

STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO.: 01-0120

APN: 028-072-03

APPLICANT: Judy Lock

OWNER Glen and Judy Lock

PROJECT DESCRIPTION Proposal to create *two* lots of 8,000 square feet net site area and 4,186 square feet net site area on a site with one single-family dwelling and one non-conforming second unit, and to construct one new single-family dwelling.

LOCATION: Located on the northwest corner of Portola Drive and Corcoran Ave, at 505 Corcoran Ave.

PERMITS REQUIRED: Minor Land Division, Coastal Development Permit, and a Residential Development Permit for a less than 40-foot right of way.

ENVIRONMENTAL DETERMINATION: Exempt

COASTAL ZONE: X Yes No **APPEALABLE TO CCC:** X Yes No

PARCEL INFORMATION

PARCEL SIZE: 13.199 square feet (EMIS estimate)

EXISTING LAND USE:

PARCEL: Residential

SURROUNDING: Residential

PROJECT ACCESS: Corcoran Ave

PLANNING AREA Live Oak

LAND USE DESIGNATION: R-UM (Urban Medium Density Residential)

ZONING DISTRICT: RM-4 (Multi-Family Residential - 4,000 square foot minimum)

SUPERVISORIAL DISTRICT: 1st

ENVIRONMENTAL INFORMATION

- | | |
|----------------------|---|
| a. Geologic Hazards | a. None mapped |
| b. Soils | b. Report reviewed & accepted under project 01-0302 |
| c. Fire Hazard | c. None mapped |
| d. Slopes | d. 0 to 5 percent at building site |
| e. Env. Sen. Habitat | e. None mapped |
| f. Grading | f. About 50 cy, no grading permit required |
| g. Tree Removal | g. No trees to be removed |
| h. Scenic | h. None mapped |
| i. Drainage | i. Engineered drainage required with BP |

SERVICES INFORMATION

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

ANALYSIS & DISCUSSION

Background

On March 13, 2001, the County Planning Department accepted this application for a Minor Land Division and Coastal Development Permit. In accordance with the California Environmental Quality Act (CEQA) and the County Environmental Review Guidelines, the project was determined to be categorically exempt from the provisions of CEQA, per Section 15315 of the California Code of Regulations. A Notice of Exemption was prepared for the proposed project (See Exhibit D).

According to the Department of Public Works, Portola Drive and Corcoran Ave. at **this** location either meet County road standards or are consistent with a County approved plan line, therefore no exception **is** needed for this application. The County installed sidewalk along the Corcoran Ave frontage of **this** property in the summer of 2003.

The existing home on the property is to be retained. Assessor's records indicate the structure was built in 1939.

A cottage/garage on the property was determined to be a legal non-conforming use in planning records dated 10/9/92 based on a 1980 County permit (80-485-V, former APN 028-062-52) that stated the cottage/garage was to be used as a dwelling unit. No changes to this structure are included with this application.

Project Setting & Surroundings

The parcel is approximately 13,199 +- square feet (EMIS est.) in area and is in the Live Oak Planning Area. The subject parcel fronts Portola Drive and Corcoran Ave., which **are** both County maintained roads. The parcel is relatively flat where development is proposed, with steeper slopes adjacent to Portola Drive.

The current use of the subject parcel is residential (two units on 13,199 square feet). Surrounding development consists predominately of residential uses, developed to a similar density as that requested by **this** proposal. Commercial uses are located east and west of the site on either end of Portola Drive.

Zoning in the immediate area is **RM-4** with RM-2.5 zoning east of the subject parcel and R-1-5 zoning to the north and west. Commercial zoning (C-1, C-2, C-4 and VA) is found east and west of the site at either end **of** Portola Drive.

Project Description

The applicant proposes to create two parcels of 8,000 net developable square feet (Lot 1), and 4,186 net developable square feet (Lot 2). Both lots will obtain access from Corcoran Ave. with Lot 1 having corridor access over a 20-foot corridor and Lot 2 having easement access directly from the corridor. **An** existing driveway with landscaping on both sides will be shared by the two lots. One new two-story, 2,017-square foot home with an attached 300-square foot one-car garage is proposed for the Lot 2. All existing structures will remain.

General **Plan & Zoning** Consistency

The project site has a General Plan land use designation of "R-UM" (Urban Medium Density Residential). This designation allows a density range of 7.3 to 10.8 Units per Net Developable Acre (U/NDA), which corresponds to lot size requirements of **4,000** to 6,000 net square feet. The objective of this land use designation is to provide for medium density residential development in areas within the Urban Services Line that have a full range of urban services. **As** proposed, the aggregate lot size is 4,062 square feet, and **three** units on 12,186 square feet (0.28 NDA) results in a density of 10.7 U/NDA. The project is therefore consistent with the General Plan.

The project is in the **RM-4** Zone District (multi-family residential; minimum 4,000 square feet of net developable land area per dwelling unit). The proposed division of land complies with the zoning ordinance as the property is intended for residential use, the lot sizes meet the **minimum** dimensional standard for the **RM-4** zone district, and the setbacks on the new lots will be consistent with minimum zoning ordinance requirements or will maintain non-conforming status where existing structures do not meet standard with respect existing property lines.

Specifically, the proposed dwelling (2,317 square feet) meets the required setbacks of 15 feet from the front parcel boundary/edge of any right of way (3 sides), and 5 feet from the side parcel boundary to the west for new corner lots. The existing dwellings (1,026 and 600 square feet) meet the required setbacks of **20** feet from the front parcel boundary, 15 feet for the street side yard, and 5 feet for the north side yard for parcel \geq 5,000 square feet. The rear yard setback (2 feet) and the distance between the structures (4 feet) retain non-conforming status.

The proposed dwelling will cover less than 40 percent of the total lot area, and the proposed floor area ratio is less than 50 percent. The proposed building footprints are shown **on** the architectural plans included as Exhibit A, as are the lot coverage **and** floor area ratio calculations. The existing lot will also meet both lot coverage and floor area ratio regulations.

The shared driveway within the 20-foot comdor connecting Lot 1 with Corcoran Avenue and also serving Lot 2 is a vehicular right of way. Do to the size of the lot and the existing buildings; a 40-foot right of way per County standards is not possible. Since the driveway will serve **only** two lots, and since the property's location near an intersection **makes** a shared driveway desirable, the right of way reduction is supportable as part of the land division.

Design Review Issues

Because the project is a land division located inside the Urban Services Line and the Coastal Zone, it is subject to the provisions of County Code Chapter 13.11 (Site, Architectural and Landscape Design Review) and Chapter 13.20 (Coastal Zone Regulations). The primary purpose of the Design Review ordinance, as defined by General Plan Objective 8.1 (Quality Design), is to achieve functional high quality development through design review policies that recognize the diverse characteristics of the area, maintain design creativity, and preserve and enhance the visual fabric of the community. Architectural drawings, floor plans, and a perspective drawing for the proposed new home is included as part of Exhibit A.

The new home is proposed to be two-stories with a bulk and mass similar to that of other homes in the area. Siding for the new home is proposed to be white stucco with stained horizontal wood siding on the south elevation. Second floor decks will have 1%inch metal railing with white stucco sections. Exterior colors are proposed to be white and natural wood finishes. The roof will be low profile standing seam metal in a non-reflecting gray blue color. The roof will be gently curved rather than pitched or flat, maintaining a low profile of about 26 feet.

No trees exist in the vicinity of the proposed new home. The site plan shows the placement of three 24" box (2 queen palm and 1 king palm) at the corner of Portola Drive and Corcoran Ave, with ice plant to be used as ground cover. Three additional trees (iacaranda) are to be planted on the site. Existing vegetation will be retained including a mature hedge the runs the length of the property along Portola Drive. No fences are proposed in the front yards that exceed 3 feet in height, and none are permitted per the attached conditions of approval.

Coastal Zone Issues

The project will not be visible from any specified scenic roadways, however it will be visible from locations in and around Corcoran Lagoon, Portola Drive, and to a lesser extent East Cliff Drive as it crosses the mouth of the lagoon (according to LCP Policy 5.10.10 (Designation of Scenic Roads) East Cliff Drive is not a scenic road at this point). The project will have a minimal impact on views from other public areas, as the site is over 1,000 feet north of the beach. Due to the proposed location of the new home, its relatively low profile, as well as the location of existing vegetation in the vicinity of Corcoran Lagoon, the project will not significantly impact the coastal visual resources and character, nor significantly impact public views.

Affordable Housing

The project is subject to the most recent affordable housing regulations as adopted by the Board of Supervisors. According to County Code Section 17.10.031, the project is not required to pay inclusionary housing in-lieu fees for small residential projects, as the project results in less than 3 new housing units

Conclusion

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

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit B for a complete listing of findings and evidence related to the above discussion.

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **01-0120**, based on the attached findings and conditions.
2. **Certification** that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Location map
- F. Assessor's parcel map
- G. Zoning map
- H. General Plan map
- I. Letter from Central Fire Protection District, dated December 10, 2002
- J. Letter from County Sanitation, dated November 10, 2003
- K. Letter from City of Santa Cruz Water Department, dated May 14, 2004
- L. Letter from Urban Designer, dated March 24, 2004
- M. Comments & Correspondence

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

Report Prepared By: _____

John Schlagheck
~~Santa~~ Cruz County Planning Department
701 Ocean Street, ~~4th~~ Floor
~~Santa~~ Cruz CA 95060

Report Reviewed By: _____

Cathy ~~Graves~~
Principal Planner
Development Review

SUBDMSION FINDINGS:

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

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

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

The proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates one new lot and is located in the Residential, Urban Medium General Plan designation. **This** designation allows a density range of 7.3 to 10.8 Units per Net Developable Acre (U/NDa), which corresponds to lot size requirements of 4,000 to 6,000 net square feet. The objective of **this** land use designation is to provide for medium density residential development in areas within the Urban Services Line that have a full range of urban services. **As** proposed, the aggregate lot size is 4,062 square feet, and three units on 12,186 square feet (0.28 NDA) results in a density of 10.7 U/NDa. The project is therefore consistent with the General Plan.

The project is consistent with the General Plan in that the full range of urban services is available and will be extended to the new parcel, including municipal water and sewer service. The land division is on an existing street, and no improvements are needed to provide satisfactory access to the project, and an existing driveway will serve both lots. The proposed land division is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and will have adequate and safe vehicular access.

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

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

The proposed division of land complies with the zoning ordinance provisions as to uses of land, lot sizes and dimensions and other applicable regulations in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standards for the RM-4 zone district where the project is located, and all setbacks will be consistent with the zoning standards or non-

conforming status is retained were site standard are not met. The existing dwelling and proposed new dwelling will both comply with the development standards in the zoning ordinance **as** they relate to setbacks, height, maximum parcel coverage, minimum site width, floor area ratio and minimum site frontage.

Specifically, the proposed dwelling (2,317 square feet) meets the required setbacks of 15 feet from the front parcel boundary/edge of any right of way (3 sides), and 5 feet from the side parcel boundary to the west for new corner lots. The existing dwellings (1,026 and 600 square feet) meet the required setbacks of 20 feet from the front parcel boundary, 15 feet for the street side yard, and 5 feet for the north side yard for parcel > 5,000 square feet. The rear yard setback (2 feet) and the distance between the structures (4 feet) retain non-conforming status.

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

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

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

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

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

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

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

The design of the proposed division of land and its improvements will not conflict with public easements for access in that no easements are known to encumber the property. Access to all lots will be from existing public roads with Lot 1 to have corridor access from Corcoran Avenue, and Lot 2 to have an easement over the corridor to provide access.

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

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

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

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed lot sizes meet the **minimum** dimensional standards for the **RM-4** zone district, and all development standards **for** the zone district will be met.

The new home is proposed to be two-stories with a bulk and mass similar to that of other homes in the area. Siding for the new home is proposed to be white stucco with stained horizontal wood siding on the south elevation. Second floor decks will have 1½ inch metal railing with white stucco sections. Exterior colors are proposed to be white and natural wood finishes. The roof will be low profile **standing** seam metal in a non-reflecting gray blue color. The roof will be gently curved rather than pitched or flat, maintaining a low profile of about 26 feet.

No trees exist in the vicinity of the proposed new home. The site plan shows the placement of three **24"** box (**2** queen palm and 1 king palm) at the corner of Portola Drive and Corcoran Ave, with ice plant to be used as ground cover. Three additional trees (jacaranda) are to be planted on the site. Existing vegetation will be retained including a mature hedge that runs the length of the property along Portola Drive. No fences are proposed in the front yards that exceed 3 feet in height, and none are permitted per the attached conditions of approval.

DEVELOPMENT PERMIT FINDINGS:

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

The location of the proposed residential development and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for residential uses and is *not* encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residential development will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

The shared driveway within the 20-foot corridor connecting Lot 1 with Corcoran Avenue and also serving Lot 2 is a vehicular right of way. Due to the size of the lot and the existing buildings; a 40-foot right of way per County standards is not possible. Since the driveway will serve only two lots, and since the property's location near an intersection makes a shared driveway desirable, the right of way reduction is supportable as part of the land division.

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

The project site is located in the **RM-4** (Multi-Family Residential - **4,000** square foot minimum) zone district. The proposed location of the residential development and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the **RM-4** zone district in that the primary use of the property will be residential development that meets all current site standards for the zone district.

Specifically, the proposed dwelling (**2,317** square feet) meets the required setbacks of 15 feet from the front parcel boundary/edge of any right of way (3 sides), and 5 feet from the side parcel boundary to the west for new corner lots. The existing dwellings (1,026 and 600 square feet) meet the required setbacks of 20 feet from the front parcel boundary, 15 feet for the street side yard, and 5 feet for the north side yard for parcel > 5,000 square feet. The rear yard setback (2 feet) and the distance between the structures (4 feet) retain non-conforming status.

The proposed dwelling will cover less than **40** percent of the total lot area, and the proposed floor area ratio is less than 50 percent. The proposed building footprints are shown on the architectural plans included as Exhibit A, as are the lot coverage and floor area ratio calculations. The existing lot will also meet both lot coverage and floor area ratio regulations.

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

The project site has a General Plan land use designation of "R-UM" (Urban Medium Density Residential). This designation allows a density range of 7.3 to 10.8 Units per Net Developable Acre (U/NDA), which corresponds to lot size requirements of 4,000 to 6,000 net square feet. The objective of this land use designation is to provide for medium density residential development in areas within the Urban Services Line that have a full range of urban services. As proposed, the aggregate lot size is **4,062** square feet, and three units on 12,186 square feet (0.28 NDA) results in a density of 10.7 U/NDA. The project is therefore consistent with the General Plan.

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

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

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

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

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed residential development will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land

use intensities, and dwelling unit densities of the neighborhood in the vicinity, in that the proposed structure is two stories, in a mixed neighborhood of both one and two story homes and the proposed residential development is consistent with the land use intensity and density of the neighborhood.

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

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

The new home is proposed to be two-stories with a bulk and mass similar to that of other homes in the area. Siding for the new home is proposed to be white stucco with stained horizontal wood siding on the south elevation. Second floor decks will have 1% inch metal railing with white stucco sections. Exterior colors are proposed to be white and natural wood finishes. The roof will be low profile standing seam metal in a non-reflecting gray blue color. The roof will be gently curved rather than pitched or flat, maintaining a low profile of about **26** feet.

No trees exist in the vicinity of the proposed new home. The site plan shows the placement of three 24" box (2 queen palm and 1 king palm) at the corner of Portola Drive and Corcoran Ave, with ice plant to be used as ground cover. Three additional trees (iacaranda) are to be planted on the site. Existing vegetation will be retained including a mature hedge the runs the length of the property along Portola Drive. No fences are proposed in the front yards that exceed 3 feet in height, and none are permitted per the attached conditions of approval.

COASTAL DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROJECT IS A USE ALLOWED IN ONE OF THE BASIC ZONE DISTRICTS, OTHER THAN THE SPECIAL USE (SU) DISTRICT, LISTED IN SECTION 13.10.170(d) AS CONSISTENT WITH THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LUP DESIGNATION.

The property is zoned RM-4 (single-family residential, 4,000 square feet minimum), a designation which allows residential uses. The proposed land division and construction of a new single-family home are permitted activities within the zone district, consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

The R-UM designation allows a density range of 7.3 to 10.8 **Units** per Net Developable Acre (U/ND), which corresponds to lot size requirements of 4,000 to **6,000** net square feet. The objective of this land use designation is to provide for medium density residential development in areas within the Urban Services Line that have a full range of urban services. As proposed, the aggregate lot size is 4,062 square feet, and three units on 12,186 square feet (0.28 NDA) results in a density of 10.7 U/ND. The **project** is therefore consistent with the General Plan and Local Coastal Program.

2. THAT THE PROJECT DOES NOT CONFLICT WITH ANY EXISTING EASEMENT OR DEVELOPMENT RESTRICTIONS SUCH AS PUBLIC ACCESS, UTILITY, OR OPEN SPACE EASEMENTS.

The proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are **known** to encumber the project site.

3. **THAT THE PROJECT IS CONSISTENT WITH THE DESIGN CRITERIA AND SPECIAL USE STANDARDS AND CONDITIONS OF THIS CHAPTER PURSUANT TO SECTION 13.20.130 et seq.**

The proposal is consistent with the design and use standards pursuant to Section 13.20.130 in that the development is consistent with the surrounding neighborhood in terms of architectural style; lots developed to an urban density surround the site; the colors shall be natural in appearance and complementary to the site. The development site is near the break in slope on a rise overlooking Corcoran Lagoon, which is south **of** the site.

The new home is proposed to be two-stories with a bulk and mass similar to that of other homes in the area. Siding for the new home is proposed to be white stucco with stained horizontal wood siding on the south elevation. Second floor decks will have 1½ inch metal railing with white stucco sections. Exterior colors are proposed to be white and natural wood finishes. The roof will be low profile standing seam metal in a non-reflecting gray blue color so as not to be obtrusive within the context of the coastal zone area of Corcoran Lagoon. The roof will be gently curved rather than pitched or flat, maintaining a low profile of about 26 feet on the east half of the structure and about 23 feet on the west side of the structure.

4. THAT THE PROJECT CONFORMS WITH THE PUBLIC ACCESS, RECREATION, AND VISITOR-SERVING POLICIES, STANDARDS AND *MAPS* OF THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTER 2: FIGURE 2.5 AND CHAPTER 7, **AND**, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL ZONE, SUCH DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT COMMENCING WITH SECTION 30200.

The project site is not located between the shoreline and the first public road. Consequently, the construction of the new single-family residence will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the General Plan/Local Coastal Program.

5. THAT THE PROPOSED DEVELOPMENT **IS** IN CONFORMITY WITH THE CERTIFIED LOCAL COASTAL PROGRAM.

The proposed project is in conformity with the County's certified Local Coastal Program in ~~that~~ the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the **RM-4** (Multi-family residential, 4,000 square feet minimum) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain a mixture of single-family dwellings and multiple-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

The project will not be visible from any specified scenic roadways, however it will be visible from locations in and around Corcoran Lagoon, Portola Drive, and to a lesser extent East Cliff Drive as it crosses the mouth of the lagoon (according to LCP Policy 5.10.10 (Designation of Scenic Roads) East Cliff Drive **is** not a scenic road at this point). The project will have a minimal impact on views from other public areas, as the project site is over 1,000 feet north of the beach. Due to proposed location of the new home, its relatively low profile, as well **as** the location of existing vegetation in the vicinity of Corcoran Lagoon, the project will not significantly impact the coastal visual resources and character, nor Significantly impact public views.

No trees exist in the vicinity of the footprint of the proposed new home. The site plan shows the placement of three **24"** box (**2** queen palm and 1 king palm) at the corner of Portola Drive and Corcoran Ave, with ice plant to be used as ground cover. Three additional trees (jacaranda) are to be planted on the site. Existing vegetation will be retained including a mature hedge that **runs** the length of the property along Portola Drive and that screens the property **from** the lagoon. No fences are proposed in the front yards that exceed 3 feet in height, and none are **permitted** per the attached conditions of approval.

CONDITIONS OF APPROVAL

Land Division **Permit 01-0120**

Applicant: Judy Lock

Property Owners: Glen and Judy Lock

Assessor's Parcel Number(s): **028-072-03**

Property Address and Location: 505 Corcoran Avenue, on the northwest corner of Corcoran Avenue and Portola Drive

Planning Area: Live *Oak*

Exhibits:

- A. Tentative Map prepared by Ifland Engineers, dated **2/4/04**; Architectural and floor plans prepared by John Markytan, Architect, dated **5/14/04**
-

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

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Permit Form to indicate acceptance and agreement with the conditions thereof, and
 - B. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder). The conditions shall also be recorded on the Parcel Map and are applicable to all resulting parcels.
 - C. Pay ~~an~~ Environmental Exemption fee of **\$25 to** the Clerk of the Board of the County of Santa Cruz.
- II. A Parcel Map for **this** land division must be recorded prior to the expiration date of the Tentative Map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior **to** recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:

EXHIBIT C

- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than two (2) residential lots.
- C. The minimum lot size shall be 4,000 square feet, net developable land.
- D. The following items shall be shown on the Parcel Map:
 - I. Development envelopes and/or building setback lines located according to the approved Tentative Map. The building envelope shall meet the minimum setbacks for the RM-4 zone district.
 - 2. An ingress/egress easement in for Lot 2 over the flag portion of Lot 1.
 - 3. Show the net area of each lot to nearest square foot.
 - 4. The owner's certificate shall include:
 - a. An irrevocable offer of dedication to the County of Santa Cruz for improvements shown on the Tentative Map.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. Lots shall be connected for water service to City of Santa Cruz Water District.
 - 2. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the Sanitation District shall be met.
 - 3. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawing as stated or depicted in Exhibits "A" and shall also meet the following additional conditions:
 - a. Any changes from the approved Tentative Map, including but not limited to the attached exhibits for preliminary grading, drainage, erosion control, preliminary improvement plans, architectural and landscaping plans, must be submitted for review by the Planning Director. The Director or designee will determine if the changes constitute a major or minor modification to the approved plan as defined in Section 18.10.134 of the County Code. Minor changes will be processed administratively, while major changes require review and approval of the decision-making body. The Director may send minor Tentative Map changes to the decision-making body if changes are proposed to elements of the project were the

subject of discussion or concern at the public hearing where the project was approved.

- b. Exterior finishes shall incorporate stucco and horizontal wood siding with accents and details, as shown on the approved plans. T1-11 type wood siding is not permitted.
 - c. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the RM-4 zone district. The development of any lot shall not exceed 30 percent lot coverage for Lot 1 and 40 percent lot coverage for Lot 2, and 50 percent floor area ratio for both lots, **or** other standards as may be established for the zone district. No fencing shall exceed three feet in height within the required front setback or six feet in height within the required side or rear setback.
4. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans and meet the following criteria and must conform to all water conservation requirement **of** the City of ~~Santa~~ Cruz water conservation regulations:
- a. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties. such as tall **or** dwarf fescue.
 - b. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
 - c. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of **6** inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of **2** inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
 - d. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed imigation, or where feasible, a drip imigation system. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.

- i. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
 - ii. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
 - iii. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
 - iv. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
- e. All planting shall conform to the preliminary plan shown as part of Exhibit A, except that all trees planted adjacent to the public right of way shall be 24" box in size and shall be selected from the suggested planting list in the Urban Forestry Master Plan. Also:
 - i. All landscaping shall be permanently maintained by the property owner including any plantings within the County right of way along the frontage of the property.
 - ii. Any trees planted in the County right of way shall be approved by the Department of Public Works and shall be installed according to provisions of the County Design Criteria.
 - iii. Notes shall be added to the improvement plans and the building permit plans that indicate the manner in which existing trees will be protected during construction.
 - iv. Three 24" box palm trees (one king and two queen) shall be planted at the Corner of Corcoran Avenue and Portola Drive.
5. Plans shall comply with all recommendations of the approved soils report.
6. Submit grading and drainage plans that include estimated earthwork, cross sections through all pads delineating existing and proposed cut and fill areas,

existing and proposed drainage facilities, and details of devices such as back drains, inlets, culverts, energy dissipaters, etc.

7. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located. In the case of Live *Oak* School District, the applicant/developer is advised that the development may be subject to inclusion in a Mello-Roos Community Facilities District.
8. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may **or** may not be granted. The erosion control plans shall identify the location and type of erosion control practices and devices to be used and shall include the following:
 - a. **An** effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
 - b. Soil management that prevents loose material from leaving the site.
 - c. A plan to prevent construction vehicles from carrying soil, dirt, gravel, or other material onto public streets. The owner/applicant is responsible for cleaning the street should materials from the site reach the street.

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

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. Meet all requirements of the Santa **Cruz** County Sanitation District as stated in the District's letter dated November **10,2003** including, without limitation, the following standard conditions:
 1. Submit and secure final approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
 2. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of the CC&R's to the district, if applicable.
- C. **All** new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. **All** preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in

any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries.

- D. Engineered improvement plans are required for this land division, and an agreement backed by financial securities is necessary. Improvements shall occur with the issuance of building permits for the new parcels and shall comply with the following:
1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria. Plans shall also comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Code.
 2. Plans shall include a cross section of Corcoran Avenue and Portola Drive.
 3. 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. The plans shall show construction details for any drainage facilities. A silt and grease trap shall be required to filter runoff prior to leaving the site.
 4. Plans shall comply with the accepted soils report. Plan review letters shall be submitted as needed to verify that the plans are in compliance with geotechnical recommendations.
- E. Engineered improvement plans for all water line extensions required by City of Santa Cruz shall be submitted for the review and approval of the water agency.
- F. All requirements of the Central Fire District shall be met as set forth in the District's letter dated December 10, 2002.
- G. Park dedication in-lieu fees shall be paid for one (1) dwelling unit. These fees are 4,000 as 4 bedrooms are shown on the plans at \$1,000 per bedroom), but are subject to change.
- H. Transportation improvement fees shall be paid for one (1) dwelling unit. These fees \$2,000 per unit, but are subject to change.
- I. Roadside improvement fees shall be paid for one (1) dwelling unit. These fees are \$2,000 per unit, but are subject to change.
- J. Child Care Development fees shall be paid for one (1) dwelling unit. These fees are **\$436** as 4 bedrooms are shown on the plans at \$109 per bedroom), but are subject to change.
- K. Submit one reproducible copy of the Parcel Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and situs address.

- L. A private maintenance agreement, applicable to all parcels, for the maintenance of the right of way serving both parcels, and the silt and grease traps shall be recorded.

IV. All future construction within the property shall meet the following conditions:

- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria.
- B. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
- C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- E. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
 - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
- F. Construction of improvements shall comply with the requirements of any required soil reports. The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with any geotechnical recommendations.

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

- 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 Final 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: _____

Cathy Graves
Principal Planner

John Schlagheck
Project Planner

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 01-0120

Assessor Parcel Number: 028-072-03

Project Location: Live Oak, at the northwest corner of Portola Drive and Corcoran Ave

Project Description: Minor Land Division

Person or Agency Proposing Project: Hamilton/Swift

Contact Phone Number: (831) 818-8708

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

Specify type:

E. ☒ Categorical Exemption

Specify type: Minor Land Divisions (15315)

F. Reasons why the project is exempt:

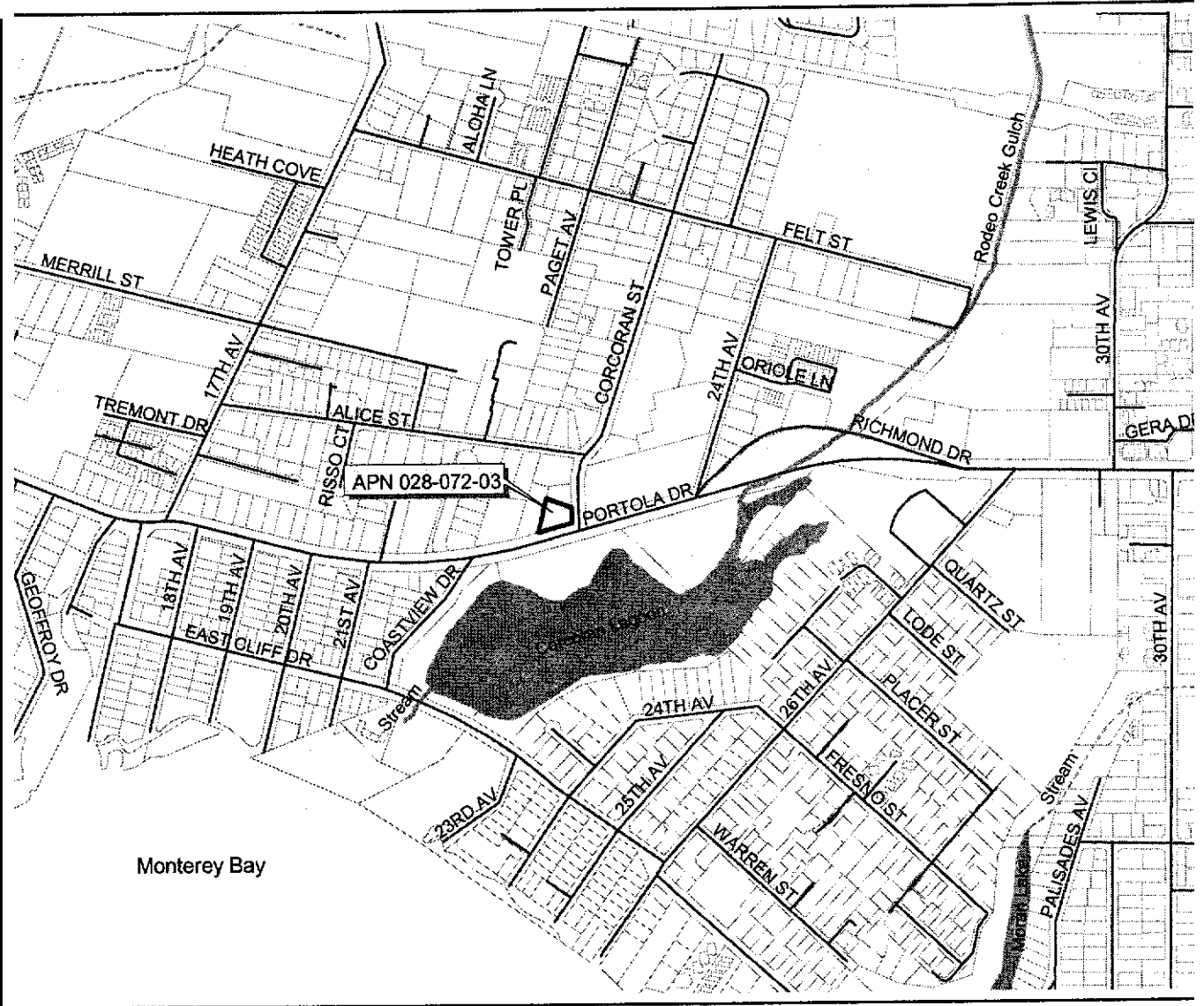
Land divisions of four or fewer lots in an urbanized area consistent with existing zoning and General Plan

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

John Schlagheck, Project Planner

Date: _____

Location Map



1000 0 1000 2000 Feet

Map created by Santa Cruz County
Planning Department
April 2004



W. 1/4 SEC. 21,
& M.

Tax Area Code
82-040

28-07

N
1" = 100'

87RS13
8/17/93

(08)

AVE.

PORTOLA

(42)

(44)

DR.

ST.

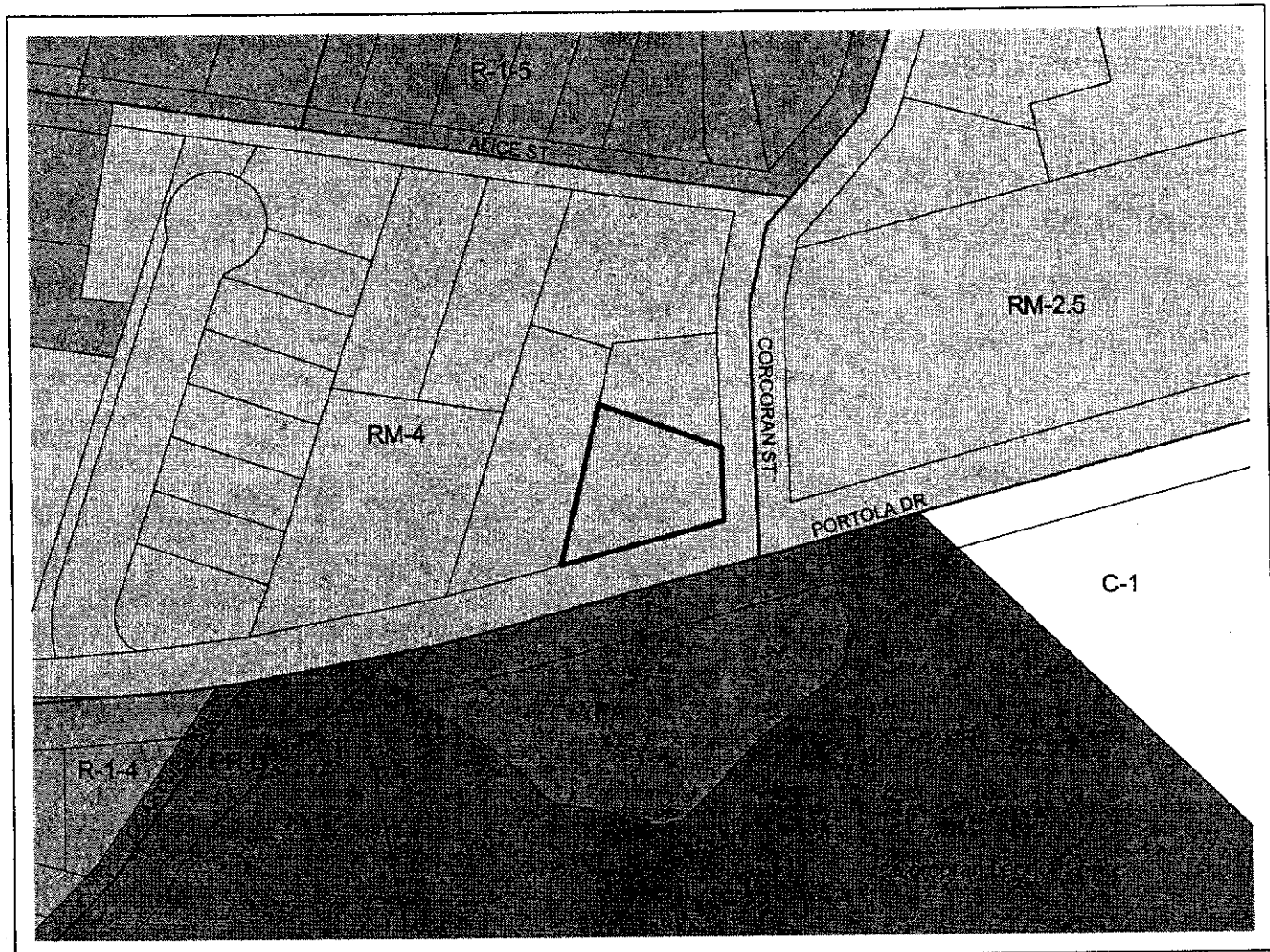
30PM52

6PM29
6/14/72

ALICE ST.

r's Map No. 28-07
f Santa Cruz, Calif.
Aug. 1998

Zoning Map



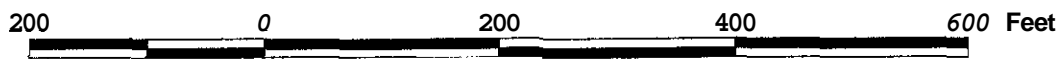
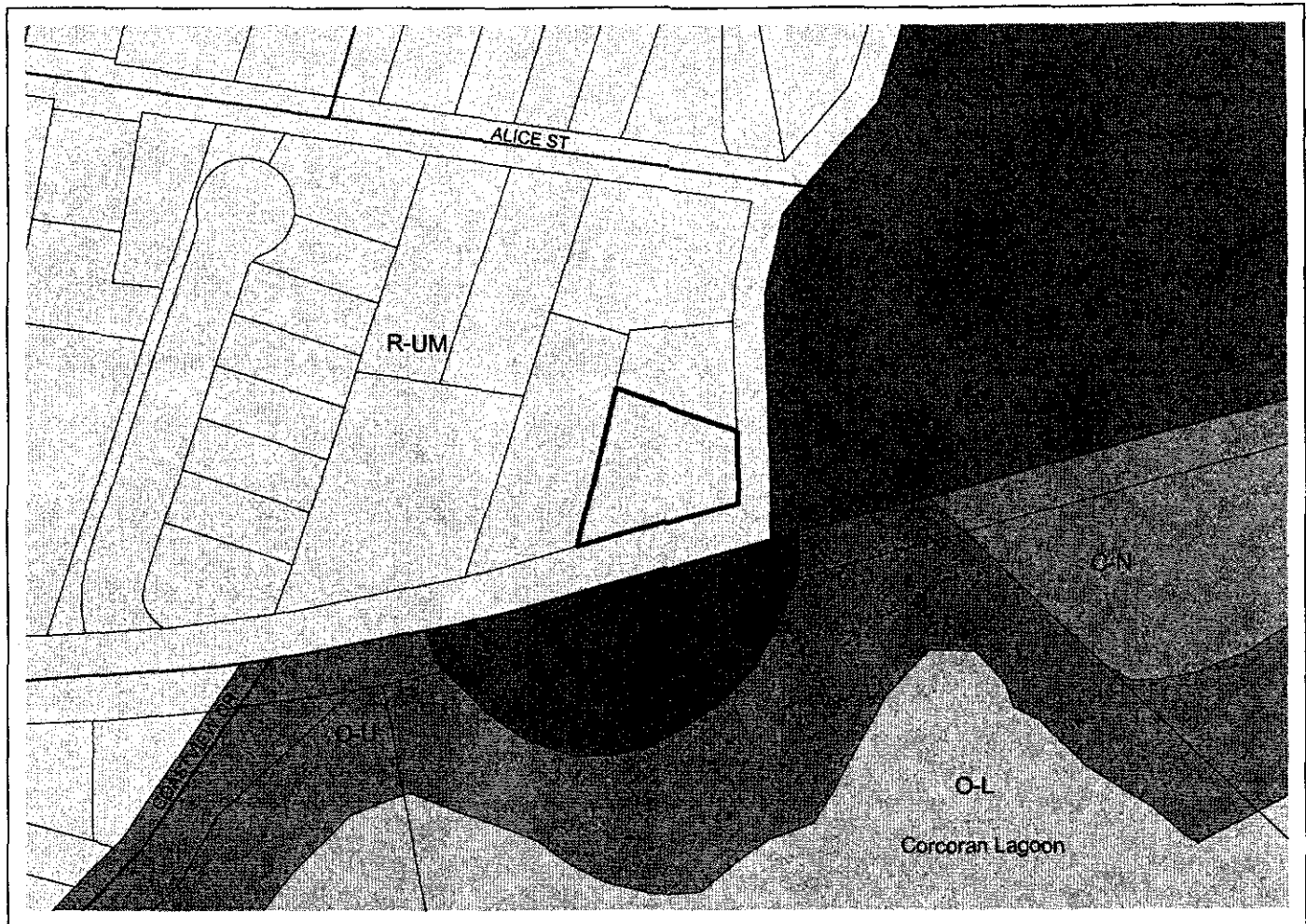
Legend

	APN 028-072-03
	Streets
	R-1-X
	RM
	C-1
	PA
	PR

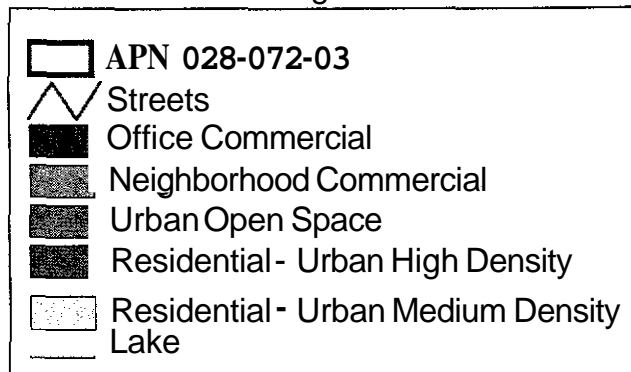


Map created by Santa Cruz County
Planning Department:
April 2004

General Plan Map



Legend



Map created by Santa Cruz County
Planning Department:
April 2004



CENTRAL
FIRE PROTECTION DISTRICT
of Santa Cruz County
Fire Prevention Division

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

Date: 10 December 2002
To: Glen Locke
Applicant: Same
From: Eric Sitzenstatter
Subject: 01-0120 (Second Review)
Address: 505 Corcoran Avenue, Santa Cruz
APN: 028-072-03
OCC: 2807203
Permit: 020337

APPROVED
DEC 10 2002
CENTRAL FIRE PROTECTION DISTRICT

Based upon a review of the plans submitted, District requirements appear to have been met, and PLANS ARE APPROVED FOR MINOR LAND DIVISION.

THE FOLLOWING ARE DISTRICT REQUIREMENTS:

The plans shall comply with California Building and Fire Codes (1998) and District Amendment.

The FIRE FLOW requirement for the subject property is 1000 gallons.

A public fire hydrant within 250 feet of any portion of the building meeting the minimum required fire flow for the building is required.

The building(s) shall be protected by an approved automatic sprinkler system complying with the LATEST edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

PLEASE HAVE THE DESIGNER ADD APPROPRIATE NOTES AND DETAILS SHOWING THE INFORMATION LISTED BELOW TO PLANS THAT WILL BE SUBMITTED FOR PERMIT:

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (1998) and District Amendment.

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

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

SHOW on the plans **DETAILS** of compliance with the District Access Requirements outlined on the enclosed handout.

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

Serving the communities of Capitola, Live Oak, and Soquel

NOTE that the ~~designer~~/installer shall submit three **(3)** sets of ~~plans~~ and calculations for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installations shall follow our guide sheet.

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

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

NOTE on the plans where address numbers will be posted and maintained. Numbers shall be a minimum of FOUR **(4)** inches in height and of a color contrasting to their background.

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. ~~Wire~~ mesh not to exceed $\frac{1}{2}$ inch.

NOTE on the plans that the roof coverings to be no **less** than Class "C" rated roof.

NOTE on the plans that a **30-foot** clearance will be maintained with non-combustible vegetation around all structures.

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

If you should have any questions or comments please call me at **(415) 699-3634**, page me at **(408) 547-1647**, or e-mail me at edsfp@sitiz.net.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these ~~plans~~ and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.

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

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

2807203-40

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: **November** 10, 2003

TO: Planning Department, ATTENTION: JOHN SCHLAGHECK

FROM: Santa Cruz County Sanitation District

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

APN: 028-072-03

APPLICATION NO.: 01-0120

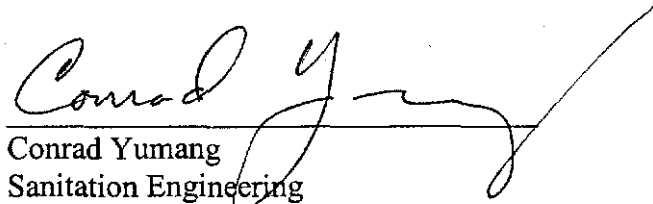
PARCEL ADDRESS:

PROJECT DESCRIPTION LOT SPLIT (2 UNITS)

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

The plan shall show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.



Conrad Yumang
Sanitation Engineering

CAY:abc/191

c: Applicant/Property Owner: **Glen B. Locke**
505 Corcoran Avenue
Santa Cruz CA 95062

(Rev. 3-96)



WATER DEPARTMENT

809 Center Street, Room 102 Santa Cruz CA 95060 Phone (831) 420-5200 Fax (831) 420-5201

May 14, 2004

Judy Locke
505 Corcoran Avenue
Santa Cruz CA 95062

Re: Proposed Minor Land Division of one lot to two at 505 Corcoran Avenue: APN 028-072-03

Dear Ms. Locke:

This is to advise you that the subject parcel is located within the service area of the Santa Cruz Water Department and potable water is currently available for normal domestic use and fire protection. Service will be provided to the parcel upon payment of the fees and charges in effect at the time of service application and the installation at developer expense of any water mains, service connections, fire hydrants and other facilities required for the parcel under the rules and regulations of the Santa Cruz Water Department. The development will also be subject to the City's Landscape Water Conservation requirements.

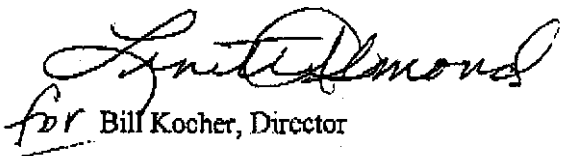
At the present time:

the required water system improvements are not complete; and
financial arrangements have not been made to the satisfaction of the City to guarantee
payment of all unpaid claims.

This letter will remain in effect for a period of two years from the above date. It should be noted, however, that the City Council may elect to declare a moratorium on new service connections due to drought conditions or other water emergency. Such a declaration would supersede this statement of water availability.

If you have any questions regarding service requirements, please call the Engineering Division at (831) 420-5210. If you have questions regarding landscape water conservation requirements, please contact the Water Conservation Office at (831) 420-5230.

Sincerely,


for Bill Kocher, Director

BK/ml
P:\Word\Eng Tech\Letters\Water Availability.doc
cc: SCWD Engineering
John Schlagheck, County Planning fax #454-2131

INTEROFFICE MEM

APPLICATION NO **01-0120** (Fourth Routing)

Date: March 24, 2004

To: John Schlagheck, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new single family residence at 505 Corcoran Avenue, Santa Cruz (Glen Locke / owner, applicant)

GENERAL PLAN/ ZONING CODE ISSUES

Design Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
<u>Visual Compatibility</u>			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			N/A
Ridgeline Development			

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the riigeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area	✓		
Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			

The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor sewing zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A
[Beach Viewsheds]			

Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

SUGGESTED BUILDING PERMIT CONDITIONS:

- *Show the horizontal siding on the South elevation (or listed on the Typical Exterior Materials).*
- *Revise color board to show colors of the -*
 - a. *garage door*
 - b. *fireplace flue*
 - c. *the trim on the roof fascia?*