



Staff Report to the Zoning Administrator

Application Number: **07-0090**

Applicant: Chuck Burket
Owner: Jose Trinidad Ramirez
APN: 052-201-10

Date: December **7, 2007**
Agenda Item #: **3**
Time: After 10:00 a.m.

Project Description: Proposal to construct a 3679 square foot single-family dwelling.

Location: Property located on the northeast side of San Andreas Road about 750 feet northwest of the intersection with Dairy Road, between 222 and 244 San Andreas Road, Watsonville. Access is via an unnamed right of way extending approximately 620 feet southeast from its intersection with San Andreas Road, which is about 250 feet northwest of the subject property.

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

Permits Required: Coastal Development Permit, Residential Development Permit for a right-of-way less than 40 feet wide, Design Review, and Agricultural Buffer Determination (previously approved by the Agricultural Policy Advisory Commission).

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0090, based on the attached findings and conditions.

Exhibits

- | | |
|---|--------------------------------------|
| A. Project plans | F. Zoning map, General Plan map |
| B. Findings | G. Site photographs |
| C. Conditions | Urban Designer comments |
| D. Categorical Exemption (CEQA determination) | I. Agricultural Buffer Determination |
| E. Assessor's parcel map, Location map | |

Parcel Information

Parcel Size:	35,980 square feet (0.83 acre)
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Single-family residential to northwest and southeast, Commercial Agriculture to northeast and southwest
Project Access:	San Andreas Road

Planning Area: San Andreas
Land Use Designation: AG (Agriculture) and Agricultural Resource
Zone District: CA (Commercial Agriculture)
Supervisory District: Second (District Supervisor: Pirie)
Within Coastal Zone: X Inside Outside
Appealable to CA Coastal Comm: X Yes No

Environmental Information

Geologic Hazards: None mapped
Soils: Elder Sandy Loam
Fire Hazard: Not a mapped constraint
Slopes: 2 – 9 percent slopes
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
scenic: Yes, mapped resource
Drainage: Existing drainage adequate
Archaeology: Mapped, but no physical evidence on site. Archaeological Reconnaissance Survey completed March 12, 2007.

Services Information

Inside Urban/Rural Services Line: Yes X No
Water Supply: Private Well
Sewage Disposal: On-site septic system
Fire District: CDF
Drainage District: Zone 7 Flood Control/Water Conservation District

History

In 2003, the current owner of the parcel submitted an application for a 1706 square foot single family dwelling with attached 480 square foot garage (Application 03-0487) to be located at the rear of the parcel. That application was abandoned after the owner was unable to move forward for a variety of reasons.

On September 20, 2007, APAC considered and approved a reduced agricultural buffer for the current proposal based on the relatively small size and dimensions of the subject parcel. The 0.8-acre parcel size would not allow sufficient building area if the required 200-foot setbacks were maintained from the adjacent Commercial Agriculture (CA) zoned properties. At its widest, the subject parcel measures 127 feet and it extends back from San Andreas Road 349 feet, so that nowhere on the parcel is 200 feet or more from CA zoned land.

Project Setting

The project is located on the north side of San Andreas Road between two parcels developed with

single-family dwellings, 222 and 244 San Andreas Road. The subject property is characterized by relatively flat topography and lies about 8 feet below San Andreas Road. The parcel is not located within the Urban Services Line and maybe characterized as a rural residential enclave surrounded by much larger commercial agricultural parcels. The subject parcel carries an Agriculture (A) General Plan designation and the implementing zoning is (CA) Commercial Agriculture.

Zoning & General Plan Consistency

The proposed project is the construction of a 3679 square foot, single story, single-family residence on a 35,980 square foot parcel zoned Commercial Agriculture (CA). The CA zone district allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the project is consistent with the site's Agriculture (A) General Plan designation.

The parcel abuts San Andreas Road, but access is from a 20-foot wide right-of-way that serves two other parcels. The subject parcel is at the end of the right-of-way. One of the other parcels is developed and one is vacant. County Code Section 13.10.521, Site Access, requires that a parcel have its principal frontage on a public street or on a private right-of-way at least forty (40) feet wide, unless a Use Approval is obtained for principal frontage and access on a narrower right-of-way. The developed parcel, immediately to the west of the subject parcel, received such approval in 1993 and in 1995, supported by the findings that the right-of-way was "adequate to provide principal means of access to the proposed single-family dwelling (no other parcels currently use the existing right-of-way as a principal means of access)." As previously mentioned, the right-of-way serves only three parcels, only one of which is currently developed. The proposed new single-family dwelling will generate only one vehicle trip per day and so the right-of-way will not be overloaded. The right-of-way surface meets the requirements of the fire department.

Local Coastal Program Consistency

The subject property is an 35,980 square foot lot (0.83 acre), located in the CA (Commercial Agriculture) zone district, a designation that allows residential uses. According to the CA zone district use chart, the proposed single-family dwelling is not a principal permitted use, but it can be permitted as a conditional use with a Level 5 (Zoning Administrator) approval. The proposal is not consistent with the site's (AG) Agriculture General Plan designation, specifically with General Plan-Local Coastal Program Policy 5.13.6, which allows conditional uses only if the use constitutes the principal agricultural use of the parcel; or is ancillary, incidental, or accessory to the principal agricultural use of the parcel; or is a public use. However, the parcel's small size (approximately four-fifths acre) and the fact that three of the other five adjoining similarly-sized parcels have the same designation and are residentially developed indicate that no future agricultural use of this parcel or the other similarly-sized parcels is feasible or practicable. In addition, findings have been made under County Code Section 13.10.314(b) to allow the use because the parcel is less than one acre in size (Exhibit B)

The proposed single-family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. In this case, these elements of neighborhood character are somewhat relaxed in that the residentially developed parcels in the area exhibit a wide variety of sizes and architectural styles and there are only five other residentially

developed parcels within a quarter mile on either side of the subject parcel that are also located adjacent to San Andreas Road. The exterior of the house is proposed to be “gingerbread brown” stucco, a color similar to the existing house immediately to the northwest. As with the houses on the other developed parcels on either side of the subject parcel, the proposed house will be single-story with a medium brownish colored (“fruitwood”) composition roof having a medium pitch. 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.

The project site is within the scenic corridor of San Andreas Road, a scenic road designated in the General Plan-Local Coastal Program. The applicant’s plans show eight holly oak (*Quercus sillex*) and 14 *Pittosporum* plantings along San Andreas Road, but no planting is shown elsewhere on the property. When mature, holly oak can grow to 40-60 feet tall with a 50 to 60 foot spread. Holly oak can grow as much as one to two feet per year, with the growth being influenced by a number of variables such as soil, drainage, water, and exposure. When mature, *Pittosporum* is a dense evergreen shrub or tree that can grow up to 15 feet tall. These two species are likely to form a dense visual barrier extending across the parcel and back from San Andreas Road about 20 to 35 feet. This will screen the view of the proposed development from San Andreas Road directly in front of the parcel. However, the view from San Andreas Road east and west of the parcel will not be screened with only the plantings as proposed and additional plantings are necessary in order to effectively screen the view. This requirement ties in with the APAC-imposed condition for a fence and vegetative barrier beginning 20 feet back from San Andreas Road extending north to just past the northern edge of the proposed development.

Finally, the site lies about 8 feet below San Andreas Road and about 65 feet back from the paved roadway. Proposed at 21.5 feet tall, the house would extend just under 15 feet above the elevation of the road. The long axis of the house (80 feet) is perpendicular to San Andreas Road. Parallel to the road, the house presents a façade of about 55 feet. Although the house and/or its landscaping will be visible from San Andreas Road, given the wide-open views in the area, the proposal will minimize visual impacts.

Design Review

The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as the landscaping discussed above to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The proposal is subject to design review and the Urban Designer reviewed the plans and determined that the proposal meets the requirements of the Design Review Ordinance (Exhibit H).

Environmental Review

As a single-family dwelling, the proposed development is categorically exempt from environmental review according to the California Environmental Quality Act (CEQA) Guidelines Section 15303, New Construction or Conversion of Small Structures.

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.

Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of application 07-0090 based on the attached findings and recommended 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: Steven Guiney, AICP
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3172
E-mail: pln950@co.santa-cruz.ca.us

Report Reviewed By: _____

Paia Levine
Principal Planner

Development Review

Santa Cruz County Planning Department

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 CA (Commercial Agriculture), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district, consistent with the site's A (Agriculture) 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 five lot neighborhood in terms of architectural style (there being no one dominant style); the colors are proposed to be natural in appearance with light brown for the house, a bone white trim, and dark brown roof; and 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 single-family dwelling 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 CA zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted

Application #: 07-0090
APN: **052-101-10**
Owner: Jose Trinidad Ramirez

is not inconsistent with the existing range. Given the openness of the area, the proposal respects the Local Coastal Program policies about minimizing impacts to scenic views from scenic roads because of the lower elevation of the site relative to San Andreas Road and the inclusion of landscaping that will screen the house.

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 agricultural and 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 single-family 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 single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the CA zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district. The access, via a right-of-way 20 feet in width, does not meet the standard of 40 feet, but in **this** case is consistent with County Code Section 13.10.521 in that only three parcels take access off the right-of-way, the proposal will generate only one additional vehicle trip per day, and the surface of the right-of-way meets the requirements of the **fire** department.

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 A** land use designation in the County General Plan.

The proposed single-family 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 in that the single-family dwelling 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 single-family 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 single-family dwelling will comply with the site standards for the CA 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 single-family dwelling is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one 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 adjacent to five other similarly sized lots, three of which are developed, in an area containing a variety of architectural styles, and the proposed single-family dwelling is consistent with the land use intensity and density of the neighborhood.

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 proposed single-family 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. Given the openness of the area, the proposal respects the Local Coastal Program policies about minimizing impacts to scenic views from scenic roads because of the lower elevation of the site relative to San Andreas Road and the inclusion of landscaping that will screen the house.

**Required Findings for Residential Development on Land Zoned Commercial Agriculture
or Agricultural Preserve in the Coastal Zone
County Code Section 13.10.314(b)**

1. The parcel is less than one acre in size; or the parcel has physical constraints (such as adverse topographic, geologic, hydrologic, or vegetative conditions) other than size which preclude commercial agricultural use; or that the residential use will be ancillary to commercial agricultural use of the parcel based upon the fact that either:
 - (i) The farmable portion of the parcel, exclusive of the building site, is large enough in itself to constitute a minimum economic farm unit for three crops, other than greenhouses, suited to the soils, topography, and climate of the area; or
 - (ii) The owners of the subject parcel have a long-term binding arrangement for commercial agricultural use of the remainder of the parcel, such as an agricultural easement.

The subject parcel is less than one acre. Assessor's records indicate that the area is 0.83 acres or 35,980 square feet.

2. The residential use will meet all the requirements of section 16.50.095 pertaining to agricultural buffer setbacks.

Regarding the CA land across San Andreas Road from the subject parcel, there is no need for a 200-foot separation from that parcel to the proposed residential use because of an 18-foot difference in elevation between the two uses. Regarding the CA land to the rear of the subject parcel, the distance between that land and the location of the house is more than the minimum required 200 feet. The project is conditioned so that an agricultural buffer of 6-foot solid board fencing and evergreen vegetative barriers be installed between the proposed residential use and the CA parcels that abut the subject parcel on either side, prior to building permit issuance. In addition, the property owner is required to record an Agricultural Statement of Acknowledgement.

3. The owners of the subject parcel have executed binding hold-harmless covenants with the owners and agricultural operators of adjacent agricultural parcels. Such covenants shall run with the land and shall be recorded prior to the issuance of the permit for the proposed development.

As required by County Code Section 16.50.095 and General Plan Policy 5.13.32, an Agricultural Statement of Acknowledgement is required to be recorded on the property deed prior to issuance of a building permit.

Conditions of Approval

Exhibit **A**: Project Plans, 5 sheets by The Final Draft, Revision 1 dated 7/25/7

- I. This permit authorizes a single-family dwelling and the use of a less than 40-foot right-of-way as primary access. 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.
- II. Prior to issuance of a Building Permit 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 plans marked Exhibit "A" on file with ~~the~~ Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A revised landscape plan that indicates the species, size, and location of all plantings, including the plantings required for the agricultural buffers. Plan shall include plantings on the west, north, and south sides adequate to screen the development from San Andreas Road.
 2. ~~The~~ location and elevation of the fencing required as part of the agricultural buffer.
 3. A development setback of a ~~minimum~~ of 20 feet to APN 052-201-07, a minimum of 30 feet to APN 052-201-09, and a minimum of 112 feet to APN 052-191-08 from the proposed single-family dwelling.
 4. **A** cross section for the new portion of the base rock and asphalt concrete driveway demonstrating that runoff from the new driveway will not be directed towards the adjacent residential property to the NW.
 5. Driveway plan view and centerline profile as well as existing ground and driveway elevations on profile.
 6. **A** turnaround meeting the requirements of the California Department of Forestry and Fire Protection must be located within 150 feet of the structure.

The turnaround must be a hammerhead, lateral slip, or circular type

- B. Submit three signed and stamped copies of a soils report completed by a California licensed geotechnical engineer for review and approval.
 - C. Submit a detailed drainage plan for review.
 - D. Submit a detailed grading/erosion control plan for review.
 - E. Pay DPW Drainage Zone 7 fees assessed on the net increase in impervious area due to this project.
- 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. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier and fence have been completed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- IV. Operational Conditions
- A. All required Agricultural Buffer Setbacks, barrier and fencing shall be permanently maintained.
 - B. 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, up to and including permit revocation.
-
- C. ~~Permanently maintain vegetation being relied upon to provide screening of the development from San Andreas Road, as shown on the approved revised plans.~~
- V. 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.

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:~~ December 7, 2007

Effective Date: December 22, 2007

Expiration Date: December 22, 2009

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors 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: 07-0090

Assessor Parcel Number: 052-201-10

Project Location: Northeast side of San Andreas Road about 750 feet northwest of the intersection with Dairy Road, between 222 and 244 San Andreas Road, Watsonville. Access is via an unnamed right of way extending approximately 620 feet southeast from its intersection with San Andreas Road, which is about 250 feet northwest of the subject property

Project Description: Proposal to construct a 3679 square foot single-family dwelling

Person or Agency Proposing Project: Chuck Burket

Contact Phone Number: (831) 688-5038

- 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. X **Categorical Exemption**

Specify **type**: Class 3: CEQA Guidelines Section 15303: New Construction of Conversion of Small Structures

F. Reasons why the project is exempt:

Project is construction of a single-family dwelling.

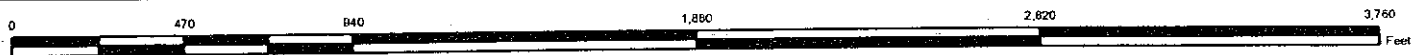
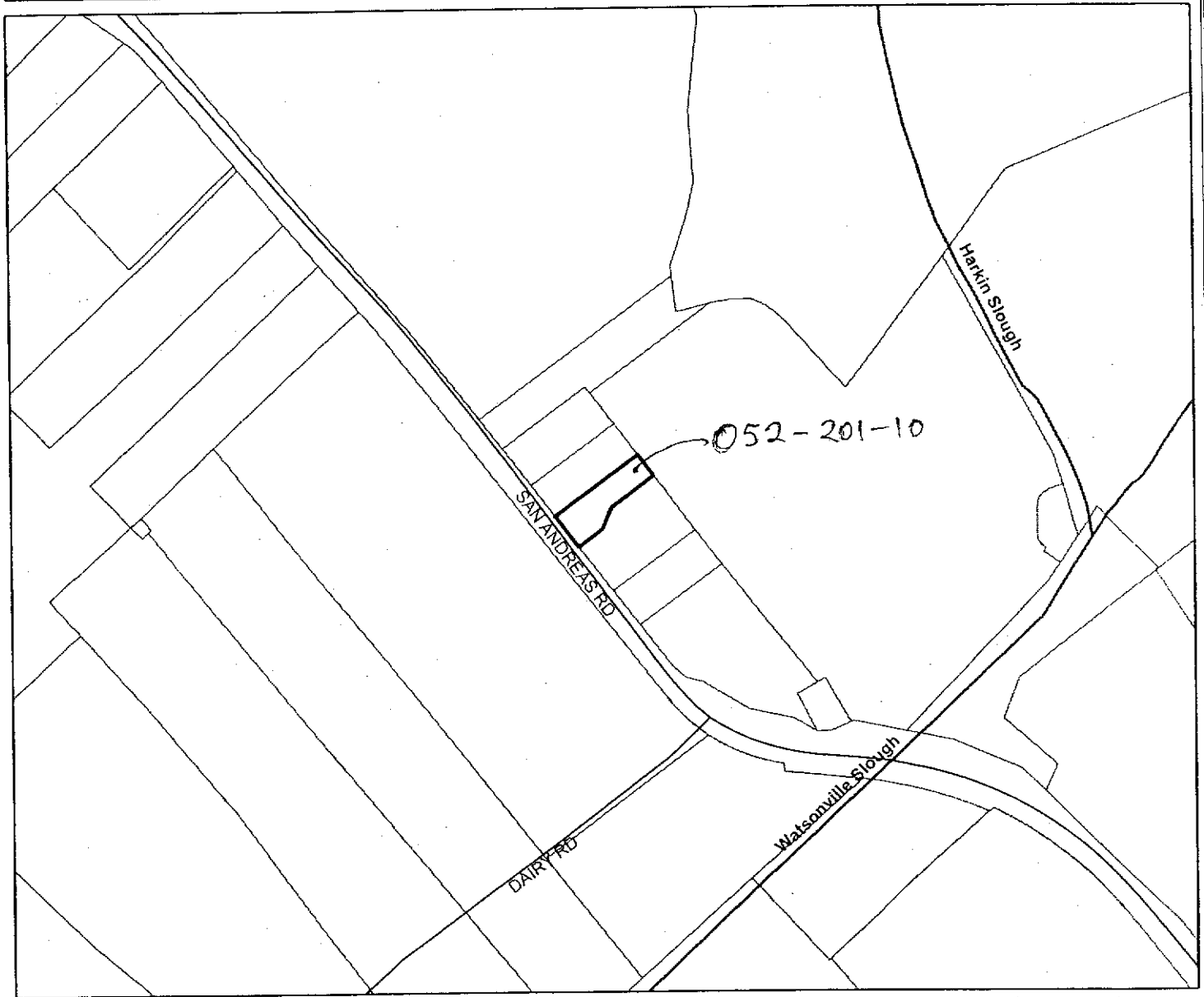
In addition, none of the conditions described in Section 15300.2 apply to this project

Steven Guiney
Steven Guiney, AICP, Project Planner


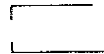


Date: 11-19-07

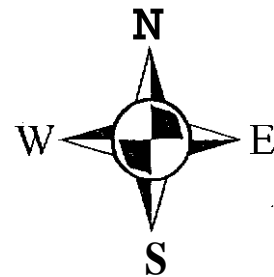


Location Map



Legend

-  APN 052-201-10
-  Assessors Parcels
-  PERENNIAL STREAM
-  Streets



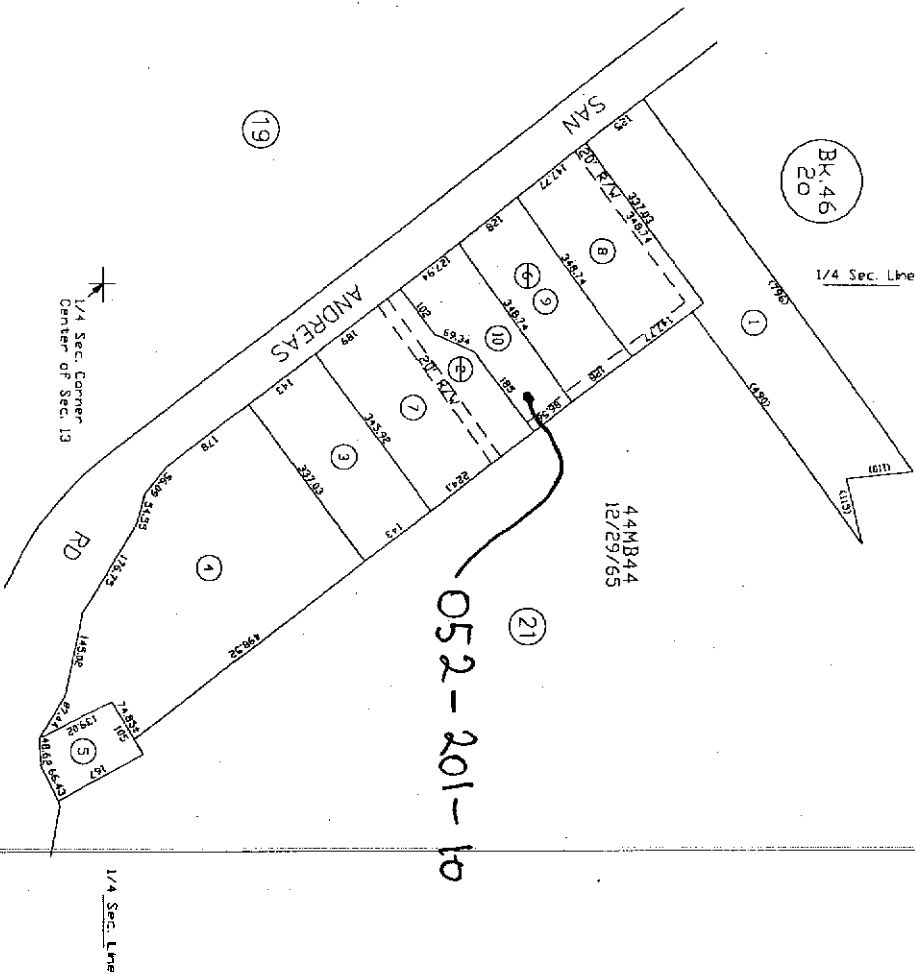
Map Created by
County of Santa Cruz
Planning Department
February 2007

FOR TAX PURPOSES ONLY
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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PUR. SAN ANDREAS RANCHO
 SEC. 13, T.12S., R.1E., M.D.B. & M.

Tax Area Code
 69-262

52-20

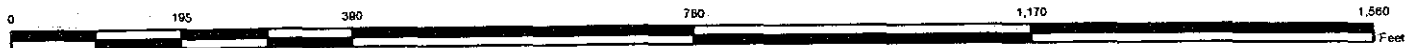
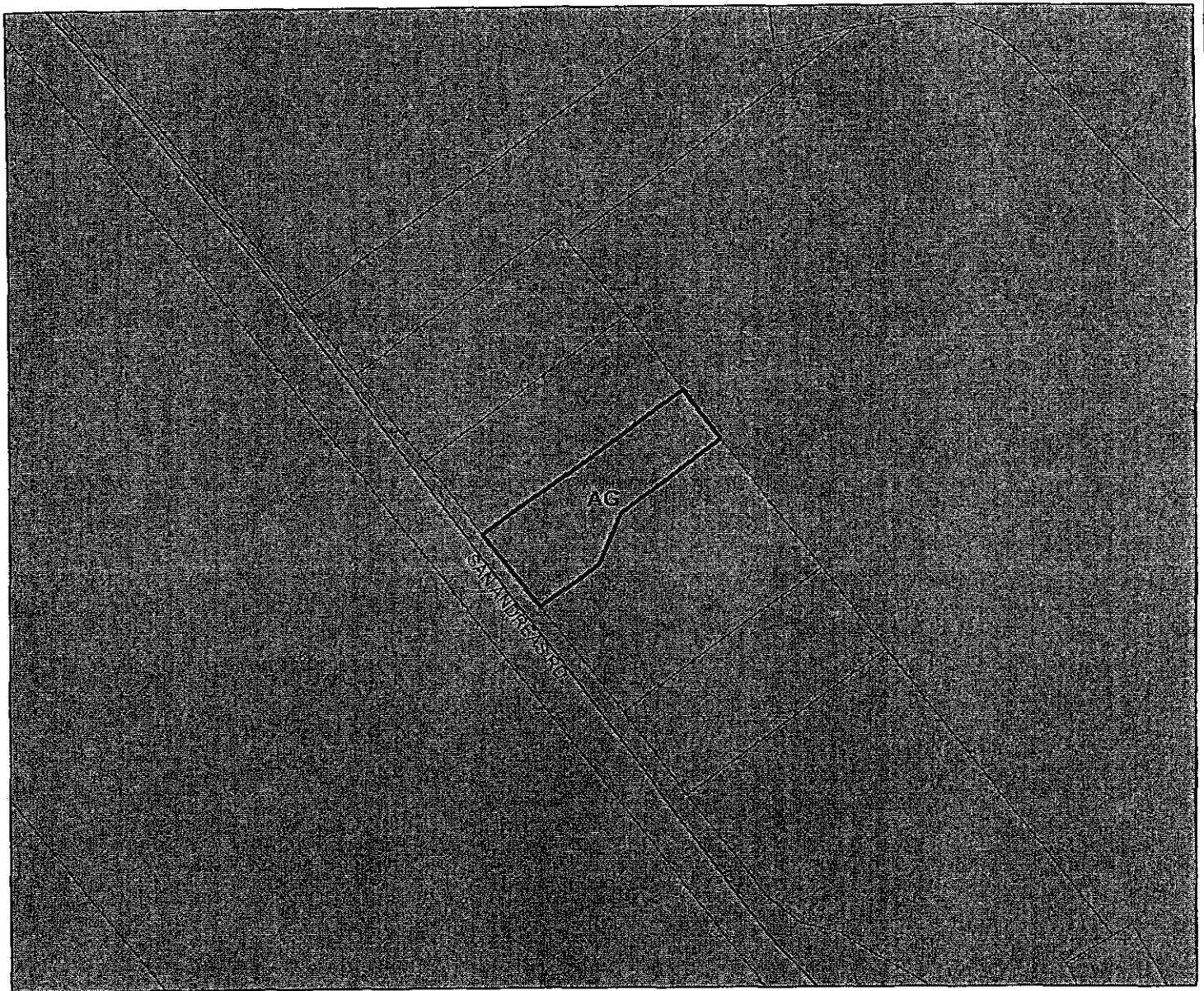


Note - Assessor's Parcel & Block
 Numbers are Shown in Circles.





Assessor's Map No. 52-20
 County of Santa Cruz, Calif.
 Aug. 2000

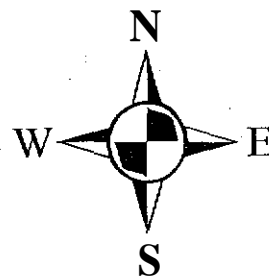


General Plan Designation Map



Legend

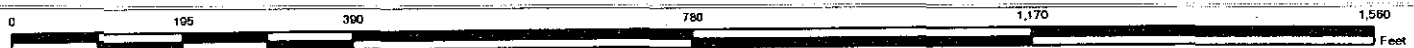
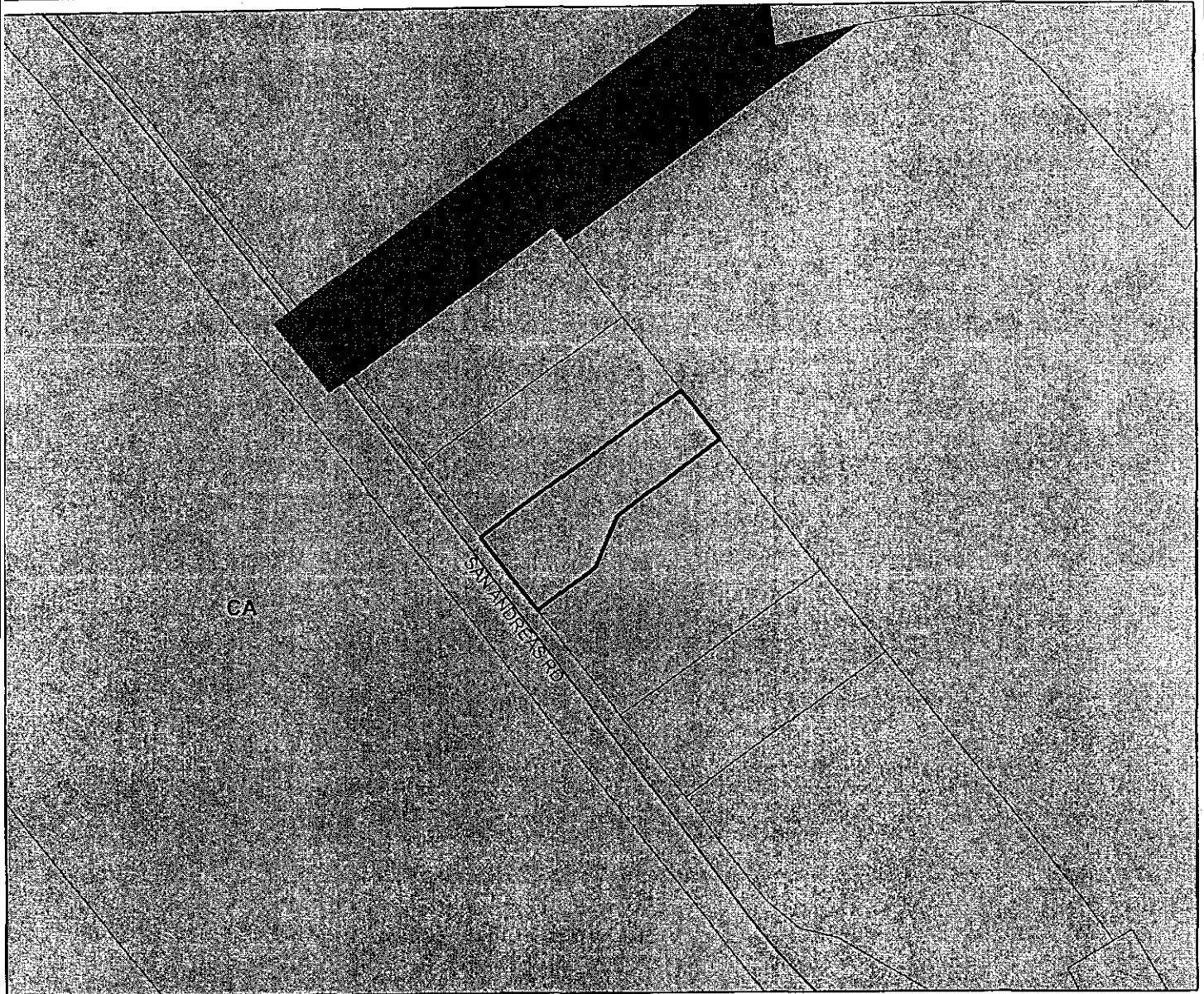
-  APN 052-201-10
-  Assessors Parcels
-  Streets
-  Agriculture (AG)








Map Created by
County of Santa Cruz
Planning Department
February 2007

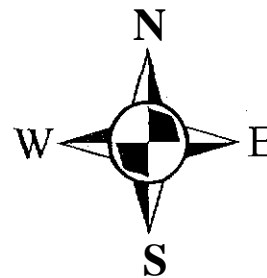


Zoning Map

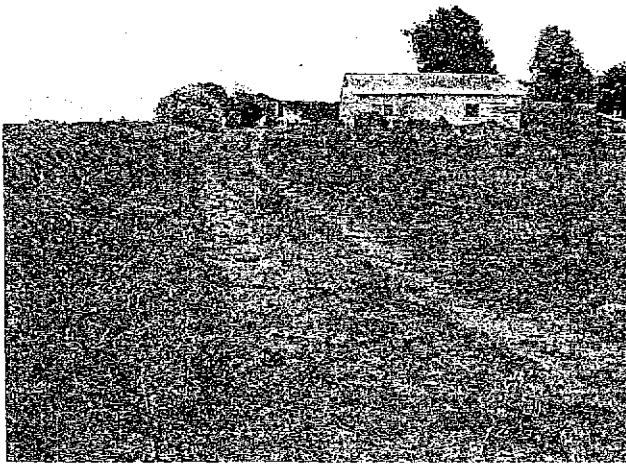


Legend

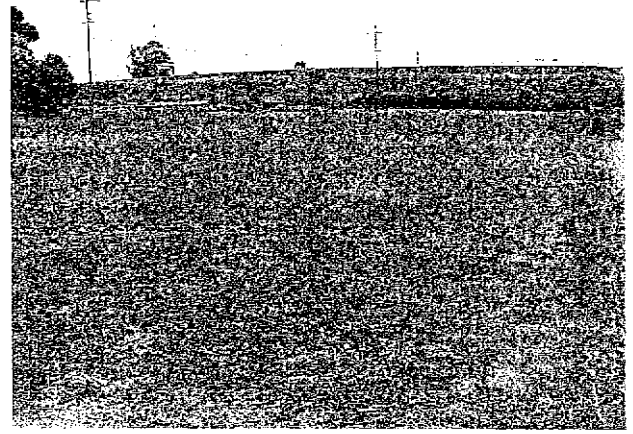
-  APN 052-201-10
-  Assessors Parcels
-  Streets
-  AGRICULTURE (A)
-  AGRICULTURE COMMERCIAL (CA)



Map Created by
County of Santa Cruz
Planning Department
February 2007



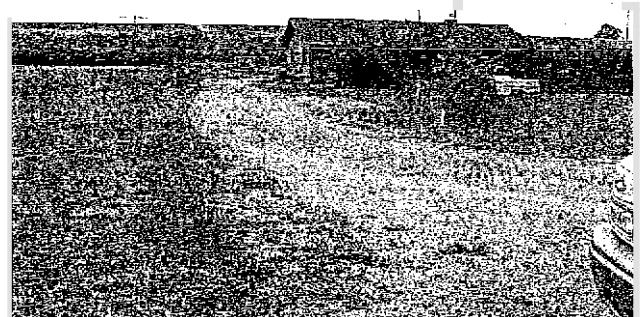
View entering property facing South East
Existing home on adjoining parcel
APN 052-201-09



View facing SW from NE end of parcel.
The SW side abuts San Andreas Road.



View facing SE looking at adjoining parcel
with existing home APN 052-201-09



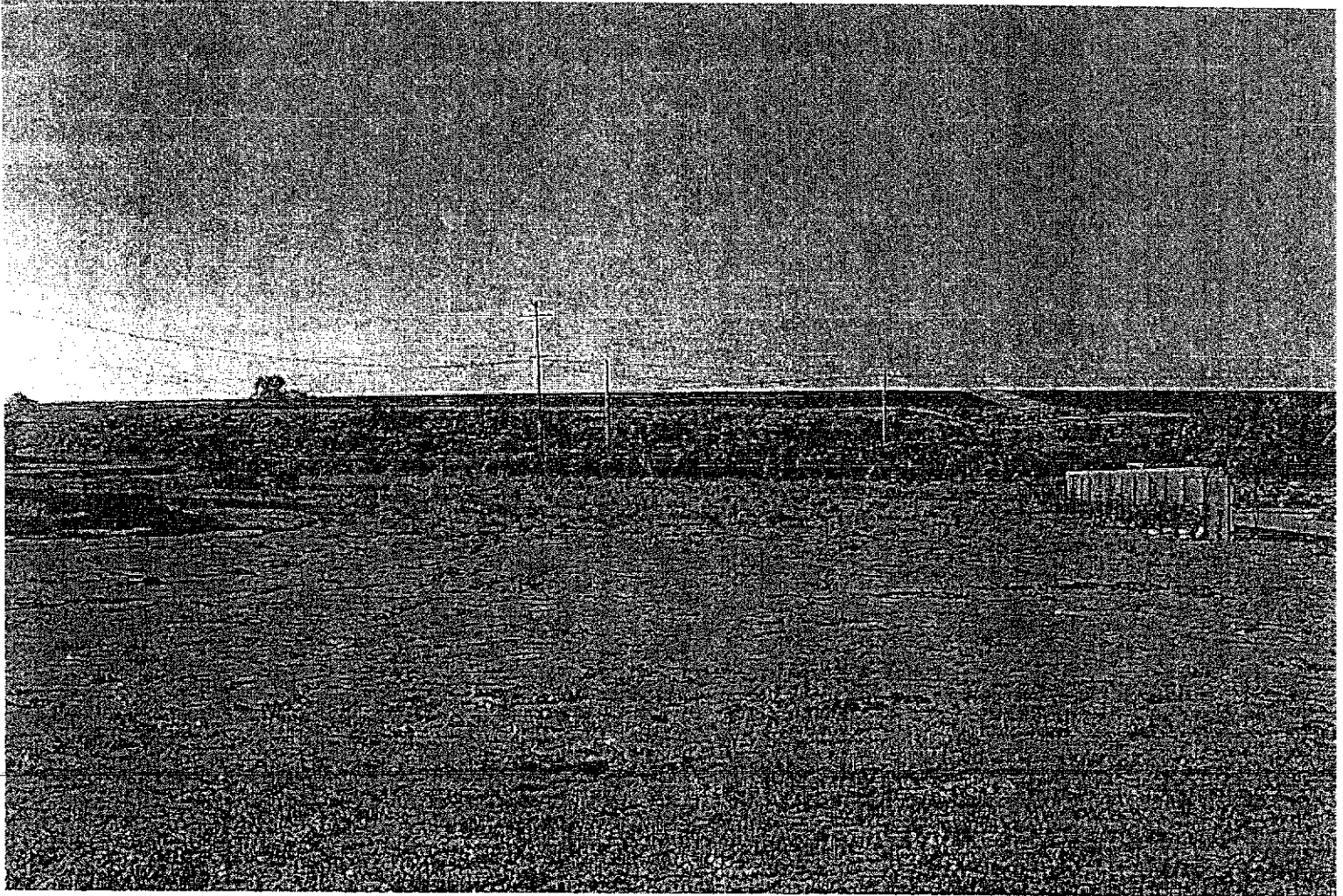
View entering property facing SW property
line.



View facing NNE of property. This abuts
the agricultural fields.

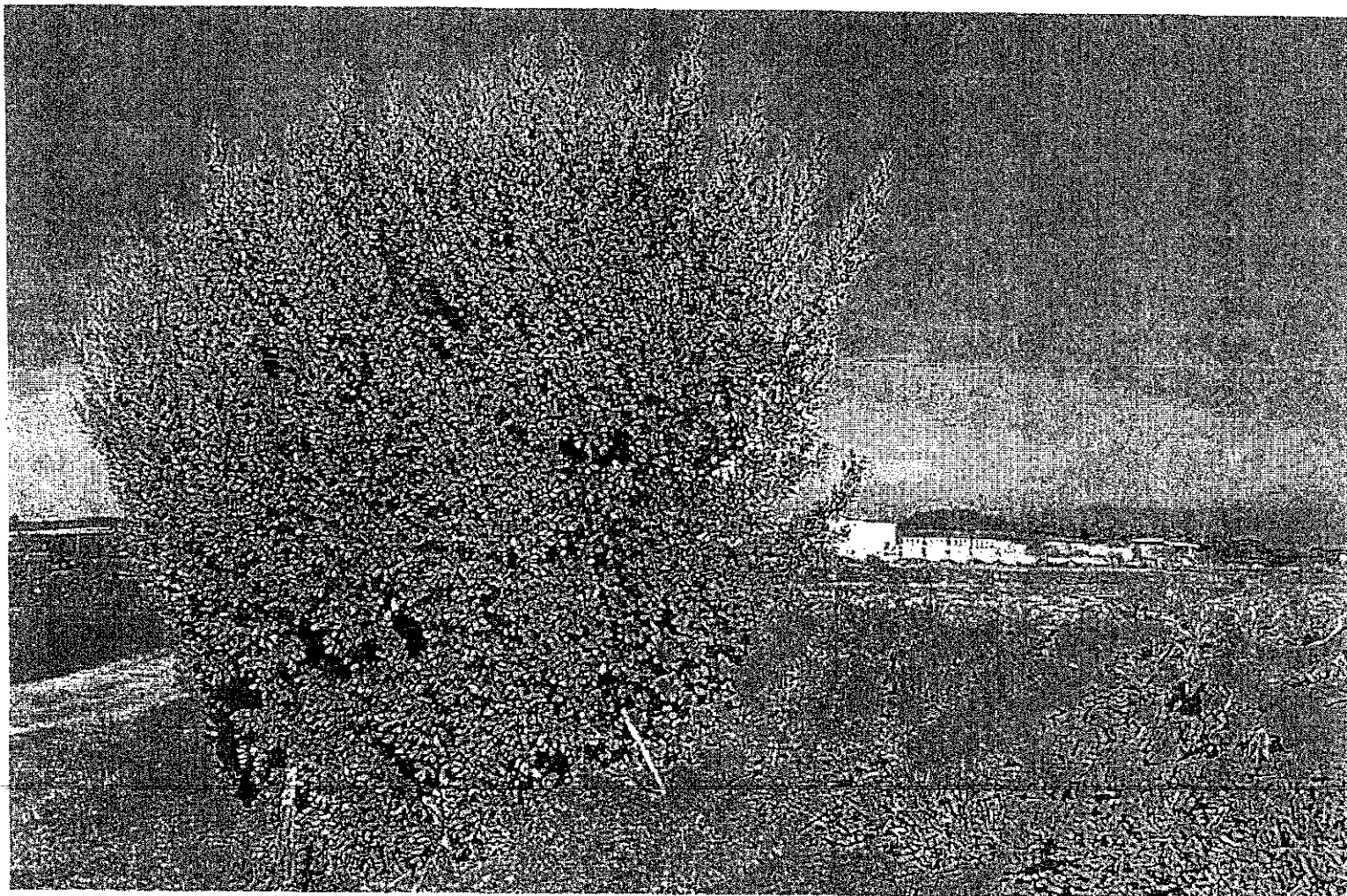


View facing NW and looking at access of
20' Right of Way Easement to property

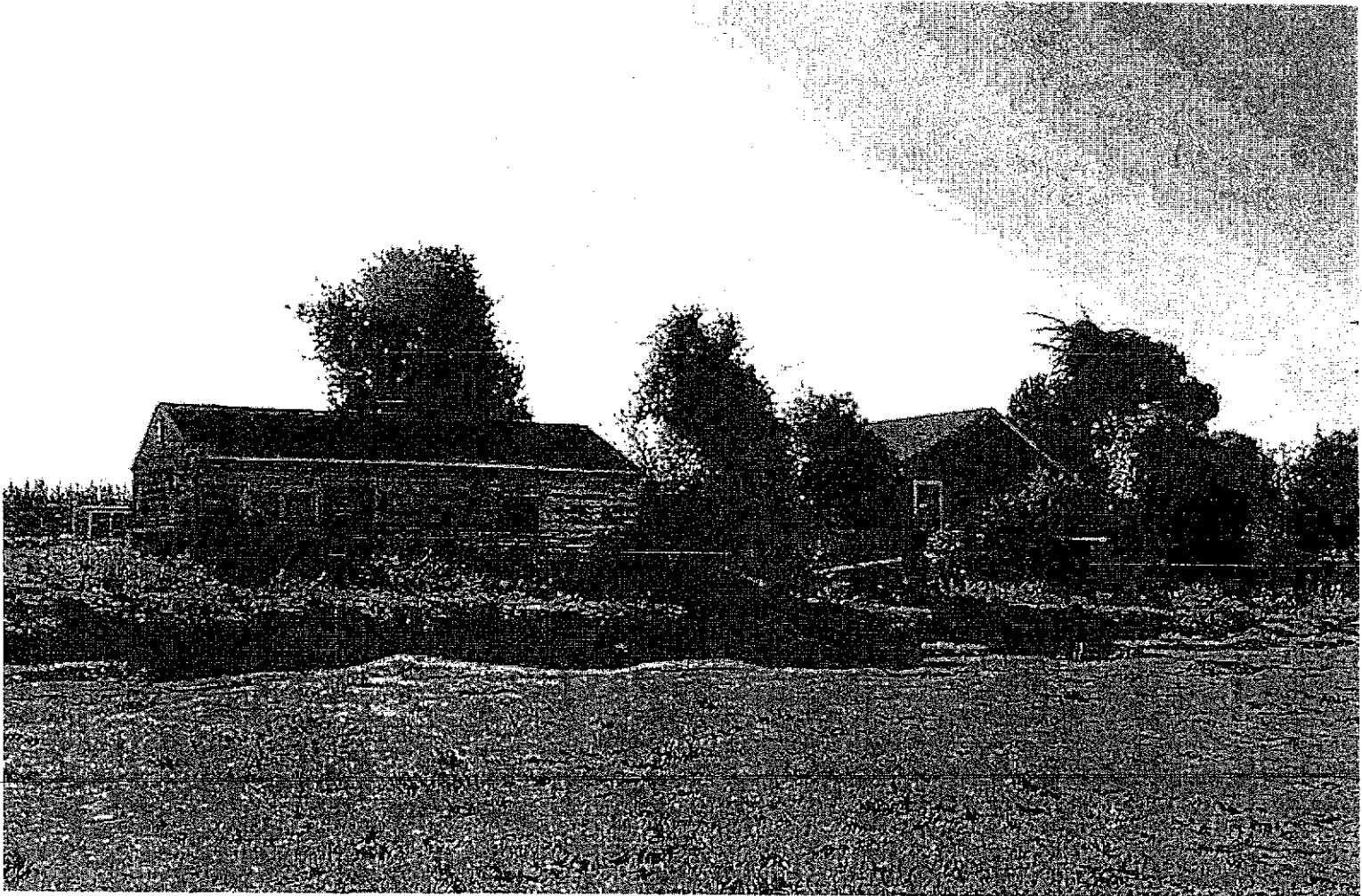


VIEW TO SAN ANDREAS ROAD
SCENIC CORRIDOR

EXHIBIT G



EXISTING AG BUFFER
ON ADJACENT PARCEL
APN 052-201-09



ADJACENT RESIDENCE

052- 201 - 07

222 SAN ANDREAS



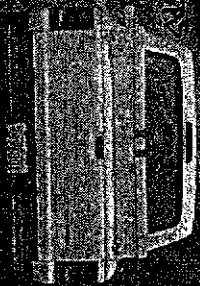
ADJACENT RESIDENCE

052 - 201 - 09

244 SAN ANDREAS

04/17/2007

CA LAND ACROSS SAN
ANDREAS ROAD



04/17/2007

04/17/2007

INTEROFFICE MEMO

APPLICATION NO: 07-0090

Date: March 19, 2007

To: Steve Guiney, Project Planner

From: Larry Kasparowik, Urban Designer

Re: Review of a new single family dwelling at 244 San Andreas Road, Watsonville

Design Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at			NIA
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			NIA
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			NIA
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			NIA
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			NIA
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize			NIA

The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
			N/A
			N/A
moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These			N/A
Blufftop development and landscaping			N/A
intrusive			
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter			N/A

16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

Design Review Authority**13.11.040** Projects requiring design review.

- (a) Single home construction, and associated additions involving 500 square feet or more, within coastal special communities and sensitive sites as defined in this Chapter.

13.11.030 Definitions

- (u) 'Sensitive Site' shall mean any property located adjacent ~~to~~ a scenic **road** or within the viewshed of a scenic road as recognized in the General Plan; ~~and~~ located on a coastal bluff, or on a ridgeline.

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A

Protection of public viewshed	✓		
Minimize impact on private views	✓		
Accessible to the disabled,			N/A
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
Building design provides solar access that is reasonably protected for	✓		

adjacent properties			
Building walls and major window areas are oriented for passive solar and natural lighting	✓		



COUNTY OF SANTA CRUZ Planning Department

AGRICULTURAL BUFFER DETERMINATION

Owner: **JOSE TRINIDAD RAMIREZ**
Address: **222 SAN ANDREAS ROAD**
WATSONVILLE, CA 95076

Permit Number: **07-0090**
Parcel Number(s): **052-201-10**

PROJECT DESCRIPTION AND LOCATION

Permit to construct a 3679 square foot single-family dwelling. Requires a Coastal Development Permit, an Agricultural Buffer Setback Reduction, and a Residential Development Permit for a right-of-way less than 40 feet wide, and Design Review. Property located on the north side of San Andreas Road, approximately 750 feet northwest of the intersection with Dairy Road, in the San Andreas Planning Area.

SUBJECT TO ATTACHED CONDITIONS

APAC Approval Date: **9120107**

Effective Date: **10/4/07**

Subject to final discretionary review if Zoning Admin., Planning Comm., or Board action is required.

Exp. Date (if not exercised): **see conditions**

Coastal Appeal Exp. Date: **Call Coastal Com**

This project requires a Coastal Zone Permit, which is not appealable to the California Coastal Commission. It may be appealed to the Board of Supervisors. The appeal must be filed within 14 calendar days of action by the decision body.

- X** This project requires a Coastal Zone Permit, the approval of which is appealable to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.110.) The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of local action. Approval or denial of the Coastal Zone Permit is appealable. The appeal must be filed within 14 calendar days of action by the decision body.

This permit cannot be exercised until after the Coastal Commission appeal period. That appeal period ends on the above indicated date. Permittee is to contact Coastal staff at the end of the above appeal period prior to commencing any work.

APAC REVIEW IS NOT A BUILDING PERMIT. A Building Permit must be obtained (if required) and must be initiated prior to the expiration date in order to exercise this permit.

By signing this permit below, the owner agrees to accept the terms and conditions of this permit and to accept responsibility for payment of the County's costs for inspections and all other actions related to noncompliance with the permit conditions. This permit shall be null and void in the absence of the owner's signature below.

Jose T. Ramirez
Signature of Owner/Agent

9-20-07
Date

Steven Quinney
Staff Planner

09-20-07
Date

Distribution: Applicant, File, Clerical, Coastal Commission