



Staff Report to the Zoning Administrator

Application Number: **04-0523**

Applicant: Stephen Graves & Associates
Owner: Douglas Groom
APN: 037-161-07

Agenda Date: 2/4/05
Agenda Item #: /
Time: After 10:00 a.m.

Project Description: Proposal to divide an existing 2.19 acre parcel with an existing single family dwelling (operated as a bed and breakfast) into two separate parcels without submission of conceptual architectural drawings for the proposed new parcel.

Location: Property located off the north side of Soquel Drive, approximately 500 feet north of Soquel Drive and accessed off of a private right-of-way beginning approximately 300 feet west of the intersection of Porter Gulch Road and Soquel Drive, in Aptos. (6265 Soquel Drive)

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required: Design Review Waiver

Staff Recommendation:

- Approval of Application 04-0523, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|-----------------------|----|----------------------------|
| A. | Project plans | E. | Location Map |
| B. | Findings | F. | Zoning & General Plan maps |
| C. | Conditions | G. | Comments & Correspondence |
| D. | Assessor's parcel map | | |

Parcel Information

Parcel Size:	2.19 acres
Existing Land Use - Parcel:	Bed & Breakfast (Apple Lane Inn)
Existing Land Use - Surrounding:	Single family residential & religious institution.
Project Access:	Private driveway off Soquel Drive
Planning Area:	Aptos
Land Use Designation:	R-UVL (Urban Very Low Density Residential)
Zone District:	R-1-1AC (Single family residential - 1 acre minimum)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside

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

Environmental Information

This application is a technical review only. Any potential environmental affects of future proposed development will be evaluated at the time of formal application submittal.

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Septic – annexation to sewer district for land division
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Zone 6 Flood Control District

Project Setting

The subject property is located off of a private driveway above the north side of Soquel Drive in Aptos. The parcel is developed in a rural residential style and includes an existing bed and breakfast with detached outbuildings. The subject property is located at the rear facing portions of other residential parcels and a religious institution, all of which are accessed **from** other roadways. The new parcel is proposed below and to the east of the existing bed and breakfast.

Design Review Waiver

The location of the proposed new parcel will be adequately screened from view by existing mature vegetation to the east and south and by topography to the west and north. The construction of one additional dwelling in this existing semi-rural residential neighborhood will not create a significant visual impact on the surrounding land uses and the natural landscape. Design review requirements for land divisions are intended to provide a more intensive review of architectural designs to ensure compatibility within urban residential neighborhoods. Due to the relatively low density of the surrounding development and the existing vegetation and topography it is not necessary to require architectural plans for the proposed new parcel as a component of the discretionary review of the proposed land division.

Environmental Review

This application is a technical review and does not qualify as a project under the guidelines of the California Environmental Quality Act (CEQA). No environmental review **has** been performed for this application.

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

- APPROVAL of Application Number **04-0523**, 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: Randall Adams
Santa **Cruz** County Planning Department
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Santa Cruz CA 95060
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E-mail: randall.adams@co.santa-cruz.ca.us

Application #: 04-0523
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Design Review Submittal Waiver Findings

1. Because of special circumstances applicable to the property, including but not limited to topography, vegetation, location, or pattern of adjacent development, or due to the insignificant nature of the particular improvement, the necessity for the complete list of design review submittal requirements is unnecessary.

This finding can be made, in that the proposed new residential development will be adequately screened by existing topography and vegetation, and the character of surrounding development in the area of the proposed parcel is semi-rural in nature. The submittal of architectural designs for a new residence on the proposed parcel with the discretionary application for a land division will not be necessary due to the proposed parcel configuration and the existing surrounding land uses and natural features.

Conditions of Approval

Exhibit A: Project Plans entitled, "Tentative Map – Minor Land Division - Apple Lane Inn", prepared by Cary Edmunson, 1 sheet, dated 10/19/04.

- I. This approval authorizes the waiver of design review submittal requirements for a two parcel minor land division as shown in the approved Exhibit "A" for this application. This approval waives the requirement of architectural plans, but no other application submittal requirements, for the indicated minor land division.

Please note that this approval is not a development permit. A development permit will be required for any development proposed on the subject property. This waiver of design review submittal requirements is applicable only to the proposed land division as shown in the approved Exhibit "A" for this application.

Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. This approval does not constitute a waiver of any submittal requirements for tentative maps for land divisions. All requirements for the submittal of tentative maps, engineer improvement plans and additional land division submittal requirements remain applicable.

Please note: This approval expires two years from the effective date unless you apply for the land division as shown in the approved Exhibit "A" before the expiration date.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

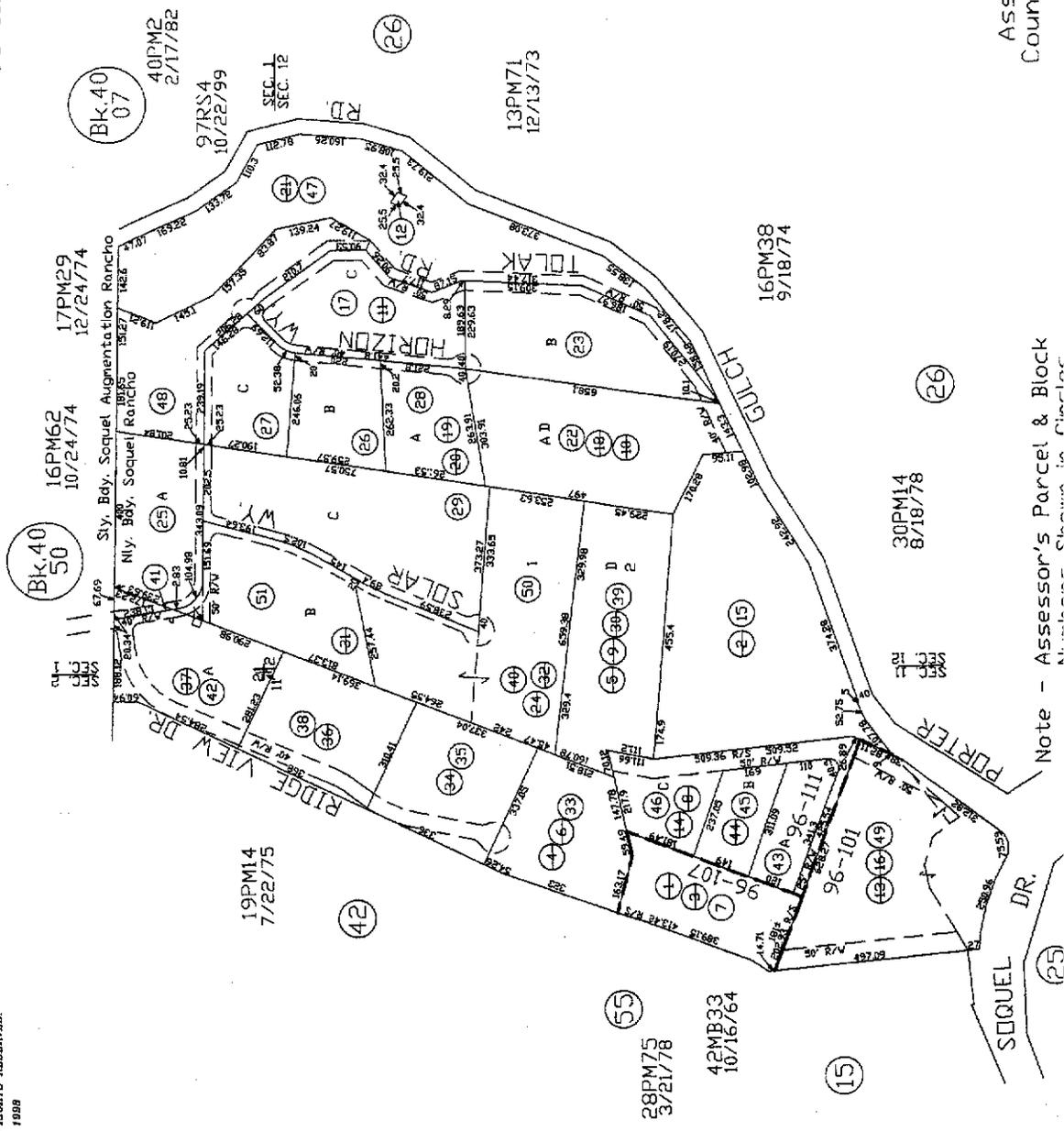
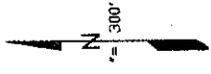
Randall Adams
Project Planner

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

Tax Area Code
96-101 96-107
96-111

POR, SOQUEL RANCHO
SEC. 1, 2, 11, & 12, T.11S., R.1W., M.D.B. & M.

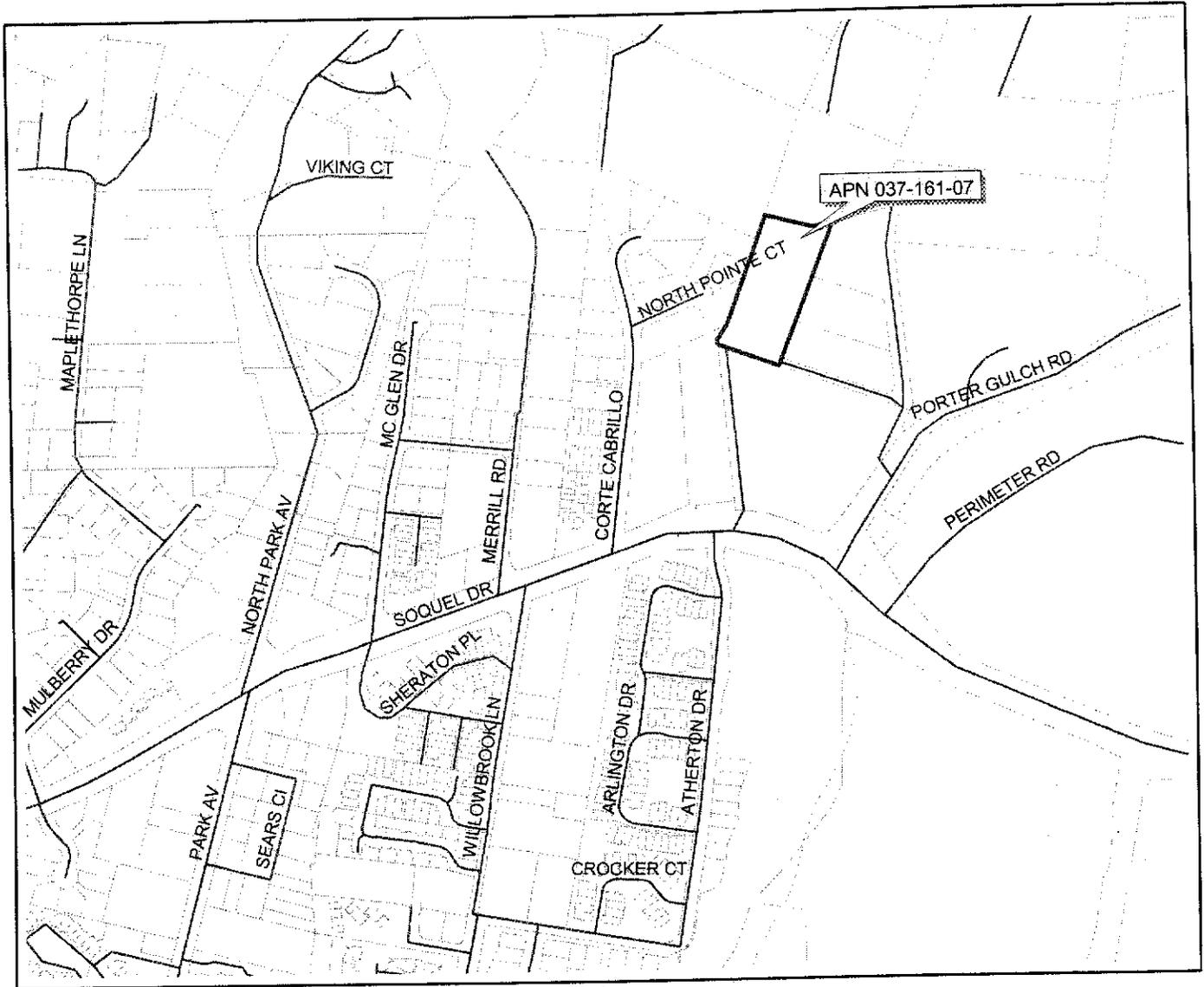
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Note - Assessor's Parcel & Block
Numbers Shown in Circles

Assessor's Map No. 37-16
County of Santa Cruz, Calif.
May, 1998

Location Map

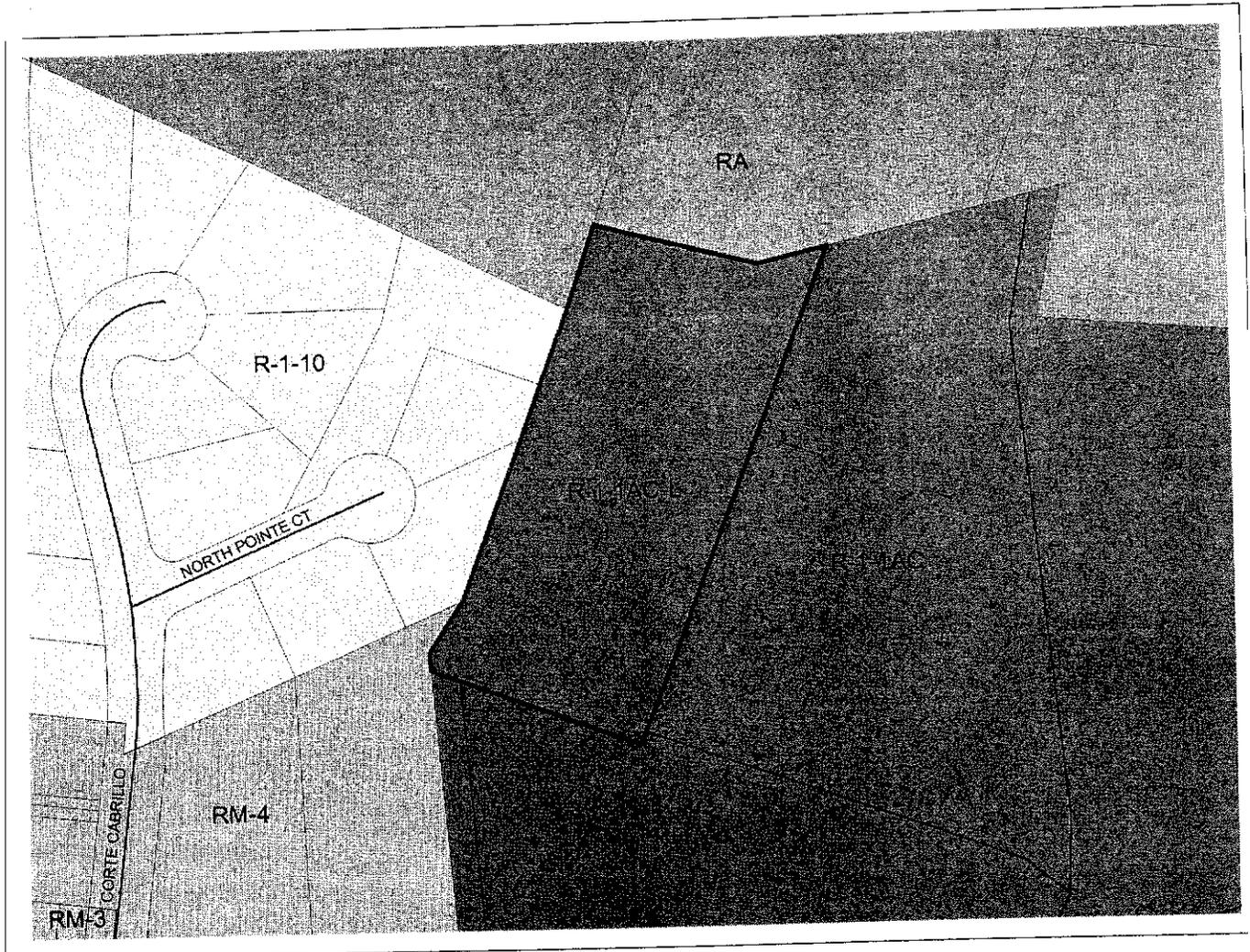


Map created by Santa Cruz County
Planning Department:
November 2004



EXHIBIT E

Zoning Map



Legend

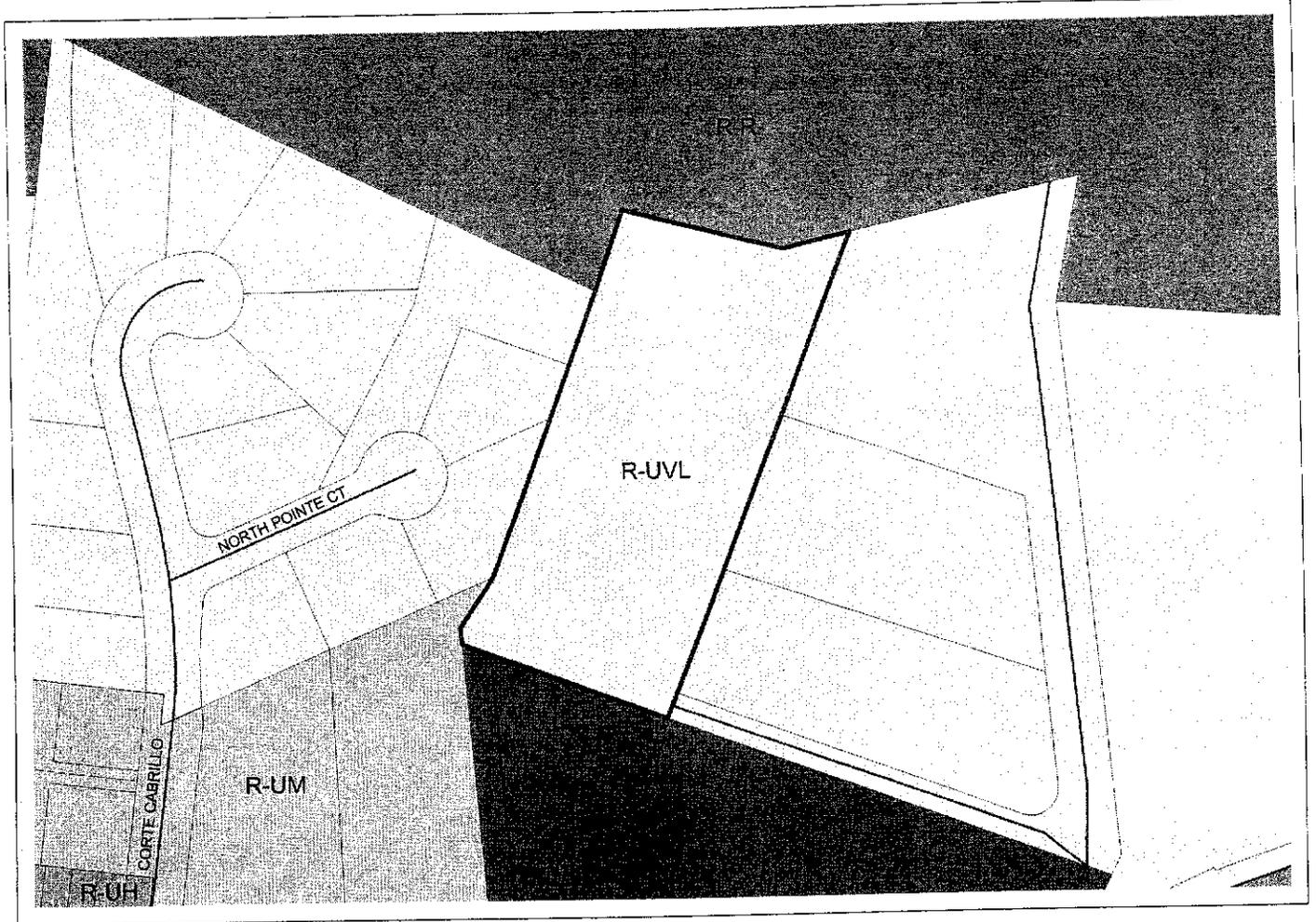
	APN 037-161-07
	Parcel boundaries
	Streets
	R-1-X
	RM
	RA
	R-1-AC
	PF



Map created by Santa Cruz County
Planning Department:
November 2004

EXHIBIT F

General Plan Map



Legend

	APN 037-161-07
	Parcel boundaries
	Streets
	Parks and Recreation
	Rural Residential
	Residential - Urban High Density
	Residential - Urban Medium Density
	Residential - Urban Very Low Density



Map created by Santa Cruz County
Planning Department:
November 2004

EXHIBIT F

M**Application No: 040523**

Date: November 19, 2004
To: Randall Adams, Project Planner
From: Larry Kasparowitz, Urban Designer
Re: Design Review for a subdivision at 6265 Soquel Drive, Soquel

This application **is** appropriate for a Design Review Waiver for the following reasons:

- *It only involves one new lot*
- *There is mature vegetative screening between the building envelope and the adjacent neighbor.*

I am concerned about the grade of the proposed driveway, and the existing of graded 30% slopes within the building envelope. There seems to be little room for a septic system and a very long route for a sewer line.



STEPHEN GRAVES & ASSOCIATES

Environmental and Land Use Consulting

October 21, 2004

Randall Adams
County of Santa Cruz Planning Dept.
701 Ocean Street, Room 400
Santa Cruz, CA 95060

RE Design Review Waiver for Two-lot Minor Land Division at 6265 Soquel Drive. APN 037
161-07.

Dear Mr. Adams,

This letter is our formal request for a design review waiver for a proposed two-lot land division at 6265 Soquel Drive. Per discussions with planning staff, a design review waiver must be applied for prior to submitting an application for the land division. Under County Code, **all** land divisions within the urban services line are subject to design review, unless a waiver is granted.

The purpose of the design review requirement is to ensure that new development, primarily higher density development in already urban areas, provides designs that are compatible with the surrounding neighborhood character. New development which would create privacy and other impacts on adjacent properties is required to provide conceptual architectural designs and a description of their design guidelines. The waiver process was established to **allow** minor land divisions with larger parcels, which are not in close proximity to neighboring structures, to proceed without providing architectural design

As shown in the attached aerial photograph of the subject property, 6265 Soquel Drive, significant distances, topographic differences and tree cover separate the proposed building site from the surrounding residential uses. The proposed building site is shielded from the residences to the east and west by a dense row of evergreen trees along the property boundaries. Due to topography and dense vegetation, a future residence would not impact the residences to the north and south. The closest residence to the east is 100 feet away and due to drop in topography and the dense row of *oak* trees, the building site is shielded. The residences to the west along North Pointe Court, are over 200 feet from the building site and the views are separated by the Apple Lane Inn and a dense row of pine trees. Soquel Drive and the Jewish **Community** Center are located over 450 feet to the south, but due to rise in slope and existing vegetation and trees, the building site is hidden from view.

Due to the low density of the proposed land division with one-acre minimum parcel sizes and the lack of privacy and view shed issues for the surrounding properties, there is no need to conduct design review on this project. This project meets the criteria for granting of the waiver. Due to the fact that we are unable to apply for the land division until after a decision has been made regarding the design review waiver, any efforts you can make to expedite the process and get the application before the Zoning Administrator would be greatly appreciated. If you have any questions, please give our office a call.

Sincerely

Zack Dahl
Associate

11
2735 Porter Street
Soquel, CA 95073

EXHIBIT G

