



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

January 16, 2008

Agenda Date: January 23, 2008

Item #: 6.2

Time: After 9 AM

APN: 039-061-17

Application: 07-0532

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

Subject: Application 07-0532
APN: 039-061-17
Applicant: D & Z Design Associates
Owner: Victor and Marsha Marani
Site Address: 195 Mar Sereno Court, Aptos

Members of the Commission:

Proposal

The applicant proposes to revise the plans and elevations of one residence within a previously approved Minor Land Division (06-0427).

History

All of the designs for the originally approved new homes (ten total) in the Mar Sereno Subdivision have come before your Commission for re-design. The revised designs were prepared by Thatcher Thompson, Architects and were presented in two separate hearings. Each hearing considered the design revisions for five of the homes.

May 23, 2006, the Board of Supervisors accepted the revised designs for Lots 2-6. All of these lots were in the lower (closest to Soquel Avenue) portion of the subdivision. The designs of the houses on the remaining lots (Lot 1,7,8,9 and 11) were approved by the Planning Commission on February 14, 2007.

Analysis

This applicant (D&Z Design Associates) has revised the plans for all of the lots in the Mar Sereno subdivision. They are compatible with each other, and there were only minor changes to the previously approved designs. After reviewing and evaluating the changes, staff processed the revisions for nine of the ten lots as Building Permits.

The design for Lot 9 showed major revisions that staff believed was significant. Staff believes that the revisions warrant a Minor Variation, however staff felt that the Planning Commission should be aware of the changes.

Design Review for Lot 9

The overall size of the house remains close to the approved design as shown in the table below:

Lot No.	Lot Size (sf)	Approved Lot Coverage	Approved Bldg Area (sf, w/o gar)	Approved FAR	Proposed Lot Coverage	Proposed Bldg Area (sf, w/o gar)	Proposed FAR
9	16,217	16.6%	4,032	28.1 %	18.3 %	4,086	27 %

The applicant has added a volume at the center of the second floor that created a noticeable change in the elevations. Revisions to the elevations are summarized below:

- Divisions in windows have been removed (all elevations)
- Garage doors have been combined; style has been changed (east elevation)
- Additional massing above entry door (south elevation)
- Shift in location of balcony on upper floor from end to middle (south elevation)
- Change of balcony design at front (south elevation)
- Deletion of bay window at front (south elevation)
- Change in stair design to lower level (west elevation)

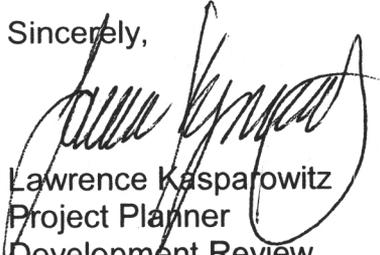
Staff believes that the proposed changes, while different from the previously approved design will be in harmony with the other homes in the Mar Sereno subdivision (as revised by the same design firm).

Conclusion

The redesign and the size of the residence are in general conformance with the requirements of the County Code and Minor Land Division 06-0427, and may be substituted for the approved design.

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

Sincerely,



Lawrence Kasparowitz
Project Planner
Development Review

Reviewed By:
Mark Deming
Assistant Director

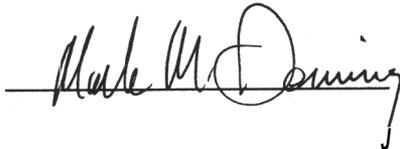


Exhibit A. Architectural plans prepared by **D & Z Design** Associates, dated November 2, 2007.