

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

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320

October 8, 1998

Agenda Date: October 28, 1998

ITEM NUMBER:

Santa Cruz County Planning Commission
701 Ocean Street
Santa Cruz, CA 95060

RE: REFERRAL BY THE BOARD OF SUPERVISORS TO THE PLANNING COMMISSION TO
CONSIDER THE ISSUE OF FLOOR AREA RATIO ON A PROPOSAL TO DEMOLISH AN
EXISTING GARAGE AND CONSTRUCT A TWO-STORY SINGLE-FAMILY DWELLING WITH
A GARAGE BELOW CONSTITUTING A THREE-STORY DWELLING.

APPLICANT: Tracy Robert Johnson for Norma Odenweller and Bob Fleck
APPELLANT: Douglas E. Marshall for Jim and Judi Craik
APPLICATION NUMBER: 97-0622
APN: 043-105-07

Dear Members of the Planning Commission:

Introduction:

On August 25, 1998 the Board of Supervisors held a jurisdictional hearing to consider your Commission's decision to uphold the Zoning Administrator's approval of Coastal Zone Permit Number 97-0622, a proposal to demolish an existing garage and construct a two-story single-family dwelling with a garage below, constituting a three-story dwelling. The proposal requires a Coastal Zone Permit and a Variance to: reduce the required minimum 20-foot front yard to about 16 feet to the dwelling and about 8-feet to the edge of the cantilevered deck above the first floor; to construct a second story deck; to increase the maximum 28-foot height limitation to about 32-feet; to allow three stories; and to allow the parking area to exceed a maximum of 50 percent of the required front yard. A Residential Development Permit is also required to increase the maximum 6-foot height limitation of a retaining wall within the required 5-foot side yards to about 12-feet in height.

During the jurisdictional hearing, the Board of Supervisors voted not to accept jurisdiction of the application but referred the matter back to your Commission to consider the lone issue of floor area ratio (Exhibit A). This decision was based on the Appellant's argument that the proposed dwelling would exceed the maximum allowed size which is limited by the County's floor-area-ratio ordinance (Exhibit A). The issue was not raised during your Commission's consideration of this application.

Floor Area Ratio Calculation

The floor area ratio is determined by dividing the gross floor area of all buildings on a lot by the area of that lot (see Exhibit C). The habitable portions of the proposed dwelling measure 2,252 square feet on a 5,794 square foot lot (EMIS estimate), so it would appear that the 0.5:1 ratio can readily be met. However, County Code Section 13.10.323(c) and 13.10.700-U (Underfloor definition), (Exhibit D), requires that the non-habitable area beneath the first and second level living areas be counted in total as contributing to the total floor area. In addition, areas under the uncovered decks and cantilevered upper level area, count towards the total floor area. Areas deducted from floor area include a partial credit for garage space and the first three feet closest to the walls on overhangs. Continuous stairways are only counted at one level.

The attorney for the appellant submitted calculations indicating that the structure measures 3,345 square feet; or a floor area ratio of 57.932 percent (see Exhibit E). Staff calculate the floor area to measure 3,050 square feet for a floor area ratio of 52.64 percent. The differences in this figure stems from the fact that uncovered decks are not included in staff's calculations, and stairways are not double-counted (Exhibit F).

The appellant also consulted with the Building Official to investigate the fact that although the exterior stairway leading from the third level to the ground meets zoning regulations which allow stairs to be cantilevered up to three feet in the required side yard as per County Code Subsection 13.10.323(e)1, the stairs do not maintain the Building Code required three foot separation from the adjacent residence at 411 Beach Drive. Plans are modified to show compliance with the Uniform Building Code.

Recommendation

Staff recommends that your Commission approve a Variance to floor area ratio as a part of the original Zoning Administrator approval of Application #97-0622, based on the revised Findings (Exhibit B).

Sincerely,



Joan Van der Hoeven, AICP
Planner III

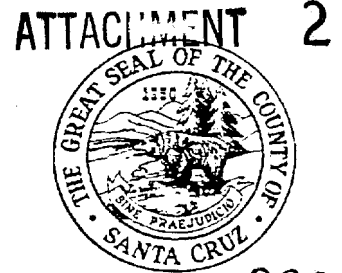
Reviewed by:



MARTIN J. JACOBSON, AICP
Principal Planner
Development Review

- EXHIBITS:**
- A. Board of Supervisors Minute Order dated August 28, 1998**
 - B. Revised Variance Findings**
 - C. Floor Area Ratio definition**
 - D. Floor Area Ordinance & Underfloor Definition**
 - E. Floor Area Ratio Calculation by Douglas E. Marshall**
 - F. Floor Area Ratio Worksheet**
 - G. Revised project plans**
 - H. Revised Floor Area Ratio Calculations**

COUNTY OF SANTA CRUZ
STATE OF CALIFORNIA



AT THE BOARD OF SUPERVISORS MEETING

On the Date of August 25, 1998

REGULAR AGENDA Item No. 055

((Jurisdictional hearing held to consider **the** Planning
((Commission's decision to uphold the Zoning
((Administrator's approval of Coastal Zone Permit No.
((97-0622; a proposal to demolish an existing garage and
((to **construct** a two-story, single-family dwelling with
((a garage below constituting a three-story dwelling on
((property located at 413 Beach Drive, Aptos;
((approved recommendation of the Planning Director to
((not take **jurisdiction** of this appeal to the Conditions
((of Approval for Coastal Development Permit #97-0622
((based on the fact that the appellant has not
((established sufficient grounds for the Board to take
((jurisdiction for further review and referred to the
((Planning Commission the issue pertaining to Floor
((Ratio Area only...

Jurisdictional hearing held to consider the Planning Commission's decision to uphold the Zoning Administrator's approval of Coastal Zone Permit No. 97-0622; a proposal to demolish an existing garage and to construct a two-story, single-family dwelling with a garage below constituting a three-story dwelling on property located at 413 Beach Drive, Aptos;

Upon the motion of Supervisor Symons, duly seconded by Supervisor Wormhoudt, the Board, by unanimous vote, approved recommendation of the Planning Director to not take jurisdiction of this appeal to the Conditions of Approval for Coastal Development Permit #97-0622, based on the fact that the appellant has not established sufficient grounds for the Board to take jurisdiction for further review and referred to the Planning Commission the issue pertaining to Floor Ratio Area only

cc:

CAO

Joan Van Der Hoeven, Planning Department
Martin Jacobson, Planning Department
Planning Commission
Norma Odenweller and Bob Fleck
Tracy Robert Johnson

State of California, County of Santa Cruz-ss.

I, Susan A. Mauriello, k-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California, do hereby certify that the foregoing is a true and correct copy of the order made and entered in the Minutes of said Board of Supervisors. In witness thereof I have hereunto set my hand and affixed the seal of said Board of Supervisors.

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EXHIBIT A

COUNTY OF SANTA CRUZ
STATE OF CALIFORNIA



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AT THE BOARD OF SUPERVISORS MEETING

On the Date of August 25, 1998

REGULAR AGENDA Item No. 055

Jim and Judy Craik
Douglas Marshall
California Coastal Commission

State of California, County of Santa Cruz-ss.

I, Susan A. Mauriello, Ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz State of California, do hereby certify that the foregoing is a true and correct copy of the order made and entered in the Minutes' of said Board of Supervisors. In witness thereof I have hereunto set my hand and affixed the seal of said Board of Supervisors.

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by

, Deputy Clerk, on August 28, 1998.

EXHIBIT A

VARIANCE FINDINGS:

1. THAT BECAUSE OF SPECIAL CIRCUMSTANCES APPLICABLE TO THE PROPERTY, INCLUDING SIZE, SHAPE, TOPOGRAPHY, LOCATION, OR EXISTING SURROUNDING STRUCTURES, THE STRICT APPLICATION OF THE ZONING ORDINANCE DEPRIVES SUCH PROPERTY OF PRIVILEGES ENJOYED BY OTHER PROPERTY IN THE VICINITY AND UNDER IDENTICAL ZONING CLASSIFICATION.

Special circumstances applicable to this property to justify the granting of a variance to development regulations concerning the height, number of stories, parking on more than 50 percent of the front setback, a reduced front setback and an increased floor area ratio, include the shape of the parcel, the size of useable area on the parcel, the lack of developable area on the parcel, the topography of the parcel, the location of the parcel, and the size and configuration of other houses in the vicinity. A narrow 35 foot property width provides limited area for development as required 5 foot side setbacks leave a 25 foot wide building envelope.

The project site is further constrained by existing topography. It is located below an eroding coastal bluff to the rear of the lot, and in a coastal wave run-up and/or flooding zone which requires elevation of any structure above 23 feet mean sea level at the front of the lot. The proposed structure would exceed the 28 foot height limit by four feet, exceed the two story height limit and exceed the 50 percent floor area ratio by about 3 percent, so that the first level would provide the necessary flood elevation required by the geologic report completed for the property and by General Plan policies 6.4.2 and 6.4.3, and by FEMA which regulate development in flood hazard areas. Without counting the non-habitable FEMA floor, the house would meet the floor area ratio requirement of 50 percent. Since this non-habitable floor has to be counted towards floor area ratio due to the County's definition of underfloor area having to do with ceiling height, the floor area ratio variance is necessary.

Due to the steep coastal bluff at the rear of the property, proposed to be retained by a 12 foot high engineered wall to deflect potential slides, the entire back yard is unsuitable for a deck/patio or recreational area as this area is reserved for storage of landslide debris in the event of a slope failure above the site which would flow into the rear yard. Such a landslide could occur at any time due to seismic events as well as storm events. This rear yard is therefore unsuitable for a deck/patio or recreational area, and makes the deck areas at the front of the structure important as the only useable outdoor area available to the parcel. The house is situated as far forward on the lot as possible due to the amount of debris flow catchment area required. This creates the necessity for the front yard variance for the proposed encroachment into the 20 foot front setback of four feet for the house (a 16 foot distance from the house to the front property line). The proposed deck encroachment to within eight feet of the front property line provides needed open space area for the single-family dwelling.

The vast majority of existing surrounding structures enjoy reduced front and/or side setbacks and the strict application of the zoning ordinance would prevent this property owner from utilizing this site to the same extent as other properties in the vicinity under identical R-1-8 zoning. The majority of properties in the vicinity were developed more than 50 years ago, predating both the zoning ordinance and FEMA regulations.

Required on-site parking takes up more than 50 percent of the 35 foot wide front yard, but provides a total of three spaces on-site so that this property does not compete with coastal visitors for access to public on-street parking on Beach Drive. The proposed deck encroachment to within 8 feet of the front property line and 16 feet to the residence, provides needed open space area for the single-family dwelling.

2. THAT THE GRANTING OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF ZONING OBJECTIVES AND WILL NOT BE MATERIALLY DETRIMENTAL TO PUBLIC HEALTH, SAFETY, OR WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE VICINITY.

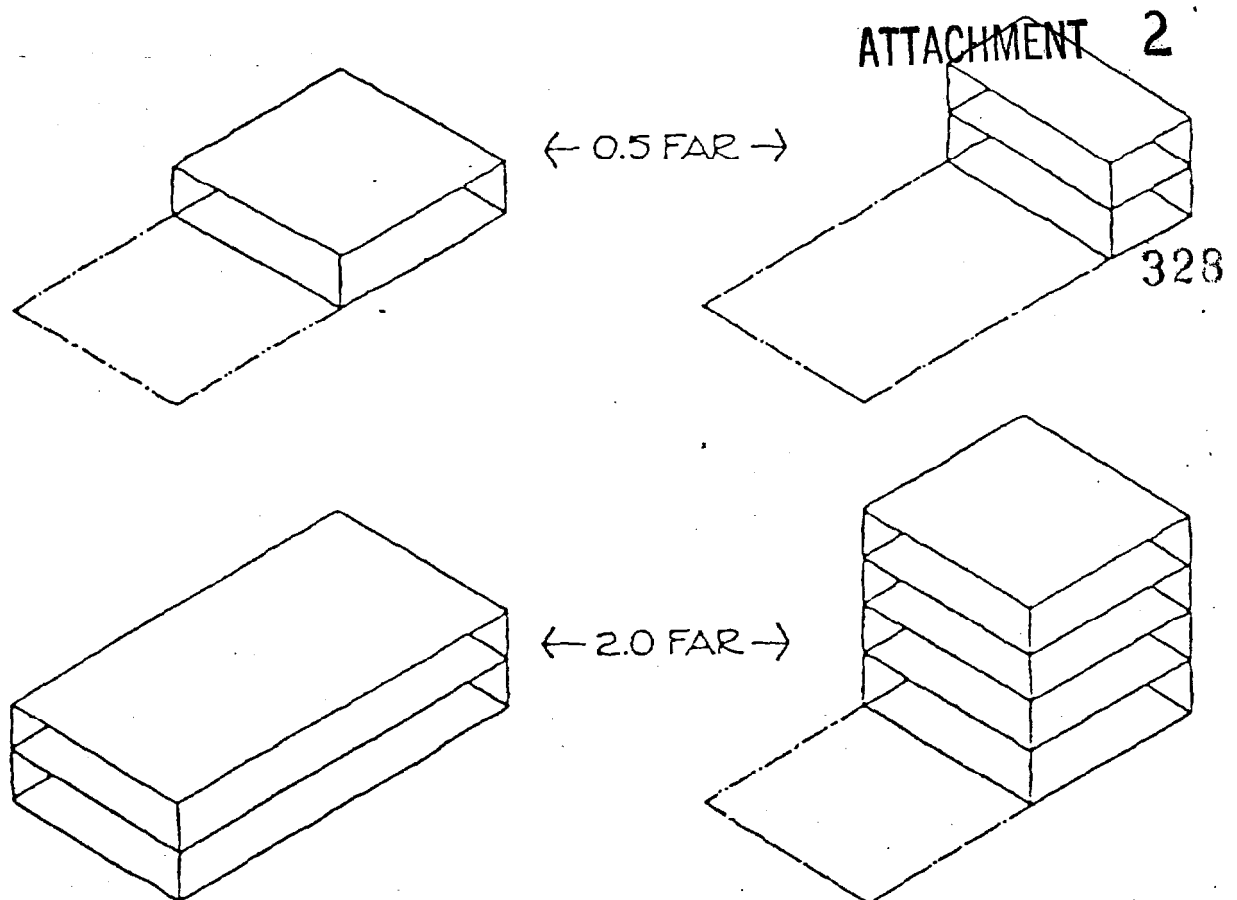
Compliance with mitigation measures required by technical studies accepted by the Planning Department (Exhibits E, F, and G of 4/03/98 staff report) will insure that the granting of a variance to construct the proposed single-family dwelling shall not be materially detrimental to the public health, safety or welfare or be injurious to property or improvements in the vicinity. The residence is required to be elevated above 23 feet mean sea level with no habitable features on the ground floor and constructed with breakaway walls and a collapsible garage door. No mechanical, electrical or plumbing equipment shall be installed below the base flood elevation. An engineered 12 foot high retaining wall is to be constructed behind the house to stabilize the base of the coastal bluff above the residence. The rear yard is to be free of obstructions so that there is nothing substantial to deflect slide debris onto adjacent properties.

3. THAT THE GRANTING OF SUCH VARIANCES SHALL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGES INCONSISTENT WITH THE LIMITATIONS UPON OTHER PROPERTIES IN THE VICINITY AND ZONE IN WHICH SUCH IS SITUATED.

The granting of a variance to reduce the front setback from the required 20 feet to about 16 feet to the dwelling and about 8 feet to the edge of the cantilevered second floor deck; to increase the maximum height from 28 feet to about 32 feet; to allow three stories; to allow parking to exceed a maximum of 50 percent of the required front yard, and to allow an increase in the floor area ratio from 50 percent to about 53 Percent will not constitute a grant of special privilege to this parcel as similar variances have been granted in the R-1-8 zone district and immediate vicinity. The variance would provide a remedy for the proposed infill development of a single-family residence consistent with the existing surrounding development.

The County has considered and approved similar variance requests with existing surrounding development. Reduced setbacks have been granted at APN's 043-105-03, -06, and -22 for example, under Applications #97-0387 (reduced side setback from 5 feet to 3 feet), #86-45-V (reduced 5 feet setbacks to 3 feet and zero feet), and #4780 (reduced front setback from 10 feet to 5 feet). A permit for a fence greater than 6 feet in the required side yard was also granted at APN 043-105-15 under Application #91-0608.

A field survey and aerial photographs indicate that the majority of existing homes along Beach Drive have a front setback of ten feet or less, so that the proposed project being set back 16 feet to the proposed residence and 8 feet to the second level deck, would not constitute a grant of special privilege inconsistent with existing surrounding development. A field survey has shown that there are at least 19 other three-story homes on Beach Drive, so granting the variance is consistent with the privileges already enjoyed by surrounding development.



FLOOR AREA RATIO

floor area- ratio Determined by dividing the gross floor area of all buildings on a lot by the area of that lot. (F&-fax County, Va.)

Comment. The floor area ratio (FAR) was developed as a more refined and adaptable measure of intensity than building coverage. It expresses in one measure, instead of several, the mathematical relation between volume of building-and unit of land. However, FAR cannot replace more traditional bulk controls entirely. Often, it is not a sufficient height control nor does it regulate the placement of the building on the site.

Source: A Survey of Zoning Definitions
American Planning Assoc.. PAS Report 421

13.10.523

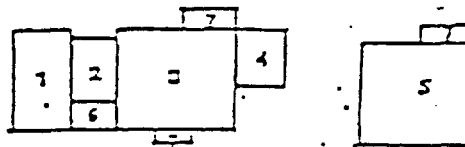
- (c) **Calculating Allowable Gross Building Area.** When determining the maximum allowable gross building area for a specific parcel, it is necessary to know the zoning and net site area of the parcel. Definitions of net site area, gross building area, floor area, floor area ratio, story, attic, basement, underfloor, and mezzanine appear in 13.10.700.

Net Site Area x Floor Area Ratio (F.A.R.) = Total Allowable Gross
Building Area for All Buildings on Site

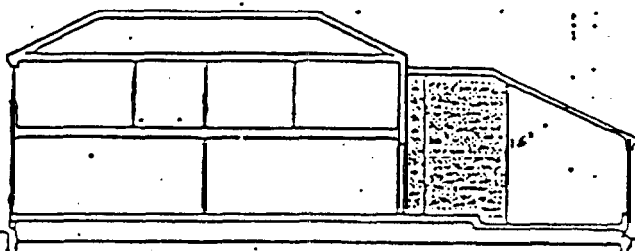
Net Site Area x Maximum Parcel Coverage Percentage = Maximum Allowable
Parcel Coverage

AREAS INCLUDED IN GROSS BUILDING AREA CALCULATION

- All Floor Areas; areas with ceiling heights greater than 16 ft. 0 inches are counted twice, and greater than 24 feet 0 inches are counted three times (2,3,4,5)
- Garage (credit for one parking space - 225 sq. ft. not counted (1)
- Covered and Enclosed Area (6)
- Stairs and landing at each floor
- Basements, attics and under floor area which reach a ceiling height of 7 ft. 6 inches or higher, then all areas greater than 5 feet 0 inches in height shall count as area for F.A.R. calculations
- Areas under building projections greater than 3 feet from the exterior wall, or cumulatively greater than 1/3 the length of that side of the building.

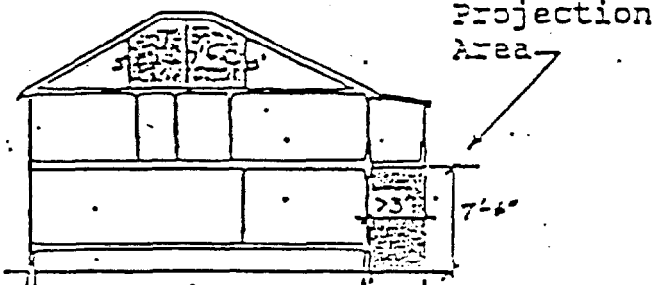


LOWER FLOOR. UPPER FLOOR.



DOUBLE-COUNTED AREA

Floor areas which contain ceiling heights greater than 16 feet shall be counted twice, greater than 24 feet shall be counted three times.



ATTIC SPACE

If attic areas contain ceiling heights 7 ft. 6 in. or higher, then all areas greater than 5 ft. 0 in. in height shall count as area for F.A.R.

13-10-323

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AREAS NOT INCLUDED IN CALCULATIONS

first 140 sq. ft. and then 1/2 of all covered, unenclosed porch areas (7)
 uncovered decks (covered decks count)
 uncovered balconies (covered balconies count)
 areas beneath 3 ft. of roof overhang

SAMPLE PARCEL of 3,783 net square feet, R-1-4 Zone District

From Site and Structural Dimensions Chart:

Floor Area Ratio = 0.5:1
 Maximum Parcel Coverage = 40%

3,783 sq.ft. x 0.5 = 1892 sq.ft. Total Floor Area
 3,783 sq.ft. x 0.40 = 1513 sq.ft. Maximum First Floor Area
 (Round to Nearest Foot)

Total Floor Area = 1892 sq.ft.
 Less: Maximum First Floor Area = 1513 sq.ft.

 Second Level Area = 379 sq.ft.

The total floor area may be divided equally between floors.

13.10.700-U "U" DEFINITIONS.

"U" - Use Approval (Section 13.10.220)

Under Floor. For planning and zoning purposes, under floor is the space between the underside of the floor framing (joists or girders that directly support the floor sheathing) and the grade below.

To qualify as an under floor there must be no stairway access.

If any point of the under floor is 7 feet 6 inches or more in height, then all the area in the under floor that is 5 feet 0 inches or more in height shall count as area for the Floor Area calculations.

Under floors are not considered as a story. (Ord. 4159, 12/10/91)

Floor Area Ratio Requirement (FAR) ATTACHMENT 2

1. Parcel Size and Maximum Floor Area

332

Assessor	5,662.8	square feet
My Calculation	5,774	square feet
Staff Calculation	5,794	square feet

If we assume staff's calculation of parcel size is correct, then a FAR of .5:1 means that the maximum floor area is 2,897 square feet.

2. Actual Floor Area

1 st Floor:	Foyer	102	
	Garage	414	
	Back Area	550	
		<u>1,096</u>	
	Less Garage Credit	<u>225</u>	
	1st Floor Total:		871

2 nd Floor:	Living	1,025	
	Deck	177	
		<u>1,202</u>	
	Less Deck Credit	<u>75</u>	
	2nd Floor Total:		1,127

3 rd Floor:	Living	1,123	
	-Deck	<u>172</u>	
		1,297	
	Less Deck Credit	<u>75</u>	
	3rd Floor Total:		1,222

Back Cantilevered Area:	200	
Less Credit	<u>75</u>	
Total:		<u>125</u>

GRAND TOTAL: 3,345 Square Feet

**FLOOR AREA RATIO**

and

GROSS BUILDING AREA

The Board of Supervisors adopted Interim Ordinance No. 4159, effective in February, 1991, which limited the total gross building area of a dwelling to one half of the lot size. The Board subsequently revised the ordinance and made it effective on a permanent basis in February, 1992. This handout is to assist you in determining what is counted as gross building area.

WHEN DOES GROSS BUILDING AREA APPLY TO YOUR PROJECT?

Gross building area must be calculated for residential projects in order to determine the following: 1) the proposed total gross building area of the dwelling; and, 2) the proposed floor area ratio (FAR) to parcel size. The total gross building area of the dwelling, exclusive of accessory structures, if proposed at greater than 7,000 square feet, requires approval of the Zoning Administrator, per County Code Section 13.10.325 (which is also known as the "Large Dwelling Ordinance"). The FAR on a residential lot is limited to 50%, per County Code Section 13.10.323(c).

WHAT IS THE PROCESS FOR CALCULATING GROSS BUILDING AREA?

You must fill out the "Supplemental Application Submittal Requirements" chart contained in this packet of information, and submit it with your application for a building or discretionary permit. (A discretionary permit is a variance or residential development permit, for example.) The chart provides a step-by-step process for calculating gross building area.

WHAT COUNTS TOWARD GROSS BUILDING AREA CALCULATIONS?

Each area of a house counts differently toward gross building area. The definitions for each of those areas, and how they count toward gross building area, are as follows:

BASEMENT

A basement is the space between the bottom of the floor

framing (joists or girders that directly support the floor sheathing) and the basement floor. To qualify as a basement, more than 50% of the basement exterior perimeter wall area must be below grade and no more than 20% of the perimeter exterior wall may exceed 5'6" in height above the exterior grade.

If any part of the basement is 7'6" or higher, then all areas greater than 5'0" in height count toward gross building area.

UNDERFLOOR

Underfloor is the space between the underside of the floor framing (joists or girders that directly support the floor sheathing) and the grade below.

If any part of the underfloor is 7'6" or higher at any point, and there is an interior stairway and flooring, then all areas greater than 5'0" in height count toward gross building area.

FLOOR AREA

Floor areas with ceiling heights greater than 16'0", up to and including 24'0", count twice toward gross building area. Areas with ceiling heights greater than 24'0" count three times toward gross building area.

STAIRS/LANDING

Exterior stairs and landings do not count toward gross building area, provided that the landing has a dimension measured in the direction of travel not less than the width of the stairway. "such dimension need not exceed 44" when the stair has a straight run.

Interior stairs and landings are included in floor areas. Stairs will not be double-counted.

MEZZANINE

A mezzanine is an intermediate floor between stories that opens into another room so that the floor area of the mezzanine does not exceed 1/3 of the room area onto which it opens. (Adjacent rooms or area which are more than 50% open to a mezzanine are considered part of that space.)

All of the mezzanine area counts toward gross building area.

ATTIC

An attic is the space between the underside of the roof framing (rafters or beams that directly support the roof sheathing) and the upperside of the ceiling framing.

If any part of an attic is 7'6" or more in height, then all areas greater than 5'0" in height shall count toward gross building area.

GARAGE

The total garage area counts toward gross building area, except credit is provided for 225 square feet.

TRELLIS/ARBOR

A trellis or arbor will not count toward gross building area

If the top of the trellis or arbor is open, such as an open weave. If the top of the trellis or arbor is solid, then all of the underneath area will count toward gross building area.

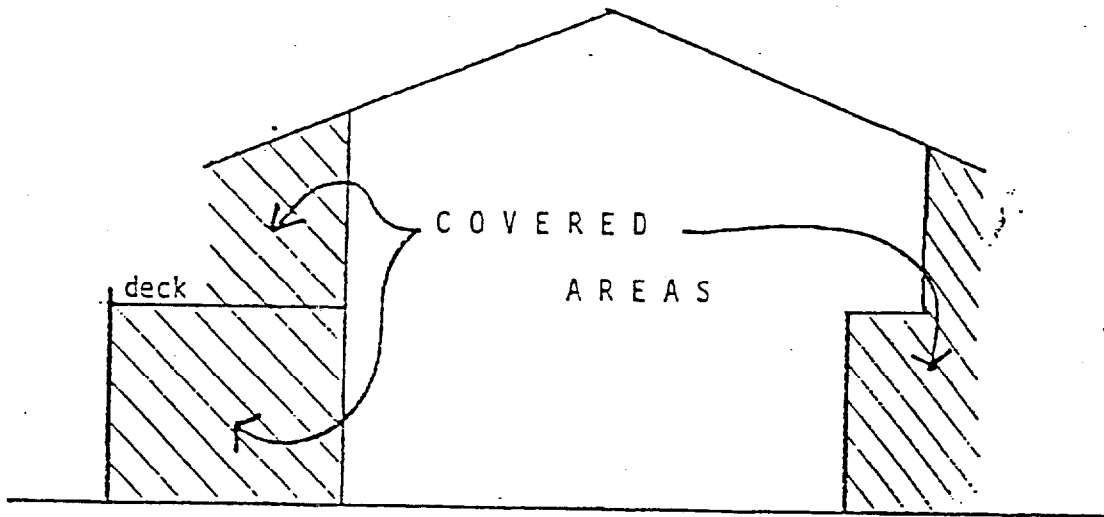
**ACCESSORY
STRUCTURES**

Accessory structures do not count toward floor area for purposes of the Large Dwelling calculation or in the calculation for floor area ratio.

SEE NEXT PAGE FOR "COVERED AREA".

UNENCLOSED COVERED AREAS

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COVERED AREA is the unenclosed area below an eave, overhang, deck; or projection, regardless of flooring or support.

If the length of the covered area is less than $\frac{1}{3}$ of the building length on that side, for that area which is 7'6" or more in height:

- ** The first 3 ft. or 140 square feet, whichever is larger, does not count toward Gross Building Area.
- ** One-half of the remaining area counts toward Gross Building Area.

If the length of the covered area is more than $\frac{1}{3}$ of the building length on that side, for that area which is 7'6" or more in height:

- ** The first 3 ft or 140 square feet, whichever is larger, does not count toward Gross Building Area.
- ** All of the remaining area counts toward Gross Building Area.

**GROSS BUILDING AREA
SUPPLEMENTAL APPLICATION SUBMITTAL REQUIREMENTS**

ATTACHMENT 2

3 3 7

The following floor area calculations help staff to process your application with more speed and efficiency. Please include the index on the cover sheet of your plans, and submit a separate set of calculations for each proposed and existing building.

BUILDING _____ (Indicate which building on the plot plan.)
EXISTING _____ **PROPOSED** _____ (Check one.)

'LOT COVERAGE CALCULATIONS-

1. Zone District: R-1-8
2. Parcel Area: 5,794 sq. ft. _____ acres
3. Area of Rights-of-way: _____ ft. _____
4. Net Parcel Area' (2 - 3): 5,794 sq. ft.
5. Coverage by Structures: 4,225 sq. ft. UNDERFLOOR 37' x 25' = 925
 (Total footprint of all structures over 18" in height.) REAR OVERHANG = 200
6. Percentage of Parcel Coverage ($5 \div 4 \times 100$): 21.14 % MAIN DECK = 100
12254

HEATED SPACE CALCULATION

1. Total Heated Space: 2252 sq. ft.
2. Total Unheated Space: 481 sq. ft. GARAGE 445
STORAGE 36
481

FLOOR AREA CALCULATIONS BY TYPE OF SPACE

NOTES: (e) = existing square footage
 (p) = proposed square footage
 See accompanying definitions for an explanation of each of the following categories. **INCLUDE ONLY THOSE CATEGORIES THAT APPLY TO THE BUILDING.**

1. BASEMENT/UNDERFLOOR
 If any part of the basement or underfloor is 7'6" or higher (& for underfloor, there is an interior stair & flooring):
 a. **TOTAL BASEMENT/UNDERFLOOR AREA GREATER THAN 5' IN HEIGHT.**.....

2. FIRST FLOOR

- a. Area w/ ceilings less than 16' in height
- b. Area w/ ceilings 16' - 24' (X 2)
- c. Area w/ ceilings >24' (X3)

- d. **TOTAL FIRST FLOOR AREA**
 (a + b + c).....

EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
		GARAGE CREDIT = -225
		UNDERFLOOR 37 x 25 = 925
		REAR OVERHANG 200' LESS 140' CREDIT = 60
		FRONT DECK - LESS 25' CORNER 8 x 25 LESS 75' CREDIT = 100
		STAIRWAY 30' x 3 = 90
		TOTAL = 9504
EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.

EXHIBIT F 54

3. SECOND FLOOR $44 \times 25 = 1025 \#$

a. Area w/ ceilings less than 16' in height (e) _____ (p) _____

b. Area w/ ceilings 16' - 24' (x 2) (e) _____ (p) _____

c. Area w/ ceilings >24' (x3) (e) _____ (p) _____

d. TOTAL SECOND FLOOR AREA (a + b + c).....

	EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
4. MEZZANINE <u>THIRD LEVEL</u>			
a. TOTAL MEZZANINE AREA.....	EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
5. ATTIC			
If any part of the attic is 7'6" or higher:			
a. TOTAL ATTIC AREA GREATER THAN 5' IN HEIGHT.....	EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
6. GARAGE - <u>See First level</u>			
a. Total Garage Area (e) _____ (p) _____			
b. Credit (e) -225 (p) -225			
c. TOTAL GARAGE AREA.....	EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
7. TRELLIS AND ARBOR			
If the top of the trellis or arbor is solid:			
a. TOTAL AREA UNDERNEATH TRELLIS OR ARBOR.....	EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
8. UNENCLOSED, COVERED AREAS			
If there are covered areas on more than one side of the building, submit items a - d for each side on a separate sheet. The first 3' does not count.			
a. Total area below eave, overhang, projection, or deck more than 7'6" in height (e) _____ (p) _____			
b. Area of first 3' of eave or 140 sq. ft. whichever is larger (e) _____ (p) _____			
c. Remaining area (a - b) (e) _____ (p) _____			
d. TOTAL COVERED AREA OF SIDE			
1) Use one of the following:			
a) If length of covered area exceeds 1/3 of the building length on that side:			
TOTAL COVERED AREA OF SIDE (enter c).....	EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.

OR,

- b) If length of covered
area is less than 1/3
of the building

length on that side:

TOTAL COVERED AREA OF SIDE.....

(enter 0.50 X c)

EXISTING	PROPOSED	TOTAL
SQ. FT.	SQ. FT.	SQ. FT.

- e. TOTAL COVERED AREA OF ALL SIDES.....
(enter sum of all sides) ,

EXISTING	PROPOSED	TOTAL
SQ. FT.	SQ. FT.	SQ. FT.

9. TOTAL FLOOR AREA OF THE BUILDING.....
(Sum all of the categories above.)

EXISTING	PROPOSED	TOTAL
SQ. FT.	SQ. FT.	SQ. FT.

10. TOTAL FLOOR AREA OF ALL BUILDINGS.....
(Sum of the floor area of all buildings.)

EXISTING	PROPOSED	TOTAL
SQ. FT.	SQ. FT.	SQ. FT.

11. FLOOR AREA RATIO CALCULATIONS:-

Proposed FAR: 52.6 % net parcel area ÷ proposed floor area from #10 X 100)

12. LARGE DWELLING CALCULATIONS:

Total Proposed Floor Area: _____ sq.ft. (Proposed floor area from #10, minus
barns and other agricultural buildings.)

FIRST LEVEL 950
SECOND 1075
THIRD 1075

3050

FAR $\frac{3050}{5794} \times 100 = 52.6\%$

WHAT AREAS ARE COUNTED TOWARD.....

	LOT COVERAGE	FLOOR AREA	BUILDING FEES	7000 4500 SQ. FT. LIMITATION
Conditiqned space per CAC Title 24	Y	Y	Y	Y
Uncovered decks and porch/es <18 inches in height	N	N	N	N
Uncovered decks and porches >18 inches in height (Bldg. fees count when decks exceed 30 inches)	Y	N	Y	N
Covered, enclosed porches, decks and stairways and landings	Y	Y	Y	Y
Uncovered Cantilevered Balconies	N	N	Y	N
Covered, Cantilevered Balconies	Y	Y	Y	Y
<3 foot eaves and chimneys	N	N	N	N
>3 foot eaves	N	Y	N	Y
Open underfloor areas without floors	N/A	N	N	N
Open underfloor areas with floors and interior stairs	N/A	Y	Y	Y
Basement areas with headroom heights >5 feet	N/A	Y	Y	Y
Up to 225 sq. ft. of garage or carport	Y	N	Y	N
Areas greater than 225 sq. ft. of garage or carport	Y	Y	Y	Y

Attic spaces with headroom heights <5 feet	N/A	N	N	N
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Attic spaces with ceiling heights >7'6" minus areas with <5 ft. headroom heights	N/A	Y	N	Y
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Barns and similar agriculture-related structures	Y	Y N	Y	N
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Y = YES, AREA IS COUNTED

N = NO, AREA IS NOT COUNTED

N/A = DOES NOT APPLY

Revised July 20, 1992

REVISED FLOOR AREA RATIO CALCULATION**COASTAL ZONE PERMIT #97-0622****413 BEACH DRIVE APTOS, APN 043-105-07****Based on Planning Commission Exhibit G, 10/28/98****PARCEL SIZE: 5,794 square feet****BUILDING SIZE: 2,928 square feet**

First Level	garage area	
	37' x 23' 8"	= 875
	less 225 credit	- 225
		<u>650</u>

plus rear overhang		
8' x 23' 8"	=	190
less 140' credit	-	140
		<u>50</u>

plus front deck		
18' 8" x 12' t 6' 4" x 9'	=	281
minus corners - 6'		6
less 75' credit	-	75
		<u>200</u>

Total first level square footage = 900

Second Level	13' 6" x 25' t 27' 6" x 23' 8"	= 989
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Third Level	24' 4" x 23' 8" t 20' 8" x 25'	= 1,093
	minus 54 sq ft stairs	54
Total third level square footage		= 1,039

TOTAL FLOOR AREA:	First Level	900
	Second Level	989
	Third Level	1,039
		2,928 square feet

FLOOR AREA RATIO = $\frac{2,928}{5,794} \times 100 = 50.53$ percent

The floor area ratio is 50 percent, 0.5:1 or half the 5,794 square foot lot, so the project exceeds the allowable FAR by 31 square feet in that the proposed project is 2,928 square feet in area where a maximum of 2,897 square feet are allowed in the R-1-8 zone district.

**COUNTY OF SANTA CRUZ PLANNING COMMISSION
MINUTES**

DATE: October 28, 1998

PLACE: HSA Large Auditorium
1080 Emeline Avenue, Santa Cruz, CA

COMMISSIONERS PRESENT: ROBERT BREMNER, MARILYN HUMMEL, LEO RUTH,
RENEE SHEPHERD, DALE SKILLICORN(CHAIRPERSON).

STAFF MEMBERS PRESENT: GLENDA HILL, JOAN VAN DER HOEVEN, ROBERT
STAKEM, MARK DEMING, JACKIE YOUNG, ALVIN
JAMES

COUNTY COUNSEL PRESENT: RAHN GARCIA

All legal requirements for items set for public hearing on the Santa Cruz County Planning Commission agenda for this meeting have been fulfilled before the hearing including publication, mailing and posting as applicable.

- A. ROLL CALL:**
Commissioners Bremner, Hummel, Ruth, Shepherd and Skillicorn present at 9:00 a.m.
- B. PLANNING DIRECTOR'S REPORT:** Martin Jacobson report on four items that the Board of Supervisors considered; an amendment to the Graham Hill Estates Subdivision, Commercial project in Davenport, Buena Vista Stockpile, and changes to Chapter 16.10 of the County Code.
- C. COUNTY COUNSEL'S REPORT:** None.
- D. ADDITIONS AND CORRECTIONS TO THE AGENDA:** None.
- E. ORAL COMMUNICATIONS:** None.
- F. CONSENT ITEMS:**

DIANE MARCEL: Asked if other projects have been submitted for property; noted that traffic is a concern.

JEANNE HELMTS: Peak traffic is not bad. Walnut tree was used as fence post.

CLOSED PUBLIC HEARING

COMMISSIONER BREMNER: Asked about width of driveway and architectural design.

ROBERT STAKEM: Clarified proposed conditions.

MOTION

COMMISSIONER RUTH MOVED TO APPROVE STAFF RECOMMENDATION WITH REVISED CONDITIONS. SECONDED BY COMMISSIONER SHEPHERD.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 5-0.

ITEM H-3

CONSIDERATION OF A REFERRAL BY THE BOARD OF SUPERVISORS TO THE PLANNING COMMISSION TO CONSIDER THE ISSUE OF FLOOR AREA RATIO ON A PROPOSAL TO DEMOLISH AN EXISTING GARAGE AND CONSTRUCT A TWO-STORY SINGLE-FAMILY DWELLING WITH A GARAGE BELOW CONSTITUTING A THREE-STORY DWELLING. REQUIRES A COASTAL ZONE PERMIT AND VARIANCE TO: REDUCE THE REQUIRED MINIMUM 20-FOOT FRONT YARD TO ABOUT 16-FEET TO THE DWELLING AND ABOUT 8-FEET TO THE EDGE OF THE CANTILEVERED DECK ABOVE THE FIRST FLOOR; TO CONSTRUCT A SECOND STORY DECK; TO INCREASE THE MAXIMUM 28-FOOT HEIGHT LIMITATION TO ABOUT 32-FEET, TO ALLOW THREE-STORIES; TO ALLOW THE PARKING AREA TO EXCEED A MAXIMUM OF 50 PERCENT OF THE REQUIRED FRONT YARD, AND INCREASE THE MAXIMUM FLOOR AREA RATIO FROM 50 PERCENT TO ABOUT 58 PERCENT. THIS APPLICATION INCLUDES A RESIDENTIAL DEVELOPMENT PERMIT TO INCREASE THE MAXIMUM 6-FOOT HEIGHT LIMITATION OF A RETAINING WALL WITHIN THE REQUIRED 5-FOOT SIDE YARDS TO ABOUT 12-FEET IN HEIGHT. PROPERTY LOCATED ON THE NORTH SIDE OF BEACH DRIVE (413 BEACH DRIVE), ABOUT 3/4 MILE SOUTHEAST OF THE ESPLANADE AND RIO DEL MAR BOULEVARD.

OWNER: ODENWELLER NORMA P U/W ETAL TC

APPLICANT: TRACY JOHNSON

SUPERVISORIAL DIST: 2

PROJECT PLANNER: JOAN VAN DER HOEVEN, 454-3 140

JOAN VAN DER HOEVEN: Discussed project history, noted late materials,

COMMISSIONER SHEPHERD: Wants a focused hearing for floor-area ratio issues as directed by the Board

JOAN VAN DER HOEVEN: Continued presentation by reviewing exhibits, reviewing floor-area ratio calculations, gave recommendation for action.

OPEN PUBLIC HEARING

JUDI CRAIK: Project is always changing; house is too large; utility pole can't be moved; project needs to be legitimately reviewed.

DOUG MARSHALL: Introduced exhibits; his letter of October 27, consistency with General Plan, 2 Applications that were redesigned to eliminated third stories.

BETTY COST: This hearing is on floor-area ration. Bottom floor is counted as floor-area-ratio but it isn't useable. Calculation is the most conservative estimate.

DOUG MARSHALL: Your Commission should consider everything.

CLOSED PUBLIC HEARING

COMMISSIONER BREMNER: Will support due to FEMA regulation.

COMMISSIONER SKILLICORN: Agrees with Commissioner Bremner; will support project.

MOTION

COMMISSIONER RUTH MOVED TO APPROVE STAFF RECOMMENDATION WITH REVISED EXHIBIT AND FINDINGS. SECONDED BY COMMISSIONER BREMNER.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 5-0.

ITEM H-4

~~PROPOSAL TO CREATE TWO, SINGLE-FAMILY RESIDENTIAL LOTS. REQUIRES A MINOR LAND DIVISION. PROJECT LOCATED ON THE SOUTH AND EAST SIDES OF LORE WAY (34 LORE WAY) ON THE SOUTH SIDE OF THE INTERSECTION OF FREEDOM BOULEVARD AND LORE WAY ABOUT 1/4 MILE EAST OF DAY VALLEY ROAD.~~