



Staff Report to the Zoning Administrator

Application Number: **04-0061**

Applicant: Laura Gray
Owner: Dougald Harris
APN: 032-075-24

Agenda Date: December 3, 2004
Agenda Item # **5**
Time: After 11:00 a.m. (note time !!)

Project Description: Proposal to demolish an existing single-family dwelling and replace it with two manufactured homes, for a two-unit dwelling group.

Location: 700 Thirtieth Avenue, Santa Cruz

Supervisory District: First District (District Supervisor: Janet K. Beautz)

Permits Required: Coastal Development Permit, Residential Development Permit

Staff Recommendation:

- Approval of Application 04-0061. based on the attached findings and conditions
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | |
|---|------------------------------|
| A. Project plans | F. General Plan map |
| B. Findings | G. Zoning map |
| C. Conditions | H. Assessor's parcel map |
| D. Categorical Exemption (CEQA determination) | I. Comments & Correspondence |
| E. Location map | |

Parcel Information

Parcel Size:	7,483 sq. ft.
Existing Land Use - Parcel:	Single family residence
Existing Land Use - Surrounding:	Multi-family residential
Project Access:	30" Avenue
Planning Area:	Live Oak
Land Use Designation:	RUH (Residential Urban High Density)
Zone District:	RM-3 (3,000 sq. ft. min. site area)
Coastal Zone:	<u>X</u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes <u> </u> NO

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Traffic: NIA
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: City of Santa Cruz Water Department
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5

History

This application was received on February 9, 2004 and deemed complete on October 29, 2004

Project Setting

The project site is on Thirtieth Avenue in the Live *Oak* area of the county. The existing structure on the site is a three bedroom single-family dwelling. South of this parcel the lots are developed with duplexes. Across the street are multi-family apartment complexes.

The applicant is proposing to demolish the existing residence and erect a two story manufactured home at the rear of the lot and a site built carport for four cars with a one story manufactured home above. Two additional parkings spaces are provided on-site.

Zoning & General Plan Consistency

The subject property is a **7,483** square foot lot, located in the RM-3 (3,000 sq. ft. min. site area) zone district, a designation that allows residential uses. This is a principal permitted use within the zone district and the project is consistent with the site's (RUH) Residential Urban High Density General Plan designation.

	R-1-3 Standards	Proposed Project
Front yard setback:	20 feet	20'-0"
Side yard setback:	5 feet / 8 feet	5 feet / 17 feet
Lot Coverage:	30 % maximum	28.7 %
Building Height:	28 feet maximum	22'-5"
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	47.9 %
Parking	6 bedrooms – 6 (18' x 8.5')	four in carport two uncovered

Local Coastal Program Consistency

The proposed a two-unit dwelling group on one lot is in conformance with the County's certified Local Coastal Program, in that the structures will be sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain multi-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Renew

The proposed two-unit dwelling group on one lot complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located with the Urban Services line and will be served by existing water and sewer utilities.

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 **04-0061**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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: Lawrence Kasparowitz
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Owner: Dougald ~~Harris~~

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned RM-3 (3,000 sq. ft. min. site area), a designation that allows residential uses. The proposed two-unit dwelling group is a principal permitted use within the zone district, consistent with the site's (RUH) Residential Urban High Density General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the two-unit dwelling group will not interfere with public access to the beach, ocean, or any nearby body of water. **Further**, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RM-3 (3,000 sq. ft. min. site area) zone district of the area; as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain multi-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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Owner: Dougald Harris

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed two single-family dwellings on one lot will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the two unit dwelling group and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RM-3 (3,000 sq. ft. min. site area) zone district in that the primary use of the property will be a two dwelling group that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

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

The proposed two unit dwelling group will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the two single-family dwellings on one lot 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 two unit dwelling group will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed two single-family dwellings on one lot will comply with the site standards for the RM-3 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the

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vicinity.

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

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

This finding can be made; in that the proposed two unit dwelling group is to be constructed on an existing developed lot. The expected increase in the level of traffic generated by the proposed project is anticipated to be only two peak trips per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed structures are located in a mixed neighborhood containing a variety of architectural styles, and the proposed two unit dwelling group is consistent with the land use intensity and density of the neighborhood.

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Conditions of Approval

Exhibit A: Architectural plans prepared by Building Strategies, dated September 14, 2004
Landscape plans prepared by Hastings Landscape Co., dated September, 2004

- I. This permit authorizes the demolition of an existing single-family dwelling and the construction of a two unit dwelling group on one lot. 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.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 - C. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer, if required.

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- F. Pay the current fees for Parks and Child Care mitigation for three bedroom(s).
 - G. Pay the current fees for Roadside and Transportation improvements for three bedroom(s).
 - H. Provide required off-street parking for six (6) cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of-way. Parking must be clearly designated on the plot plan.
 - I. 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.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 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 16.42.100, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance 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 permit revocation.

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.

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Please note: This permit expires two years from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Lawrence Kasparowitz
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.

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: 04-0061
Assessor Parcel Number: 032-075-24
Project Location: 700 30th Avenue, Santa Cruz

Project Description: Proposal to demolish an single-family dwelling and replace it with a two unit dwelling group.

Person Proposing Project: Laura Gray

Contact Phone Number: (831) 423-7197

- 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).

Specify type:

E. X Categorical Exemption

15303 New construction of small structure.

F. Reasons why the project is exempt:

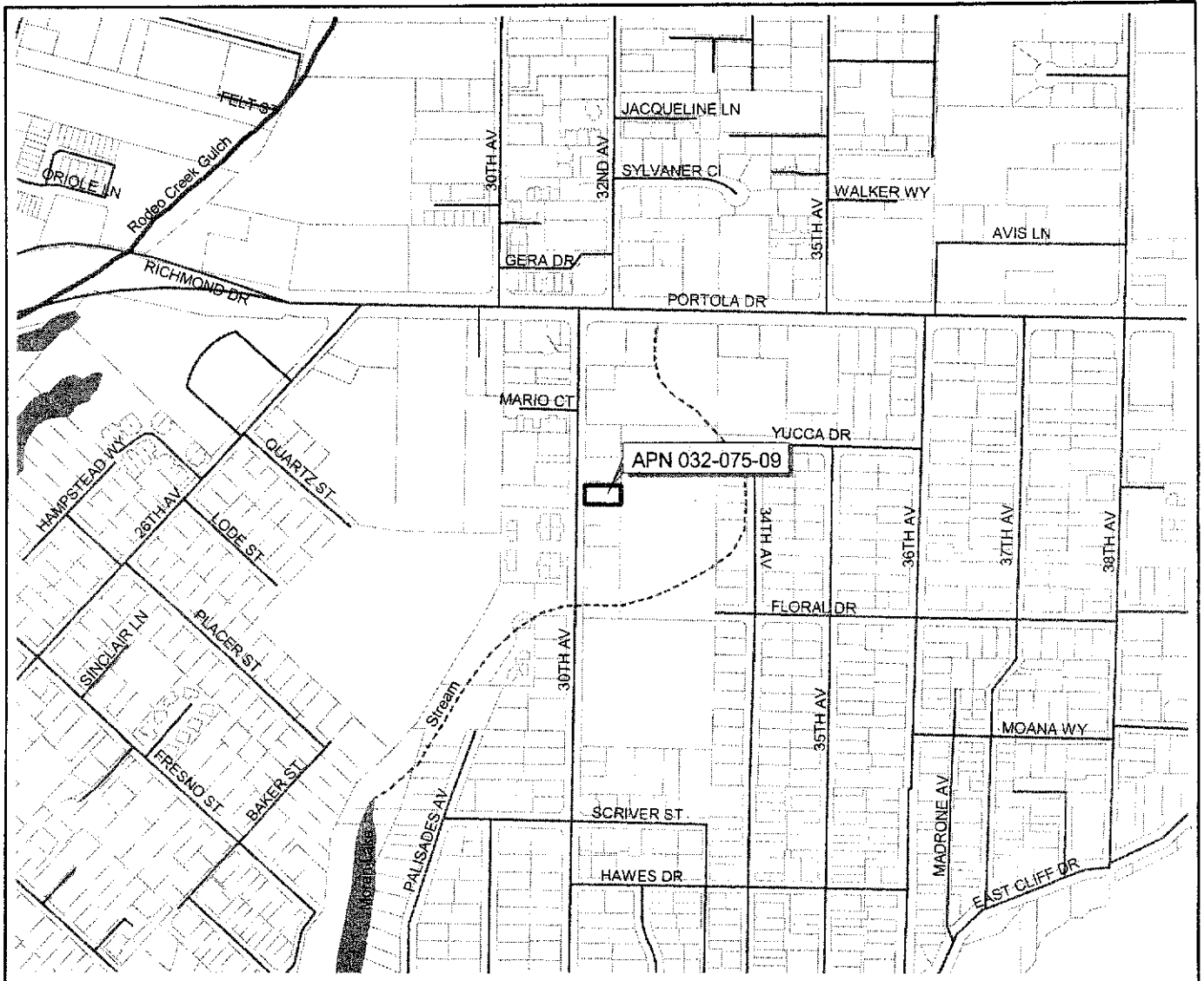
New single-family residence in an existing neighborhood

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

Lawrence Kasparowitz, Project Planner

Date: _____

Location Map

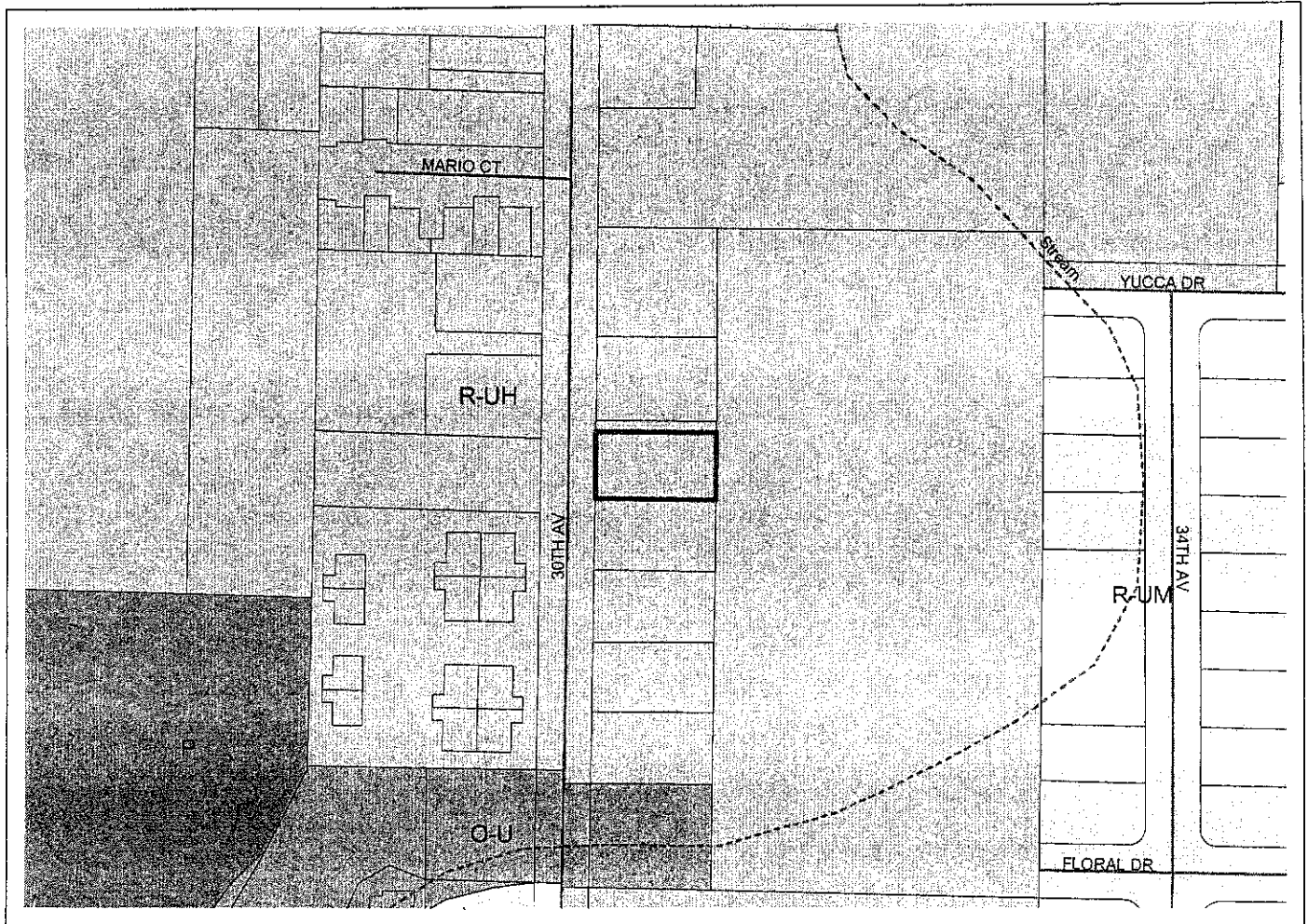


1000 0 1000 2000 Feet

Map created by Santa Cruz County
Planning Department:
February 2004

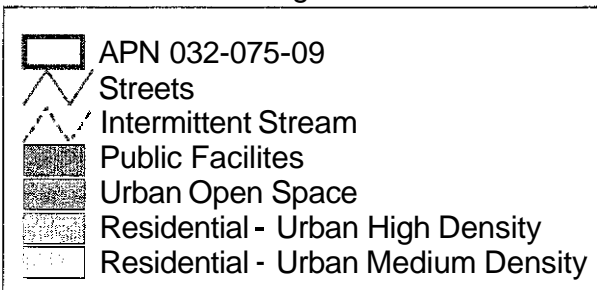


General Plan Map



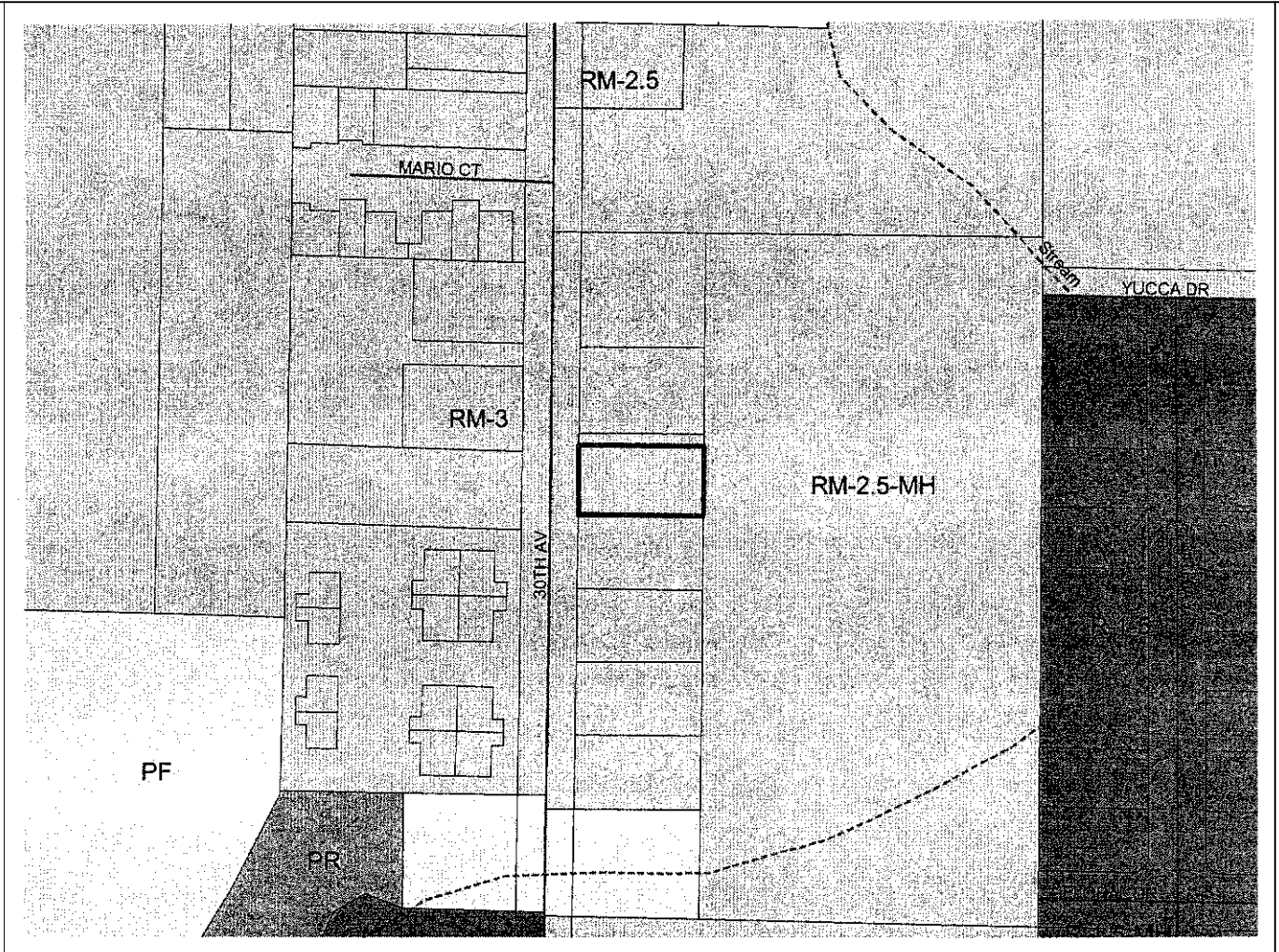
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Legend



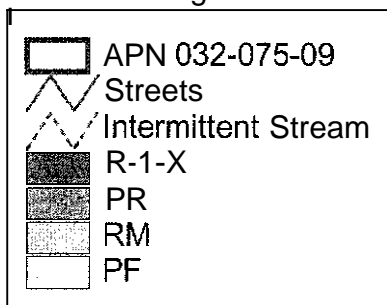
Map created by Santa Cruz County
Planning Department:
February 2004

Zoning Map



500 0 500 Feet

Legend



Map created by Santa Cruz County
Planning Department:
February 2004

Informational: Assessor's Map No. 32-07
 Date: 10/10/98
 File: 8004 00 (Comp. Ver. 5.34)

FOR TAX PURPOSES ONLY

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 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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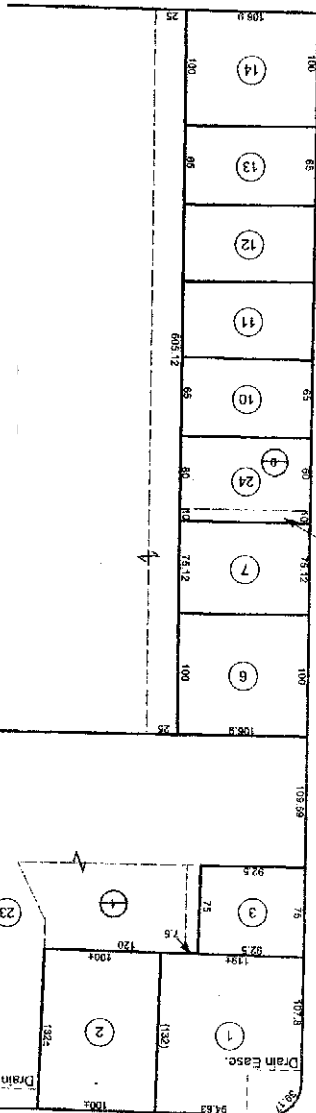
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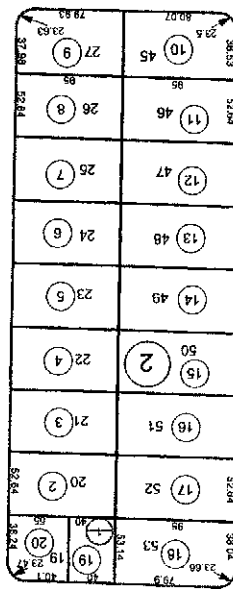
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FLORAL

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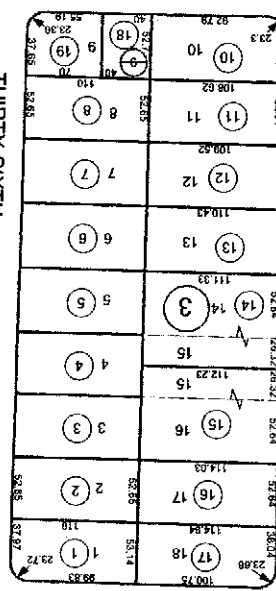
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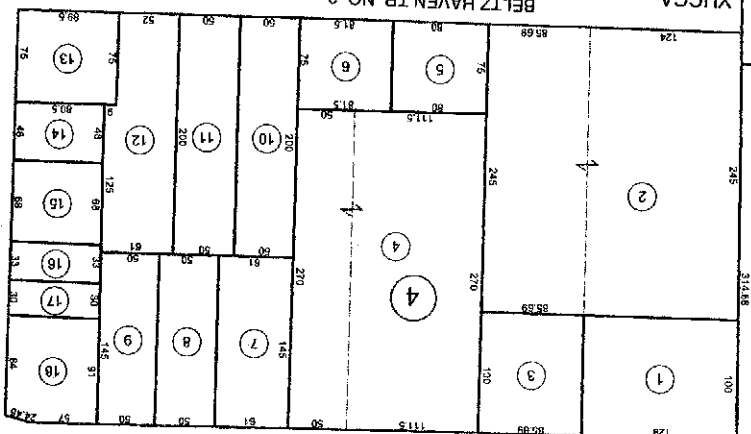
THIRTY-FIFTH

AVE.



THIRTY-SIXTH

AVE.



Tax Area Code
 82-040

Note - Assessor's Parcel & Block
 shown in Circles.

Assessor's Map No. 32-07
 County of Santa Cruz, Calif.
 October, 1998

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