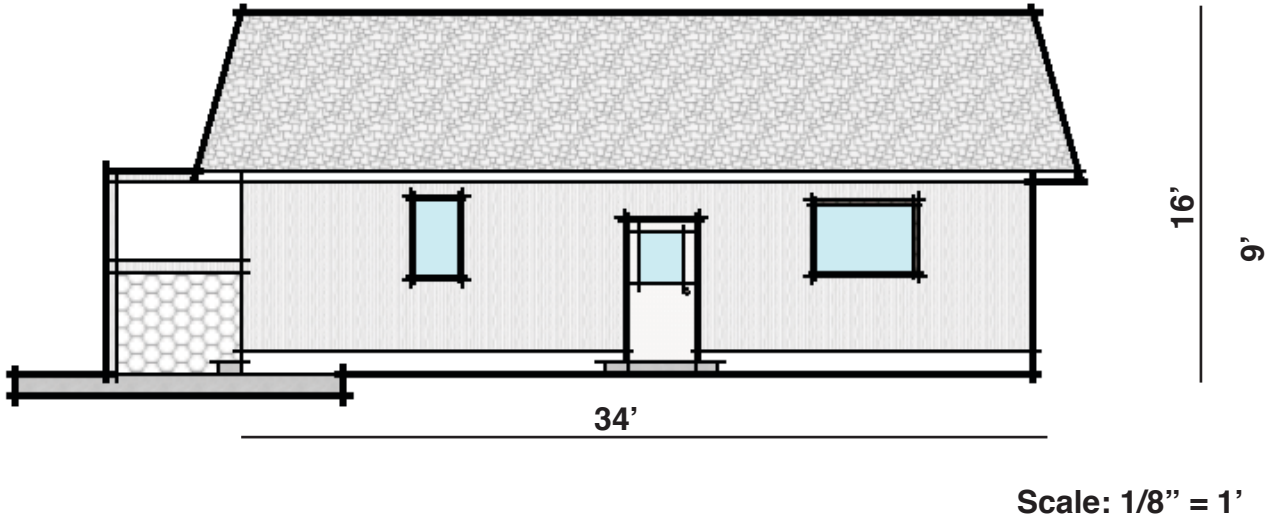
East Elevation - D - 1235 Webster Street - Existing Main Residence



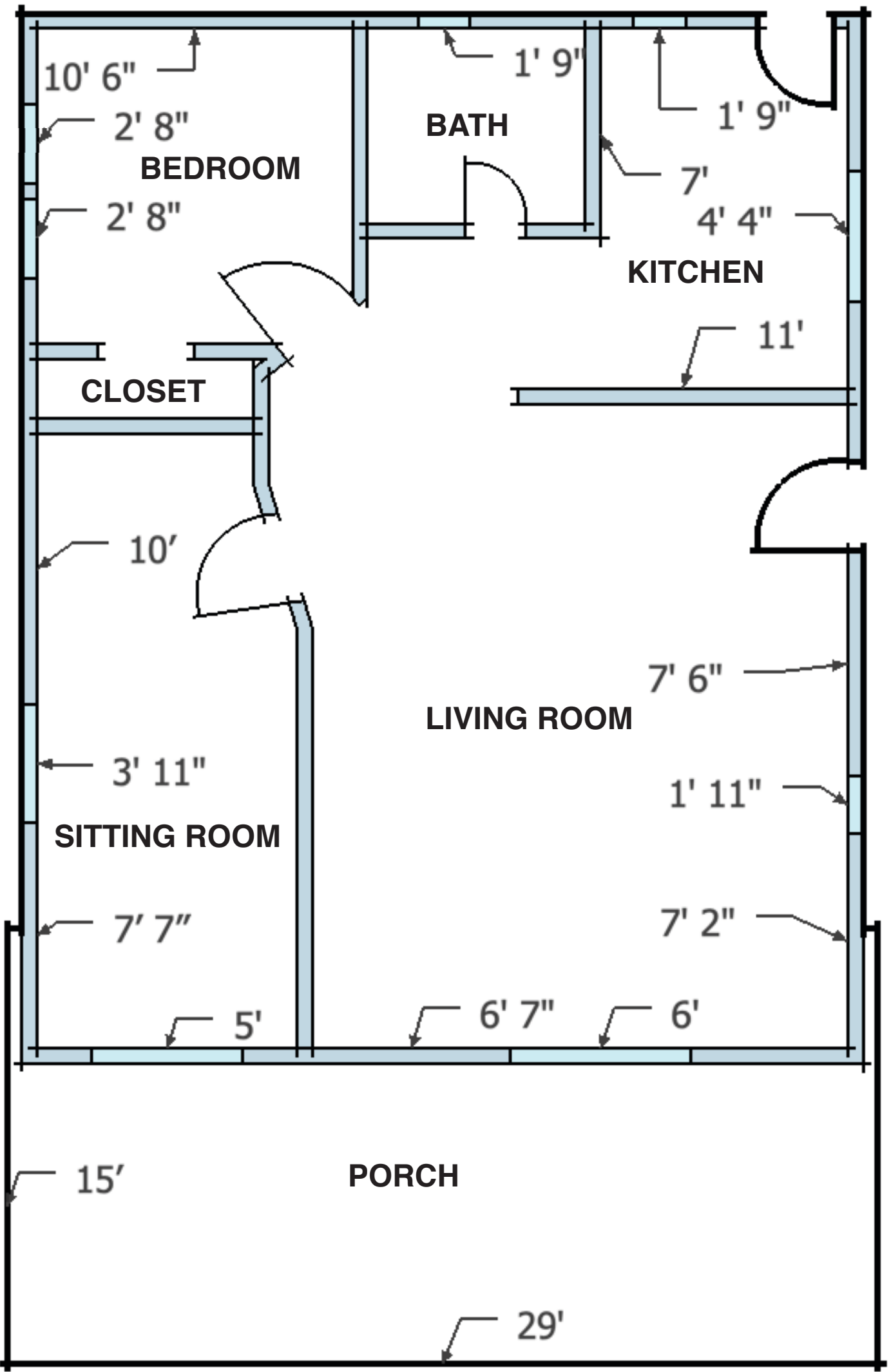
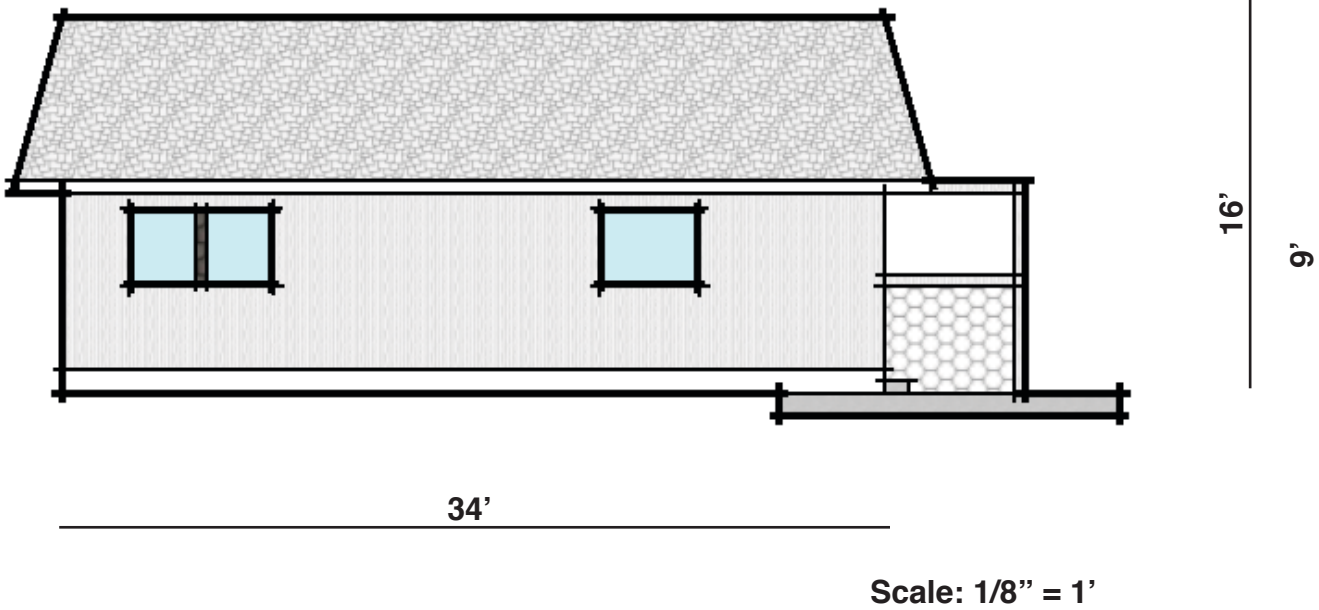
East Elevation - D - 1235 Webster Street - Existing Main Residence



West Elevation - D - 1235 Webster Street - Existing Main Residence

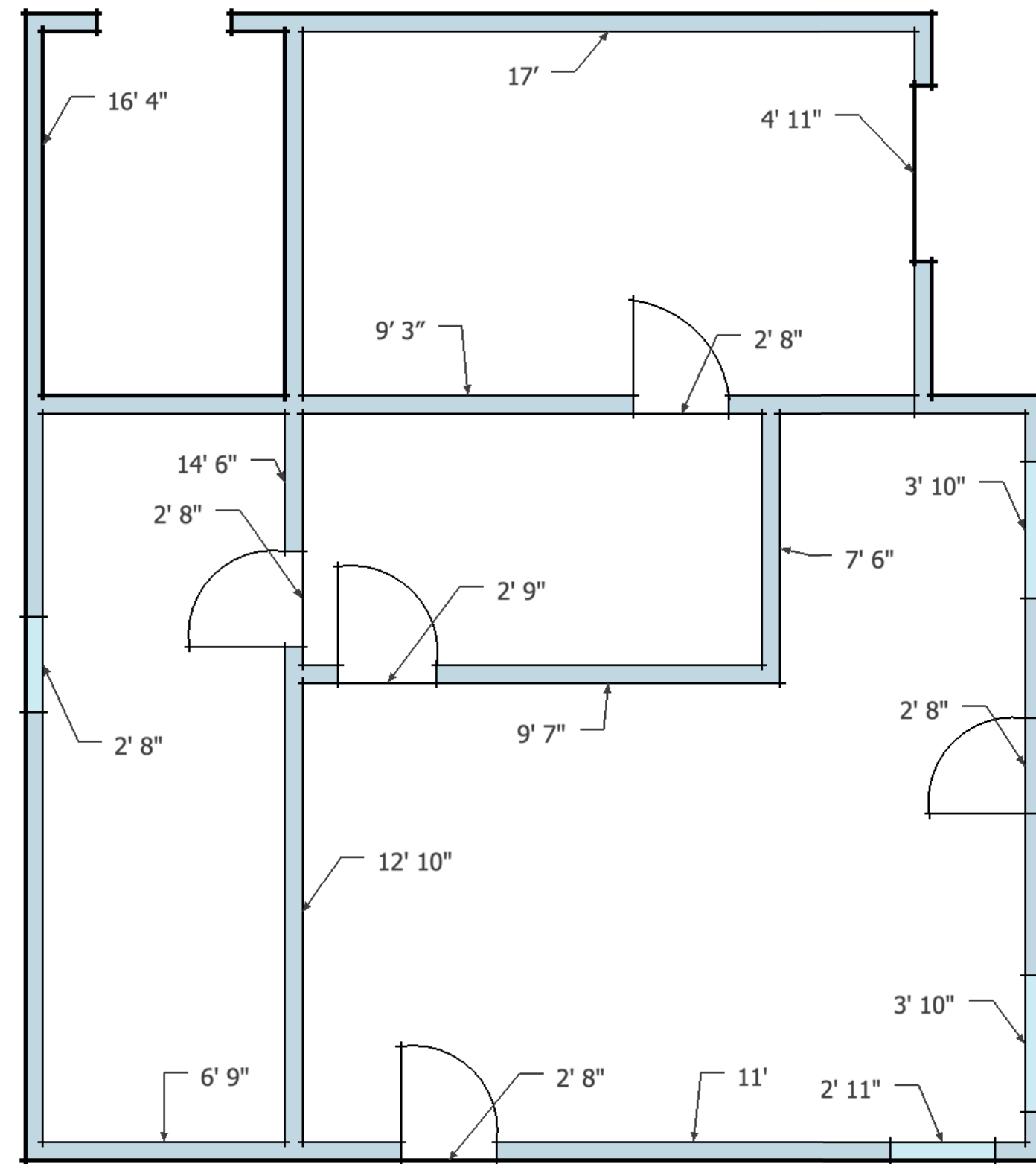


East Elevation - D - 1235 Webster Street - Existing Main Residence



Floor Plan - D - 1235 Webster Street - Existing Main Residence

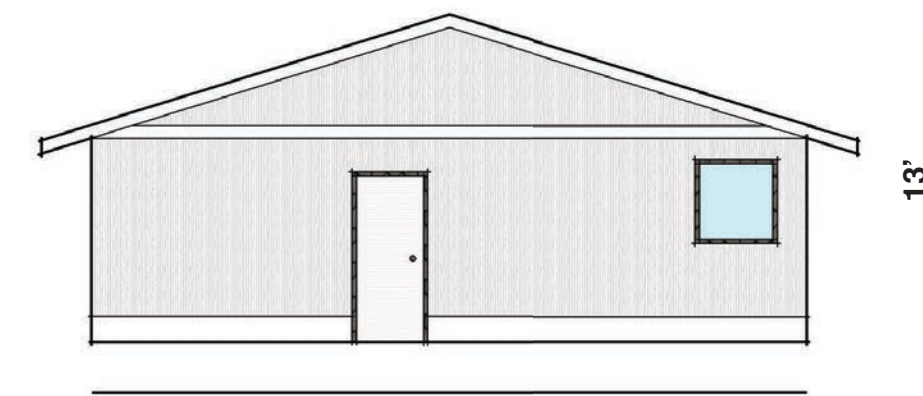
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**Floor Plan - E - 1235 Webster Street - Existing Accessory Structure, Storage**

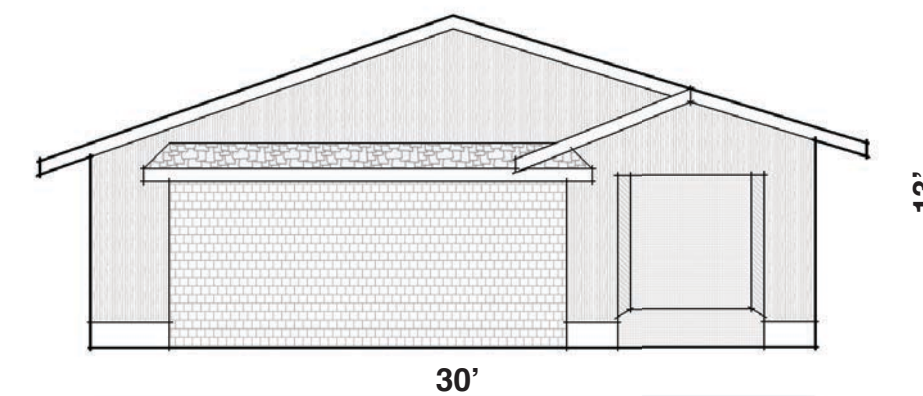
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**North Elevation - E - 1235 Webster Street - Existing Accessory Structure**



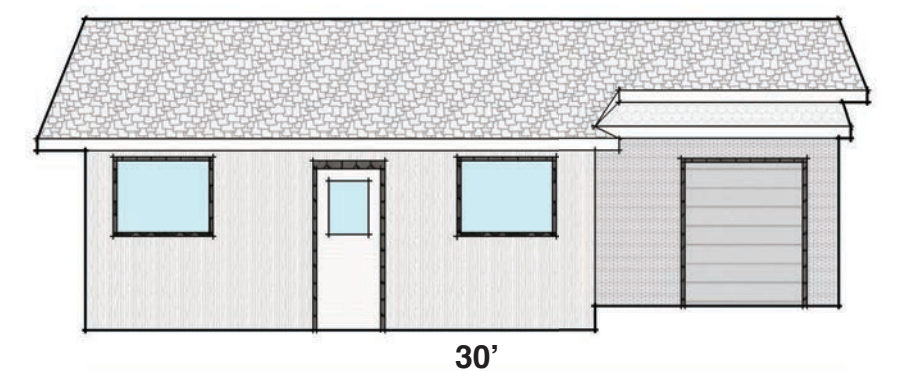
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**South Elevation - E - 1235 Webster Street - Existing Accessory Structure**



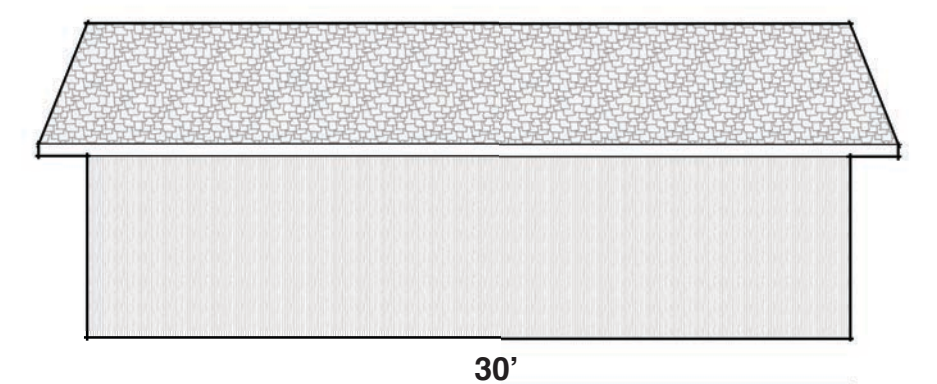
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**West Elevation - E - 1235 Webster Street - Existing Accessory Structure**



Scale: 1/8" = 1'

**East Elevation - E - 1235 Webster Street - Existing Accessory Structure**



Scale: 1/8" = 1'

APN: 026-121-15

Subject:

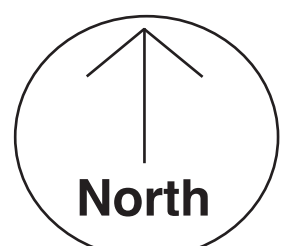
Notes:

Drawing Title:

1235 Webster Street  
Accessory Structure (E)  
Existing Floor Plan  
+ Elevations

Sheet:

**A5**





POR. SECS. 8,9,16 & 17  
T.11S., R.1W., M.D.B. & M.

WILSON BROS. TR. NO. 2  
18MB32 10/14/1920

Tax Area Code  
82-040

26-12

'= **N** 100'

Rev 3/12/04 DD (Comb form, 3-35)  
 Rev. 12/9/04 mvm (4-0045882, 1-95 to 97 accepted to st.)  
 Rev. 5/6/05 mvm (Comb. form, 2-36)  
 Rev 10/77/14 CB (Resolution 321-96, Accepts 2-26 to st)

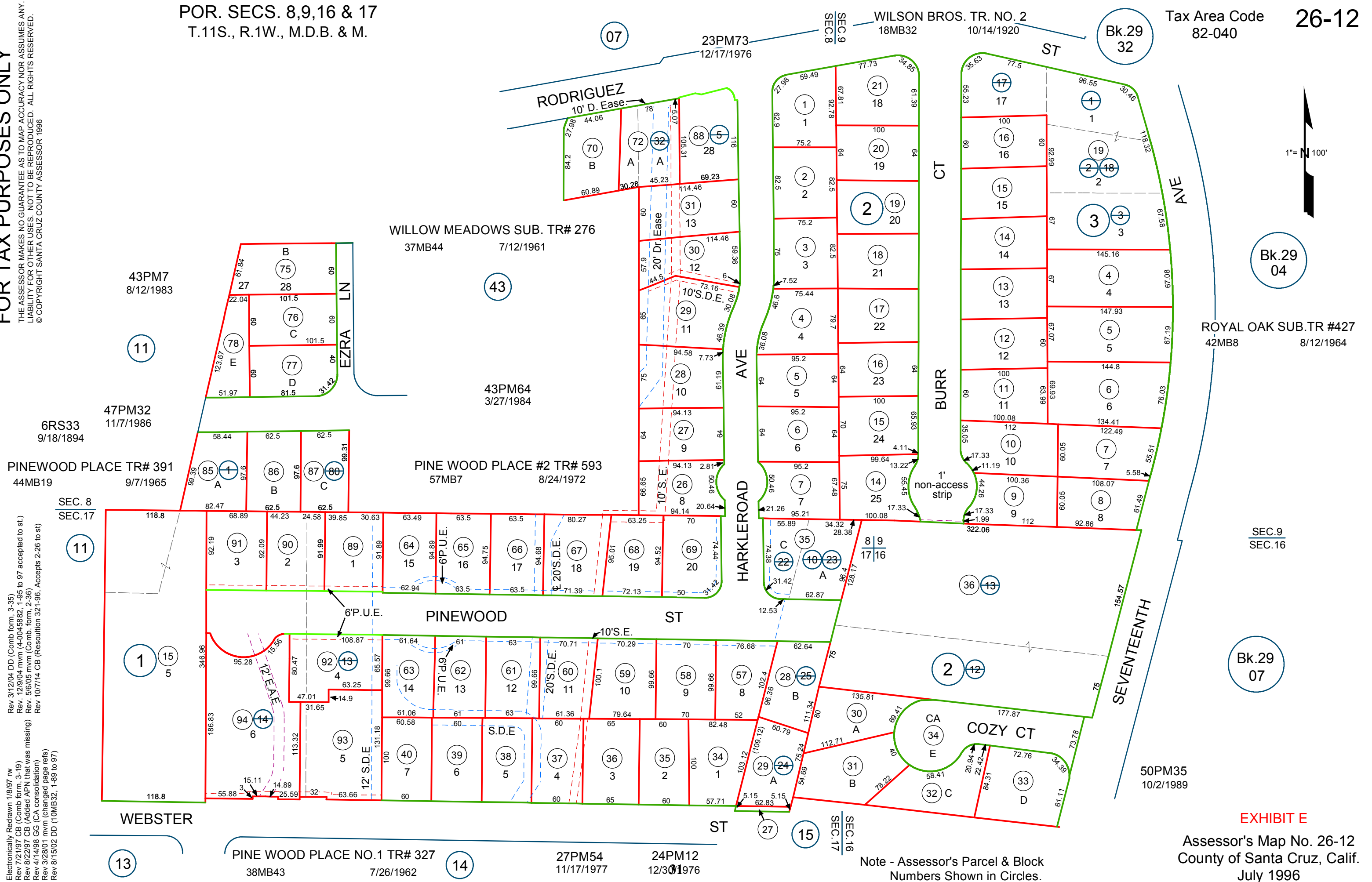
Electronically Redrawn 1/8/97 nw  
Rev 7/21/97 CB (Comb form, 3-19)  
Rev 8/22/97 CB (Added APN that was  
Rev 4/14/98 GG (CA consolidation)  
Rev 3/28/01 mvm (changed page refs)  
Rev 8/15/02 DD (10MB32, 1-89 to 97)

SEC. 8  
SEC. 17

SEC.9  
SEC.16

EXHIBIT E

Assessor's Map No. 26-12  
County of Santa Cruz, Calif.  
July 1996





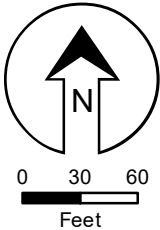
Mapped  
Area

# Parcel Location Map



**Parcel: 02612115**

- Study Parcel
- Assessor Parcel Boundary







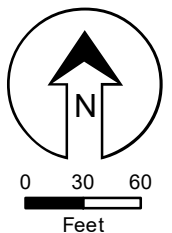
# Parcel General Plan Map



Mapped  
Area





-  O-R *Parks, Recreation & Open Space*
-  R-UL *Res. Urban Low Density*

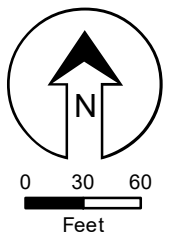




## Parcel Zoning Map



-  PR *Parks, Recreation, & Open Space*
-  R-1 *Single-Family Residential*



## Parcel Information

### Services Information

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

### Parcel Information

Parcel Size: 41,595 square feet  
Existing Land Use - Parcel: Residential dwelling group  
Existing Land Use - Surrounding: Single family residential neighborhood  
Project Access: Webster Street & Pinewood Street  
Planning Area: Live Oak  
Land Use Designation: R-UL (Urban Low Density Residential)  
Zone District: R-1-6-D (Single family residential - 6,000 square feet  
minimum - Designated park site combining district)  
Coastal Zone:      Inside   X   Outside

**Technical Reviews:** Soils Report Review

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Fire Hazard: Not a mapped constraint  
Slopes: 2-5%  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: Driveways & building foundations only  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Archeology: Not mapped/no physical evidence on site



## WATER SERVICE INFORMATION FORM



July 01, 2022

**Owner:** Swift John  
**Site Address:** 1245 Webster, Live Oak  
**Site APN:** 026-121-15  
**Project Description:** Lot Split

Dear Sean Swift:

Your project is located within the City of Santa Cruz Water Service area. The subject parcel is currently a developed lot, with an existing water service, and is subject to the following conditions:

1. Water Service is available for the proposed development.  
  
Domestic water service and fire service sizes to be determined upon further review.  
  
Two water meters currently serve the property. Any unused water services will be required to be retired as per SCWD Standard Specifications.
2. When available, please submit a full set of building permit plans. Provide a utility site plan with existing water main & service locations, types, and sizes. Provide new water service locations, types, and sizes with new domestic, irrigation, and fire service backflow device type, size, and locations. Provide call outs to new or existing services referencing SCWD standard details.  
Upon review SCWD will determine final water permit fees due and upgrading water service requirements. All water permit fees must be paid in full and water service retrofit work must be completed for this project prior to signing off on the Water Service Installation Permit.

If you have any questions, please contact the Water Department Engineering Division at (831) 420-5210

Sincerely,

BJ Dericco  
City of Santa Cruz | Water Dept., Engineering  
212 Locust Street, Suite C  
Santa Cruz, CA 95060





## SANTA CRUZ COUNTY SANITATION DISTRICT

701 OCEAN STREET, SUITE 410 · SANTA CRUZ, CA · 95060-4073

(831) 454-2160 · FAX (831) 454-2089 · TDD: (831) 454-2123 · WWW.SCCSD.US

MATT MACHADO, DISTRICT ENGINEER

7/1/2022

SEAN SWIFT  
500 CHESTNUT ST. STE 100  
SANTA CRUZ, CA 95060

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

APN: 026-121-15

APPLICATION NO.: N/A

PARCEL ADDRESS: 1235 WEBSTER ST

PROJECT DESCRIPTION: MLD OF AN EXISTING PARCEL TO CREATE THREE NEW LOTS (FOUR LOTS  
TOTAL). THREE EXISTING RESIDENTIAL CONNECTIONS WILL REMAIN AND TWO ADDITIONAL  
SINGLE FAMILY RESIDENTIAL DWELLINGS SHALL BE CONSTRUCTED (TOTAL OF 5 DWELLINGS).

Dear Mr. Swift:

The District has received your inquiry regarding sewer service availability for the subject  
parcel(s). Sewer service is available in Webster Street for the subject development.

No downstream capacity problem or other issue is known at this time. Note, however, that  
downstream sewer requirements will again be evaluated at time of Planning Permit review, at  
which time the District reserves the right to add or modify downstream sewer requirements,  
though none are anticipated at this time.

This notice is valid for one year from the date of this letter. If, after this time frame, this project  
has not yet received approval from the Planning Department, then this determination of  
availability will be considered to have expired. If that occurs or is likely to occur prior to an  
upcoming submittal or public hearing, please call us ahead of time for a new letter. At that  
time, we can evaluate the then proposed use, improvements, and downstream capacity, and  
provide a new letter.

Also, for your reference, we have attached a list of common items required during the review of  
sanitation projects.

SEAN SWIFT

PAGE 2

Thank you for your inquiry. If you have any questions, please call Bryan Wardlow at (831) 454-2160.

Yours truly,

MATT MACHADO  
District Engineer

By:

DocuSigned by:  
  
528D647137C44D4...  
Ashleigh Trujillo  
Sanitation Engineer

BW/tlp:22-051.docx  
Cc: John Swift  
1235 Webster  
Santa Cruz CA 95062



# County of Santa Cruz

## DEPARTMENT OF PARKS, OPEN SPACE, AND CULTURAL SERVICES

979 17<sup>TH</sup> AVENUE, SANTA CRUZ, CA 95062

(831) 454-7901 FAX: (831) 454-7940 TTY: 711

County Board of Supervisors  
701 Ocean Street, Room 500  
Santa Cruz, CA 95060

September 8, 2021

### **RE: Recommendation not to pursue park site acquisition for two parcels**

Dear County Supervisors,

The Parks Department has been routed two permit and subdivision applications for the following parcels that have a "D" Combining District in the County Zoning Code, also shown in the attached map:

- 026-121-15 (Pinewood Park Site)
- 026-121-94 (Pinewood Park Site)

The "D" Combining District indicates that they are sites identified in the County General Plan as potential future park sites. Any qualifying permit application for a project located within the "D" Combining District may, at the discretion of the Parks Director, be submitted to the County Parks and Recreation Commission for a park site review for consideration of acquisition for as a future park site, according to County Code Section 13.10.418 (A).

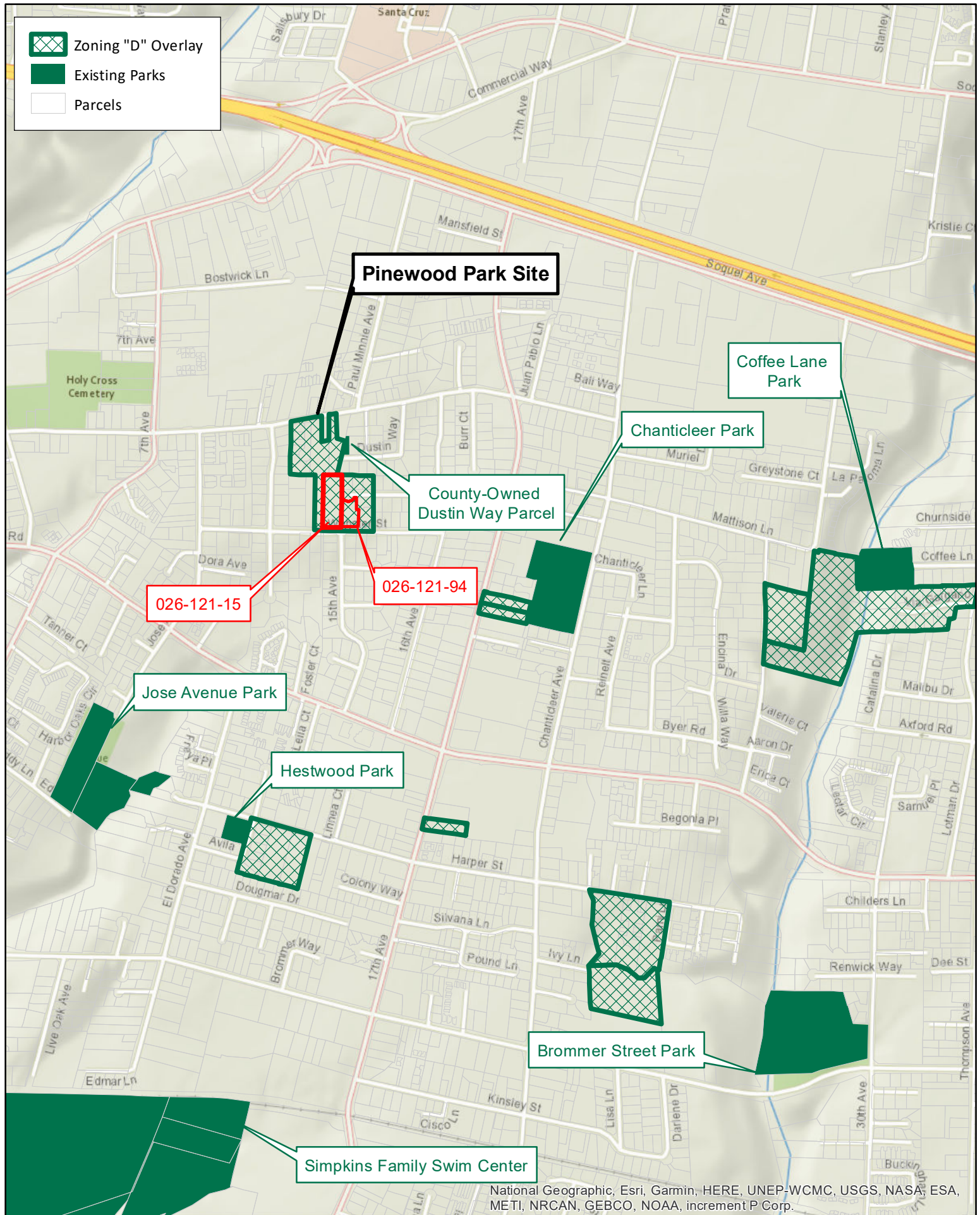
With the dissolving of the Redevelopment Agency in 2011, there is very limited funding available for park acquisition and park improvements in Live Oak and Soquel. The limited funding is being targeted at developing existing County park sites. Given that there are other neighborhood parks that are available to serve these neighborhoods and the lack of financial resources available to the County to acquire park land in Live Oak, the recommendation of the Parks Director is not to send any of these parcels to the Parks Commission for consideration of acquisition.

Pursuant to County Code Section 13.10.418 (A) each member of the Board of Supervisors shall have 10 calendar days following receipt of this notification to refer the application to the Parks and Recreation Commission for any of these parcels. In this case the Parks and Recreation Commission shall consider possible County acquisition of the land and appropriate recreational development and use of it, pursuant to Chapter 15.01 SCCC.

If you have any questions or need additional information, please feel free to contact me.

Regards,

**Jeff Gaffney**, Director  
Santa Cruz County Parks  
831-454-7903



## Webster St/Pinewood St Development: Zoom Neighborhood Meeting Notes

Zoom Link: [swiftconsultingservice.com/webster](https://swiftconsultingservice.com/webster)

Main Host: John Swift (property owner & land use consultant)

Meeting Date: March 10, 2021 @ 7:00pm-8:00pm

### Attendees

- |                   |                     |
|-------------------|---------------------|
| 1. John Swift     | 10. Justin Smith    |
| 2. Austin Swift   | 11. Zena Browning   |
| 3. Ken Kraft      | 12. Cooper          |
| 4. Virginia's     | 13. Janna Bedell    |
| 5. D. Schmidt     | 14. Justin          |
| 6. Ian Swift      | 15. LZ              |
| 7. Martin Schmidt | 16. Chris Lastition |
| 8. Peggy Tanger   | 17. Lorin Ferguson  |
| 9. Jim Tobasz     |                     |

### MEETING NOTES

#### Presentation

- History of Pinewood Cul-De-Sac
- Project Descriptions, inc. proposed T-Map (project was presented as 2 separate land divisions)
- Describe site zoning
- Show rough conceptual design of Bidell's hopeful SFD & ADU

#### Questions

- Where to stage construction equipment & how long/timing of construction?
- Is curb/gutter/sidewalk on Webster St required? Is it going to be a dedication?
  - We are proposing curb/gutter/sidewalk along our property frontage. Expecting to be a County requirement
- Are utilities are proposed to be underground
  - Yes. Assumed County required & we are proposing underground utilities to new homes. Existing houses will maintain current utility services.
- Will we be putting a barrier between us and property to the West?
  - Yes. We will try to maintain fence/hedge between properties. May have to demo some for construction, but would rebuild.
- How will EVA be paved?
  - As per fire dept requirement
- Will you need to do Environmental analysis

- County will be doing a Staff Report, likely Initial Study, which will include State/County required environmental analysis. Assume NegDec, but will be worked through with application process
- Would you be open to more access further to the west?
  - Not ideally. In discussions with Pinewood, many neighbors are opposed to through access or extending the cul-de-sac further west than proposed. Additionally, that would significantly reduce the desired building envelope for proposed lots. We would be open to addressing questions in further detail at a later date...
- Are we proposing to plant more trees? What size?
  - Likely to propose similar 15-gal trees to match existing cul-de-sac along Pinewood. We will additionally plant multiple trees on property(s)-landscape plan will come later in the project application process.
- Does the County require neighborhood meetings? How did invite mailers go out?
  - Mailers went out according to County requirements, 300-ft radius from both project property boundaries. Mailed via US Post. Mailing list provided by County. Mailing list, invite letter and proof of mailing will be included in application(s).
- Comment from Virginia's: Excited for project. Like the proposal of SFD & would support ADUs. Supports project(s) that are responsibly going through the County application process.



# **Proposed Design & Architectural Guidelines**

## **Proposed Minor Land Division**

**APNs: 026-151-94, 026-151-15**

### **Purpose and Goals**

These guidelines are adopted to ensure that the residential development of the approved parcels will achieve a high standard of residential site design and architectural excellence. The guidelines provide general direction for the design of the individual parcels and with the surrounding neighborhood without prohibiting individuality.

### **Site Planning Guidelines**

#### **1. Minimal Grading**

All improvements shall be designed to generally conform to the finished grade topography of the sites.

#### **2. Fencing**

Any fencing shall be limited to 6 feet in height within the side and rear yards and 3 feet in height within the front yard, including the portion of the side yard within the 20-foot front yard setback. No metal fencing may be used within the front yard setback.

#### **3. Driveways**

All driveways shall be paved with asphalt, concrete or similar hardscape material. Each parcel shall have single driveway that begins at the driveway apron at the street and ends at the garage. No driveway shall exceed 20' in width, except for the creation of R.V. storage pads in the side or rear yards.

#### **4. Lighting**

Lighting of all driveways shall be the minimum needed for security and safety. All exterior lighting shall be designed so it does not shine directly into adjoining properties. Flood lighting shall not be used.

### **Architectural Guidelines**

#### **1. General Building Form**

All dwellings shall have a connected or detached garage except as described under the second paragraph of this sub-section. No structure shall encompass the entire development envelope. This is best achieved by creating structural relief (articulation) on the front side of the structure so that one (or more) portion(s) of the front wall of the structure is offset from the other portion.

A detached garage may be constructed as long as all other guidelines of the preceding paragraph are met. Roof pitch, exterior material and solar orientation requirements specified in these guidelines shall be followed in the construction of a garage.

## 2. General Building Scale

If two story structures are constructed, the two-story facades shall be broken with indentations, projecting bays or similar techniques that prevent block monolithic structural appearance. Dormers and gables are encouraged.

## 3. Roofs

To achieve a sense of variety and individuality, roofs may be designed with different pitch and roofing material.

## 4. Materials

The dominant exterior siding shall be either stucco, wood or metal. Wood exteriors shall be shiplap, "V" tongue and groove or vertical board and batten. The exterior materials shall carry around the entire perimeter of the structure. All building openings and glazing areas shall be trimmed.

## 5. Solar Orientation

Structures shall be designed and oriented to take advantage of natural solar exposure to maximize natural lighting and heating of the dwellings to the extent feasible. Glazing shall be minimized on the north side of the structures, except where the front of the dwelling is the north side. Glazing shall be provided on the south and west sides to efficiently capitalize on solar heating opportunities. Photovoltaic systems will be installed on each home to comply with current building code requirements.

## Landscape Guidelines

### 1. General

All yard space not covered with driveway, patio, decks or similar features shall be landscaped so there is no bare soil outside of garden areas.



2. Species Type

Except for turf grass used for lawns, other plant materials should be drought tolerant trees, shrubs and ground cover. Native species should be chosen. Invasive exotic species such as Acacia, Pampas Grass, French Broom, and Blue Gum Eucalyptus shall not be used.

3. Irrigation

The minimum number of hose bibs at each lot is two. At least one hose bib shall be located in front of or on the front side of the dwelling. At least one hose bib shall be located in the rear yard or on the rear side of the dwelling. Water efficient drip irrigation shall be employed.

## Swift Consulting Services

---

10 November 2022

Randall Adams  
Project Planner  
Santa Cruz County

**Re: Application #: 211229; Assessor's Parcel #: 026-121-15**  
**Owner: Swift**

I am writing in regard to my project on Webster St, application #211229 (APN 026-121-15). At your suggestion, we engaged a wildlife biologist, EcoSystems West, to conduct a bat survey on the property to determine whether any sensitive species were using the existing structures for roosting.

As noted in the attached biologist's report (dated November 7, 2022), overall bat activity detected in the vicinity was moderate; however, roosting bats associated with the buildings on the two properties were confined exclusively to the green garage on the property where detections of bats were limited to Yuma myotis, California myotis (common bat species), as discussed further in the report. No openings for bat ingress/egress, evidence of bat occupancy, or emergence detections associated with other buildings were identified.

Only one sensitive species was detected during the survey, the western red bat. This species is a foliage roosting bat and does not utilize buildings for roosting. Two other sensitive bat species, Townsend's big-eared bat (*Corynorhinus townsendii*) and Pallid bat (*Antrozous pallidus*), are known to use buildings for roosting; the calls of these species were not detected and evidence of these species was not observed during daytime or nighttime surveys.

The bats identified in the green garage may constitute a year-round roost and could be excluded from the structure at the appropriate time of year. Both hoary bat and western red bat were detected in the survey vicinity and are primarily foliage roosting bats. These bats may occupy trees within the Project footprint. It is recommended a qualified biologist conduct a pre-activity survey of trees proposed for trimming or removal during Project implementation.

We would like to update our application to include this bat exclusions as part of our project. We plan to proceed with the biologist's recommendation to have a qualified biologist perform an exclusion (and the tree trimming) as recommended in the report prior to demolition.

Thank you,

John Swift  
Swift Consulting Services



November 7, 2022

John Swift  
**Swift Consulting Services, Inc.**  
500 Chestnut Street, Suite 100  
Santa Cruz, CA 95060  
(831) 459-9992  
(831) 459-9998 fax  
[John@swiftconsultingservice.com](mailto:John@swiftconsultingservice.com)

## **Re: Webster Street Bat Survey Results**

Dear Mr. Swift,

In September 2022, EcoSystems West was contracted by John Swift to conduct a bat roost survey (survey) of the 1235, 1245, and 1255 Webster Street Property (Swift Property), owned by John, Ian, and Austin Swift, where a four lot land division is proposed and two barns are proposed for demolition. The survey also included 1311 Webster Street (Bedell Property), owned by the Bedells, where a two lot land division is proposed. No demolition is proposed for this second property; however, the County requested that buildings adjacent to the barns be surveyed for bats as well.

This letter report summarizes the methods and results of the survey and provides conclusions and recommendations. This report satisfies the Santa Cruz County Planning Department's requirement for a bat survey prior to permit issuance.

## **Methods**

As noted above, the extent of the survey included the buildings on both the Swift Property and the Bedell Property. The survey was conducted in two phases—a daytime roost assessment and a nighttime exit count described below.

### ***Daytime Survey***

The first phase involved a daytime assessment of potential bat roost locations within the two properties and included all buildings. Per County requirements, the two barns proposed for demolition as well as the adjacent buildings (not proposed for demolition) were assessed during the daytime portion of the survey. The purpose of the daytime survey was to determine presence/absence of bats and identify potential bat roost locations within the Project footprint and surroundings. This portion of the survey was conducted on September 6, 2022, by Nick Fisher (qualified bat biologist). Binoculars and flashlights were utilized to visually inspect the interior and exterior of buildings for occupying bats and signs of roosts, which include, guano, insect parts, and dead bats. Any suitable features identified during the daytime roost assessment survey were noted for further investigation during nighttime surveys.

### **Nighttime Survey**

The second phase involved a nighttime exit count survey, which was utilized to determine if bats were emerging from the buildings, the quantity of bats, and the species of bats present in the buildings. Efforts were made to determine the occupancy, activity level, and specific roosting status of bats. The nighttime survey was also conducted during September 6, 2022 by Nick Fisher; and was assisted by Inger Marie Larsen and Melia Green, biologists. Nighttime surveys started at least 30 minutes prior to sunset and extended one hour following sunset.

The nighttime surveys consisted of focused visual exit counts coupled with acoustic detection. The biologists were positioned to ensure full coverage of all potential exit points from the potential roost locations. Biologists recorded the number of individual bats exiting each potential roost location and the time of the emerging bat. Auditory frequencies collected by the acoustic detectors were utilized by the qualified bat biologist to confirm visual observations and counts, identify the species of bat (when possible), and to identify behaviors, such as foraging and social calls. Additionally, acoustic detectors documented the level of bat activity for a specific survey night within the vicinity of a potential roost. Acoustic detectors utilized included two Wildlife Acoustics Echo Meter Touch units. One Solomark NV100 night-vision monocular was utilized to assist with emergence counts.

### **Results**

#### **Daytime Survey**

Of the buildings surveyed, two buildings (a green painted garage and a red painted barn – both proposed for demolition) were determined to have features suitable for potential bat roosts. Both buildings had openings to the exterior to facilitate ingress to or egress from a potential bat roost. A few guano pellets characteristic of a smaller bat species were observed under the western roof apex of the green garage. During daytime surveys of the green garage and red barn, no bats were observed within the interior or exterior. An abundance of deer mice (*Peromyscus* sp.) and rat (*Rattus* sp.) scat was observed within the interior.

The other buildings surveyed did not have visible openings that would allow for bat ingress and egress. No guano or other indications of bat occupancy were observed.

#### **Nighttime Survey**

During the nighttime surveys, six bats were visually observed exiting an approximately 5-inch portal near the roof apex of the western wall of the green garage. Utilizing call analysis of the exiting bats it was determined that a Yuma myotis (*Myotis yumanensis*), a California myotis (*Myotis californicus*), and four bats that call in the frequency range of 50 kilohertz (kHz) exited the green garage.

No bats were observed emerging from the red garage. No bats were observed emerging from the other buildings within the two properties.

Hoary bat (*Lasiurus cinereus*) and western red bat (*Lasiurus blossevillii*) were acoustically detected in the vicinity of the Project area.

Incidental acoustic detections in the vicinity of the Project area represent bats commuting though or within the vicinity and are outlined in Table 1 below. In addition, photographs depicting the two garages are included as Attachment A.

## Webster Steet Bat Survey Results

Table 1. Incidental Acoustic Bat Detections, September 6, 2022, Webster Steet Properties, Santa Cruz, CA.

Date	Number of Detections	Species or Acoustic Frequency <sup>1</sup>
<i>Green Garage</i>		
September 6, 2022	3	Western red bat ( <i>Lasiurus blossevillii</i> )
September 6, 2022	93	Hoary bat ( <i>Lasiurus cinereus</i> )
September 6, 2022	2	Silver-haired bat ( <i>Lasionycteris noctivagans</i> )
September 6, 2022	3	California myotis ( <i>Myotis californicus</i> )
September 6, 2022	9	Yuma myotis ( <i>Myotis yumanensis</i> )
September 6, 2022	39	Mexican free-tailed bat ( <i>Tadarida brasiliensis</i> )
September 6, 2022	9	Unidentified calls in the 20 (kHz) frequency group
September 6, 2022	2	Unidentified calls in the 30 (kHz) frequency group
September 6, 2022	6	Unidentified calls in the 50 (kHz) frequency group
<i>Red Garage</i>		
September 6, 2022	2	Western red bat
September 6, 2022	138	Hoary bat
September 6, 2022	1	California myotis
September 6, 2022	2	Yuma myotis
September 6, 2022	39	Mexican free-tailed bat
September 6, 2022	9	Unidentified calls in the 20 (kHz) frequency group

<sup>1</sup> Recorded echolocations that were not identified to species are reported as their frequency in kilohertz (kHz).

## Conclusion/Recommendations

Overall bat activity detected in the vicinity was moderate; however, roosting bats associated with the buildings on the two properties were confined exclusively to the green garage where detections of bats were limited to Yuma myotis, California myotis, and one unidentified species, as discussed further below. No openings for bat ingress/egress, evidence of bat occupancy, or emergence detections associated with other buildings were identified.

A substantial portion of the incidental bat calls recorded in the survey area were hoary bat and Mexican free-tailed bat; however, these common bat species were not utilizing the green garage for roosting. The hoary bat is a foliage roosting bat and does not utilize buildings for roosting. The Mexican free-tailed bat typically uses caves, rock crevices, mines and tunnels, and may use bridges, culverts, and buildings. Based on the absence of guano (this species produces large amounts of readily identifiable guano, and detections of bats emerging, no Mexican free-tailed bats were utilizing the green garage for roosting.

One additional common bat species was detected, the silver-haired bat (*Lasionycteris noctivagans*). This common bat species typically uses small hollows or cavities, typically in old growth coniferous or mixed evergreen forests with stands of dead and dying trees. This species typically does not utilize buildings for roosting and the detections were not associated with emergence from the green garage.

### **Sensitive Bat Species**

Only one sensitive species was detected during the nighttime survey, the western red bat. This species is a foliage roosting bat and does not utilize buildings for roosting. Two other sensitive bat species, Townsend's big-eared bat (*Corynorhinus townsendii*) and Pallid bat (*Antrozous pallidus*), are known to use buildings for roosting; the calls of these species were not detected and evidence of these species was not observed during daytime or nighttime surveys.

### **Green Garage/Exclusion**

As noted above, Yuma myotis and California myotis were detected leaving the green garage. In addition, four unidentified bats in the call frequency range of 50 kilohertz (kHz) were detected exiting this building. The emergence detections were closely clustered together. Both the Yuma myotis and California myotis call in this frequency range and are known to roost together. The unidentified bats were likely California myotis and Yuma myotis; both are common bat species.

The bats identified in the green garage may constitute a year-round roost and could be excluded from the structure at the appropriate time of year. It is recommended that, if bat exclusion is implemented, a qualified biologist (demonstrated multiple years of bat ecology) will be present to oversee the process. Exclusion will occur March 1 through April 1 or August 31 through October 15, during the time of year when bats are easier to detect but not within the maternity season. Prior to demolition activities the bat biologist will conduct surveys to verify that bats have departed roosts after any exclusion. Post exclusion, potential exit points should be blocked to prevent recolonization by displaced bats.

### **Tree Trimming/Removal and Foliage Roosting Bats**

Both hoary bat and western red bat were detected in the survey vicinity and are primarily foliage roosting bats. These bats may occupy trees within the Project footprint. It is recommended a qualified biologist conduct a pre-activity survey of trees proposed for trimming or removal during Project implementation. The survey would determine bat presence or absence. If bats are present or assumed to be present, then tree trimming/removal will proceed in a two-step process which consists of cutting the limbs the first day, then leaving the trimmings on the ground overnight for removal the following day. This allows any bats within the downed limb to leave on their own accord when it is safer to fly during the evening.

## Webster Steet Bat Survey Results

### Attachment A. Photographs of Buildings Surveyed for Roosting Bats, September 6, 2022, Webster Street, Santa Cruz, CA.



**Photograph 1:** A south-facing view of the green garage where bats were observed exiting on the night of September 6, 2022. The red arrow indicates the approximate exit location on the west side of the garage.



**Photograph 2:** A southeast-facing view of the green garage location where bats were observed exiting a portal near the west wall roof apex as indicated by the red arrow.



## Webster Steet Bat Survey Results



**Photograph 3:** A northwest-facing view of the green garage east side depicting rectangular openings near the roof apex. No bats were observed exiting the structure from the east side.



**Photograph 4:** A view at the base of the west wall of the green garage depicting bat guano deposited below the observed exit portal location. A representative guano pellet is situated in the center of the yellow light beam.



## Webster Steet Bat Survey Results



**Photograph 5:** A northeast-facing view of the red garage location where no bats were observed.



**Photograph 6:** An east-facing view of the red garage depicting a similar portal as the green garage near the roof apex; no bats were observed/detected.