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FOR MORE INFORMATION
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LISTING AGENT

Carol Lezin
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DRE# 00878937

FOR SALE

ESTATE OR DEVELOPMENT OPPORTUNITY
IN UPPER WESTSIDE SANTA CRUZ



118 ORTALON CIRCLE • SANTA CRUZ

Reduced to Sell \$3,000,000

- 4.05 Acre site located on the upper Westside of Santa Cruz.
- Create estate or development opportunity
- Preliminary development studies/options available
- Steps to University and Downtown
- Zoned R-10, numerous development options possible



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PROPERTY INFORMATION

118 ORTALON CIRCLE

- APN#:001-161-22
- Total of 4 acres / 175,240 square feet.
- 1.91 acres (83,250 square feet) is land on less than a 30% slope, the balance of land is in steep riparian woodland.
- Existing 2,480 SF architecturally interesting home can be kept, renovated, or demolished.
- ***Demolition of the house may require an additional review of the historic survey.***

BOUNDARY / TOPOGRAPHICAL SURVEY

Boundary and topographical survey of upper flat area only. The 30% slope line is plotted on subsequent lot study plans.

Parcel is zoned RI-10

Because the parcel does not have street frontage for individual lots, a lot subdivision will require a Planned Development process (PD). A PD will involve a private access drive and utility service to each lot. PG&E gas & electric, CATV, water, possible storm drain.

- The net buildable area (less than a 30% slope) allows for a maximum of eight lots, however, the site constraints limit the lots in practical terms to perhaps 5-6 lots.
- If the existing house is preserved on a newly created lot, then the total lot count may be less. If the existing house is demolished, then there is a potential for a greater number of lots.
- The primary site constraints are the heritage trees and possible lot layout involving an access drive and tree preservation.
- The city slope ordinance requires that structures be setback a minimum of 20 feet from 30%



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HISTORIC SURVEY OF EXISTING RESIDENCE

A report was prepared to evaluate the historic significance of the existing house. The house was designed by Joseph Esherick, a noteworthy Bay Area architect.

ARBORIST REPORT

A preliminary arborist report has been prepared to identify and evaluate the exiting trees within the developable portion of the parcel. The trees consist of heritage and non-heritage trees. A heritage tree is defined by the city tree ordinance as follows:

(a) Any tree which has a trunk with circumference of forty-four inches (44") (approximately fourteen inches (14") inches in diameter) or more, measured at fifty-four inches (54") above existing grade and consistent with the measuring standards as defined by the International Society of Arboriculture;

This is the basic criteria to identify a heritage tree, however, there is additional criteria which can be found in the full ordinance, in the following link:

<http://www.cityofsantacruz.com/home/showdocument?id=34501>

Many of the trees are in very poor shape which may allow for a judgement for removal due to condition issues. An application to remove heritage trees will need to be submitted for those trees that conflict with a proposed subdivision lot and access drive plan. This will require a follow-up arborist report to make specific findings for the individual heritage trees proposed for removal once a site plan has been determined. Heritage trees that conflict with future house designs on newly created lots will need to submit for a removal permit at the time the house design is submitted for planning approval.



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OPTIONS FOR FUTURE DEVELOPMENT

There are numerous options for future development as follows:

- Retain as one large existing parcel with existing house or demolish existing house and build a new house.
- House could be renovated and/or added to subject to the condition of the house.
- Minor land division: 2 - 4 lots, preserving or demolishing the existing house.
- Reconstructing the garage closer to the house may be necessary to facilitate optimum lot layout if preserving the existing house.
- Major subdivision 5 - 6 lots. It may be difficult to preserve the existing house at the upper range of lots.
- It may be possible to create as many as seven lots, however, the tree constraints become challenging as more lots are created. In addition, the lots become smaller.
- Accessory dwelling units (ADU's) would be possible on the lots.

Note: The City of Santa Cruz inclusionary unit ordinance will apply to a subdivision proposal. For a lot subdivision, the in-lieu fee option is the best approach. The inclusionary ordinance has recently been amended, becoming familiar with the amended ordinance is recommended. There is a formula for determining the amount of the in-lieu fee based on the number of lots created and the assumed values.

Note: Four lots or less is a Minor Land Division (MLD) which is administered at the local level. Five lots or more is a Major Subdivision subject to the California Map Act which requires filing with the Dept. of Real Estate for Public Report approval and lot sale disclosures.

Santa Cruz Planning Dept. staff members who have a familiarity with the parcel:
Clara Stanger, Associate Planner II | City of Santa Cruz
(831) 420-5247 | cstanger@cityofsantacruz.com

Eric Marlatt, Principal Planner
City of Santa Cruz
(831) 420-5115 | emarlatt@cityofsantacruz.com

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



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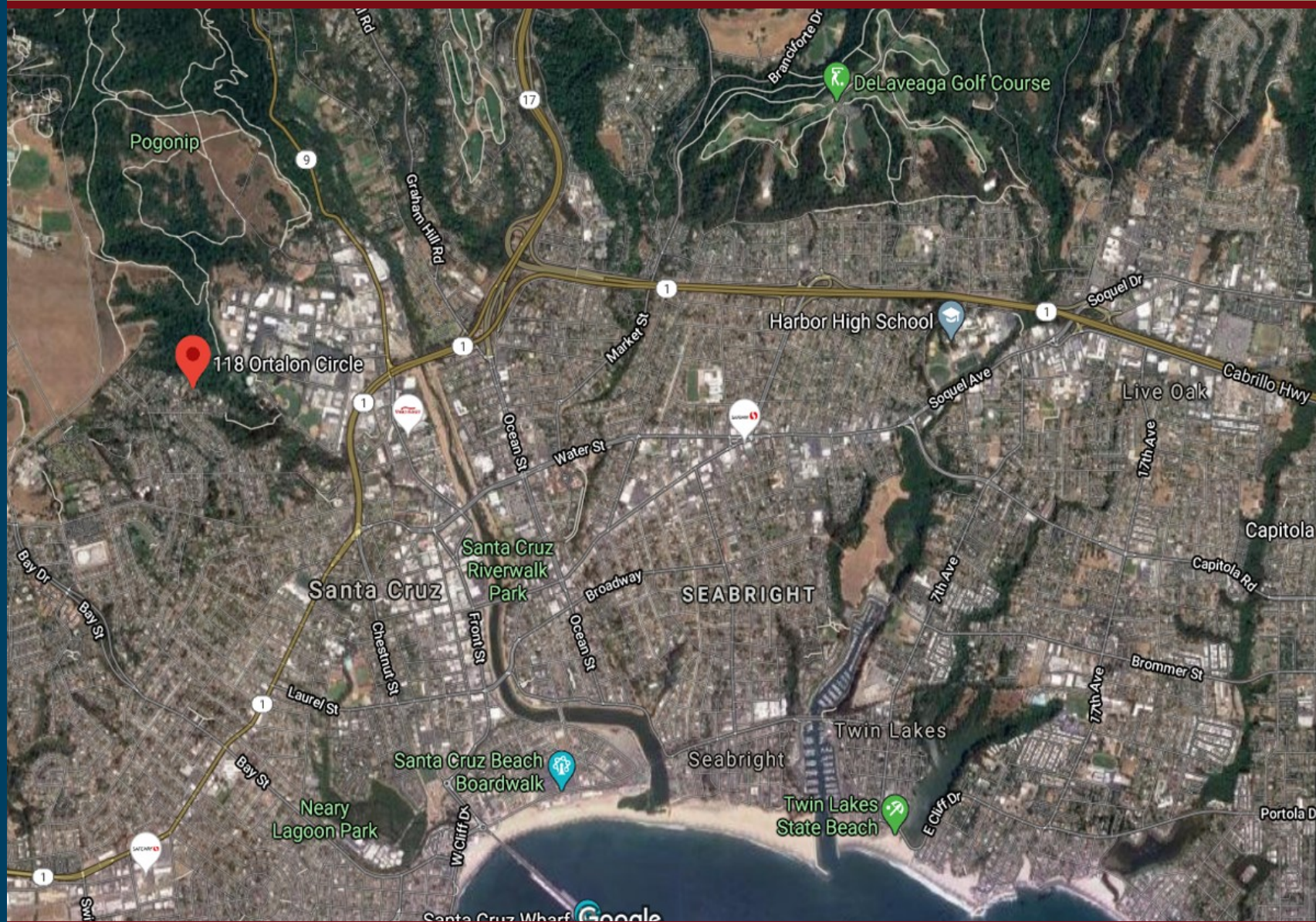
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AERIAL MAP



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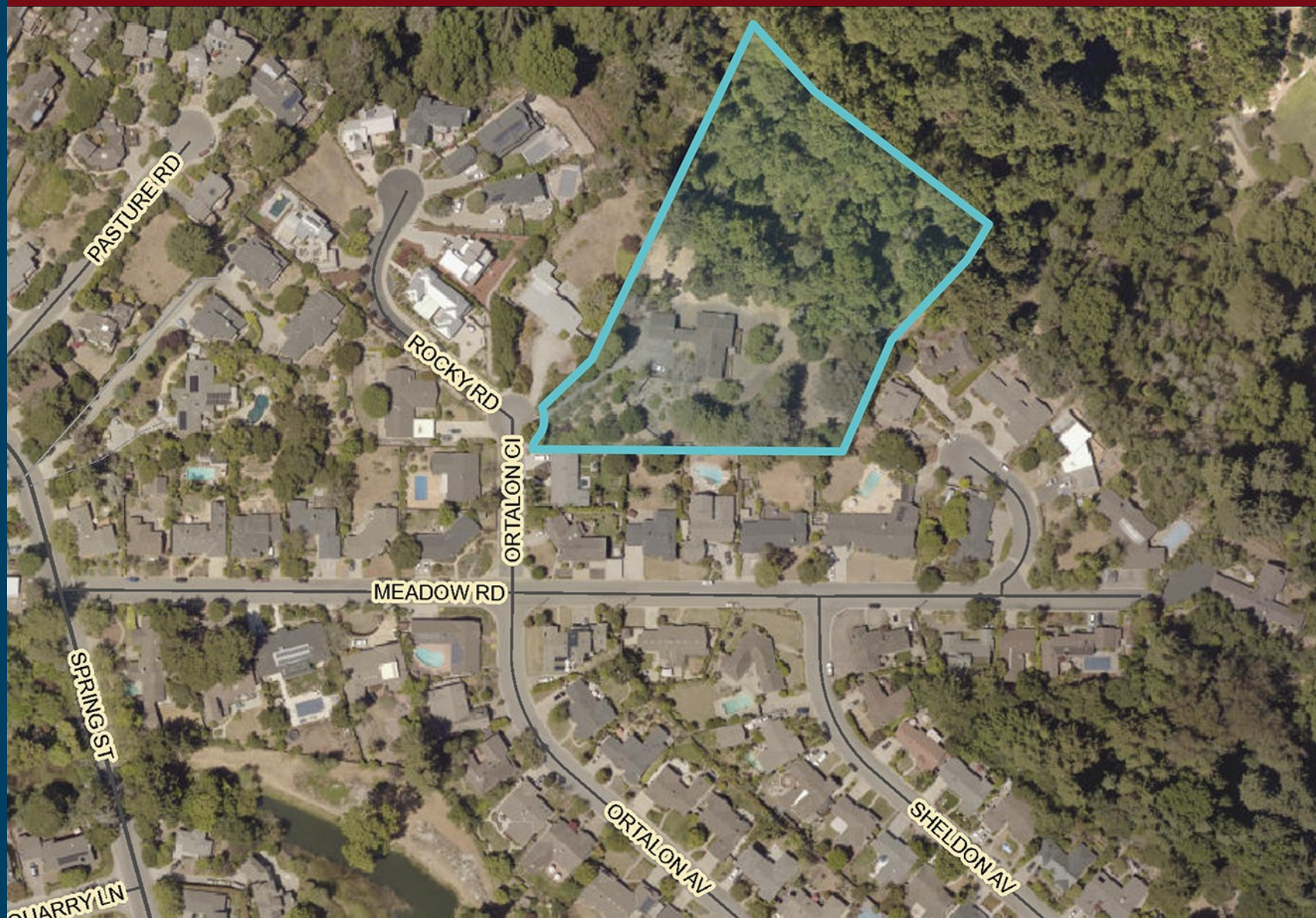
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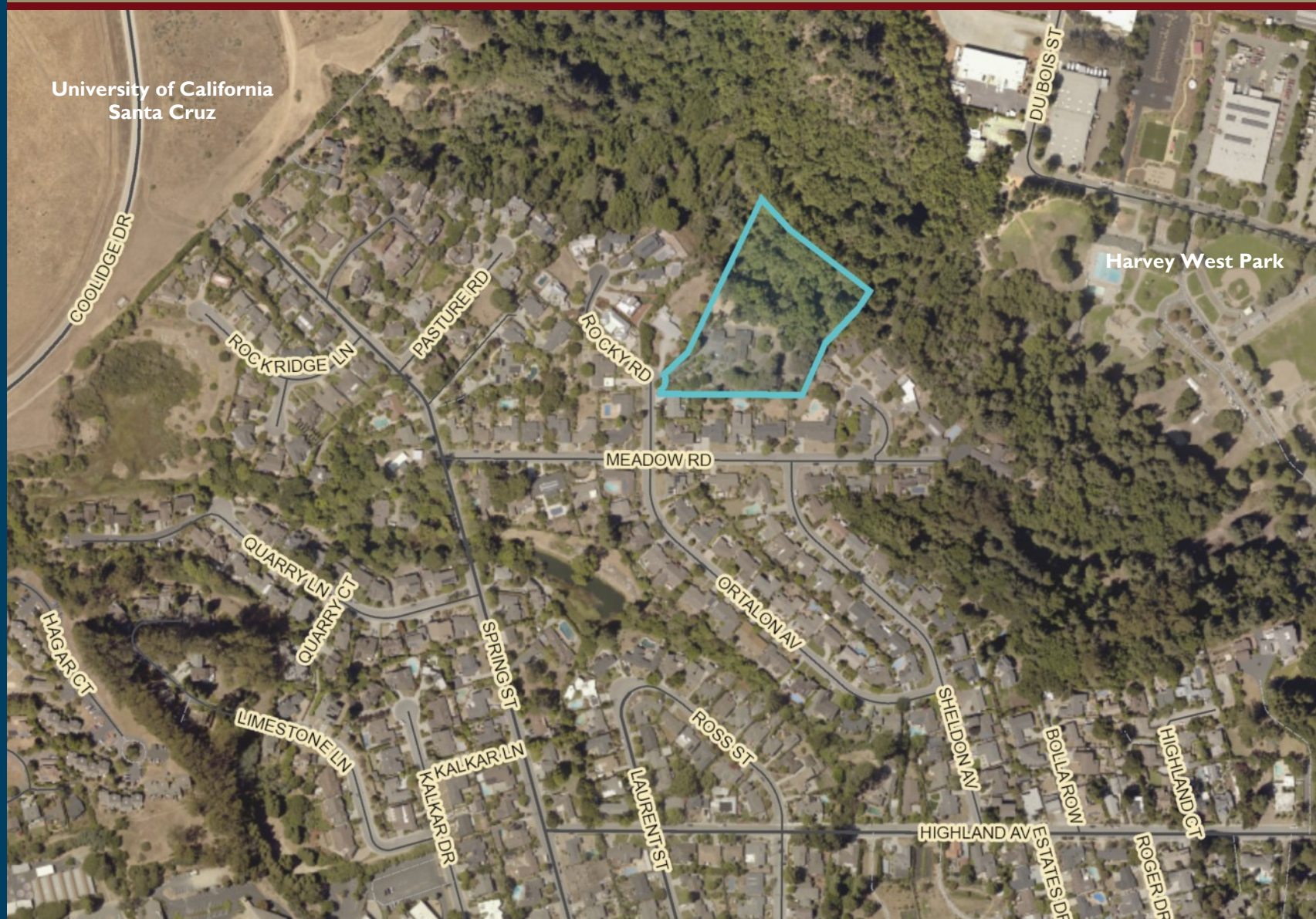
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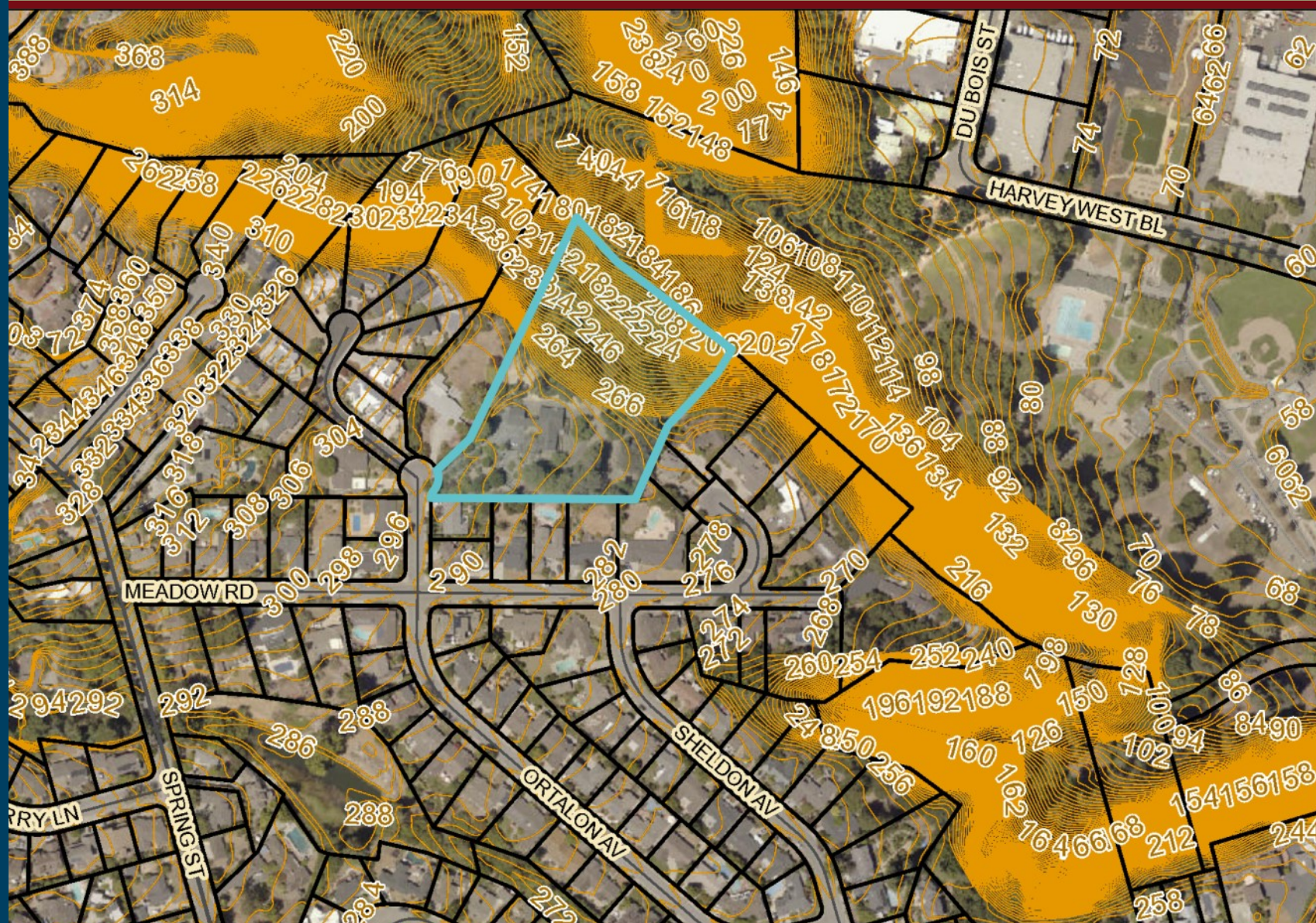
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CONTOUR MAP



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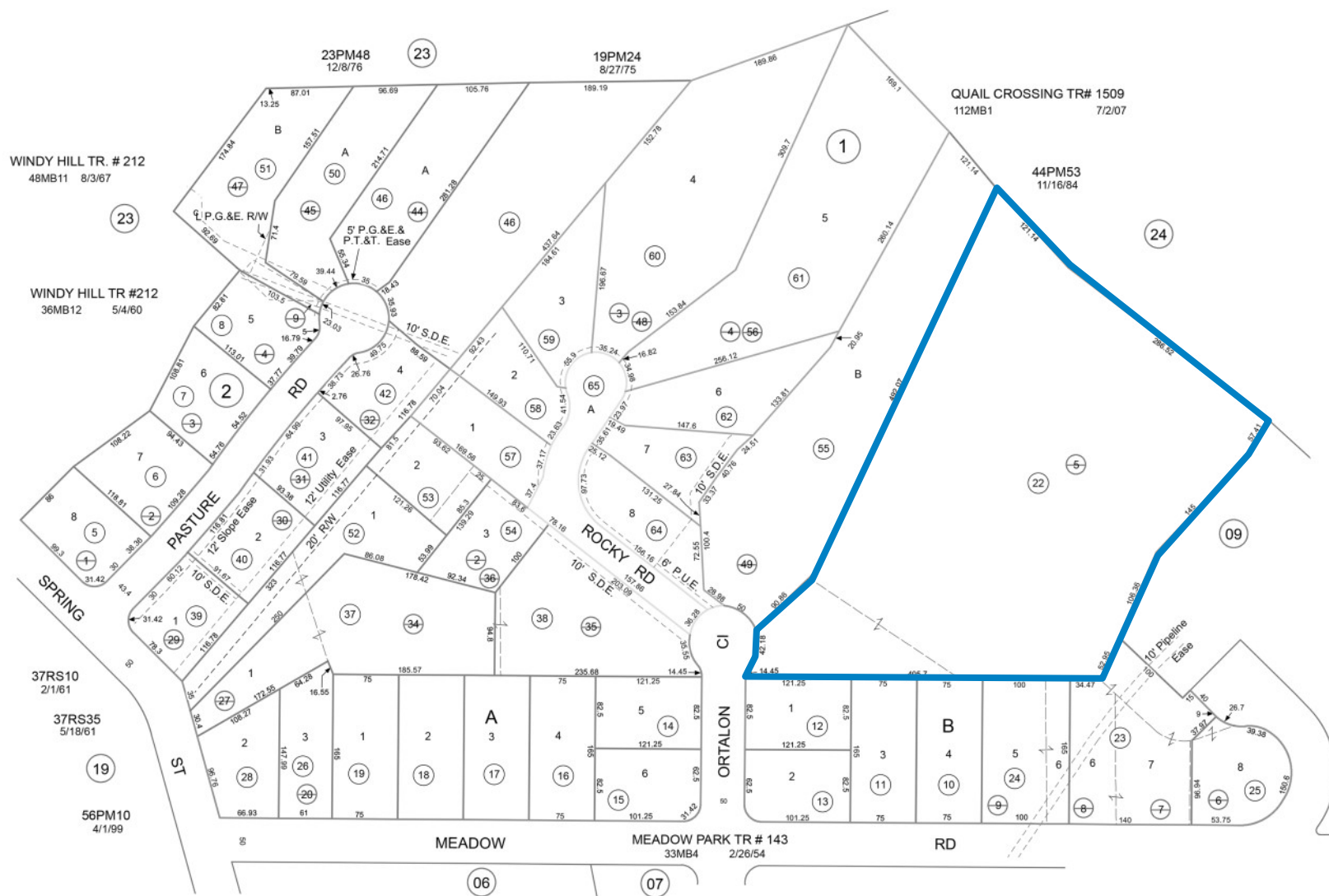
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PARCEL MAP



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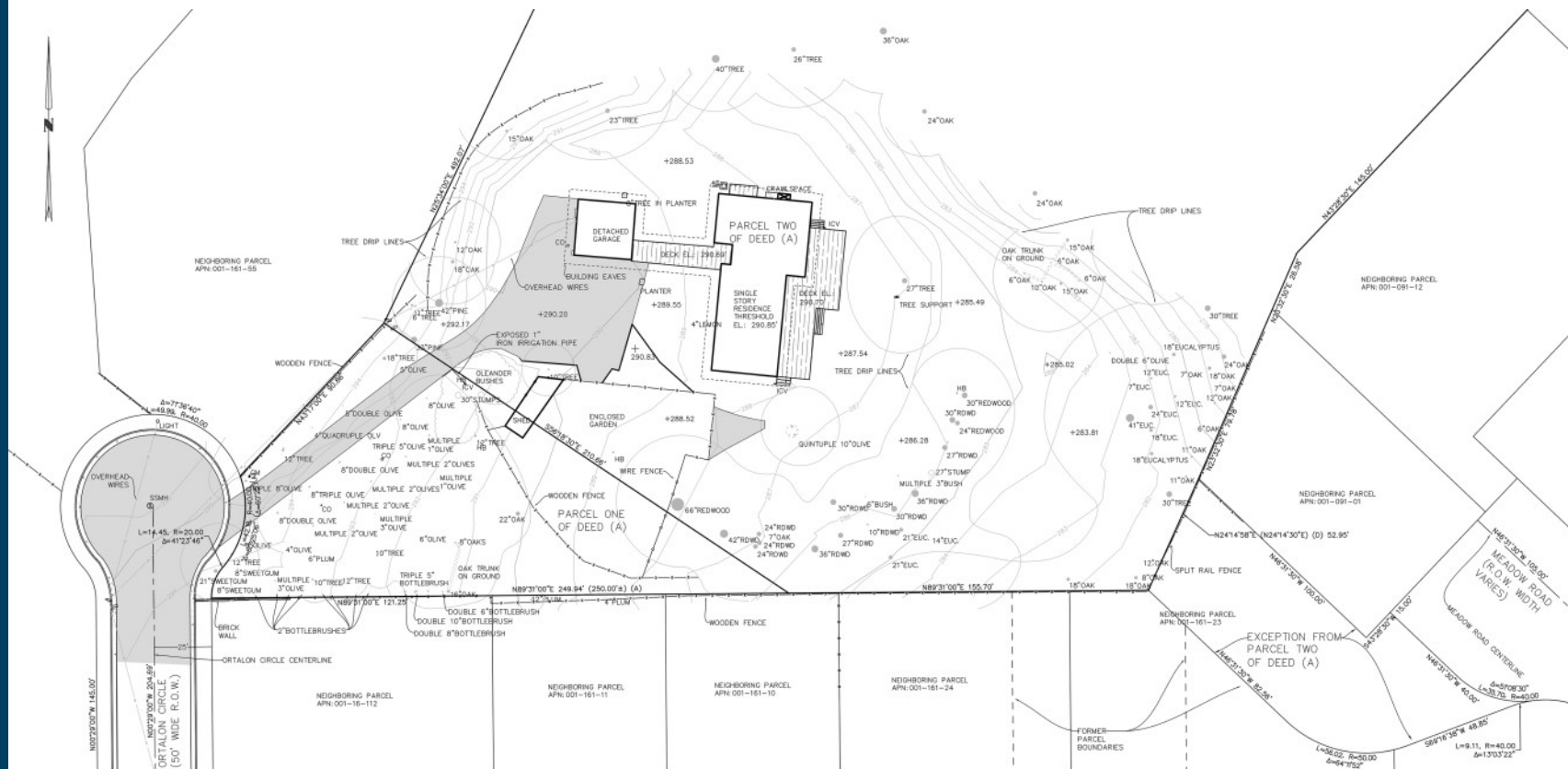
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SITE MAP



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PRELIMINARY LAYOUT: 8 LOTS





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PRELIMINARY LAYOUT: 5 LOTS





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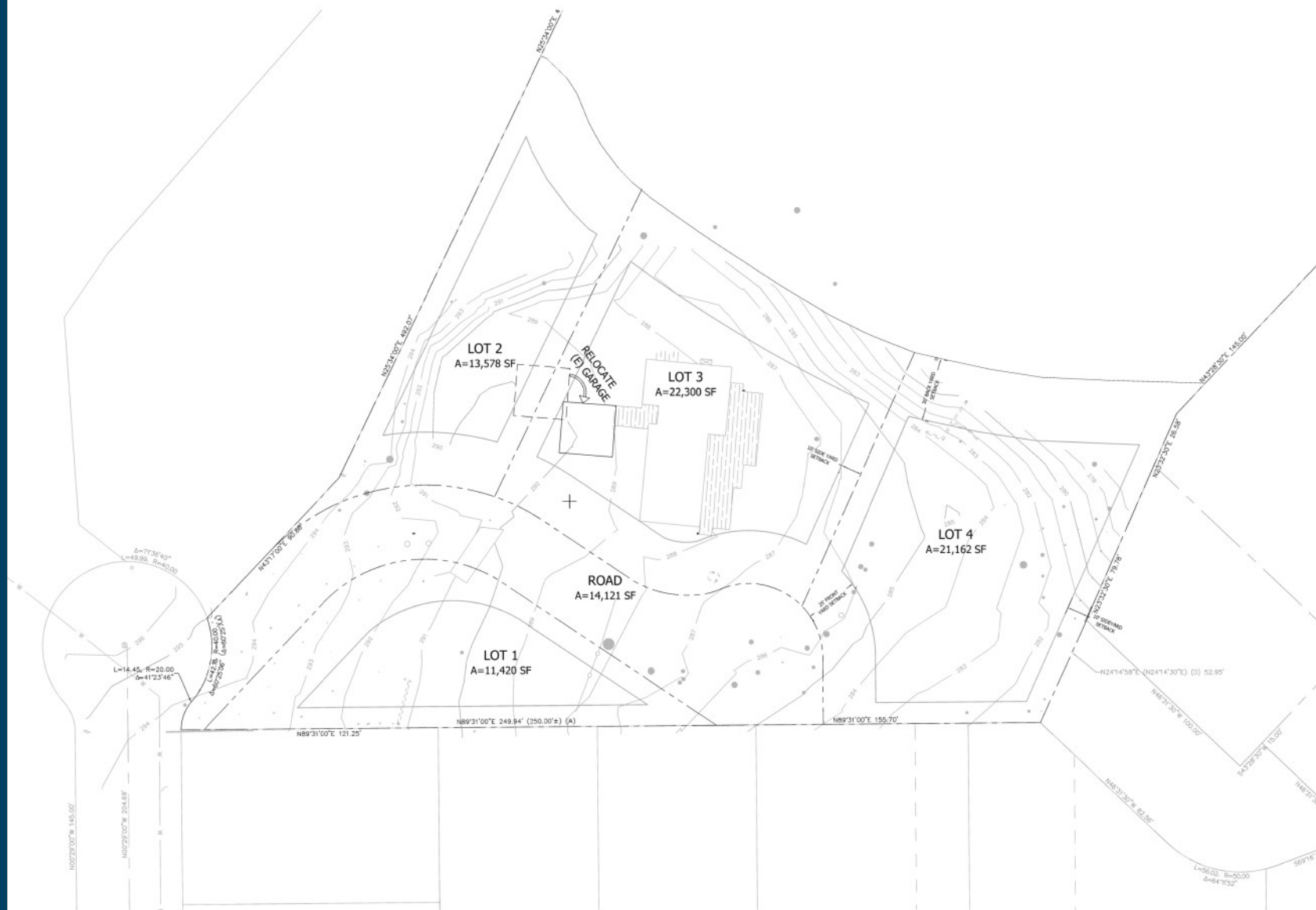
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PRELIMINARY LAYOUT: 4 LOTS



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EXISTING RESIDENCE

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- The house looks out onto the large open field with complete privacy
- 2,480 square feet, designed by renowned architect Joe Esherick, built in the 1950's.
- Improvements include five bedrooms, three baths, a living room, brick fireplace, broad eave overhangs, with distinctive wood beams and tapered rafters, and raw or stained woods.
- Quality was good for the era with wood shake siding and a crafted porch connecting the open-air carport and home.
- The house is in need of major renovations, but still stands the test of a timeless design.



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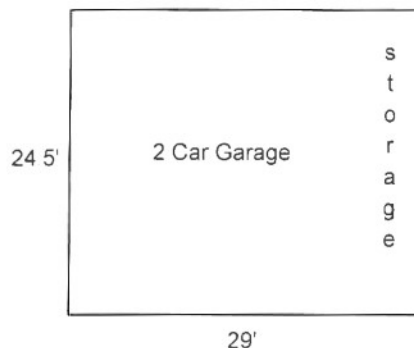
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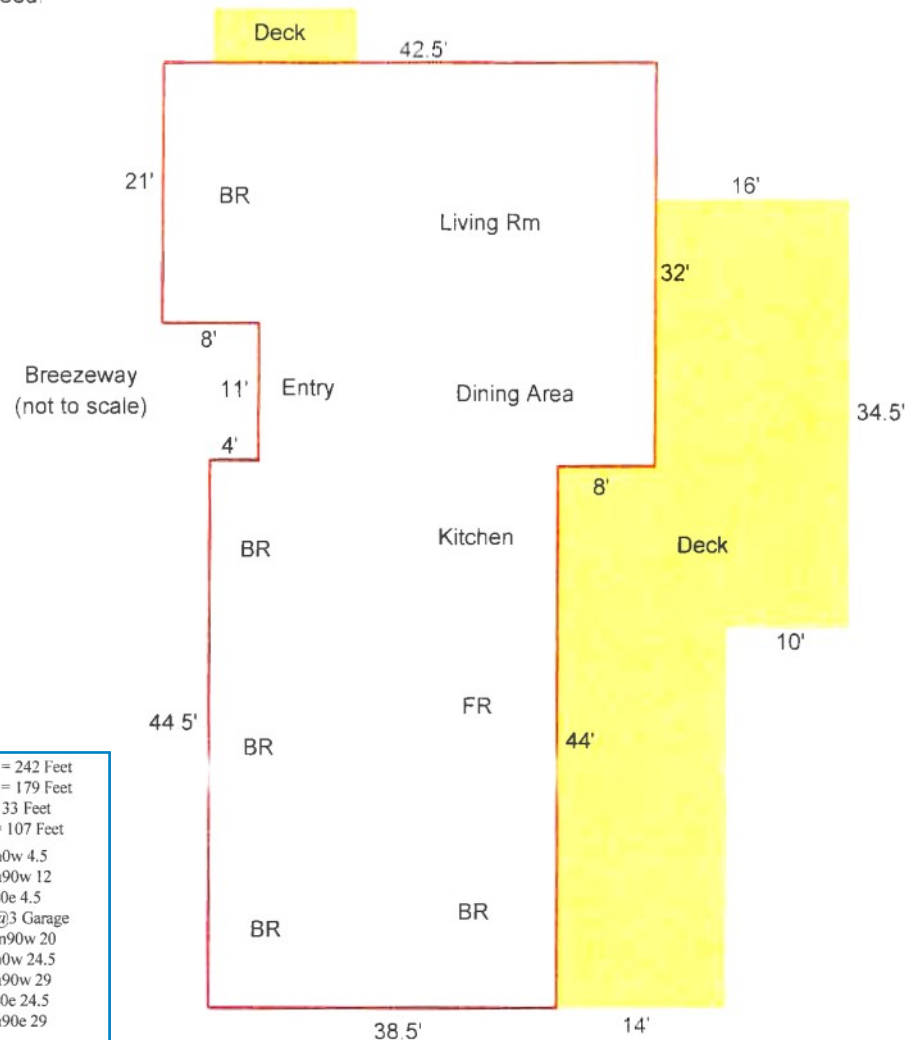
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EXISTING RESIDENCE

Dimensions are drawn from the Assessor's diagram on file and are not guaranteed.



2,480 SF Home
710 SF Garage



Tract 1: 0.057 Acres: 2480 Sq Feet; Closure = n00.0000e 0.00 Feet; Precision >1/999999; Perimeter = 242 Feet		
Tract 2: 0.025 Acres: 1090 Sq Feet; Closure = n00.0000e 0.00 Feet; Precision >1/999999; Perimeter = 179 Feet		
Tract 3: 0.001 Acres: 54 Sq Feet; Closure = n00.0000e 0.00 Feet; Precision >1/999999; Perimeter = 33 Feet		
Tract 4: 0.016 Acres: 711 Sq Feet; Closure = n00.0000e 0.00 Feet; Precision >1/999999; Perimeter = 107 Feet		
001=n90w 28.5	012=n90e 14	023=n0w 4.5
002=n0e 44.5	013=n0e 31	024=n90w 12
003=n90e 4	014=n90e 10	025=s0e 4.5
004=n0w 11	015=n0w 34.5	026=@3 Garage
005=n90w 8	016=s90w 16	027=n90w 20
006=n0e 21	017=s0w 21.5	028=n0w 24.5
007=s90e 40.5	018=s90w 8	029=n90w 29
008=s0w 32.5	019=s0e 44	030=s0e 24.5
009=s90w 8	020=@7 Small Deck	031=n90e 29
010=s0w 44	021=n90e 4	
011=@1 large deck	022=n90e 12	



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