

STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO.: 02-0016
APPLICANT: Lindsay Bell
OWNER: Lindsay and Michele Bell

APN: 037-061-58

PROJECT DESCRIPTION: Proposal to create three single-family lots of 16,442, 10,170, and 10,472 square feet net developable area on a site with one single-family dwelling, and to construct two new single-family dwellings.

LOCATION: Located on the west side of Maplethorpe Lane about 1,400 feet north of Soquel Drive at 3455 Maplethorpe Lane.

PERMITS REQUIRED: Minor Land Division, Residential Development Permit for a less than 40-foot right of way, and a Roadway/Roadside Exception

ENVIRONMENTAL DETERMINATION: Exempt

COASTAL ZONE: —Yes ☒ No

APPEALABLE TO CCC: ___Yes___No

PARCEL INFORMATION

PARCEL SIZE: 1.2 acres (EMIS estimate)

EXISTING LAND USE:

PARCEL: Residential

SURROUNDING: Residential

PROJECT ACCESS: Maplethorpe Lane

PLANNING AREA: Soquel

LAND USE DESIGNATION: R - W L (Urban Very Low Density Residential)

ZONING DISTRICT: R-1-10 (Single-Family Residential - 10,000 square foot minimum)

SUPERVISORIAL DISTRICT: 1st

ENVIRONMENTAL INFORMATION

- | | |
|----------------------|--|
| a. Geologic Hazards | a. None mapped |
| b. Soils | b. Soils Report submitted and accepted |
| c. Fire Hazard | c. None mapped |
| d. Slopes | d. 0 to 730 percent |
| e. Env. Sen. Habitat | e. Riparian (portion) |
| f. Grading | f. About 97 cubic yards proposed |
| g. Tree Removal | g. 3 (2 <i>oak</i> and one willow) |
| h. Scenic | h. None mapped |
| i. Drainage | i. Existing natural channel with detention |

SERVICES INFORMATION

Inside Urban/Rural Services Line: X Yes No
Water Supply: Soquel Creek Water District
Sewage Disposal: County Sanitation
Fire District: ~~Central~~ Fire District
Drainage District: Zone **5**

ANALYSIS & DISCUSSION

Background

On January 14, 2002, the County Planning Department accepted this application for a Minor Land Division. In accordance with the California Environmental Quality Act (CEQA) and the County Environmental Review Guidelines, the project was determined to be categorically exempt from the provisions of CEQA, per Section 15315 of the California Code of Regulations. A Notice of Exemption was prepared for the proposed project (See Exhibit D).

Project Setting & Surroundings

The parcel is approximately 1.2 acres (EMIS est.) in area and is in the Soquel Planning Area. The parcel has a mixed topography, with several relatively flat areas as well as some slopes greater than 30 percent.

The current use of the subject parcel is single-family residential (one unit on 1.2 acres). Surrounding development consists of relatively low-density residential uses. Commercial uses are located south of the site on Soquel Drive.

Zoning in the immediate area is R-1-10, with R-1-8, R-1-6 and a variety of RM zoning to the south of the subject parcel, and R-1-15 zoning to the north of the site transitioning to RA zoning ~~further~~ to the north. Commercial zoning (C-1 and **PA**) is found on Soquel Drive at its intersection with Park Avenue.

Project Description

The applicant proposes to create three singlefamily residential parcels of 16,442 net developable square feet (Lot 1), 10,170 net developable square feet (Lot 2), and 10,472 square feet (Lot 3). All three lots will obtain access from Maplethorpe Lane with Lots 2 and 3 utilizing a 25-foot right of way easement ~~with~~ a 12 to 18-foot paved driveway over Lot 1. The existing dwelling will be located on Lot 1 and will continue to use its existing driveway access. Two, two-story homes of 2,900 and 2,700-square feet will be constructed under separate building permits.

General Plan & Zoning Consistency

The project site ~~has~~ a General Plan land use designation of "R-UVL" (Urban Very Low Density Residential). This designation allows a density range of 1.0 to 4.3 units per net developable acre,

which corresponds to lot size requirements of 10,000 square feet to 1.0 acre of net developable parcel area. The objective of this land use designation is to provide for large-lot residential development in areas within the Urban Services Line that have a full range of urban services as a transition to adjacent rural density development. **As** proposed, the average net parcel size for the three new lots is 12,361 square feet; therefore the density of the project is consistent with the General Plan.

The project is in the R-1-10 Zone District (single-family residential; 10,000 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 R-1-10 zone district, and the setbacks on the new lots created will be consistent with the minimum zoning ordinance requirements.

Specifically, both of the proposed new dwellings and the existing dwelling will meet the required setbacks of 20 feet from the front parcel boundary/edge of any right of way, **15** feet from the rear parcel boundary, and 10 feet from the side parcel boundaries. Both the proposed dwellings and the existing dwelling will cover less than **30** percent of the total lot area, and the proposed floor area ratio is less than 50 percent. The proposed building footprints are shown on Exhibit **A**.

Design Review Issues

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. **A** primary purpose of the Design Review ordinance, as defined by General Plan Objective 8.1, is to achieve functional **high** quality development through design review policies that recognize the diverse characteristics of the area, maintain design creativity, and preserve and enhance the visual fabric of the community. Architectural drawings, floor plans, and a perspective drawing for the proposed new homes is included as **part** of Exhibit **A**.

The new homes are **proposed** to be two-stories with a design that incorporates some of the architectural details found on other homes in the area. Exterior material for both homes is proposed to be horizontal wood siding with wood clad window and wood and iron railings around deck areas. Exterior colors are proposed to be natural wood tones. Roofing material is proposed to be composition shingles.

The site plan shows the removal of **3** trees (2 *oak* and 1 willow) to facilitate the development. **A** requirement has been added that requires a total of **6** replacement trees to be incorporated into the site design when the proposed homes area built. The project has been conditioned to require a final landscape plan for review with the building plans. The final plan shall indicate how the trees that are to remain will be protected during construction.

Roadway/Roadside Exception

The applicant has proposed no changes to the existing dimensions and character of Maplethorpe Lane. Maplethorpe Lane, a County maintained road, has curb, gutter, sidewalk, and an 18-foot paved surface on the east side of the street from Colleen Way to a point about 400 feet north of the subject property. A Roadway/Roadside Exception is therefore included as part of the application.

The Planning Department recommends granting the Exception in that standard improvements would be inconsistent with existing improvements and the character of the area. The findings for the Exception *can* be made and are included in Exhibit B.

The Department of Public Works has recommended that the paved surface of Maplethorpe Lane be widened from 18 feet to 24 feet along the frontage of the property or as approved by the local fire agency. Exhibit K is a letter from the Central Fire District that states that the 18-foot width is approved with a turnout provided.

In lieu of standard improvements, the project has been conditioned to require the installation of a sidewalk segment of about **75** feet near the east side of the intersection of Colleen Way and Maplethorpe Lane. The sidewalk segment will connect two much larger existing segments and increase pedestrian safety in the area.

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

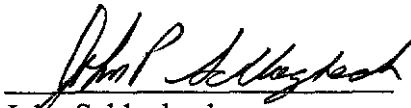
Staff recommends:


1. **APPROVAL** of Application Number **02-0016**, 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 District, dated August 5, 2003
- J. Letter from Central Fire District, dated September 2, 2003
- K. Letter from Central Fire District, dated December 29, 2003
- L. Letter from County Sanitation, dated March 16, 2004
- M. Letter from Urban Designer, dated July 27, 2004
- N. Letter from Soquel Creek Water District, dated October 11, 2002
- O. Comment from various agencies

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 SUBDIVISION *MAP ACT*.

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

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

The proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates two new single family lots and is located in the Residential, Urban Very Low Density General Plan designation which allows a density of one dwelling for each 10,000 square feet to 1.0 acres of net developable site area. The average parcel size for the two new lots is 12,361 square feet, therefore the density of the project is consistent with the General Plan.

The project is consistent with the General Plan in that the full range of urban services is available and will be extended to the new parcels created, including municipal water and sewer service. The land division is on an existing street, and an Exception to standard road improvements has been granted and there is satisfactory access to the project. New access for Lots 2 and 3 will be constructed per the approved plans. 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 single-family development will be consistent with the pattern of the surrounding development, and the design of the proposed homes is consistent with the character of the surrounding neighborhood. The land division is not in a hazardous or environmentally sensitive area and protects natural resources by providing residential development in an area designated for this type and density of development.

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

The proposed division of land complies with the zoning ordinance provisions as to uses of land, lot sizes and dimensions and other applicable regulations in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standards for the R-1-10 zone district where the project is located, and all setbacks will be consistent with the zoning standards. The existing dwelling and proposed new dwellings will comply with the development standards in the zoning ordinance as they relate to setbacks, maximum parcel coverage, minimum site width, floor

area ratio and minimum site frontage

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

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

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

The design of the proposed division of land and its improvements will not cause environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. No mapped or observed sensitive habitats or threatened species impede development of the site as proposed. The project was determined to be 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 parcels 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 2 and 3 to have a right of way access over Lot 1 to Maplethorpe. A right of way will be recorded with the Parcel Map describing the access for Lots 2 and 3.

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

The design of the proposed division of land provides to the fullest extent possible, the ability to use

passive and natural heating and cooling in that the resulting parcels are oriented in a manner to take advantage of solar opportunities. All of the proposed parcels are conventionally configured and the proposed building envelopes meet the minimum setbacks as required by the zone district for the property and County code.

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

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed lot sizes meet the minimum dimensional standards for the R-1-10 zone district, and all development standards for the zone district will be met. The new homes are proposed to be two-stories with a design that incorporates some of the architectural details found on other homes in the area.

The new homes are proposed to be two-stories with a design that incorporates some of the architectural details found on other homes in the area. Exterior material for both homes is proposed to be horizontal wood siding with wood clad window and wood and iron railings around deck areas. Exterior colors are proposed to be natural wood tones. Roofing material is proposed to be composition shingles.

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

DEVELOPMENT PERMIT FINDINGS:

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

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

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

The project site is located in the R-1-10 (Single-Family Residential -106,000 square foot minimum) zone district. The proposed location of the residential development and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-10 zone district in that the primary use of the property will be one residential development that meets all current site standards for the zone district.

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

The project site has a General Plan land use designation of "R-WL" (Urban Very Low Density Residential). This designation allows a density range of 1.0 to **4.3** units per net developable acre, which corresponds to lot size requirements of 10,000 square feet to 1.0 acre of net developable parcel area. The objective of this land use designation is to provide for large-lot residential development in areas within the Urban Services Line that have a full range of urban services as a transition to adjacent rural density development. As proposed, the average net parcel size for the three new lots is 12,361 square feet; therefore the project is 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.

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 (2) 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 structures are two stories, in a mixed neighborhood of both one and two story homes and the proposed residential development is consistent with the land use intensity and density of the neighborhood.

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

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed residential development will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

The new homes are proposed to be two-stories with a design that incorporates some of the architectural details found on other homes in the area. Exterior material for both homes is proposed to be horizontal wood siding with wood clad window and wood and iron railings around deck areas. Exterior colors are proposed to be natural wood tones. Roofing material is proposed to be composition shingles.

EXCEPTION FINDINGS

1. THE IMPROVEMENTS ARE NOT APPROPRIATE DUE TO THE CHARACTER OF DEVELOPMENT IN THE AREA AND THE LACK OF SUCH IMPROVEMENTS ON SURROUNDING DEVELOPED PROPERTY (COUNTY CODE SECTION 15.10.050.f.1).

The applicant has requested the elimination of curb, gutter and separated sidewalk on the west

CONDITIONS OF APPROVAL

Land Division Permit 02-0016

Applicant: Lindsay and Michele Bell

Property Owners: Lindsay and Michele Bell

Assessor's Parcel Number(s): **037-061-58**

Property Address and Location: **3455** Maplethorpe Lane, **on** the west side of Maplethorpe Lane about 1400 feet north of Soquel Drive

Planning Area: Soquel

Exhibits:

- A. Tentative Map prepared by Ifland Engineers, Inc., dated **4/16/04**; Architectural and floor plans prepared by Peter Guiley, dated **7/25/03**
-

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. 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:
- 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 three (3) single-family residential lots.
- C. The minimum lot size shall be 10,000 square feet, net developable land.
- D. The following items shall be shown on the Parcel Map:
 - 1. Development envelopes and/or building setback lines located according to the approved Tentative Map. The building envelope shall meet the minimum setbacks for the R-1-10 zone district.
 - 2. Show the net area of each lot to nearest square foot.
 - 3. The owner's certificate shall include:
 - a. An irrevocable offer of dedication to the County of Santa Cruz for improvements shown on the Tentative Map, including a sidewalk segment of about 75 feet to connect two exiting sidewalks near the east side of the intersection of Colleen and Maplethorpe Lane.
 - b. A 25-foot easement over Lot 1 for access to both Lot 2 and Lot 3 and an easement over Lot 2 for access to Lot 3.
- 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 an approved Tentative Map or approved site plan, 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

changes to the decision-making body if changes are proposed to elements of the project that were the subject of concern at the public hearing where the project was approved.

- b. Exterior finishes shall incorporate horizontal wood siding with wood window and iron and wood railings for exterior deck areas (painted in natural tones) 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 R-1-10 zone district. The development of any lot shall not exceed 30 percent lot coverage, or 50 percent floor area ratio, or other standards as may be established for the zone district. 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 irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.

1. 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:
 1. 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. Six (6) replacement trees are required to be installed along with the new homes on 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.
5. All construction shall conform to the recommendations of the accepted 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, 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.
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 March 16, 2004 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. Improvement Plans must be approved by both the Department of Public works and the Planning Department and must be consistent with the preliminary plans included as Exhibit A. 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 Maplethorpe Lance that will show the existing right of way and existing improvements.
 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 all proposed drainage facilities. The detention system should include safe overflow and bypass provisions. Describe all paths of runoff.
 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.
 5. Any changes between 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 and approval by the decision-making body. Such proposed changes will be included in a report to the decision making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans that in any way 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.
- E. Engineered improvement plans for all water line extensions required by Soquel Creek Water District 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 letters dated 8/5/03, 9/2/03, and 12/29/03.

- G.** Park dedication in-lieu fees shall be paid for two (2) dwelling units. These fees are \$2,400 per unit (which assumes 3 bedrooms at \$800 per bedroom), but are subject to change.
 - H.** Transportation improvement fees shall be paid for two (2) dwelling units. These fees \$2,000 per unit, but are subject to change.
 - I.** Roadside improvement fees shall be paid for two (2) dwelling unit. These fees are \$2,000 per unit, but are subject to change.
 - J.** Child Care Development fees shall be paid for two (2) dwelling unit. These fees \$327 per unit (which assumes three bedrooms 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 detention system, shared right of way, 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 and emergency situation; and
 - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
- F. Construction of improvements shall comply with the requirements 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 II.E, 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: 02-0016

Assessor Parcel Number: 037-061-58

Project Location: 3455 Maplethorpe Lane

Project Description: Minor Land Division

Person or Agency Proposing Project: Lindsay Bell

Contact Phone Number: (831) 462-6492

- 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. ☒ **Cateecorical Exemption**

Specify type: Minor Land Divisions (15315)

F. Reasons why the project is exempt:

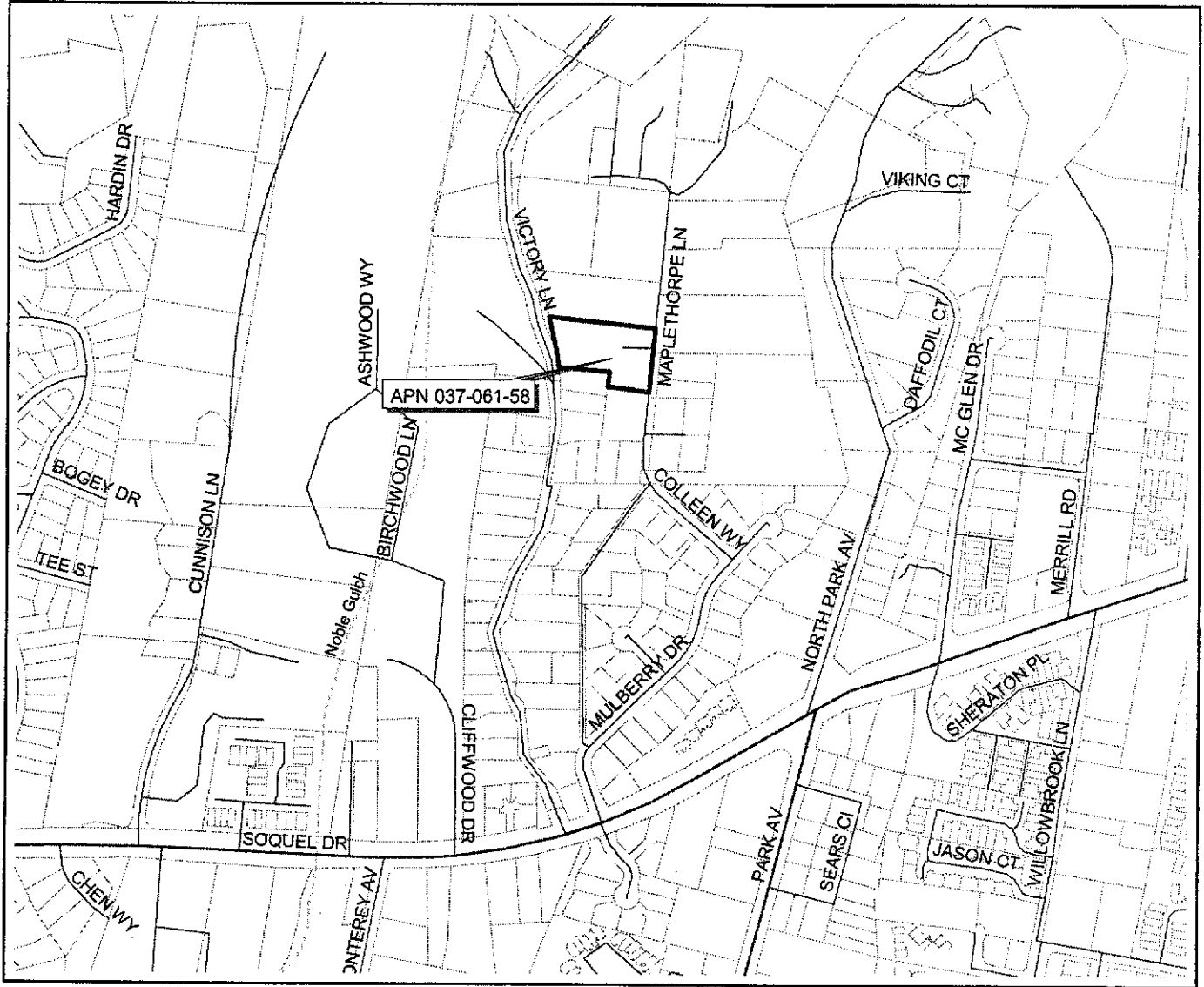
Land divisions of four or fewer lots in ~~an~~ urbanized area consistent with existing zoning and General Plan

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:
June 2004



EXHIBIT E

ONLY
NOR ASSUMES ANY
RIGHTS RESERVED.
1998

POR. SOQUEL RANCHO

SEC. 2 & 11, T.11S., R.1W., M.D.B. & M.

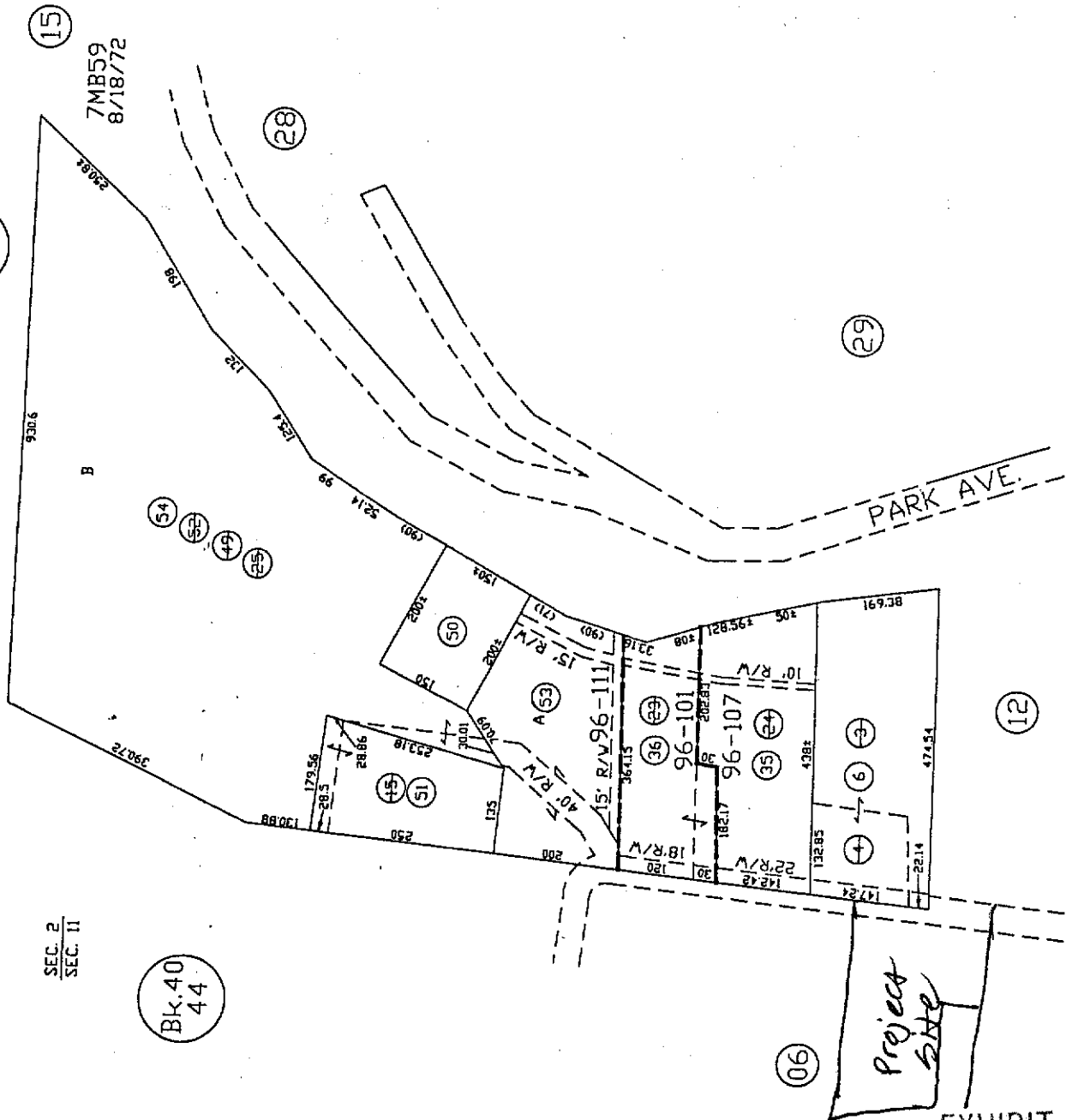
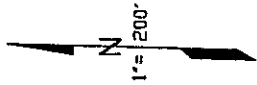
Tax Area Code
96-101 96-107
96-111

Bk. 40
02

SEC. 2
SEC. 11

Bk. 40
44

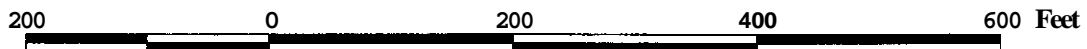
37-13



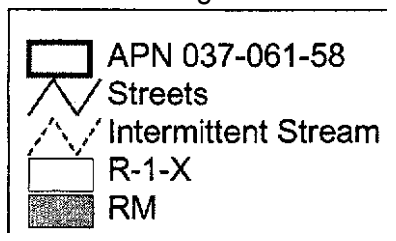
Note - Assessor's Parcel Block &
Lot Numbers Shown in Circles

Assessor's Map No. 37-13
County of Santa Cruz, Calif.
Apr., 1998

Zoning Map



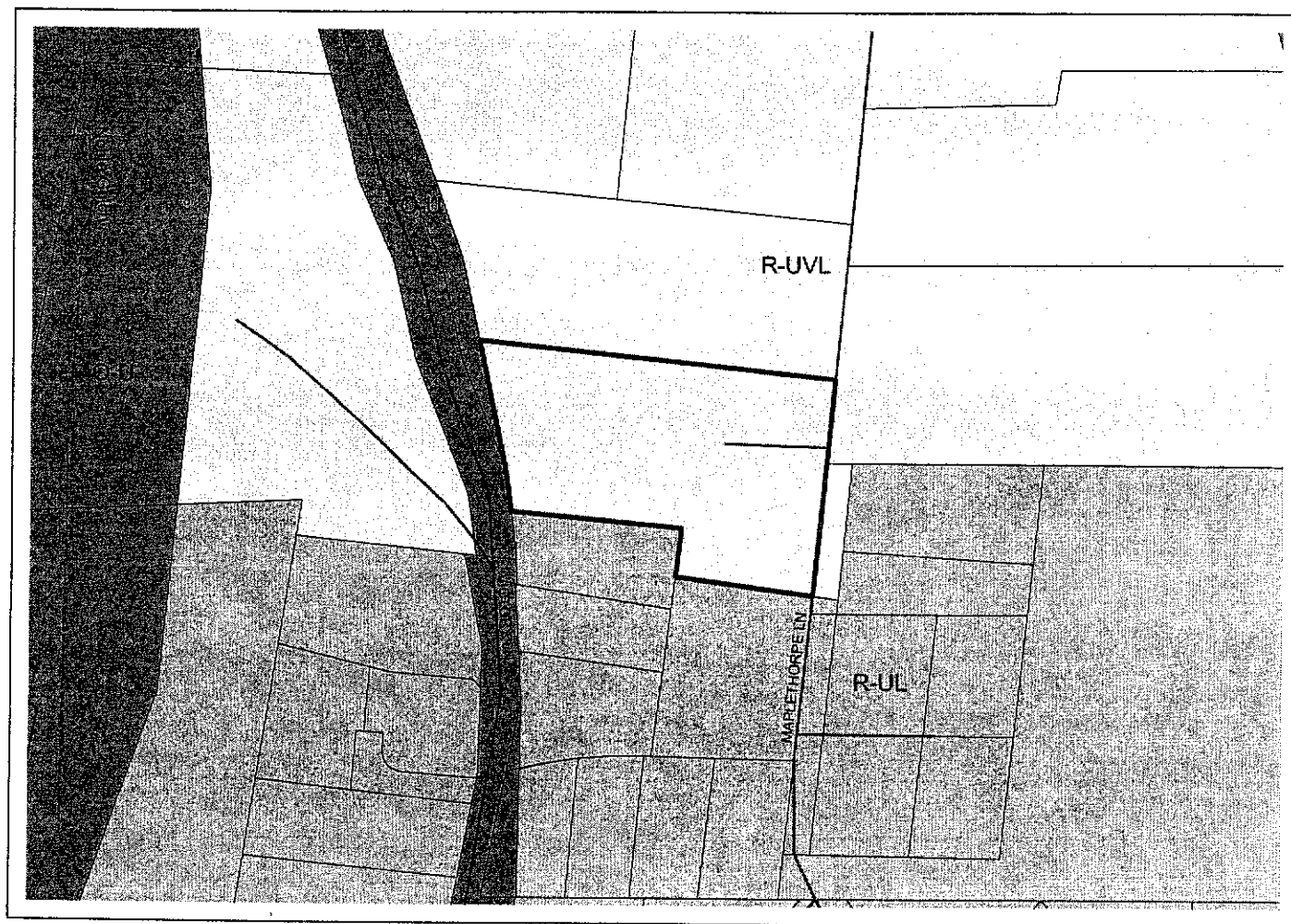
Legend



Map created by Santa Cruz County
Planning Department:
June 2004

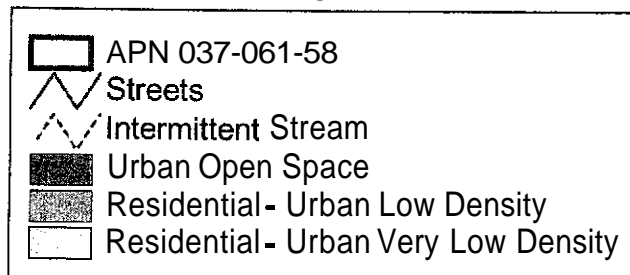
EXHIBIT

General Plan Map



200 0 200 400 600 Feet

Legend



Map created by Santa Cruz County
Planning Department:
June 2004

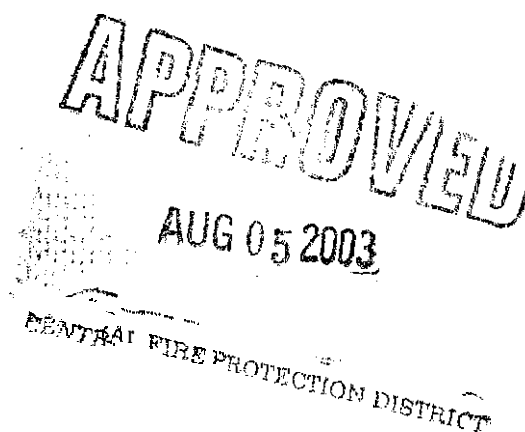
EXHIBIT H



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

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

Date: 5 August 2003
To: Lindsey Bell
Applicant: Same
From: Tom Wiley
Subject: 02-0016 (Second Review)
Address: 3455 Maplethorpe Lane, Soquel
APN: 037-061-58
OCC: 3706158
Permit: 030237



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

Please ensure designer/architect reflects equivalent notes and requirements on velums as appropriate when submitting for Application **for** Building Permit.

When plans are submitted for multiple lots in a tract, and several standard Floor Plans are *depicted*, include Fire District Notes on the small scale Site Plan. For each lot, submit only sheets *with* the following information; Site Plan (small scale, highlight lot, with District notes), Floor Plan, Elevation (roof covering and spark arrestor notes), Electrical Plan (if smoke detectors are shown on the Architectural Floor Plan this sheet is not required). Again, we must receive, VIA the COUNTY, SEPARATE submittals (appropriate site plans and sheets) FOR EACH APN!!

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2001) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and either SPRINKLERED or NON-SPRINKLERED as determined by the building official and outlined in Chapters 3 through 6 of the 2001 California Building Code (e.g., R-3, Type V-N, Sprinklered).

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. 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. **It appears an additional fire hydrant will be required in order to have Lot 3 within 250 of the nearest fire hydrant.**

The entire driveway and cul-de-sac through turn-around shall be firelaned (red-curbed) entirely as shown on Sheet 1. **SHOW** on the plans **DETAILS** of compliance with the District Access Requirements; outlined on the enclosed handout.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to and during time of construction (CFC 901.3).

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.

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. Installation 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, or 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. Note on plans that address 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 ½ inch.

NOTE on the plans that the roof coverings to be no less than Class "B" 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 (831) 722-2393, or email me at TomW@centralfpd.com.

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.

3706158-50



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

93017th Avenue Santa Cruz, CA 95062
phone (831)479-6843 fax (831)479-6847

Date: 2 September 2003
To: Lindsay Bell
Applicant: Same
From: Tom Wiley
Subject: 02-0016
Address: 3455 Maplethorpe Lane, Soquel
APN: 037-061-58
OCC: 3706158
Permit: 030237

We have re-reviewed the plans for the above subject project. District requirements for the additional fire hydrant have been reconsidered and are withdrawing the requirement.

If you should have any questions or comments, please call me at (831) 722-2393, or email me at TomW@centralfpd.com.

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.

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3706158_50



CENTRAL
FIRE PROTECTION DISTRICT
of Santa Cruz County
Fire Prevention Division

93017th Avenue, Santa Cruz, CA 95062-4125
phone (831) 479-6843 fax (831) 479-6847

December 29, 2003

Lindsey Bell
3455 Maplethorpe
Soquel, CA 95073

Re: Application Number: 02-0016, Assessors Parcel Number: 037-061-58

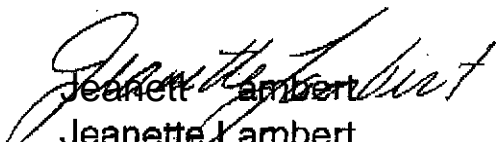
Dear Mr. Bell;

In response to our conversation regarding the existing road frontage of your property located at 3455 Maplethorpe Lane, Soquel, it has been agreed upon that the road frontage of Parcel A, Lot 1, of your minor land division **shall be** a minimum of 18 feet wide with a turnout provided (eight feet wide and approximately 30 feet long) at the north end of the road.

It ~~is~~ the opinion of this District that this is will provide a reasonable degree of life safety to an existing roadway.

This letter references the requirement for the road frontage only. All other requirements for this project ~~will~~ apply.

Sincerely,


Jeanette Lambert
Division Chief/Fire Marshal

SANTA CRUZ COUNTY SANITATION DISTRICT
INTER-OFFICE CORRESPONDENCE

DATE: **March 16, 2004**

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 037-061-58 APPLICATION NO.: 02-0016

PARCEL ADDRESS: 3455 MAPLETHORPE LANE, SOQUEL

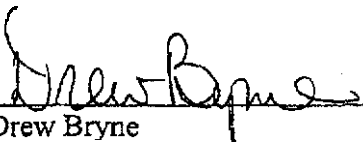
PROJECT DESCRIPTION: 3 LOT MINOR LAND DIVISION

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(@, and connection(s) to existing public sewer must **be** shown on the plot plan of the building permit application.

Department of Public Works and District approval shall be obtained for an engineered sewer improvement plan, showing on-site and off-site sewers needed to provide service to each **lot or** unit proposed, before sewer connection permits can be issued. **The** improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements. Existing and proposed easements shall be shown on any required Final Map. If **a** Final Map is not required, proof of recordation of existing or proposed easement is required.

Other: A utility easement over Lot 1 for the benefit of Lots **2** and **3** shall be granted and shown on the parcel map.


Drew Bryne
Sanitation Engineering

DB:abc/296

c: Property Owner/Applicant: Lindsay & Michele Bell
3455 Maplethorpe Lane
Soquel CA 95073

(Rev. 3-96)

EXHIBIT L

INTEROFFICE MEMO

APPLICATION N O 02-0016

Date: July 27, 2004

To: John Schlagheck, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a three lot subdivision and two new residences at 3455 Maplethorpe Lane. Soquel (Bell, owner / Ifland, applicant)

GENERAL PLAN / ZONING CODE ISSUES

Design Review Authority

13.11.040 (d)

All minor land divisions, as defined in Chapter 14.01, occurring within the Urban Services Line or Rural Services Line, as defined in Chapter 17.02; all minor land divisions located outside of the Urban Services Line and the Rural Services Line, which affect sensitive sites; and, all land divisions of 5 parcels (lots) or more. For all **subdivisions where actual construction of homes is not part of the application**, design guidelines for development shall be required as part of the application submittal package. For all subdivisions where actual construction of homes is part of the application, both design guidelines and prototypical house and landscape design plans shall be required as part of the application submittal package, or design guidelines for future home construction.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship	✓		

Relationship to existing	✓		
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection	✓		
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles	✓		
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		

Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		



Board of Directors
Daniel F. Krieger, President
Gary E. Hazelton, Vice President
John W. Beebe
Bruce Daniels
Nancy Wells

Laura D. Brown, General Manager

October 11, 2002

Mr. Lindsay Bell
3455 Maplethorpe Lane
Soquel, CA 95073



Jeff Gailey, P.E.
Engineering Manager
Chief Engineer

5180 Soquel Drive
MAIL TO P.O. Box 158
Soquel, CA 95073-0158
TEL (831) 475-8501, EXT. 123
FAX (831) 475-4291
EMAIL jeffg@soquelcreekwater.org
WEBSITE www.soquelcreekwater.org

SUBJECT Variance Application - APN 037- 6:

Dear Mr. Lindsay:

The Board of Directors of the Soquel Creek Water District at their regular meeting of September 17, 2002, the Board considered and approved your request for a two-year extension for the subject Variance that the Board approved on November 21, 2000.

As previously communicated to you in a letter dated November 21, 2000, the Board granted the variance with the following special conditions:

1. The service lines between the meters and the proposed dwelling units be properly sized to accommodate fire sprinkler system flow and adequate domestic water service;
2. **An** easement and survey description be recorded with the County of Santa Cruz and a copy returned to the District documenting the service lines location across the property;
3. A Fire Protection Requirements Form be completed and returned from the Central Fire Protection Agency;
4. Water pressure waivers acknowledging water pressure in excess of 80psi and requiring the installation of pressure regulators on the domestic service lines be filed; and
5. If a building permit is not obtained and water connection fees are ~~not~~ paid within two years from the date the variance extension was granted, then the variance shall be considered to be abandoned and shall expire.

When making application for water service, please provide a copy of this letter to confirm the variance and extension were granted.

If you have any questions, please feel free to contact me.

Sincerely,

Jeffery N. Gailey
Engineering Manager/Chief Engineer

EXHIBIT N

34

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

Project Planner: John Schlagheck
Application No.: 02-0016
APN: 037-061-58

Date: August 3, 2004
Time: 14:28:15
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON FEBRUARY 14, 2002 BY BETH DYER =====

1. The riparian buffer for this parcel is 20', plus an additional 10' development setback, for a total of 30'. Lot 3 proposes development with both the buffer and the 10' development setback. The project must be revised to eliminate encroachment into this 30' area. I have conducted a field visit for the purposes of determining where the riparian buffer and development setback are located, and these have been staked in the field. Documentation supporting the fieldwork will be forthcoming within the next week to two weeks. Findings for a Riparian Exception cannot be made on a project of this nature.

2. This application cannot be deemed complete until the County has reviewed and accepted the soils report. This review is currently in process.

3. Preliminary grading approval will be required for this project. Please submit three (3) copies of the materials detailed on the Minimum Preliminary Grading Plan Check Items sheet to the Zoning Counter, and amend this application to include Preliminary Grading Approval (current fee is \$241).

===== UPDATED ON AUGUST 19, 2003 BY ROBIN M BOLSTER =====

Sheet 2 of the Preliminary Improvement Plan, dated 03/03/03 states that "grading under the houses" is not included in the earthwork volumes provided. Please clarify whether grading for the building pads is part of this application. If so, additional additional grading information will be required to demonstrate that this project is in compliance with the General Plan requirements regarding minimized grading.

===== UPDATED ON MARCH 24, 2004 BY ROBIN M BOLSTER =====

1) This project cannot be deemed complete until additional grading information has been provided. This information is required to properly evaluate this project in terms of its compliance with General Plan Policy 6.3.9 and the Grading Ordinance, which requires site design to minimize grading. Accordingly, please provide the following items:

- a) Identify the Limits of Grading around the entire construction area including the building pads for the proposed houses.
- b) Provide cross sections through all pads inclusive of tops of cuts to bottoms of fills, clearly delineating existing and proposed cut and fill areas.
- c) Provide an estimate of earthwork volumes for all proposed grading, including building pads for the dwellings.

2) Sheet TM02, prepared by Ifland Engineers, Inc., dated 2-25-04, depicts the outline of the proposed house on Lot 2 crossing slopes of more than 30%. based on stated dimensions and elevations. General Plan Policy 6.3.1 prohibits structures on slopes in excess of 30%. Please revise plans to maintain proposed building footprint away from slopes greater than 30%.

EXHIBIT C

Discretionary Comments - Continued

Project Planner: John Schlagheck
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===== UPDATED ON APRIL 16, 2004 BY ROBIN M BOLSTER =====

Per our meeting on April 14th. the applicant agrees to submit clarification regarding the building envelope on Lot 2 crossing slopes of greater than 30%.

The elevation plans drawn by Peter Guiley dated 2-8-02 depict a stepped foundation design and appear to conform to the General Plan requirement for minimizing grading. This design is acceptable. Additional preliminary grading information will not be required at this time, but can be deferred until the time of building application.

===== UPDATED ON APRIL 20, 2004 BY ROBIN M BOLSTER =====

Based on the updated Site Plan prepared by Ifland Engineers, dated 04/16/04 Lot 2 no longer appears to encroach into slopes greater than 30%. This application is therefore considered complete with respect to Environmental Planning.

Environmental Planning Miscellaneous Comments

===== REVIEW ON FEBRUARY 14, 2002 BY BETH DYER =====

1. An erosion control plan will be required for the building permit applications.

===== UPDATED ON AUGUST 19, 2003 BY ROBIN M BOLSTER =====

Prior to building application approval the following additional items must be addressed:

- a) A plan review letter must be submitted from the project soils engineer, which states that the final plans are in conformance with the recommendations made in the soils report prepared for this site.
- b) A Landscape plan indicating location, size and species of all replacement trees as well as proposed shrubs and groundcover.
- c) A detailed grading plan, which identifies the limits of grading, existing and proposed profiles, typical sections, cross sections through all pads, clearly delineating existing and proposed cut and fill areas.
- d) Site design of proposed houses must demonstrate that grading has been minimized and vegetation removal minimized. Foundation designs must minimize excavation or fill by using stepped floor levels and/or retaining walls.

Housing Completeness Comments

===== REVIEW ON JANUARY 17, 2002 BY SUZANNE N ISE =====
NO COMMENT

Housing Miscellaneous Comments

If project application is determined complete under current Affordable Housing Ordinance, it will not be subject to any inclusionary requirements. The current ordinance is under revision and a revised version may be in effect as early as March. It is unknown at this time exactly what requirements this project might be subject

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to if its application is determined complete after the revisions take effect. If you have questions. call 454-3290. ===== REVIEW ON JANUARY 17, 2002 BY SUZANNE N ISE =====

Dpw Drainage Completeness Comments

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

REVIEW ON FEBRUARY 19, 2002 BY DAVID W SIMS =====

Indicate on the plans the proximity of development upslope of proposed lots 2 and 3. Show the existing drainage release from this upslope development, and clearly indicate that the proposed homes will not be affected by this runoff release. Propose protective measures where necessary.

Add and note to the plan view of the proposed driveway the A.C. dike shown in the drive cross-section detail. The extents of coverage should be clear. Protection at the bottom end of the fire truck turn around is crucial to avoid damage to the home below. All driveway runoff release should pass through a silt and grease trap style catch basin(s)

Provide additional information on the condition, extent and service of the 4 ft channel parallel to Victory Lane. Is it a manmade or natural feature? Is it adequate to receive additional amounts of runoff? State the condition and capacity adequacy as a note on the plans.

The earth berm used to separate driveway usage appears to deflect runoff from the existing drive towards Maplethorpe Lane. This needs to be avoided. The majority of the existing drive presently drains southwest, and this should be the continued destination.

Indicate extent and service of the existing 6" PVC drain noted near SW property corner. Is this a subdrain or surface inlet?

At this point, the street frontage is not proposed to be changed. The minor widening of the drive entrance should be done so as not to alter the existing drainage route. In the event that street improvements are required for Maplethorpe Lane, drainage evaluation will need to be completed at the discretionary stage for any alterations: such as new ditches, or curb and gutter.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.75 per square foot.

Please call the Dept. of Public Works, drainage division, from 8:00 to 12:00 am if you have questions.

===== UPDATED ON AUGUST 18, 2003 BY DAVID W SIMS =====

2nd Routing:

The calculations for the natural drainage channel along the west edge of the parcel, noted as attached were not received for the drainage review. The planner was notified and is requesting additional copies from the applicant. This will be reviewed when received.

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Most items noted from the 1st routing have been addressed satisfactorily. The following additional comments are made:

- 1) The extent of A.C. dike along the drive has now been shown. ~~It~~ appears that more curbing would be needed at the fire turn around to direct runoff, in the manner proposed, around the left side radius into the S&G trap.
- 2) The drainage easements provided along the north property line are appropriate. A similar easement across lot three for the proposed 8" stormdrain is also needed.
- 3) The location of the stormdrain outfall should be moved away from the lip of the steep (76%) channel slope. Please consider moving this outfall location back up to the milder (22%) slopes found below contour elevation 165. ~~It is recommended that~~ the style of dissipater be modified to a perforated pipe laid parallel with the contour extending approximately 20 feet in each direction. This will access a much larger area of the vegetated slope, slowing delivery of elevated runoff rates from the driveway, going to the natural channel. Vegetated slopes below this perforated pipe should be protected from construction disturbance, and revegetated if presently showing any erosion problems.
- 4) Since the time of the first routing, the Stormwater Management section has begun using the results of a zone 5 drainage inventory in evaluation of proposed MLD's. This study indicates a culvert in the downstream natural channel with less than a 10-year storm flow capacity. This structure is identified as a 36"dia., 69 ft. long pipe segment (ID:063244-063250), and runs under the cul-de-sac head at the south end of Monterey Ave. just above Hwy 1. The applicant has the choice of:
 - a) showing safe available pressure flow calculations for this culvert which indicate sufficient capacity.
 - b) upgrading the culvert to the County standard if it is deficient.
 - c) providing onsite runoff control that fully mitigates to a flow rate below the capacity of the sub-standard culvert. Contact the Stormwater Management section to discuss this option in more detail if pursued.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.85 per square foot, and are assessed upon permit issuance.

Please call the Dept. of Public Works. Stormwater Management Section, from 8:00 to 12:00 am if you have questions. ~~=====~~ UPDATED ON AUGUST 21, 2003 BY DAVID W SIMS
~~=====~~

The calculations for the natural drainage channel along the west edge of the parcel were received on 8/20/03, were reviewed and accepted as showing a natural receiving channel with sufficient capacity in the immediate reach to receive site runoff.

Other comments items above still require a response. ~~=====~~ UPDATED ON APRIL 8, 2004 BY DAVID W SIMS ~~=====~~

3rd Routing:

The proposed plan is approved for discretionary stage Storm Water Management review. Please see miscellaneous comments for items to be addressed before recording the

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final map and improvement plans.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON FEBRUARY 19, 2002 BY DAVID W SIMS =====

NO COMMENT

===== UPDATED ON AUGUST 18, 2003 BY DAVID W SIMS =====

NO COMMENT

===== UPDATED ON AUGUST 21, 2003 BY DAVID W SIMS =====

NO COMMENT

===== UPDATED ON APRIL 8, 2004 BY DAVID W SIMS =====

Miscellaneous Storm Water:

Before recording the final map and improvement plans provide:

- 1) Indicate and note the manner in which building downspouts will be discharged.
- 2) Structural detention has been proposed as the method to deal with the previously discussed issue of offsite culvert capacity. This proposal is acceptable if designed to the following level. Detention with an allowable release rate equal to the 5-year, 15-minute pre-development event will be required. Storage volume is to accommodate a 10-year storm event. Please provide detention volume calculations, hydraulic control structure calculations and associated contributing drainage area maps,
- 3) Existing County criteria requires detention systems be placed off-line. (Design Note 3 pg. 59 of CDC) The proposed system does not appear to provide this as there is no bypass of allowable release at the junction box.
- 4) The detention function has been combined with a perforated pipe allowing discharge into the deeper soil profile, rather than distributed discharge over the slope surface (suggested previously to control erosion at the pipe outfall). Due to this difference, additional requirements are made to support the present proposal configuration. Other configurations could reduce these requirements if discussed in advance with the reviewer.
 - a) Soils data supporting ground percolation as a means of disposal will be needed (Sect G-4 of CDC)
 - b) Approval of the percolation method by stamped review letter from a geotechnical engineer, due to proximity of steep slopes along with introduction of water into deeper subsoils.
- 5) A maintenance agreement for the silt and grease trap and detention structure will need to be notarized and recorded, with copy provided to Public Works.
- 6) Fees will need to be paid.

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am

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to 12:00 noon if you have questions.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JANUARY 17, 2002 BY RUTH L ZADESKY =====
No comment, project involves a subdivision or MLD.
===== UPDATED ON JULY 31, 2003 BY RUTH L ZADESKY =====
No comment, project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JANUARY 17, 2002 BY RUTH L ZADESKY =====
No comment.
===== UPDATED ON JULY 31, 2003 BY RUTH L ZADESKY =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JANUARY 30, 2002 BY GREG J MARTIN =====
Show the profiles for the driveways for each house. Sight distance for the driveway entering/exiting Maplethorpe Lane should be shown on the plans. ===== UPDATED ON FEBRUARY 8, 2002 BY GREG J MARTIN =====

1. Show driveways for each newly created lot. The driveway which serves two parcels should be 24 feet wide. If environmental and/or topographic constraints prevent this, than 18 feet is acceptable.

2. The sight distance at the corner of Maplethorpe Lane and Soquel Drive should be evaluated.

3. The project has access through Maplethorpe Lane which is sixteen feet wide. This road will need to be improved along the project's frontage to Soquel Drive. Maplethorpe Lane should be a minimum urban local street with parking and sidewalk on one side. This requires an exception from the urban local street standard. The existing 44 foot right-of-way is insufficient to accommodate the 56 foot urban local street with parking on both sides. Both typical sections should be on the plans with the urban local street section (56 feet) crossed out and the reason for the exception written below it. ===== UPDATED ON AUGUST 21, 2003 BY GREG J MARTIN =====

Based upon measurement in the field, Maplethorpe Lane is less than 18 feet from the curb face to the edge of pavement. On Sheet 2 of the plans the existing cross section is shown. The dimension of 18 feet is misleading as it is taken from the back of the curb. Typically the dimension is given from the face of the curb. In addition, it is clear that the required street improvements associated with a 56 foot right-of-way may not be possible due to limited right-of-way, physical constraints, and encroaching property improvement. However, it is possible to widen the road to 24 feet from face of curb to edge of pavement. The right-of-way is sufficient, there are no physical constraints, and this does not impact any encroaching property improvements of value. We recommend the Maplethorpe Lane be widened to at least 24 feet or as the local fire agency recommends. ===== UPDATED ON AUGUST 28, 2003 BY GREG J MARTIN =====

===== UPDATED ON APRIL 1, 2004 BY GREG J MARTIN =====

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The project is complete. The proposed plans show an exception less than they local street standard for Maplethorpe Lane. An 18 foot wide road is not recommended by Public Works. We recommend a minimum of 24 feet for 2-way access.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JANUARY 30, 2002 BY GREG J MARTIN =====

Where the driveway serves two parcels, the driveway width should be 24 feet.

===== UPDATED ON FEBRUARY 1, 2002 BY GREG J MARTIN =====

Additional comments will be provided following ERG on February 4, 2002. =====

UPDATED ON FEBRUARY 8, 2002 BY GREG J MARTIN =====

4. The development is within the Soquel Planning Area so a Transportation Improvement Fee of \$2000/new lot and Roadside Improvement fee of \$2000/new lot will be required. The total fee is \$8,000. ===== UPDATED ON AUGUST 21, 2003 BY GREG J MARTIN =====

===== UPDATED ON AUGUST 28, 2003 BY GREG J MARTIN =====

The development is within the Soquel Planning Area so a Transportation Improvement Fee of \$2000/new lot and Roadside Improvement Fee of \$2000/new lot will be required. The total fee is \$8,000. ===== UPDATED ON APRIL 1, 2004 BY GREG J MARTIN =====

Environmental Health Completeness Comments

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

===== REVIEW ON JANUARY 29, 2002 BY JIM G SAFRANEK =====

NO COMMENT

Environmental Health Miscellaneous Comments

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

===== REVIEW ON JANUARY 29, 2002 BY JIM G SAFRANEK =====

NO COMMENT

