

**SANTA CRUZ COUNTY PLANNING DEPARTMENT POLICY/ORDINANCE
INTERPRETATION**

Interpretation No.: LS/MLD-01 (Preliminary landscape plans for minor land divisions)
Effective Date: 2/22/08
Originally Issued: N/A

Question:

Should preliminary landscape plans be required for Minor Land Division Applications?

**Applicable Ordinance Section(s)
And/or General Plan/LUP Policy(ies)**
13.11.040(j)

INTERPRETATION:

For Minor Land Divisions, within the Urban Services Line, where actual construction of homes is part of the application, preliminary landscape plans shall be required to be submitted. The landscape plans shall cover all front yards, street side yards, landscaped strips, and common areas. Plans are not required for private interior side yards and rear yards, unless they would be required because of scenic resource protection or a particular environmental resource or constraint, such as retained oak trees, a riparian corridor, or for development on steep slopes or a coastal bluff.

Reason:

Landscape plan review can be a significant part of discretionary permit processing. It aids staff in determining drainage impacts, requested grading and needed mitigations, screening of structures, solar shading issues, and compliance with the Urban Forestry Master Plan. In addition, a landscape plan is a useful tool to mitigate impacts to environmental resources and to avoid impacts that could result from constraints, such as steep slopes or coastal bluffs.

The List of Required Information (LORI) currently requires submittal of preliminary landscape plans for all projects within the Urban Services Line. Section 13.11.040(d) specifically requires the submittal of preliminary landscape plans for all subdivisions where submittal of preliminary house plans is part of the application.

Section 13.11.040(j) specifically allows the Planning Director, or his/her designee, to impose additional design review requirements beyond those called out in the Section. This interpretation is being made under that authority.

Tom Burns
Planning Director

Date

13.11.040(j)