



County of Santa Cruz

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

July 26, 2007

Agenda Date: August 8, 2007

Item #: 6.1

Time: After 9 AM

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

Subject: Application 07-0313

APN: 032-041-48
Applicant: Dee Murray
Owner: Windward Homes
Site Address: 1815 Chanticleer Avenue, Santa Cruz

Members of the Commission:

Proposal

The applicant proposes to revise the size of the houses and revise the windows for a previously approved Minor Land Division (04-0176) with four lots and four single-family dwellings (one with a detached garage/second unit).

History

Application 04-0176 proposed to create four residential lots. The original proposal involved demolishing one single-family dwelling and construction of a two-story single-family dwelling on each of lot (with a second unit Lot 3). The project was approved on June 9, 2004.

Analysis

This application proposes no change to the approved lot locations or configurations. There are slight changes to the lot area (the civil engineer has changed since the original application – and the applicant maintains that the original figures were slightly incorrect).

	Gross Lot Size:	
	Prev. appl. (<i>current appl.</i>)	
Lot 1	6,236	(6,253)
Lot 2	6,409	(6,400)
Lot 3	8,984	(8,970)
Lot 4	6,350	(6,352)

All four residences have increased in size, however none of the proposed residences are above the lot coverage (**30% max.**) or the Floor Area Ratio (**.5 max.**) 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
Lot 1	2,823	3,071	29.5	25	.453	.49
Lot 2	2,762	2,986	29.0	27	.431	.47
Lot 3	res. 2,821 2 nd unit 816 total 3,367	res. 3,547 2 nd unit 719 total 4,266	29.6	30	.404	.48
Lot 4	2,821	3,071	29.0	26	.444	.48

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. Trim is shown at the bottom of the upper walls, rather than an attached small section of roof,
4. Chimneys have been added,
5. Window *style* is consistent (although there are changes to the size and placement of windows)
6. The upper walls and gables have cedar shingles instead of a mix of shingles and horizontal siding,
7. Entry columns are enlarged and tapered to be more in a traditional style.

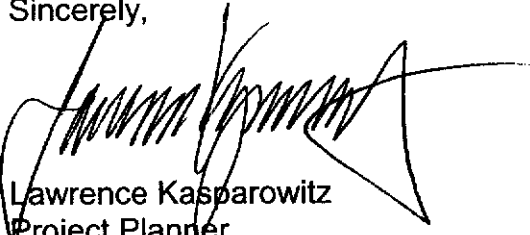
Staff supports all the design changes that have been proposed in that the overall look of all the homes have improved and there have been details added which enrich the individual designs.

Conclusion

The redesign and the size of the residences are in general conformance with the requirements of the County Code and Minor Land Division 04-0176, 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 Demina
Assistant Director



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Exhibit A. Civil engineering plans, prepared by Joe L. Akers. Civil Engineer,
dated 8.10.06.
Architectural plans prepared by Derek Van Alstine Residential Design,
Inc., dated May 18,2007.