



Staff Report to the Zoning Administrator

Application Number: **141288**

Applicant: Robert & Lynn Davidson
Owner: Robert & Lynn Davidson
APN: 028-281-06

Agenda Date: February 5, 2016
Agenda Item #: 4
Time: After 9:00 a.m.

Project Description: Proposal to demolish a single family dwelling and attached second unit and to construct a triplex on property located in the RM-2.5 zone district.

Location: Property located on the east side of 24th Avenue, approximately 300 feet north of Portola Drive. (660 24th Avenue)

Supervisory District: 1st District (District Supervisor: John Leopold)

Permits Required: Residential Development Permit

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141288, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	9,915 square feet (per plans)
Existing Land Use - Parcel:	Single family dwelling and second unit
Existing Land Use - Surrounding:	Multi-family residential, senior complex
Project Access:	24th Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UH (Urban High Density Residential)
Zone District:	RM-2.5 (Multi-family residential - 2,500 square foot minimum)

Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils report review to be completed with Building Permit
Fire Hazard: Not a mapped constraint
Slopes: 2-5%
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: Preliminary drainage review completed
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting

The subject property is located on the east side of 24th Avenue, to the north of Portola Drive in the Live Oak planning area. The property is located within a mixed multi-family and single family residential neighborhood, with multi-family residential development and a senior complex located along 24th Avenue. The subject property is currently developed with a single family dwelling and second dwelling unit.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 9,915 square feet, located in the RM-2.5 (Multi-family residential - 2,500 square foot minimum) zone district, a designation which allows residential uses. The proposed residential development is a permitted use within the zone district and the zoning is consistent with the site's R-UH (Urban High Density Residential) General Plan designation.

Residential Development Permit

This application is a proposal to demolish the existing single family dwelling and second dwelling unit and to construct a triplex on the subject property. The construction of multiple dwelling units (in this case, a triplex) on a single parcel is considered as a residential dwelling group and requires a Residential Development Permit.

Residential density requirements apply to residential dwelling groups, with a minimum of 2,500 square feet of net developable land area required in the RM-2.5 zone district for each proposed residential unit. A minimum of 7,500 square feet of net developable area is required to construct a three unit residential building (triplex) and there is sufficient net developable area to meet this requirement. The proposed development is also consistent with the R-UH General Plan land use designation which requires new development to conform to a density range between 2,500 and 4,000 square feet of net developable area per dwelling unit (this proposal would result in approximately 3,300 square feet of net developable area per dwelling unit).

Setbacks for the proposed triplex are measured from the exterior property boundaries and all of the proposed structures are in compliance with the required yard setbacks for the RM-2.5 zone district. Usable open space requirements have been met through the provision of private yard areas to the south of the proposed building.

Access and Parking

The parking area is proposed to be accessed via a 22 foot wide driveway from 24th Avenue. The parking for the proposed development complies with the parking requirement of nine spaces (including guest parking) for a three unit development with three bedrooms in each residential unit. Parking would be provided within three open carports and four additional spaces at the rear of the property. One of the four spaces is proposed to be a compact space, as allowed by County Code section 13.10.553(E). Two guest parking spaces are proposed to be provided along the curb of 24th Avenue, as allowed by County Code section 13.10.552(A)(4).

Design Review

The proposed structure design complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as pitched roof planes and varied siding materials to reduce the visual impact of the proposed development on surrounding land uses. The design of the proposed triplex is compatible with the existing architecture and pattern of development in the surrounding residential neighborhood.

Local Coastal Program Consistency

The subject property is located inside the coastal zone and is outside of the appeals jurisdiction of the California Coastal Commission. The project is located within a mapped Residential Exclusion Area and residential developments of up to four residential units are excluded from the requirement of a Coastal Development Permit (per County Code/Local Coastal Program section 13.20.071).

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

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **141288**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Randall Adams
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Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@santacruzcounty.us

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: 141288

Assessor Parcel Number: 028-281-06

Project Location: 660 24th Avenue

Project Description: Demolish an existing single family dwelling and second unit and construct a triplex

Person or Agency Proposing Project: Robert & Lynn Davidson

Contact Phone Number: (831) 684-2640

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- E. ☒ **Categorical Exemption**

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

F. Reasons why the project is exempt:

Construction of a residential triplex in an area designated for residential uses.

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

Randall Adams, Project Planner

Date: _____

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 California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed triplex 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 these amenities.

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 triplex 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-2.5 (Multi-family residential - 2,500 square foot minimum) zone district as the primary use of the property will be a three unit residential development 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 R-UH (Urban High Density Residential) land use designation in the County General Plan.

The proposed structure 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 structure will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed structure will be properly proportioned to the parcel size and 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 triplex will comply with the site standards for the RM-2.5 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 situated property 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 triplex is to be constructed in place of an existing single family dwelling and second unit. The expected level of traffic generated by the proposed project is anticipated to be only 3 peak trips per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads or intersections in the surrounding area. Utility services are available and are adequate to serve the proposed development.

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 mixed neighborhood containing a variety of architectural styles, and the proposed triplex is consistent with the land use intensity and density of the surrounding 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 structure 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.

Conditions of Approval

Exhibit D: XX

- I. This permit authorizes the construction of a residential triplex as indicated on the approved Exhibit "A" for this permit. 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.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - E. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- 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 "D" on file with the Planning Department. Any changes from the approved Exhibit "D" 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 copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color

and material sheet in 8 1/2" x 11" format for Planning Department review and approval.

3. Grading, drainage, and erosion control plans.
 4. Details showing compliance with fire department requirements.
- B. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - C. Meet all requirements of and pay any applicable fees to the Santa Cruz County Sanitation District.
 - D. Meet all requirements of and pay any applicable fees to the City of Santa Cruz Water Department.
 - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for 6 bedroom(s). Currently, these fees are, respectively, \$750 and \$109 per bedroom.
 - H. Pay the current fees for Roadside and Transportation improvements for 2 unit(s). Currently, these fees are, respectively, \$2,100 and \$2,100 per unit.
 - I. Pay the current Affordable Housing Impact Fee. The fee is based on unit size and the current fee for rental units is \$2 per square foot. A credit for the existing residential unit on the property may apply.
 - J. Provide required off-street parking for 9 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way, with the exception for a maximum of 2 guest parking spaces along the property frontage. Parking must be clearly designated on the plot plan.
 - K. 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 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

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.
- 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 three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

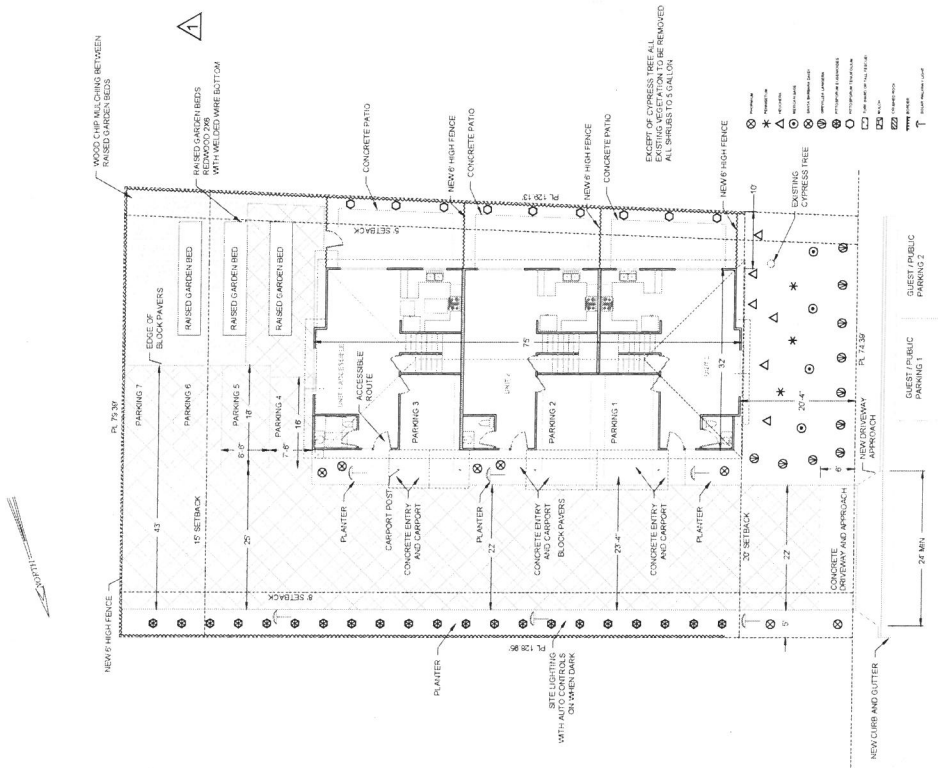
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

DATE: NOVEMBER 2014
APN: 028 081 26

PROJECT:
DAVIDSON APARTMENTS
660 24TH AVENUE
SANTA CRUZ, CA 95065

OWNER:
ROBERT DAVIDSON
200 DRIFTWOOD CT.
APTOS, CA 95003
PHONE: (858) 740-2046

CARPENTER & CARPENTER
3555 HIGHWAY 101, SUITE 200
APTOS, CA 95026
PHONE: (858) 662-6090
FAX: (858) 662-6090



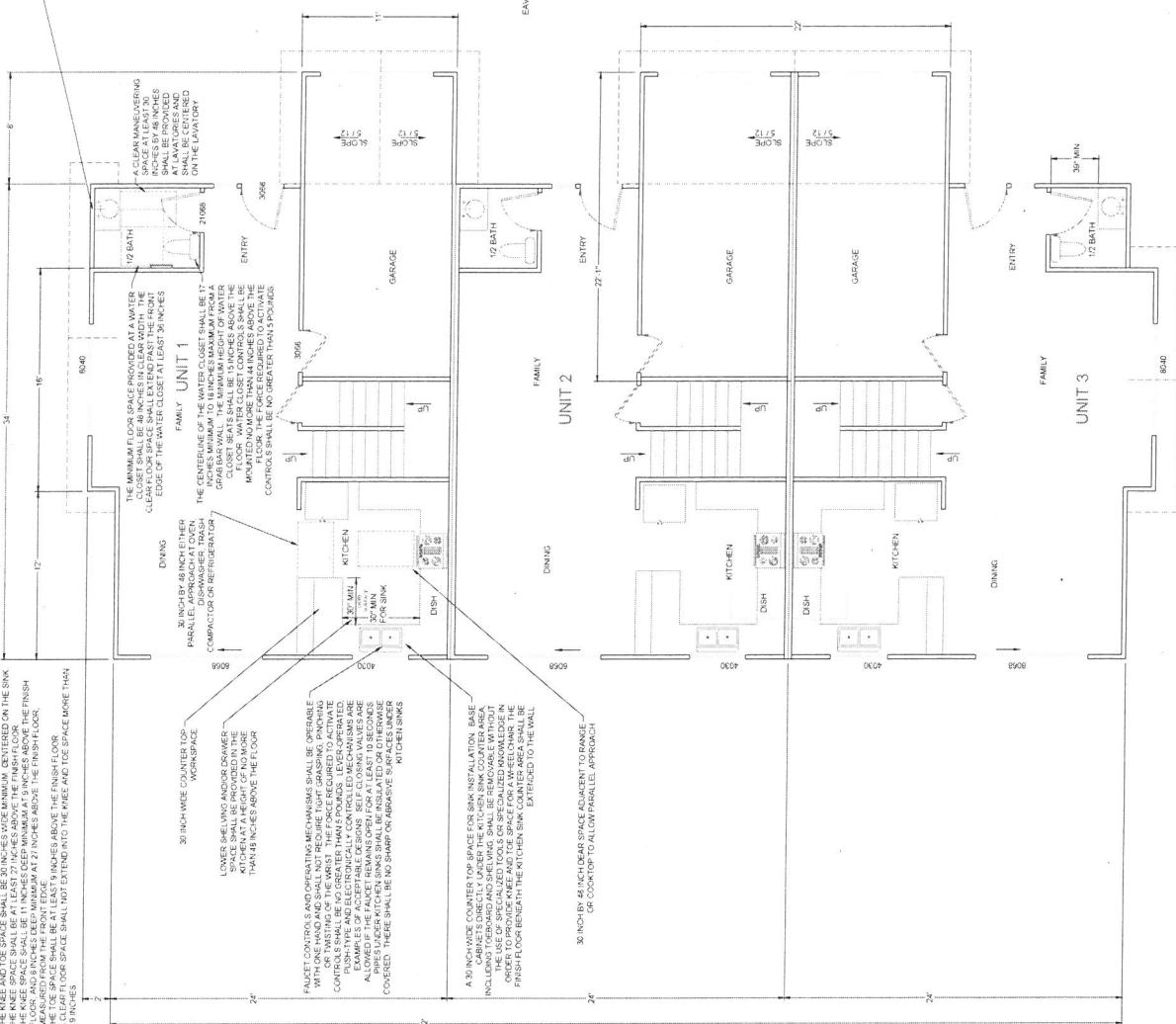
DATE: NOVEMBER 2014
APN: 028 081 26

PROJECT:
DAVIDSON APARTMENTS
660 24TH AVENUE
SANTA CRUZ, CA 95065

OWNER:
ROBERT DAVIDSON
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APTOS, CA 95003
PHONE: (855) 740-0045
FAX: (311) 692-8090

CARPENTER & CARPENTER
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PHONE: (855) 740-0045
FAX: (311) 692-8090

REVISION



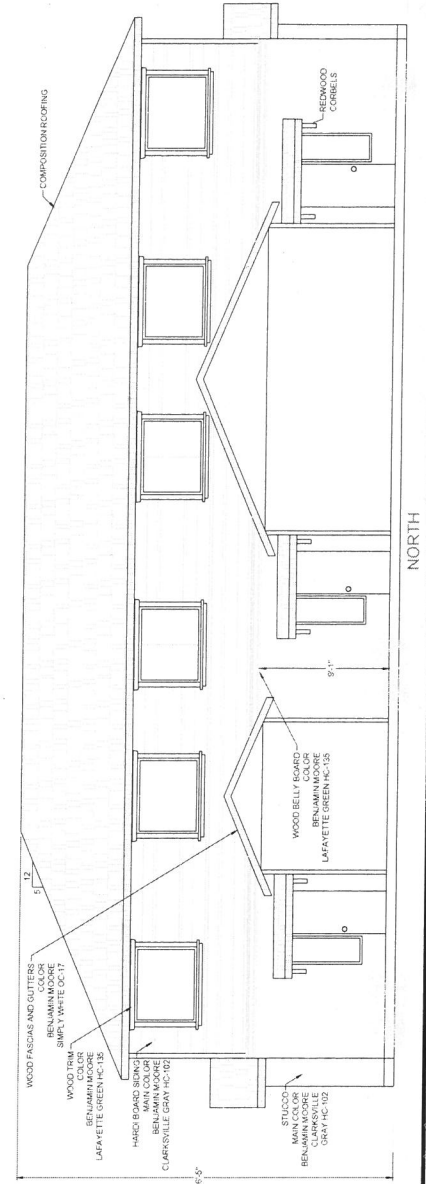
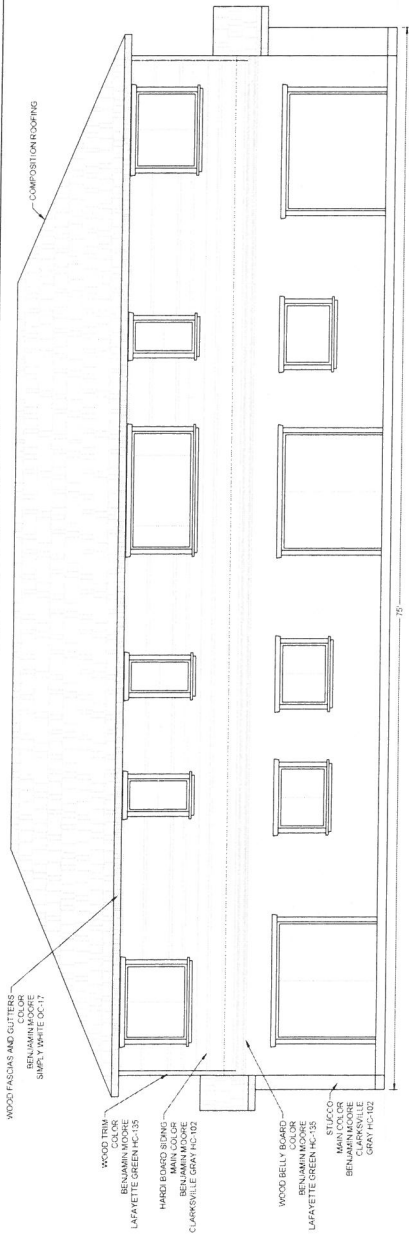
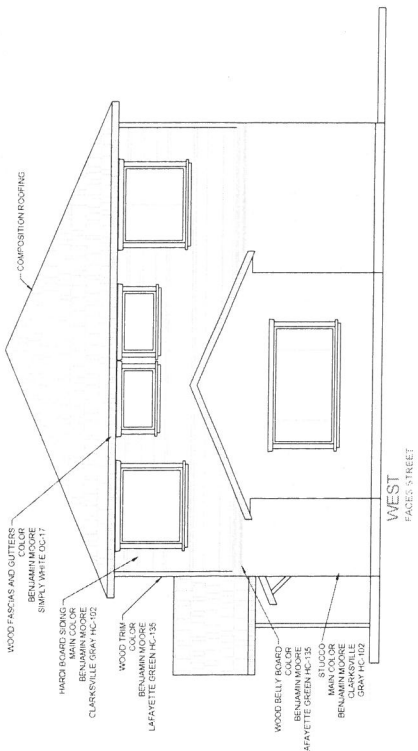
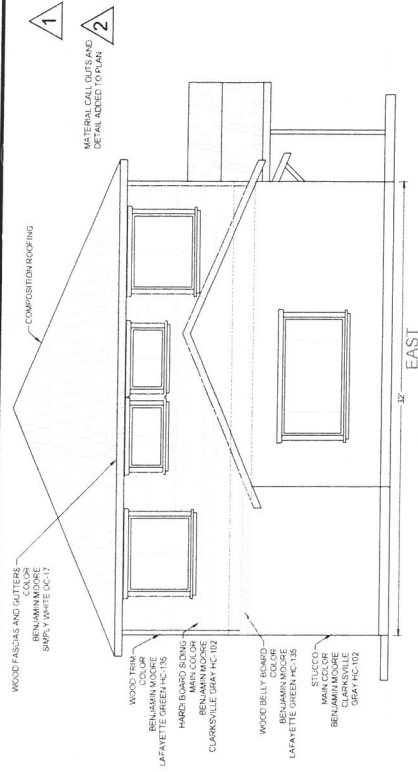
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APN: 028 051 26

PROJECT:
DAVIDSON APARTMENTS
650 24TH AVENUE
SANTA CRUZ CA 95065

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CARPENTER & CARPENTER
3300 Heas Dr Apts. 95003
Phone (831) 662-8080
Fax (831) 662-8080

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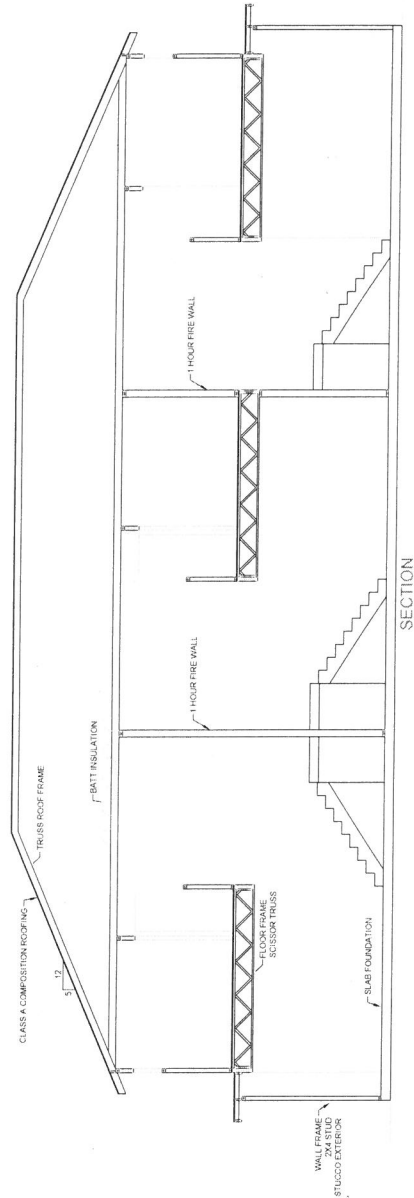
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PROJECT:
DAVIDSON APARTMENTS
660 24th AVENUE
SANTA CRUZ CA 95065

OWNER:
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APTOS, CA 95003
PHONE (858) 740-2045

CARPENTER & CARPENTER
3200 HAYES CT., APTOS, 95003
PHONE (831) 862-4262
FAX (831) 862-8090

REVISION



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ROOF PLAN
SCALE 1/2" = 1'

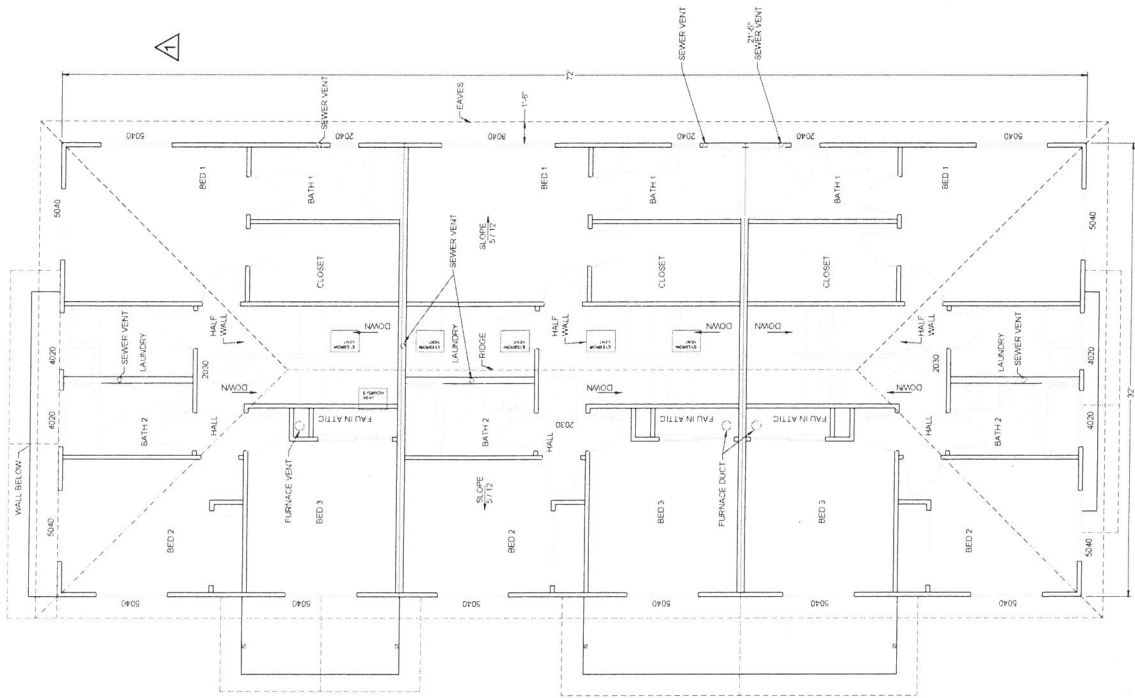
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PROJECT:
DAVIDSON APARTMENTS
660 24th AVENUE
SANTA CRUZ, CA 95065

OWNER:
ROBERT DAVIDSON
200 DRIFTWOOD CT.
APTOS, CA 95003
PHONE: (850) 740-3045

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3300 HALLS DR. APT. 103
PHOENIX, AZ 85018
PHONE: (602) 952-8000
FAX: (602) 952-8000

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7

STREET IMAGES
SCALE: 1" = 1'

18

EXHIBIT D

658 24TH AVE
SOUTH AND SAME SIDE OF THE STREET AS SUBJECT PROPERTY

656 24TH AVE
CORNER AT PONTIAC DRIVE

670 24TH AVE
SUBJECT PROPERTY 660 24TH AVE

680 24TH AVE
NORTH AND SAME SIDE OF THE STREET AS SUBJECT PROPERTY

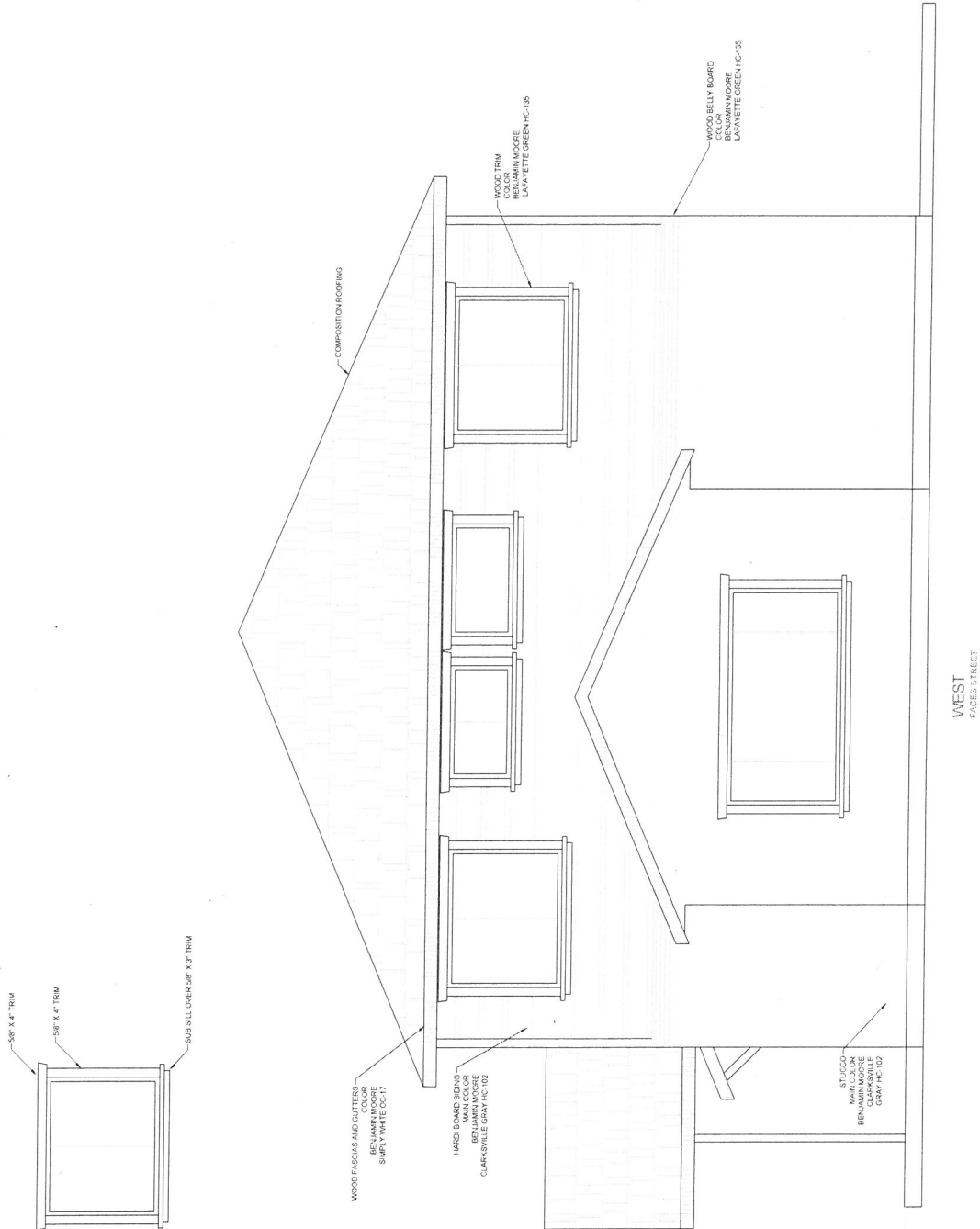
SEA HAVEN
NORTH AND SAME SIDE OF THE STREET AS SUBJECT PROPERTY

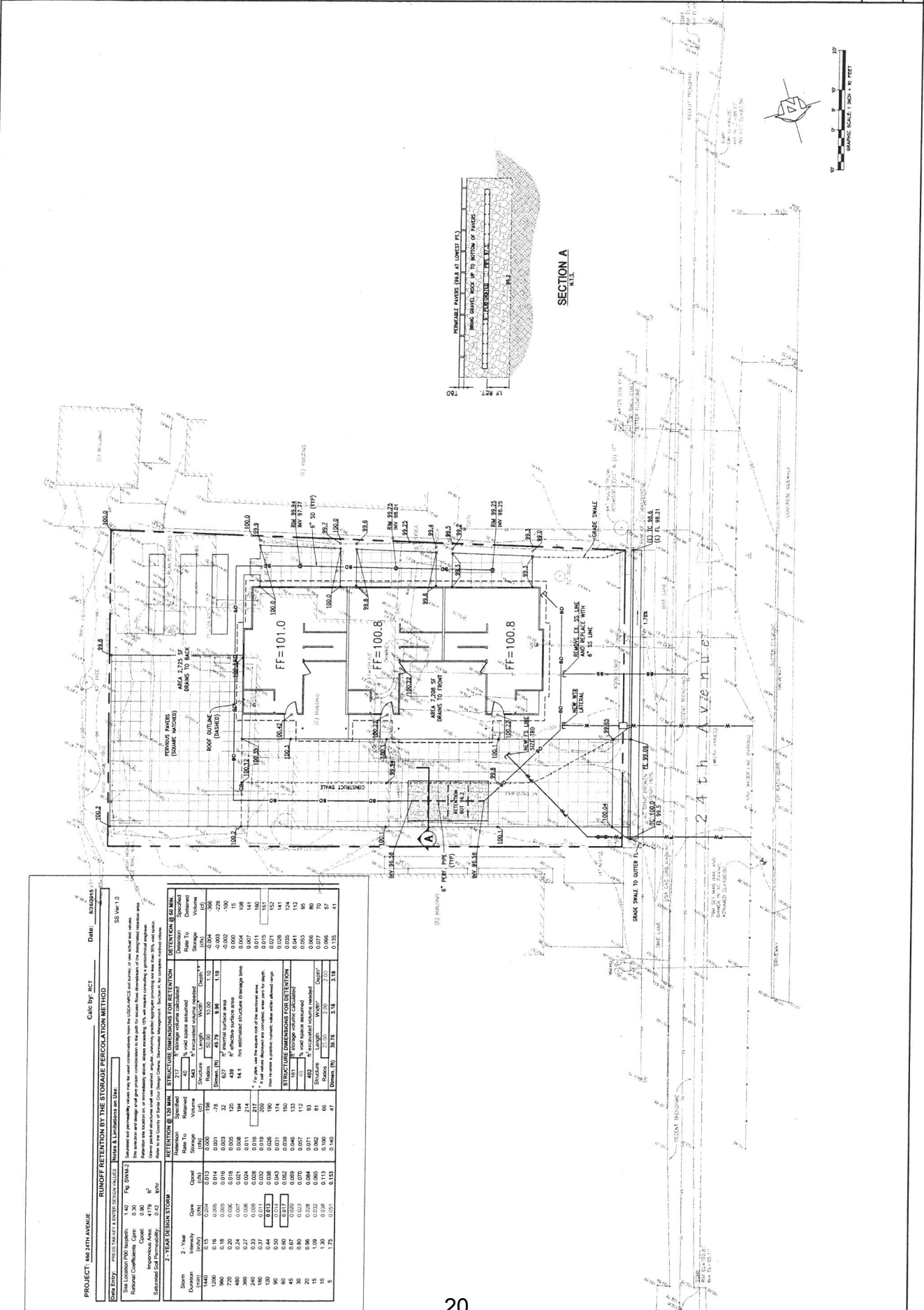
740 24TH AVE

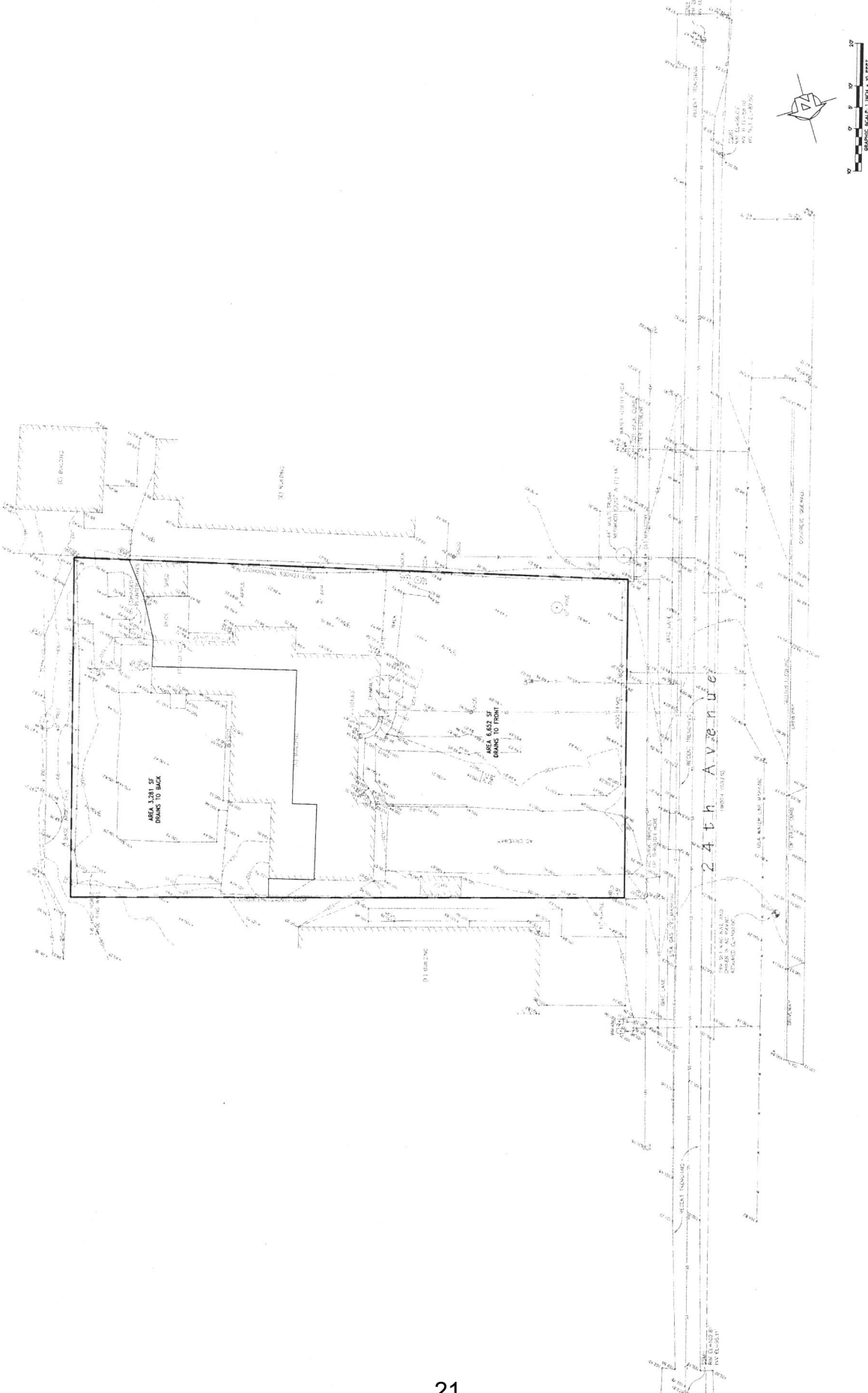
750 24TH AVE

DRIFTWOOD MEDICAL CENTER 675 24TH AVENUE
NORTH AND OPPOSITE SIDE OF THE STREET OF SUBJECT PROPERTY

GRANADA GARDEN APARTMENTS 657 24TH AVE
SOUTH AND OPPOSITE SIDE OF THE STREET OF SUBJECT PROPERTY







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POR. OF N.W. 1/4 SEC. 21,
T11S R1W M2P & W.

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

Tax Area Code
82-040

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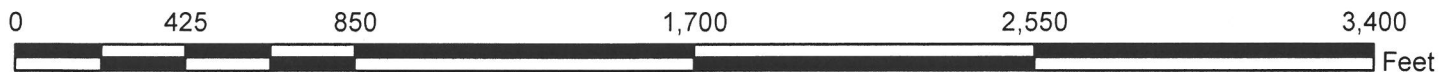
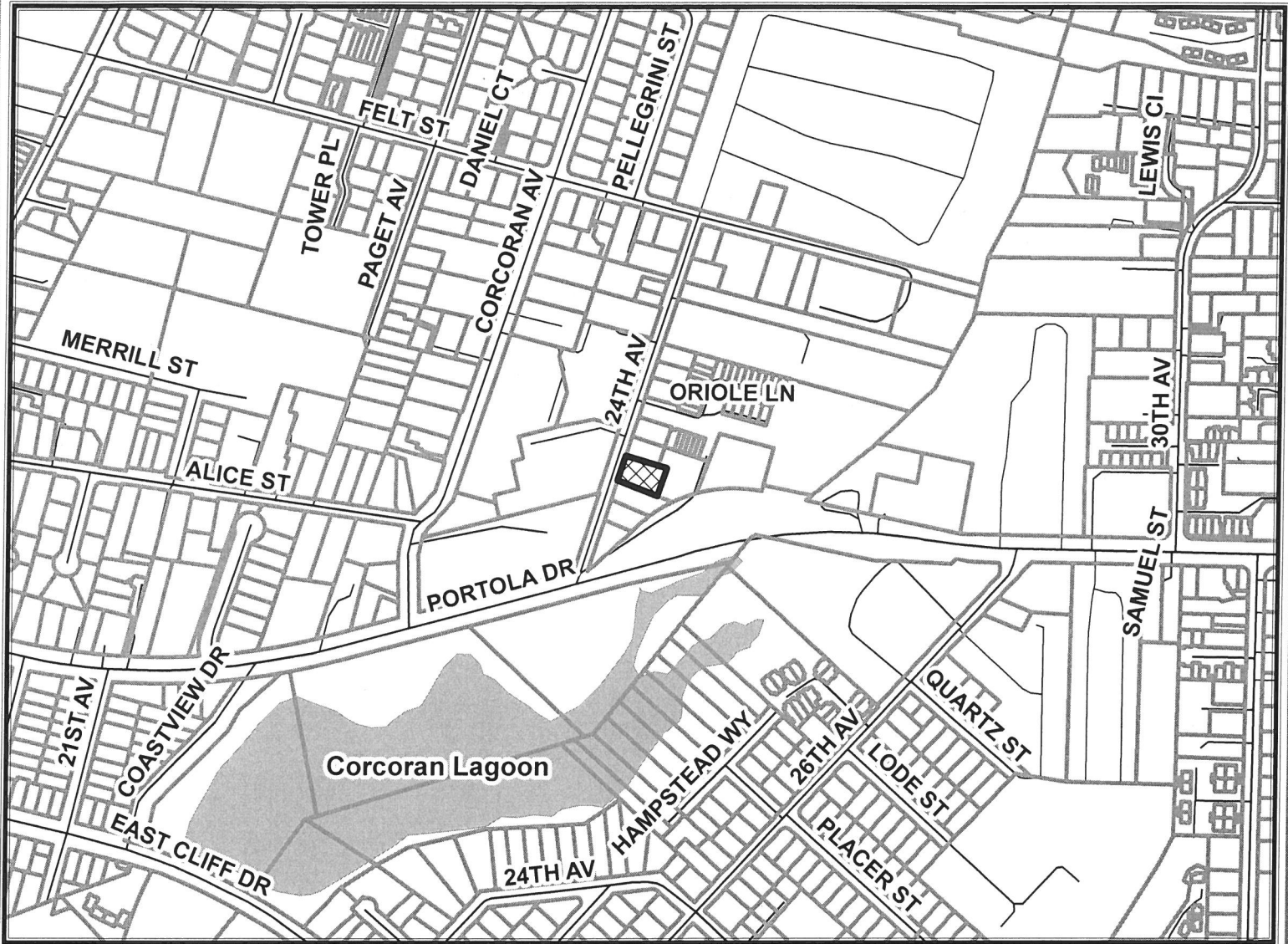


Assessor's Map No. 28-08
County of Santa Cruz, Calif.
Aug. 1998





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



Location Map



LEGEND

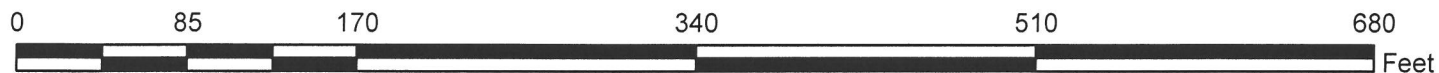
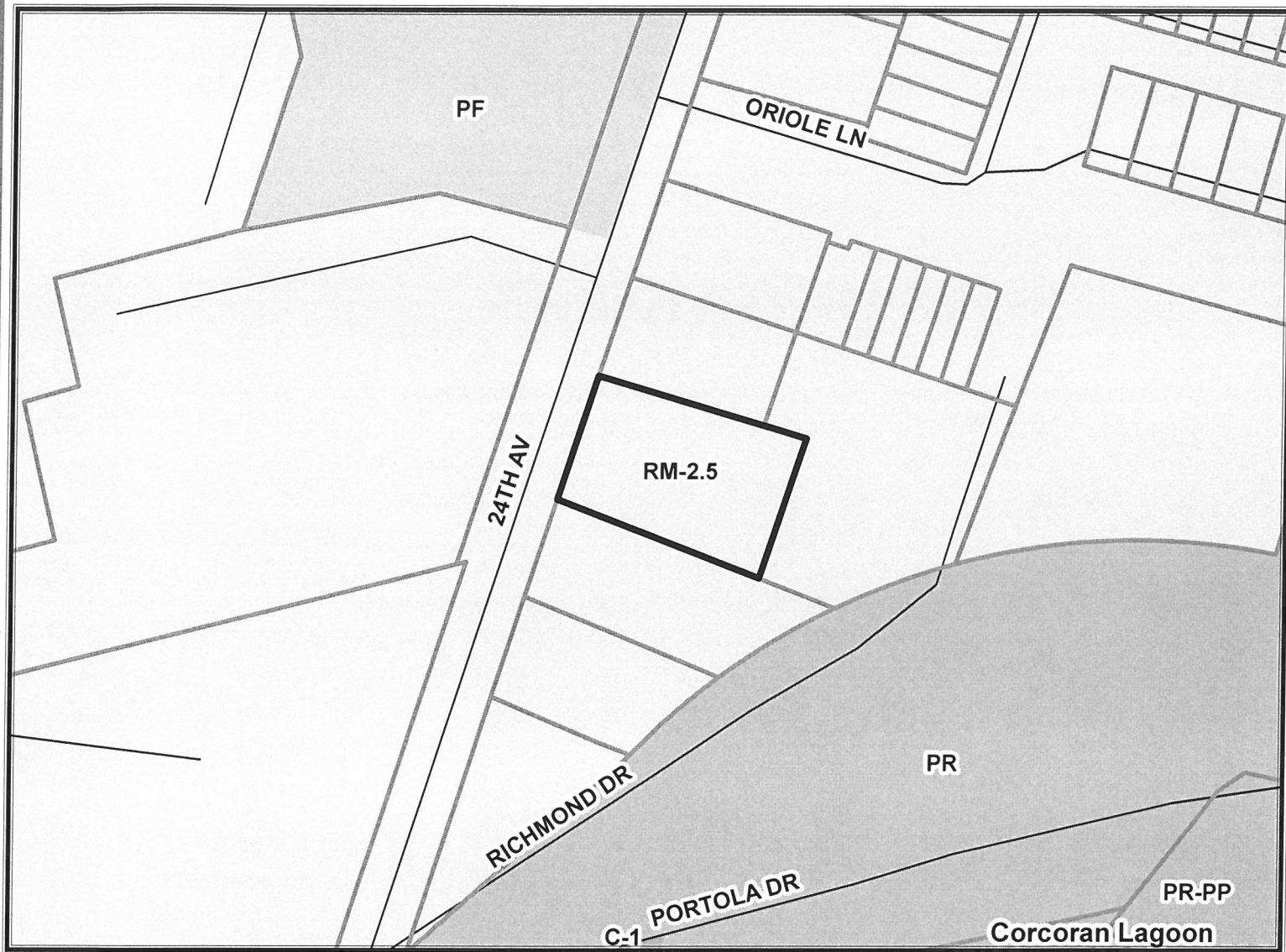
-  APN: 028-081-26
-  Assessors Parcels
-  Street
-  Lakes



Map Created by
County of Santa Cruz
Planning Department
January 2015



Zoning Map



LEGEND

- APN: 028-081-26
- Assessors Parcels
- Street
- Lakes
- RESIDENTIAL-MULTI FAMILY
- PUBLIC FACILITY
- PARK
- COMMERCIAL-NEIGHBORHOOD

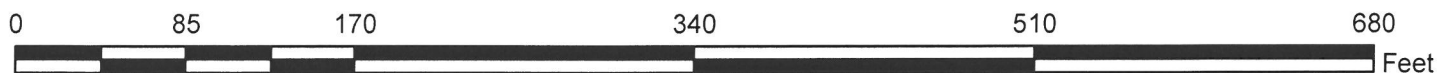
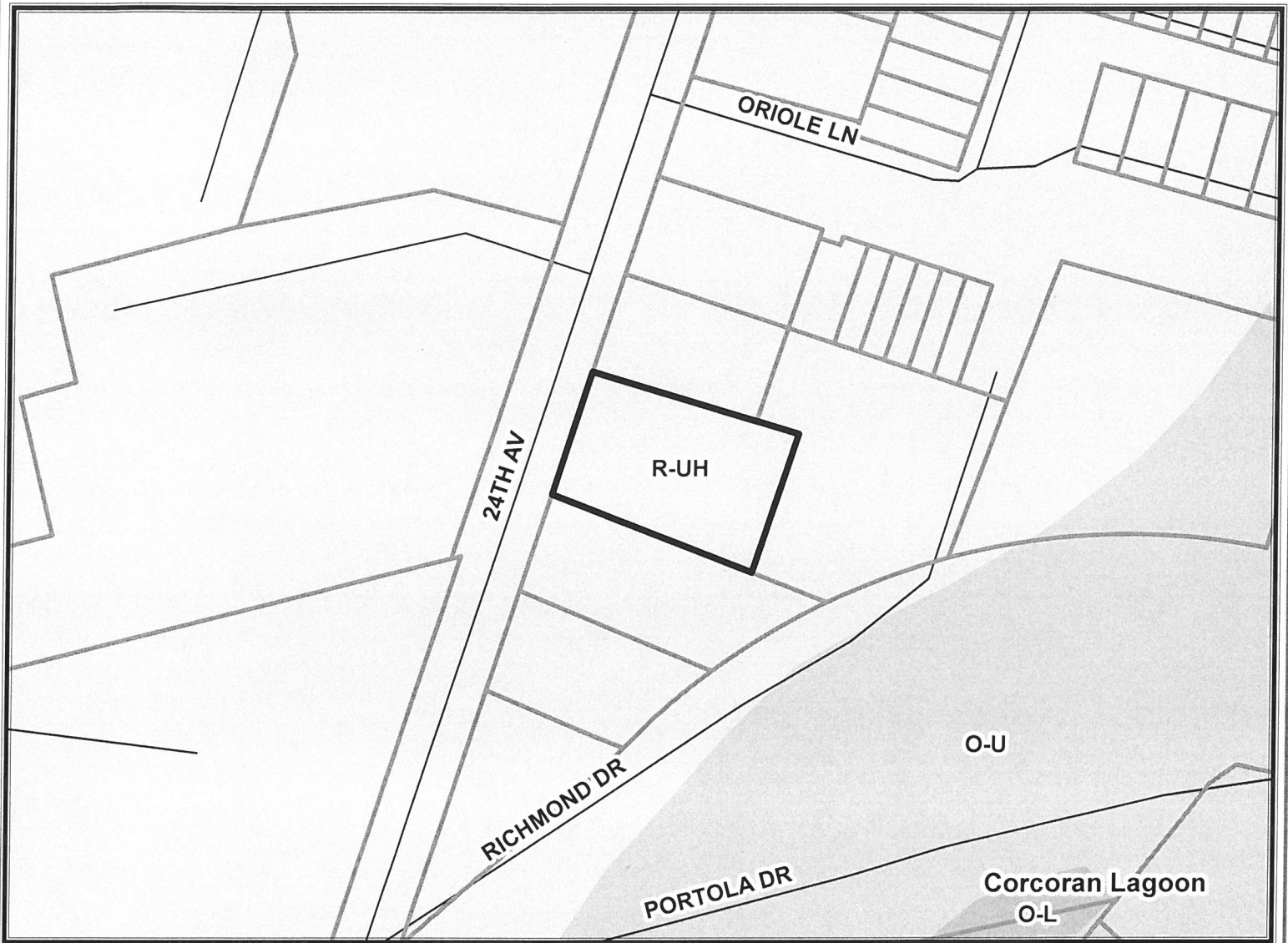


Map Created by
County of Santa Cruz
Planning Department
January 2015








EXHIBIT E



General Plan Designation Map



LEGEND

-  APN: 028-081-26
-  Assessors Parcels
-  Street
-  Lakes
-  Residential - Urban High Density
-  Urban Open Space
-  Lake



Map Created by
County of Santa Cruz
Planning Department
January 2015

EXHIBIT E

Randall Adams

From: Randall Adams
Sent: Monday, January 25, 2016 10:47 AM
To: 'Debbie Bulger'
Subject: RE: 660 24th Avenue

Hi Debbie,

The Department of Public Works is requiring a standard curb and gutter along the property frontage on 24th Avenue for this project since there are no sidewalks along the east side of 24th Avenue where this parcel is located. A complete sidewalk exists on the west side of 24th Avenue.

If you have additional questions about the Road Engineering comments for this project, or in the project vicinity, please contact Rodolfo Rivas (454-2160).

Thanks,

Randall

-----Original Message-----

From: Debbie Bulger [<mailto:dfbulger@cruzio.com>]
Sent: Friday, January 22, 2016 7:33 PM
To: Randall Adams
Cc: John Leopold; Ryan Coonerty; John Presleigh
Subject: 660 24th Avenue

Will the County require a sidewalk to be installed as a condition of approval for the new construction at 660 24th Avenue?

With the demolition of the existing dwelling and construction of the new triplex, there should be room for installation of a sidewalk on this important street. As you know, 24th Avenue leads directly to the Live Oak Library and is very close to three schools.

When similar projects are built in the City of Santa Cruz, the City requires that a sidewalk be built. Each section of sidewalk makes walking to school and to the library safer for our children.

Please require a sidewalk in this instance as a condition of approval.

Debbie Bulger, for Mission: Pedestrian