



Staff Report to the Planning Commission

Application Number: **141007**

Applicant: Ifland Engineers,
Attn. David Ramsey
Owner: Caerus Ventures LLC
APN: 025-361-26

Agenda Date: October 22, 2014
Agenda Item #: 6
Time: After 9:00 a.m.

Project Description: Proposal to divide an existing 31,942 square foot parcel to create three single-family parcels of 9,053 square feet, 8,111 square feet and 13,767 square feet that includes a net developable area of 8,283 square feet, and a corridor access/right-of-way of 5,485 square feet, and a dedication parcel of 1,011 square feet; to develop one single-family dwelling, with attached and/or detached garages and one detached Second Unit at the second floor above the garage on each parcel, and to grade approximately 560 cubic yards of material. This requires the approval of a Tentative Map for a Minor Land Division, a Residential Development Permit to allow for Second Units that exceed the one-story, 17 foot height limit, Design Guidelines Review and Preliminary Grading Review (141007) in the R-1-6 zone district. The project also includes a Soils Report Review (REV141012).

Location: The property is located on the east side of Winkle Avenue (3304 Winkle Avenue) opposite the intersection with Sequoia Drive.

Supervisory District: First District (District Supervisor: John Leopold)

Permits Required: Minor Land Division
Residential Development Permit
Design Guidelines Review
Preliminary Grading Review

Technical Reviews: Soils Report Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141007, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|--|
| A. | Categorical Exemption (CEQA determination) | F. | Assessor's, Location, Zoning and General Plan Maps |
| B. | Findings | G. | Water Will Serve Letter |
| C. | Conditions | H. | Comments & Correspondence |
| D. | Project plans | | |
| E. | Design Guidelines | | |

Parcel Information

Parcel Size:	31,942 square feet
Existing Land Use - Parcel:	One single-family dwelling
Existing Land Use - Surrounding:	Residential neighborhood
Project Access:	Winkle Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UL (Urban Low Residential)
Zone District:	R-1-6 (Single-family Residential)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Commission.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Soils report accepted
Fire Hazard:	Not a mapped constraint
Slopes:	Gently sloped towards the south and west.
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	40 cubic yards cut, 520 cubic yards import, 560 cubic yards fill
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped within the Highway 1 scenic corridor. The parcel is not visible from the highway because of trees and buildings adjacent to the right-of-way for Highway 1.
Drainage:	Drainage plan and calculations submitted and accepted
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Water Supply:	City of Santa Cruz Water Department
Sewage Disposal:	Santa Cruz County Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Flood Zone 5

History

This Land Division involves one existing parcel that is currently developed with one single-family dwelling, constructed on the parcel in 1950 before building permits were required. In addition to the dwelling there were several small outbuildings that have now been demolished. Most of the undeveloped portion of the parcel is an open grassed area with trees that are located close to the property boundary.

Project Setting

The project site is located on the eastern side of Winkle Avenue, opposite the intersection with Sequoia Drive. The overall character of the immediately surrounding area is varied. Along Winkle Avenue and Sequoia Drive adjacent to the project site the existing homes are nondescript single-story, ranch style houses that were mostly developed in the 1950s. However, immediately adjacent to the side and rear of the subject property there are newer two-story homes and townhouses accessed from neighboring streets, that were developed in the 1980s. In addition, several of the lots that front onto Winkle Avenue, including the lots that lie to both the north and south of the existing parcel, are relatively narrow and deep and have been developed to include second houses behind the homes that front onto Winkle Avenue. These homes are accessed by a driveway or corridor access from Winkle Avenue.

Zoning & General Plan Consistency

The proposed land division will create three single-family residential parcels where there is currently one parcel. Parcel One will front onto Winkle Avenue and gain access directly from that street and parcels Two and Three will be accessed via a new driveway located within a 20-foot corridor that joins Winkle Avenue at the southwestern corner of the existing parcel. This corridor, which is part of parcel Three located at the rear of the existing parcel, is subject to the dedication of a right-of-way for access to parcel Two. In addition to the three residential parcels a 1,011 square foot, eight foot wide portion of the existing parcel that fronts onto Winkle Avenue, will be dedicated to the County of Santa Cruz.

The subject property is a 13,942 square foot lot and is zoned R-1-6 (Single-family residential – 6,000 square foot minimum) a designation which allows residential uses. The division of the property into three separate parcels requires a minimum of 6,000 square feet of net developable land per parcel, excluding vehicular rights-of-way.

The proposed minor land division is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Residential General Plan designation, which requires new development to be within a density range of 6,000 to 10,000 square feet of net developable land per residential unit. The proposed land division complies with the General Plan density range in that three new parcels with a net developable area of 9,053 square feet, 8,111 square feet and 8,283 square feet will be created.

The proposed land division will comply with the minimum parcel size of the R-1-6 (Single-family residential – 6,000 square foot minimum) zone district and the zone district standards as demonstrated in the table below.

	R-1-6 Site Standards	Proposed Parcel 1	Proposed Parcel 2	Proposed Parcel 3
Gross Parcel Size	N/A	9,053 sq. ft.	8,111 sq. ft	13,767 sq. ft.
Net developable Parcel Size	6,000 sq.ft. min.	9,053 sq. ft.	8,111 sq. ft	8,283 sq. ft.
Front yard setback	20 ft.	20 ft.	20 ft.	20 ft.
Rear yard setback	15 ft.	20 ft.	17 ft.	16 ft. 6 in.
Side yard setbacks	5 ft. and 8 ft.	5 ft. and 10 ft.	10 ft. and 8 ft.	5 ft. and 10 ft.
Frontage Length	60 ft.	97.21	134.05 ft.	60.36 ft.

Although final designs have not been submitted for structures on the parcels, the Design Guidelines that have been submitted indicate that all parcels will also be developed in accordance with the maximum 50% Floor Area Ratio (FAR) and 40% Lot Coverage and the 28 foot maximum height limit for structures.

Second Units

The proposed land division includes a proposal to construct, a single-family dwelling, garages and a second unit on each parcel. Within the Urban Services Line a second unit/accessory dwelling unit is an allowed use on a residentially zoned parcel that meets the minimum lot size required by the zone district, subject to the requirement that the parcel is owner occupied as evidenced by the filing of a Homeowners Tax Exemption. The maximum size allowed for second units on urban parcels is 640 square feet and, in addition, units are limited to one-story with a maximum height limit of 17 feet unless a Residential Development Permit is approved to allow for an additional story or height.

The Tentative Map and Design Guidelines for the proposed minor land division show second units at the second floor above detached garages on each of the parcels. The proposed second units meet all of the site standards for the zone district and do not exceed 640 square feet, but because of the proposed second story location of the units, a Residential Development Permit is required to be approved. The location of the proposed units at the second floor above detached garages is desirable, since this location allows for the provision of additional parking. The second floor location also reduces the area of impervious surface coverage by structures and allows for increased yard areas for the dwellings and an associated increase in the amount of landscaping for the development as a whole. A complete list of Development Permit findings for the second story location and increased height of the proposed second units is included with this report.

Because of the requirement that parcels that have second units are owner occupied, a condition of approval of this application will be that future property owners of each of the parcels created by this minor land division must file a Homeowners Tax Exemption with the County of Santa Cruz Assessor's Office before they may rent out the second unit as a separate dwelling. In addition, prior to the issuance of Building Permits for any second unit, a Declaration of Restriction will be required to be recorded on each of the three lots that are created setting out these requirements for future purchasers.

Parking

A single-family dwelling that has three or four bedrooms is required to provide a minimum of three on-site parking spaces. In addition, where a second unit is constructed, one additional parking space is required to be provided for each bedroom in the second unit. As shown on the conceptual plans included within the submitted Design Guidelines, second units that have one-bedroom have been proposed, along with single-family dwellings with up to four bedrooms. Therefore a minimum of four parking spaces are required to be provided on-site for each of the parcels. The Design Guidelines indicate that each lot will include one two-car garage and one single-car garage with additional parking spaces in the driveways in front of each garage, so that six full sized parking spaces will be provided on each of the parcels. This will ensure that there is sufficient parking for the proposed development and minimize the potential for disruption to the surrounding neighborhood that might otherwise occur from the need to accommodate overflow parking along Winkle Avenue.

Design Review

The proposed site plan is driven primarily by the corridor access (flag lot) design of the land division, necessitated by the configuration of the existing parcel which is relatively narrow and extends back away from Winkle Avenue. The 20-foot wide corridor access, which is a part of parcel Three and includes a hammerhead turn for emergency vehicles between parcels One and Two, will be located along the property's southern boundary. This corridor will also be used for access by parcel Two, which is desirable as it reduces the number of driveway corridors that open onto Winkle Avenue and also allows for additional landscaping and the retention of an existing mature tree in the front yard of parcel one. Parcel One will continue to be accessed directly from Winkle Avenue.

Although landscaping is not specifically required along a corridor access, the driveway has been designed to include a landscaped strip along its southern edge that will include grasses and vines with new fencing and lattice to soften the appearance of the driveway. Landscaping is also proposed within the side yard of parcel One and the front yards of parcels Two and Three to further enhance the appearance of the access drive. The choice of plant materials will include an emphasis on California natives suited to the region and climate to minimize the need for irrigation. In addition, the driveway will curve away from the southern property boundary to allow for the retention of an existing stand of mature weeping willow trees so that these trees can be a focal point for the two rear parcels.

The existing dwelling that is to be remodeled, a new garage with a second unit at the second floor and an existing mature tree in the front yard of parcel One will, together, obscure views of the dwellings on parcels Two and Three from Winkle Avenue. The Willow trees along the southern boundary will screen and soften the new development in views from existing homes on Laura Lane to the south, and a line of four existing Pine trees along the rear property boundary (also to be retained) will screen the new development in views from parcels to the rear. A proposed hedge, to be installed by the developer, will screen and soften the proposed minor land division in views from the north. In views directly along the corridor access from Winkle Avenue the Weeping Willow trees and new landscape plantings on parcel three will be the main focal point rather than the single story garage beyond and the retained Pine trees will provide a backdrop to the new structures.

In terms of architectural design, the project designer has incorporated several architectural features to help blend the proposed minor land division into the older neighborhood and to create a transition between single-story dwellings along Winkle Avenue and two-story homes on adjacent streets that abut the side and rear of the project site. The existing dwelling that fronts onto Winkle Avenue will be retained but will be remodeled to include a new second story. However, to maintain a single level eave along Winkle Avenue the second story will be accommodated within the new roofline with only a shed dormer window facing Winkle Avenue. This style will be echoed by a proposed detached garage with a second unit at the second floor. The remodeled house will also include a new wrap-around porch to provide a welcoming residential façade to the street that visually links the structures together and also provides a covered connection between the entrances to the house, two garages and second unit.

Dwellings and accessory structures on parcels Two and Three have been designed with one and two-story elements and include varied roof and wall lines that will break up the mass of the proposed structures and add visual interest. Each parcel within the development will be treated as a small complex of structures so that the project reads as a village of buildings, in keeping with the varied scale and character of the surrounding neighborhoods. Each parcel will also include a distinct palate of materials and details as well as a different roof style that will be used for the main dwelling as well as the accessory structures on the lot. However, to create a cohesive project, consistent features such as paving materials, fencing design and landscaping will be used throughout the development, along with detailing “echoes” such as matching porch soffits; chimney caps; covered porches, breezeways and roof pitches to weave the parcels together visually.

The proposed minor land division complies with the requirements of the County Design Review Ordinance, in that, as described above, the project has been laid out and designed to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. Further, special care has been taken with regard to the placement of windows and living areas within the proposed structures and all of the mature trees on the parcel will be retained to ensure privacy for the existing neighbors adjacent to the property.

Trees

As noted above, several existing mature trees are to be retained as part of the proposed development. These include a 24-inch diameter specimen tree (species unknown) that is located within the front yard adjacent to Winkle Avenue, two 16-inch diameter Weeping Willow trees adjacent to the southern property boundary and one 18-inch and three 16-inch diameter Pine trees along the rear property boundary. A small scrubby Oak tree and a small Pine tree located in the southwestern corner of the parcel will be removed to allow for the installation of the proposed driveway.

To ensure that the trees that are to be retained will survive the construction of the new dwellings and driveways the applicant is required, as a condition of approval prior to the approval of the improvement plans, to submit a report prepared by a Certified Arborist. The report is to include protection recommendations for all of the trees to be retained, including specific locations for tree protection fencing and a required observation schedule during construction. In addition, the report is required to include recommendations for selective pruning and maintenance of the Pine trees at the rear of the parcel to reduce shading on the neighboring dwelling to the rear and also to ensure their ongoing health and vitality.

Prior to the commencement of earthwork at the site, the recommended tree protection fencing will be required to be inspected subject to a preconstruction meeting attended by Environmental Planning staff, the project arborist, the grading contractor, the soils engineer and the project civil engineer.

Grading, Drainage & Utilities

The proposed land division and associated improvements will require site grading and preparation, primarily to fill a low point towards the center of the site and to establish final building pads and pavement elevations in order to maintain positive drainage away from structures to drainage inlets. A total of approximately 40 cubic yards of earth will be cut, approximately 520 cubic yards of earth will be imported and 560 cubic yards of material will be placed as fill to allow for the preparation of the project site. The grading volumes are considered as reasonable and appropriate due to the nature and scale of the required improvements. Protection measures, as recommended by the project arborist, will be required during grading and construction to preserve the existing trees that are to be retained.

The access driveway within the corridor access is proposed to be asphalt and private driveways and walkways serving individual units will be finished with either concrete or pavers. The hammerhead fire turnaround will be finished with concrete pavers. This increase in impervious and semi-impervious surfaces on the parcel from paved areas and also from new structures, requires approval of a drainage plan for the proposed development.

In broad strokes, the drainage plan works in the following way. The natural flow of runoff from the property is in a southerly and southwesterly direction across the site and towards Winkle Avenue. The site also receives offsite runoff from the north. The proposed drainage plan for the development has been developed in accordance with Best Management Practices and includes seven individual Drainage Management Areas that have been designed to minimize stormwater discharge volumes leaving the site as well as to reduce stormwater pollutants to the storm drain system. Each of these seven Drainage Management Areas will drain to raingardens that are designed to capture, retain and treat stormwater runoff. For smaller, two year, events this will result in a retention of all stormwater runoff onsite and in the event of larger, ten year storms the raingardens are designed to release runoff from these retention/detention areas to the street via metered pipes at a rate that does not exceed the existing, predevelopment rate. The proposed improvement plan and Drainage Calculations have been accepted by the Department of Public Works Stormwater Management Division.

In addition, water, sewer, and electrical utilities are available to the subject property. The existing water and sewer mains are capable of handling the additional volume necessary to serve the proposed development. A will serve letter from the City of Santa Cruz Water Department and a sewer availability letter from the County Sanitation District are attached.

Environmental Review

Environmental Review has not been required for the proposed project since, as proposed, the project is for the division of property into four or fewer parcels within an urbanized area and the parcel to be divided was not involved in a division of a larger parcel within the previous 2 years. The parcel to be divided is zoned for residential uses and the division is in conformance with the

General Plan and zoning. No Variances or Exceptions are required. Further, the parcel does not have an average slope greater than 20 percent and all services and access to the proposed parcels are available in accordance with local standards. Therefore the project qualifies for an exemption under the California Environmental Quality Act (CEQA) consistent with the CEQA guidelines in Section 15315, Minor Land Divisions.

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

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **141007**, 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: _____

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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: 141007

Assessor Parcel Number: 025-361-26

Project Location: 3304 Winkle Avenue, Santa Cruz

Project Description: Proposal to divide an existing parcel to create three single-family parcels and to develop one single-family dwelling, one detached second dwelling unit and attached and detached garages on each parcel.

Person or Agency Proposing Project: Ifland Engineers, attn. David Ramsey

Contact Phone Number: (831) 426 5313

- 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).
E. ☒ **Categorical Exemption**

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

F. Reasons why the project is exempt:

Minor land division within the Urban Services Line with all urban services available

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

Lezanne Jeffs, Project Planner

Date: _____

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.

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, will be consistent with the General Plan. The project creates three single-family residential parcels and is located in the Urban Low Density Residential (R-UL) General Plan designation, which allows a density of one unit for each 6,000 to 10,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan since the development creates three parcels with net developable areas of 9,053 square feet, 8,111 square feet and 8,283 square feet.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. Each parcel will be accessed from Winkle Avenue, parcel One directly and parcels Two and Three via a corridor access, and this roadway will provide satisfactory access to the project. The proposed land division is similar to the pattern and density of surrounding development, is not far from commercial shopping facilities and recreational opportunities, and will have adequate and safe access.

The land division, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed residential development will be consistent with the pattern of the surrounding development, and the design of the proposed structures, as conditioned, is consistent with the character of similar developments in the surrounding neighborhood.

Therefore this finding can be made.

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 project proposes the development of one single-family dwelling and one second unit on each of the three parcels that will be created. A second unit/accessory dwelling unit is an allowed use on a residentially zoned parcel that, within the Urban Services Line, meets the minimum lot size required by the zone district. Therefore this finding can be made in that the use of the property will be residential in nature, the proposed parcels meet the minimum lot size and dimensional standards for the R-1-6 (Single-family residential - 6,000 square foot minimum) zone district, where the project is located, and the project will be consistent with the required site standards of the R-1-6 zone district.

The maximum size allowed for second units on urban parcels is 640 square feet and, in addition, units are limited to one-story with a maximum height limit of 17 feet unless a Residential Development Permit is approved to allow for an additional story or height. The proposed second

units do not exceed 640 square feet in size but, due to their location above the detached garage on each parcel, they will exceed the story limitation and maximum height. A complete list of Development Permit findings for the second story location and increased height of the proposed second units is included with this report.

County Code section 13.10.521 (Site Access) requires a minimum right-of-way width of 40 feet for newly created parcels. However, other chapters of the County Code, including County Code Chapter 16, define a right of way serving two properties as a driveway rather than a street. These other sections of County Code recognize that rights-of-way serving one or two parcels function differently from rights-of-way serving three or more parcels and require a narrower width. The proposed corridor access that is to serve both parcels two and three is 20-feet wide and complies with the provisions of County Code section 13.20.520(B) (Corridor Access Lots). An exception to the 40-foot wide right-of-way is therefore not required.

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 building site. Technical reports prepared for the property conclude that the site is suitable for residential development, and the proposed parcels are properly configured to allow development in compliance with the required site standards., also no environmental resources exist which would be adversely impacted by the proposed development.

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.

No mapped or observed sensitive habitats or threatened species will be adversely impacted through the development of the site, therefore this finding can be made.

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 the proposed units on all three 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 existing easements are known to encumber the property. The County Surveyor has required that a 6 foot Public Utility Easement be dedicated along the Winkle Avenue frontage of the proposed development. In addition, a right-of-way for access, together with an easement for storm drain and utility purposes will be granted in favor of parcel Two, over the corridor access portion of parcel Three.

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

This finding can be made, in that the resulting parcels and the proposed new dwellings and second units are sited towards the northern property boundary to take advantage of an unobstructed southern exposure and each of the structures has been oriented to the fullest extent possible in a manner to take advantage of solar opportunities.

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 design guidelines for the proposed minor land division incorporate architectural features to help blend the proposed development into the older neighborhood along Winkle Avenue and to create a transition between single-story dwellings along that street and two-story homes on adjacent streets that abut the side and rear of the project site. This will reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

The existing dwelling that fronts onto Winkle Avenue will be retained but will be remodeled to include a new second story. However, to maintain a single level eave along Winkle Avenue the second story will be accommodated within the new roofline with only a shed dormer window facing Winkle Avenue. This style will be echoed by a proposed detached garage with a second unit at the second floor. Dwellings and accessory structures on parcels two and three have been designed with one and two-story elements and include varied roof lines and massing to break up the structures and add visual interest.

Each parcel within the development will be treated as a small complex of structures so that the project reads as a village of buildings, in keeping with the varied scale and character of the surrounding neighborhoods. Each parcel will also include a distinct palate of materials and details as well as a different roof style that will be used for the main dwelling as well as the accessory structures on the lot. However, to create a cohesive project, consistent features such as paving materials, fencing design and landscaping will be used throughout the development, along with design details that are “echoed” on each parcel, such as matching porch soffits, chimney caps, covered porches, breezeways and roof pitches, to weave the parcels together visually.

The proposed project includes landscaping within the front yards of parcels as well as along the southern edge of the proposed corridor access driveway and within the side yard of parcel one to further enhance to appearance of the new development. In addition, a hedge will be installed along the northern property boundary. Further, all of the existing mature trees on the parcel will be retained to screen and soften views to the new development from surrounding homes. The existing stand of willow trees along the southern property boundary will also to serve as a visual focal point for the new homes and in views along the proposed access drive from Winkle Avenue.

Therefore this finding can be made.

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 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 California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

The proposed second story second units will not deprive adjacent properties or the neighborhood of light, air, or open space, in that all of the structures will meet or exceed all of the current setbacks that ensure access to light, air, and open space in the neighborhood. Further, the proposed second units have been designed and laid out so that living areas at the second floor will be oriented and/or located away from surrounding existing homes. Special care has been taken to ensure the privacy of neighbors to the greatest extent possible. Sensitive massing, placement of windows and retention of existing trees landscaping will ensure good relations between the project and its neighbors.

Therefore this finding can be made.

- 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 proposed location of the structures on each of the parcels and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single-family residential - 6,000 square foot minimum) zone district, in that the primary use of each property will be one single-family dwelling, with or without an attached garage, and one second unit over a detached garage, that meet all of the current site standards for the zone district.

Second Units within the Urban Services Line are limited to one story and a maximum height of 17 feet, as set out in County Code section 13.10.681(D)(4). The intent of these restrictions on second units is to minimize the potential for neighborhood conflict due to loss of privacy at surrounding dwellings from second unit living areas that are located at the second floor. Therefore a Development Permit is required to allow for additional review of proposed second units that exceed these restrictions so as to ensure that no such conflicts occur. As set out above, the proposed second units have been sited and designed so that the living areas are located away from the existing homes on adjacent parcels and that the privacy of surrounding dwellings will be maintained. Further, all of the second units will meet or exceed current setbacks that ensure access to light, air, and open space in the neighborhood.

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 proposed residential use is consistent with the use and density requirements specified for the Urban Low Density (R-UL) land use designation in the County General Plan. The R-UL land use designation requires new development to be within a density range of 6,000 to 10,000 square feet of net developable land per residential unit and the proposed land division complies with the General Plan density range in that three new parcels with a net developable area of 9,053 square feet, 8,111 square feet and 8,283 square feet will be created.

The proposed second units to be located above detached garages on each of the parcels will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties. The proposed second units will meet all current site and development standards for the zone district, so that, as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), they 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 second units 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 all structures 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). Further, second units will be clearly subordinate in size and scale to the main residences on each of the parcels.

The design guidelines submitted for this project show that the proposed second units have been designed and laid so that living areas at the second floor will be oriented and/or located away from surrounding existing homes. Special care has been taken to ensure the privacy of neighbors to the greatest extent possible. Sensitive massing, placement of windows and retention of existing trees and landscaping will ensure good relations between the project and its neighbors.

This will result in parcels that are developed in a manner that is compatible with the existing neighborhood and are consistent with other accessory structures with second units 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.

This finding can therefore be made.

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 can be made, in that each parcel within the proposed minor land division will be developed with one single-family dwelling and one second unit. Within the Urban Services Line a second unit is an allowed use on a residential parcel and a Development Permit is not required unless the unit exceeds the maximum one story or 17 foot maximum height. The proposal to include second dwelling units above the proposed detached garages on each parcel therefore will not increase the level of traffic or overload utilities to any greater extent than would single story

units. However, a relatively minor increase in traffic and increase in utilities is anticipated as a result of the minor land division as a whole but such an increase will not adversely impact existing roads and intersections in the surrounding area and will not result in a significant increase in the demand for utilities.

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 second proposed minor land division is located in a mixed neighborhood containing one and two-story homes that have a variety of architectural styles. Several of the lots that front on to Winkle Avenue, including the lots that lie to the north of the existing parcel are developed to include second houses. The area immediately behind the parcel is developed with two story townhouses. Therefore the proposed second units that will be located at the second floor above detached garages on each parcel are consistent with the land use intensity and density of the neighborhood.

Therefore this finding can be made.

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 design guidelines for the proposed minor land division incorporate architectural features to help blend the proposed development into the older neighborhood along Winkle Avenue and to create a transition between single-story dwellings along that street and two-story homes on adjacent streets that abut the side and rear of the project site.

The proposed second unit that will be developed on parcel one that fronts onto Winkle Avenue is designed so that it will be located mostly at the first floor level behind the proposed garage, with only one bedroom at the second floor. The structure has been designed to maintain a single level eave along Winkle Avenue. The second story bedroom will be accommodated within the new roofline with only a shed dormer window facing Winkle Avenue. The accessory structures on parcels Two and Three have been designed with one and two-story elements and include varied roof lines and massing to break up the structures and add visual interest.

Each parcel within the development will be treated as a small complex of structures so that each dwelling and the associated second unit and garages will read as a village of buildings that has consistent architectural detailing and roof style along with a distinct palate of materials. Further, the structures on each parcel will be linked by consistent features such covered porches, paving and landscaping.

Conditions of Approval

Minor Land Division 141007

Applicant: Ifland Engineers, Attn. David Ramsey

Property Owner: CAERUS VENTURES, LLC.

Assessor's Parcel Number: 025-361-26

Property Address and Location: The property is located at 3304 Winkle Avenue, on the east side of Winkle Avenue opposite the intersection with Sequoia Drive.

Planning Area: Live Oak

Exhibit(s):

- D. Tentative Map (1 sheet), Preliminary Improvement Plans (6 sheets) and Preliminary Erosion Control Plan (1 sheet) - prepared by Ifland Engineers, dated 01/30/14, as revised 7/18/14.
 - E. Design Guidelines prepared for Caerus Ventures, LLC., dated 7/7/14
-

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.
 - B. Record the Conditions of Approval with the Parcel Map. The Conditions of Approval shall be applicable to all resulting parcels.
- II. A Parcel Map for the 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 units, a private right of way for access, utilities, and landscaping and a dedication parcel to the County of Santa Cruz (Parcel A).
 - C. The minimum aggregate parcel area shall be 6,000 square feet of net developable land per unit.

D. The following items shall be shown on the Parcel Map:

1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map. The building envelopes for the perimeter of the project shall meet the minimum setbacks for the R-1-6 zone district of 20 feet for front yards, 5 and 8 feet for side yards, and 15 feet for rear yards. In addition, a minimum 10 foot separation is required between detached structures on the same parcel.
2. Show the gross and net area of each lot to nearest square foot.
3. All easements and dedications to be recorded prior to recordation of the Parcel Map.

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. New parcel numbers for all of the parcels must be assigned by the Assessor's Office prior to application for a Building Permit on any parcel created by this land division.
2. Lots shall be connected for water service to the City of Santa Cruz Water District. All regulations and conditions of the water district shall be met. Proof of water service availability is required prior to issuance of a building permit on any parcel.
3. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the sanitation district shall be met. Proof of sewer service availability is required prior to issuance of a building permit on any parcel.
4. All future construction on the lots shall conform to the design guidelines approved for this land division and shall also meet the following additional conditions:
 - a. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-6 zone district, including setbacks, maximum height and separation between structures. Development on each parcel shall not exceed 40% lot coverage, or 50% floor area ratio, or other standard as may be established for the zone district.
 - b. Second Units may be constructed at the second floor, above detached garages on each parcel, as approved by this permit, but must comply with all other requirements of County Code section 13.10.681.
5. All future development on the lots shall comply with the requirements of the approved geotechnical report(s) for this project.
6. All requirements of the Environmental Planning Section of the Planning

Department shall be met, including the following:

- a. The applicant shall provide recommendations from a certified arborist for protection of trees to remain (including the specific locations for tree protection fencing and a required observation schedule) and incorporate those recommendations into the project plans. The report shall also include recommendations for selective pruning of the pine trees along the rear property boundary to improve the shape and overall health of the trees.
 - b. Plans shall reference the soils report and include a statement that the project shall conform to the reports recommendations.
 - c. The applicant shall provide a plan review letter from the project soils engineer approving the final revised plans once all agency comments have been addressed.
 - d. The applicant shall provide a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found on our website at www.ccoplanning.com by navigating to Environmental / Erosion and Stormwater Pollution Control / Construction Site Stormwater BMP Manual.
7. The access road shall be designated as a fire lane. The fire lane (both sides of the road) shall be painted and posted as a fire lane meeting the requirements of Section 22500.1 of the California Vehicle.
 8. Note on the plan that the area designated as the fire apparatus turnaround shall meet the above prohibited parking marking requirements.
 9. The proposed private road shall be named. Naming shall meet the requirements of the Santa Cruz County Street Naming and Addressing Ordinance. Application for the street name shall be done through the street naming and Addressing Coordinator in the Santa Cruz County Planning Department.
 10. 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.
 11. 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 type of erosion control practices to be used and shall include the following:
 - a. Silt and grease traps shall be installed according to the approved improvement plans.

- b. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
 - c. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
- 12. Any changes from the approved Exhibit "D", including but not limited to the Tentative Map or Preliminary Improvement Plans, must be submitted for review and approval by the Planning Department. Changes may be forwarded 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 which 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.

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 drainage requirements of the Department of Public Works, Stormwater Management Services section including, without limitation, the following conditions:
 - 1. Provide revised plans to show how this project will minimize impervious surfacing for the proposed paved private road and driveways. The requirement to minimize impervious surfacing can be achieved by the use of porous pavement (paver blocks, turf blocks, base rock, gravel, pervious concrete, etc.) where feasible.
 - 2. Provide cross section construction details for the proposed rain gardens, semi-impervious paving, graded swales, GO inlet, connection to the existing inlet and under sidewalk drains to facilitate proper construction by the contractor.
 - 3. Include in the drainage calculations a typical cross section detail of the proposed rain gardens making clear where the retention and detention volumes are being provided. Also make clear how the detention system release structure will be configured to maintain a constant release rate for the detention volume. The detention sizing calculations assume a constant release rate however no calculations have been provided demonstrating how the constant release rate will be maintained.
 - 4. The drainage calculations indicate 40% void space in the bioretention soil mixture. Please provide technical justification for this value.
 - 5. Site plans shall specify maintenance requirements such as; what needs to be maintained, how often each drainage improvement needs to be maintained, what to look for indicating that maintenance is required, and what the maintenance procedures are for each specific drainage improvement. A recorded maintenance agreement (Type B) is required for the proposed rain gardens

within the development. The maintenance agreement form can be picked up from the Public Works office or can be found online at:

http://www.dpw.co.santa-Cruz.ca.us/Storm_Water/FigureSWM25B.pdf

Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure.

6. For fee calculations please provide tabulation of new impervious and semi impervious (gravel, base rock, paver blocks, pervious pavement) areas resulting from the proposed project. Make clear on the plans by shading or hatching the limits of both the existing and new impervious areas. To receive credit for the existing impervious surfaces to be removed please provide documentation such as assessor's records, survey records, aerial photos or other official records that will help establish and determine the dates they were built.

Note: A drainage fee will be assessed on the net increase in impervious area. The fees are currently \$1.14 per square foot, and are subject to increase based on the fee amount applicable at the time of permit issuance. Reduced fees (50%) are assessed for semi pervious surfacing (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials.

7. Per Part 3 Section G #3 of the design criteria; if the parcel being developed receives existing runoff from an adjacent drainage area, the recordation of a drainage easement, maintenance agreement, deed restriction, or other document recorded on the parcel deed will be required. The recorded document shall acknowledge that the parcel does and will continue to receive upstream runoff, that the property owner is responsible for maintenance of the drainage pathway through the parcel, and that the County and Flood Control Districts are not responsible for the upstream runoff or for maintenance of the drainage pathway.
- C. Meet all requirements of the Environmental Planning section of the Planning Department including, without limitation, the following conditions:
1. The applicant shall provide a tree protection plan showing the precise location of the tree protection fencing as recommended by the project arborist.
 2. The applicant shall provide a plan review letter from the project arborist approving the final revised grading, utility, and tree protection plans.
- D. Meet all requirements of the Santa Cruz County Sanitation District including, without limitation, the following standard conditions:
1. The six inch line that comes out of the final Private Sanitary Clean-Out (Rim=133.26, Inv=129.16) shall exit the clean-out at a 90 degree angle and connect into the existing Sanitary Sewer on Winkle with a New Manhole provided and installed by the Applicant.
 2. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
 3. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of

any CC&R's to the district.

- E. A Homeowners Association (HOA) shall be formed, or a shared maintenance agreement shall be established, for maintenance of all areas under common ownership including: access road; fire lane painting marking and signs; fire hydrant and annual required testing of the detector check/backflow prevention device; all landscaping; drainage structures; water lines; sewer laterals; fences, and silt and grease traps. CC&R's and/or the shared maintenance agreement shall include the following, which are permit conditions:
1. All landscaping within the corridor access/private right-of-way shall be permanently maintained by the HOA or shared maintenance association.
 2. All drainage structures, including the proposed detention system, porous asphalt concrete, proposed swale in the private drainage easement, and silt and grease traps, shall be permanently maintained by the HOA or shared maintenance association.
 3. Annual inspection of the silt and grease traps and drainage structures shall be performed and reports sent to the Drainage section of the Department of Public Works on an annual basis. Inspections shall be performed prior to October 15 each year. The expense for inspections and report preparation shall be the responsibility of the HOA or shared maintenance association.
 - a. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage section of the Department of Public Works within 5 days of the inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
 4. The six inch private Sanitary Sewer line, Private Sanitary Sewer Clean-Outs (3), and Private Sanitary Sewer Manhole (1) shall be maintained by the HOA or shared maintenance association.
- F. Engineered improvement plans for all water line extensions required by The City of Santa Cruz Water District shall be submitted for the review and approval of the water agency.
- G. 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. Backflow prevention devices must be located in the least visually obtrusive location.
- H. Park dedication in-lieu fees shall be paid for nine (9) bedrooms (which assumes two (2) new dwelling units, each with three (3) bedrooms, and three (3) second units, each with one (1) bedroom). These fees are currently \$1,000 per bedroom, but are subject to

change.

- I. Child Care Development fees shall be paid for nine (9) bedrooms (which assumes two (2) new dwelling units, each with three (3) bedrooms, and three (3) second units, each with one (1) bedroom). These fees are currently \$109 per bedroom, but are subject to change.
- J. Transportation improvement fees shall be paid for two (2) new lots/dwelling units. These fees are currently \$3,000 per unit, but are subject to change.
- K. Roadside improvement fees shall be paid for two (2) new lots/dwelling units. These fees are currently \$3,000 per unit, but are subject to change.
- L. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
 - 1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval. Plans shall also comply with applicable provisions of the State Building Code regarding accessibility.
 - a. The proposed access road shall be constructed per the approved improvement plans for this permit.
 - 2. 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, including the following information and plan revisions:
- M. Submit a final Landscape Plan for the entire site for review and approval by the Planning Department. The landscape plan shall specify plant species, size and location, and shall include irrigation plans, which meet the following criteria and must conform to all water conservation requirements of the local water district and the following conservation regulations:
 - 1. 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.
 - 2. 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.

3. 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.
4. 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, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - a. 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.
 - b. 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.
 - c. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
 - d. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.

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 unless otherwise specifically excepted by these conditions of approval.
- 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. Prior to any site disturbance on the subject property, the following conditions shall be met:
1. A preconstruction meeting shall be scheduled 14 days prior to commencement of earthwork. Attendees shall include Environmental Planning staff, the project arborist, the grading contractor, the soils engineer and the civil engineer. Tree protection fencing and perimeter erosion control will be inspected by Environmental Planning staff. In addition, findings of the bat ecologist and the bird survey (if required) will be reviewed.
 2. All tree protection fencing and sediment control measures shall be installed as shown on the approved plans.
 3. If tree removal will occur during the bird nesting season, February 1 through August 15, a qualified biologist shall conduct nesting bird surveys no more than 2 weeks prior to vegetation removal. If active nests are observed, the biologist shall designate a buffer zone around the nest tree or shrub as follows: 200 feet for nesting raptors and 50 feet for all other bird species. No vegetation removal shall take place within the buffer zone until the biologist has determined that all chicks have fledged and are able to feed on their own.
- E. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, shall be observed.
- F. 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 an 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.
 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of

receipt of the complaint or inquiry.

- G. Construction of improvements shall comply with the requirements of the approved geotechnical report(s) for this project. The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).
- H. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- I. Prior to issuance of Building Permits for new dwellings/second units the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the Design Guidelines on file with the Planning Department:
 - 1. Elevations of the proposed structures shall indicate proposed materials and, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.
 - B. All requirements of the Environmental Planning Section of the Planning Department shall be met, including the following:
 - a. The applicant shall provide 2 copies of the soils report with each building permit application.
 - b. Plans shall reference the soils report and include a statement that the project shall conform to the report's recommendations.
 - c. Tree protection fencing shall be shown on the site plan as recommended by the project arborist.
 - d. The applicant shall submit a site specific stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found on our website at www.ccoplanning.com by navigating to Environmental / Erosion and Stormwater Pollution Control / Construction Site Stormwater BMP Manual.
 - e. The applicant shall submit a site specific drainage plan that complies with the requirements set forth in 2010 California Building Code (CBC) Section 1803.3 and the recommendations of the soils engineer.
 - f. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form.

- C. Pay additional fees for Parks and Child Care mitigation if the number of proposed bedrooms exceeds three (3) in the main dwelling or one (1) in the second unit .
- D. Record a declaration of restrictions for the proposed second units (available from the Planning Department) containing reference to the deed under which the property was acquired by the present owner and stating the following:
 - 1. The property owner shall permanently reside, as evidenced by a homeowner's property tax exemption on the parcel, in either the main dwelling or the second unit, unless owned by a public agency that is providing housing for special populations.
 - 2. The declaration is binding upon all successors in interest.
 - 3. The declaration shall include a provision for the recovery by the County of reasonable attorney's fees and costs in bringing legal action to enforce the declaration together with recovery of any rents collected during any occupancy not authorized by the terms of the agreement or, in the alternative, for the recovery of the reasonable value of the unauthorized occupancy.

No second unit on any parcel created by this minor land division shall be rented unless the purchaser permanently resides in either the main dwelling or the second unit. Said purchaser shall be required to submit a Homeowners Property Tax Exemption to the Planning Department prior to the occupancy of the second unit and shall be subject to the conditions of the above deed restriction.

- E. In addition to the declaration of restrictions for the second unit, a declaration of restriction will also be required to be recorded for any detached non-habitable accessory structure that is proposed to be constructed on the parcel. **The wording of these declarations of restriction shall not be altered.**
- V. 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.
- VI. 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 Parcel 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: _____

Steven Guiney AICP
Principal Planner

Lezanne Jeffs
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

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Project Data

Owner & Subdivider

Proposed Use

Gas & Electric

Existing Zoning

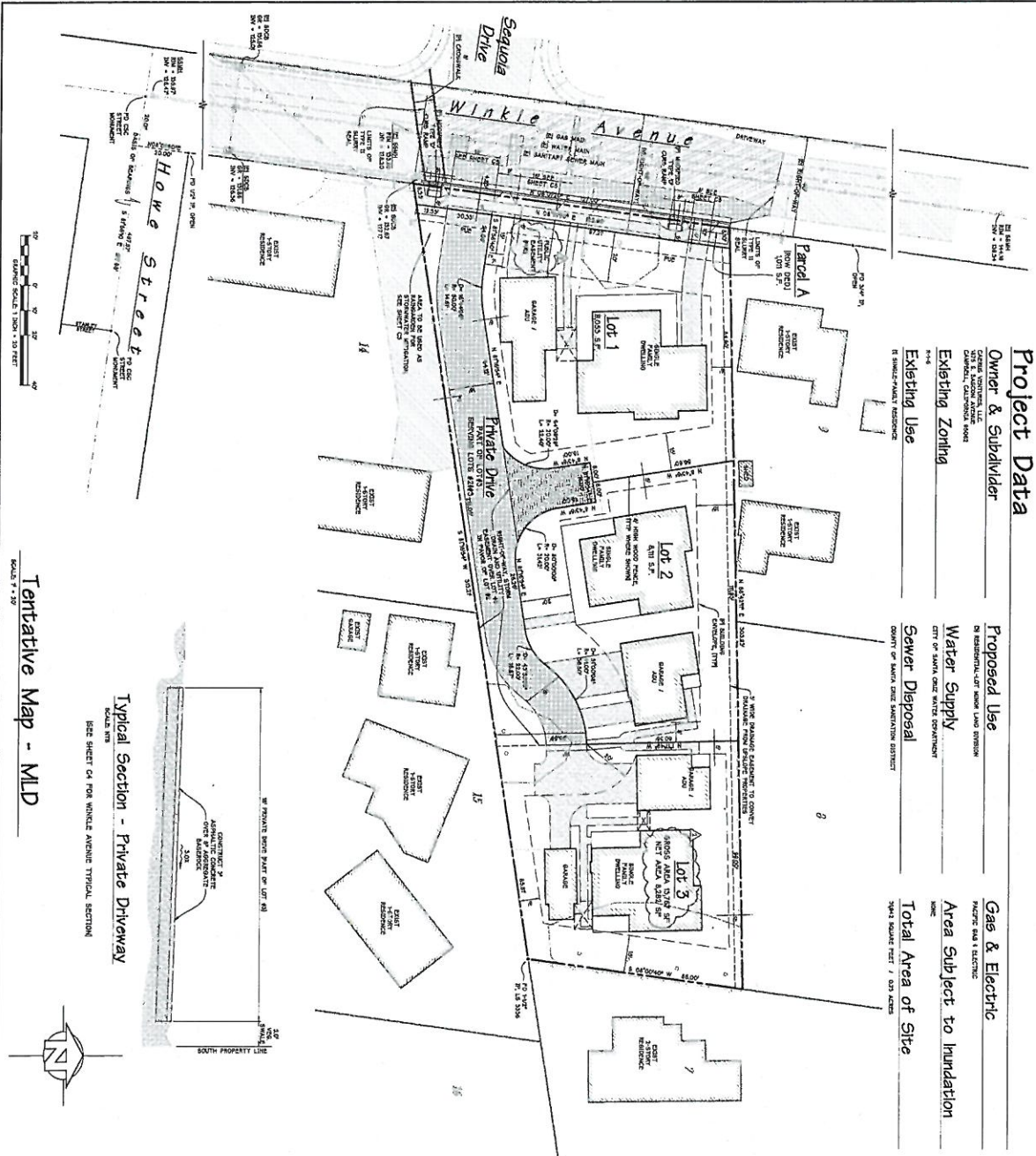
Water Supply

Area Subject to Inundation

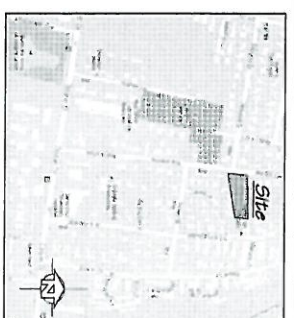
Existing Use

Sewer Disposal

Total Area of Site



Tentative Map - MLD



Basis of Bearings
The basis of bearings for this project is between Santa Cruz County Street and the intersection of Santa Cruz County Street and Highway 101.

Benchmark
The benchmark used for this project is the benchmark located at the intersection of Santa Cruz County Street and Highway 101.

Utility Note
The utility lines shown on this map are for informational purposes only and are not to be used for engineering purposes.

Legend

1	MONUMENT FOUND AS NOTED	WV	WATER VALVE
2	WATER MAIN	WS	WATER STREET
3	WATER METER	WS	WATER METER
4	WATER METER BOX	WS	WATER METER BOX
5	WATER METER BOX COVER	WS	WATER METER BOX COVER
6	WATER METER BOX COVER	WS	WATER METER BOX COVER
7	WATER METER BOX COVER	WS	WATER METER BOX COVER
8	WATER METER BOX COVER	WS	WATER METER BOX COVER
9	WATER METER BOX COVER	WS	WATER METER BOX COVER
10	WATER METER BOX COVER	WS	WATER METER BOX COVER

Sheet Index

SHEET NO.	SHEET DESCRIPTION
01	PRELIMINARY SITE CONDITIONS & PRELIMINARY PROPOSED PLAN
02	PRELIMINARY SITE CONDITIONS & PRELIMINARY PROPOSED PLAN
03	PRELIMINARY SITE CONDITIONS & PRELIMINARY PROPOSED PLAN
04	PRELIMINARY SITE CONDITIONS & PRELIMINARY PROPOSED PLAN
05	PRELIMINARY SITE CONDITIONS & PRELIMINARY PROPOSED PLAN
06	PRELIMINARY SITE CONDITIONS & PRELIMINARY PROPOSED PLAN
07	PRELIMINARY SITE CONDITIONS & PRELIMINARY PROPOSED PLAN
08	PRELIMINARY SITE CONDITIONS & PRELIMINARY PROPOSED PLAN
09	PRELIMINARY SITE CONDITIONS & PRELIMINARY PROPOSED PLAN
10	PRELIMINARY SITE CONDITIONS & PRELIMINARY PROPOSED PLAN

APN 025-361-26

DATE: 01/04/14

DESIGN: DMR

DRAWN: JAI

Tentative Map

Winkle Avenue MLD

3304 Winkle Avenue, Santa Cruz, California

IFLAND ENGINEERS

CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN

5300 SOQUIA AVE, SUITE 101
SANTA CRUZ, CA 95062
TEL (831) 424-0113
FAX (831) 424-0114
WWW.IFLANDENGINEERS.COM

[illegible]

- NOTE:**



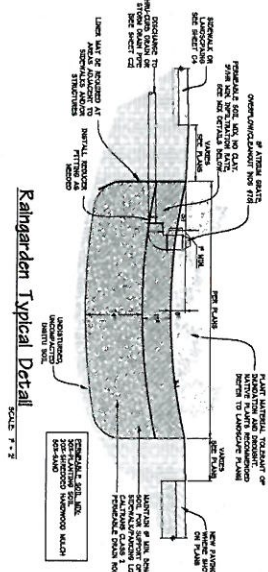
IFLAND
ENGINEERS
CONSULTING ENGINEERS

2. ALL FILING FIRM RETURNS, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD CHARGES IN THE CURRENT EDITION OF THE COUNTY OF SANTA CRUZ DESIGN CATALOG.

[illegible]

1. ALL WORK ON THE WATER SYSTEM MAY BE CONSTRUCTED IN CONFORMANCE WITH LATEST VERSION OF CITY OF SANTA CRUZ WATER DEPT BROWN STANDARD SPECIFICATIONS.
2. A SCHEDULE OF 3 WORKING DAYS NOTICE SHALL BE GIVEN TO THE ACDND BEFORE CONSTRUCTION OF ANY WORK BEGINS.

4. CURRENT LOCATIONS ARE APPROPRIATE, NEIGHBORHOODS OF ACTUAL INTERESTS AND LOCATIONS OF INTEREST ARE APPROPRIATELY IDENTIFIED. THE CURRENT IDENTIFICATION OF INTERESTS AND LOCATIONS OF INTEREST ARE APPROPRIATELY IDENTIFIED AND THE CURRENT IDENTIFICATION OF INTERESTS AND LOCATIONS OF INTEREST ARE APPROPRIATELY IDENTIFIED.



Kaingarden Typical Detail

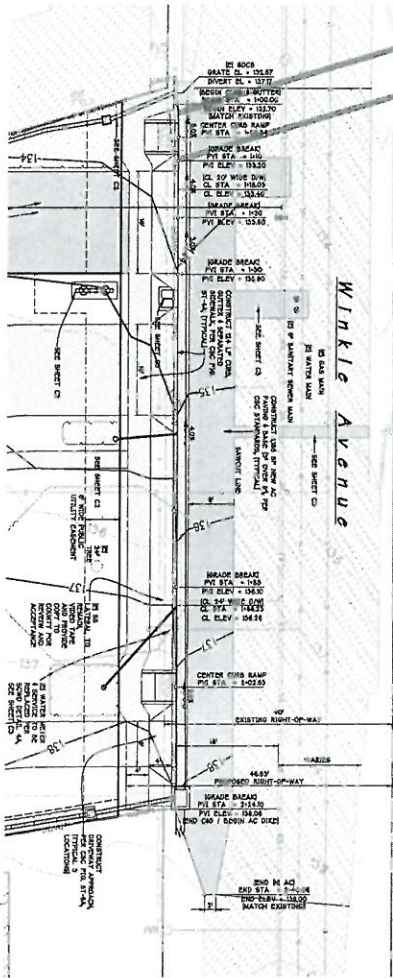
CASE 10:11-cv-00001-UNA Document 1-1 Filed 07/25/11 Page 1 of 1

Preliminary Site Utilities Plan

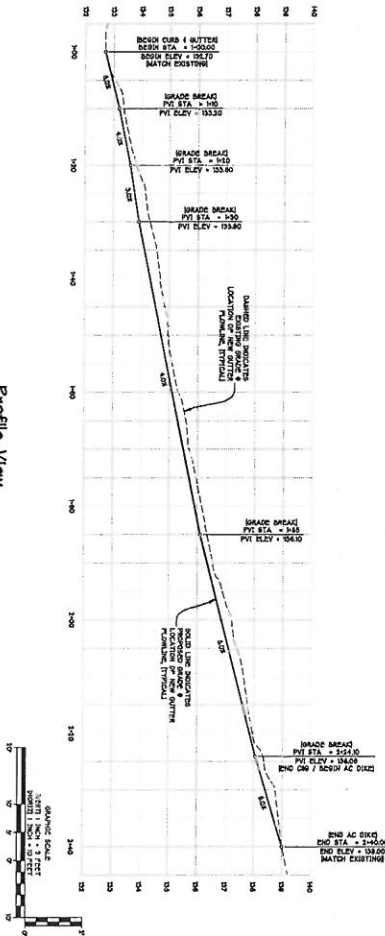
C3	APN 025-361-26			Preliminary Site Utilities Plan Winkle Avenue MLD		 IRELAND ENGINEERS <small>CIVIL ENGINEERING • LAND PLANNING • SPECIALTY DESIGN</small>		<small>3280 SOQUEL AVE, SUITE 101 SANTA CRUZ, CA 95062 TEL (831) 454-8313 FAX (831) 454-1762 www.IrelandEngineers.com</small>		<small>DATE: 01/09/04 DESIGN: DMR DRAWN: JAL</small>	
	3304 Winkle Avenue, Santa Cruz, California			For Plan Check Only <small>REVIEWED FOR: [] <small>APPROVED: [] <small>NO CHANGES <small>CHANGES <small>DATE: 01/09/04 <small>DESIGN: DMR <small>DRAWN: JAL </small></small></small></small></small></small></small>							

Preliminary Off-Site Street Improvement Plan

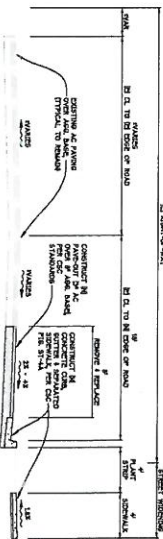
Plan View
SCALE: 1" = 20'



Profile View
SCALE: 1" = 20' H / 1" = 20' H



Section View
SCALE: 1" = 2'



<p>C4</p>	<p>APN 025-361-26</p>	<p>Preliminary Off-Site Street Improvement Plan</p>	<p>IFLAND ENGINEERS CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN</p>	<p>3304 Winkle Avenue, Santa Cruz, California</p>	<p>3304 Winkle Avenue, Santa Cruz, California</p>	<p>APPROVED FOR PLAN CHECK ONLY</p>
	<p>DATE: 01/05/14</p>	<p>DESIGN: JAI</p>		<p>DRAWN: JAI</p>	<p>3304 Winkle Avenue, Santa Cruz, California</p>	<p>3304 Winkle Avenue, Santa Cruz, California</p>

<div style="display: flex; justify-content: space-between;"> <div> <p>Q08 NO. 13040</p> </div> <div> <p>C5</p> </div> </div>	<div style="display: flex; justify-content: space-between;"> <div> <p>Q08 NO. 13040</p> </div> <div> <p>C5</p> </div> </div>
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C5

APN 025-361-26

DATE	DESIGN	DMR	DRAWN
01/26/14			JAI

Preliminary Private Drive Profile
Winkle Avenue MLD

3304 Winkle Avenue, Santa Cruz, California

IE

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 SANTA CRUZ, CA 95062
 TEL (857) 434-9373
 FAX (857) 434-1748
www.iflandengineers.com

SAN JOAQUIN COUNTY RECORDS FILE # 197474
 DATE OF RECD 10-3-10 MD
 DATE

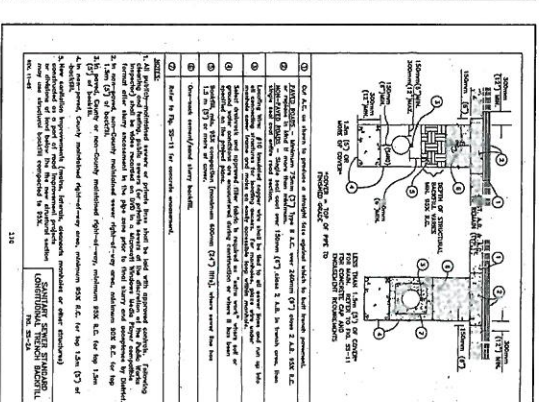
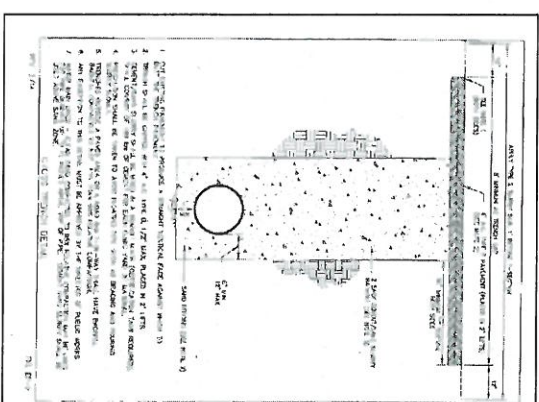
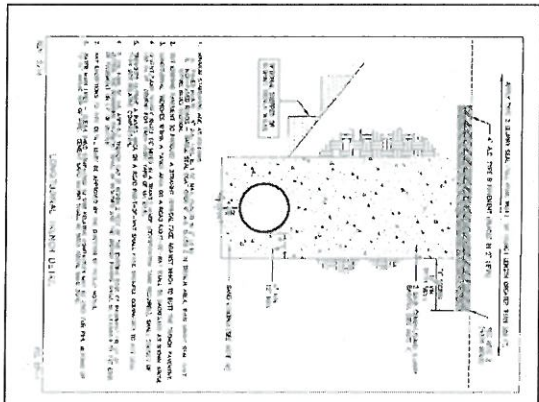
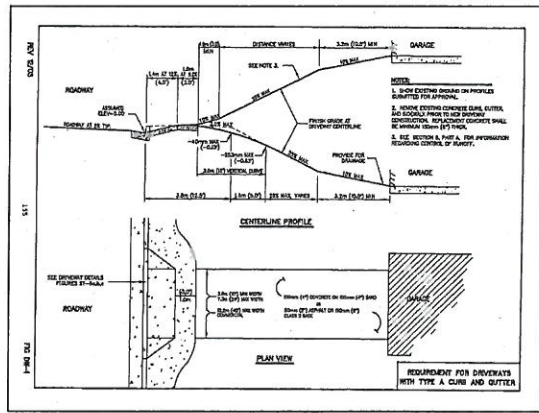
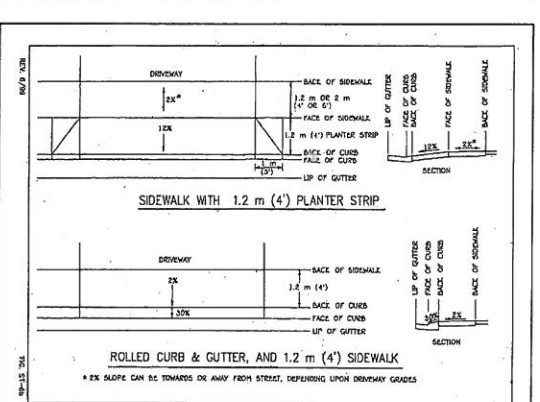
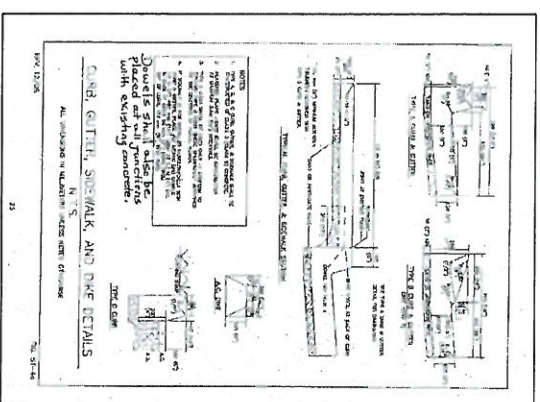
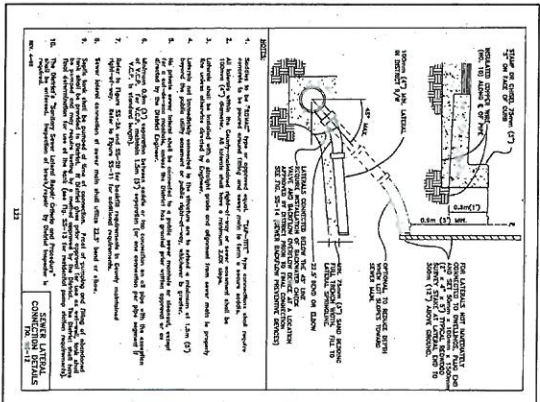
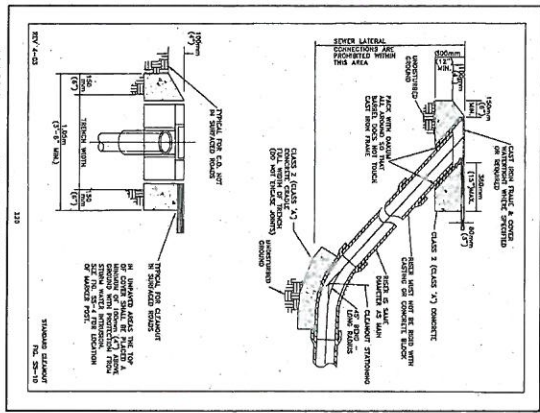
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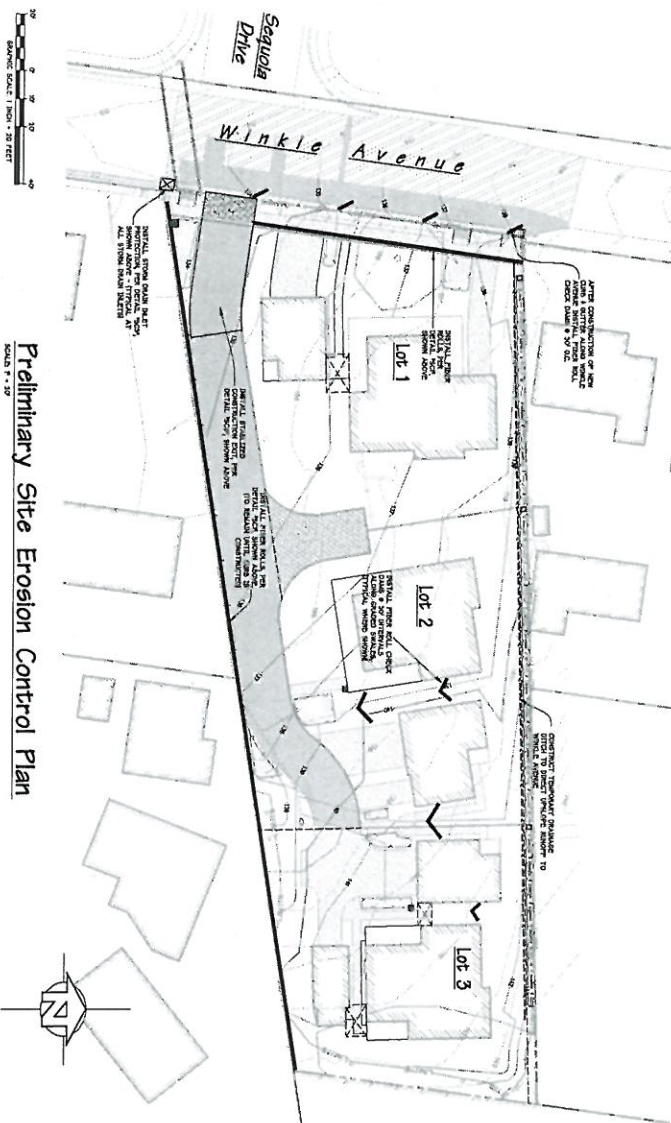
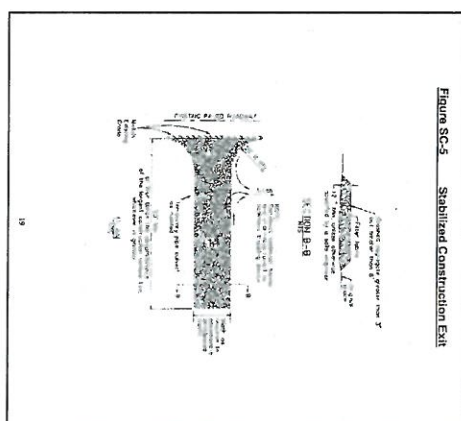
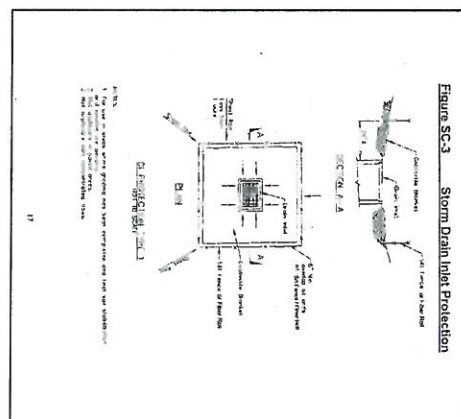
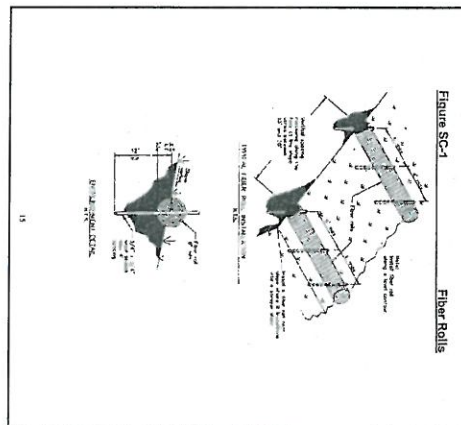
101
 SAN JOAQUIN COUNTY RECORDS FILE # 197474
 DATE OF RECD 10-3-10 MD
 DATE
 101

For Plan Check Only
THIS PLAN IS NOT VALID FOR CONSTRUCTION WITHOUT APPROVAL BY THE CITY OF SANTA CRUZ



NOTE: THE STANDARD DETAILS ON THIS PAGE ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE CURRENCY OF THE DATA CONTAINED ON SAID DETAILS AND ENCOURAGES THE CONTRACTOR TO OBTAIN CURRENT COPIES FOR USE ON THE PROJECT. SHOULD ANY DISCREPANCIES BECOME EVIDENT BETWEEN THESE PLANS AND THE CURRENT DETAIL, THE ENGINEER SHALL BE CONSULTED PRIOR TO CONSTRUCTION.





Erosion Control Notes

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO STABILIZE THE SOIL SURFACE.
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Preliminary Site Erosion Control Plan
Winkle Avenue MLD
 3304 Winkle Avenue, Santa Cruz, California



6205 ROGERS AVE., SUITE 101
 SANTA CRUZ, CA 95062
 TEL: (831) 434-8313
 FAX: (831) 434-1183
 WWW.IFLANDENGINEERS.COM

APN 025-361-26	DATE 01/02/14	DESIGN CMR	DRAWN JAT
<p>For Plan Check Only</p>			

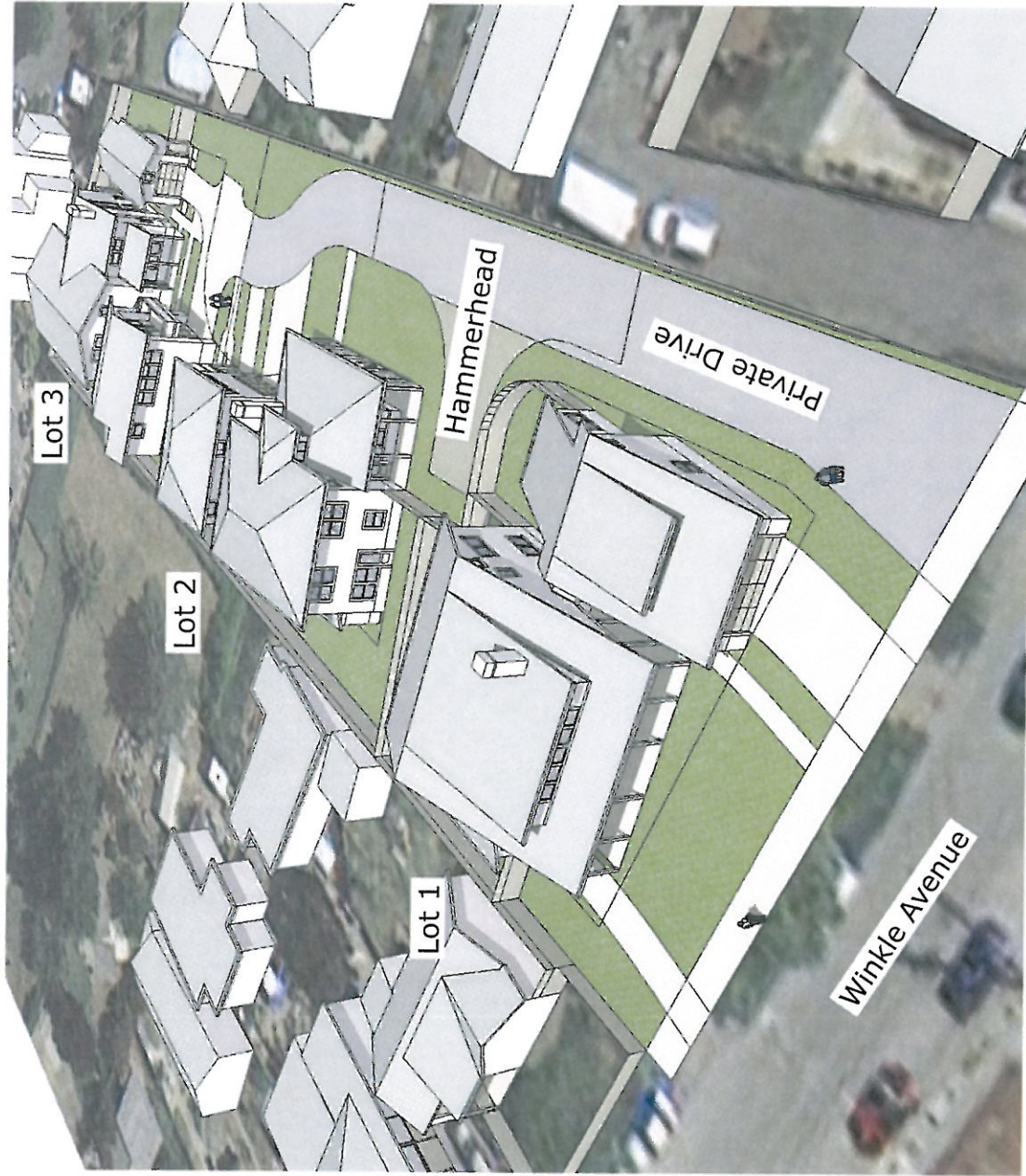


1
7/7/14

Context Diagram
1:40

Design Guidelines
3304 Winkle Subdivision/ Santa Cruz, CA

Prepared For
Caerus Ventures, LLC.



Winkle Subdivision

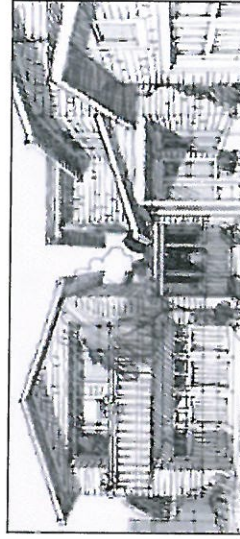
The proposed project is the three lot subdivision of an existing single family lot. The adjoining neighborhood was platted with relatively narrow deep lots which has lead to the creation of houses on rear lots served by private drives. Examples exist both immediately to the north and south of the property as well as across the street to the northeast.

Lot 1 will continue to be accessed directly from Winkle Avenue. The proposed private drive serving lots 2 and 3 is located along the southern property boundary to minimize its impact on the houses to the north that were built in close proximity to the property line, to maximize the solar exposure for the proposed new houses and to align with the end of Sequoia Drive across Winkle to the west.

The private drive has a hammerhead turn around for emergency vehicles between lots 1 and 2 and jogs at its eastern end to preserve a stand of willow trees. In addition to the willows, the project is committed to preserve the stand of pines along the eastern property line and the large tree in front of the existing house on Winkle. Other trees on the property that fall outside the footprints of the proposed buildings and drives will be preserved if possible.

The proposed houses have been designed to respect or exceed existing setback requirements and to relate in an active way to both front and back yards.

Each of the three houses has an accessory dwelling unit in conjunction with one of its garages. The ADU's are separated from the primary houses by breezeways. Breezeways less than 10' require a roofed connection between the two buildings (see example in sketch below). Breezeways 10' and more can be disconnected.



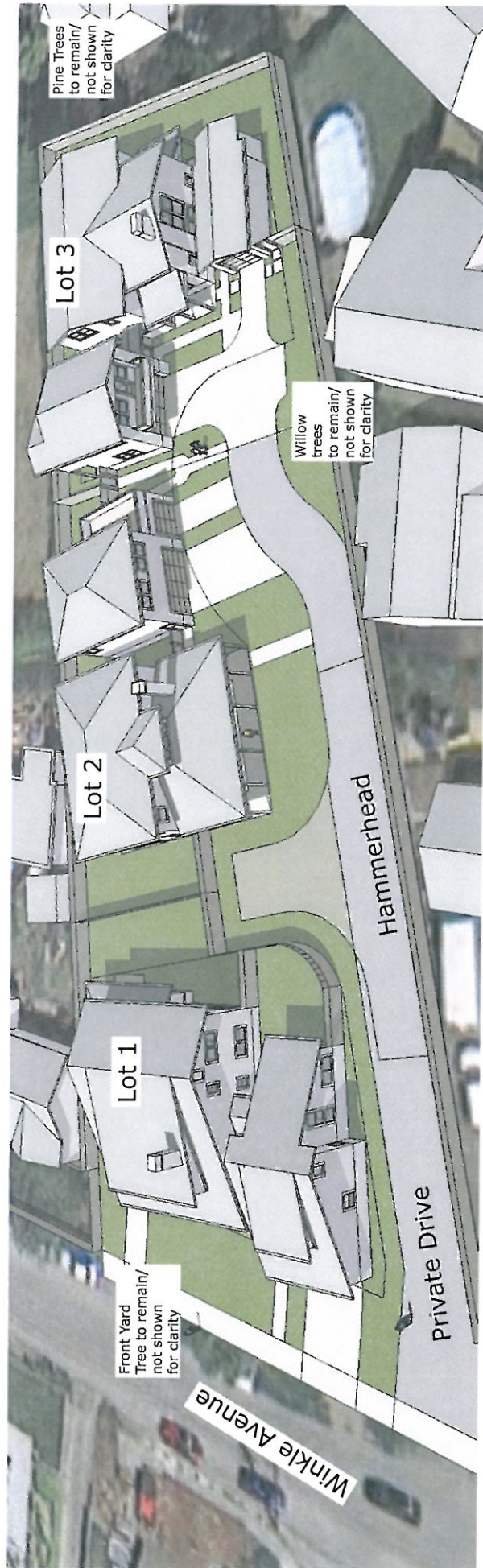
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Design Guidelines
3304 Winkle Subdivision/ Santa Cruz, CA

Project Description

2

7/7/14



Site Specific Planting and Paving

1. The landscape plan for the project concentrates on the front yards and the areas along the private drive. The back yards behind the fences are to be landscaped by each homeowner with the exception of a continuous hedge along the northern property line fence..
2. Chose plant materials to minimize irrigation with an emphasis on California natives specifically suited to our region and climate.
3. Fences are to be wooden, good neighbor fences to 6 feet high with a lattice fence extension when needed. Posts are to be mounted above grade on concrete bases for longevity/ not earth set.
4. Paving is to be asphalt at the private drive and concrete or pavers at the driveways, walks and the northern leg of the Hammerhead. Impervious paving is to be kept to the minimum necessary for function.

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Caerus Ventures, LLC.

Varied Color, Materials & Details

1. Give each of the houses a distinct palette of materials and details, but visually weave them together with a consistent fence design, paving treatment and a few detailing "echoes" like matching porch soffits and chimney caps, etc.
2. At Lot 1, we have utilized a vertical board and panel (board and batten) siding with a stucco base. Lot 2 is shown as a fully stucco clad house with cementitious trim. Lot 3 is shown a cementitious shingle clad house with a stucco base.
3. Composition shingle roofs are of the same style and but vary in color between the houses.
4. The design, color and materials of the second dwelling unit (ADU) must be architecturally compatible with the primary house on the same parcel

Varied Roofs and Massing

1. Treat each lot within the development as a small complex of structures of varied sizes and scales so that the project reads as a village of buildings in keeping with the varied scale and character of the surrounding neighborhood.
2. Utilize a different roof style on each lot but visually relate them with a similar low slope (4:12-5:12). We have shown a gable roof with shed dormers at Lot One to maintain a single level plate height along Winkle. At Lot Two we have used a hip roof to keep a lower eave elevation around the perimeter. At Lot Three we have utilized a cross gable roof system to allow the roofs to follow the building form and make a graceful transition from the higher roofs on the north to lower on the south.
3. Special care should be taken to ensure the visual privacy of the existing neighbors. Sensitive massing, window placement and planting will ensure long term good relations between the project and its neighbors.

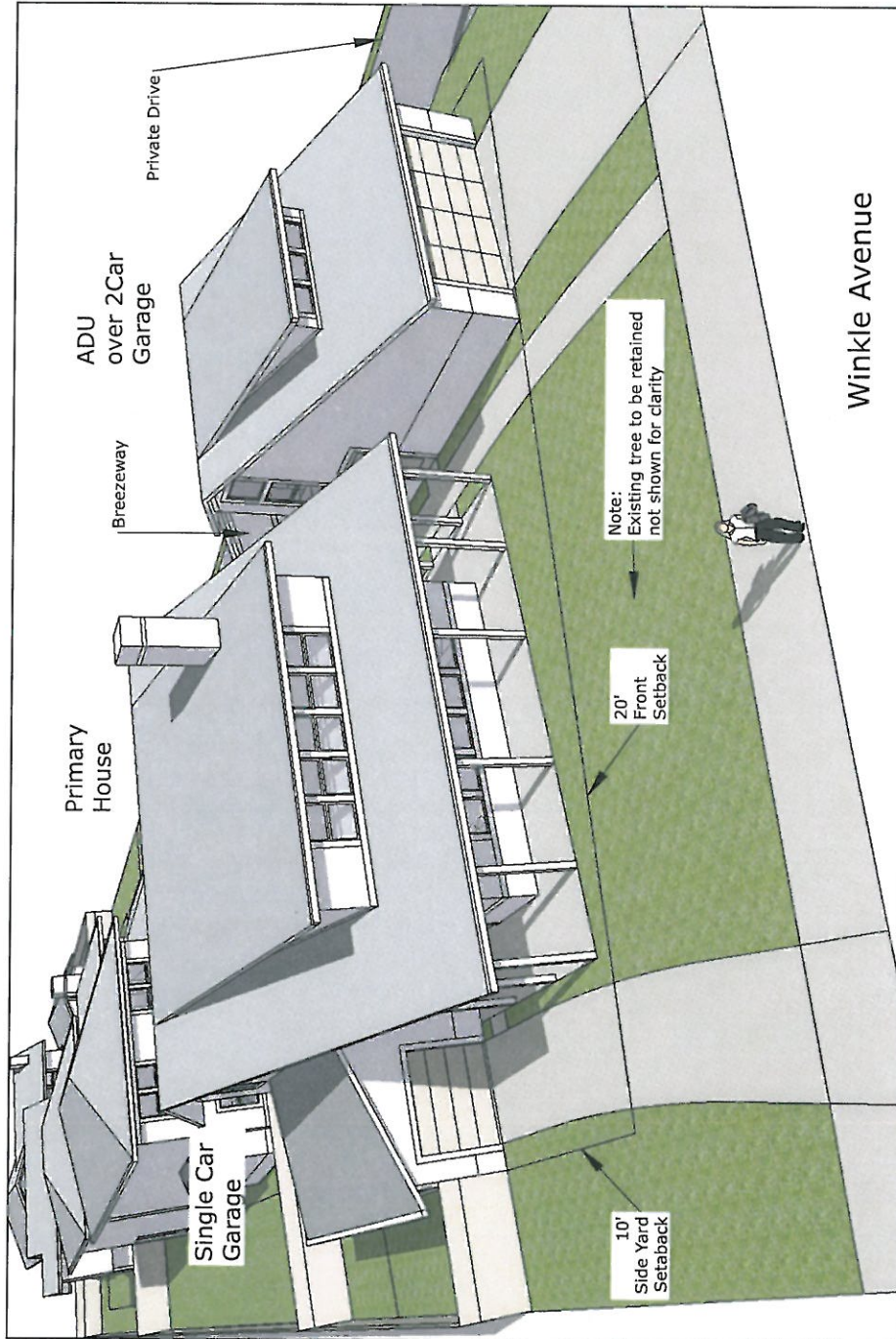
Design Guidelines

3304 Winkle Subdivision/ Santa Cruz, CA

General Guidelines

3

7/7/14



Lot 1/ Bird's Eye Looking Southeast from Winkle

Winkle Subdivision/ Lot 1

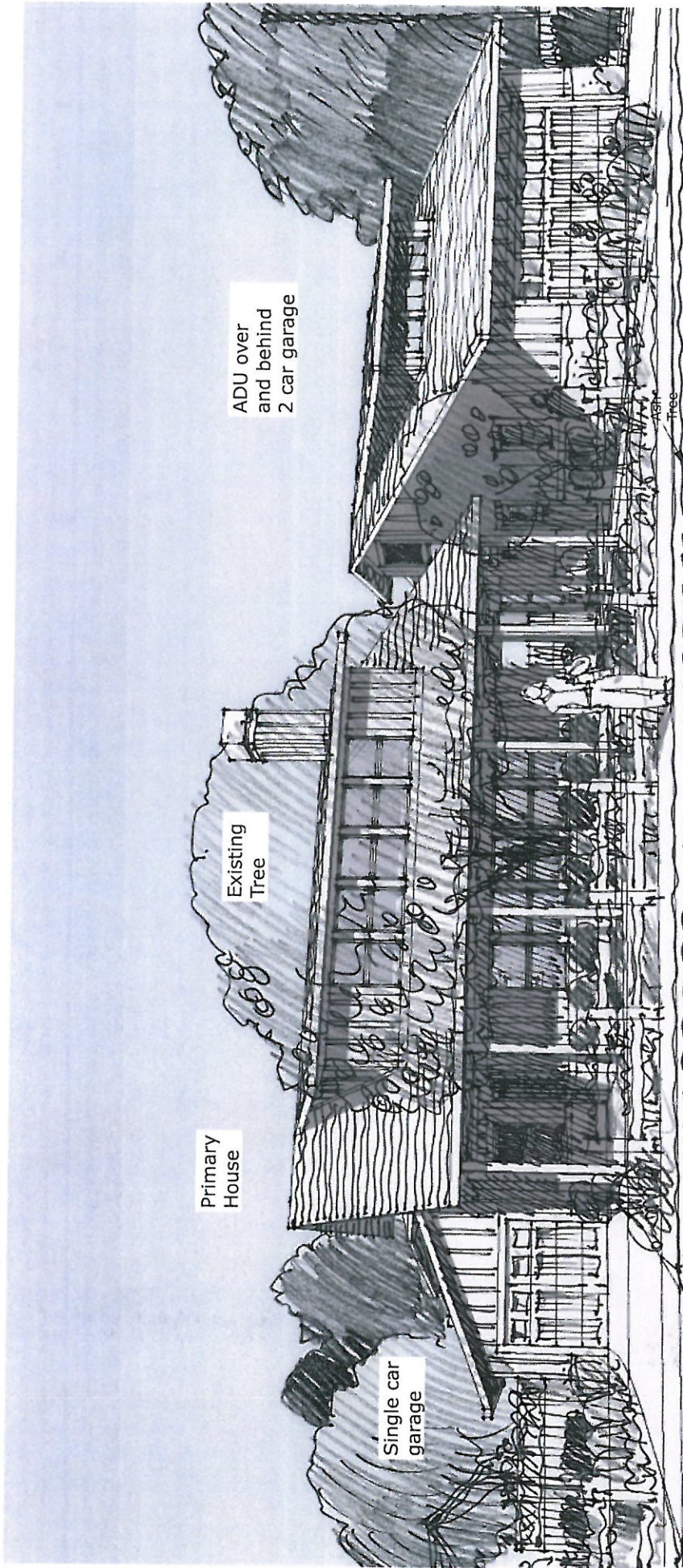
Lot 1 involves the substantial reconstruction of the existing dwelling on the property, the replacement of the existing living/ family room wing on the north with a single car garage, the addition of upper level bedrooms, the addition of a two car garage with attached ADU on the south adjacent to the proposed private drive and the addition of a wrap around porch facing Winkle Avenue.

1. Hold mass of the house away from the north to maintain the adjacent neighbor's privacy and respect the scale of the existing neighborhood. The single story garage on the north matches the scale of the adjacent house and provides a substantially increased setback in a location where the neighboring houses are built in close proximity to the property line.
2. Slope the primary roofs to the east and west to maintain a single level eave line along Winkle in keeping with the existing neighborhood pattern. Keep roof slopes low (4:12-5:12) to reduce overall building mass.
3. Preserve the large front yard tree at the center of the existing circular drive.
4. Split the garages and recess the northern one behind the front wall of the house to minimize garage door dominance along Winkle.
5. Add a wrap around porch to the primary house to provide a welcoming residential facade to the street and provide a covered connection between the two garages and the house and ADU entries.
6. Place the ADU behind and within the roof of the two car garage to minimize its impact on the street. The design of this building should be given special attention as it serves a visual terminus to Sequoia Drive.
7. Although one corner of both the house and the ADU/ garage is set back 20' from the property line along Winkle, the angled relationship between the buildings and Winkle makes it appear that the ADU garage is in front of the primary house. In this case, this is an advantage as it allows the ADU/ garage to have a distinct identity of its own and serve as a better terminus to Sequoia.

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Design Guidelines
3304 Winkle Subdivision/ Santa Cruz, CA

Lot 1
Specific Guidelines
4
7/7/14



Winkle Avenue

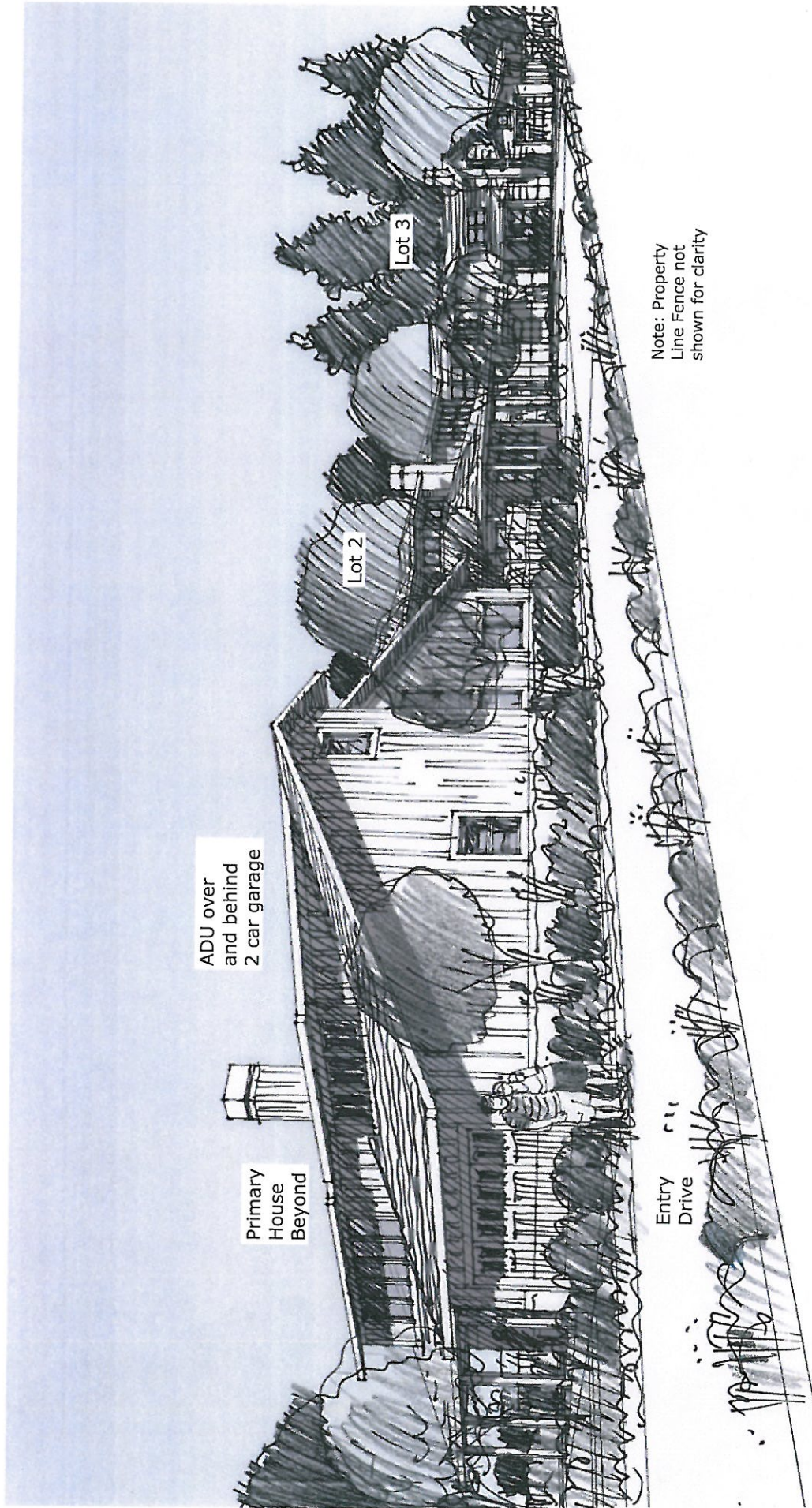
Prepared For
Caerus Ventures, LLC.

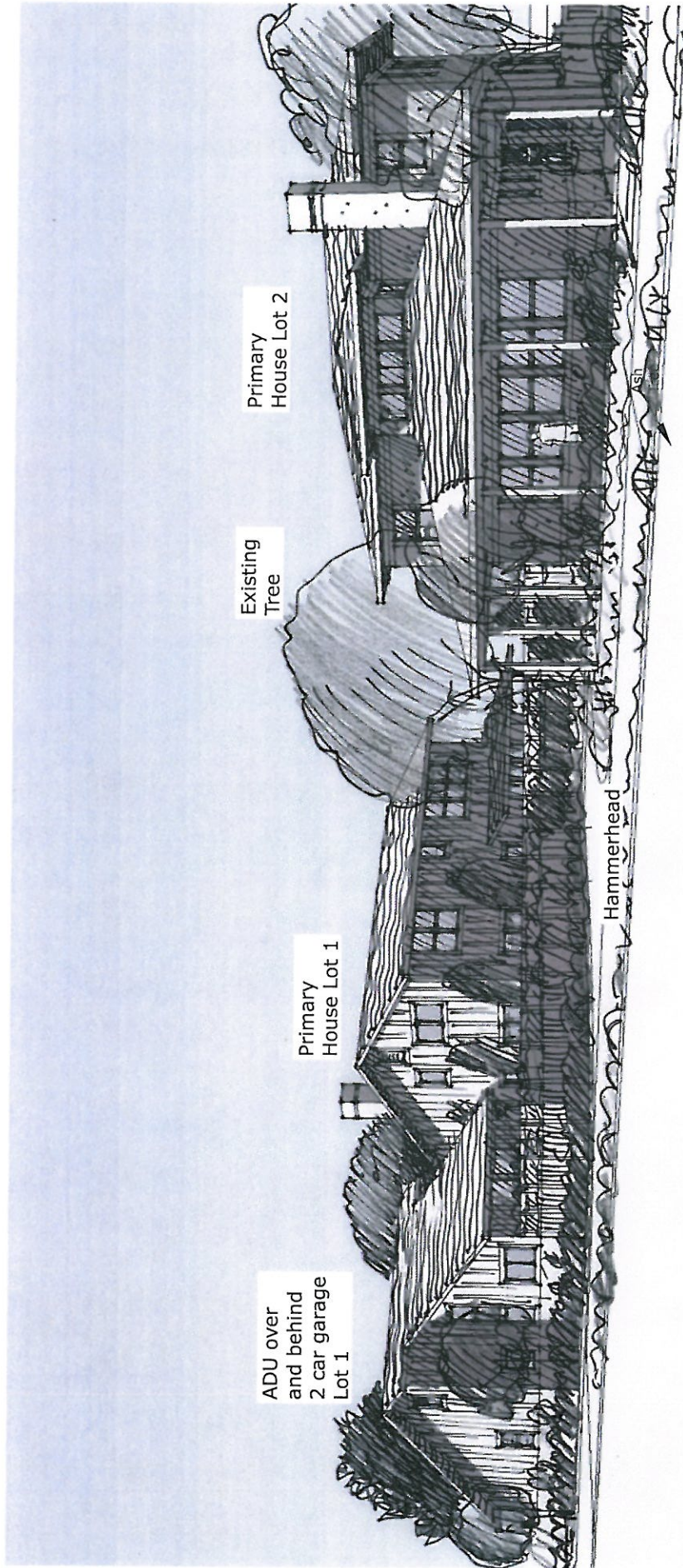
Concept Study
 3304 Winkle Subdivision/ Santa Cruz, CA

Lot 1 Street View
 Looking Southeast

5
 7/7/14







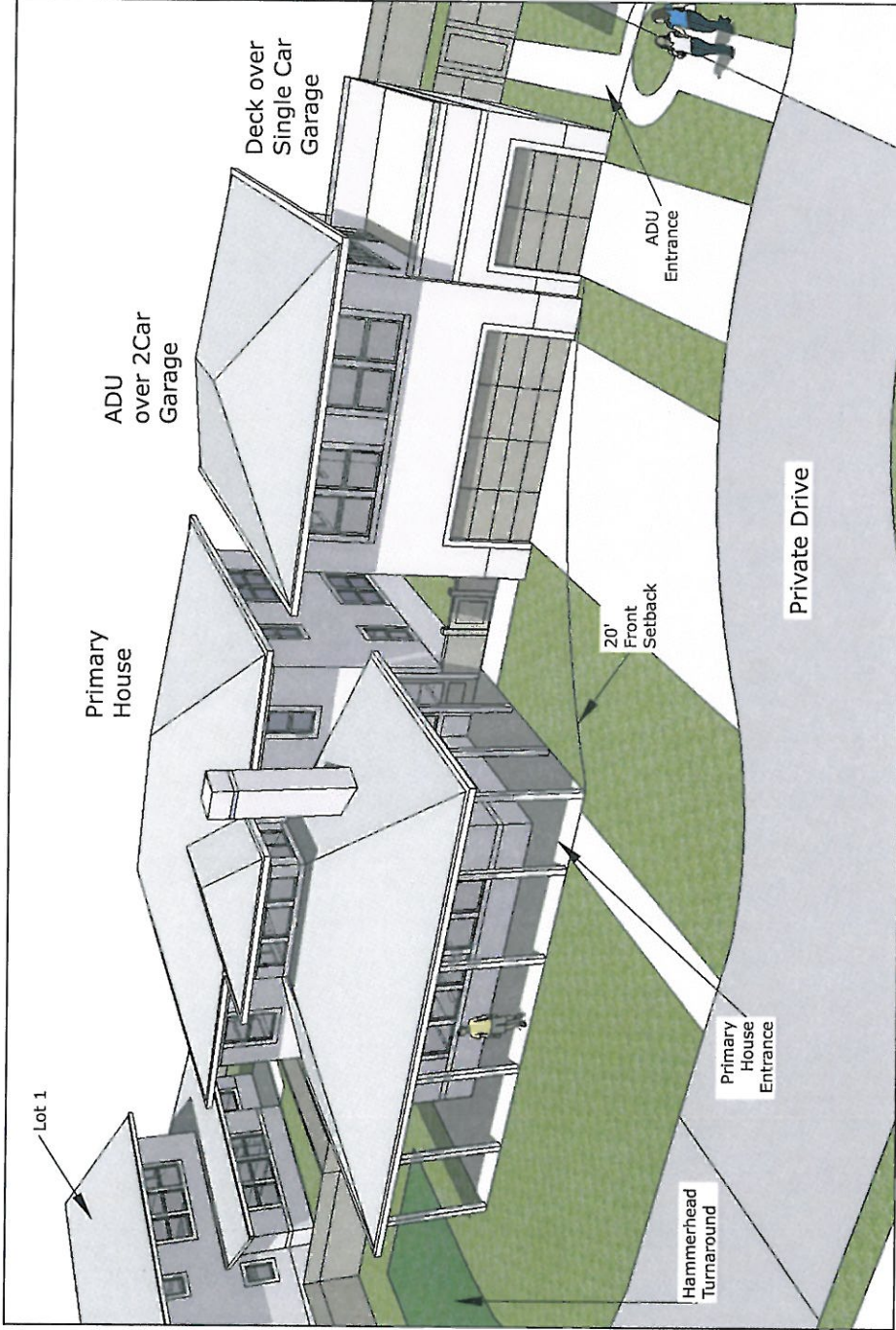
Note: Property
Line Fence not
shown for clarity

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Concept Study
Winkle Subdivision/ Santa Cruz, CA

Lots 1 & 2 Looking
Northwest
from Entry Drive

8
7/7/14



Lot 2/ Bird's Eye Looking Northwest from Private Drive

Winkle Subdivision/ Lot 2

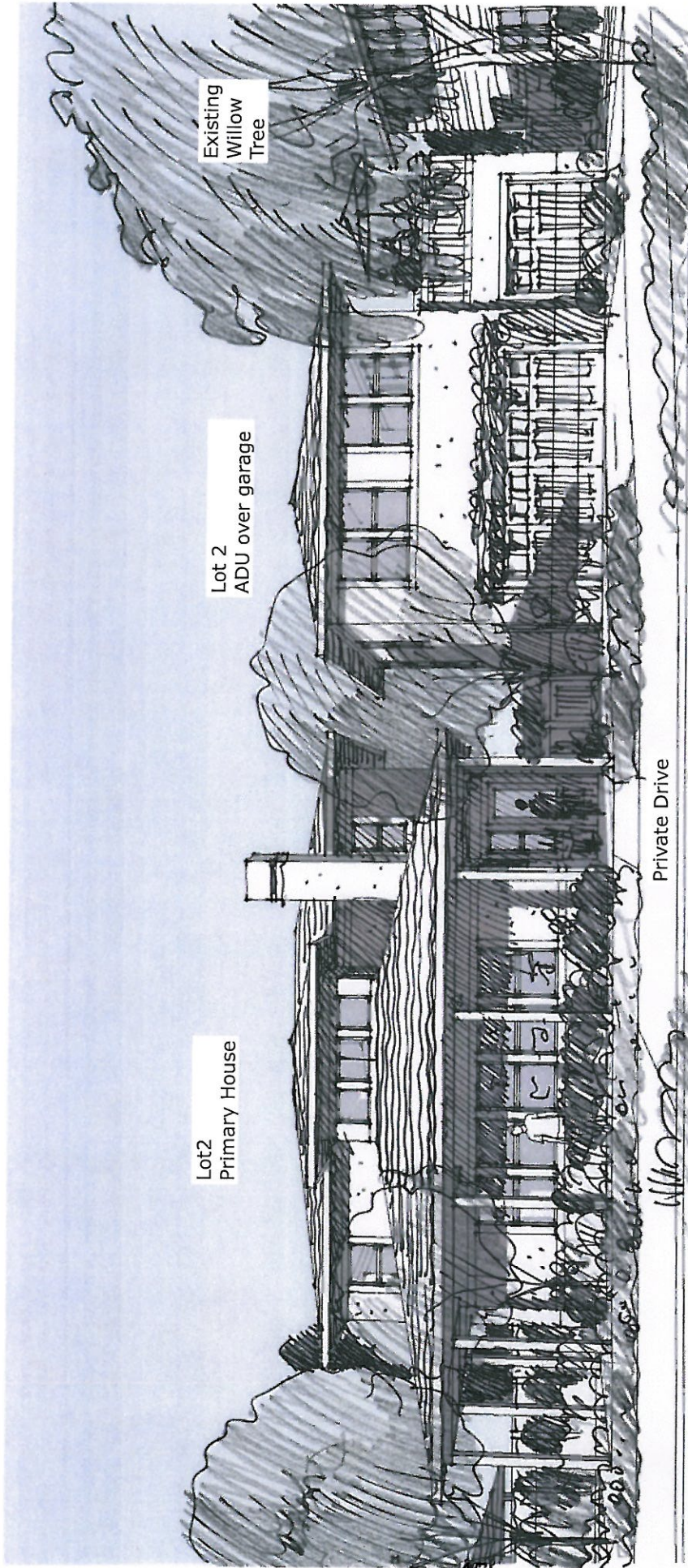
Lot 2 is a new structure on the middle lot within the subdivision. It fronts on the proposed private drive.

1. Emphasize the primary house entry when seen from the private drive with a porch that provides a privacy buffer from other users of the drive and shade from the southern sun for the on-grade living areas.
2. Utilize low slope (4:12) hipped roofs to add to the variety of roof forms within the development, relate to other houses in the neighborhood and keep a consistently lower eave line around the perimeter in the location that has the most impact on its neighbors.
3. Place the new house parallel to the southern property line to give an additional setback and angled privacy to the close neighboring houses along the northern property boundary.
4. Jog the private drive to preserve the mature willow trees along the southern property line. This jog puts the garages back behind the line of the house and opens up a vista along the private drive to Lot 3.
5. Since the location of the hammerhead turnaround makes it impractical to split the garages, break up the garages by offsetting the smaller single car garage, placing the mass of the upper level ADU over the larger garage and splitting the driveway with a planting strip between the two garage elements.
6. Locate the access pathway to the ADU along the eastern side of the garage to maximize privacy between the primary residence and the ADU.
7. Orient the primary living rooms and their windows on the second level ADU toward the south and east to protect the privacy of the neighbors to the north.

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Design Guidelines
3304 Winkle Subdivision/ Santa Cruz, CA

Lot 2
Specific Guidelines 7/7/14

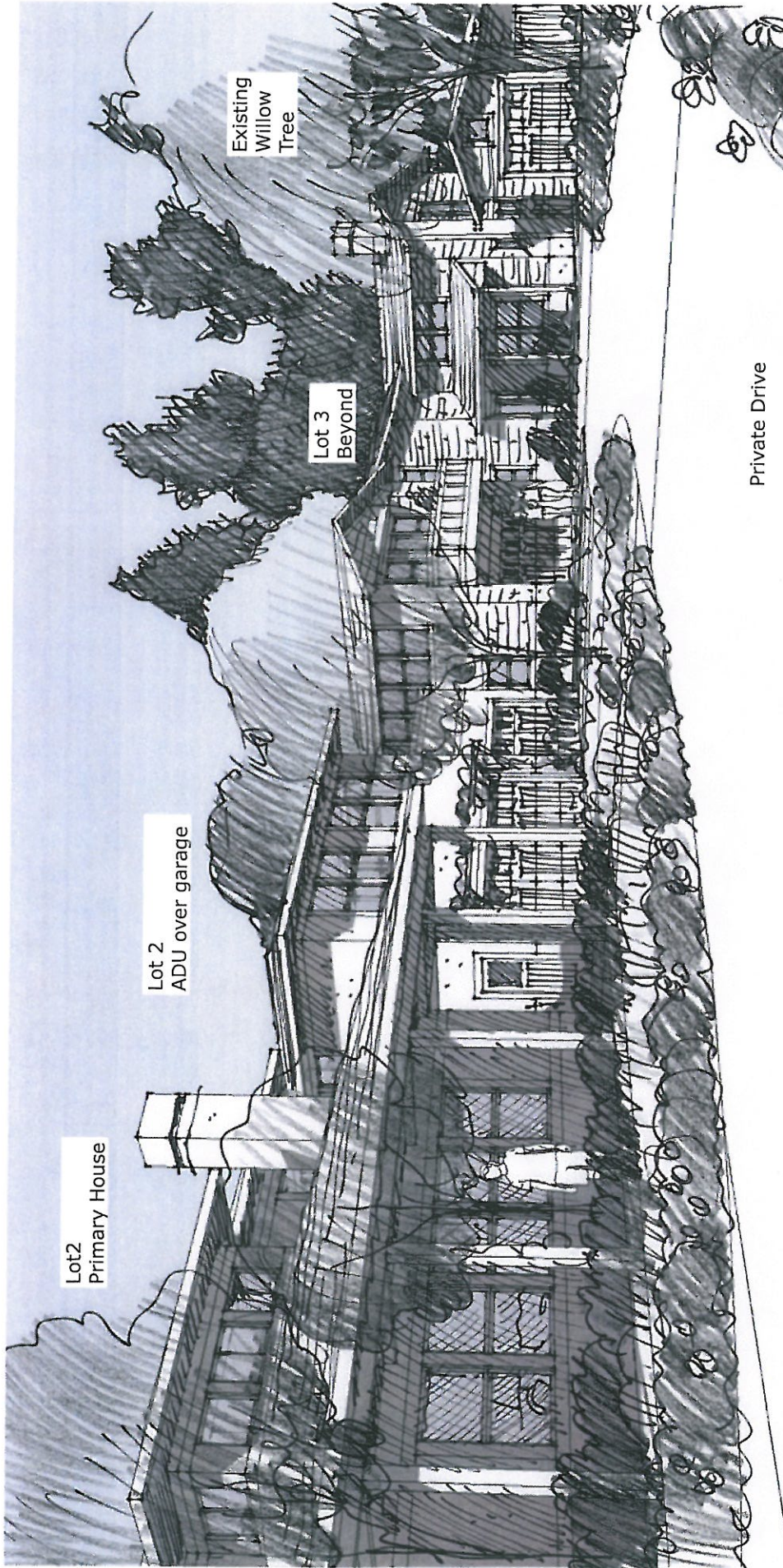


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Concept Study
 3304 Winkle Subdivision/ Santa Cruz, CA

Lot 2 From Entry Drive
 Looking North

10
 7/7/14



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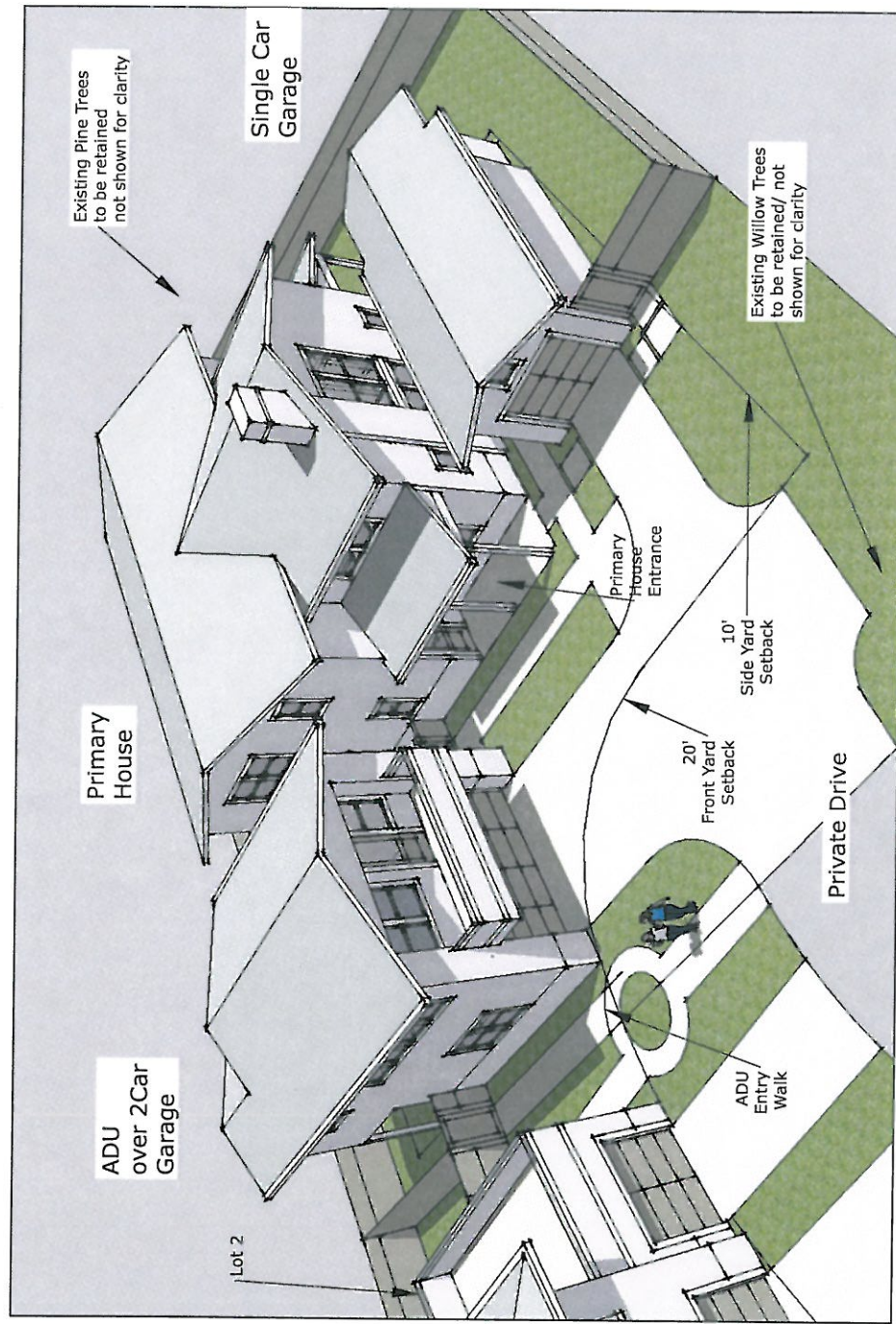
Concept Study
 3304 Winkle Subdivision/ Santa Cruz, CA

Lot 2 From Entry Drive
 Looking Northeast

11
 7/7/14

Winkle Subdivision/ Lot 3

1. Because the lot configuration forces the house into the corner, split the garages and place the larger garage with its upper level ADU at the northeast corner of the lot. This will keep the primary house from being buried behind garages when seen from the private drive and allow the small single car garage with the willows in the foreground to be the axial focal point of the private drive.
2. Low sloped (4:12) cross gable roofs provide variety and allow the roof forms to transition gracefully between high and lower elements.
3. Place the new house parallel to the northern boundary so that angled property line along the east gives more room to the stand of pine trees in the rear yard.
4. Because of the lot and driveway configuration the house is pushed into the corner. Place greater emphasis on the house entrance with stair stepped roofs and a substantial front porch.
5. Locate the access pathway to the ADU along the western side of the garage to maximize privacy between the primary residence and the ADU.
6. Orient the primary second level windows of the ADU towards the south and west to ensure privacy across the northern property line. Orient the primary second level windows of the main house to the south, east and north to protect the backyard privacy of the neighbors to the west.

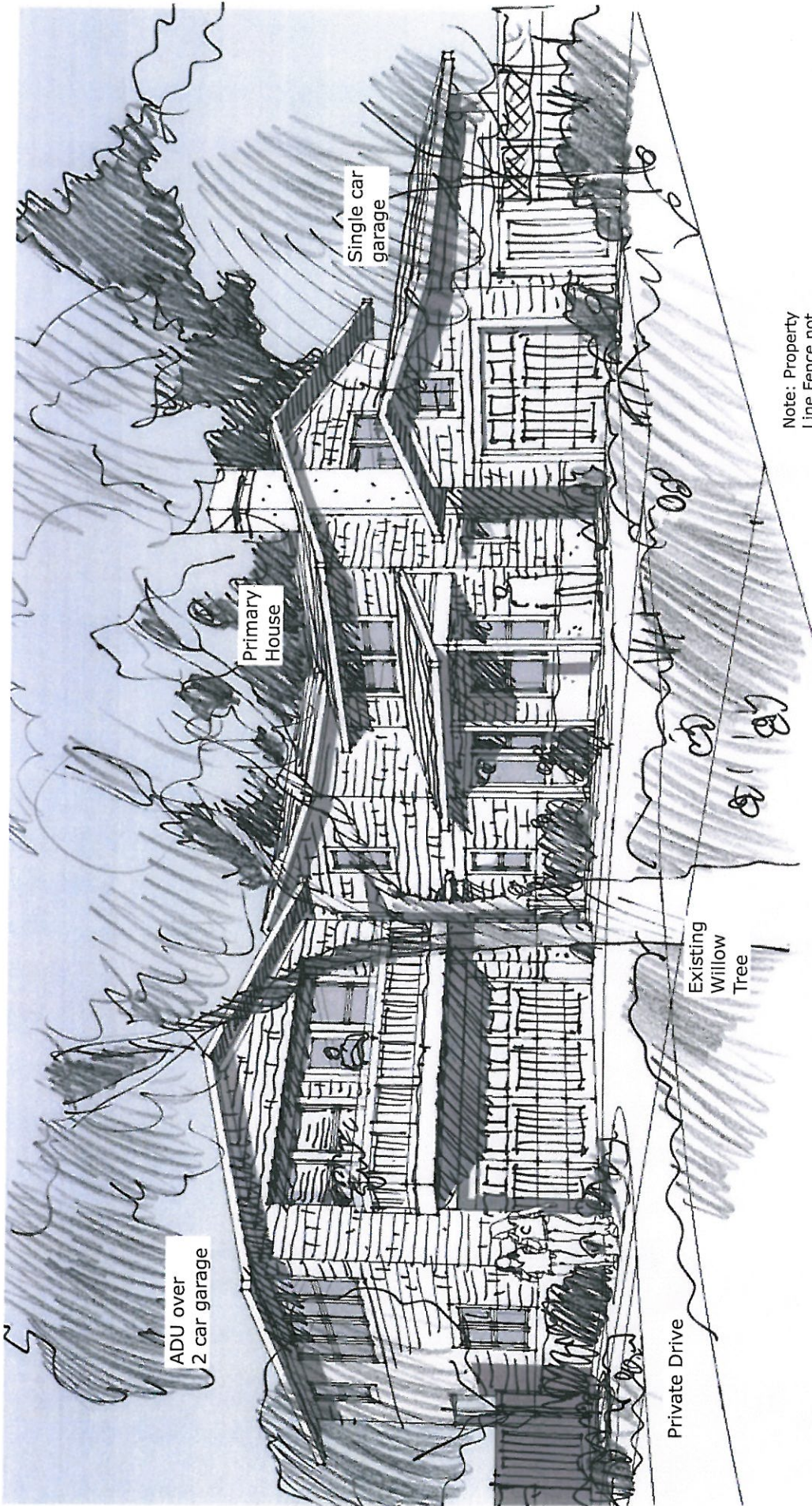


Lot 3/ Bird's Eye Looking Northeast from Private Drive

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Design Guidelines
3304 Winkle Subdivision/ Santa Cruz, CA

Lot 3
Specific Guidelines
12
7/7/14

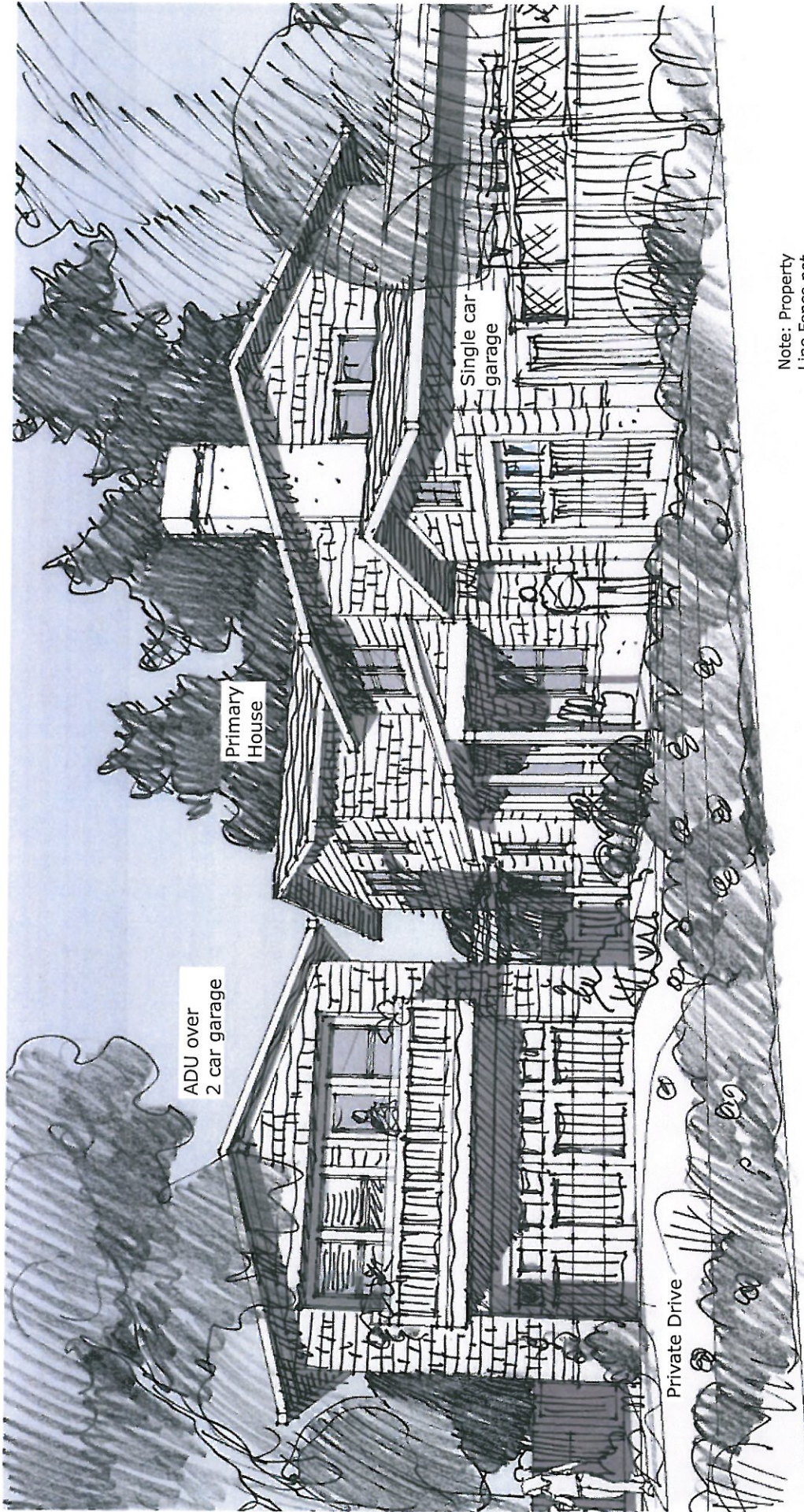


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Concept Study
 Winkle Subdivision/ Santa Cruz, CA

Lot 3
 Looking Northeast

13
 7/7/14



Note: Property
Line Fence not
shown for clarity

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Concept Study
Winkle Subdivision/ Santa Cruz, CA

Lot 3
Looking North

14
7/7/14

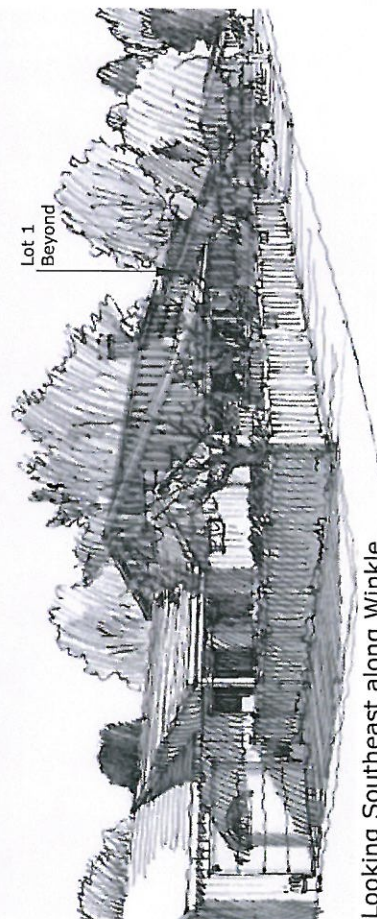


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Caerus Ventures, LLC.

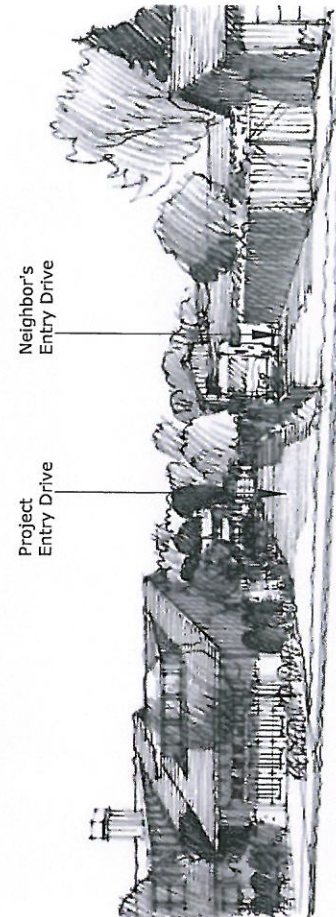
Concept Study
 3304 Winkle Subdivision/ Santa Cruz, CA

Neighborhood Context
 Bird's Eye Looking East

15
 7/7/14

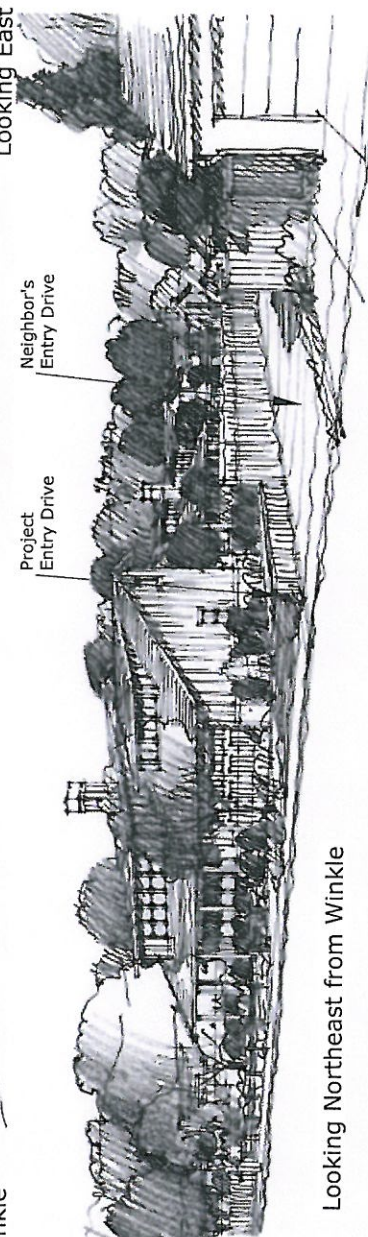


Lot 1
Beyond



Looking Southeast along Winkle

Looking East from Winkle down Entry Drive



Looking Northeast from Winkle

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Caerus Ventures, LLC.

Concept Study

3304 Winkle Subdivision/ Santa Cruz, CA

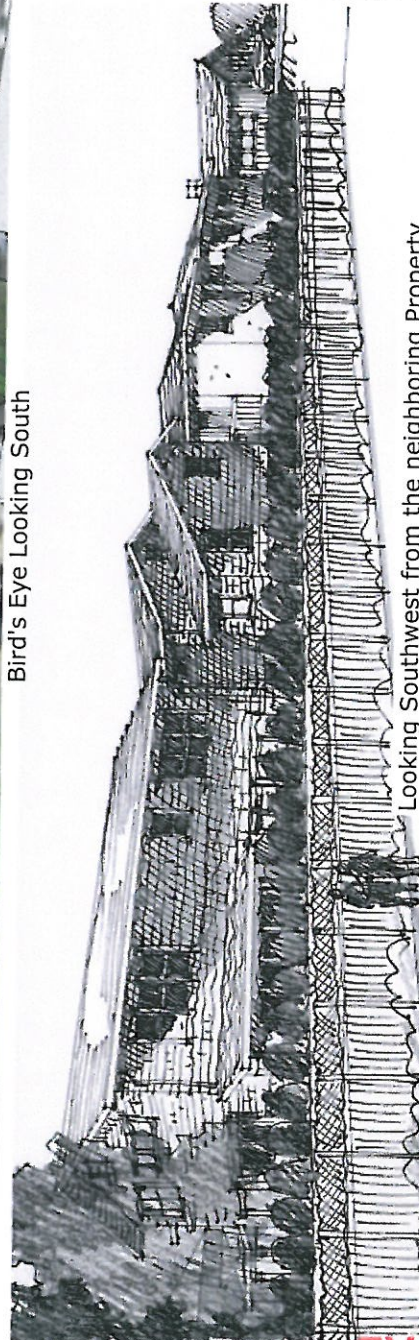
Neighborhood Context
Winkle Avenue

16

7/7/14

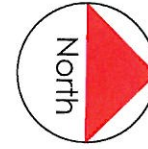


Bird's Eye Looking South



Looking Southwest from the neighboring Property

The property to the north of the project is roughly half developed with existing single family homes that were built close to the property boundary and half open land. We have worked with sensitive building massing, increased setbacks and careful upper level window placement to help minimize any intrusion on the privacy of the existing neighbors to the northwest. On the northeast, our closest neighbor is to the east and there we propose to preserve the existing stand of pine trees, and place the primary upper level windows to the north and east to minimize intrusions on their privacy.

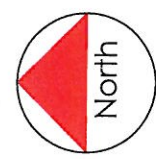
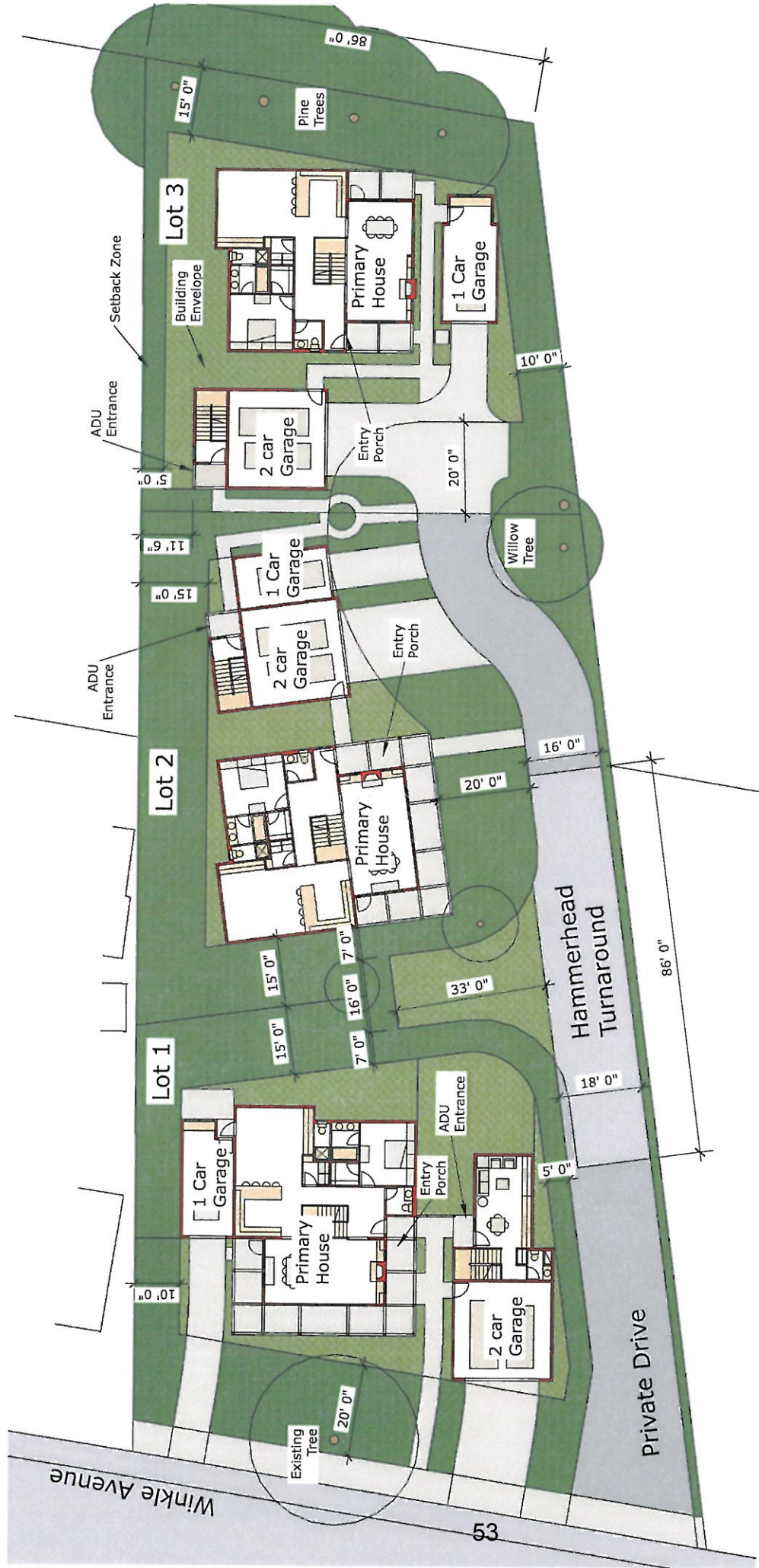


17
7/7/14

Neighborhood Context
Northern Elevation

Concept Study
3304 Winkle Subdivision/ Santa Cruz, CA

Prepared For
Caerus Ventures, LLC.



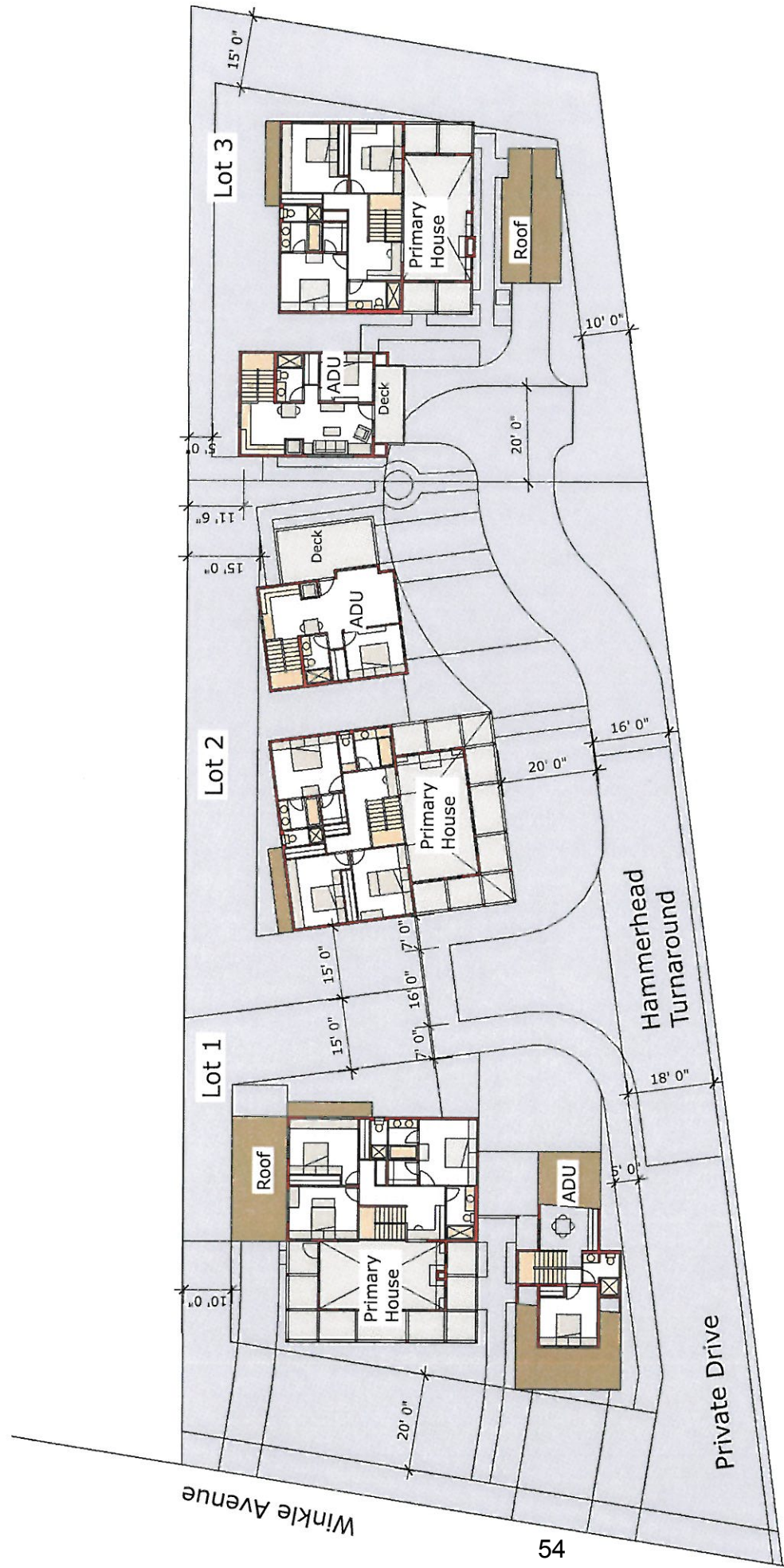
18
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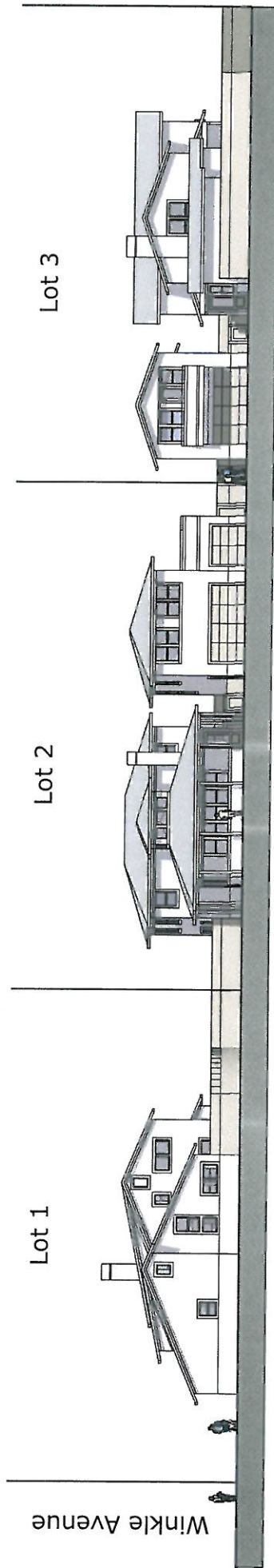
Site Plan Lower Level
1:20

3304 Concept Study
Winkle Subdivision / Santa Cruz, CA

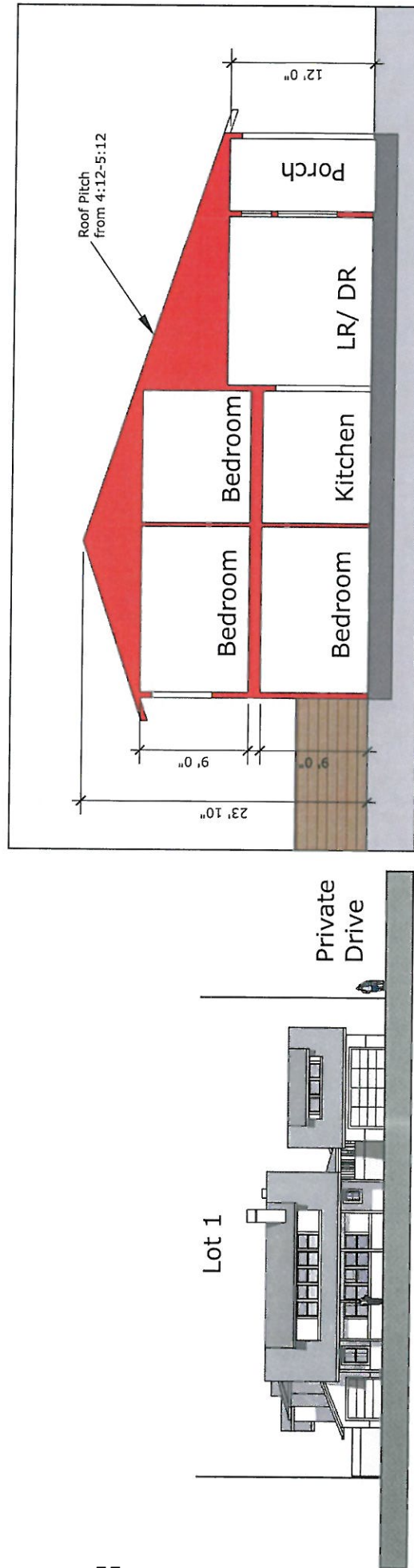
Prepared For
Caerus Ventures, LLC.

EXHIBIT E





South Elevation along Private Drive 1:16



West Elevation along Winkle Avenue 1:16

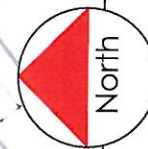
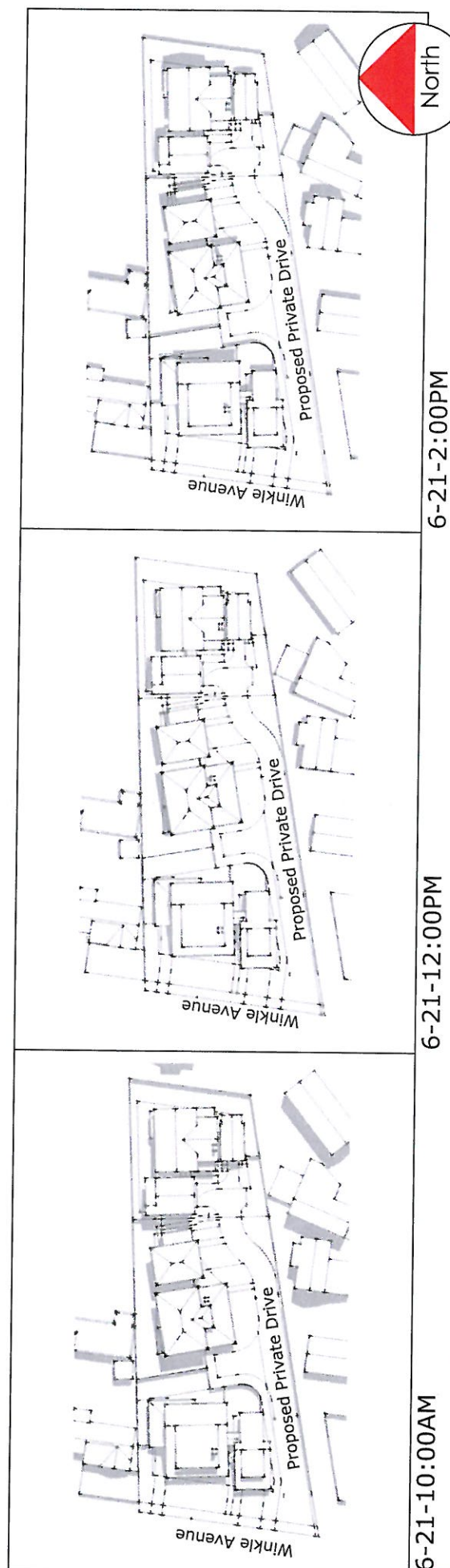
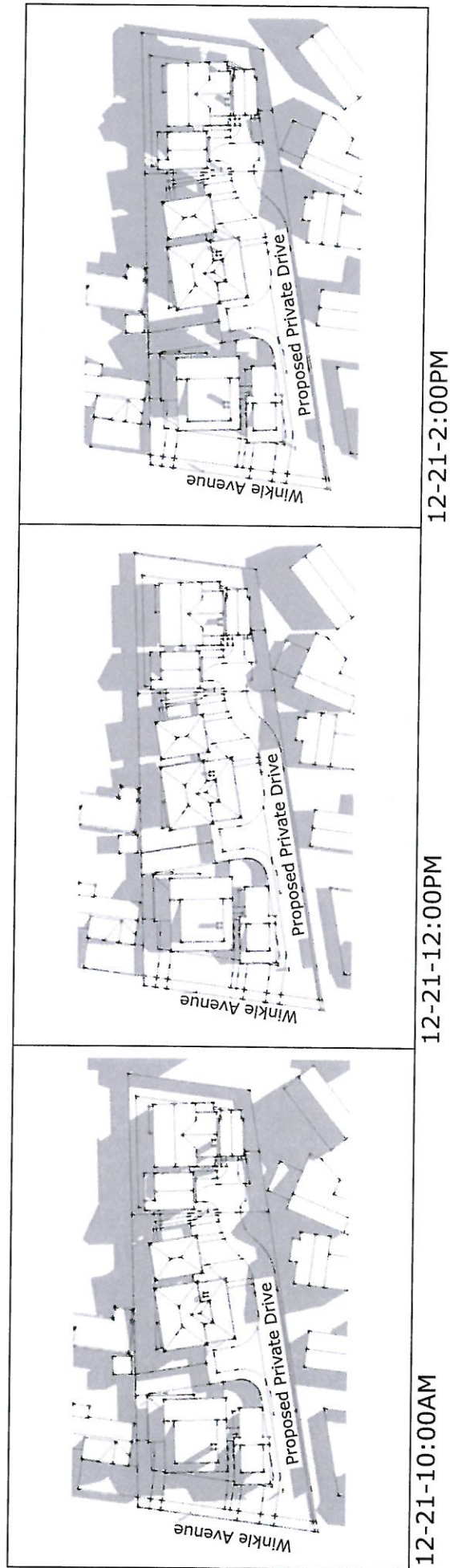
Typical Diagrammatic Section 1:8

Prepared For
Caerus Ventures, LLC.

Concept Study
3304 Winkle Subdivision/ Santa Cruz, CA

Diagrammatic
Section & Elevations

20
7/7/14



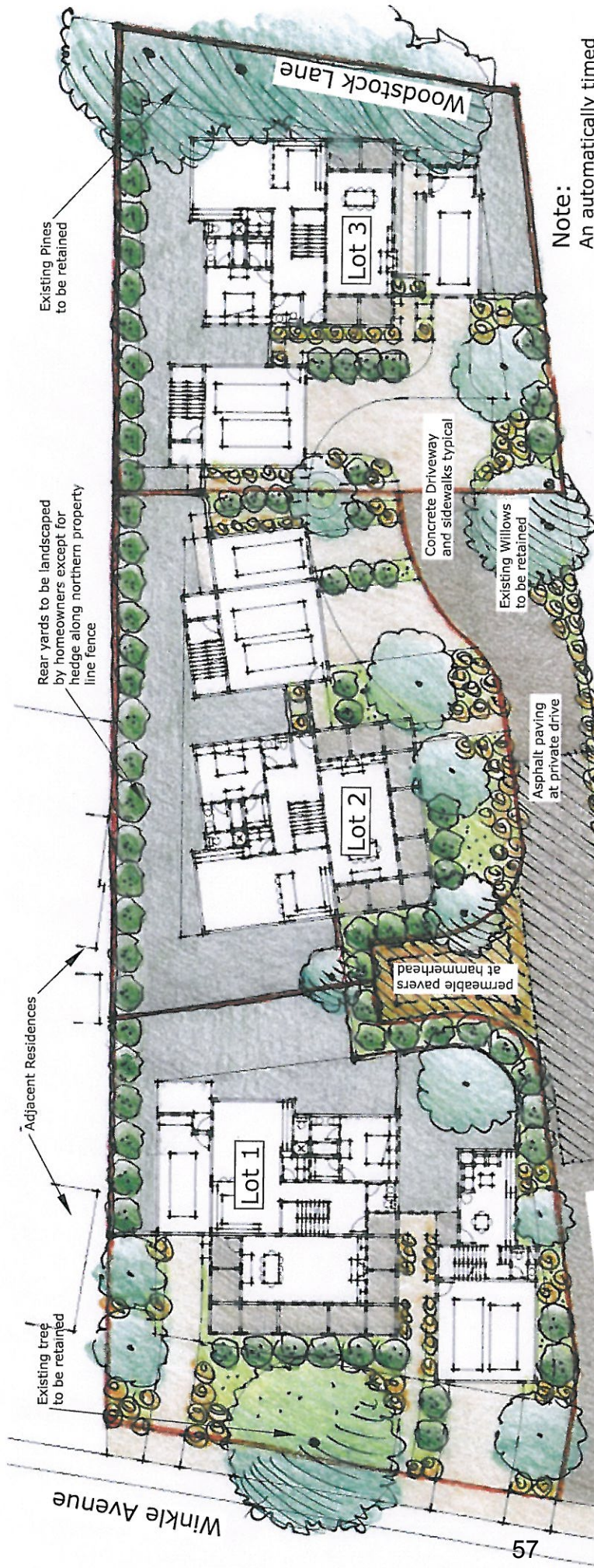
21
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Shadow Study
Diagrams

Concept Study
Winkle Subdivision/ Santa Cruz, CA

Prepared For
Caerus Ventures, LLC.

EXHIBIT E



Note:
An automatic timed irrigation system with spray and drip components will be used at each lot.

Candidate Plant List

Existing Trees	New Trees (all new trees to be 15 gal. min.)	New Shrubs (all new shrubs to be 15 gal. min.)	New Grasses/ Vines	Grasses	Ground Cover/ Vines
<ul style="list-style-type: none"> Valley & Live Oak Kousa Dogwood Chinese Pistache Western Redbud 	<ul style="list-style-type: none"> Glossy Abelia Manzanita Dwarf Bottlebrush Toyon True Myrtle Carolina Laurel 	<ul style="list-style-type: none"> Reed Grass Malden Grass Pink Muhly 	<ul style="list-style-type: none"> Trumpet Vine Shore Juniper Pipestem Clematis Ground Cover Rose Rosemary Carolina Laurel 		



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7/7/14

Conceptual
Landscape Plan

Concept Study
Winkle Subdivision/ Santa Cruz, CA

Prepared For
Caerus Ventures, LLC.

EXHIBIT E

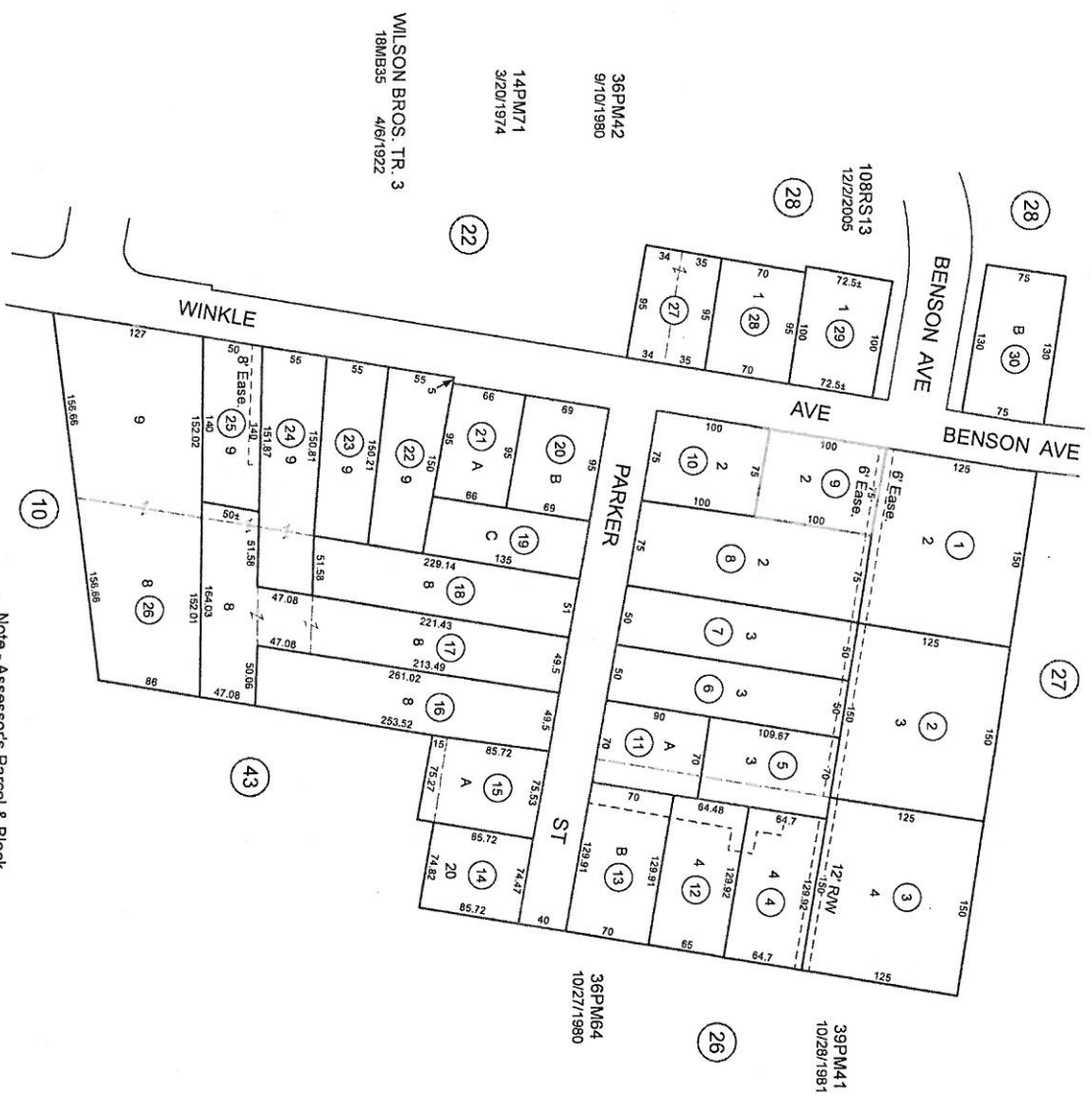
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**POR. SEC. 9, T.11S., R.1W.,
 M.D.B. & M.**

**Tax Area Code
 96-103**

25-36

Electronically drawn 6/28/95 jk
 Rev 9/13/99 CB (Added dim. ref.)
 Rev. 4/7/98 GG (CA consolidation)
 Rev 10/5/04 GG (Cor. road names)
 Rev 5/17/07 Id (108RS13)

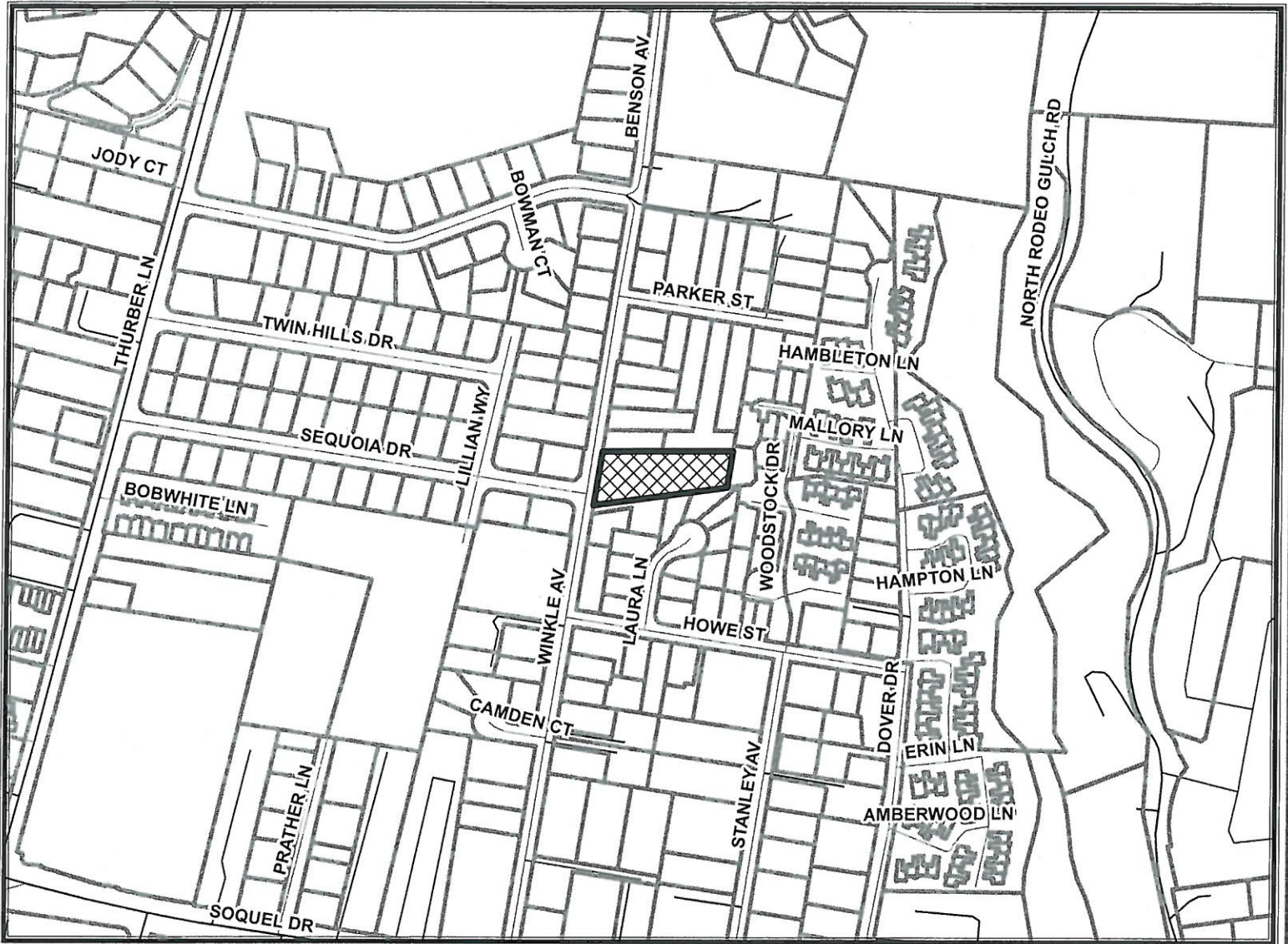


**Note - Assessor's Parcel & Block
 Numbers Shown in Circles.**




**Assessor's Map No. 25-36
 County of Santa Cruz, Calif.
 June 1995**



Location Map



LEGEND

-  APN: 025-361-26
-  Assessors Parcels
-  Street

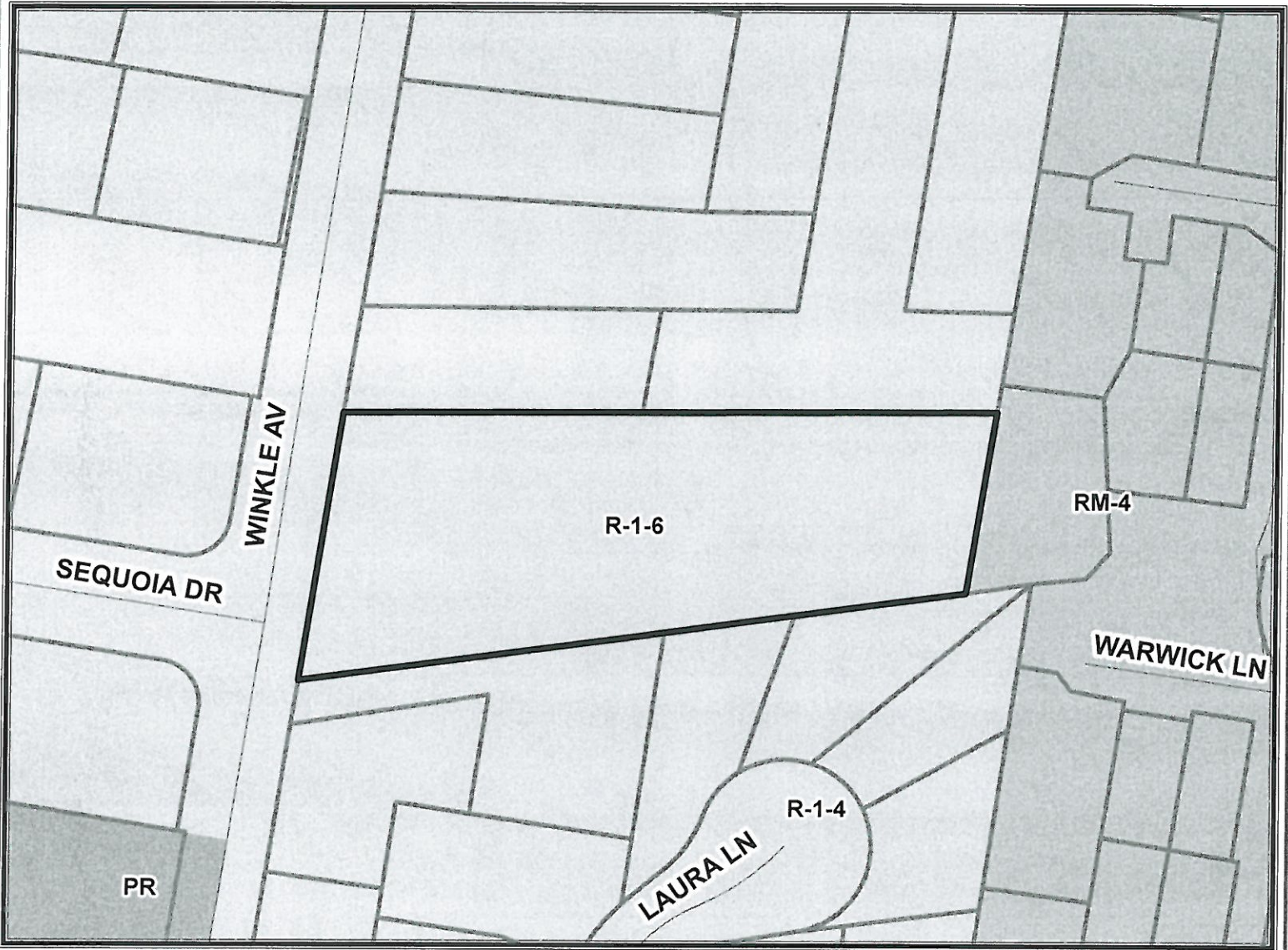


Map Created by
County of Santa Cruz
Planning Department
February 2014

EXHIBIT F

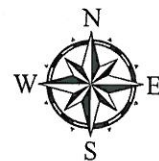


Zoning Map



LEGEND

-  APN: 025-361-26
-  Assessors Parcels
-  Street
-  RESIDENTIAL-SINGLE FAMILY
-  RESIDENTIAL-MULTI FAMILY
-  PARK

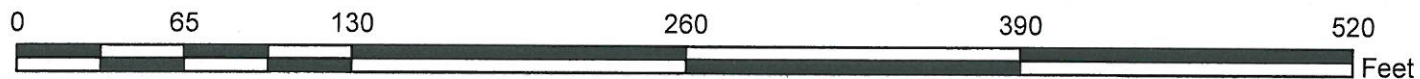
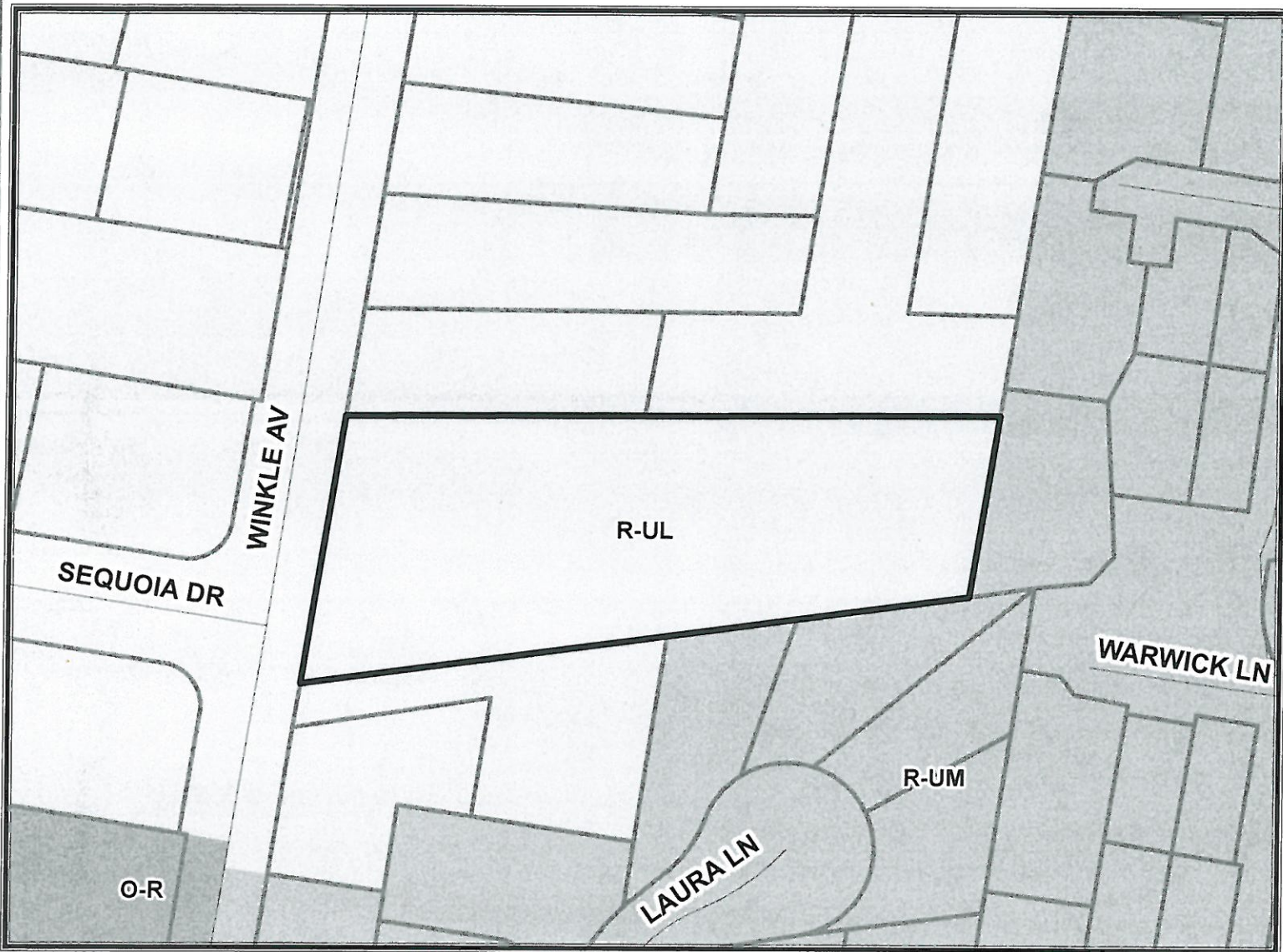


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February 2014

EXHIBIT F



General Plan Designation Map



LEGEND

- APN: 025-361-26
- Assessors Parcels
- Street
- Residential - Urban Low Density
- Residential - Urban Medium Density
- Parks and Recreation



Map Created by
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Planning Department
February 2014

EXHIBIT F



WATER DEPARTMENT

212 Locust Street, Suite C Santa Cruz CA 95060 Phone (831) 420-5200 Fax (831) 420-5201

February 3, 2014

David Ramsey
5200 Soquel Avenue, Suite 101
Santa Cruz, CA 95062

Re: **PROPOSED 4 LOT SUBDIVISION OF VACANT LOT LOCATED ON WINKLE AVENUE;
APN 025-361-26**

Dear Mr. Ramsey:

This letter is to advise you that the subject parcel is located within the service area of the Santa Cruz Water Department and potable water is currently available for normal domestic use and fire protection. Service will be provided to each parcel upon payment of the fees and charges in effect at the time of service application and upon completion of the installation, at developer expense, of any water mains, service connections, fire hydrants and other facilities required for the development under the rules and regulations of the Santa Cruz Water Department. The development will also be subject to the City's Landscape Water Conservation requirements.

At the present time:

- the required water system improvements are not complete; and
- financial arrangements have not been made to the satisfaction of the City to guarantee payment of all unpaid claims.

This letter will remain in effect for a period of two years from the above date. It should be noted, however, that the City Council may elect to declare a moratorium on new service connections due to drought conditions or other water emergency. Such a declaration would supersede this statement of water availability.

If you have any questions regarding service requirements, please call the Engineering Division at (831) 420-5210. If you have questions regarding landscape water conservation requirements, please contact the Water Conservation Office at (831) 420-5230.

Sincerely,

Rosemary Menard
Water Director

RM/ay
Cc: SCWD Engineering

Lezanne Jeffs

From: Gayland Swain [gks3211@yahoo.com]
Sent: Tuesday, February 25, 2014 10:39 AM
To: Lezanne Jeffs
Subject: Proposed 4-lot Minor Land Division: 3304 Winkle Ave

Hi Lezanne Jeffs,

Per our telephone conversation today, I am concerned that the proposed house will be very close to my property line. I am requesting to reduce the views on the right hand side for the new house on lot 4 to protect my right to privacy by increasing set back to 10' and not allowing any windows on the right side of the house & requiring only a 1 story garage on this side next to my property line.

Also, I have changed my mind, please keep the willow tree because it also protects our privacy.

I live at and own assessors parcel number: 025-102-54 located at 3211 Laura Lane.

Sincerely,
Gayland Swain
3211 Laura Lane
Santa Cruz, CA 95065
831-588-6957