



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

January 22, 2007

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

Agenda Date: February 28, 2007

Item #: 7

Time: After 9 AM

Application Number: 04-0666
APN: 027-261-39

Owner: Gerald & Merrily Rosenthal et al
Applicant: Paul Savasky

Subject: A continued public hearing, to consider a proposal to demolish one dwelling unit (on a site with two existing units) and construct five new multi-family dwelling units (one duplex and one triplex) for a total of six dwelling units and remove one Significant Tree.

Members of the Commission:

On August 23, 2006, your commission reviewed Application 04-0666, a proposal to construct five new multi-family dwelling units, retain an existing unit for a total of six rental units, and remove one Significant Tree. This project was continued by your commission to allow sufficient time for the applicant to address the issues enumerated below. Since the initial hearing, two continuances were granted to provide additional time for the project consultants to revise the project plans and drainage calculations.

Issues and Revisions

Primary among the concerns raised at the initial hearing was the proposed drainage plan. Your Commission also requested a revised site plan reflective of staffs recommendation to narrow the driveway and move the trash recycling enclosure out of the side yard setback. In addition, staff was directed to review the landscape plan and conditions of approval. These issues are discussed below.

I. Revised Drainage Plan & Calculations

The two overarching drainage issues identified by your Commission were (1) concern about the use of surface drainage features such as swales, and (2) the need for additional information regarding soil percolation rates and design specifications.

Issue #1 Surface Drainage Features The initial drainage plan relied upon both grassy and cobbled swales to convey runoff to the two proposed detention facilities. Questions were raised about the feasibility of these features given the lack of information provided regarding on-site

percolation rates and dimensional information of the swales themselves. There also was concern that the proposed bubbler used in the front yard detention area would create ponding during storms which could pose a drowning hazard to children. In addition, a question was raised about the appropriateness of the cobbled swale's location adjacent to the duplex's foundation.

Revisions The initial drainage plan has been revised in consideration of these issues. The most striking change is that instead of relying on surface features, the project now uses hard-piping to convey much of the runoff, and the potential drowning hazard in the front yard has been eliminated. The cobbled swale adjacent to the duplex's foundation has been removed and replaced with a hard-piped storm drain system.

In broad strokes, the revised drainage plan functions in the following way. The project engineer has divided the site into three main areas of runoff. The first is the runoff from the central paved area and the building roofs. The runoff from this area is to be hard-piped to the storm drain system and three percolation pits. In smaller storms, the runoff will be released before entering the percolation pits. During a 10-year storm, the percolation pits provide storage to retain the runoff in order to maintain the site's pre-development release rate. To mitigate for the small storms not entering the percolation pits, the southern parking area is to be surfaced in pavers. A perforated pipe along the curb of this area as well as an inlet will direct water to the percolation pit located adjacent to the trash recycling enclosure. The inlet provides safe overflow for the paver area, meaning that in a worst-case scenario where the paver area ceases to percolate, the drainage plan will still function.

The second area of runoff is from the landscaped areas and adjacent properties. This runoff will be collected in the storm drain systems which parallel the northern and southern property lines. The third area is the paved area east of the two-inch high berm which runs diagonally across the central parking area. This area will discharge runoff without detention across the driveway to 17th Avenue, a design consistent with how the site currently drains. Portions of this runoff will flow into the inlet located in the southeast corner of the property.

Based upon this drainage plan, the project engineer has calculated that the post-development runoff from the 10-year storm will be less than the pre-development (existing) runoff. For additional information, please see the cover letter and drainage calculations provided by the project engineer (Exhibit 2B).

Issue #2 Additional Information Your Commission requested that additional drainage information be provided. Specifically, the applicant was directed to provide legible plans, information on the proposed porous paving, and additional design specifications.

Revisions The revised plans are a substantial improvement over the original plans which were difficult to read due to duplicative information and confusing graphic representations. In addition to improving the legibility of the plans, the project engineer performed a watershed analysis (3.6 acres) to ensure that the proposed drainage plan accurately reflects the surrounding conditions. This analysis identified the runoff the project site receives from and contributes to adjacent parcels and enabled the project engineer to more precisely gauge the impact of this proposal upon the gutter flow in 17th Avenue. Haro, Kasunich & Associates, Inc. provided both the results of their percolation test and a plan review letter accepting the feasibility of the proposed percolation

pits and pervious paving which are proposed to be pavers (Exhibits 2C & 2D).

II. Revised Site Plan

Your Commission requested that the site plan be revised to reflect staffs recommendation to narrow the driveway fi-om **26** to 24 feet and to show the trashheycling enclosure as located entirely outside of the southern side yard. The revised site plan reflects these changes. In addition, the applicant redesigned the enclosure to accommodate recycling and sized the enclosure based upon the service provider's specifications.

III. Revised Landscape Plan

Your Commission voiced the following concerns regarding the landscape plan: the landscape plan designer was not identified, the legend was incomplete, the jasmine proposed for the fi-ont yard fence was shown as planted on the interior side of the fence rather than the exterior, the trash/recycling enclosure needed a landscape screen, and there appeared to be discrepancies between the drainage and landscape plans.

Revisions: The landscape designer is now clearly identified; the legend is complete; four pink jasmine plants will be trained on the exterior of the front fence; the trashheycling enclosure is screened; and the drainage and landscape plans are consistent. In addition, the fi-ont yard fence is now four feet in height where it originally began at three feet and increased to six feet. The uniform four-foot fence height will be aesthetically more pleasing and will create a more 'street-friendly' fi-ont yard.

In addition, staff reviewed the proposed landscape plan with the County's Urban Designer, a landscape architect. His assessment is that the proposal provides sufficient plant material at appropriate sizes for a project of this scale. For example, of the **20** trees proposed, over half are to be planted at 24-inch box size. The plants such as the tri-color *Phormiums* planted in the parking island **and** the flowering ground cover, appear to have been selected for their hardiness, color and drought-tolerance. Crape myrtle and jacaranda trees will bloom during the spring and summer while ash, loquat and birch trees will provide fall color.

IV. Revised Conditions of Approval

The conditions of approval have been revised to reflect the changes made to the site, landscape and drainage plans and to include conditions relating to recycling, lighting and the location of utility meters (Exhibit **2A**).

Summary

The plans submitted by the applicant have been reviewed by staff and appropriate changes to the drainage, site and landscape plans have been made. Technical reports supporting these changes have been provided. The revised plans appear to address the concerns of your Commission.

Recommendation

Planning Department staff recommends that your Commission:

1. Certify that the proposal is exempt from further Environmental Review under the California Environmental Quality Act; and
2. **APPROVE** Application Number **04-0666**, per the revised findings and conditions.

Sincerely,



Annette Olson
Project Planner
Development Review

Reviewed By:



Mark Deming
Assistant Director
County of Santa Cruz Planning Department

Exhibits:

- 2A. Revised Conditions
- 2B. Letter and drainage calculations regarding drainage plan revisions, prepared by Richard Wadsworth, project engineer, dated 12/12/06.
- 2C. Letter dated December 29, 2006 with results of percolation test by Haro, Kasunich and Associates, Inc.
- 2D. Plan review letter dated December 29, 2006 by Haro, Kasunich and Associates, Inc.
- 2E. Planning Commission Minutes, August 23, 2006 public hearing.
- 2F. Staff Report to the Planning Commission, August 23, 2006 agenda date, with exhibits.

Conditions of Approval

Exhibit A: 5 sheets by George Koenig, Architect, dated October 5, 2004 and revised January 17, 2007. 6 sheets by Mid Coast Engineers dated December 21, 2006 and revised December 29, 2006; 1 sheet, Landscape Plan, by Natalain Schwartz Design, dated October 10, 2006.

- I. This permit authorizes the demolition of a dwelling unit and construction of a duplex and triplex and various site improvements as shown in Exhibit A. 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.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.

11. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit an arborist plan review letter providing recommendations for protecting the redwood tree during construction.
 - C. Submit a grant deed to the County for the 5-foot dedication which parallels 17th Avenue.
 - D. 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. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Demonstrate compliance with the arborist recommendations for protecting the redwood tree during construction.
 3. No fence may exceed six feet in height and the front fence paralleling 17*

EXHIBIT 2A

Avenue may not exceed four feet in height.

4. Provide a public utility easement over the driveway / parking area.
5. Add a reference to the project soils report completed by Haro, Kasunich and Associates, Inc. and dated October 2003.
6. Submit a plan review letter by the project soils / geotechnical engineer approving of the final plans, including the drainage plans.
7. Show the overexcavation / recompaction required beneath the foundation elements.
8. For the driveway: provide a plan view, centerline profile and structural section.
9. Revise the circulation / parking plan to reflect the following:
 - a. For the nine uncovered parking spaces located adjacent to the southern property line, show wheel stops for each space to ensure that no vehicle will overhang the accessible path of travel.
 - b. Show the hammerhead curb **as** painted red to indicate that no parking is allowed in the hammerhead area.
10. A survey by a licensed surveyor may be required.
11. Revise the drainage plans to address the following:
 - a. The final plans should include maintenance guidelines for the proposed storm water facilities. A recorded maintenance agreement is required for detention and water quality treatment facilities and should include specific maintenance requirements determined by the project/engineer.
 - b. Provide a recorded maintenance agreement for the proposed drainage facilities, including all drainage features, filters and pavers. Include language in the agreement **as well as** on the final plans that details the specific maintenance requirements in terms of surfacing, cleaning, and inspecting these systems. The maintenance of the pavers must be consistent with the manufacture's recommendations.
 - c. Submit a plan review letter **from** the geotechnical/soils engineer approving of the final dated drainage plans.
 - d. Provide revised retention/detention system calculations and design that takes into account the required 25% safety factor.
 - e. Provide a percolation rate based upon the testing completed that takes into account the volume and surface area of the hole/boring used in the test and that is normalized for use in sizing the detentiodretention system. Update

EXHIBIT₂A

the detentiodretention system sizing as necessary.

- f. Show signage on all proposed on-site inlets stating “No Dumping – Drains to Bay” or equivalent message.
 - g. Public Works staff must inspect the installation of the drainage facilities. An engineer’s estimate, inspection fee, and reproducible civil plans with the Public Works signature block will be required prior to building permit issuance.
12. A final Landscape Plan, to be accepted by the County’s Urban Designer, for the entire site specifying the species, their size, and irrigation plans and meet the following criteria and must conform to all water conservation requirement of the City of Santa Cruz water conservation regulations:
- a. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 - b. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
 - c. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
 - d. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby **source** of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - 1. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.

EXHIBIT_{2A}

- ii. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
- iii. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
- iv. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.

13. Details showing compliance with fire department requirements.

14. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.

15. Electric and gas meters shall not be located in the front setback or area visible from public view or must be entirely screened from public view.

16. For the trash/recycling enclosure:

- a. An exterior sign with the international recycling logo shall be required, including the name and phone number of the responsible person and an interior sign for the types of materials to be recycled as specified by the County of Santa Cruz Recycling Design Criteria.
- b. The property owner is responsible for arranging with the collector/broker for regular pick up of material. Recyclable materials shall not be allowed to accumulate in such a manner that visual or public health nuisance is created.
- c. Security shall be provided to prevent theft of recyclable materials by unauthorized persons, however, the enclosure shall also be accessible for deposit of materials by authorized persons.
- d. Provisions shall be made to protect the recyclable materials from weather by covering the storage area or by the use of covered receptacles.

E. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal.

F. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area. Pervious asphalt, concrete, pavers and patio areas will be calculated as semi-pervious for fee and impact calculations.

EXHIBIT_{2A}

- G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- H. Pay the current fees for Parks and Child Care mitigation for 11 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$36 per bedroom, but are subject to change.
- I. Pay the current fees for Roadside and Transportation improvements for 4 units. Currently, these fees are, respectively, \$1,456 and \$1,456 per unit.
- J. Enter into a Certification and Participation Agreement with the County of Santa Cruz to meet the Affordable Housing Requirements specified by Chapter 17.10 of the County Code. This agreement must include the following statements:
 - 1. The developer shall provide one designated affordable unit on-site.
 - 2. The developer shall pay in-lieu fees for the fractional equivalent of .2 units in accordance with the regulations and formulas as specified by Chapter 17.10 of the County Code.
- K. Provide required off-street parking for 18 cars, 2 of which may be compact size. Standard parking spaces must be 8.5 feet wide by 18 feet long and compact spaces must be 7.5 feet wide by 16 feet long. Parking spaces must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- L. 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.
- M. Provide a recorded maintenance agreement for the retention and water quality treatment facilities with specific maintenance guidelines **as** provided by the manufacturer or project engineer.

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. Prior to breaking ground, call Environmental Planning staff (454-3162) to verify that arborist report's protection measures for the redwood tree have been installed.
- B. Public **Works** staff must inspect the installation **of** the drainage facilities.
- C. All site improvements shown on the final approved Building Permit plans shall be installed.
- D. All inspections required by the building permit shall be completed to the satisfaction **of** the County Building Official.
- E. The project must comply with all recommendations of the approved soil report.

EXHIBIT_{2A}

- F. Pursuant to Sections 16.40.040 and 16.42.100 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 16.42.100, shall be observed.

IV. Operational Conditions

- A. Landscaping must be maintained in good condition. In addition, landscaping located within the front yard setback must be maintained *so* as not to obstruct the sidewalk or drivers' line of sight.
- B. The required silt and grease traps shall be permanently maintained. Maintenance shall include the following:
 - 1. An annual inspection, prior to October 15 each year, to determine if cleaning or repair is needed;
 - 2. A brief annual report shall be prepared by the inspector after the **annual** inspection, and submitted to the Drainage Section of the Department of Public Works within five days of inspection. The monitoring report shall specify any repairs done or needed to allow the trap to function adequately.
- C. Pervious pavement shall be maintained per the plans submitted with the drainage plan (reference Condition II.D. 11.C). Manufacturer's specifications for power washing, vacuuming or other remediation shall be followed. A brief annual report shall be submitted to the Planning Department prior to October 15 of each year describing the maintenance that was completed in the previous year.
- D. 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

EXHIBIT_{2A}

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 on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Mark Deming
Assistant Planning Director

Annette Olson
Project Planner

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

EXHIBIT 2A

DRAINAGE OF LANDSCAPED AREAS

All landscaped areas will have positive drainage away from buildings per UBC requirements, and will drain positively toward drainage inlets feeding storm drains. Surface grades are maintained that will continue to drain the site even if catch basins and/or storm drains are blocked. In order to minimize the reduction of storm concentration time, storm drains and catch basins have been extended into the site only to the extent necessary to **minimize** the impact of **inadvertent** blocking of landscaped drainage **swales**.

FINAL DISCHARGE TO STREET (17th AVENUE)

Because of the absence of underground storm drain in 17th Avenue, storm drains will be discharged through curb drains into the street's curb and gutter. Curb drains are designed to release the mitigated 10 year flow. **As shown** by enclosed calculations, post-development runoff from the 10 year storm will be **less** than pre-development (existing) runoff.

Please call if there are any questions.

Yours truly,

Richard Wadsworth

Richard Wadsworth
RCE 28355



EXHIBIT 2B

PROJECT: Savasky - 17th Ave.
 Area #1 (Rear Bldg)
 Mid Coast Engineers
 70 Penny Lane, Suite A
 Watsonville, CA 95076 (831) 724-2580

JOB NO.: 03018A
 DATE : 12-28-06
 SHT NO.: 1 of 2

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 RETENTION SYSTEM DESIGN
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Pre- and Post-Development Runoff

Reference: "County of Santa Cruz Design Criteria"

Design Criteria: Rational Method, $Q = Ca C i A$
 Recurrence Interval = 10 years
 Ca (from Table 3-1) = 1.00
 Predevelopment C = 0.25
 Postdevelopment C = 0.90
 P60 Isopleth = 1.45
 Predev. conc. time = 15 minutes
 Watershed Area = 2664 s.f. = 0.061 acres

 Pre-development runoff (allowable release rate):

i = 1.74 for t = 15 minutes
 $Q = Ca C i A = 0.027$ CFS (10 yr)
 $\times 0.64 = 0.017$ CFS (2 yr)

 Post-development runoff for storms of various durations:

			to perc. system

for t=	10 minutes, i=	2.07 in/hr	
	$Q = Ca C i A =$	0.114 CFS minus pre. =	0.087 CFS
for t=	20 minutes, i=	1.54 in/hr	
	$Q = Ca C i A =$	0.085 CFS	0.058 CFS
for t=	30 minutes, i=	1.29 in/hr	
	$Q = Ca C i A =$	0.071 CFS	0.044 CFS
for t=	40 minutes, i=	1.14 in/hr	
	$Q = Ca C i A =$	0.063 CFS	0.036 CFS
for t=	60 minutes, i=	0.96 in/hr	
	$Q = Ca C i A =$	0.053 CFS	0.026 CFS
for t=	80 minutes, i=	0.85 in/hr	
	$Q = Ca C i A =$	0.047 CFS	0.020 CFS
for t=	100 minutes, i=	0.77 in/hr	
	$Q = Ca C i A =$	0.042 CFS	0.016 CFS
for t=	150 minutes, i=	0.65 in/hr	
	$Q = Ca C i A =$	0.036 CFS	0.009 CFS
for t=	200 minutes, i=	0.57 in/hr	
	$Q = Ca C i A =$	0.031 CFS	0.005 CFS
for t=	300 minutes, i=	0.48 in/hr	
	$Q = Ca C i A =$	0.026 CFS	-0.000 CFS

EXHIBIT 2B

PROJECT: Savasky - 17th Ave.
Area #1 (Rear Bldg)
Mid Coast Engineers
70 Penny Lane, Suite A
Watsonville, CA 95076 (831) 724-2580

JOB NO.: 03018A
DATE : 12-28-06
SHT NO.: 2 of 2

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RETENTION SYSTEM DESIGN

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Required Storage Volume

Reference: "Practices in Detention of Urban Stormwater Runoff,
Special Report No. 43", American Public Works Association

Design Criteria: **Modified Rational Method**

Assume infiltration rate = 6.0 in/hr
Assume infil. field size = 34 s.f.

Release rate from infiltration = 0.005 CFS

Project post-development concentration time = 10 minutes-

For t = 10 minutes,	Volume =	47 CF
For t = 20 minutes,	Volume =	61 CF
For t = 30 minutes,	Volume =	69 CF
For t = 40 minutes,	Volume =	73 CF
For t = 60 minutes,	Volume =	75 CF
For t = 80 minutes,	Volume =	72 CF
For t = 100 minutes,	Volume =	65 CF
For t = 150 minutes,	Volume =	38 CF
For t = 200 minutes,	Volume =	2 CF
For t = 300 minutes,	Volume =	(204)CF

MAXIMUM REQUIRED STORAGE = 75 CF

PLUS 25% SAFETY FACTOR = 94 CF

ASSUME 0.35 POROSITY FACTOR FOR DRAIN ROCK, THEN
VOLUME OF 8 FT DEEP DRAIN FIELD = 95 CF OK

TIME TO PERC. OUT OF DRAIN FIELD = 4.41 hrs

EXHIBIT 2B

HYDRAULIC CALCULATIONS FOR: SAVASKY 17th AVE

JOB NO.: 03018A

PROJECT: AREA #1 (REAR BLDG)
2 year release rate

DATE : 11-30-06

Mid Coast Engineers
70 Penny Lane, Suite A
Watsonville, CA 95076
(831) 724-2580

SHT NO.: 3

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FLOW THROUGH ORIFICE

$$Q = C_a(2gh)^{0.5}$$

EQUATION 4-10, BRATER & KING HANDBOOK

where:

C = coefficient of discharge

a = area of orifice = $(\pi/4)d^2$ (sq ft)

d = diameter of orifice (ft)

g = 32.2 ft/sec/sec (acceleration due to gravity)

h = height from water surface to center of orifice (ft)

Q = flow rate, (cfs)

C = 0.618 TABLE 4-3, BRATER & KING HANDBOOK

h = 0.270 ft, height of water surface

d = 0.092 ft, diameter of orifice = 1.10 inches

Q = 0.017 cfs <== 2 yr preconstruction

EXHIBIT 2B

HYDRAULIC CALCULATIONS FOR: SAVASKY 17th AVE

JOB NO. : 03018A

PROJECT: AREA #1 (REAR BLDG)
10 year release rate
Mid Coast Engineers
70 Penny Lane, Suite A
Watsonville, CA 95076
(831) 724-2580

DATE : 11-30-06

SHT NO.: 4

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FLOW THROUGH ORIFICE

$$Q = C_a(2gh)^{0.5} \qquad \text{EQUATION 4-10, BRATER \& KING HANDBOOK}$$

where:

C = coefficient of discharge
a = area of orifice = $(\pi/4)d^2$ (sq ft)
d = diameter of orifice (ft)
g = 32.2 ft/sec/sec (acceleration due to gravity)
h = height from water surface to center of orifice (ft)
Q = flow rate, (cfs)

C = 0.611 TABLE 4-3, BRATER & KING HANDBOOK
h = 0.700 ft, height of water surface
d = 0.092 ft, diameter of orifice = 1.10 inches
Q = 0.027 cfs <= 10 yr preconstruction

EXHIBIT 2B

PROJECT: Savasky - 17th Ave.
 Area #2 (Rear Pavement etc.)
 Mid Coast Engineers
 70 Penny Lane, Suite A
 Watsonville, CA 95076 (831) 724-2580

JOB NO.: 03018B
 DATE : 12-28-06
 SHT NO.: 1 of 2

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RETENTION SYSTEM DESIGN

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Pre- and Post-Development Runoff

Reference: "County of Santa Cruz Design Criteria"

Design Criteria: Rational Method, $Q = Ca C i A$
 Recurrence Interval = 10 years
 Ca (from Table 3-1) = 1.00
 Predevelopment C = 0.25
 Postdevelopment C = 0.78
 P60 Isopleth = 1.45
 Predev. conc. time = 15 minutes
 Watershed Area = 5058 s.f. = 0.116 acres

Pre-development runoff (allowable release rate):

$i = 1.74$ for $t = 15$ minutes
 $Q = Ca C i A = 0.050$ CFS (10 yr)
 $\times 0.64 = 0.032$ CFS (2 yr)

Post-development runoff for storms of various durations:

			to perc. system

for t=	10 minutes; $i = 2.07$ in/hr		
	$Q = Ca C i A = 0.187$ CFS minus pre. =		0.136 CFS
for t=	20 minutes, $i = 1.54$ in/hr		
	$Q = Ca C i A = 0.139$ CFS		0.088 CFS
for t=	30 minutes; $i = 1.29$ in/hr		
	$Q = Ca C i A = 0.117$ CFS		0.066 CFS
for t=	40 minutes? $i = 1.14$ in/hr		
	$Q = Ca C i A = 0.103$ CFS		0.053 CFS
for t=	60 minutes, $i = 0.96$ in/hr		
	$Q = Ca C i A = 0.087$ CFS		0.036 CFS
for t=	80 minutes, $i = 0.85$ in/hr		
	$Q = Ca C i A = 0.077$ CFS		0.026 CFS
for t=	100 minutes, $i = 0.77$ in/hr		
	$Q = Ca C i A = 0.070$ CFS		0.019 CFS
for t=	150 minutes, $i = 0.65$ in/hr		
	$Q = Ca C i A = 0.058$ CFS		0.008 CFS
for t=	200 minutes, $i = 0.57$ in/hr		
	$Q = Ca C i A = 0.052$ CFS		0.001 CFS
for t=	300 minutes, $i = -19.48$ in/hr		
	$Q = Ca C i A = -0.043$ CFS		-0.007 CFS

EXHIBIT 2B

PROJECT: Savasky - 17th Ave.
Area #2 (Rear Pavement etc.)
Mid Coast Engineers
70 Penny Lane, Suite A
Watsonville? CA 95076 (831) 724-2580

JOB NO.: 03018B
DATE : 12-28-06
SHT NO.: 2 of 2

=====

RETENTION SYSTEM DESIGN

=====

Required Storage Volume

Reference: "Practices in Detention of Urban Stormwater Runoff,
Special Report No. 43", American Public Works Association

Design Criteria: Modified Rational Method

Assume infiltration rate = 6.0 in/hr
Assume infil. field size = 50 s.f.

Release rate from infiltration = 0.007 CFS

Project post-development concentration time = 10 minutes.

For t = 10 minutes,	Volume =	74 CF
For t = 20 minutes,	Volume =	94 CF
For t = 30 minutes,	Volume =	103 CF
For t = 40 minutes,	Volume =	106 CF
For t = 60 minutes,	Volume =	102 CF
For t = 80 minutes,	Volume =	89 CF
For t = 100 minutes,	Volume =	70 CF
For t = 150 minutes,	Volume =	9 CF
For t = 200 minutes,	Volume =	(49)CF
For t = 300 minutes,	Volume =	(260)CF

MAXIMUM REQUIRED STORAGE = 106 CF

PLUS 25% SAFETY FACTOR = 133 CF

ASSUME 0.35 POROSITY FACTOR FOR DRAIN ROCK, THEN
VOLUME OF 8 FT DEEP DRAIN FIELD = 140 CF OK

TIME TO PERC. OUT OF DRAIN FIELD = 4.24 hrs

=====

EXHIBIT 2B

HYDRAULIC CALCULATIONS FOR: SAVASKY 17th AVENUE

JOB NO.: 03018B

PROJECT: AREA #2 (REAR PAVEMENT),

DATE : 11-30-06

2 year release rate

Mid Coast Engineers
70 Penny Lane, Suite A
Watsonville, CA 95076
(831) 724-2580

SHT NO.: 3

=====

FLOW THROUGH ORIFICE

$$Q = C a (2gh)^{0.5} \quad \text{EQUATION 4-10, BRATER \& KING HANDBOOK}$$

where:

C = coefficient of discharge

a = area of orifice = $(\pi/4)d^2$ (sq ft)

d = diameter of orifice (ft)

g = 32.2 ft/sec/sec (acceleration due to gravity)

h = height from water surface to center of orifice (ft)

Q = flow rate, (cfs)

C = 0.618 TABLE 4-3, BRATER & KING HANDBOOK

h = 0.250 ft, height of water surface

d = 0.128 ft, diameter of orifice = 1.54 inches

a = 0.032 cfs <== 2 yr preconstruction

EXHIBIT 2B

HYDRAULIC CALCULATIONS FOR: SAVASKY 17th AVENUE

JOB NO.: 03018B

PROJECT: AREA #2 (REAR PAVEMENT)
10 year **release rate**

DATE : 11-30-06

Mid Coast Engineers
70 Penny Lane, Suite A
Watsonville, CA 95076
(831) 724-2580

SWT NO.: */

=====

FLOW THROUGH ORIFICE

$$Q = C_a(2gh)^{0.5}$$

EQUATION 4-10, BRATER & KING HANDBOOK

where:

C = coefficient of **discharge**

a = area of orifice = $(\pi/4)d^2$ (sq ft)

d = diameter of orifice (ft)

g = 32.2 ft/sec/sec (acceleration due to **gravity**)

h = height from water surface to center of orifice (ft)

Q = flow **rate**, (cfs)

C = 0.613 TABLE 4-3, BRATER & KING HANDBOOK

h = 0.620 ft, height of water surface

d = 0.128 ft, diameter of orifice = 1.54 inches

Q = 0.050 **cfs** <= 10 yr preconstruction

EXHIBIT 2B

PROJECT: Savasky - 17th Ave.
 Area #3 (Front & Side Bldgs)
 Mid Coast Engineers
 70 Penny Lane, Suite A
 Watsonville, CA 95076 (831) 724-2580

JOB NO.: 03018C
 DATE : 12-28-06
 SHT NO.: 1 of 2

=====

RETENTION SYSTEM DESIGN

=====

Pre- and Post-Development Runoff

Reference: "County of Santa Cruz Design Criteria"

Design Criteria: Rational Method, $Q = Ca C i A$
 Recurrence Interval = 10 years
 Ca (from Table 3-1) = 1.00
 Predevelopment C = 0.25
 Postdevelopment C = 0.90
 P60 Isopleth = 1.45
 Predev. conc. time = 15 minutes
 Watershed Area = 2845 s.f. = 0.065 acres

Pre-development runoff (allowable release rate):

$i = 1.74$ for $t = 15$ minutes
 $Q = Ca C i A = 0.028$ CFS (10 yr)
 $\times 0.64 = 0.018$ CFS (2 yr)

Post-development runoff for storms of various durations:

			to perc. system

for $t =$	10 minutes, $i =$	2.07 in/hr	
	$Q = Ca C i A =$	0.122 CFS minus pre. =	0.093 CFS
for $t =$	20 minutes, $i =$	1.54 in/hr	
	$Q = Ca C i A =$	0.090 CFS	0.062 CFS
for $t =$	30 minutes, $i =$	1.29 in/hr	
	$Q = Ca C i A =$	0.076 CFS	0.048 CFS
for $t =$	40 minutes, $i =$	1.14 in/hr	
	$Q = Ca C i A =$	0.067 CFS	0.039 CFS
for $t =$	60 minutes, $i =$	0.96 in/hr	
	$Q = Ca C i A =$	0.056 CFS	0.028 CFS
for $t =$	80 minutes, $i =$	0.85 in/hr	
	$Q = Ca C i A =$	0.050 CFS	0.021 CFS
for $t =$	100 minutes, $i =$	0.77 in/hr	
	$Q = Ca C i A =$	0.045 CFS	0.017 CFS
for $t =$	150 minutes, $i =$	0.65 in/hr	
	$Q = Ca C i A =$	0.038 CFS	0.010 CFS
for $t =$	200 minutes, $i =$	0.57 in/hr	
	$Q = Ca C i A =$	0.034 CFS	0.005 CFS
for $t =$	300 minutes, $i =$	0.48 in/hr	
	$Q = Ca C i A =$	0.028 CFS	-0.000 CFS

0.010 CFS
EXHIBIT 2B
 0.005 CFS

PROJECT: **Savasky** - 17th Ave.
Area #3 (Front & Side Bldgs)
Mid Coast Engineers
70 Penny Lane, Suite A
Watsonville, CA 95076 (831) 724-2580

JOB NO.: 03018C
DATE : 12-28-06
SHT NO.: 2 of 2

=====

RETENTION SYSTEM DESIGN

=====

Required Storage Volume

Reference: "Practices in Detention of Urban Stormwater Runoff,
Special Report No. 43", American Public Works Association

Design Criteria: **Modified Rational** Method

Assume infiltration rate = 6.0 in/hr
Assume infil. field size = 36 s.f.

Release rate from infiltration = 0.005 CFS

Project post-development concentration time = 10 minutes.

For t = 10 minutes,	Volume =	50 CF
For t = 20 minutes,	Volume =	66 CF
For t = 30 minutes,	Volume =	74 CF
For t = 40 minutes,	Volume =	78 CF
For t = 60 minutes,	Volume =	80 CF
For t = 80 minutes,	Volume =	77 CF
For t = 100 minutes,	Volume =	69 CF
For t = 150 minutes,	Volume =	41 CF
For t = 200 minutes,	Volume =	3 CF
For t = 300 minutes,	Volume =	(215)CF

MAXIMUM REQUIRED STORAGE = 80 CF

PLUS 25% SAFETY FACTOR = 100 CF

ASSUME 0.35 POROSITY FACTOR FOR DRAIN ROCK, THEN
VOLUME OF 8 FT DEEP DRAIN FIELD = 101 CF OK

EXHIBIT 2B

TIME TO PERC. OUT OF DRAIN FIELD = 4.46 hrs

HYDRAULIC CALCULATIONS FOR: SAVASKY 17TH AVE

JOB NO.: 03018C

PROJECT: AREA #3 (FRONT & SIDE BLDGS)
2 year release rate

DATE : 11-30-06

Mid Coast Engineers
70 Penny Lane, Suite A
Watsonville, CA 95076
(831) 724-2580

SHT NO.: 3

=====

FLOW THROUGH ORIFICE

$$Q = C_a(2gh)^{0.5}$$

EQUATION 4-10, BRATER & KING HANDBOOK

where:

C = coefficient of discharge

a = area of orifice = $(\pi/4)d^2$ (sq ft)

d = diameter of orifice (ft)

g = 32.2 ft/sec/sec (acceleration due to gravity)

h = height from water surface to center of orifice (ft)

Q = flow rate, (cfs)

C = 0.618 TABLE 4-3, BRATER & KING HANDBOOK

h = 0.270 ft, height of water surface

d = 0.094 ft, diameter of orifice = 1-13 inches

Q = 0.018 cfs <== 2 yr preconstruction

EXHIBIT 2B

HYDRRTJLIC CALCULATIONS FOR: SAVASKY 17TH AVE

JOB NO.: 03018C

PROJECT: AREA #3 (FRONT & SIDE BLDGS)
10 year release rate

DATE : 11-30-06

Mid Coast Engineers
70 Penny Lane, Suite A
Watsonville, CA 95076
(831) 724-2580

SHT NO.: 4

FLOW THROUGH ORIFICE

$$Q = C a (2gh)^{0.5}$$

EQUATION 4-10, BRATER & KING HANDBOOK

where :

C = coefficient of discharge

a = area of orifice = $(\pi/4)d^2$ (sq ft)

d = diameter of orifice (ft)

g = 32.2 ft/sec/sec (acceleration due to gravity)

h = height from water surface to center of orifice (ft)

Q = flow rate, (cfs)

C = 0.611 TABLE 4-3, BRATER & KING HANDBOOK

h = 0.680 ft, height, of water surface

d = 0.094 ft, diameter of orifice = 1.13 inches

Q = 0.028 cfs <== 10 yr preconstruction

EXHIBIT 2B

CURB DRAIN FOR AREAS 3+5
Worksheet for Circular Channel

Project Description	
Project File	c:\program files\haestad\fmw\lsavasky.fm2
Worksheet	CURB DRAIN FOR AREAS 3+5
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Channel Depth

3 = .028 cfs
5 = .054

TOTAL = .082 cfs

Input Data	
Mannings Coefficient	0.010
Channel Slope	0.010000 ft/ft
Diameter	3.00 in
Discharge	0.08 cfs

Results	
Depth	0.16 ft
Flow Area	0.03 ft ²
Wetted Perimeter	0.46 ft
Top Width	0.24 ft
Critical Depth	0.17 ft
Percent Full	62.46
Critical Slope	0.007425 ft/ft
Velocity	2.54 ft/s
Velocity Head	0.10 ft
Specific Energy	0.26 ft
Froude Number	1.23
Maximum Discharge	0.12 cfs
Full Flow Capacity	0.11 cfs
Full Flow Slope	0.005096 ft/ft
Flow is supercritical.	

CURB DRAIN FOR AREAS 1+2+4+6
Worksheet for Circular Channel

Project Description	
Project File	c:\program files\haestad\fmw\savasky.fm2
Worksheet	CURB DRAIN FOR AREAS 1+2+4+6
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Channel Depth

#1 = .027 CFS

#2 = .050

#4 = .087

#6 = .206

TOTAL = 0.370 CFS

Input Data	
Mannings Coefficient	0.010
Channel Slope	0.010000 ft/ft
Diameter	3.00 in
Discharge	0.12 cfs

0.1233 x 3 REQ'D = 0.37 CFS

Results	
Depth	0.23 ft
Flow Area	0.05 ft ²
Wetted Perimeter	0.63 ft
Top Width	0.14 ft
Critical Depth	0.21 ft
Percent Full	91.18
Critical Slope	0.010959 ft/ft
Velocity	2.62 ft/s
Velocity Head	0.11 ft
Specific Energy	0.33 ft
Froude Number	0.80
Maximum Discharge	0.12 cfs
Full Flow Capacity	0.11 cfs
Full Flow Slope	0.011465 ft/ft
Flow is subcritical.	

6" PVC STORM DRAIN
Worksheet for Circular Channel

Project Description	
Project File	c:\program files\haestad\fmw\savasky.fm2
Worksheet	STORM DRAIN#1 (FROM DISCHARGE#2 TO CD)
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coefficient	0.010
Channel Slope	0.010000 ft/ft
Diameter	6.00 in
Discharge	0.16 cfs

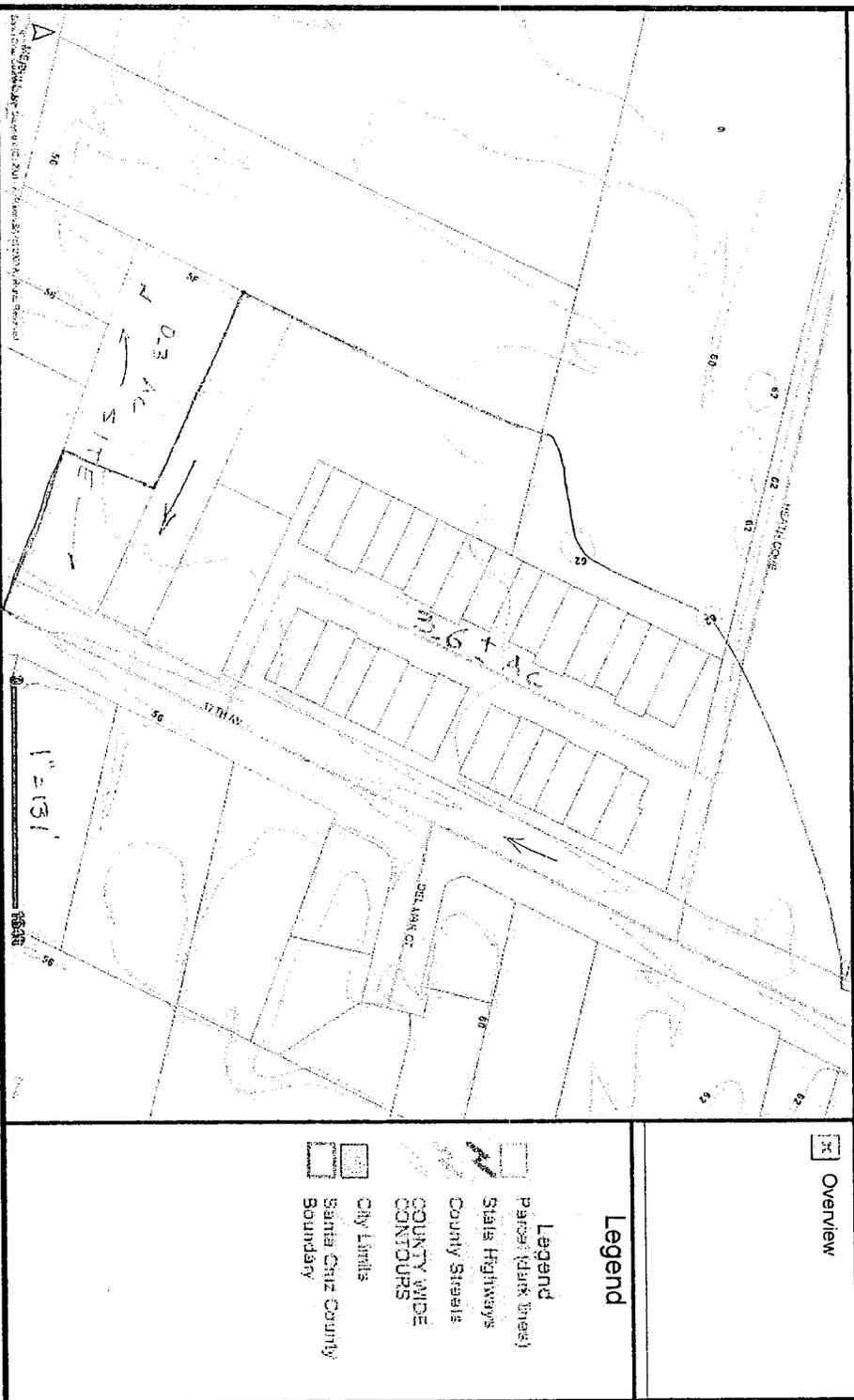
Results	
Depth	0.16 ft
Flow Area	0.05 ft ²
Wetted Perimeter	0.60 ft
Top Width	0.47 ft
Critical Depth	0.20 ft
Percent Full	32.23
Critical Slope	0.004296 ft/ft
Velocity	3.00 ft/s
Velocity Head	0.14 ft
Specific Energy	0.30 ft
Froude Number	1.54
Maximum Discharge	0.78 cfs
Full Flow Capacity	0.73 cfs
Full Flow Slope	0.000506 ft/ft
Flow is supercritical.	

AREA #1 = .027 CFS
 #2 = .050
 #3 = .087

 TOTAL = 0.164 CFS

NOTE SD #2 & #3 ARE ALSO
 6" PVC @ 1/8 IN, WITH
 LESS FLOW, SO ARE OK
 BY INSPECTION.

17th Ave Watershed to Savasky



25' x 330'

Overview

Legend

- Legend
- Parcel (Dark lines)
- State Highways
- County Streets
- COUNTY WIDE CONTOURS
- City Limits
- Santa Cruz County Boundary

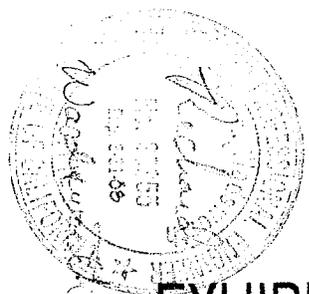


EXHIBIT 2B

ON-SITE DIVISION

$$\frac{C/A}{(0.25)(174)(0.3)} = 0.13 \text{ CFS}$$

$$\frac{TOTAL \text{ TO } 17^{th} \text{ AVE}}{3.9 + 0.13} = 4.03 \text{ CFS } 10 \text{ YR}$$

$$4.03 \times 1.1 \times 1.2 = 5.32 \text{ CFS } 25 \text{ YR}$$

Total Exist. watershed

$$Q = C : A$$

$$C = 0.65$$

$$I = 1.74 \quad (t = 15 \text{ min})$$

$$A = 3.6 \quad 10 \text{ YR storm}$$

$$Q = 3.9 \text{ CFS}$$

HYDRAULIC CALCULATIONS FOR: Paul Savasky

JOB NO.: Savask

PROJECT: 17th Avenue
10 yr storm
Mid Coast Engineers
70 Penny Lane, Suite A
Watsonville, CA 55076
(831) 724-2580

DATE : 10-31-06

SHT NO.: 2

=====

FLOW IN STREET GUTTERS

$V = 1.486/n * R^{2/3} * S^{1/2}$ MANNING'S EQUATION

$Q = A * V$

where:

V = velocity, (ft./sec.)

n = Manning's roughness coefficient

R = hydraulic radius. area/ perimeter (ft.)

S = slope of channel, (ft./ft.)

Q = flow rate, (c.f.s.)

A = area of channel flow, (sq. ft.)

P = wetted perimeter

h = 0.17 ft., gutter lip ht ; g = 2.00 ft., gutter width

x = 5.50 %, pvmt x-slope

d = 0.436 ft., depth of flow

t = 6.89 ft., top width

n = 0.015

S = 0.0084 ft./ft.

A = 1.36 sq. ft.

V = 2.96 ft./sec.

P = 7.32 ft.

Q = 4.03 c.f.s.

HYDRAULIC CALCULATIONS FOR: Paul Savasky

JOB NO.: Savask

PROJECT: 17th Avenue
25 yr storm
Mid Coast Engineers
70 Penny Lane, Suite A
Watsonville, CA 95076
(831) 724-2580

DATE : 10-31-06
SHT NO.: 3

FLOW IN STREET GUTTERS

$$V = 1.486/n * R^{2/3} * S^{1/2}$$

MANNING'S EQUATION

$$Q = A * V$$

where:

V = velocity, (ft./sec.)

n = Manning's roughness coefficient

R = hydraulic radius, area/ perimeter (ft.)

S = slope of channel, (ft./ft.)

Q = flow rate, (c.f.s.)

A = area of channel flow, (sq. ft.)

P = wetted perimeter

h = 0.17 ft., gutter lip ht ; g = 2.00 ft., gutter width

x = 5-50 %, pvmt x-slope

d = 0.480 ft., depth of flow

t = 7.70 ft., top width

n = 0.015

s = 0.0084 ft./ft.

A = 1.69 sq. ft.

V = 3.17 ft./sec.

P = 8.18 ft.

Q = 5.34 c.f.s.

EXHIBIT 2B

Project No. SC8348

29 December 2006

04-0666

MR, PAUL SAVASKY
534 Monterey Drive
Aptos, California 95003

Subject: Percolation Test Results

Reference: Proposed 4 Unit Development
721 17th Avenue
Santa Cruz, California

Dear Mr. Savasky:

At your request, we have performed on site percolation testing for a proposed subsurface drainage system and pervious pavement at the referenced site as shown on the Site Drainage Plan, dated 21 December 2006, prepared by Mid-Coast Engineers.

Percolation Testing

The percolation testing was performed in the vicinity of proposed Unit 3 on the north side of the subject property (see Percolation Test Hole Site Map for the approximate location of the test holes). The purpose of our percolation testing was to determine soil conditions and soil percolation characteristics for design of the proposed subsurface drainage system at the site.

On 12 October 2006, four (4) 6 inch diameter percolation test holes were dug to depths of 1.5 feet, 3.5 feet, 5.6 feet, and 8.2 feet. The holes were excavated by hand by a representative of the property owner. The approximate locations of the borings are shown on the Percolation Test Site Plan (see Figure 2 in the Appendix).

Percolation tests were conducted using slotted 4 inch diameter perforated pipe and 3/8 inch diameter pea gravel in the test holes. Gravel was placed at the bottom of the holes and in the annular space between the pipe and the test hole. Test Holes 1 to 4 were pre-saturated by filling the holes to the surface 24 hours prior to performing the percolation tests.

The percolation tests were performed on 13 October 2006. The test holes were filled to the top of the holes with clear water and test readings were performed at 30 minute intervals for a period of 4 hours. A total of 8 test readings were performed in each test hole.

EXHIBIT 2C

Mr. Paul Savasky
Project No. SC8348
721 17th Avenue
29 December 2006
Page 2

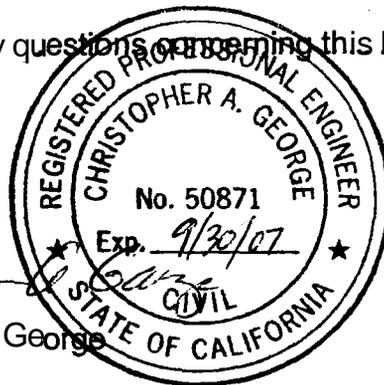
The following Table 1 presents the percolation rate calculated from the last test reading in each test hole:

TABLE 1

Test Hole No.	Test Boring Depth (ft)	Percolation Rate	
		(in/hr)	(min/in)
1	1.5	.96	62.5
2	3.5	.96	62.5
3	5.6	1.2	50.0
4	8.2	6.5	9.2

The percolation test results indicate the soil from the surface to depths of 1.5 to 5.5 feet in Test Holes 1, 2, and 3 has percolation rates of .96 to 1.2 inches per hour. In Test Hole 4, the soil from a depth of 5.5 feet to a depth of 8.2 feet had a percolation rate of 6.5 inches per hour. It appears from our test results that the highest percolation rate was in the silty sands from 5.5 to 8 feet below the surface.

If you have any questions concerning this letter, please contact our office.



Very truly yours,

HARO, KASUNICH & ASSOCIATES, INC.

Christopher A. George
C.E. 50871

Mike Hopper
Staff Engineer

MH/CAG/dk

Attachments

Copies: 3 to Addressee
1 to Santa Cruz County Public Works Dept., Attn: Allison Tom

Mr. Paul Savasky
Project No. SC8348
721 17th Avenue
29 December 2006
Page 3

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at the time, our firm should be notified so that supplemental recommendations can be given.

2. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractors and Subcontractors carry out such recommendations in the field. The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. No other warranty expressed or implied is made.

3. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside our control. Therefore, this report should not be relied upon after a period of three years without being reviewed by a geotechnical engineer.

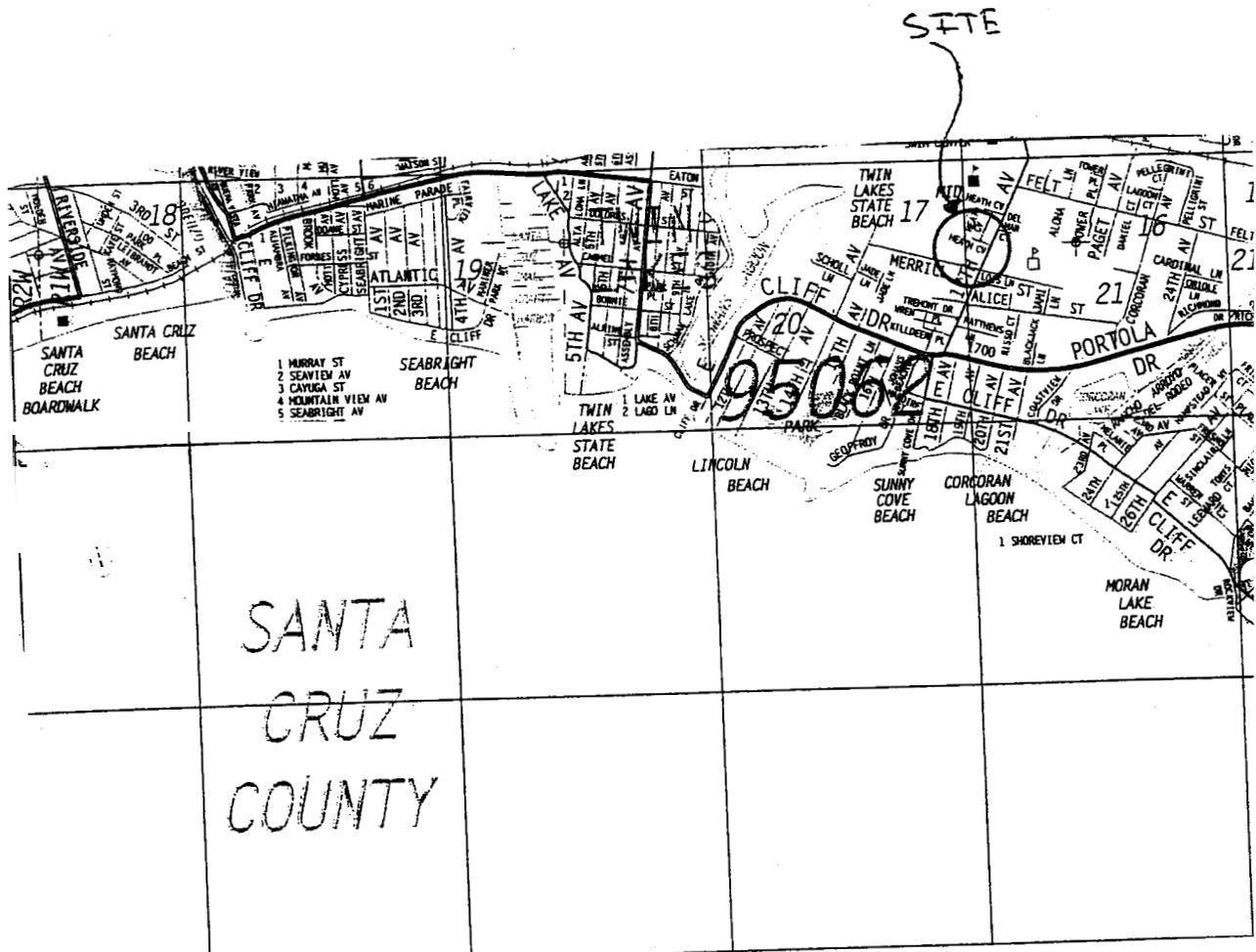
Mr. Paul **Savasky**
Project No. SC8348
721 17th Avenue
29 December 2006
Page 4

APPENDIX A

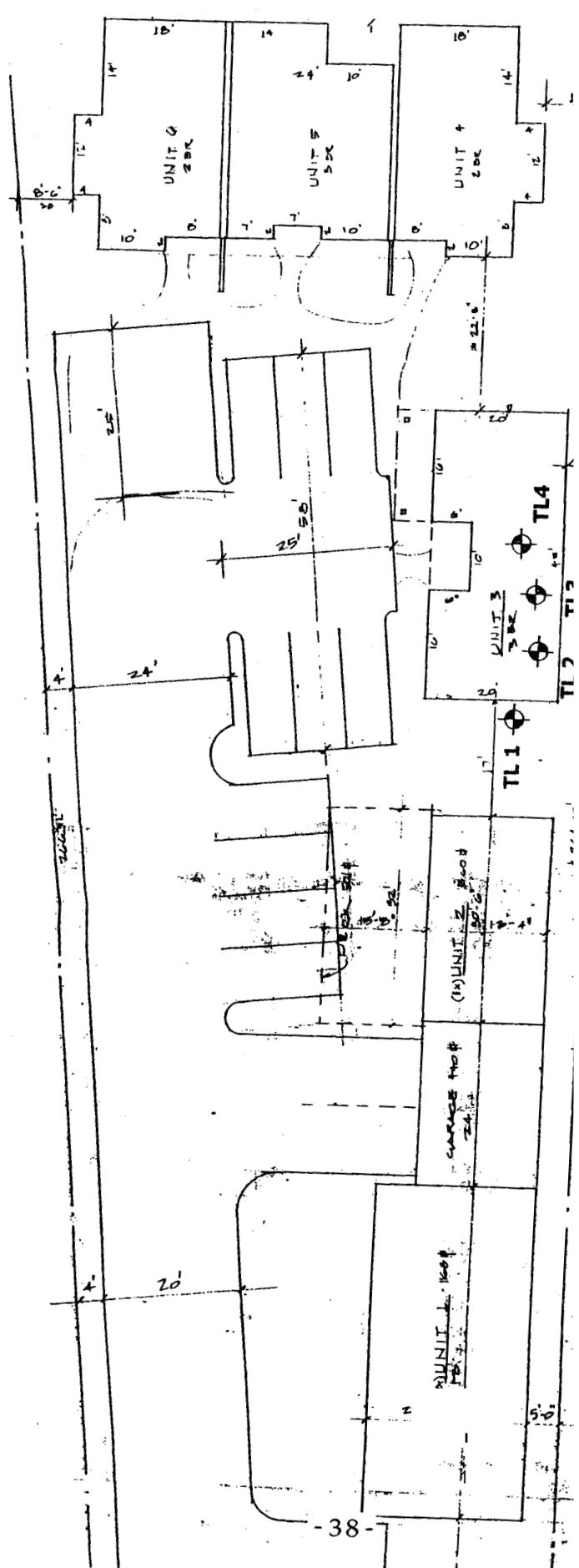
Site Vicinity Map

Percolation Test Site Plan

Percolation Test Data



PROJECT No: SC8348	VICINITY MAP 721 17 th Avenue Santa Cruz County, California EXHIBIT 2D FIGURE No. 1
DATE: 10-6-03	
SCALE: NTS	
DRAWN BY: GB	
HARO, KASUNICH & ASSOCIATES	



HARO, KASUNICH & ASSOCIATES, INC.
Soil, Foundation & Coastal Engineers

Project Name 721-17th AVE.
Project No. SC 8348
Technician M.H. Date 10/13/05

SOIL PERCOLATION DATA SHEET

PRESATURATION DATA

PRESATURATION DATA		WATER DEPTH REFILL TO			D	TIME	PERC RATE
BORING NO. <u>1</u>	Initial	<u>0</u> ft	ft	<u>0</u> in	<u>11:36^{AM}</u>	<u>-</u> "/hr	
Drilled Depth <u>1</u> ft	1st Reading	<u>- .57</u> ft	ft	<u>6.84</u> in	<u>12:06</u>	<u>13.7</u> "/hr	
Date <u>1</u>	2nd Reading	<u>- .76</u> ft	ft	<u>2.28</u> in	<u>12:36</u>	<u>4.6</u> "/hr	
NEXT DAY	3rd Reading	<u>- .82</u> ft	ft	<u>.72</u> in	<u>1:06</u>	<u>1.4</u> "/hr	
Measured Depth <u>1.53</u> ft	4th Reading	<u>- .89</u> ft	ft	<u>.84</u> in	<u>1:36</u>	<u>1.7</u> "/hr	
Water Depth _____ ft	5th Reading	<u>- .95</u> ft	ft	<u>.72</u> in	<u>2:06</u>	<u>1.4</u> "/hr	
Time _____ :	6th Reading	<u>- 1.01</u> ft	ft	<u>.72</u> in	<u>2:36</u>	<u>1.4</u> "/hr	
	7th Reading	<u>- 1.06</u> ft	ft	<u>.60</u> in	<u>3:06</u>	<u>1.2</u> "/hr	
	8th Reading	<u>- 1.10</u> ft	ft	<u>.48</u> in	<u>3:36</u>	<u>.96</u> "/hr	
Final perc rate from last reading <u>.96</u> in/hr							

PRESATURATION DATA

PRESATURATION DATA		WATER DEPTH REFILL TO			D	TIME	PERC RATE
BORING NO. <u>2</u>	Initial	<u>0</u> ft	ft	<u>0</u> in	<u>11:36</u>	<u>0</u> "/hr	
Drilled Depth _____ ft	1st Reading	<u>- .88</u> ft	ft	<u>10.56</u> in	<u>12:06</u>	<u>21.1</u> "/hr	
Date <u>1</u>	2nd Reading	<u>- 1.15</u> ft	ft	<u>3.24</u> in	<u>12:36</u>	<u>6.5</u> "/hr	
NEXT DAY	3rd Reading	<u>- 1.28</u> ft	ft	<u>1.52</u> in	<u>1:06</u>	<u>3.1</u> "/hr	
Measured Depth <u>3.51</u> ft	4th Reading	<u>- 1.42</u> ft	ft	<u>1.68</u> in	<u>1:36</u>	<u>3.4</u> "/hr	
Water Depth _____ ft	5th Reading	<u>- 1.50</u> ft	ft	<u>.96</u> in	<u>2:06</u>	<u>1.9</u> "/hr	
Time _____ :	6th Reading	<u>- 1.54</u> ft	ft	<u>.48</u> in	<u>2:36</u>	<u>.96</u> "/hr	
	7th Reading	<u>- 1.61</u> ft	ft	<u>.84</u> in	<u>3:06</u>	<u>1.7</u> "/hr	
	8th Reading	<u>- 1.65</u> ft	ft	<u>.48</u> in	<u>3:36</u>	<u>.96</u> "/hr	
Final perc rate from last reading <u>.96</u> in/hr							

REMARKS

HARO, KASUNICH & ASSOCIATES, IHC.
Soil, Foundation & Coastal Engineers

Project Name 721-17th Ave
Project No. SC 8348
Technician MH Date 11/13/01

<u>PRESATURATION DATA</u>		<u>SOIL PERC WATER</u>			<u>TIME</u>	<u>PERC RATE</u>
BORING NO. <u>3</u>	Initial	<u>0</u> ft	<u>0</u> ft	<u>0</u> in	<u>11:36</u>	<u>0</u> "/hr
Drilled Depth _____ft	1st Reading	<u>.68</u> ft	_____ ft	<u>8.16</u> in	<u>12:06</u>	<u>16.3</u> "/hr
	2nd Reading	<u>1.03</u> ft	_____ ft	<u>4.20</u> in	<u>12:36</u>	<u>8.4</u> "/hr
Date <u>1</u>	3rd Reading	<u>1.26</u> ft	_____ ft	<u>2.76</u> in	<u>1:06</u>	<u>5.5</u> "/hr
	4th Reading	<u>1.31</u> ft	_____ ft	<u>.6</u> in	<u>1:36</u>	<u>1.2</u> "/hr
<u>NEXT DAY</u> Measured Depth <u>5.63</u> ft	5th Reading	<u>1.39</u> ft	_____ ft	<u>.96</u> in	<u>2:06</u>	<u>1.9</u> "/hr
	6th Reading	<u>1.44</u> ft	_____ ft	<u>.80</u> in	<u>2:36</u>	<u>1.2</u> "/hr
Water Depth _____ft	7th Reading	<u>1.52</u> ft	_____ ft	<u>.96</u> in	<u>3:06</u>	<u>1.9</u> "/hr
	8th Reading	<u>1.57</u> ft	_____ ft	<u>.60</u> in	<u>3:36</u>	<u>1.2</u> "/hr
Time _____	Final perc rate from last reading <u>1.2</u> in/hr					

<u>PRESATURATION DATA</u>		<u>WATER DEPTH REFILL TO</u>			<u>D</u>	<u>TIME</u>	<u>PERC RATE</u>
BORING NO. <u>4</u>	Initial	<u>0</u> ft	<u>0</u> ft	<u>0</u> in	<u>11:36</u>	<u>0</u> "/hr	
Drilled Depth _____ft	1st Reading	<u>2.15</u> ft	_____ ft	<u>25.8</u> in	<u>12:06</u>	<u>51.6</u> "/hr	
	2nd Reading	<u>3.36</u> ft	_____ ft	<u>18.12</u> in	<u>12:36</u>	<u>31.2</u> "/hr	
Date _____	3rd Reading	<u>4.95</u> ft	_____ ft	<u>15.48</u> in	<u>1:06</u>	<u>31.0</u> "/hr	
	4th Reading	<u>5.64</u> ft	_____ ft	<u>8.28</u> in	<u>1:36</u>	<u>16.6</u> "/hr	
<u>NEXT DAY</u> Measured Depth <u>8.22</u> ft	5th Reading	<u>6.42</u> ft	_____ ft	<u>9.36</u> in	<u>2:06</u>	<u>18.7</u> "/hr	
	6th Reading	<u>6.74</u> ft	_____ ft	<u>3.84</u> in	<u>2:36</u>	<u>7.7</u> "/hr	
Water Depth _____ft	7th Reading	<u>7.11</u> ft	_____ ft	<u>4.44</u> in	<u>3:06</u>	<u>8.9</u> "/hr	
	8th Reading	<u>7.38</u> ft	_____ ft	<u>3.24</u> in	<u>3:36</u>	<u>6.5</u> "/hr	
Time _____	Final perc rate from last reading <u>6.5</u> in/hr						

REMARKS

EXHIBIT 2D

Project No. SC8348
29 December 2006

04-0666

MR. PAUL SAVASKY
534 Monterey Drive
Aptos, California 95003

Subject: Geotechnical Review of Subsurface Drainage System

Reference: Proposed 4 Unit Development
721 17th Avenue
Santa Cruz, California

Dear Mr. Savasky:

At your request, we have reviewed the geotechnical aspects of the proposed subsurface drainage system and pervious pavement for the referenced project shown on the Site Drainage Plan, dated 29 December 2006, prepared by Mid-Coast Engineers. Our Geotechnical Investigation for the project site is dated October 2003.

The plan indicates on site roof and surface runoff will be collected and conveyed to two on site retention pits designed by the project civil engineer utilizing percolation test results presented in our Percolation Test letter dated 29 December 2006. A review of our report indicates the near surface soil at the site consists of medium dense clayey sand and stiff clay from the surface to depths of 5 to 8 feet. The 3 foot wide by 4 foot long and 8 foot deep pits will penetrate less permeable near surface clay soil and extend to underlying silty sand with a percolation rate of 6.5 inches per hour. The pervious pavement will be underlain by permeable material which will collect runoff and convey the runoff to the retention pits.

Based on our review, the referenced plan is in conformance with our geotechnical recommendations. If you have any questions concerning this letter, please contact our office.

Very truly yours,



HARO, KASUNICH & ASSOCIATES, INC.

Christopher A. George
Christopher A. George
C.E. 50871

CAG/dk
Copies:

3 to Addressee
1 to Santa Cruz County Public Works Department; Attn: Allison Tom
1 to Santa Cruz County Planning Department; Attn: Annette Olsen
1 to Rich Wadsworth

EXHIBIT 2D

PLANNING COMMISSION MINUTES- 8/23/06

Proceedings of the Santa Cruz County
Planning Commission

Volume 2006, Number 15

August 23, 2006

LOCATION: Board of Supervisors, County Government Center,
701 Ocean Street, Room 525, Santa Cruz, CA 95060

ACTION SUMMARY MINUTES

VOTING KEY

Commissioners: Bremner, Aramburu, Chair Holbert, Gonzalez, and Shepherd
Alternate Commissioners: Messer, Hancock, Hummel, and Britton

Commissioners present were Bremner, Aramburu, Chair Holbert, Gonzalez, and Shepherd.

CONSENT AGENDA

6. APPROVAL OF MINUTES

To approve the minutes of the July 26, 2006 Planning Commission meeting as submitted by the Planning Department.

Approved Minutes. Bremner made the motion and Aramburu seconded Voice vote carried 4-0 with Ayes from Bremner, Aramburu, Holbert, and Gonzalez. Shepherd abstained

CONTINUED AGENDA

There were no continued items.

SCHEDULED AGENDA

- 7. 04-0666(*) 721 17th Avenue, Santa Cruz APN(S): 027-261-39**
Proposal to demolish one dwelling unit and construct five new multi-family dwelling units (one duplex and one triplex) for a total of six units and remove a Significant Tree. Requires a Residential Development Permit, Coastal Development Permit, and Significant Tree Removal Permit.
Property located on the east side of 17th Avenue approximately 75 feet north of the intersection of Merrill Street and 17th Avenue.
OWNERS: GERALD & MERRILY ROSENTHAL ET AL

APPLICANT: PAUL SAVASKY
SUPERVISORIAL DIST: 1
PROJECT PLANNER: ANNETTE OLSON, 454-3134
EMAIL: pln143@co.santa-cruz.ca.us

Continued to October 25, 2006 for clarification of the drainage plan, a corrected site plan to address driveway width and trash enclosure, a landscape plan that is consistent with drainage plan, and revised conditions of approval to reflect plan changes. Bremner made the motion and Shepherd seconded Voice vote carried 5-0, with ayes from Bremner, Aramburu, Holbert, Gonzalez, and Shepherd



Staff Report to the Planning Commission

Application Number: **04-0666**

Applicant: Paul Savasky
Owner: Gerald & Merrily Rosenthal
APN: 027-261-39

Agenda Date: 8/23/06
Agenda Item #: 7
Time: After 9:00 a.m.

Project Description: Proposal to demolish one dwelling unit (on a site with two existing units) and construct five new multi-family dwelling units (one duplex and one triplex) for a total of six dwelling units and remove one Significant Tree.

Location: Property located on the west side of 17* Avenue, approximately 75 feet north of the intersection of Merrill Street and 17th Avenue (721 17th Avenue).

Supervisory District: First District (District Supervisor: Janet Beautz)

Permits Required: Coastal Development Permit, Residential Development Permit & Significant Tree Removal Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 04-0666, based on the attached findings and conditions.

Exhibits

- | | |
|---|-------------------------------|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoning & General Plan maps |
| C. Conditions | G. Will Serve Letters |
| D. Categorical Exemption (CEQA determination) | H. Comments & Correspondence |

Parcel Information

Parcel Size:	21,447 square feet with a 336 square feet dedication proposed, resulting in a 21,111 square feet parcel.
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	17* Avenue
Planning Area:	Live Oak

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

EXHIBIT 2F

Land Use Designation: R-UH (Urban High Residential)
Zone District: RM-3 (Multi-family, 3,000 square foot minimum parcel size)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils report submitted and accepted
Fire Hazard: Not a mapped constraint
Slopes: 0-2% slopes
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 365 cubic yards cut; 450 cubic yards fill
Tree Removal: One Significant Tree and two other trees to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Overview

This proposal is to demolish one of the two existing dwellings on the subject parcel and construct a duplex and triplex. This will result in six rental units, including one affordable unit.

Balancing the constraints of the parcel, which is narrow and long, with the General Plan density, setback, parking, open space and fire department requirements has been a challenge necessitating several iterations of this project. In addition, as of November 2005, the Americans with Disabilities Act became applicable to triplexes. Most significant for the project's already constrained site design, the project was required to provide an accessible path of travel from 17th Avenue to the triplex at the rear of the parcel. Despite these constraints, the applicant has provided a design that meets the General Plan density requirement while meeting the setback, parking, open space and fire requirements.

Project Setting

The subject parcel is located on the west side of 17th Avenue one parcel north of the intersection of 17th Avenue and Memll Street. 17th Avenue is a major arterial connecting the Highway 1 comdor with the neighborhoods and beaches to the south. The subject parcel is level with two single-family dwellings and two significant trees, one of which is proposed for removal.

Surrounding land uses include a mobile home park to the west, a triplex to the south, two single-family dwellings on the parcel to the north, and a single-family dwelling to the east. Further east on Memll Street is Del Mar Elementary School. A bus stop is located directly across the street on the east side of 17th Avenue. Shoreline Middle School, recreation facilities and a shopping center are located within easy walking distance of the project site.

The architecture of the surrounding area is eclectic, ranging from mobile homes to contemporary-styled townhouses, and from the historic cottage across the street to the board and batten triplex to the south.

Zoning & General Plan Consistency

The subject property is a 21,447 square foot lot, located in the RM-3 (Multi-family, 3,000 square foot minimum parcel size) zone district, a designation which allows for residential uses. With the proposed 336 square foot dedication, the parcel will become 21,111 square feet. The proposed residential development is a principal permitted use within the zone district, and the project is consistent with the site's (R-UH) Urban High Residential General Plan designation. The subject property is within the East Cliff Village Tourist Area, and this proposal complies with the requirement that development maintain the one- and two-story scale of the area.

Given the parcel size, it would not be possible to meet the General Plan designation's density requirement with fewer dwelling units than the six proposed. The applicant is aware that under current regulations, a land division is not possible.

Site Standards

As the table below details, the project is in conformance with the setback, height, lot coverage, floor area ratio and parking requirements of the zone district.

	RM-3 Standards	Proposed
Front yard setback	20 feet	26.5 feet
Rear yard setback	15 feet	15 feet
Side vard setback .	5 feet / 8 feet	5 feet / 8 feet
Height	28 feet	25 feet 8 inches (triplex) and 23 feet (duplex)
Lot Coverage	30 % maximum	27%
Floor Area Ratio	0.5:1 maximum (50 %)	47.2%
Open Space	200 square feet per unit	Exceeds 200 square feet per unit
Parking	18	18

Local Coastal Program Consistency

The project 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. Developed parcels in the area contain an eclectic range of structures and architectural styles, and the design submitted is not inconsistent with the existing range. 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.

Affordable and Rental Housing

Measure J, a voter-adopted referendum measure, stipulates that inclusionary housing requirements apply to residential projects of five or more new dwelling units'. The Affordable Housing Obligation of this project is 1.2 units. The applicant proposes to fulfill this obligation by providing one of the duplex units as an affordable unit and paying an *in lieu* fee for the remaining .2 units.

In addition to the affordable unit, this project will provide five market-rate rental units. Given that the rental vacancy rate for the Live Oak area is 1.5% (General Plan Table 4.2.14), which is well-below the 5% rate preferred for facilitating mobility within the community, this rental housing stock will contribute to filling a significant gap in the housing market. In addition, the parcel's location within easy walking distance of a bus stop, schools, recreation opportunities and a shopping center, may reduce or eliminate the need for residents to own or use a vehicle.

Design Review

Site Design

Several factors have driven the project's site design including: the parcel's dimensions, the General Plan density requirement of six units, fire department and accessibility requirements, and the zone district's site standards. The parcel is narrow and long with the parcel's frontage along 17th being about 25 feet narrower than the rear property line.

The triplex is sited at the back of the parcel where the parcel is the widest. Given the 18 required parking spaces, a driveway width of 24-feet, and a 4-foot wide accessible path leading to the accessible triplex unit, the duplex was sited along the northern property line, behind the existing unit.

As noted earlier, an accessible path of travel to the triplex became a requirement in November 2005. To avoid the removal of the mature redwood tree located in the southeast corner of the parcel, the applicant designed the accessible path to begin on the north side of the driveway and cross to the driveway's southern side beyond the redwood tree. **As** currently shown, the pathway does not leave enough area for a landscaping strip to run the full length of the southern property

1 "New dwelling unit" is defined as a unit that is newly constructed on-site, including replacement dwellings. Although two units exist currently on-site, the second unit is being replaced and is thus considered to be a "new dwelling unit."

feet to allow for two additional feet of landscaping in which to plant a vine to grow along the fence.

Architectural and Landscape Design

Initially, the proposed architecture of the duplex and triplex lacked the articulation and architectural detail expected of a project of this scale. The project architect, however, worked with the County's Urban Designer to improve the design. The resulting design is superior to the initial one, in that the monotony of the board and batten on the second floor and stucco on the first is now broken up with planes of stucco extending to the second floor; the duplex balconies now have picket instead of solid railings; instead of false gables, the design now has true gables; and the design now has double hung windows with divided lights instead of "slider" windows.

Because the existing dwelling closest to 17th Avenue is to remain, the change to the 17th Avenue's streetscape will be relatively minor. The existing dwelling will be finished with architectural details and colors to complement the proposed triplex and duplex, but will appear unchanged in terms of mass, bulk and silhouette. Landscaping will help screen the parking area from 17* Avenue and will enhance the streetscape by providing four trees and many shrubs along the frontage where little maintained landscaping currently exists.

A substantial portion of the site is paved due to both the project's 18-space parking requirement, the need for a 24-foot driveway, and the fire department's requirement of a hammerhead. To visually break-up the expanse of paving, landscaping will screen the trash enclosure and parking area from 17* Avenue and a landscape island will provide visual relief and shading for the uncovered parking area. In addition, a landscape area is provided in front of each duplex unit.

The resulting site and architectural design complies with the requirements of the County Design Review Ordinance, in that the project is sited in such a way that the visual impact to 17* Avenue will be minimal except for modest changes to the existing unit in terms of its finish and the addition of more landscaping. In addition, the development will incorporate site and architectural design features such as a Dutch gable roof, a mix of board and batten and stucco finishes, and architectural details such as a trellis above the triplex garage doors and decks off of the duplex to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Improvement Plan

Given the proposed increase in impervious area, the project has been challenged to maintain the same pre- and post-development storm runoff rates. The project engineer, however, has designed a drainage system that Department of Public Works has accepted.

In broad strokes, the drainage plan functions in the following way. From the highpoint in the parcel's northwest corner, the parcel slopes to the south and east. Storm runoff will travel east along a cobbled swale containing a perforated pipe to the detention area located in the front yard which also contains a silt and grease trap. During large storm events, overflow will outlet through a pipe to the curb and flow south in the existing 17* Avenue gutter to a storm drain located in the next block.

Runoff flowing south from the highpoint will follow a grassy swale to the southern property line. Here, the runoff will enter an inlet and be directed to an underground detention facility located underneath the parking area.

Surface runoff on the driveway will flow to the porous parking area where a detention facility will slow the site's release rate as runoff infiltrates and moves east towards 17* Avenue. A silt and grease trap will filter the runoff which will exit the property through pipes through the curb.

Dedication

A five-foot wide dedication along the parcel's 17* Avenue frontage is proposed as a part of this project. Along this portion, of 17th Avenue, the right-of-way varies in width where property owners have previously dedicated five feet to create an overall right-of-way of 50 feet. The applicant proposes to landscape and maintain this five-foot dedication.

Significant Tree Removal

County Code **16.34** defines a significant tree as a tree having a diameter of 20 inches when measured at 4.5 feet above grade. One significant tree, a liquid amber with a diameter of 24 inches, is proposed for removal. Given the location of the tree, it would be virtually impossible to design a site plan that would allow for its retention while meeting the density, driveway and parking requirements. The landscape plan proposes to plant 15, 24-inch box trees and 7, 15-inch box trees which will compensate for the loss of the liquid amber.

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

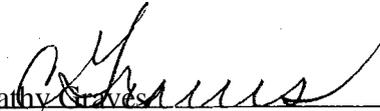
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **04-0666**, based on the attached findings and conditions.

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: 

Annette Olson
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3134
E-mail: annette.olson@co.santa-cruz.ca.us

Report Reviewed By:  Cathy Graves

Principal Planner
Development Review

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 RM-3 (Multi-family, 3,000 square foot minimum parcel size), a designation which allows residential uses. The proposed development is a principal permitted use within the zone district, consistent with the site's (R-UH) Urban High Residential 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 eclectic range of architectural styles in the surrounding neighborhood; the site is surrounded by lots developed to an urban density; 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 proposed development 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 RM-3 (Multi-family, 3,000 square foot minimum parcel size) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain a range of dwellings, ranging from mobile homes to single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

EXHIBIT 2F

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 Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed development 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 proposed development 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-3 (Multi-family, 3,000 square foot minimum parcel size) zone district in that the primary use of the property will be six residential units that meet 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 Urban High Residential (R-UH) land use designation in the County General Plan.

The proposed development 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 proposed duplex and triplex will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed duplex and triplex 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 development will comply with the site standards for the RM-3 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.

The proposed development is consistent with the General Plan Housing Element Objective 1.7

Application #: 04-0666

APN: 027-261-39

Owner: Gerald & Memly Rosenthal

which requires that all new market rate housing developments include an affordable housing component. The proposed development provides an on-site affordable unit and the developer will pay an additional *in lieu* fee. In addition, the project is consistent with General Plan policy 3.1.1 (Land Use Patterns: Job / Housing Balance) in that the proposed development is located near shopping, schools and recreation opportunities which will likely reduce the vehicle miles traveled per person.

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 duplex and triplex are to be constructed on an existing legal lot. The expected level of traffic generated by the proposed project is anticipated to be only four peak trips 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 in a mixed neighborhood containing a variety of architectural styles, and the proposed development 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 duplex and triplex 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. In addition, the project's impact to the surrounding neighborhood will be minimal in that the existing dwelling unit will screen the development.

Significant Tree Removal Findings

Per the Significant Trees Protection ordinance (County Code 16.34.060) one or more of the following findings must be made in order to grant approval for the removal of a significant tree:

1. That removal is necessary in conjunction with another permit to allow the property owner an economic use of the property consistent with the land use designation of the Local Coastal Program land use plan.

This finding can be made in that given the location of the significant tree in the center of the parcel, any development of this parcel which meets both the parcel's General Plan density designation and the zone district's site standards while retaining the existing dwelling, would necessitate the removal of this tree.

Conditions of Approval

Exhibit A: 5 sheets by George Koenig, Architect, dated October 5, 2004 and revised July 25, 2005. 5 sheets by Mid Coast Engineering dated April 2006; 1 sheet, Landscape Plan dated March 9, 2006; 1 sheet, Irrigation Plan, by Nathan Schwartz Design, dated March 9, 2006.

- I. This permit authorizes the demolition of a dwelling unit and construction of a duplex and triplex and various site improvements as shown in Exhibit A. 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.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.

- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit an arborist report providing recommendations for protecting the redwood tree during construction.
 - C. Submit a grant deed to the County for the 5-foot dedication which parallels 17th Avenue.
 - D. 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. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 1

2. Demonstrate compliance with the arborist report recommendations for protecting the redwood tree during construction.
3. Provide a public utility easement over the driveway / parking area.
4. Add a reference to the project soils report completed by Haro, Kasunich and Associates, Inc. and dated October 2003.
5. Submit a plan review letter by the project soils / geotechnical engineer approving of the final plans, including the drainage plans.
6. Show the overexcavation / recompaction required beneath the foundation elements.
7. For the driveway: provide a plan view, centerline profile and structural section.
8. Revise the circulation / parking plan to reflect the following:
 - a. Show the driveway narrowed to **24** feet for its entire length.
 - b. For the nine uncovered parking space located adjacent to the southern property line, show wheel stops for each space to ensure that no vehicle will overhang the accessible path of travel.
 - c. Install a clear demarcation between the asphalt/concrete driveway and the porous pavement surfacing the parking area.
 - d. Show the hammerhead curb as painted red to indicate that no parking is allowed in the hammerhead area.
9. A survey by a licensed surveyor may be required.
10. Provide grading, drainage, and erosion control plans.
11. Revise the drainage plans to address the following:
 - a. Provide maintenance guidelines for the proposed storm water facilities.
 - b. Show signage on all proposed on-site inlets stating "No Dumping - Drains to Bay" or equivalent message.
 - c. Submit manufacturer's specifications for pervious pavement sub-drain system. A plan for maintenance of the pervious pavements shall be submitted with the drainage plan. The plan shall include

periodic power washing and vacuuming, environmental remediation to encourage the breakdown of hydrocarbons (if recommended by the manufacturer), and any other periodic maintenance recommended by the manufacturer to assure the pavement remains pervious.

- d. Provide detailed plans and supporting calculations demonstrating that the on-site storm water system meets design criteria requirements. This should include an analysis of the through the sidewalk drains for capacity and safe overthrow.
 - e. Ensure that all runoff is treated by a silt and grease trap.
 - f. Provide details for the outlet control structure for each of the detention facilities and for the surface detention facility, including a cross-section of the northern detention area.
 - g. Provide details on the parabolic channel detail, including minimum width, depth and slopes.
 - h. Coordinate the drainage and landscape plans, as needed.
 - i. Verify that the topography and spot elevations are correct. Provide spot elevations at multiple locations along the flowline and top of the proposed swales so that drainage patterns are clear.
 - j. Provide legible plans. Ensure that text is clear and consider removing hatching and duplicate information.
 - k. Public Works staff must inspect the installation of the drainage facilities. **An** engineer's estimate, inspection fee, and reproducible civil plans with the Public Works signature block will be required prior to building permit issuance.
12. Show the trash enclosure as located outside of the 8-foot side yard setback.
13. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.
14. A final Landscape Plan, to be accepted by the County's Urban Designer

for the entire site specifying the species, their size, and irrigation plans and meet the following criteria and must conform to all water conservation requirement of the City of Santa Cruz water conservation regulations:

- a. Show a minimum of two feet of landscaping between the accessible path of travel and the southern fence, including vines trained to grow on the fence.
- b. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
- c. Irrigation systems to serve the turf block areas of both driveways must be installed to ensure the long-term viability of the turf.]
- d. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be imigated separately.
- e. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
- f. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip imigation system. Imigation systems shall be designed to avoid runoff, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
- I. The imigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the imigation system, the point of connection to the public water supply and designation of hydrozones. The imigation schedule shall designate the timing and frequency of imigation for each station and list the amount of water, in gallons or

hundred cubic feet, recommended on a monthly and annual basis.

- ii. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
- iii. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
- iv. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.

15. Details showing compliance with fire department requirements.

- E. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- F. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- H. Pay the current fees for Parks and Child Care mitigation for 13 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$36 per bedroom, but are subject to change.
- I. Pay the current fees for Roadside and Transportation improvements for 5 units. Currently, these fees are, respectively, \$1,456 and \$1,456 per unit.
- J. Enter into a Certification and Participation Agreement with the County of Santa Cruz to meet the Affordable Housing Requirements specified by Chapter 17.10 of the County Code. This agreement must include the following statements:
 - 1. The developer shall provide one designated affordable unit on-site.
 - 2. The developer shall pay in-lieu fees for the fractional equivalent of .2 units in accordance with the regulations and formulas as specified by Chapter 17.10 of the County Code.

- K. Provide required off-street parking for **18** cars, **2** of which may be compact size. Standard parking spaces must be **8.5** feet wide by **18** feet long and compact spaces must be 7.5 feet wide by **16** feet long. Parking spaces must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - L. 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.
 - M. Provide a recorded maintenance agreement for the detention and water quality treatment facilities with specific maintenance guidelines as provided by the manufacturer or project engineer.
- 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. Prior to breaking ground, call Environmental Planning staff (**454-3162**) to verify that arborist report's protection measures for the redwood tree have been installed.
 - B. All site improvements shown on the final approved Building Permit plans shall be installed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - D. The project must comply with all recommendations of the approved soil report.
 - E. Pursuant to Sections **16.40.040** and **16.42.100** 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 **16.42.100**, shall be observed.
- IV. Operational Conditions
- A. Landscaping must be maintained in good condition. In addition, landscaping located within the front yard setback must be maintained so as not to obstruct the sidewalk or drivers' line of sight.
 - B. The required silt and grease traps shall be permanently maintained. Maintenance shall include the following:

1. An annual inspection, prior to October 15 each year, to determine if cleaning or repair is needed;
 2. A brief annual report shall be prepared by the inspector after the annual inspection, and submitted to the Drainage Section of the Department of Public Works within five days of inspection. The monitoring report shall specify any repairs done or needed to allow the trap to function adequately.
- C. Pervious pavement shall be maintained per the plans submitted with the drainage plan (reference Condition II.D.11.C). Manufacturer's specifications for power washing, vacuuming or other remediation shall be followed. A brief annual report shall be submitted to the Planning Department prior to October 15 of each year describing the maintenance that was completed in the previous year.
- D. 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

Application #: 04-0666
APN: 027-261-39
Owner: Gerald & Memly Rosenthal

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 on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Cathy Graves
Principal Planner

Annette Olson
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, 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: **04-0666**
Assessor Parcel Number: 027-261-39
Project Location: 721 17th Ave.

Project Description: Proposal to demolish one dwelling unit and construct five new multi-family dwelling units (one duplex and one triplex) for a total of six dwelling units and remove one Significant Tree.

Person or Agency Proposing Project: Paul Savasky

Contact Phone Number: 332-8087

- 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).

Specify type:

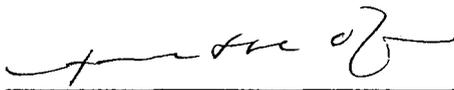
E. **Categorical Exemption**

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

F. Reasons why the project is exempt:

Project located within an urbanized area, and no more than 6 units are to be constructed.

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



Annette Olson, Project Planner

Date: 7 / 18 / 06

FOR TAX PURPOSES ONLY
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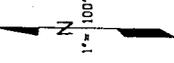
POR. OF S.E. 1/4 SEC.17 & N.E. 1/4 SEC. 20,
T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

27-26

(25)

(39)
(40)



SEC. 17
SEC. 20

37PM16
12/5/80

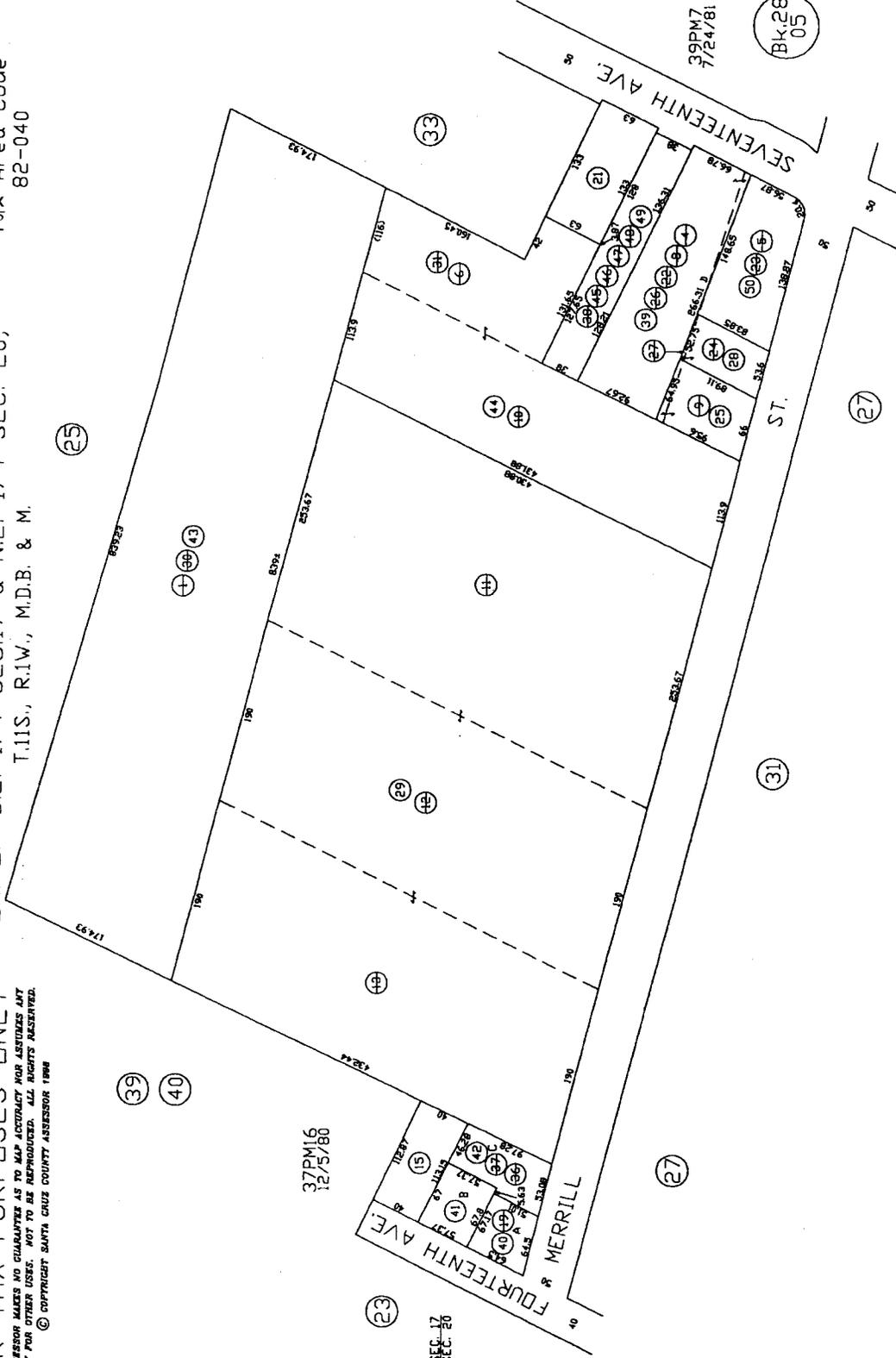
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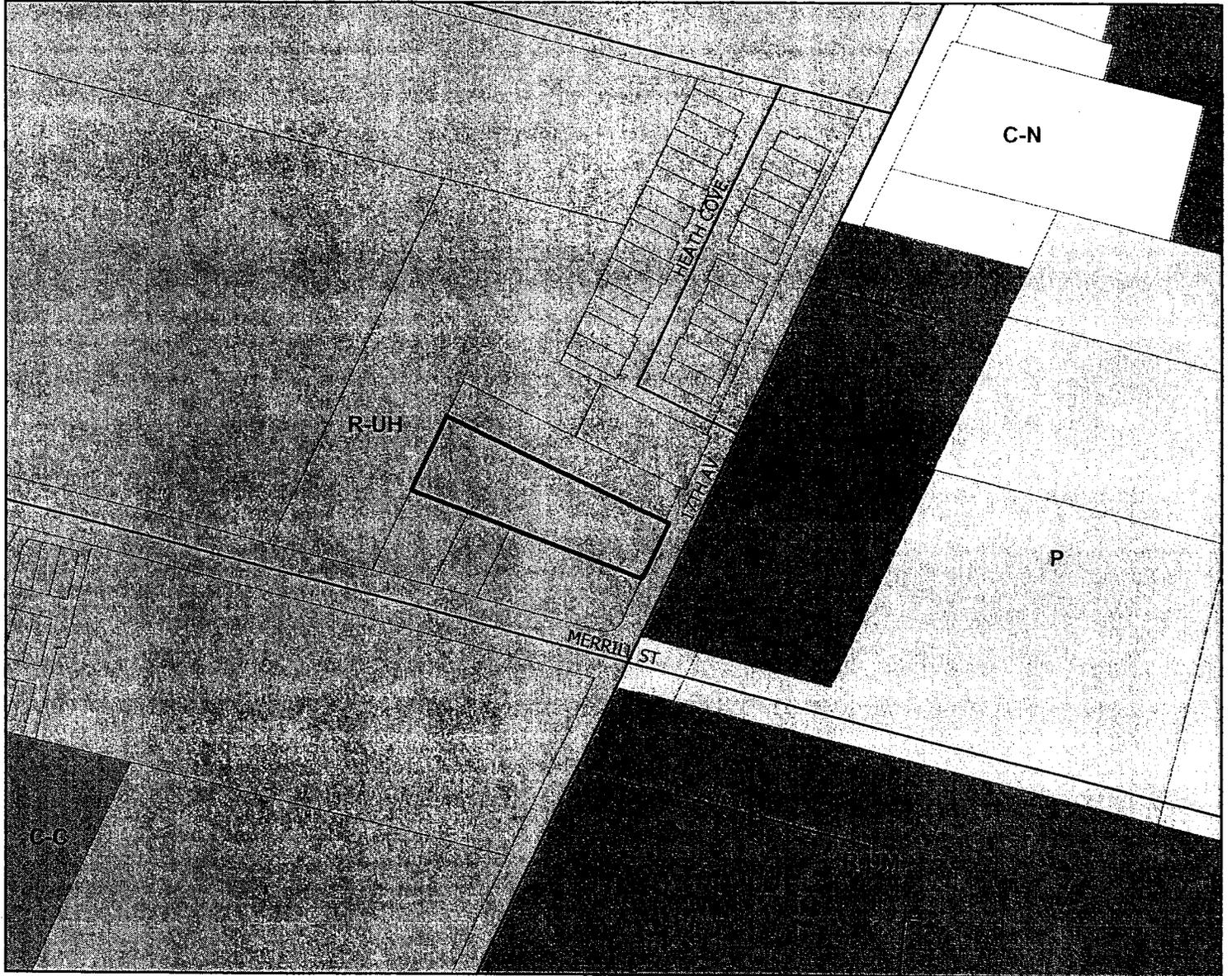
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 27-26
County of Santa Cruz, Calif.
August, 1998

EXHIBIT 2F
EXHIBIT E

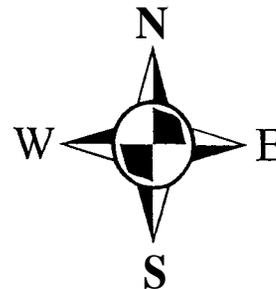


General Plan Designarion Map



Legend

-  APN 027-261-39
-  Streets
-  Assessors Parcels
-  Commercial-Community (C-C)
-  Commercial-Neighborhood (C-N)
-  Public Facilities (P)
-  Residential- Urban Medium Density (R-UM)
-  Residential- Urban High Density (R-UH)

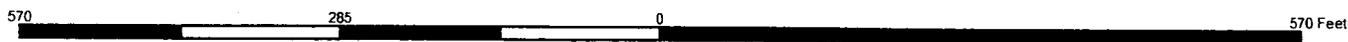
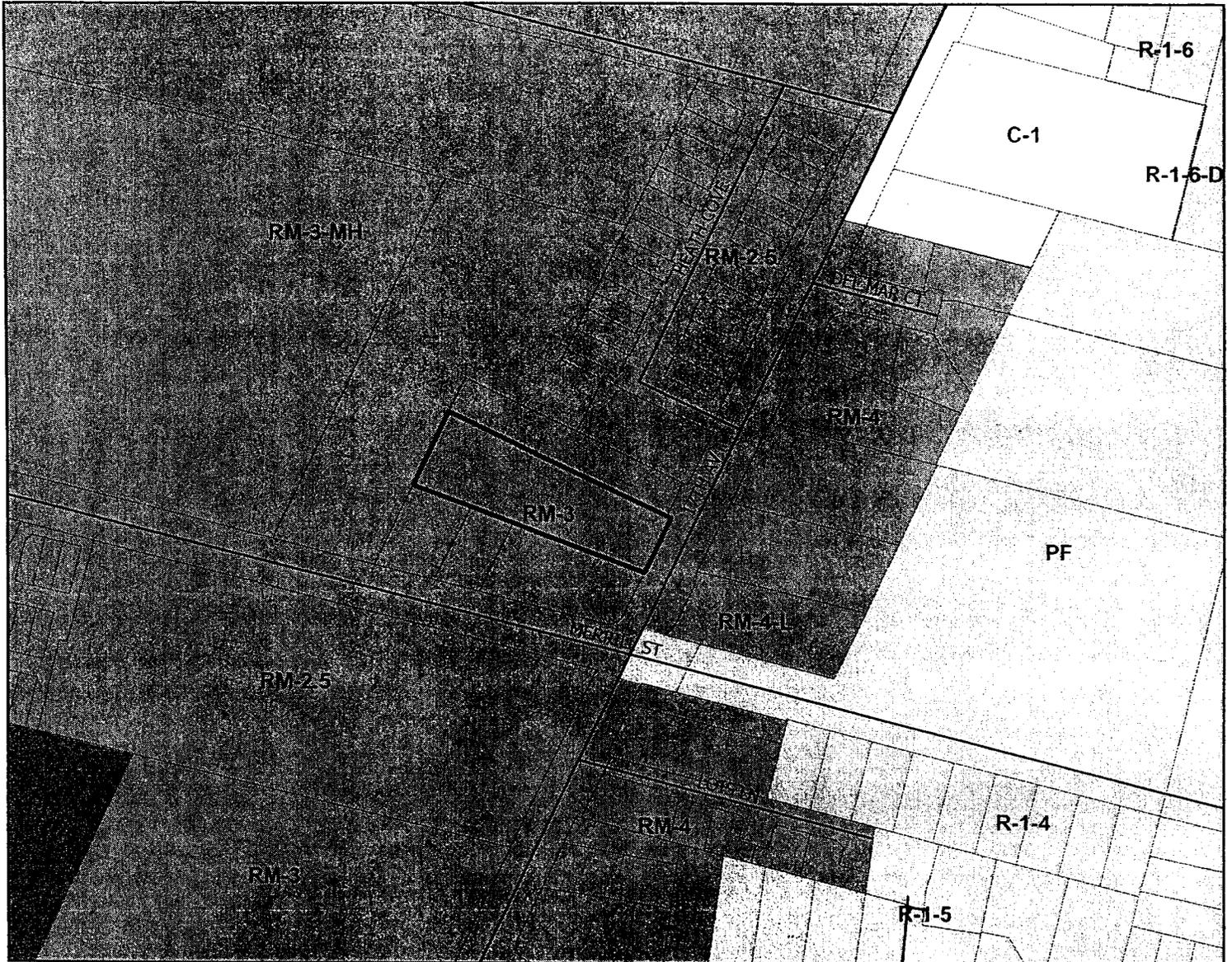


Map Created by
 County of Santa Cruz
 Planning Department
 January 2005

EXHIBIT 2F
EXHIBIT 1F

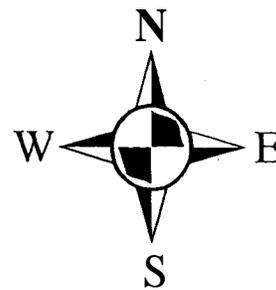


Zoning Map



Legend

-  APN 027-261-39
-  Streets
-  Assessors Parcels
-  COMMERCIAL-COMMUNITY (C-2)
-  COMMERCIAL-NEIGHBORHOOD (C-1)
-  PUBLIC FACILITY (PF)
-  RESIDENTIAL-MULTI FAMILY (RM)
-  RESIDENTIAL-SINGLE FAMILY (R-1)



Map Created by
County of Santa Cruz
Planning Department
January 2005

EXHIBIT 2F
EXHIBIT F



W A T E R D E P A R T M E N T

809 Center Street, Room 102 Santa Cruz CA 95060 Phone (831) 420-5200 Fax (831) 420-5201

October 8, 2004

Paul Savasky
534 Monterey Drive
Aptos, CA 95003

Re: **APN 027-261-39,721-17th Avenue, Santa Cruz, CA, Proposal to Add 5 Apartments**

Dear Mr. Savasky:

This letter is to advise you that the subject parcel is located within the service area of the Santa Cruz Water Department and potable water is currently available for normal domestic use and fire protection. Service will be provided to the parcel **upon** payment of the fees and charges in effect at the time of service application and upon completion of the installation, at developer expense, of any water mains, service connections, fire hydrants and **other** facilities required for the parcel under the rules and regulations of the Santa Cruz Water Department. The development will also be subject to the City's Landscape Water Conservation requirements.

At the present time:

the required water system improvements are not complete; and
financial arrangements have not been made to the satisfaction of the City to guarantee
payment of all unpaid claims.

This letter will remain in effect for a period of **two** years **from** the above date. It should be noted, however, that the **City** Council **may** elect to declare a moratorium on new service connections due to drought conditions or **other** water emergency. Such a declaration would supersede this statement of water availability.

If you have **any** questions regarding service requirements, please call the Engineering Division at (831) 420-5210. If you have questions regarding landscape water conservation requirements, please contact the Water Conservation Office at (831) 420-5230.

Sincerely,

Bill Kocher
Director



Santa Cruz County Sanitation District

701 OCEAN STREET, SUITE 410, SANTA CRUZ, CA 95060-4073
(831) 454-2160 FAX (831) 454-2089 TDD: (831) 454-2123

THOMAS L. BOLICH, DISTRICT ENGINEER

PAUL SAVASKY
534 MONTEREY DRIVE
APTOS CA 95003

November 1, 2004

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE
FOR THE FOLLOWING PROPOSED DEVELOPMENT:

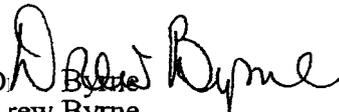
APN: 027-261-39 APPLICATION NO.: N/A
PARCEL ADDRESS: 721 17TH AVENUE
PROJECT DESCRIPTION: DEMOLISH EXISTING **RESIDENTIAL** UNIT -
CONSTRUCT FIVE MULTI-FAMILY RESIDENTIAL
UNITS

Sewer service would be available following completion of an approved preliminary sewer design submitted as part of a tentative map, development or other discretionary permit approval process. Please note that this letter does not reserve sewer service availability. Only upon completion of **an** approved preliminary sewer design submitted as **part** of a tentative map, development or other discretionary permit approval process shall the District reserve sewer service availability.

The District reserves the right to expand, modify, and/or rescind the mitigation requirements noted up to the time the tentative map is approved.

Yours truly,

THOMAS L. BOLICH
District Engineer

By: 
Drew Byrne
Sanitation Engineering Staff

DB:abc/155

c: Property Owner: GERALD & MERRILY ROSENTHAL
4960 GARNET STREET
SANTA CRUZ CA 95065

(REV. 3-01)

MEMORANDUM

Application No: 040666 (fifth routing)

Date: July 24, 2006

To: Annette Olson, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new multi-family dwelling groups at 721 17th Avenue, Santa Cruz

GENERAL PLAN/ ZONING CODE ISSUES

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
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 the ridgeline			NIA
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
	✓		
Development shall be located, if possible, on parts of the site not visible			NIA
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
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)			NIA
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			NIA
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			N/A

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 with those in the cluster			N/A
Large agricultural structures			
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
Signage			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or 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

<p>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 signs shall be of natural unobtrusive materials and colors</p>			<p>N/A</p>
<p>Beach Viewsheds</p>			
<p>Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or <i>if</i> infeasible, not visually intrusive</p>			<p>N/A</p>
<p>No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)</p>			<p>N/A</p>
<p>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</p>			<p>N/A</p>

Design Review Authority

13.11.040 Projects requiring design review.

(b) Residential development of three (3) or more units.

Design Review Standards

13.1 072 Site design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
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	✓		
Relate to surrounding topography			
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			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
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 is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Variation in wall plane, roof line, detailing, materials and siting	✓		
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

Inter-Office Correspondence

DATE: May 16, 2006

TO: Tom Burns, Planning Director
Annette Olson, Planner

FROM: Supervisor Jan Beautz JB

RE: COMMENTS ON APP. 04-0666, APN 027-262-39,
721 17TH AVENUE - MULTI-FAMILY HOUSING

Please consider my previous comments of January 25, 2005, May 18, 2005, October 18, 2005, and January 20, 2006, plus the following comments in your review of this application.

Only elevations and not the color details are provided for the existing unit that will front on 17th Avenue. I trust that the color scheme and construction details will be such to blend with and complement the new buildings.

This application could not be approved in this configuration if the units were to be sold separately. It is being proposed for the entire parcel and all the units to be in the same ownership and management. It is my understanding that the developer has been made aware that a future subdivision of this property is not a possibility.

JKB :pmp

3711C1

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: May 15,2006
TO: Annette Olson, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #04-0666, 5th Routing, APN 027-261-39, 721 17th Avenue, Live Oak

The applicant is proposing to demolish one dwelling unit and construct a total of five new multi-family dwelling units (one duplex and one triplex). The project requires a Residential Development Permit, a Coastal Development Permit, and a Significant Tree Removal Permit. The property is located on the east side of 17th Avenue approximately 75 feet north of the intersection of Memll Street and 17th Ave.

This application was considered at Engineering Review Group (ERG) meetings on February 2,2005, May 18,2005, October 19,2005, January 18 2006, and May 3,2006. The Redevelopment Agency (RDA) previously commented on this project on January 28,2005, May 26,2005, October 21 ,2005, and January 20,2006. RDA's primary concerns for this project in addition to the roadway dedication, involved the provision of an aesthetic streetscape appearance to the highly traveled 17th Avenue roadway with sufficient landscaping and frontage trees, the adequate provision and functioning of onsite parking as no street parking is available on 17th Avenue, the preservation of existing public improvements, and significant tree protection and replacement onsite.

The Redevelopment Agency **has** no further comments on this application.

The items/issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA does not need to see future routings of this project. The Redevelopment Agency appreciates this opportunity to comment. Thank you.

cc: Paul Rodrigues, RDA Urban Designer
Greg Martin, DPW Road Engineering
Betsey Lynberg, RDA Administrator
Jan Beautz, 1st District Supervisor

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Annette Olson
Application No.: 04-0666
APN: 027-261-39

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Environmental Planning Completeness Comments

===== REVIEW ON JANUARY 26, 2005 BY JESSICA L DEGRASSI =====

Please clarify the size/diameter of the amber tree to be removed. If this tree is 20" or greater in diameter it requires a significant tree permit, which may be added to this application.

===== 'UPDATED ON JANUARY 31, 2005 BY KENT M EDLER ===== 1. A grading plan needs to be submitted that shows both existing and proposed contours.

2. Include grading x-sections that run through the proposed buildings.

3. The soils report has been accepted.

===== UPDATED ON MAY 18, 2005 BY JESSICA L DEGRASSI =====

Please include significant tree removal of the 24" maple. Condition to replace tree with native replacement trees (at minimum 2).

Grading plans and rest of comments may be addressed during building permit stage.

===== UPDATED ON OCTOBER 7, 2005 BY KENT M EDLER ===== The grading plans still do not show any existing or proposed contours and are therefore not reviewable for grading.

===== UPDATED ON JANUARY 9, 2006 BY KENT M EDLER =====

Plans are complete for EP review.

===== UPDATED ON JULY 24, 2006 BY JESSICA L DEGRASSI =====

The replacement tree for the removal of the maple can be replaced with a tree off of the significant tree replacement list.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JANUARY 26, 2005 BY JESSICA L DEGRASSI =====

A detailed erosion/sediment control plan is required for the building permit application. Please show how you will control sediment from leaving the site during construction. The plan should include an entrance/exit gravel drive to remove sediment from vehicles leaving the site. The plan shall also include techniques to prevent sediment from leaving during heavy rains. Information is available online at www.co.santa-cruz.ca.us under the planning department, in the environmental planning section, or call 454-3162.

===== UPDATED ON JANUARY 31, 2005 BY KENT M EDLER ===== 1. The plans need to reference the soils report by Haro, Kasunich.

2. A plan review letter from the soils engineer will be required.

3. The plans need to indicate the structural section of the driveway.

4. The building plans need to show the overexcavation / recompaction required beneath foundation elements.

Project Planner: Annette Olson
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===== UPDATED ON JULY 24, 2006 BY JESSICA L DEGRASSI =====

The replacement tree for the removed maple can be obtained from the significant tree replacement list.

Housing Completeness Comments

===== REVIEW ON JANUARY 25, 2005 BY TOM POHLE =====

As of this date, the developer is proposing to designate 1 affordable unit on site and pay In Lieu fees for .2 of a unit. The Affordable Housing Obligation (AHO) for this project is 1.2 units, and the developers proposal would, therefore, meet the required AHO. NO COMMENT

Although the various documents for this project provide some conflicting information about the disposition of the existing unit, it appears that 1 unit is a replacement for an existing unit that is being wholly or partially demolished. Based on this understanding, and the definition of "New dwelling unit", as provided in County Code 17.10.020, the completed project will consist of 6 new units, resulting in a 1.2 unit affordable housing obligation. Prior to issuance of a Building Permit, a Measure J Participation Agreement must be executed and recorded with terms that provide for the equivalent of 1.2 units of affordable housing in accordance with County Code 17.10. Currently the developer has not indicated a plan for meeting the requirements of 17.10. The potential ways in which this obligation could be met are as follows: a) Designate the required number of units on site as affordable. b) Pay In Lieu fees. c) Provide a program to convert existing units off site to affordable housing. d) Participate in a partnership to provide affordable housing at a site other than the project site. Specific details of the listed alternatives can be found in County Code 17.10 on the County web site at:
<http://ordlink.com/codes/santacruzco/index.htm>

The Affordable Housing Obligation (AHO) for this project is 1.2 units of affordable housing.

The developer has proposed 1 unit of affordable housing on site and paying an In Lieu fee for the .2 of a unit AHO balance. The developer's proposal meets the AHO requirement.

===== UPDATED ON JANUARY 25, 2005 BY TOM POHLE =====

===== UPDATED ON JANUARY 25, 2005 BY TOM POHLE =====

===== UPDATED ON JANUARY 25, 2005 BY TOM POHLE =====

===== UPDATED ON MAY 12, 2005 BY TOM POHLE =====

NO COMMENT

===== UPDATED ON MAY 19, 2005 BY TOM POHLE =====

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No. : 04-0666
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NO COMMENT

===== UPDATED ON MAY 19, 2005 BY TOM POHLE =====

NO COMMENT

Housing Miscellaneous Comments

===== REVIEW ON JANUARY 25, 2005 BY TOM POHLE =====

NO COMMENT

Based on a total of 6 units. the affordable housing obligation under County Code 17.10 (15% of the total units) is 1.2 units of affordable housing. Staff recommends that the developer meet this obligation by designating 1 of the proposed units as affordable housing and by paying a fractional fee of .2 of a unit of affordable housing to meet the balance of the housing obligation. ===== UPDATED ON JANUARY 25 2005 BY TOM POHLE =====

===== UPDATED ON MAY 19, 2005 BY TOM POHLE =====

NO COMMENT

===== UPDATED ON MAY 19, 2005 BY TOM POHLE =====

NO COMMENT

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 25, 2005 BY ALYSON B TOM ===== Application with civil plans dated 11/8/04 has been received and reviewed for completeness of discretionary development. The plan was found to need the following additional information prior to approving discretionary stage Storm Water Management review.

1) This project, is required to minimize proposed impervious areas and to mitigate for any proposed storm water quality and quantity impacts. **How** has the project minimized proposed impervious areas? Consider surfacing as much of the proposed parking, driveway and turnaround areas with pervious surfacing as possible.

2) Sheet C-02 refers to "accompanying calculations" however, none were included with the first submittal routing. Please submit these calculations. **How** has this project mitigated for water quantity impacts?

3) **How** will this project mitigate for water quality impacts. The project should include accommodations for water quality treatment of all runoff from parking/driveway surfaces prior to discharge from the site.

All drainage issues with offsite implications must be addressed in the discretionary application. Additional onsite drainage details **may** need to be clarified on the plans, but **may** be addressed in the building application phase.

Because this application is **incomplete** in addressing County development policies, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements. The applicant is subject to meeting all future review requirements as they pertain to the applicant-s changes to the proposed plans.

Discretionary Comments - Continued

Project Planner: Annette Olsson
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All resubmittals of plans, calculations, reports, faxes, extra copies, etc. shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Contact the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions.

===== UPDATED ON MAY 19, 2005 BY ALYSON B TOM ===== Application with letter and plans dated 4/29/05 by Mid Coast Engineers has been received. Please address the following:

1) Previous comment No. 1 has not been addressed. How has this project minimized proposed impervious areas? We have noted that the required open space has been retained, however, it appears that there is still opportunity for utilizing pervious surfacing in place of impervious surfacing on this site. Why is pervious surfacing not feasible?

2) Drainage calculations dated 12/10/04 were included with the second submittal. The lower range of the concrete, asphalt and roof area C values seems low. Please justify these values or update to more reasonable values. Why do the lawn areas change from heavy soil to sandy soil from pre to post project conditions? How are the rock swales accounted for in the post project conditions? The detention calculations do not follow the County Design Criteria guidelines. Why is the post project 100 year storm used? Please confirm that the method used accounts for the rising limb in the allowable release rate as described in the reference regarding the modified rational method.

3) While the letter and notes on the plans indicate that runoff from the proposed paved areas will drain to grassy areas this is not consistent with the spot elevations and sections shown for these areas. Please update plans for consistency.

4) Are the channel sections shown on sheet C-04 details for the proposed cobble swales shown on sheet C-03? Please label these accordingly.

5) While a note on the plans indicate that silt and grease traps and fossil filters are proposed it is not clear where these will be located and that they will function as water quality treatment. Please describe how this will work.

6) Does this site receive runoff from any adjacent parcels? If so, how will this runoff be accommodated?

===== UPDATED ON OCTOBER 19, 2005 BY ALYSON B TOM ===== Application with civil plans by Mid Coast Engineers dated September 2005 has been received. Please address the following:

1) Previous comment No. 1 has not been fully addressed. The pervious surfacing for the uncovered parking area is noted, however, the site and grading plan does not appear to utilize these areas for mitigation. Can the driveway area be graded to slope towards the pervious surfacing? Will subdrains be included?

2) Previous comment No. 2 has not been addressed. Address the following in addition to the previous comment. The most recent calculations do not account for the area to be dedicated in the post project conditions. This area should be included for

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No. : 04-0666
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mitigation. The design criteria calls for a 25% safety factor on required volume based on a 10 year event. The calculation is noted on the plans do not make sense.

3) Previous comment No. 3 has not been addressed. Address the following in addition to the previous comment. The partial drainage plan on sheet C02 conflicts with the landscape plan in several areas, please update. Please provide details for the proposed swales and detention facilities. Show clearly the extent of the proposed detention area on the plans, including required storage depth, demonstrating the system will be feasible and safe. Describe further the "throttle" proposed for limiting runoff to the pre development runoff rate. Provide existing and proposed topographic information for the proposed swales. It should be clear that the installation of the swales is feasible for routing storm water while accommodating all offsite drainage areas draining to the site and without impacting adjacent/downstream properties.

4) Previous comment No. 4 has not been addressed

5) Previous comment No. 5 has not been addressed.

6) Previous comment No. 6 has not been addressed.

===== UPDATED ON JANUARY 19, 2006 BY ALYSON B TOM ===== Application with letter dated 12/15/05 and plans dated December 2005 has been received. Please address the following:

Previous comments No. 3 and 5 have not been addressed.

It is not clear that the proposed detention system is feasible given that the expected runoff from the area bypassing the system appears larger than the allowable release rate from the site.

===== UPDATED ON MAY 10, 2006 BY ALYSON B TOM ===== Application with calculations dated 2/20/06 and plans dated April 2006 have been received and are complete with regards to stormwater management for the discretionary stage. Please see miscellaneous comments for issues to be addressed prior to building permit issuance.

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 25, 2005 BY ALYSON B TOM ===== The following items shall be addressed prior to building permit issuance.

1) Submit detailed plans and supporting calculations demonstrating that the on-site storm water system meets design criteria requirements (capacity, safe overflow, freeboard, velocity, etc.). This should include analysis of the through the sidewalk drains for capacity and safe overflow.

2) The final plans should include maintenance guidelines for the proposed storm water facilities. A recorded maintenance agreement is required for detention and water quality treatment facilities and should include specific maintenance requirements determined by the project engineer/manufacturer.

Project Planner: Annette Olson
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3) Signage shall be installed on all proposed on site inlets that state "No Dumping - Drains to Bay" or equivalent message and should be specified on project plans.

4) The drainage plan shall be coordinated with the landscape plan.

A Zone 5 drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.85 per square foot, and are assessed upon permit issuance.

===== UPDATED ON OCTOBER 19, 2005 BY ALYSON B TOM ===== Please address the following miscellaneous comments in addition to the previous miscellaneous comments prior to permit finalization:

1) Provide easement(s) for the common drainage facilities, including the swales and detention system.

2) Provide a recorded maintenance agreement for the proposed drainage facilities, including the swales, detention system, filters, and pervious asphalt. Include language in the agreement as well as on the final plans that details the specific maintenance requirements in terms of surfacing, cleaning, and inspecting for these systems.

3) Provide details and specifications for the proposed pervious asphalt and subdrain system.

4) Submit a review letter from the geotechnical/soils engineer approving of the final dated drainage plans.

===== UPDATED ON MAY 10, 2006 BY ALYSON B TOM ===== Please address the following in addition to the previous miscellaneous comments prior to building permit issuance:

1) Please note that pervious asphalt, concrete and patio areas will be calculated as semi-impervious for fee and impact calculations.

2) Please clearly locate proposed silt and grease trap locations so that runoff from all proposed driveway and parking areas will be treated. While the easternmost inlet on sheet C03 includes a note for a trap, detail 1 shows a trap in the parking area. Also the note on sheet C-02 refers to fossil filters, but it is not clear where these are proposed to be installed.

3) Provide details for the outlet control structure for each of the detention facilities, include supporting calculations that take into account runoff that bypasses the system(s) (ex: runoff from the end of the driveway). Provide details for the surface detention facility, including footprint area, dimensions, minimum depth, and safe overflow to the driveway (overflow over the sidewalk on 17th is not acceptable). Provide a cross section of the northern detention area. The contours shown do not make sense.

4) Provide some visible separator between the proposed standard asphalt and pervious asphalt areas. Include signage as necessary to ensure that the pervious section will be maintained over time.

Discretionary Comments - Continued

Project Planner: Annette Olson
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- 5) Confirm that the spot elevation of 58.3 shown at the Northwest corner of the property is accurate.
- 6) Provide spot elevations at multiple locations along the flowline and top of the proposed swales so that drainage patterns are clear and so **it** is clear that grading for the swales will not direct site runoff offsite nor block any existing runoff from offsite.
- 7) Include additional details on the parabolic channel detail, including minimum width, side slope, longitudinal slope, depth, etc.
- 8) Add the note to stencil "No Dumping -Drains to Bay" on the inlet in the parking aisle.
- 9) **It** is unclear how runoff from the NW corner of the parcel will drain over the curb into the driveway area. Please add details and notes so that this is clear.
- 10) Detail 1/C-01 is not clear. Please update and coordinate with response to comment no. 3.
- 11) Please provide plans for the building permit that are legible. **It** is very difficult to read much of the text that is overlapping other text or hatching. Eliminate duplicate information such as Det.1/C0-1 that is shown on both sheets C-02 and C03. Consider eliminating hatching on the drainage plan.
- 12) **Why** is a flexible pipe proposed between the in the landscaped area to the inlet at the base of the driveway?
- 13) The contours shown are not consistent with labeled spot elevations
- 14) This project will be inspected by Public Works staff for installation of drainage facilities. An engineer's estimate, inspection fee, and reproducible civil plans with Public Works signature block will be required prior to building permit issuance.

Dpw Driveway/Encroachment Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 24, 2005 BY DEBBIE F LOCATELLI =====

Show driveway plan view and centerline profile with submittal of building application.

Dpw Driveway/Encroachment Miscellaneous Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 24, 2005 BY DEBBIE F LOCATELLI =====

Driveway to conform to County Design Criteria Standards.
Encroachment permit required for all off-site work in the County road right-of-way, to be applied for at the time of building permit application.

Discretionary Comments - Continued

Project Planner: Annette Olson
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Landscape installed near sidewalk and driveway shall be maintained. shall not be allowed to encroach on sidewalk or block vehicle or pedestrian site.

Dpw Road Engineering Completeness Comments

===== UPDATED ON JANUARY 26, 2005 BY GREG J MARTIN =====

Below are comments on the 1st submittal:

The project proposes a pedestrian walkway at grade behind the carport. We do not recommend at-grade pedestrian walkways as they can create a false sense of security for pedestrians in an area where vehicles travel.

The driveway on 17th Avenue and the driveway behind the handicapped parking space are recommended to have a standard accessible sidewalk behind them.

The turnarounds for parking spaces 11, 12, and 13 do not meet County standards for a driveway turnaround or a parking lot. These parking spaces require a one hundred eighty degree turn for vehicles to exit 17th Avenue in a forward direction. There is insufficient room for vehicles to back up through 90 degrees of the turn before proceeding forward for the remaining 90 degrees of the turn. Driveways require a 15 foot radius for turns and parking aisles require a 26 feet width.

If you have any questions please contact Greg Martin at 831-454-2811. ===== UP-DATED ON MAY 23, 2005 BY GREG J MARTIN =====

The revised plans show a sidewalk with driveways for parking spaces No. 1 and No. 18. Accessibility standards require the driveways to have a 3 foot sidewalk behind them at a 2 percent cross slope. We recommend for parking spaces within garages that the garage be set back from the curb line or travel way ten feet minimum. It is recommended that the sidewalk be considered on the other side of the main driveway.

If you have any questions please contact Greg Martin at 831-454-2811. ===== UP-DATED ON OCTOBER 18, 2005 BY GREG J MARTIN =====

The revised plans show a short sidewalk on one side of the project. The landing area is identified as a ramp with a slope of 2 percent. The ramp is typically 8.33 percent and the landing 2 percent. We recommend for parking spaces within garages that the garage be set back from the curb line or travel way ten feet minimum. It is recommended that the sidewalk be considered on the other side of the main driveway.

If you have any questions please contact Greg Martin at 831-454-2811. ===== UP-DATED ON JANUARY 18, 2006 BY GREG J MARTIN =====

Sidewalk is recommended to be considered on the south side of the main driveway.

If you have any questions please contact Greg Martin at 831-454-2811. ===== UP-DATED ON MAY 19, 2006 BY GREG J MARTIN =====

Previous comments appear to have been addressed. TIA fees shall be required for this project. As part of the building permit application process the ramps will need to be evaluated to ensure they meet ADA standards.

Dpw Road Engineering Miscellaneous Comments

Discretionary Comments - Continued

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===== REVIEW ON JANUARY 26, 2005 BY GREG J MARTIN =====
===== UPDATED ON MAY 23, 2005 BY GREG J MARTIN =====
===== UPDATED ON OCTOBER 18, 2005 BY GREG J MARTIN =====
===== UPDATED ON JANUARY 18, 2006 BY GREG J MARTIN =====
===== UPDATED ON MAY 19, 2006 BY GREG J MARTIN =====

Environmental Health Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 24, 2005 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 24, 2005 BY JIM G SAFRANEK =====
NO COMMENT

SANTA CRUZ COUNTY SANITATION DISTRICT
INTER-OFFICE CORRESPONDENCE

DATE: October 18, 2005

TO: Planning Department, ATTENTION: ANNETTE OLSON

FROM: Santa Cruz County Sanitation District

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT

APN: 27-261-39 APPLICATION NO.: 04-0666

PROJECT DESCRIPTION: PROPOSAL TO DEMOLISH PORTION OF DWELLING UNIT AND CONSTRUCT ONE TRIPLEX AND ONE DUPLEX DWELLING UNIT
THIRD SUBMITTAL

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Applicant shall properly abandon all sewer plumbing not to be used after building demolition.

Applicant shall accept all responsibility for the private collector sewer line proposed.

Following completion of the above mentioned discretionary permit approval, the following conditions shall be met during the building permit process:

Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection work must be obtained from the District.

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

Memo to Annette Olson

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Show all existing and proposed plumbing fixtures on floor plans of building application.
Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.



Drew Byrne
Sanitation Engineering

DB:

c: Owner: Gerald & Merrily Rosenthal
 3726 Tiffani Ct.
 Santa Cruz, CA 95065

Applicant: Paul Savasky
 534 Monterey Drive
 Aptos, CA 95003



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831) 479-6843 fax (831) 479-6847

Date: May 10,2005
To: Gerald and Merrily Rosenthal
Applicant: same
From: Tom Wiley
Subject: 04-0666
Address 721 17th Ave.
APN: 027-261-39
OCC: 2726139
Permit: 20050148

We have reviewed plans for the above subject project.

The following NOTES must be added to notes on velums by the designer/architect in order to satisfy District requirements when submitting for Application for **Building Permit**:

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2001) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and either SPRINKLERED or NON-SPRINKLERED as determined by the building official and outlined in Chapters 3 through 6 of the 2001 California Building Code (e.g., R-3, Type V-N, Sprinklered).

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant, meeting the minimum required fire flow for the building, within 250 feet of any portion of the building.

NOTE ON PLANS: A new fire hydrant will be required to be installed on the island next to parking stall 10 as indicated on sheet 1. New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to and during time of construction (GFC 901.3).

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installations shall follow our guide sheet.

Show on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).

- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed ½ inch.

NOTE on the plans that the roof coverings to be no less than Class "B" rated roof.

NOTE on the plans that a 30-foot clearance will be maintained with non-combustible vegetation around all structures.

Submit a check in the amount of \$100.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 722-2393, or email me at tomw¢ralfd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.

Any order of the Fire Chief shall be appealable to the Fire Code Board of Appeals as established by any party beneficially interested, except for order affecting acts or conditions which, in the opinion of the Fire Chief, pose an immediate threat to life, property, or the environment as a result of panic, fire, explosion or release.

Any beneficially interested party has the right to appeal the order served by the Fire Chief by filing a written "NOTICE OF APPEAL" with the office of the Fire Chief within ten days after service of such written order. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is taken.

2726139-051005



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

January 31, 2005

Gerald and Merrily Rosenthal
4960 Garnet Street
Santa Cruz, CA, 94065

**Subject: Review of Geotechnical Investigation by Haro, Kasunich & Associates, Inc.
Dated October 7, 2003; Project No. SC8348
APN: 027-267-39, Application No: 04-0666**

Dear Mr. and Mrs. Rosenthal:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. **All** construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. The author of the report shall write this letter and **shall** state that the project plans conform to the report's recommendations.

After building permit issuance, the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please call the undersigned at 454-3168 if we can be of any further assistance.

Sincerely,


Kent Edler
Associate Civil Engineer

Cc: Karen McConaghy, Project Planner
Jessica DeGrassi, Environmental Planning

NEW WATER SERVICE INFORMATION FORM

SANTA CRUZ MUNICIPAL UTILITIES

809 Center Street, Room 102
 Santa Cruz, CA 95060
 Telephone (831) 420-5210

Multiple APN? **N** APN #: **027-261-39**

Date: **10/6/2004**

Revision Date 1 : **1/21/2005**

Revision Date 2 :

PROJECT ADDRESS: 721 - 17th Ave.

Name:	Gerald Rosenthal			Proposal to construct 5 new apartments on a lot with 2 ex SFD with one to remain and one to be demolished * letter of Water Availability requested. (call 1st prior to fax)
Phone:		Fax		
Mail Street:	4960 Garnett St			
City/State/Zip	Santa Cruz	CA	95065-	

N

3/4"	080-0140)	Active		mr-2

No connection fee credit(s) for services inactive over 24 months

SECTION 2 FIREFLOWS

Hyd # Size/Type: dbl Static Res Flow Flow w/20# Res. FF Date

Location:

Hyd # Size/Type: Static Res Flow Flow w/20# Res. FF Date

Location:

SECTION 3 WATER SERVICE FEES

Service Type	Service Size	Meter Size	Meter Type	# SIOs	Meter Eng Inst	Plan Review	Permit Insp	Rvw Fee	Permit Type Fee	Water System Dev	Sewer Connection	Zone Capacity
Domestic	3/4	5/8	Disc	5	\$1,335	\$250	\$180			\$3,356		
Dom/Fire												
Irrigation												
Business												
Fire Svc	2	5/8	Disc	1	\$267	\$50	\$180					
Hvdrant			Type									

WATER SERVICE FEE TOTALS

Street Opening Fee Irr Plan Review Fee Total - Credits **GRAND TOTAL**

ADDITIONAL COMMENTS

Please provide evidence from the County Bldg Dept that the ex 2nd unit which is scheduled for demo was a legal recognized unit of record to receive a water conn fee credit. Please confirm fire sprinkler and fire hydrant requirements with the Central Fire Protection District and have them complete the attached Fire Protection Requirements Form. Please provide a utility site plan with all meter boxes located out of the driveway. Please provide an irrigation and landscape plan for the project for review by the Water Conservation Office, a separate landscape meter, fees & backflow protection is required for landscaped areas which exceed 5000 sq

SECTION 4 QUALIFICATIONS

1. Service will be furnished upon:
 (1) payment of the required fees due at the time service is requested (a building permit is required), and; (2) installation of the adequately sized water services, water mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made
2. Fees and charges noted above are accurate as of the date hereof, and are subject to change at any time without notice to applicant.

BP# PLAN APP # REVIEWED BY

NOTICE- This form does not in any way obligate the city. It is provided only as an estimate to assist you in your planning and as a record for the Water Department. The requirements set forth on this form may be changed or corrected at any time without prior notice. Fees collected by other agencies are not included on this form

EXHIBIT 2F
 EXHIBIT H



Right of Way
340 PAJARO ST
SAUNAS, CA 93901
831-754-8165

Memorandum

To: Karen Mc Conaghy, Planning Department FAX: 831-454-2131

cc:

From: Roxie Tossie, Right of Way Mgr (831) 754-8165

Date: **Friday, January 28, 2005**

Re: **Permit Application #: 04-0666**

FEE OWNER: Gerald F. & Merrily A. Rosenthal

Location: 721 17th Ave., Santa Cruz

APN: 027-261-39

Message:

Per your request our SBC Engineer Chris Barraza (831-728-0160) has reviewed the proposed project plans for the above mentioned MLD and has determined the following:

- Our engineer has determined that ***SBC will require a Public Utility Easement over the Commonportion of the driveway*** to serve this development.
- Please provide me a copy of the Tract Map upon Final Recording for my files.

Please call me if you require any additional information on 831-754-8165

Thank You,
Roxie

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USE ONLY