



Staff Report to the Zoning Administrator

Application Number: **04-0493**

Applicant: Brett Brenkwitz
Owner: Craig and Cindy Livingston
APN 061-461-15

Agenda Date: March 4, 2005
Agenda Item #: 4
Time: After 10:00 a.m.

Project Description: Proposal to construct an approximately 10,500 square foot single family dwelling.

Location: The property is located on the south side of Henry Cowell Drive about 500 feet west from Graham Hill Road. Situs: 331 Henry Cowell Drive

Supervisory District: 5th District (District Supervisor: Stone)

Permits Required: Large Dwelling Residential Development Permit

Staff Recommendation:

- Approval of Application 04-0493, 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 | E. Assessor's Parcel Map |
| B. Findings | F. Zoning Map |
| C. Conditions | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size:	25,265 square feet
Existing Land Use - Parcel:	Vacant residential
Existing Land Use - Surrounding:	Residential, Equestrian Facility, State Park
Project Access:	Henry Cowell Drive (private road)
Planning Area:	Carbonera
Land Use Designation:	R-UVL (Urban very low density residential)
Zone District:	R-1-15 (Single family residential - 15,000 sq. ft. lot min.)
Coastal Zone:	Inside XX Outside

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

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Soils report completed
Fire Hazard:	Not a mapped constraint
Slopes:	Moderate to gently sloping site
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	Minor grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Drainage plan adequate
Traffic:	N/A
Roads:	Existing roads adequate
Parks:	Existing park facilities adequate
Archeology:	Mapped/no evidence on site per Archaeology for land division

Services Information

Urban/Rural Services Line:	<u>XX</u> Inside <u> </u> Outside
Water Supply:	City of Santa Cruz Water District
Sewage Disposal:	City of Santa Cruz
Fire District:	Scotts Valley Fire
Drainage District:	None

Project Setting

This parcel is part of the Graham Hill Estates Subdivision. The area is characterized by larger (4,000 to 5,000 square foot), upscale dwellings on larger parcels with clusters of redwoods. Building envelopes have been established to preserve the redwoods on each individual parcel to the greatest extent feasible. The original envelopes, however, were developed from poor aerial photographs and topographic maps. As a result, individual building envelopes have been slightly modified on most lots to accommodate the building designs, preserve the redwood trees and address site slopes adequately. These modifications are allowed as part of a later amendment and a final revised map will be recorded when this phase of the land division is built out. Behind the development is a large, forested open space parcel with Henry Cowell State Park and Paradise Park (residential park) located across the San Lorenzo River.

Zoning & General Plan Consistency

The subject property is a 25,265 square foot lot, located in the R-1-15 (Single family residential - 15,000sq.ft. lot minimum) zone district, a designation, which allows residential uses. While a single family dwelling is a principal permitted use within the zone district, the proposed residence requires a Large Dwelling Residential Development permit as it exceeds 7,000 square feet in size. The project is consistent with the site's **R-UVL** (Urban Very Low Density Residential) General Plan designation, as well as the implementing R-1-15 zone district.

The proposed addition and remodel as it relates to the development standards for the R-1-15 zone district is the following:

SITE STANDARD	REQUIRED	PROPOSED
Front yard setback	20 feet	~ 30 feet
Side yard (west) setback	10 feet	19 feet
Side yard (west) setback	10 feet	10 feet
Rear setback	15 feet	100 feet
Lot Coverage	30% max.	23%
Floor Area Ratio	50% max.	44%
Height	28 feet max.	27-28 feet

The project proposes 950 cubic yards of grading to develop the driveway, parking, building site, pool and useable yard space on this moderately sloping lot. **An** additional 850 cubic yards will be excavated to construct the basement, however, this earthwork is exempted from the County Grading ordinance. Given the slopes on this site and the size of the home, the grading **is** not excessive for the site.

The Graham Hill Estates land division conditions of approval require that native species be used for the landscaping outside of the development envelope. The current landscaping plans **are** not consistent with this requirement. Conditions are included requiring that a new landscape plan be submitted for review and approval by the Development Review and Environmental Planning Sections of the Planning Department **as** part of the building permit application that meet the following criteria:

- All areas outside of the development envelope shall utilize native species.
- The landscape plans shall specify plant species and locations.
- The turf area shall be eliminated. Native grassland species may be substituted in this location – *specify* species and *seed/plant source(s)*.
- The bocce ball **court** shall be eliminated.
- **An** arborist's report shall be submitted addressing grading and paving adjacent to the redwood grove at the front (north) end of the property and for the redwood at the southeast corner of the proposed home. The final grading and landscape plans shall be modified to conform with the arborist's recommendations to **ensure** the long-term health of these existing redwoods.
- The decorative rock retaining walls at the north end of the property adjacent to the redwoods shall be a maximum of two feet in height, unless the arborist's recommendations specify a lesser height.

Design and Large Dwelling Review

The proposed residential development 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. The plans have been reviewed by the Urban Designer and have received a positive review. The parcel slopes down and away from the street and the homes **across** the street. **This** topographic difference reduces the appearance of bulk and mass. The project proposes earth-tone

colors that will harmonize with the surrounding development and forested background. The proposed large dwelling is located on an oversized lot in a development of new luxury homes of about 5,000 square feet in size. The proposed design complements the existing architecture of the surrounding homes and is located on a down-sloping lot below the street elevation, thereby minimizing the appearance of bulk and mass. Furthermore, over 2,500 square feet of the home is located within a "daylight" basement. This area is underground at the front of the development and is at grade level at the rear of the dwelling. This design also reduces the mass of the structure while following the slope of the lot.

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 **04-0493**, 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

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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, the County Building ordinance and the recommendations of the project soils engineer and soils engineering report recommendations to insure the optimum in safety and the conservation of energy and resources. The proposed large dwelling 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 residential and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-15 (Single family residential- 15,000sq.ft. lot minimum) zone district in that the primary use of the property will be one residence 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 Urban very low density residential (R-WL) land use designation in the County General Plan. Site grading has been minimized given the scope of the development, the moderately steep sloping topography and the driveway gradients required for fire safety standards.

The proposed large dwelling 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 residential 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. In addition, the proposed large dwelling 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 residence will comply with the site

standards for the R-1-15 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 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 residential is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only 1 peak trip 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 structure is located in a neighborhood containing larger luxury dwellings with a similar architectural style, and the proposed large dwelling is consistent with the land use intensity and density of the neighborhood.

LARGE DWELLING AND DESIGN REVIEW FINDINGS

1. THE PROPOSED STRUCTURE IS COMPATIBLE WITH ITS SURROUNDINGS GIVEN THE NEIGHBORHOOD, LOCATION AND ENVIRONMENTAL CONTEXT AND ITS DESIGN IS CONSISTENT WITH THE LARGE DWELLING DESIGN GUIDELINES IN COUNTY CODE SECTION 13.10.325(d);

The proposed structure is compatible with its surroundings given that it is located within a luxury development of larger homes averaging about 5,000 square feet in size. The proposed home is about 10,500 square feet in gross building size. This calculation includes a "daylight" basement, which exceeds 2,500 square feet. The basement is underground at the front of the development and is at grade at the rear of the structure due to the slope of the site. This design reduces the mass and bulk along the front elevation and incorporates the sloping topography of the lot into the house design.

The design is compatible with the surrounding development using a Craftsman style, which is prevalent in the surrounding development. Moreover, a massive appearance is avoided by utilizing the lot's down-sloping topography to minimize the appearance above the street level. The structure's mass is broken through the use of cross gables and windows and elevation changes. The project will not block any public view sheds.

3. 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 proposed large dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The street view is softened due to the down sloping topography of the subject parcel. The modern Craftsman-style architecture of this project is a design utilized within this upscale development. **This** is a development of larger (5,000 square foot) luxury homes, and this dwelling as it is designed and situated on the subject parcel will blend with this development.

Conditions of Approval

Exhibit A: Project Plans prepared by Franks Brenkwitz and Assoc. dated **9-29-04** and last revised on 11-23-04.

- I. **This** permit authorizes the construction of an approximately 10,500 square foot single family residence and related site grading. 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 Building Permit from the Santa Cruz County Building Official.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
- 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. The final building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. **This requirement is in** addition to the standard requirement of detailed elevations and cross-sections and the topography of the site which clearly depict the total height of the proposed structure.
 - 3. The project shall conform to the site development standards for the R-1-15 zone district.
 - 4. Final grading, drainage, and erosion control plans. The final plans shall be modified as follows:
 - a. **The** final grading shall be modified to conform to the arborist's recommendations to ensure the long-term health of these existing redwoods.

- b. Keyways **are** required and must be shown for all fills on slopes steeper than **15%**.
 - c. The decorative rock retaining walls at the north end of the property adjacent to the redwoods shall be a maximum of two feet in height, **unless** the arborist's recommendations specify a lesser height.
 - d. Off-site disposal of fill materials shall be specified and pre-approved by Environmental Planning Staff.
 - e. Final erosion control plans shall show locations, details and notes for all erosion control measures and devices during construction.
5. Final Drainage plans shall address the following:
- a. Plans shall include means to screen, filter or trap debris prior to release of storm water to the retention trench for maintenance purposes.
 - b. Provide a clean out at the end of the perforated pipe with a minimum of a six inch diameter for maintenance access.
6. Submit an Arborist's **report** evaluating the redwood trees to the north (driveway) area of the parcel and the tree at the southeast corner of the proposed home and the proposed development's effect on the long-term health and survival of these trees. The report shall include recommendations **for** the preservation of these trees. Recommendations may include but are not limited to modifications to the **grading plans**, protection measures during construction, foundation design, etc.
7. Submit a final landscape plan. The final landscape plan shall meet the following criteria:
- a. The plans shall conform to the City of Santa Cruz landscape design requirements in order to receive water service.
 - b. The landscape plans shall specify plant species and locations.
 - c. All areas outside of the revised development envelope shall utilize native species.
 - d. The ~~turf area~~ shall be eliminated. Native grassland species may be substituted **in** this location – specify species and seed/plant source(s).
 - e. The proposed bocce ball court shall be eliminated.

- f. The ~~final~~ grading and landscape plans shall be modified to conform to the arborist's recommendations to ensure the long-term health of these existing redwoods.
 - C. Meet all requirements of and pay drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - D. Pay all applicable sewer connection fees to the City of Santa Cruz Water Department. Final plans shall meet the requirements of the City of Santa Cruz Water Department.
 - E. Meet all requirements of the City of Santa Cruz Water District and provide a copy of a current "Will Serve" letter.
 - F. Meet all requirements and pay any applicable plan check fee of the ~~Scotts~~ Valley Fire Protection District.
 - G. Submit 3 copies of the project soils report accepted by the Planning Department. Two copies shall be wet stamped by the Geotechnical Engineer.
 - H. Submit 3 copies of a letter of plan review and approval by the project Geotechnical Engineer. The plan review letter **must** reference the project plans (pages and dates of the reviewed plans) and shall specifically state that the grading, drainage, foundation and retaining wall designs conform to the recommendations of the soils report.
 - I. Pay the current fees for Parks and Child Care mitigation for **7** bedroom(s). Currently, these fees **are**, respectively, \$800 and **\$109** per bedroom.
 - J. Pay the current fees for Roadside and Roadway improvements, if required.
 - K. Provide required off-street parking for **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.
 - L. 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 and Grading Permit plans shall be installed.

- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and Senior Civil Engineer.
 - C. The project must comply with all recommendations of the approved soils reports. The soils engineer shall submit a letter to the Planning Department verifying that all grading, drainage and construction have been performed according to the recommendations of the accepted soils report. A copy of the letter shall be kept in the project file for future reference.
 - D. All foundation excavations shall be inspected and approved in writing prior to foundation ~~pour~~, if required by the Environmental Planning Section of the Planning Department, based on the project soils report and Soils **Report** Review.
 - E. 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.
- N. Operational Conditions
- A. Modifications to the architectural elements including but not limited to exterior finishes, window placement, roof pitch and exterior elevations are prohibited, **unless** an amendment/minor variation to **this** permit is obtained.
 - B. All landscaping shall be permanently maintained. Only native species **are** allowed outside of the development envelope.
 - C. All drainage improvements shall be permanently maintained.
 - D. 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.

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

Cathleen Carr
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.

- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and Senior Civil Engineer.
- C. The project must comply with all recommendations of the approved soils reports. The soils engineer shall submit a letter to the Planning Department verifying that all grading, drainage and construction have been performed according to the recommendations of the accepted soils report. A copy of the letter shall be kept in the project file for future reference.
- D. All foundation excavations shall be inspected and approved in writing prior to foundation pour, if required by the Environmental Planning Section of the Planning Department, based on the project soils report and Soils Report Review.
- E. 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. Modifications to the architectural elements including but not limited to exterior finishes, window placement, roof pitch and exterior elevations are prohibited, unless an amendment/minor variation to this permit is obtained.
- B. All landscaping shall be permanently maintained. Only native species are allowed outside of the development envelope.
- C. All drainage improvements shall be permanently maintained.
- D. 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.

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

Application# 04-0493
APN: 061-461-15
Owner: Craig and Cindy Livingston

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Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Cathleen Carr
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: 04-0493

Assessor Parcel Number: 061-461-15

Project Location: 331 Henry Cowell Drive, Santa Cruz

Project Description: Proposal to construct an approximately 10,500 square foot single family dwelling. Requires a Large Dwelling Review.

Person or Agency Proposing Project: Brett Brenkwitz

Contact Phone Number: (831) 662-8800

- 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. ☒ Categorical Exemption

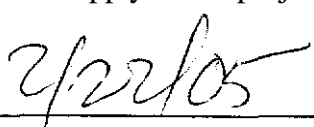
Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. **Reasons why the project is exempt:**

One single family residence in a residential zone district

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


Cathleen Carr, Project Planner

Date: 

Assessor's Parcel Map

16

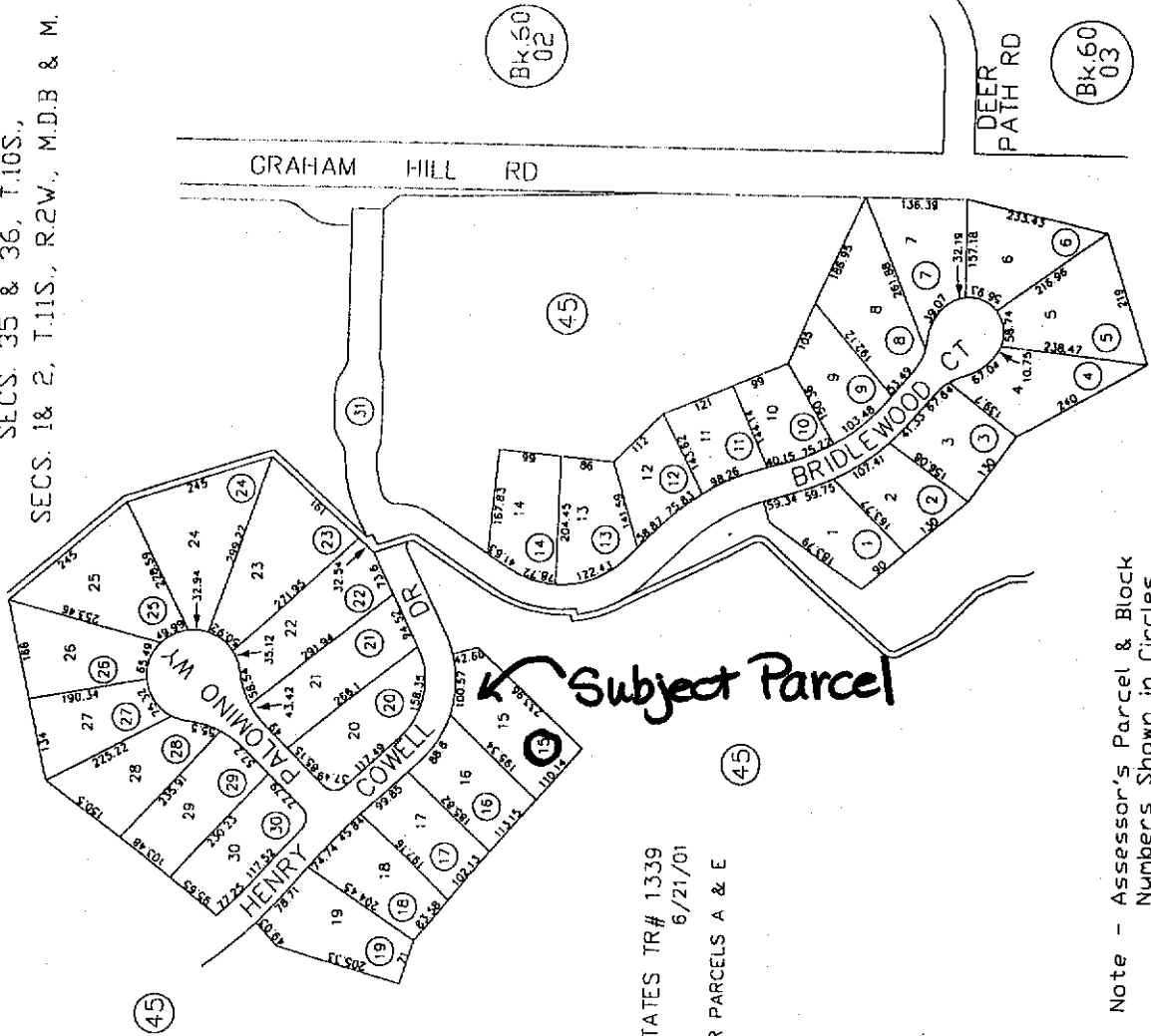
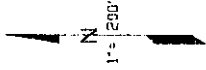
Tax Area Code
 92-014

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SECS. 35 & 36, T.10S.,

SECS. 1& 2, T.11S., R.2W., M.D.B & M.

61-46



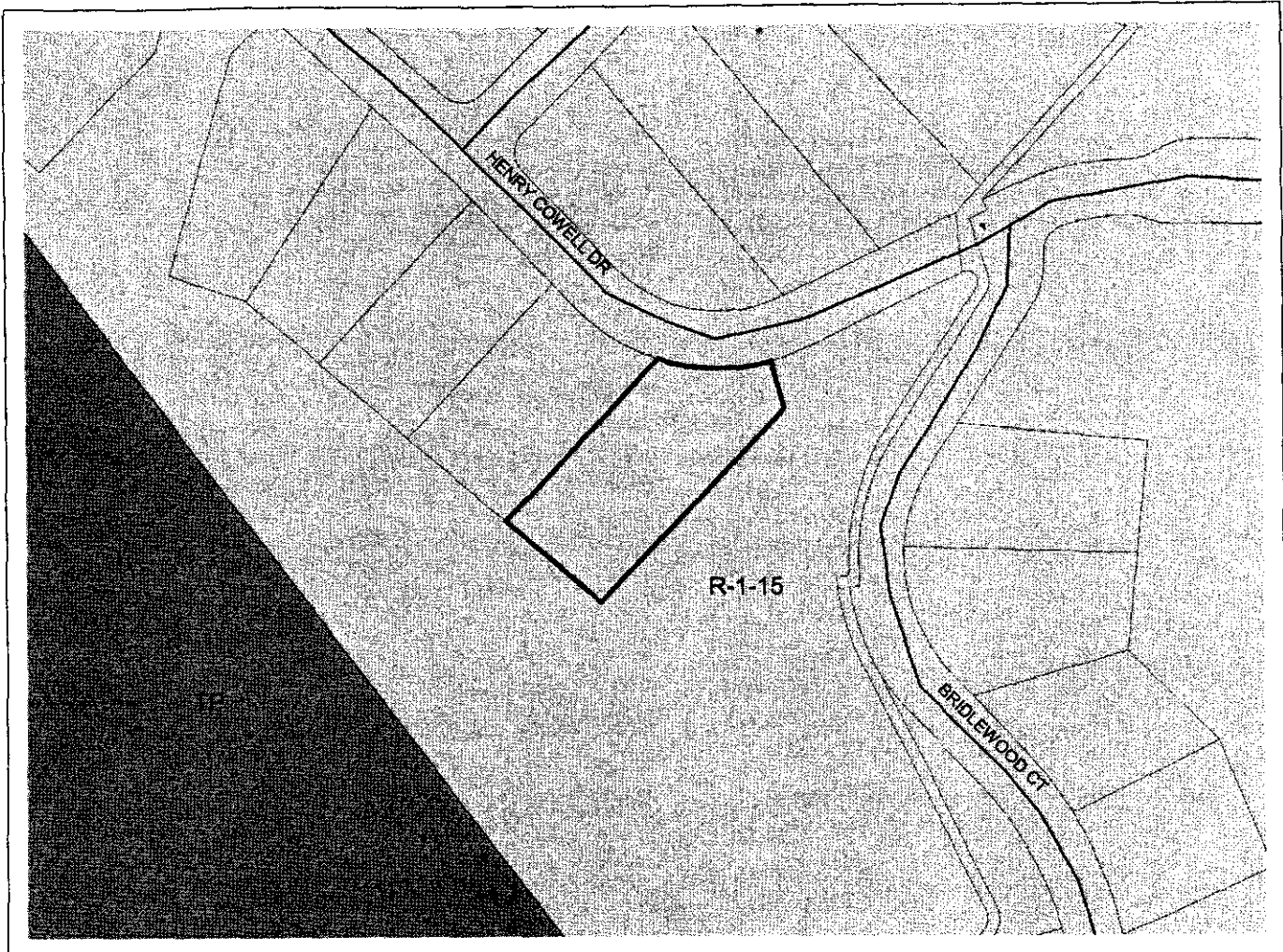
GRAHAM HILL ESTATES TR# 1339
 100MB6
 6/21/01
 SEE PG 61-45 FOR PARCELS A & E

61-321-44

Assessor's Map No. 61-46
 County of Santa Cruz, Calif.
 11-1-2001

EXHIBIT 1

Zoning Map



200 0 200 400 600 Feet

Legend

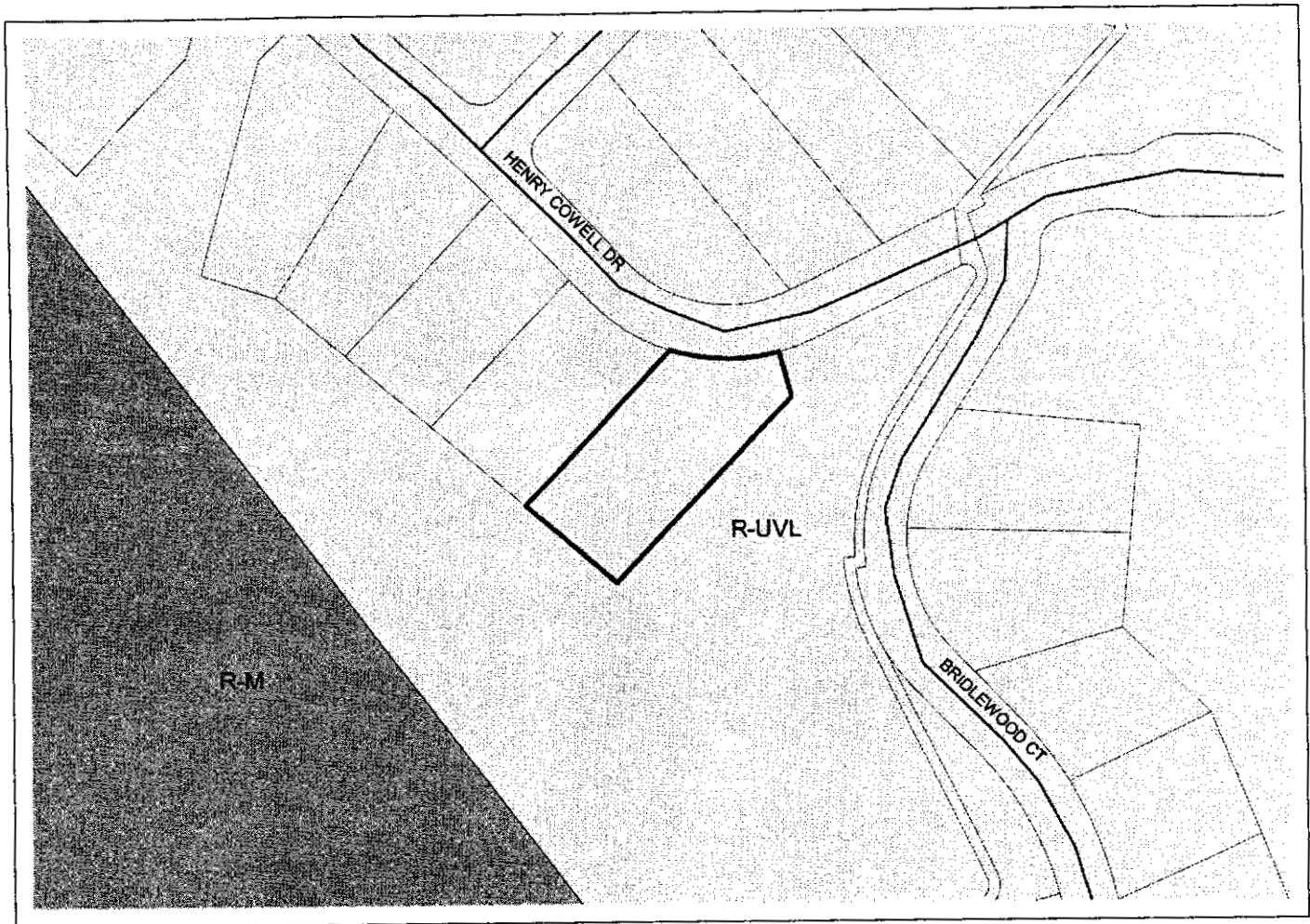
	APN 061-461-15
	Parcel boundaries
	Streets
	R-1-15
	TP



Map created by Santa Cruz County
Planning Department:
October 2004

EXHIBIT

General Plan Map



200 0 200 400 600 800 Feet

Legend

	APN 061-461-15
	Parcel boundaries
	Streets
	Mountain Residential
	Residential - Urban Very Low Density



Map created by Santa Cruz County
Planning Department:
October 2004

EXHIBIT G

MEMORANDUM

Application No: 04-0493

Date: October 13, 2004

To: Cathleen Carr, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new residence at 331 Henry Cowell Drive, Santa Cruz (Woods Cove)

GENERAL PLAN ZONING CODE ISSUES

Design Review Authority

13.11.040 (c) New single family residences or remodels of 7,000 square feet or larger as regulated by Section 13.10.325.

Design Review Evaluation

13.10.325 (d)

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Changes in the natural topography of the building site are minimized.	✓		
Grading cuts and fills are minimized, and when allowed are balanced.	✓		
House design and accessory structure horizontal elements follow hillside contours, where applicable.	✓		
Colors and materials are used to reduce the appearance of building bulk. Use of earthtone colors is	✓		
Building height appearance is minimized by varying the height of roof elements and setting back higher portions of the structure from prominent viewpoints.	✓		
Ridgeline silhouettes remain unbroken by building elements. Building envelopes should be allocated to the lower portions of hillside lots, where feasible.			NIA
The structure(s) is compatible in terms of proportion, size, mass and height with homes within the surrounding neighborhood	✓		

Architectural features break up massing. This can be accomplished by varying rooflines, puncturing large wall expanses with bay windows or recessed wall planes, or using a combination of vertical and horizontal	✓		
Landscaping helps blend the	✓		
Existing vegetation is preserved as	3		
The structure(s) is sited to take advantage of existing trees and land forms.	3		
Fast-growing, native landscaping is planted to screen elements visible from viewpoints located off the parcel on which the structure is located	✓		
The view to adjacent properties is controlled.	✓		
Second story windows facing close neighboring properties are minimized.	✓		
Upper floor balconies and decks are oriented toward large yard areas.	✓		
The structure is located on the site as far from property lines as possible.	✓		
Landscaping is used to enhance privacy.	✓		
The location of the structure(s) on the site minimizes view blockage within public viewsheds.	✓		

WOODS COVE DESIGN GUIDELINES

Guideline No.	Design Criteria of Guidelines to evaluate proposed architecture	Meets the Guidelines	Does not meet the Guidelines	Urban Designers Comments
3d	Building forms shall relate to topography and tree forms	✓		
3d	Building forms shall encourage solar access	✓		
3d	Building forms shall reflect consideration for neighboring structures and unimproved lots	✓		
4 (Intro.)	Allow individual lot buyers diversity of choice in their homes.	✓		
4 (Intro.)	Insure that buildings and landscaping are sensitive to the land.	✓		
4 (Intro.)	New buildings and landscaping blend (over time) with, rather than dominate and change, the natural meadow and forest landscape.	✓		
4 (Intro.)	Neutral colors, common materials and simple building forms will be encouraged to achieve a development that is appropriate to the natural setting.	✓		
4a	The style of individual residences may vary, but shall be indigenous (growing from the land).	✓		
4a	The style of individual residences should be appropriate for a natural forest setting.	✓		
4a	Dominant styles are not permitted.	✓		
4b	All buildings shall have sloped rooftops.	✓		
4b	Pitch of roofs may vary from 4 inches in 12 to 8 inches in 12.	✓		
4b	Principal roofs on any lot shall be the same pitch.	✓		

Guideline No.	Design Criteria of Guidelines to evaluate proposed architecture	Meets the Guidelines	Does not meet the Guidelines	Urban Designers Comments
4b	Gabled roofs are preferred to shed form roofs.	✓		
4b	Buildings shall adjust to topography.	✓		
4b	On sloping sites, building forms should relate to the land form, stepping up or down the terrain.	✓		
4c	Buildings shall be human scale.	✓		
4c	Two story facades should be broken with indentations, projecting bays, etc.	✓		
4c	The use of bay windows, trellises, garden walls, etc. to help blend the structures into the landscape is encouraged.	✓		
4c	Building forms should be articulated to avoid large massive structures.	✓		
4b	On sloping sites, building forms should relate to the land form, stepping up or down the terrain.	✓		
4d	Buildings shall be oriented to relate to the edge of the forest and the new meadow.	✓		
4d	Buildings shall be oriented to preserve privacy between adjacent lots. Window and door placement shall be designed to avoid views into neighboring windows or the private outdoor space of adjacent lots.	✓		
4e	Materials shall be neutral color, natural type to avoid high reflectivity or dominant colors.	✓		
4e	Glazing shall be transparent, not reflective.	✓		
4e	Roofs shall be a dark color.	✓		
4e	Window and door frames shall be wood or dark anodized aluminum.	✓		

Guideline No.	Design Criteria of Guidelines to evaluate proposed architecture	Meets the Guidelines	Does not meet the Guidelines	Urban Designers Comments
4e	Wall surfaces shall be limited to a maximum of two materials and the same design shall carry around the entire perimeter.	✓		
4e	Artificial facades on one side are prohibited.	✓		
4e	Garden walls and accessory buildings and structures shall be of the same materials as principal structures.	✓		
4g	Exterior lighting shall be shielded, low level type which conceals the light source.			<i>Suggest as Condition of Approval</i>

Guideline No.	Design Criteria of Guidelines to evaluate proposed architecture	Meets the Guidelines	Does not meet the Guidelines	Urban Designers Comments
4e	Wall surfaces shall be limited to a maximum of two materials and the same design shall carry around the entire perimeter.	3		
4e	Artificial facades on one side are prohibited.	3		
4e	Garden walls and accessory buildings and structures shall be of the same materials as principal structures.	✓		
4g	Exterior lighting shall be shielded, low level type which conceals the light source.			<i>Suggest as Condition of Approval</i>

MEM

JM

Date: January 14, 2005

To: Cathleen Carr, Jessica DeGrassi, Cathy Graves

From: Lawrence Kasparowitz, Project Planner

Re: Woods Cove Development Envelopes

I wanted to clarify the process and provide you with some history regarding the development envelopes at the Woods Cove Subdivision in Felton. You may be aware that this subdivision was approved almost ten years ago. The Final Map showed basic development envelopes. I believe they were developed from some pretty rough aerial surveys. At the time of approval, architectural plans were not required. Subsequently, Standard Pacific Company bought the property and development rights and about two and a half years ago approached the county with real architectural plans and elevations.

These plans were developed without great concern for the development envelopes. The developer had newer site plans based on a finer aerial survey and it was clear that a) some development envelopes clearly contained redwoods and b) the plans developed by Standard Pacific would not fit on the approved envelopes.

Cathy Graves and I met with the developers representatives and agreed that the development envelopes could be modified under the following conditions:

- 1) the basic 'intent' of the envelope be retained, i.e. saving trees, setbacks, etc.
- 2) the envelopes must be approximately the same size as was shown on the Final Map, i.e. maybe 100- 150 sq. ft. maximum over the approved envelope.
- 3) the envelope could "shrink wrap" around the front of the residence to provide more room at the rear for landscape amenities.
- 4) the shape envelope could not be 'gerrymandered' to maneuver all around specific objects, but should be rather rectangular and straight lines or clearly described curves.

In the beginning, I believed that Standard Pacific would have to file an amended map at the end of the project with all the development envelopes changed as requested. I have reviewed each lot as they have come in with modified envelopes individually. There are ten lots which Standard Pacific have chosen not to build. I believe I have reviewed and approved two of the revised development envelopes for these lots. In addition, some of the residents have now come back to do landscape improvements which have required revision of the envelopes.

In speaking with Carl Rom, the best way to finish this changing of the envelopes seems to be for Standard Pacific to file an amendment to their Final Map, which Carl believes can be processed at the

staff level. Each subsequent change for landscape improvements, etc. would have to be processed by the respective owners of the lots (under the conditions outlined above) and filed with DPW as Certificates of Correction.

7. For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building inspector regarding compliance with all technical recommendations of the *soil* report prior to final inspection. For all projects with engineered fills, the soil engineer must submit a final grading report (reference August 1997 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection.

The soil report acceptance is only limited to the technical adequacy of the report. Other issues, like planning, building, septic or sewer approval, etc., may still require resolution.

The Planning Department will check final development plans to verify project consistency with report recommendations and permit conditions prior to building permit issuance. If not already done, please submit two copies of the approved soil report at the time of building permit application for attachment to your building plans.

Please call **454-3168** if we can be of any assistance.

Sincerely,



Kent Edler
Associate Civil Engineer

Cc: Cathleen Carr, Project Planner
Jessica DeGrassi, Resource Planner
Owner

FINAL SOILS -GRADING REPORTS

Prior to final inspection clearance a final soils report must be prepared and submitted for review for all projects with engineered fills. These reports, at a minimum, must include:

1. Climate Conditions

Indicate the climate conditions during the grading processes and indicate any weather related delays to the operations.

2. Variations of Soil Conditions and/or Recommendations

Indicate the accomplished ground preparation including removal of inappropriate soils or organic materials, blending of unsuitable materials with suitable soils, and keying and benching of the site in preparation for the fills.

3. Ground Preparation

The extent of ground preparation and the removal of inappropriate materials, blending of soils, and keying and benching of fills.

4. Optimum Moisture/Maximum Density Curves

Indicate in a table the optimum moisture maximum density curves. Append the actual curves at the end of the report.

5. Compaction Test Data

The compaction test locations must be shown on same topographic map as the grading plan and the test values must be tabulated with indications of depth of test from the surface of final grade, moisture content of test, relative compaction, failure of tests (i.e. those less than 90% of relative compaction), and re-testing of failed tests.

6. Adequacy of the Site for the Intended Use

The soils engineer must re-confirm her/his determination that the site is safe for the intended use.

Project Planner

HARO, KASUNICH AND ASSOCIATES, INC.

CONSULTING GEOTECHNICAL & COASTAL ENGINEERS

Project No. SC8599

3 December 2004

CRAIG AND CINDY LNINGSTON
1673 Orvieto Court
Pleasanton, CA 94566

Subject: Geotechnical Plan Review

Reference: Residential Construction
Lot #15 Woods Cove Subdivision
Henry Cowell Drive
Santa Cruz County, California

Dear Mr. and Mrs. Livingston:

At your request, we have reviewed the Grading and Drainage plan for the referenced project. The plans were prepared by Franks Brenkwitz & Associates dated 23 November 2004.

Retention Trench

Based on a review of the location of the retention trench and the overflow pipe, it is our opinion that the drainage improvements will not cause slope instability at the site.

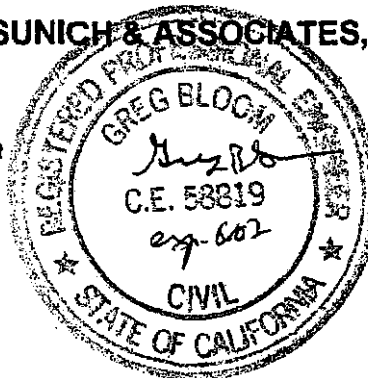
Based on a review of the aforementioned plans, the grading and drainage plan for the proposed development ~~is~~ in general accordance with our recommendation except for ~~the~~ previous comment. This review of the **plans** is performed solely for the purpose of assisting our client in quality control and because this is subject to interpretation, our opinions do not represent warranties either express or implied of the adequacy of the plans for their intended purpose or for any other purpose whatsoever.

If you have any questions, please call our office.

Very truly yours,

HARO, KASUNICH & ASSOCIATES, INC.

Greg Bloom
C.E. 58819



GB/sq

Copies:

1 to Addressee

2 to Franks Brenkwitz & Associates

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