



Staff Report to the Planning Commission

Application Number: **05-0771**

Applicant: Stephen Graves & Associates
Owner: Arthur & Frances Wincek
APN: 032-091-35

Agenda Date: 1/10/07
Agenda Item #: / /
Time: After 9:00 a.m.

Project Description: Proposal to convert an existing duplex unit into two townhouse units.

Location: Project located on the north side of Floral Court about 325 feet east of the intersection of 38th Avenue and Floral Court (3865 & 3867 Floral Court).

Supervisory District: First District (District Supervisor: Janet Beautz)

Permits Required: Minor Land Division, Coastal Development Permit, Roadside/Roadway Exception

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0771, based on the attached findings and conditions.

Exhibits

- | | |
|--|-------------------------------|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoning & General Plan maps |
| C. Conditions | G. Comments & Correspondence |
| D. Categorical Exemption
(CEQA determination) | |

Parcel Information

Parcel Size:	10,875 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Floral Court
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Density Residential)
Zone District:	RM-4 (Multi-family Residential - 4,000 square feet minimum)

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

Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: No soils report required
Fire Hazard: Not a mapped constraint
Slopes: 0-2%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting and History

The subject parcel is located almost at the end of Floral Court, about 325 feet east of 38th Avenue in the Pleasure Point area. This multi-family zoned area is sandwiched between two single-family zone districts which are located to the west and east. Surrounding land uses are all single- and multi-family residential with the exception of a park located about 150 feet north on 38th Avenue. The subject parcel is developed with a duplex.

The duplex was constructed in 1977. In 1985, a permit to convert the existing duplex into two condominium units was approved. This permit, however, was never exercised and expired on May 27, 1987.

Townhouse Conversion

This application is to convert the existing duplex units which are ~~under~~ common ownership into separate ownership townhouse units. In projects involving fewer than four existing units, County Code requires that a minimum of one-half of the existing units be sold to persons who have resided in the units for a minimum of three years prior to the conversion. Owners of duplexes may fulfill this requirement if they have lived on-site for a minimum of three years. In this case, the current owners have lived on-site for three years while the other unit has been rented to tenants.

County Code requires that the owner fulfill specific noticing requirements to tenants to inform them of their intent to convert the duplex into ownership units. These requirements have been fulfilled (see Exhibit G).

Parcel Size, Developable Area & Zoning

The subject property is 10,875 square feet of which 1,600 square feet is within the Floral Court right-of-way, resulting in a net developable area of 9,275 square feet. The division of the parcel into two separate townhouse parcels with one common area requires a minimum of 4,000 square feet of net developable land per unit, or 8,000 square feet total. The proposed land division will comply with the minimum parcel size of the RM-4 (Multi-family Residential – 4,000 square feet minimum) zone district. Both units are accessed by separate driveways with no shared vehicular access and meet the site standards for the **RM-4** zone district.

General Plan Consistency

The subject property is designated as Urban Medium Density Residential (R-UM) in the General Plan which requires a range of 4,000 to 6,000 square feet per dwelling unit. The proposed project is consistent with the General Plan, in that the two townhouse parcels will share common area open space for a minimum of 4,000 square feet per dwelling unit.

Local Coastal Program Consistency

The proposed land division is in conformance with the County's certified Local Coastal Program in that the structure is existing and is visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Residential Design & Neighborhood Compatibility

The duplex currently exists and no modifications are proposed. The surrounding neighborhood contains single-family and multi-family residential development, with many duplexes and multi-family units in the immediate area. The current and proposed architectural style is compatible with the diverse range of architecture in the neighborhood and the surrounding pattern of development.

Utilities and Common Use Area

Water, sewer, and electrical utilities are available to the subject property. The existing water and sewer service will be capable of handling the volume necessary to serve the proposed parcel. The common use area will be jointly managed under a recorded shared maintenance agreement to ensure its long-term maintenance.

Roadside/Roadway Exception

The Department of Public Works, Road Engineering supports the proposed roadside/roadway exception to the County standard. Floral Court is a 40-foot right-of-way with no improvements where the County standard specifies a 56-foot minimum with parking, landscape strip and sidewalk. However, since Floral Court is fully developed, serves only 18 parcels, and there are no existing frontage improvements, the Department of Public Works has no objection to the exception to allow Floral Court to remain unimproved.

Environmental Review

Environmental Review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for this exemption due to the fact that the proposed parcels are located within the Urban Services line, will be served by an existing driveway to an existing roadway, and the existing duplex is currently served by water and sewer utilities. No extenuating circumstances or special site conditions that would require further review under CEQA are evident in the proposed project.

Conclusion

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

Staff Recommendation

- e Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- e **APPROVAL** of Application Number **05-0771**, based on the attached findings and conditions.

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

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

Report Prepared By: Annette Olson

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701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3134
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Report Reviewed By: _____

~~Mark~~ Deming
Assistant Director
Santa Cruz County Planning Department

Subdivision Findings

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

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

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

This finding can be made, in that the proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates two multi-family residential townhouse parcels and a common area parcel and is located in the Urban Medium Density Residential (R-UM) General Plan designation which allows a density of one unit for each 4,000 to 6,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that the two townhouse parcels will share common area open space for a minimum of 4,000 square feet per each dwelling unit.

The project is consistent with the General Plan in that the full range of urban services is available to the existing duplex which will be converted to two townhouses, including public water and sewer service. Both units are currently accessed by separate driveways which provide satisfactory access to the project. The proposed subdivision 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 and pedestrian access.

The subdivision, as conditioned, will be consistent with the General Plan regarding infill development, in that the existing residential development is consistent with the pattern of the surrounding development; and the design of the structure is consistent with the character of similar developments in the surrounding neighborhood.

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

This finding can be made, in that the use of the property will be residential, lot sizes meet the minimum dimensional standards for the **RM-4** (Multi-family Residential – 4,000 square feet minimum) zone district where the project is located. No alteration in the existing setbacks, parcel coverage, or height of the existing duplex are proposed as a part of this project.

This proposal complies with the requirements of County Code section 14.02.040(c) (Condominium Conversions), in that no fewer than one-half of the units to be converted will be owned by persons who have resided in the project for a period of three years prior to the notification of intention to convert.

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

This finding can be made, in that no challenging topography affects the site and the structure and all site improvements have already been installed.

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

This finding can be made, in that no mapped or observed sensitive habitats or threatened species will be adversely impacted through the development of the site. The conversion of the existing duplex to townhouses will not create any adverse environmental impact.

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

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

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

This finding can be made, in that no easements are known to encumber the property. Access to both lots will be from existing driveways.

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

This finding can be made, in that the resulting parcels are oriented in a manner to take advantage of solar opportunities. The existing structure will not be modified and will meet the minimum setbacks as required within the zone district.

9. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076) and any other applicable requirements of this chapter.

This finding can be made, in that the structure is existing and is visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood contains single family and multi-family residential development, with many duplexes and townhouse developments in the immediate area. The proposed residential development is compatible with the architecture in the neighborhood and the surrounding pattern of development.

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.

This finding can be made, in that the property is zoned **RM-4** (Multi-family Residential – **4,000** square foot minimum), a designation which allows residential uses. The proposed multi-family residential development is a principal permitted use within the zone district, consistent with the site's (R-UM) Urban Medium Density Residential General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, 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.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors are complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

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.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the residential development 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 County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the existing 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 foot 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 single and multi-family residential dwellings. Size and architectural styles vary widely in the area, and the existing structure is consistent with the surrounding architectural style.

Roadway/Roadside 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.

Floral Court requires an exception to County Local Street Standards **as** no improvements are proposed as a part of this project. The County standard width for local roads within the Urban Service Line is 56 feet including parking, sidewalks, and landscaping. At 40-feet wide, Floral Court is narrower than the standard and has no improvements.

This exception is considered appropriate for the following reasons. As a result of the proposed project, one additional residential parcel will be accessed off of the existing access road (Floral CT), but no intensification of use is anticipated **as** this parcel is developed. In addition, Floral Court's 18 parcels are developed and no improvements currently exist. Requiring this project to provide improvements or a dedication to widen the right-of-way, would be out of character with the rest of Floral Court.

County Code Section 15.10.050(f)(1) allows for exceptions to roadside improvements when those improvements would not be appropriate due to the character **of** existing development.

Conditions of Approval

Minor Land Division & Coastal Development Permit No.: **05-0771**

Applicant: Stephen Graves & Associates

Property Owner(s): Arthur & France Wincek

Assessor's Parcel No.: **032-091-35**

Property Location and Address: **3865 & 3867** Floral Court, Santa Cruz

Planning Area: Live Oak

Exhibits:

- A. Tentative Map by Paul Hanagan, surveyor, dated 11/30/05; 3 sheets of architectural drawings, by Muhieddine L. Mazz, civil engineer.

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

- I. Prior to exercising any rights granted by this Approval, the owner shall:
 - A. Sign, date and return one copy of the Approval to indicate acceptance **and** agreement with the conditions thereof.
- 11. 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 with 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)** multi-family residential townhouse lots and a common area parcel.
 - C. The minimum amount of parcel area per dwelling unit shall be **4,000** square feet of net developable land.

- D. The following items shall be shown on the Parcel Map:
 - 1. Building envelopes and/or building setback lines located according to the approved Tentative Map.
 - 2. The net area of each lot to nearest square foot.
 - 3. Common areas clearly labeled as, "Not a Building Site."
- 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, including, without limitation, the following standard conditions:
 - 1. Submit and secure approval of a sewer improvement plan providing sanitary sewer service to each parcel. A shared sewer lateral may be considered by the Santa Cruz County Sanitation District if private maintenance of the shared lateral is proposed.
 - 2. Pay all necessary bonding, deposits, and connection fees.
 - C. Record a shared maintenance agreement to include all area under common ownership including driveways, all landscaping, drainage structures: water lines, sewer laterals, fences and buildings. This maintenance agreement must be submitted to the Planning Department for review prior to recordation.
 - D. Water service shall be reviewed by the City of Santa Cruz Water District. .New meters or separate connections shall be provided, if required by the Santa Cruz City Water District.
 - E. All requirements of the Central Fire Protection District shall be met.
 - F. Meet all requirements of the building code to provide adequate fire separation between the two units. Obtain a building permit for modifications, if required.
 - G. The shed must be removed from the property and the hot tub must be moved to comply with setbacks or be removed from the property.
 - H. Three parking spaces shall be provided for each unit. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way and shall be paved with two inches of asphalt concrete over five inches of Class II base rock or equivalent.
 - I. All future construction of the lots shall meet the following additional conditions:

1. All future development shall comply with the development standards for the RM-4 zone district. Total development on the subject property shall not exceed 40% lot coverage, or a 50% floor area ratio, or other standards as may be established for the zone district.
- J. Any changes to the approved map and/or improvement plans shall be reviewed and accepted by the Planning Department prior to recordation of the Parcel Map. Further review by the approving body and possible amendment of the development approval may be required.
- IV. 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.
- V. 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.

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 that 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: _____

Mark Deming
Assistant Director

Annette Olson
Project Planner

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

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: 05-0771

Assessor Parcel Number: 032-091-35

Project Location: 3865 Floral CT

Project Description: Proposal to divide an existing duplex lot into two townhouse parcels.

Person or Agency Proposing Project: Stephen Graves & Associates, Zack Dahl

Contact Phone Number: (831) 465-0677

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

Specify type:

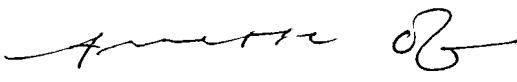
E. ☒ **Categorical Exemption**

Specify type: Class 15 - Minor Land Divisions (Section 15315)

F. Reasons why the project is exempt:

Minor land division within an urbanized area with all urban services available.

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



Annette Olson, Project Planner

Date: 12 / 5 / 06

FOR TAX PURPOSES ONLY
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

PORTOLA 70MB12
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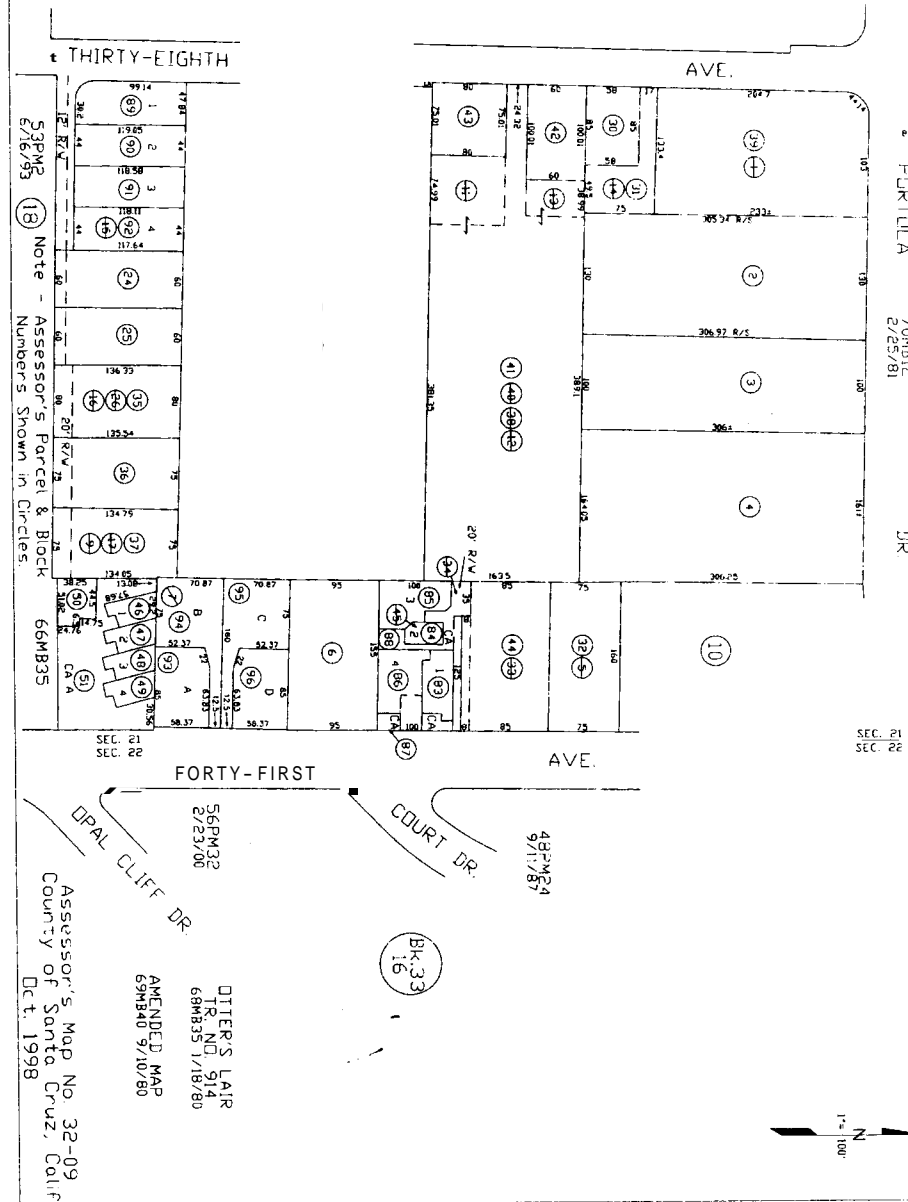
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FOR RANCHO ARROYO DEL RODEO
NE 1/4 SEC. 21, T11S, R1W, MDB & M.

Tax Area Code
95-103

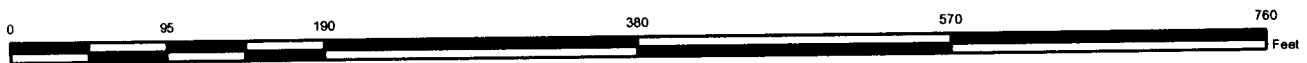
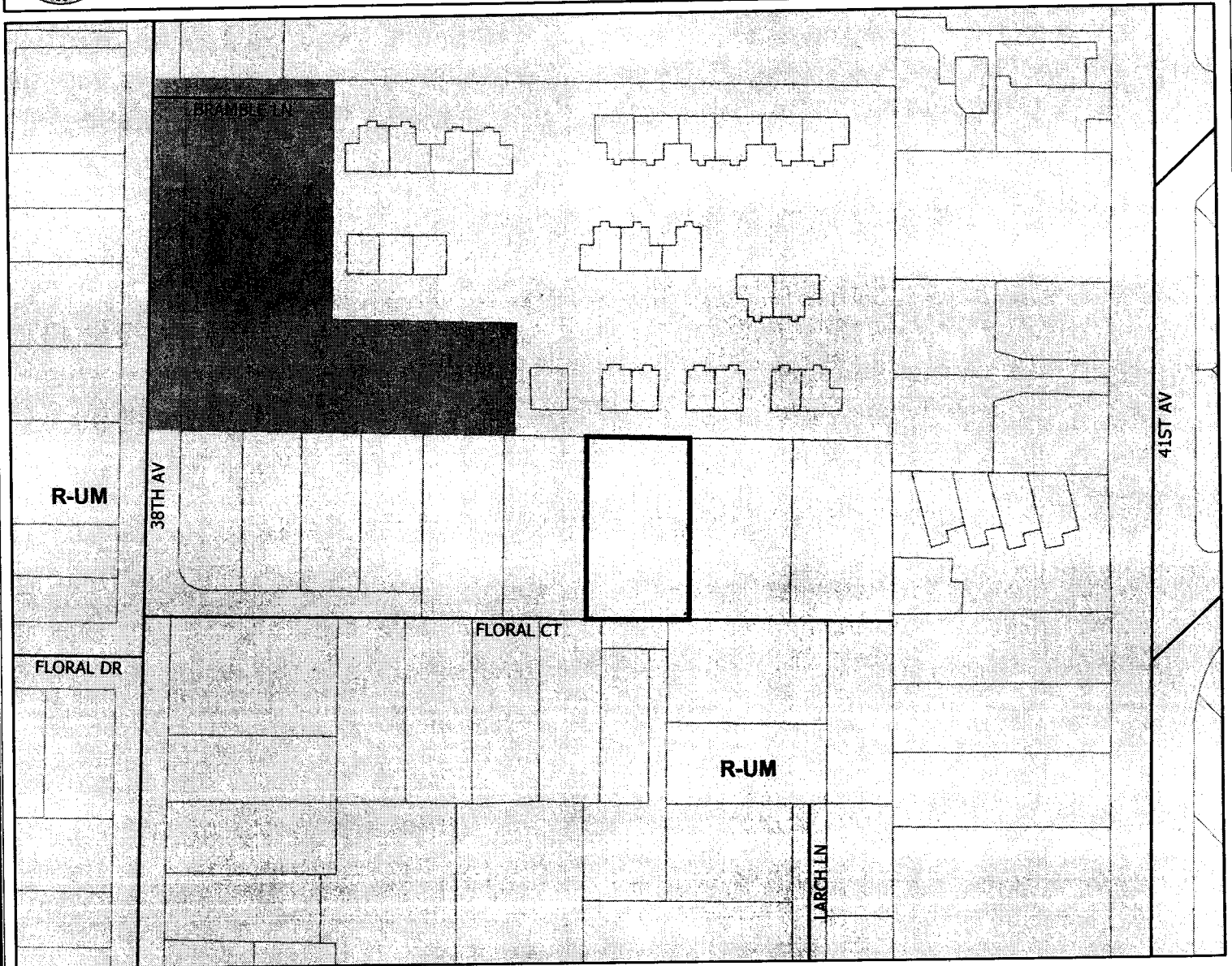
32-09

Electronically Reissued 10/27/98
Rev. 10/27/98 (for pg. 30 & 31)
Rev. 8/24/80 CA 56PM32 1-12 to 17
Rev. 4/12/80 mm (changed page refs.)
Rev. 3/15/83 mm (B32-591-17 accepted to st)








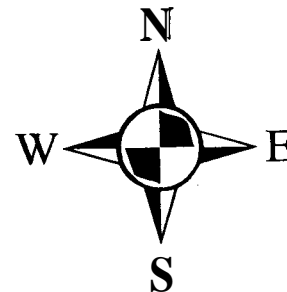


General Plan Designation Map



Legend

-  APN 032-091-35
-  Streets
-  Assessors Parcels
-  Residential - Urban Medium Density (R-UM)
-  Parks and Recreation (O-R)

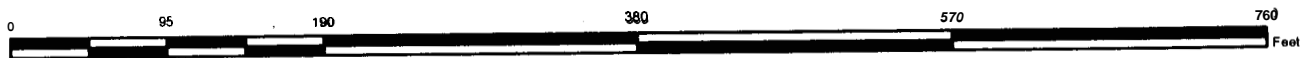
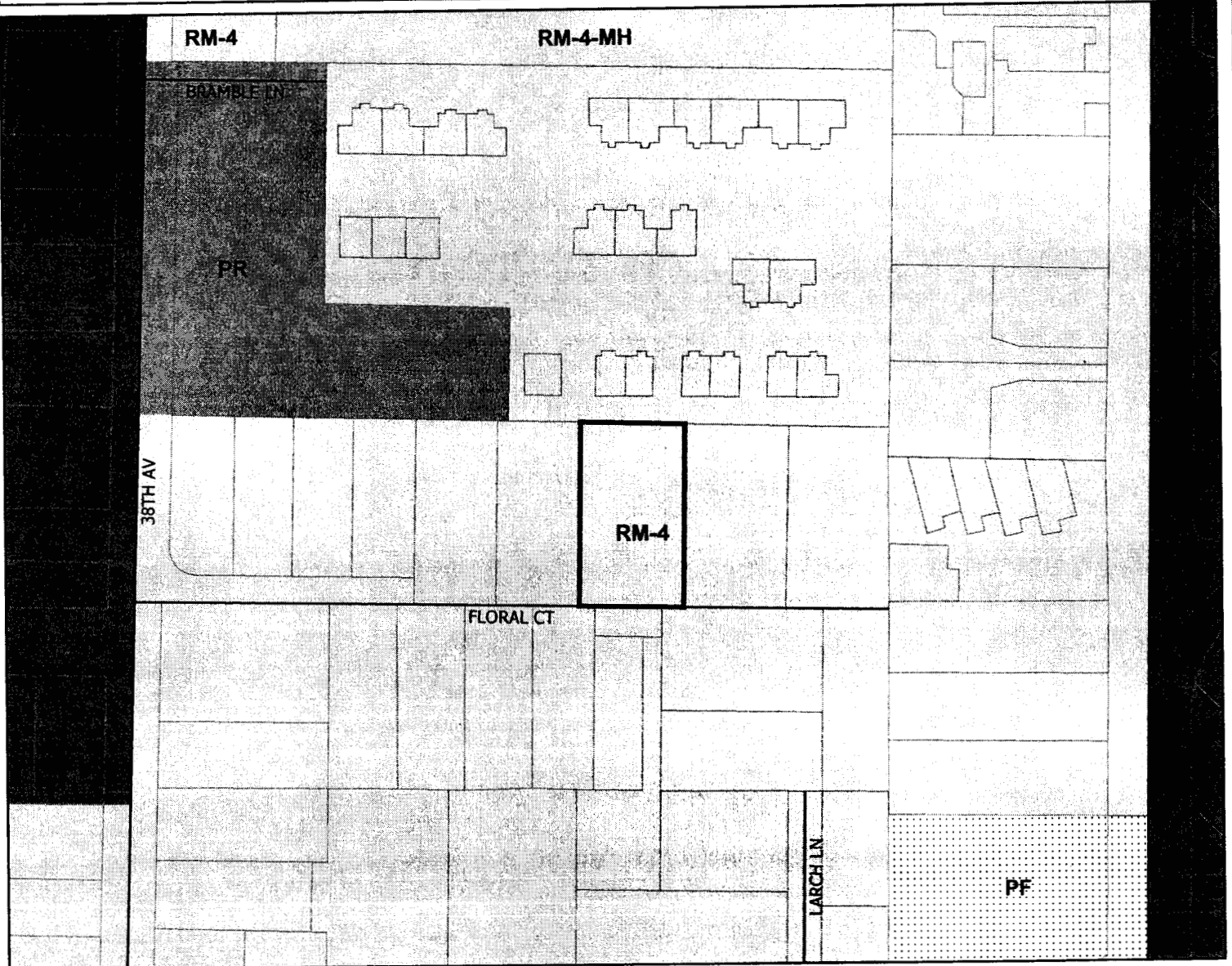


Map Created by
County of Santa Cruz
Planning Department
December 2005




EXHIBIT F

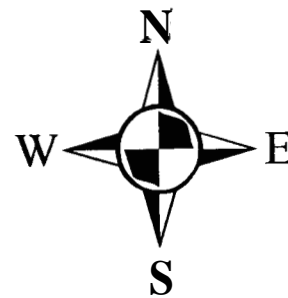


Zoning Map



Legend

-  APN 032-091-35
-  Streets
-  Assessors Parcels
-  RESIDENTIAL-MULTI FAMILY (RM)
-  PARK (PR)
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PUBLIC FACILITY (PF)



Map Created by
County of Santa Cruz
Planning Department
December 2005

EXHIBIT F

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Annette Olson
Application No. : 05-0771
APN: 032-091-35

Date: November 28, 2006
Time: 09:36:58
Page: 1

Dpw Drainage Completeness Comments

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

===== REVIEW ON DECEMBER 15, 2005 BY DAVID W SIMS =====

There are no proposed changes in runoff routing or new impervious surfaces. If this changes, please reroute the application. Otherwise there are no requirements.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON DECEMBER 15, 2005 BY DAVID W SIMS =====

NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON DECEMBER 13, 2005 BY DEBBIE F LOCATELLI =====

No Comment, project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON DECEMBER 13, 2005 BY DEBBIE F LOCATELLI =====

No comment.

Dpw Road Engineering Completeness Comments

===== UPDATED ON DECEMBER 21, 2005 BY GREG J MARTIN =====

The parking spaces should be numbered and dimensioned. The tandem spaces for the eastern townhouse is partially within the frontage of the western townhouse. Each tandem space should be directly aligned with the parking spaces in the garage. Please provide evidence of the existing 20 foot easement.

Floral Court is a private road lying within a 40 foot right-of-way. The parcels along Floral Court are built out. The adjacent parcels have no frontage improvements. Therefore we have no objection to an exception to the recommended standard for an Urban Local Street with Parking. The applicants should show the standard section on the plans crossed out and the proposed section.

If you have any questions please call Greg Martin at 831-454-2811. ===== UPDATED ON JULY 24, 2006 BY GREG J MARTIN =====

Previous comments regarding Floral Court not addressed. ===== UPDATED ON NOVEMBER 2, 2006 BY GREG J MARTIN =====

Previous comments addressed satisfactorily.

Dpw Road Engineering Miscellaneous Comments

===== UPDATED ON JULY 24, 2006 BY GREG J MARTIN =====


===== UPDATED ON NOVEMBER 2, 2006 BY GREG J MARTIN =====

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: July 12, 2006

TO: Annette Olson, Planning Department

FROM: Carl Rom, Department of Public Works 

SUBJECT: APPLICATION 05-0771, APN 032-091-35, FLORAL COURT

This submittal appears to have addressed all the comments in my memo dated December 19, 2005.

I'll defer to the traffic and drainage folks for any comments relevant to their areas of concern.

If you have any questions or would like to discuss these comments, please call me at extension 2806.

CDR:cdr

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: December 22, 2005
TO: Annette Olson, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application **05-0771**, APN 032-091-35,3865 & **3867 Floral Court**, Live Oak

The applicant is proposing to convert an existing duplex unit into two townhouses. The project requires a Minor Land Division and Coastal Development Permit. The property is located about 800 feet south of the intersection of 38th Avenue and Portola Drive and about 300 feet east of 38th Avenue.

This application was considered at an Engineering Review Group (ERG) meeting on December 21, 2005. The Redevelopment Agency (RDA) has the following comments regarding the proposed project.

1. The plans should clearly demonstrate that all required parking is provided onsite with spaces labeled and dimensioned, as on-street parking is very limited in coastal neighborhoods. The onsite parking should be designed to function without tandem spaces that overlap between the two units' garages.
2. Based on an existing 20-foot right-of-way frontage dedication, that Floral Court is a private road, and that the neighborhood is built-out, no additional right-of-way dedications or roadside improvements are necessary with this application.

The items and issues referenced above should be evaluated as part of this application or addressed by conditions of approval. If these issues are addressed, RDA does not need to see future routings of these plans. The Redevelopment Agency appreciates this opportunity to comment. *Thank you.*

cc: Greg Martin, DPW Road Engineering
Paul Rodrigues, RDA Urban Designer

NEW WATER SERVICE INFORMATION FORM

Multiple APN? **N**APN: **032-091-35**

SANTA CRUZ MUNICIPAL UTILITIES

Date: 10/27/2005

Revision Date 1 : 12/14/2005

809 Center Street, Room 102

Santa Cruz, CA 95060

Telephone (831) 420-5210

Revision Date 2 :

PROJECT ADDRESS: 3865 & 3867 Floral Ct.

APPLICANT INFORMATION:

Name: Arthur & Frances Wincek

PROJECT DESCRIPTION:

City/St/Zip: Santa Cruz CA 95062-

Phone: () 465-0677 Fax: () 000-0000

Appl #05-0771) and request for a separate water service. REP: Zach Dahl w/Steve Graves ph 465-0677 fx 465-0678

SECTION 1 EXISTING MAIN AND SERVICES

Main Size/Type/Age: 6" A-C

Elevation zone: N

314C	086-08901	98671	Active		mr-2

No connection fee credit(s) for services inactive over 24 months

SECTION 2 FIREFLOWS

Hyd # 1662 Size/Type: 6"stmr Static 90 Res 62 Flow 1162 Flow w/20# Res. 1906 FF Date 04/03

Location: @ 3880 Floral

Hyd # Size/Type: Static Res Flow Flow w/20# Res. FF Date

Location:

SECTION 3 WATER SERVICE FEES

Service Type	Service Size	Meter Size	Meter Type	# SIOs	Meter Eng	Plan	Permit	Rvw Fee	Backflow Permit	Water System Dev	Sewer Connection	Zone Capacity
Domestic	314	5/8	Disc	1	\$263	\$50	\$180					
Dom/Fire												
Irrigation												
Business												
Fire Svc												
Hydrant												

WATER SERVICE FEE TOTALS

\$263 \$50 \$180 \$ \$ \$ \$ \$ \$ \$00

Street Opening Fee \$ Irr Plan Review Fee \$ Total \$493 - Credits \$ GRAND TOTAL \$493

ADDITIONAL COMMENTS

Prior to application for new water service installation, please provide evidence (such as a statement or email to SCWD) per enclosure from the Santa Cruz County Planning Dept that both units are recognized as legal units of record to waive the Water System Development Charge for a new water service (3/4" x 518" meter size = \$6,530). Please also see enclosed list of approved contractors and detail. New and existing water services should front each unit and shall be located in the Floral St. right of way. The SCWD will need to witness the disconnection of the property-side pipes between the 2 units.

SECTION 4 QUALIFICATIONS

1 Service will be furnished upon

(1) payment of the required fees due at the time service is requested (a building permit is required), and (2) installation of the adequately sized water services, water mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made

2 Fees and charges noted above are accurate as of the date hereof, and are subject to change at any time without notice to applicant

BP# PLAN APP # 05-0771 PLANNER [Annette] REVIEWED BY Sherry Reiker

NOTICE This form does not in any way obligate the City. It is provided only as an estimate to assist you in your planning and as a record for the Water Department. The requirements set forth on this form may be changed or corrected at any time without prior notice. Fees collected by other agencies are not included on this form.



**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: December 13, 2005
To: Arthur and Frances Wincek
Applicant: **Zack Dahl**
From: Tom Wiley
Subject: **05-0771**
Address: **3865 Floral Ct.**
APN: 032-091-35
OCC: 3209135
Permit: 20050387

We have reviewed plans for the above subject project.

We have reviewed plans for the above subject project. District requirements appear to have been met.

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 regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831) 479-6843.

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.
3209135-121305

SANTA CRUZ COUNTY SANITATION DISTRICT
INTER-OFFICE CORRESPONDENCE

DATE: **December 19, 2005**

TO: Planning Department, ATTENTION: ANNETTE OLSON

FROM: Santa Cruz County Sanitation District, STEVE HARPER

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

APN: 032-091-35 APPLICATION NO.: 05-0771

PARCEL ADDRESS: 3865 FLORAL COURT

PROJECT DESCRIPTION: CONVERT EXISTING DUPLEX TO TWO TOWNHOUSES

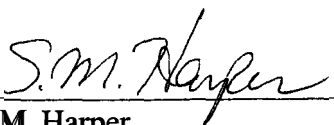
Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this 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 applicant must form a homeowners' association with ownership and maintenance responsibilities for all on-site sewers for this project; reference to homeowner's association shall be included on the Final Map and in the Association's recorded CC&R's which shall be recorded. Applicant shall provide a copy of said CC&R's to the District prior to the filing of the final map.

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.

Other: Backflow preventive devices may be required. Each parcel must be served by its own separate lateral to the sewer main or a joint maintenance agreement must be recorded and a copy thereof submitted to the District.



S.M. Harper
Sanitation Engineering

SMH:abc/582.wpd

c(Rev. 3-96)

August 8, 2006

To the Occupants of 3865 and 3867 Floral Court:

Eli and Vida Roe
3865 Floral Court
Santa Cruz, CA 95062

Arthur and Francis Wincek
3867 Floral Court
Santa Cruz, CA 95062

The owners of this building, at 3865 and 3867 Floral Court, plan to file a tentative map with the County of Santa Cruz to convert this building to a condominium. You shall be given notice of each hearing for which notice is required pursuant to Sections 66451.3 and 66452.5 of the Government Code, and you have the right to appear and the right to be heard at any such hearing.



Zack Dahl, Senior Associate
Stephen Graves & Asso., Owner's Agent

8/8/06

Date

Notice received by:



Eli Roe

8/12/06

Date

August 8, 2006

To the Occupants ~~of~~ 3865 and 3867 Floral Court:

Eli Roe
3865 Floral Court
Santa Cruz, **CA** 95062

Arthur and Francis Wincek
3867 Floral Court
Santa Cruz, **CA** 95062


The owners **of** this building, at 3865 and 3867 Floral Court, plan to file a tentative map with the County of Santa **Cruz** to convert this building into two townhouse **units**. **As** tenants in a duplex proposed to be converted, you have the right to negotiate for the **purchase of** the structure as a cooperative or **for** the purchase of the proposed townhouse unit **for** which you currently reside. By **signing** this document, you are confirming that you were apprised **of** your right to negotiate **for** the purchase of the structure or a proposed townhouse unit.



Zack Dahl, Senior Associate
Stephen Graves & Asso., Owner's Agent

8/8/06

Date



Eli Roe

8/12/06

Date