



County of Santa Cruz

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

April 10, 2007

Agenda Date: May 9, 2007

Item #: 6.1

Time: After 9 AM

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

Subject: Application 07-0124

APN: 032-041-48
Applicant: D & Z Design Associates
Owner: Michael Dunn
Site Address: 920 35th Avenue, Santa Cruz

Members of the Commission:

Proposal & Location

The applicant proposes to revise the size of the houses with minor design changes for a previously approved Minor Land Division (02-0538) containing three lots and three single-family dwellings.

The project is located at 920 35th Avenue (north of Portola Drive), Santa Cruz.

History

Application 02-0538 proposed three residential lots of approximately 9,495 sq. ft., 11,806 sq. ft. and 8,378 sq. ft. The proposal involved demolishing one single-family dwelling and construction two-story single-family dwellings on each of three lots. The project was approved on June 9, 2004.

Analysis

This application proposes no change to the approved lot locations, configurations or sizes.

	Gross Lot Size	Net Lot Size
Parcel A	9,494	7195
Parcel B	11,934	10628
Parcel C	8,141	6988

All three residences have increased in size, however none of the proposed residences are above the lot coverage or the Floor Area Ratio maximums for the R-1-6 district (as reflected in the table below):

	Approved House Size	Proposed House Size	Approved Lot Coverage	Proposed Lot Coverage	Approved Floor Area Ratio	Proposed Floor Area Ratio
Parcel A	2851	3089	29.9	29.8	.365	.416
Parcel B	2402	3185	13.7	18.5	.205	.312
Parcel C	2342	3276	19.8	29.9	.335	.437

Design Review

The overall design of each residence has improved from the approved version in the following ways:

1. the garage doors are designed to look like two individual doors (although they remain single doors (for double wide garages),
2. the garage doors are better articulated,
3. the windows are better coordinated between elevations,
4. trim is shown at the lower part of the walls,
5. chimney caps have been added to screen the top of the flue,
6. window and door trim are shown in a Craftsman style detail,
7. the upper gables have cedar shingles,
8. entry column are enlarged and tapered to be more in a traditional style on Parcel B, and are shown with panel, stone bases and railings on Parcel C.

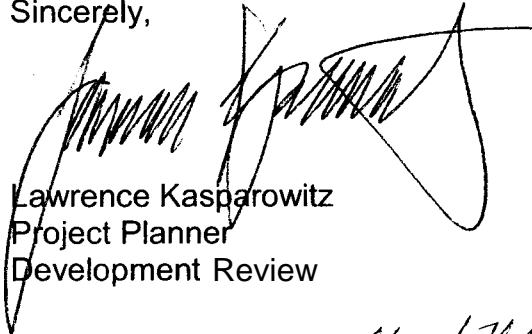
Staff supports all the design changes that have been proposed.

Conclusion

The redesign and the size of the residences are in conformance with the requirements of the County Code and Minor Land Division 02-0538, and may be substituted for the approved designs.

Staff therefore recommends that your Commission allow staff to process this application as a Minor Amendment.

Sincerely,



Lawrence Kasparowitz
Project Planner
Development Review

Reviewed By:
Mark Deming
Assistant Director

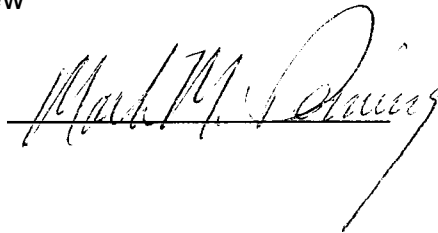


Exhibit A. Civil engineering plans, prepared by Joe L. Akers, Civil Engineer,
dated 2.19.07 and revised 2.27.07.
Architectural plans prepared by D & Z Design Associates, Inc.,
dated November 2, 2006.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses 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 revision to the designs of the single-family dwellings will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structures meet 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.

This finding can be made, in that the primary use of the property will be residential. The project site is located in the R-1-6 (Single Family Residential - 6,000 sq. ft. min. parcel size) 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.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Urban Low Density Residential (R-UL) land use designation in the County General Plan.

The proposed revisions to the three single-family dwellings will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meet 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 three single family dwellings, as revised, will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

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

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

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding was made with the approved Minor Land Division.

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

This finding was made with the approved Minor Land Division.

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

This finding can be made, in that the proposed redesign of the three single-family dwellings 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.