



Staff Report to the Planning Commission

Application Number: **07-0294**

Applicant: Ann Chase
Owner: Robert and Lynn Davidson
APN: 026-071-13

Agenda Date: June 9, 2010
Agenda Item #: 9
Time: After 9:00 a.m.

Project Description: This is a proposal to divide a parcel with an existing single-family dwelling into two parcels and construct a new single-family dwelling.

Location: The property is located on the east side of Paul Minnie Avenue, about 135 feet north of Rodriguez Street (2220 Paul Minnie Ave., Santa Cruz).

Supervisory District: First District (District Supervisor: John Leopold)

Permits Required: Minor Land Division, Residential Development Permit, Roadside Exception
Technical Reviews:

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0294, based on the attached findings and conditions.

Exhibits

- | | |
|-----------------------------------------------|------------------------------|
| A. Project plans | F. General Plan Maps |
| B. Findings | G. Will Serve Letters |
| C. Conditions | H. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | I. Arborist Report |
| E. Assessor's, Location, Zoning and | I. Neighborhood Meeting |

Parcel Information

Parcel Size:	13,625 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Paul Minnie Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Residential)

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

minimum parcel size)
Coastal Zone: Inside X Outside
Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils report to be submitted with building permit
Fire Hazard: Not a mapped constraint
Slopes: 0-2%
Env. Sen. Habitat: No physical evidence on site
Grading: 63 cubic yards of cut, 29 cubic yards of fill
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Preliminary drainage plan accepted by the Department of Public Works, Stormwater Management
Archeology: Not mapped/no physical evidence on site

Services Information

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

History

According to Assessor's Records, the original dwelling on the subject parcel was constructed before building permits were required. On July 31, 2007, a fire partially damaged the dwelling and the building permit for its demolition was finalled in September of 2008. The property owner constructed a three-bedroom replacement dwelling at the back of the subject parcel which was finalled in November of 2008.

The current application is to divide the existing parcel to create two new parcels. In this proposal the recently constructed dwelling will be accessed by a corridor access (i.e. it will be a 'flag' lot), and a new dwelling will be constructed on the front parcel.

Project Setting

The subject parcel is located on the east side of Paul Minnie Avenue about 1500 feet south of its intersection with Soquel Avenue, a Highway 1 frontage road. Most of the parcels along Paul Minnie Avenue are zoned single-family residential, with a small multi-family zone district located at the intersection of Paul Minnie and Rodriguez Street. Architecture in the area varies with a mixture of one and two-story homes. Paul Minnie Avenue is developed with curb, gutter and sidewalk on the west side and curb and gutter on the east side.

Directly to the north of the subject parcel is a single-family dwelling which is setback about 40 feet from the shared side property line. Directly to the south are four single-family parcels that front on Rodriguez Street.

As noted above, a single-family dwelling is located at the back of the subject dwelling. The parcel slopes gently from its highpoint towards the front of the parcel to the southwest. A 25-inch diameter at breast height (DBH) California pepper tree is located within the Paul Minnie right-of-away along the subject property's frontage.

Zoning & General Plan Consistency

The subject property is a 13,625 square foot lot, located in the R-1-5,000 (single-family residential, 5,000 square foot minimum parcel size) zone district, a designation which allows residential uses. The new front parcel will be 5,783 square feet and the back parcel will be 6,076 square feet, not including the 1,766 square feet corridor access. The proposed land division and single-family dwelling is an allowed use within the zone district and the project is consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

Site Development Standards Table for Proposed Dwelling

	R-1-5 Standards	Proposed Residence
Front yard setback:	20 feet	32 feet
Rear yard setback:	15 feet	15.5 feet
Side yard setback:	5 feet / 8 feet	5.5 feet / 9.5 feet
Lot Coverage:	40 % maximum	30%
Building Height:	28 feet maximum	28 feet
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	48 %
Parking per house	3 bedrooms = 3 (18' x 8.5') spaces	two spaces in garage one space in driveway

Design Review

The proposed two-story, single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed dwelling's architectural style will be craftsman with cement plaster finish on the first floor and board and batten on the second floor. The two finish materials will break up the apparent mass and bulk of the dwelling as will the hipped main roof and three small gabled roofs. Architectural details such as paneled garage doors designed to appear as two doors, an arbor over the garage, divided light windows and brackets will together create a sense of quality construction.

The site design will also help this proposal fit into the surrounding neighborhood. The front dwelling will be the 'face' of the development since it will mostly screen the rear dwelling. The front house is setback 32 feet to provide sufficient room for the driveway to go around the 25-inch DBH California pepper tree located within the Paul Minnie right-of-way. This increased setback will have an ancillary benefit of reducing the apparent mass and bulk of the house. A

plants and trees, including seven trees, will beautify the project and soften the impact of the new construction on the neighborhood.

Improvement Plan

The improvement plan calls for a modest amount of grading—63 cubic yards of cut and 29 cubic yards of fill—to establish the final grades for the dwelling and driveway. Although a small area drains towards Paul Minnie Avenue, most of the parcel slopes from the front of the parcel to the south and east. Typically, projects are designed to connect to the gutter or storm drain system in the adjacent roadway. However, given that the parcel slopes away from Paul Minnie Avenue towards the parcels that front on Rodriguez Street, this parcel is particularly constrained. To minimize the stormwater impacts of this development on the parcels to the south, the proposed drainage plan is designed for the 25-year storm event, rather than the standard 10-year event.

Runoff will be controlled in the following ways. Rain falling on the roof of the new dwelling will be collected in pipes and directed to the three infiltration trenches. There, the runoff will percolate into the ground with the intention that it will be retained on-site. The runoff from the driveway that does not percolate through the permeable paving will be directed via the slope of the driveway to a French drain that runs along the northern edge of the driveway. From there, it will flow to the northwestern infiltration trench. A maintenance agreement for the drainage improvements is required as a part of the proposed conditions of approval.

Roadside Exception

Paul Minnie Avenue improvements consist of curb, gutter and sidewalk on the west side of the road, curb and gutter only on the east side of the road, parking on both sides of the road, and a roadway width of 36 feet. Paul Minnie Avenue lacks continuous sidewalks on the east side of the street. The County Design Criteria requires the installation of a separated sidewalk, but this proposal requests a Roadside Exception to maintain the existing improvements. An exception to keep the existing road section is justifiable since a 36 foot roadway width is already established, there are no sidewalks on the parcels adjacent to the project, and the area is currently fully developed.

California Pepper Tree

As noted above, a 25-inch DBH California Pepper Tree is located within the Paul Minnie Avenue right-of-way. To ensure that this tree survives the construction of the new dwelling, the property owner submitted an arborist report by Joe Nama, Certified Arborist, with protection recommendations. These recommendations have been incorporated as conditions of approval.

Conclusion

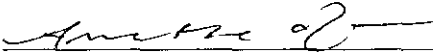
As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

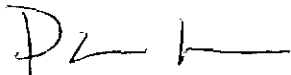
Staff Recommendation

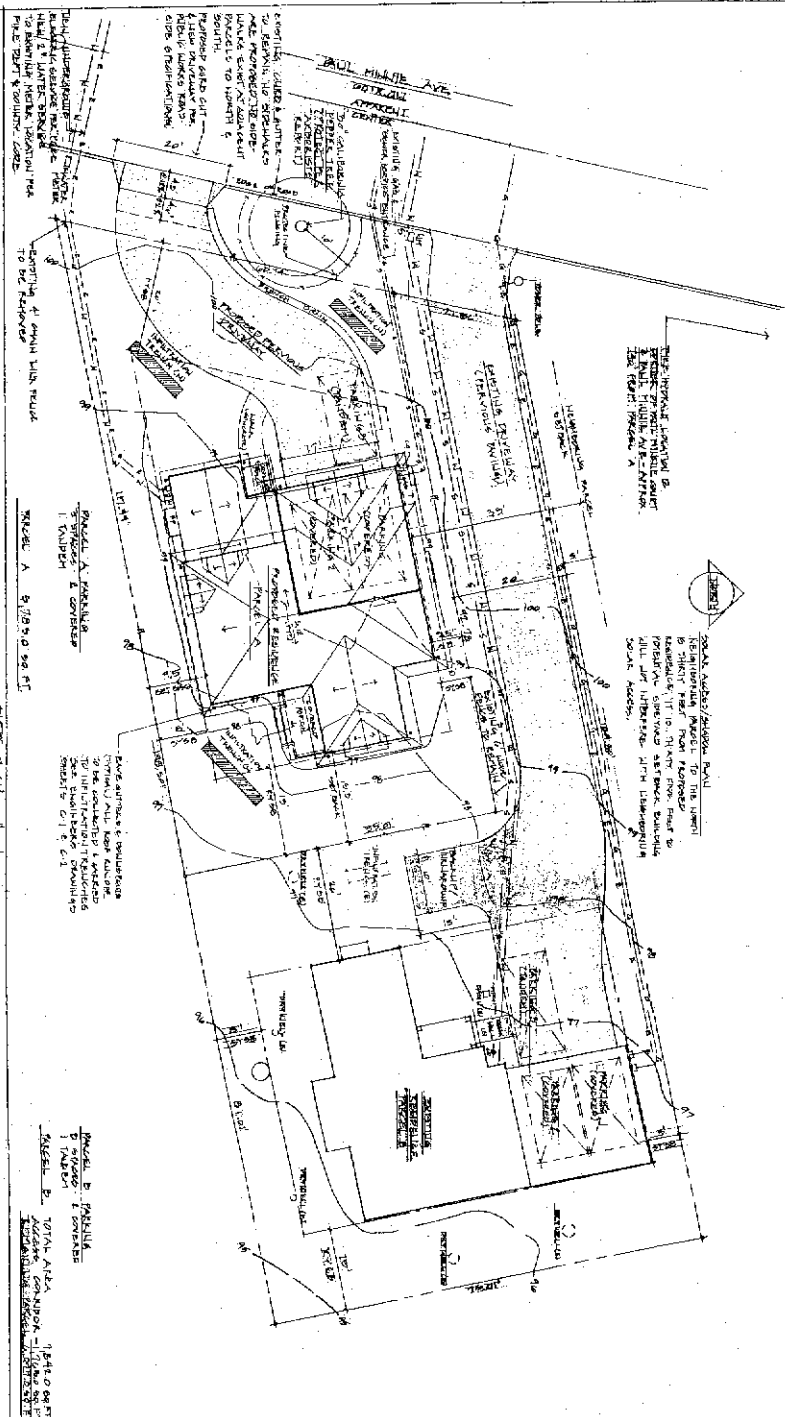
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **07-0294**, based on the attached findings and conditions.

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.

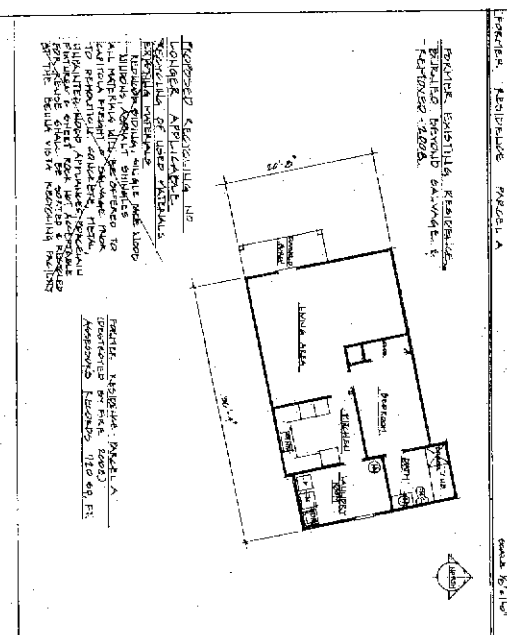
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: 
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Report Reviewed By: 
Paia Levine
Principal Planner
Santa Cruz County Planning Department



VEHICULAR WAY	
APPROACH	ARTICLE
PAUL MILLER AVE	ARTICLE 10.1
101	ARTICLE 10.1
PROJECT INFORMATION	
PROJECT NAME: ANN CHASE	
PROJECT ADDRESS: 101 PAUL MILLER AVE	
PROJECT CITY: SAN JOSE, CA	
PROJECT STATE: CA	
PROJECT ZIP: 95131	
PROJECT PHONE: (408) 438-1100	
PROJECT FAX: (408) 438-1100	
PROJECT E-MAIL: ann.chase@annchase.com	
PROJECT WEBSITE: www.annchase.com	
PROJECT ARCHITECT: ANN CHASE ARCHITECTS	
PROJECT ENGINEER: ANN CHASE ENGINEERS	
PROJECT LANDSCAPE ARCHITECT: ANN CHASE LANDSCAPE ARCHITECTS	
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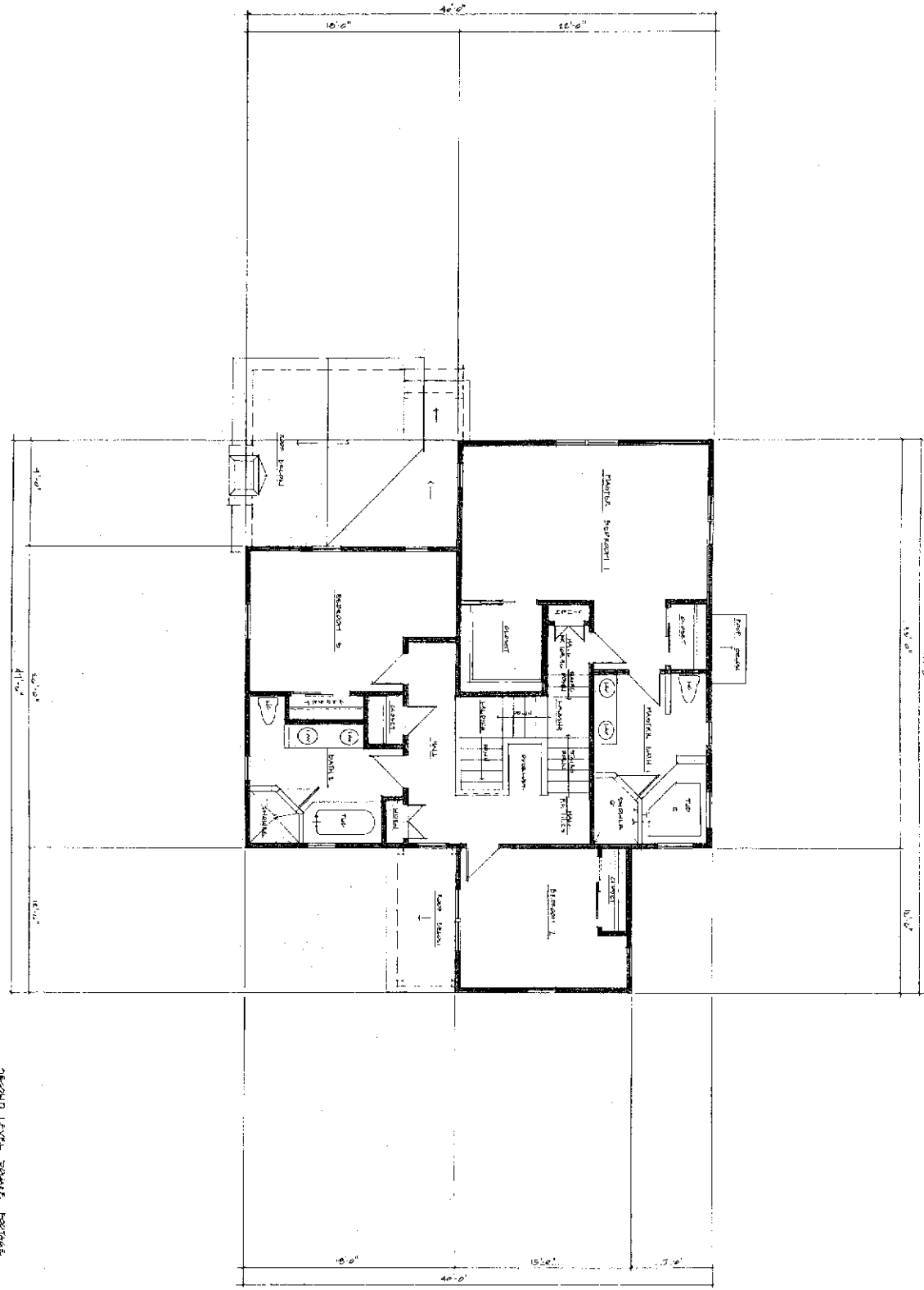


PROJECT DATA	
PROJECT NAME: ANN CHASE	PROJECT ADDRESS: 101 PAUL MILLER AVE
PROJECT CITY: SAN JOSE, CA	PROJECT STATE: CA
PROJECT ZIP: 95131	PROJECT PHONE: (408) 438-1100
PROJECT FAX: (408) 438-1100	PROJECT E-MAIL: ann.chase@annchase.com
PROJECT WEBSITE: www.annchase.com	PROJECT ARCHITECT: ANN CHASE ARCHITECTS
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SECOND FLOOR PLAN

SECOND LEVEL SQUARE FOOTAGE
TOTAL AREA 1,775.00 SF

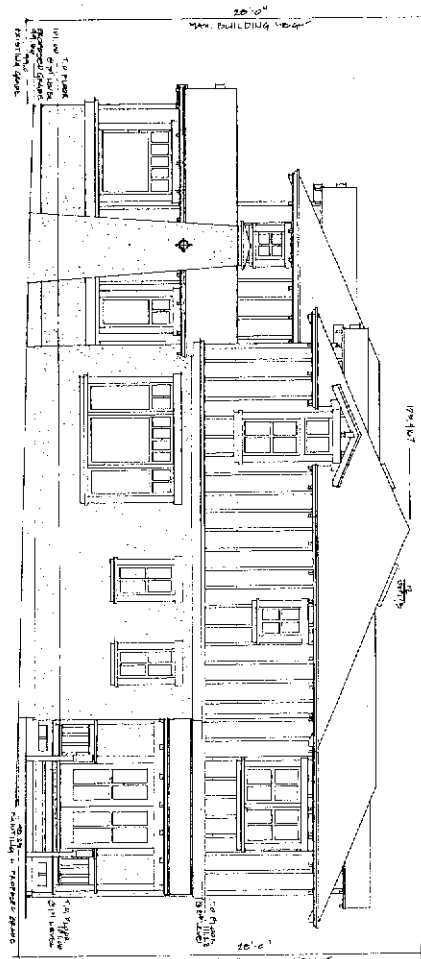


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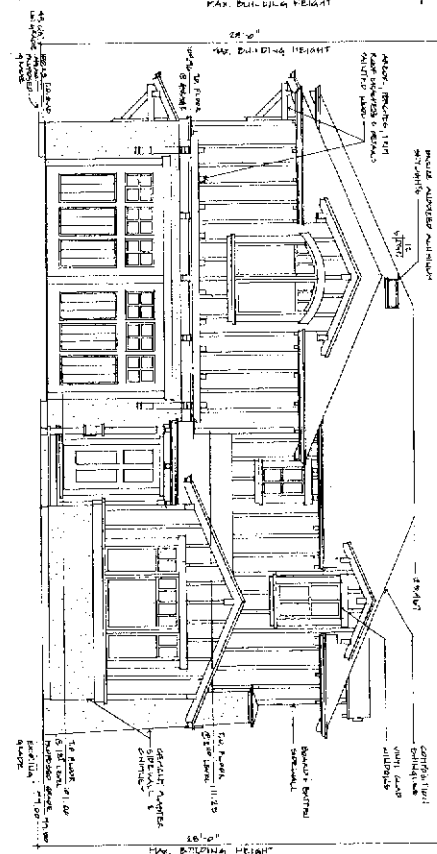
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DAVID 8-N
ARCHITECT APPLICATION # 02-0211

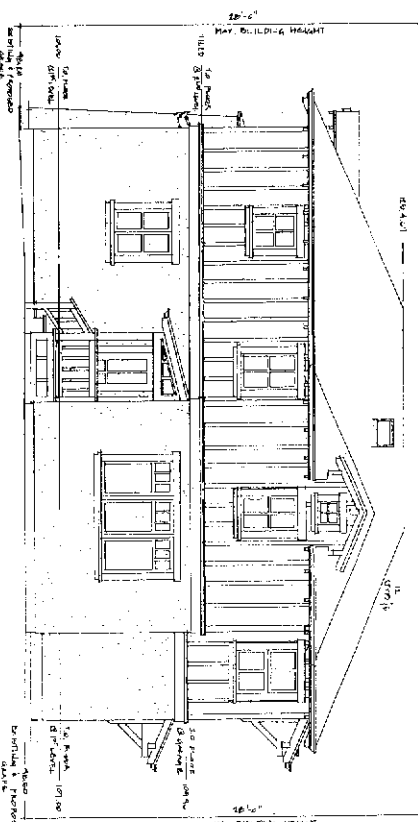
DESIGN
ANN CHASE



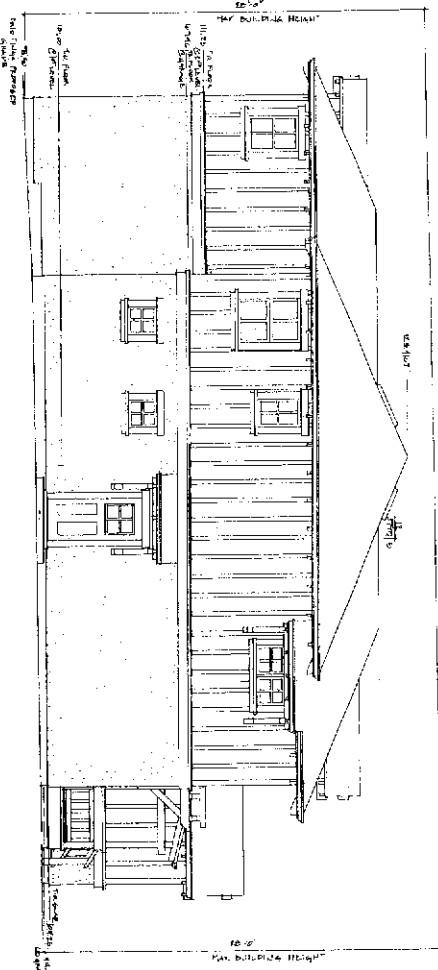
SOUTH ELEVATION
N.T.S.



WEST ELEVATION
N.T.S.



EAST ELEVATION
N.T.S.



NORTH ELEVATION
N.T.S.

SEE NOTES
1. 12' 10" 1/2
2. 7' 10" 1/2
3. 4' 1" 1/2

A-4

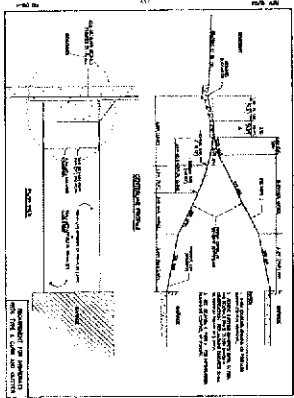
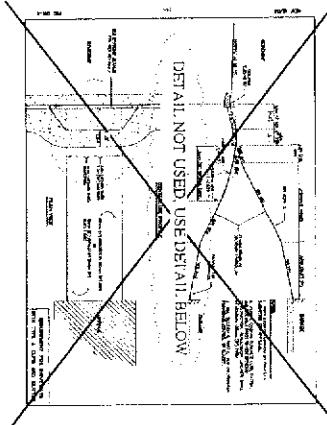
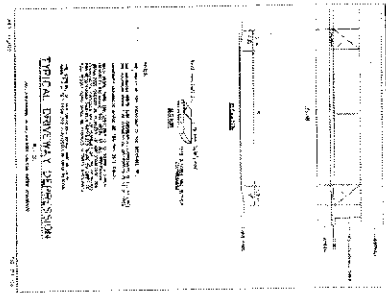
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APR. 21, 1913 APPLICATION # 07-024

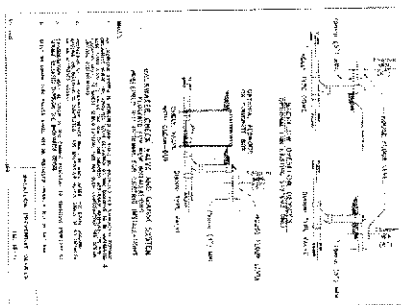
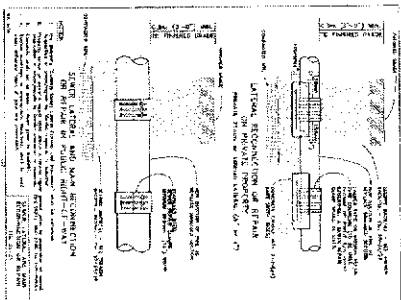
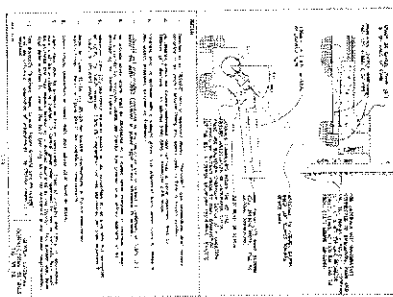
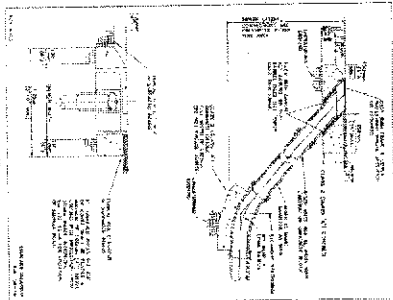
DESIGN
ANN CHASE

EXHIBIT A

DRIVWAY DETAILS



SEWER CONNECTION DETAILS



TERRA FIRMA
355 Grand Road
CA 95066

THE ATTENTION
TO THE DESIGN
AND CONSTRUCTION
OF THE PROJECT
IS THE RESPONSIBILITY
OF THE ENGINEER

**DETAILS
PRELIMINARY
ENGINEERED
IMPROVEMENT PLAN**

LOCATION: A/N 02-07-13
2220 Paul Maude

DWG: 207-21-209
Revised by: Alan Brown, NCE 31100, LORAIN 06/01/01
Scale: as shown

APPLICATION NO. 07-0294

C 2



SEAS UNIT NAME SPANISH/INTERMEDIATE
UNIVER. KENNEDY TREES (TYPICAL)

Subdivision Findings

1. That the proposed subdivision meets all requirements or conditions of the Subdivision Ordinance and the State Subdivision Map Act.

This finding can be made, in that the project meets all of the technical requirements of the Subdivision Ordinance and is consistent with the County General Plan and the Zoning Ordinance as set forth in the findings below.

2. That the proposed subdivision, its design, and its improvements, are consistent with the General Plan, and the area General Plan or specific plan, if any.

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan as amended by this proposal. The project creates two single-family residential parcels and is located in the Urban Medium Density Residential (R-UM) General Plan designation which allows a density of one unit for each 4,000 to 6,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that the development create two parcels with 5,783 and 6,076 square feet of net developable area.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. Each parcel will be accessed via Alice Street. This roadway provides satisfactory access to the project. The proposed land division is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and will have adequate and safe access.

The land division, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed residential development will be consistent with the pattern of the surrounding development, and the design of the proposed structure is consistent with the character of similar developments in the surrounding neighborhood.

3. That the proposed subdivision complies with Zoning Ordinance provisions as to uses of land, lot sizes and dimensions and any other applicable regulations.

This finding can be made in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standards for the R-1-5 (Single Family Residential - 5,000 square foot minimum) zone district where the project is located.

4. That the site of the proposed subdivision is physically suitable for the type and density of development.

This finding can be made, in that no challenging topography affects the building site, technical reports prepared for the property conclude that the site is suitable for residential development, and the proposed parcels are properly configured to allow development in compliance with the required site standards. No environmental resources exist which would be adversely impacted by the proposed development.

5. That the design of the proposed subdivision or type of improvements will not cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

This finding can be made, in that no mapped or observed sensitive habitats or threatened species will be adversely impacted through the development of the site.

6. That the proposed subdivision or type of improvements will not cause serious public health problems.

This finding can be made, in that municipal water and sewer are available to serve both parcels.

7. That the design of the proposed subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision.

This finding can be made, in that no such easements are known to encumber the property.

8. The design of the proposed land division provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

This finding can be made, in that the resulting parcels and proposed new dwelling are oriented to the fullest extent possible in a manner to take advantage of solar opportunities.

9. 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 new dwelling is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood contains single-family and multi-family residential development, with a predominance of single-family residential development. The proposed residential development is compatible with the architecture in the neighborhood and the surrounding pattern of development.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance *to insure the optimum in safety and the conservation of energy and resources*. The proposed single-family dwelling 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 single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-5,000 (single-family residential, 5,000 square foot minimum parcel size) zone district in that the primary use of the both new parcels will be one single-family dwelling that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Urban Medium Residential (R-UM) land use designation in the County General Plan.

The proposed single-family dwelling 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 single-family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed single-family dwelling 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 single-family dwelling will comply with the site standards for the R-1-5,000 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.

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.

The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day, such an increase will not adversely impact existing roads and intersections in the surrounding area. All reviewing utility providers have provided a will-serve letter, indicating that those utilities will not be overloaded with the addition of one additional dwelling.

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 single-family dwelling 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 single-family dwelling 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.

Roadside Exception Findings

1. The improvements are not appropriate due to the character of development in the area and the lack of such improvements on surrounding developed property.

This finding can be made, in that Paul Minnie Avenue varies from the County Design Criteria in terms of its roadside improvements. Paul Minnie Avenue improvements consist of curb, gutter and sidewalk on the west side of the road, curb and gutter only on the east side of the road, parking on both sides of the road, and a roadway width of 36 feet. Paul Minnie Avenue lacks continuous sidewalks on the east side of the street. The County Design Criteria requires the installation of a separated sidewalk, but this proposal requests a Roadside Exception to maintain the existing improvements. An exception to keep the existing road section is justifiable since a 36 feet roadway width is already established, there are no sidewalks on the parcels adjacent to the project, and the area is currently fully developed.

Conditions of Approval

Land Division 07-0294

Applicant: Ann Chase

Property Owner: Robert and Lynn Davidson

Assessor's Parcel Number: 026-071-13

Property Address and Location: 2220 Paul Minnie Avenue, Santa Cruz (located about 135 feet north of Rodriguez Street on the east side of Paul Minnie Avenue)

Planning Area: Live Oak

Exhibit(s):

- A. Tentative Map prepared by Cary D. Edmundson, revised to 4/4/10. Sheets C1 and C2: Preliminary Engineered Improvement Plan with Drainage Plan prepared by Marc Ritson, RCE, Terra Firma dated 12/1/09; Sheets A1-A4 & L1: Architectural, Floor and Landscape Plans - prepared by Ann Chase, Designer, revised to 4/4/10.
-

All correspondence and maps relating to this land division shall carry the land division number noted above.

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.
 - B. Record the Conditions of Approval with the Parcel Map. The Conditions of Approval shall be applicable to all resulting parcels.
 - C. The property owner(s) shall sign and record the Indemnity Waiver within 30 days of the effective date of this permit.
 - D. Pay an additional fee of \$25 to the Clerk of the Board of the County of Santa Cruz for posting the Notice of Exemption from CEQA.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such

improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:

- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than two (2) single-family residential parcels.
- C. The minimum parcel area shall be 5,000 square feet of net developable land per parcel.
- D. The following items shall be shown on the Parcel Map:
 - 1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map. The building envelopes shall meet the minimum setbacks for the R-1-5 zone district of 20 for front yards, 5 & 8 feet for side yards, 15 feet for rear yards and 20 feet to the garage entrance from the right-of-way.
 - 2. Show the net area of each lot to nearest square foot.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. New parcel numbers for all of the parcels must be assigned by the Assessors Office prior to application for a Building Permit on any parcel created by this land division.
 - 2. Lots shall be connected for water service to the City of Santa Cruz Water Department. All regulations and conditions of the water district shall be met.
 - 3. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the sanitation district shall be met.
 - 4. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations as stated or depicted in the approved Exhibit "A" and shall also meet the following additional conditions:
 - a. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-5 zone district. Development on each parcel shall not

- exceed the lot coverage limit specified in County Code 13.10.323, or a 50% floor area ratio, or other standard as may be established for the zone district.
- b. No changes in the placement of windows that face directly towards existing residential development as shown on the architectural plans, shall be permitted without review and approval by the Planning Commission.
 - c. No fencing shall exceed three feet in height within the required front yard setback, and no fencing shall exceed six feet in height within the required side and rear yard setbacks. No fencing shall be constructed which obstructs the view of drivers exiting the parking area for the front parcel.
 - d. Project plans must reflect the arborist report (Joe Nama of Nature First Professional Tree Care & Management, Inc., dated June 13, 2008) protection recommendations for the California pepper tree located in the Paul Minnie Avenue right-of-way.
5. A final Landscape Plan 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.

- i. 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.
 - 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.
 - e. All planting shall conform to the landscape plan shown as part of the approved Exhibit "A".
 - i. The proposed Chinese pistache and Western Redbud trees (along the existing driveway) shall be planted at 24-inch box size.
6. 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 in which the project is located. This project is subject to inclusion in a Mello-Roos Community Facilities District and is subject to the related fees.
7. Any changes from the approved Exhibit "A", including but not limited to the Tentative Map, Preliminary Improvement Plans, or the attached exhibits for architectural and landscaping plans, must be submitted for

review and approval by the Planning Department. Changes may be forwarded to the decision making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans which do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.

III. Prior to recordation of the Parcel Map, the following requirements shall be met:

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. Meet all requirements of the Santa Cruz County Sanitation District including, without limitation, the following standard conditions:
 - 1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel. The improvement plan shall conform to the County's Design Criteria and shall also show any roads and existing and proposed easements.
 - 2. Show any existing sewer laterals that will be abandoned, if applicable.
 - 3. Pay all necessary bonding, deposits, and connections fees.
- C. Meet all requirements of the County Department of Public Works, Drainage. Address the following:
 - 1. The proposed retention volumes are acceptable however the calculation procedure used is not accepted. A complete set of drainage calculations must be submitted and accepted prior to recording the parcel map. The engineer needs to meet with the reviewer prior to submitting for recording the parcel map.
 - 2. The path of flow on the downstream adjoining properties is inconsistent with the contours shown. Please clarify and revise.
 - 3. Propose measures along the southern property line to prevent overflow from the retention trenches in large storm events from causing adverse impacts to the downstream adjoining properties.
 - 4. Provide cross section construction details of the proposed retention trenches. Please reference the Santa Cruz County Design Criteria part 3 section H part 7 and 8 for design requirements. The design criteria can be found on the internet at: <http://www.dpw.co.santa-cruz.ca.us/DESIGN%20CRITERIA.PDF>

5. Detail on the plans how leaves, twigs, gravel, sand, silt and other debris with a potential to clog perforated pipes will be prevented from entering the proposed retention trenches.
 6. Specify on the site plan all required maintenance procedures for the pervious concrete driveway and retention trenches.
 7. A recorded maintenance agreement will be required for the proposed retention trenches. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance agreement is available from the Public Works office or can be found online at:
<http://www.dpw.co.santa-cruz.ca.us/Storm%20Water/FigureSWM25.pdf>
 8. Pay the Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area. Currently, the fees are \$1.06 per square foot and are assessed upon permit issuance. These fees are subject to change.
- D. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries. Backflow prevention devices must be located in the least visually obtrusive location.
- E. All requirements of the Central Fire Protection District shall be met and all related fees shall be paid by the property owner.
- F. Park dedication in-lieu fees shall be paid for one (1) dwelling units. These fees are currently \$1000 per bedroom, but are subject to change.
- G. Child Care Development fees shall be paid for one (1) dwelling units. These fees are currently \$109 per bedroom, but are subject to change.
- H. Transportation improvement fees shall be paid for one (1) dwelling units. These fees are currently \$2,740 per unit, but are subject to change.
- I. Roadside improvement fees shall be paid for one (1) dwelling units. These fees are currently \$2,740 per unit, but are subject to change.
- J. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, as noted on the attached tentative map and/or specified in

these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:

1. All improvement plans shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria, except as modified by these Conditions of Approval. Plans shall also comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Code.
2. Submit complete grading and drainage plans that include the limits of grading; existing and proposed contours, specifically including accurate contours and control of downstream drainage; estimated earthwork (including overexcavation and recompaction); cross section through the new dwelling's pad delineating existing and proposed grades; and existing and proposed drainage facilities. Final plans shall include the following:
 - a. The final grading plans shall be reviewed and approved by the Environmental Planning Section of the Planning Department and the Department of Public Works.
3. Address the following on Sheet C1:
 - a. No all electric service must be underground.
 - b. New fire service will be required and must be shown on the plans, including the connection to the water main in the street.
 - c. Show the limits of removal and replacement of curb, gutter and asphalt pavement necessary to construct the improvements shown in the plans, including the new pavement section.
4. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the type of erosion control practices to be used and shall include the following:
 - a. An effective sediment barrier (silt fence) placed along the perimeter of the disturbance area, located downslope where drainage paths flow, and maintenance of the barrier.
 - b. Spoils management that prevents loose material from clearing,

excavation, and other activities from entering any drainage facility.

- c. A plan to prevent construction vehicles from carrying soil, dirt, gravel or other material onto public streets. The owner/applicant is responsible for cleaning the street should materials from the site reach the street.

IV. All future construction within the property shall meet the following conditions:

- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria unless otherwise specifically excepted by these conditions of approval.
- B. All construction shall comply with the recommendations of the arborist report by Joe Nama of Nature First Professional Tree Care & Management, Inc., date June 13, 2008, to protect the California pepper tree located in the Paul Minnie Avenue right-of-way, including:
 - 1. Fencing shall be placed around the drip line of the tree. The fencing shall be metal poles and construction fencing.
 - 2. There shall be no storage or placement of any construction materials within the drip line.
 - 3. A layer of mulch that is approximately 3 to 4 inches thick shall be placed around the tree inside the fencing.
 - 4. No hardscaping shall be placed within the drop line of the tree (approximately 10 feet from the base of the tree).
- C. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
- D. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
- 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.

F. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:

1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

G. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.

H. Any construction impacts to existing Paul Minnie Avenue improvements (e.g. curb, gutter, etc.) shall be repaired or replaced in kind to the County Design Standards at the property owner's expense.

V. Operational Conditions

- A. All drainage features, including the detention system and swales, shall be permanently maintained by the property owners.
- B. In the event that future County inspections of the subject property disclose non-compliance 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 Approval revocation.

VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

Application #: 07-0294
APN: 026-071-13
Owner: Robert and Lynn Davidson

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Paia Levine
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: 07-0294

Assessor Parcel Number: 026-071-13

Project Location: 2220 Paul Minnie Ave., Santa Cruz

Project Description: Proposal to divide a residentially-zoned parcel to create two parcels and construct one new dwelling where one already exists.

Person or Agency Proposing Project: Ann Chase

Contact Phone Number: (831) 426-6192

- 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:

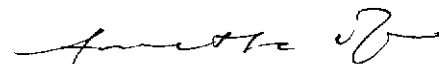
E. ☒ **Categorical Exemption**

Specify type: Specify type: Class 15 - Minor Land Divisions (Section 15315)

F. Reasons why the project is exempt:

Minor land division within an urbanized area with all urban services available.

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


Annette Olson, Project Planner

Date: 5/6/10

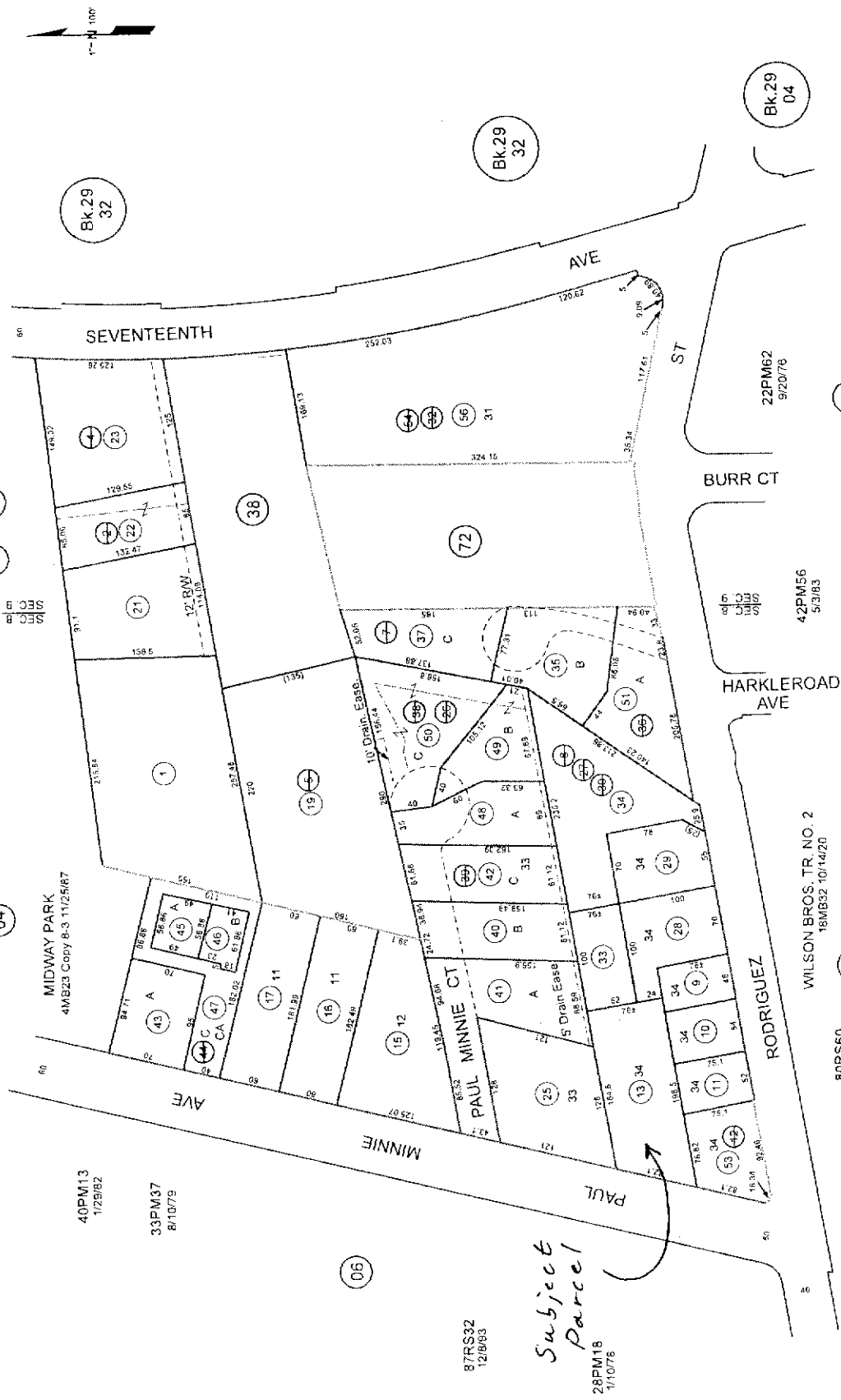
FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. SECS. 8 & 9, T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

26-07



40PM13
1/29/82

33PM37
8/10/79

87RS32
12/8/83

Subject Parcel

28PM18
1/10/78

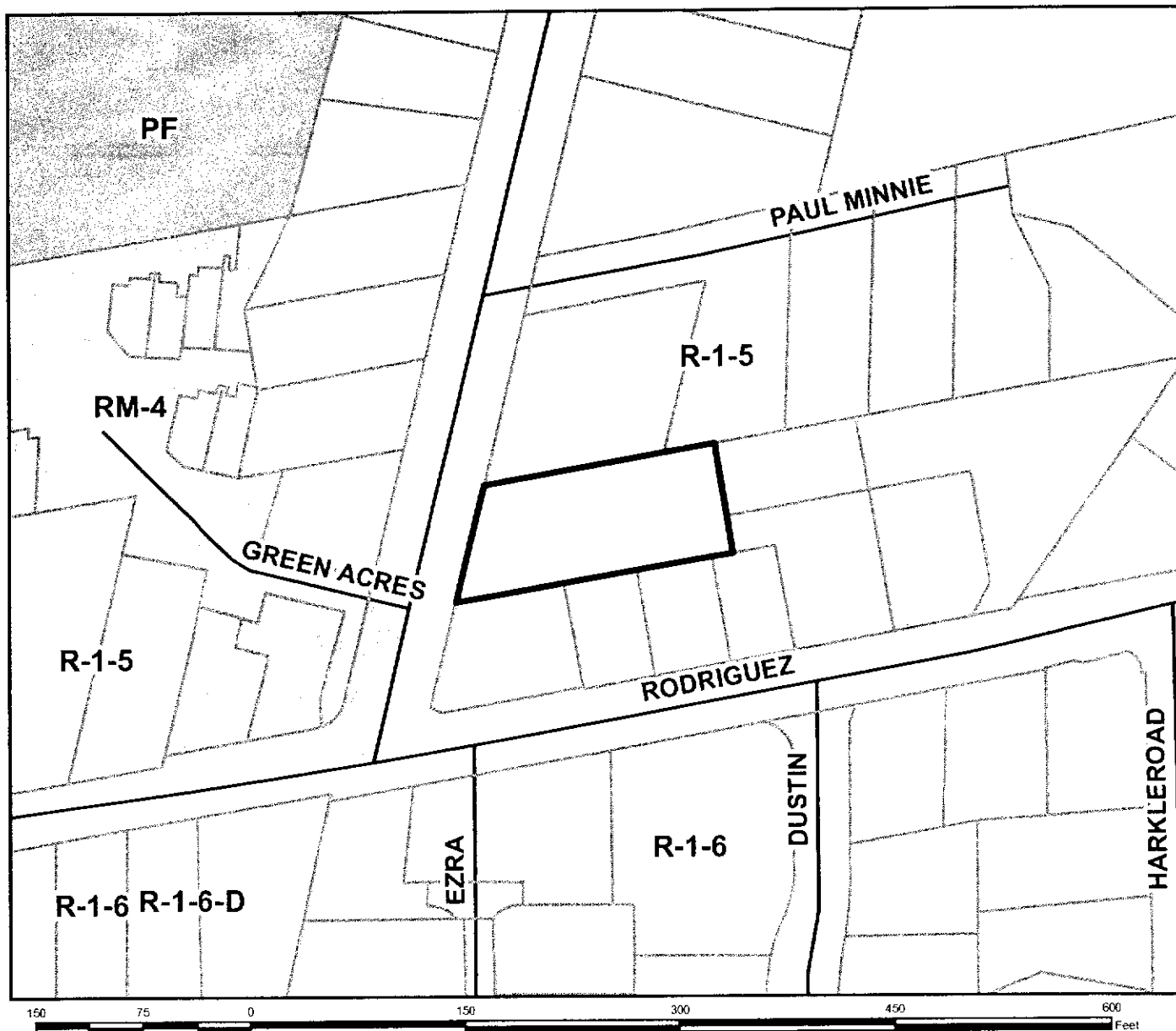
San Jose 9/20/08 CB (map to pg 25 of 72)
Rev 10/20/05 (05/03/04/05, 05/15/04, 05/15/04, 05/15/04)
Rev 8/17/05 MD (Special Adj. Comm.)
Rev 8/17/05 MD (St. Name)
Rev 3/27/07 from (change page refs.)
Rev 9/10/08 from (change page refs.)
San Jose 9/20/08 CB (map to pg 25 of 72)

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

Assessor's Map No. 26-07
County of Santa Cruz, Calif.
July, 1998



Zoning Map



LEGEND



APN: 026-071-13



Assessors Parcels

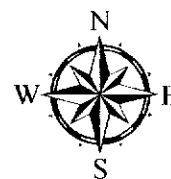


Streets

RESIDENTIAL-SINGLE FAMILY

RESIDENTIAL-MULTI FAMILY

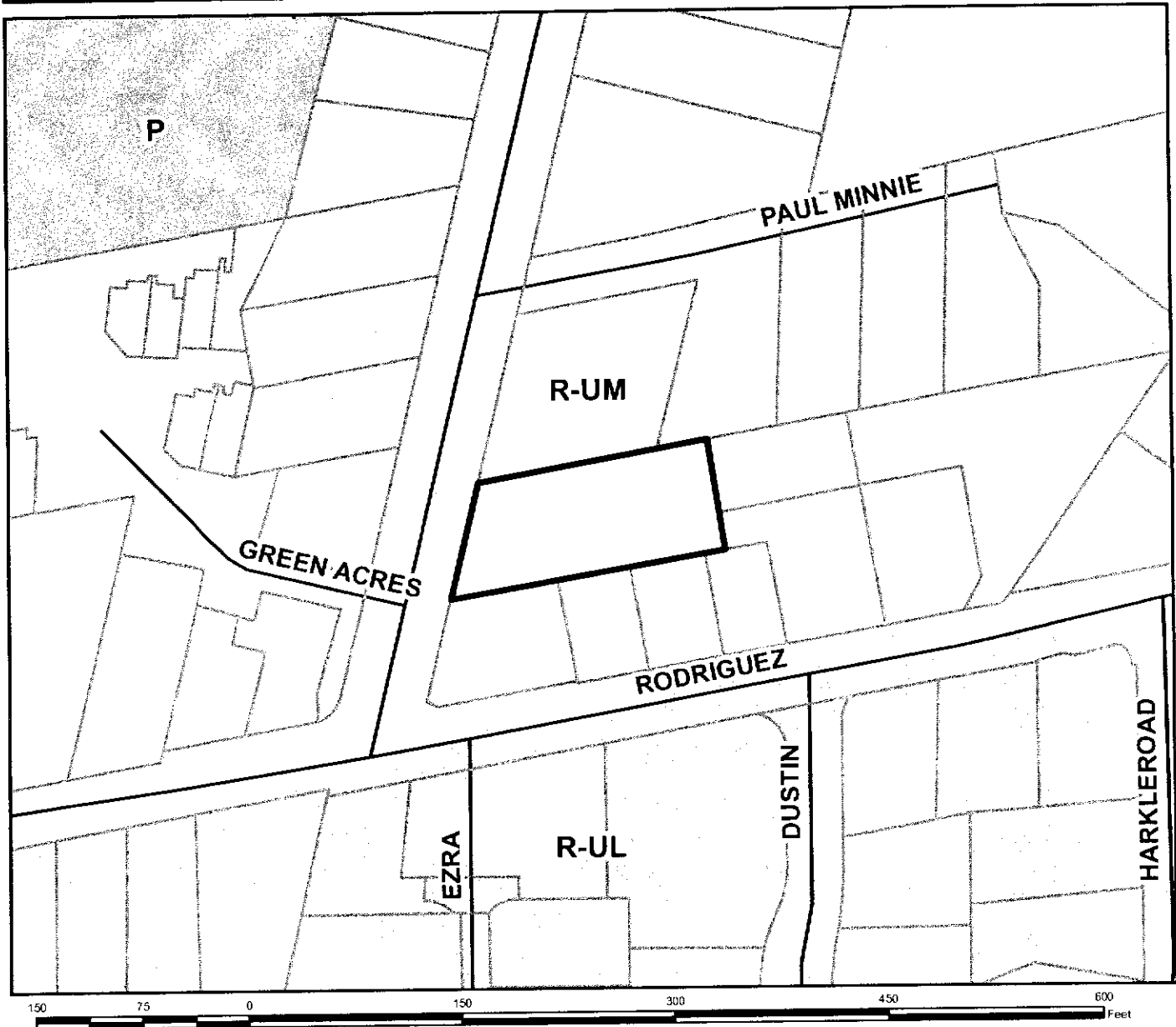
PUBLIC FACILITY



Map Created by
County of Santa Cruz
Planning Department
May 2010



General Plan Designation Map



LEGEND



APN: 026-071-13



Assessors Parcels

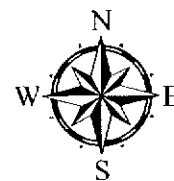


Streets

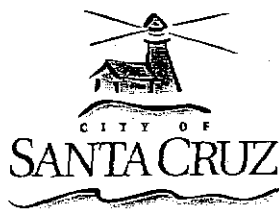
Residential - Urban Medium Density

Residential - Urban Low Density

Public Facilities



Map Created by
County of Santa Cruz
Planning Department
May 2010



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

212 Locust Street, Suite C, Santa Cruz CA 95060 Phone (831) 420-5200 Fax (831) 420-5201

March 29, 2010

Ann Chase
125 Catalpa Street
Santa Cruz, CA 95062

Re: APN: 026-071-13; Two-way lot split and construction of replacement 2,861 square-foot Single-Family Dwelling at 2220 Paul Minnie Avenue.

Dear Ms. Chase:

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 each and every lot of the development 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 development 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

JOHN J. PRESLEIGH, DISTRICT ENGINEER

April 19, 2010

ANN CHASE
125 CATALPA ST
SANTA CRUZ CA 95062

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

APN: 026-071-13 APPLICATION NO.: 07-0294
PARCEL ADDRESS: 2220 PAUL MINNIE AVENUE
PROJECT DESCRIPTION: LOT DIVISION AND CONSTRUCT A NEW SFD

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 tentative map, development or other 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.

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.

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.

The plan shall 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.

Yours truly,

JOHN J. PRESLEIGH
District Engineer

By: *Rachél Lather*

Rachél Lather
Senior Civil Engineer

RGH:dls/221

c: Planning Department
Property Owner: Bob Davidson
200 Driftwood Court
Aptos, CA 95003

(REV. 3-01)

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EXHIBIT 2

INTEROFFICE MEMO

APPLICATION NO: 07-0294

Date: June 28, 2007

To: Samantha Haschert, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Review of a Minor Land Division at 2220 Paul Minnie Avenue, Santa Cruz

COMPLETENESS ISSUES:

- *The applicant should fill out a FAR worksheet.*

ZONING ISSUES:**Design Review Authority****13.11.040 Projects requiring design review.**

- (d) All minor land divisions, as defined in Chapter 14.01, occurring within the Urban Services Line or Rural Services Line, as defined in Chapter 17.02; all minor land divisions located outside of the Urban Services Line and the Rural Services Line, which affect sensitive sites; and, all land divisions of 5 parcels (lots) or more.

Design Review Standards**13.11.072 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	✓		
Street design and transit facilities			N/A
Relationship to existing structures	✓		

Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
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
Compatible Building Design			
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			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		

Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
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	✓		



**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: June 29, 2007
To: Robert and Lynn Davidson
Applicant: **Ann Chase**
From: Tom Wiley
Subject: **07-0294**
Address: **2220 Paul Minnie Ave.**
APN: 026-071-13
OCC: 2607113
Permit: 20070182

We have reviewed plans for the above subject project.

Based upon a review of the plans submitted, District requirements appear to have been met, and PLANS ARE APPROVED FOR MINOR LAND DIVISION.

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) 479-6843 and leave a message, or email me at tomw@centralfpd.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.
2607113-062907

MEMORANDUM

Date: June 29, 2007

To: Samantha Haschert

From: Don Bussey *DFB*

Re: Application No. 07-~~0228~~ 0294

The project involves a minor land division creating two parcels and the construction of a two story SFD on a parcel designated as Residential Urban Medium Density.

The Policy Section has no comments on this application.

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Annette Olson
Application No.: 07-0294
APN: 026-071-13

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Environmental Planning Completeness Comments

===== REVIEW ON JULY 17, 2007 BY JESSICA L DEGRASSI =====

Please submit a soils report for review due to the potential for expansive soils to exist on this parcel. ===== UPDATED ON AUGUST 27, 2007 BY JESSICA L DEGRASSI =====

The soils report will no longer be required for this development, although staff recommends that you obtain a soils engineer to complete a soil investigation due to potential for expansive soils to exist on this parcel.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JULY 17, 2007 BY JESSICA L DEGRASSI =====

Please note that a plan review letter from the soils engineer will be required prior to issuance of the building permit.

Please include an erosion control plan with the building permit application. This plan shall show how sediment will be controlled during construction.

Housing Completeness Comments

===== REVIEW ON JULY 2, 2007 BY TOM POHLE =====

Based on the understanding that this project proposes to divide one existing parcel into two parcels and to demolish one existing single family residence and construct two new single family dwellings, the project has no affordable housing obligation (AHO).

Housing Miscellaneous Comments

===== REVIEW ON JULY 2, 2007 BY TOM POHLE =====
none

Dpw Drainage Completeness Comments

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

===== REVIEW ON JULY 11, 2007 BY DAVID W SIMS =====
1st Review Summary Statement:

The present development proposal has not been shown to adequately control stormwater impacts. The proposal is out of compliance with County drainage policies and the County Design Criteria (CDC) Part 3, Stormwater Management, June 2006 edition, and also lacks sufficient information for complete evaluation. The Stormwater Management section cannot recommend approval of the project as proposed.

Reference for County Design Criteria: <http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

Policy Compliance Items:

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 07-0294
APN: 026-071-13

Date: May 5, 2010
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Item 1) The proposed driveway freely drains to the street. This is not allowed, as the driveway surface requires mitigation for both runoff rate and water quality impacts, and the proposed direction of drainage is a diversion of the natural runoff direction and slope of the lot. Please revise.

Item 2) Site mitigations must be provided that include use of BMPs controlling a broad range of storms up through the ten year event and holding runoff rates to pre-development levels. This capability was not apparent in the proposal. See items 6 & 7.

Item 3) It is required to minimize impervious surfacing, and there is unrealized potential to do this for the development by altering configurations or using alternative materials.

Information Items:

Item 4) Incomplete. Provide additional drainage and development information beyond all the project parcel lines that shows how surface runoff is received or discharged across or along these boundaries, and show the presence or absence of structures such as swales, gutters, curbs or inlets and pipes. Parcel 026-271-11 does not show a rear garage or the correct position of the home. Fully describe the conditions and routing of runoff beyond the eastern corner of parcel A and across the adjoining private parcels, until it reaches a natural channel or County maintained drainage inlet.

Item 5) Incomplete. The survey sheet by Cary Edmundson is supposed to establish the existing conditions and does show the recently built rear home but not the existing driveway to reach it. Please clarify if the old AC driveway and carport situated on the Parcel B flag lot were or were not included in the summary of existing impermeable surfaces summarized on sheet C1. These structures should not be credited to the parcel A development.

Item 6) Incomplete. Show records establishing the permitted status of the structures and all pavements to be removed from parcel A if credit is desired. If appropriate evidence cannot be provided then the design work should proceed without the assumption of credit. See miscellaneous comments for more guidance.

Item 7) Incomplete. Insufficient information is provided describing the design function for the proposed dry wells. Site surface soils contain restrictive clay layers (Watsonville). Small or shallow excavations are not likely to be able to successfully mitigate the impacts created, particularly if some of the existing impervious surfacing is not recognized for credit. Please provide more detail demonstrating feasibility in meeting County mitigation levels specified in the design criteria.

Item 8) Incomplete. If any runoff from the development is (without diversion) directed to the street frontage, fully describe on the plans the entire routing, distance and condition of the flow path to the offsite drain inlet noted.

Please see miscellaneous comments. ===== UPDATED ON JANUARY 9, 2008 BY DAVID W SIMS =====

2nd Review Summary Statement:

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 07-0294
APN: 026-071-13

Date: May 5, 2010
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The present development proposal has not been shown to adequately control stormwater impacts. The proposal lacks sufficient information for complete evaluation. The Stormwater Management section cannot recommend approval of the project as proposed.

Policy Compliance Items:

Prior Item 1) Addressed. The proposed driveway slopes have been revised to drain into surrounding yard landscape solving mitigation requirements. This needs to be better depicted on future building plans.

Prior Item 2) Unaddressed. The proposal for two dry wells is not adequately supported as effective to meet mitigation requirements. See items 6 & 7.

Prior Item 3) Unaddressed. More effort than just the limited extents of the added turn-around area is needed to minimize impervious surfacing.

Information Items:

Prior Item 4) Incomplete. This item was not addressed. Please see prior comments. Additionally, the applicant must demonstrate that off-site routing of runoff including potential overflow from mitigation systems is safely controlled without negative impact to neighboring properties. This may necessitate installation of an offsite pipe if adequate surface flow conditions cannot be demonstrated or obtained.

Prior Item 5) Incomplete. See prior comments. See Part 1 of County Design Criteria. The survey work (contained on the tentative map) has not provided the levels of accurate information needed for drainage review. Contrary to revision note (1) on the tentative map, contributions by Ann Chase are not limited to proposed work but include existing improvements which should have been completed by the surveyor. Survey work showing existing conditions is to be performed by field survey methods. Existing improvements on parcel A are not shown clearly on any sheet. Elevations must tie to official County datum and may not be assumed. Show all spot elevations taken on the plan sheet. Provide the survey extents required by County Design Criteria (min 50 ft beyond work limits, more as needed). Correct for the missing contour (99), and for missing and mislocated buildings. Provide a current land survey stamp. Be sure all such corrected work appears on the civil plans.

Item 6) Incomplete. This item was not addressed. Please see prior comments.

Item 7) Incomplete. This item was not addressed. Please see prior comments. Referencing past work from other plans is not sufficient. Additionally, prior design for parcel B dry wells assumed 30"/hr soil permeability, while the County Design Criterion now places a cap of 8"/hr for design. Submit complete soil borings and permeability test data for review. Provide calculations and complete system design details on these plans.

Item 8) Incomplete. Description of flow path(s) is still incomplete. See prior comments. ===== UPDATED ON MAY 4, 2010 BY TRAVIS RIEBER =====
This application has been approved for the discretionary application stage. Please see miscellaneous comments for issues to be addressed prior to recording the final map.

Discretionary Comments - Continued

Project Planner: Annette Olson
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Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JULY 11, 2007 BY DAVID W SIMS =====

A) Scale is not shown on sheet C1.

B) Maintenance procedures for the drainage facilities and mitigation measures must be provided on the plans.

A recorded maintenance agreement may be required for certain stormwater facilities.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.95 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

You may be eligible for fee credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures to establish eligibility. Documentations such as assessor's records, survey records, or other official records that will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted. Not all existing pavements may be recognized as exempt from mitigation, or credited against impact fees.

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements.

All resubmittals shall be made through the Planning Department. Materials left with Public Works will not be processed or returned.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON JANUARY 9, 2008 BY DAVID W SIMS =====

A) Item addressed.

B) Maintenance procedures for the drainage facilities and mitigation measures must be provided on the plans. ===== UPDATED ON MAY 4, 2010 BY TRAVIS RIEBER =====

1. The proposed retention volumes are acceptable however the calculation procedure used is not accepted. A complete set of drainage calculations must be submitted and accepted prior to recording the final map. The engineer needs to meet with the reviewer prior to submitting for recording the final map.

2. The path of flow on the downstream adjoining properties is inconsistent with the contours shown. Please clarify and revise.

3. Propose measures along the southern property line to prevent overflow from the retention trenches in large storm events from causing adverse impacts to the down-

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 07-0294
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stream adjoining properties.

4. Provide cross section construction details of the proposed retention trenches. Please reference the Santa Cruz County Design Criteria part 3 section H part 7 and 8 for design requirements. The design criteria can be found on the internet at: <http://www.dpw.co.santa-cruz.ca.us/DESIGN%20CRITERIA.PDF>

5. How will leaves, twigs, gravel, sand, silt and other debris with a potential to clog perforated pipes be prevented from entering the the proposed retention trenches?

6. Site plans shall specify required maintenance procedures for the pervious concrete driveway and retention trenches.

7. A recorded maintenance agreement will be required for the proposed retention trenches. Please contact the County of Santa Cruz Recorder-s office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at: <http://www.dpw.co.santa-cruz.ca.us/Storm%20water/FigureSWM25.pdf>

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JUNE 22, 2007 BY DEBBIE F LOCATELLI =====
No comment, project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JUNE 22, 2007 BY DEBBIE F LOCATELLI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JULY 13, 2007 BY RODOLFO N RIVAS =====
Paul Minnie Avenue improvements consist of curb, gutter and sidewalk on the west side of the road, curb and gutter only on the east side of the road, parking on both sides of the road, and a roadway width of 36 feet. Paul Minnie Avenue lacks continuous sidewalks on the east side of the street; therefore, since the proposed project is located on the east side of the street, it is required to construct separated sidewalk along the project's frontage. If applicant wishes the approving body to consider eliminating the requirement regarding the construction of sidewalks on the project's frontage, the applicant must propose an exception. An exception to keep the existing road section may be justifiable (see County Code 15.10.050) since a 36 feet roadway width is already established; there are no sidewalks on the parcels adjacent to the project, and the area is currently fully developed. Exceptions to the County standards for streets may be proposed by showing 1) a typical road section of the required standard on the plans crossed out, 2) the reason for the exception below, and 3) the proposed typical road section.

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 07-0294
APN: 026-071-13

Date: May 5, 2010
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II. A vehicular turn around needs to be provided for the driveway serving parcel "B".

III. Parking spaces need to be identified and numbered on project plans.

IV. Live Oak Transportation Improvement Area (TIA) fees will be required for one net new lot at a rate of \$4,400.00 per single family dwelling to be split evenly between transportation and road side improvement fees. ===== UPDATED ON JULY 13, 2007 BY RODOLFO N RIVAS =====

===== UPDATED ON JANUARY 7, 2008 BY RODOLFO N RIVAS =====

Project plans do not show applicant's proposal regarding an exception to street standards. Exceptions to the County standards for streets may be proposed by showing 1) a typical road section of the required standard on the plans crossed out, 2) the reason for the exception below, and 3) the proposed typical road section.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JULY 13, 2007 BY RODOLFO N RIVAS =====

NO COMMENT

===== UPDATED ON JANUARY 7, 2008 BY RODOLFO N RIVAS =====

NO COMMENT

Dpw Sanitation Completeness Comments

===== REVIEW ON JULY 3, 2007 BY CARMEN M LOCATELLI =====

Sewer service is currently available.

Dpw Sanitation Miscellaneous Comments

===== REVIEW ON JULY 3, 2007 BY CARMEN M LOCATELLI =====

Annette Olson

From: Katharine Cassera
Sent: Wednesday, May 05, 2010 9:40 AM
To: Annette Olson
Subject: RE: Scan from Blueprint Express

Per my memo dated January 7, 2008 please add items 1, 2 and 4 as conditions. The revised driveway section satisfies comment number 3.

Kate Cassera
Engineering Associate
County of Santa Cruz
Department of Public Works

831.454.2824

From: Annette Olson
Sent: Wednesday, May 05, 2010 9:36 AM
To: Katharine Cassera
Subject: FW: Scan from Blueprint Express

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

From: Blueprint Express of Santa Cruz [mailto:bpx@cruzio.com]
Sent: Tuesday, May 04, 2010 1:05 PM
To: Annette Olson
Subject: Scan from Blueprint Express

***Here's the scan you requested.
Please call with any questions.
Thank you
Blueprint Express of Santa Cruz
(831)426-5299***

COUNTY OF SANTA CRUZ
DEPARTMENT OF PUBLIC WORKS
INTER-OFFICE CORRESPONDENCE

DATE: January 7, 2008

TO: Samantha Haschert, Planning Department

FROM: Kate Seifried, Department of Public Works

SUBJECT: APPLICATION 07-0294, APN 026-071-13, PAUL MINNIE AVENUE
Second Review

As with all minor land divisions, the developer will have to submit a parcel map and improvement plans to Public Works for review and approval. Prior to recording the map, the developer will have to sign a subdivision agreement and submit securities to guarantee the construction of all work shown on the improvement plans.

I have the following comments on this application:

1. Sheet C1 shows an overhead electric service to the new house on Parcel A. All lots resulting from land divisions are required to have underground utility services.
2. Sheet C1 shows reconnecting the existing water meter to the new residence. A new fire service will be required and should be shown on the plans, including the connection to the water main in the street.
3. Sheet C1 has a note on the new driveway that says "3'@8%". The County Design Criteria requires a minimum of four feet at a maximum of two percent to allow for the future installation of a separated sidewalk.
4. Sheet C1 should include the limits of removal and replacement of curb, gutter and asphalt pavement necessary to construct the improvements shown on the plans, including the new pavement section.

I'll defer to the traffic and drainage folks for any comments relevant to their areas of concern.

If you have any questions or would like to discuss these comments, please call me at extension 2824.

KNS:kns

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: January 10, 2008
TO: Annette Olson, Planning Department, Project Planner
FROM: Melissa Allen, Redevelopment Agency Project Manager
SUBJECT: Application #07-0294, 2nd Routing, APN 026-071-13, 2220 Paul Minnie Avenue, Live Oak

The applicant is proposing to divide a 13,625 square foot parcel into two parcels. The project requires a Minor Land Division. The property is located on the east side of Paul Minnie Avenue, about 135 feet from Rodriguez Street, in the Live Oak Planning Area.

This application was considered at Engineering Review Group (ERG) meetings on July 11, 2007 and January 2, 2008. The Redevelopment Agency (RDA) previously commented on this application on July 12, 2007 (attached). RDA has the following remaining comments regarding the proposed project. RDA's primary concerns for this project involve the following: the retention and protection of mature trees, particularly the California Pepper Tree located within the Paul Minnie Avenue public right-of-way; the provision of adequate driveway improvements; and the satisfaction of parking requirements onsite.

1. Please see previous comment #1. The mature California Pepper tree proposed to be removed with this project is located within the Paul Minnie Avenue public right-of-way (ROW). As such, RDA staff feels strongly that this tree must be protected with this application. RDA has gone to great lengths with public improvement projects to preserve and protect trees within the public ROW. As well, it appears that this tree could be preserved with relatively minor design modifications to the driveway. We have reviewed the arborist letter applying to this particular tree. Potential damage to the public curb and street is a public works concern, not that of the private property owner/applicant. RDA is not authorizing the removal of this tree based on the information provided. This project should be required to submit an additional arborist report that provides recommendations for tree protection and pruning and trimming in order to improve the Pepper tree's structure. (Adjustments to the driveway configuration should still meet appropriate design standards including radii and satisfy parking requirements). RDA recommends that Planning also require tree protection recommendations for all the existing trees located along the property boundaries that could be affected by project construction. The trunk location, size, species, and protection measures for these trees should be clearly and consistently identified on the project plans (e.g. site plan, tentative map, improvement plans, and landscape plan).
2. It is recommended that the new Chinese Pistache and Western Redbud trees (along the existing driveway), which are located closest to Paul Minnie Avenue, be installed at a 24-inch box or larger size.
3. The plans should demonstrate that existing/proposed 6-foot fence(s) are reduced to a maximum height of 3 feet within the front setback from Paul Minnie Avenue, or the project should be conditioned accordingly, as needed in order to ensure adequate line of sight distance to and from all existing and proposed driveways and the public roadway. This is particularly relevant as this site is located near an elementary school.

The issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA would like to see future routings for this project if changes are proposed or more information is provided relative to the RDA comments. RDA appreciates this opportunity to comment. Thank you.

cc: Rodolfo Rivas & Greg Martin, Public Works Engineers
Anita Kane, RDA Urban Designer
Jan Beautz, 1st District Supervisor

Paul Rodrigues, RDA Program Manager
Betsey Lynberg, RDA Administrator



*Professional Tree Care
& Management, Inc.*

June 13, 2008

Linda Davidson
200 Driftwood Court
Aptos, CA 95003

Re: pepper tree at 2220 Paul Minnie Avenue

Dear Linda,

Thank you for providing Nature First Professional Tree Care & Management with the opportunity to review your property. Following are our recommendations:

Tree protection:

Species: *Schinus molle*

Common name: California pepper tree

DBH (diameter breast height): 25 inches

Height: 25 feet

Canopy spread: 25 feet

Tree protection begins with proper fencing placed around the drip line of this tree to keep equipment from damaging any part of the tree. There shall be no storage or placement of any construction materials within the drip line. The fencing should be with metal poles and construction fencing. A layer of mulch that is approximately 3"- 4" thick should be placed around the tree and inside the fencing to help retain moisture in the soil. There shall be no hardscape placed within the drip line which is approximately 10' from the base of the tree. This limits the amount of soil compaction. To further protect and care for this tree a deeproot fertilizing treatment may be necessary, but not required. Any treatment should be reviewed and/or preformed by the Project Arborist.

Please feel free to call the office if you any questions. We look forward to serving you.

Sincerely,

Joe Nama, Certified Arborist WE-3238A

CHUCK H

Results of Neighborhood Meeting
Proposed Tentative map, Subdivision and New Residence
2220 Paul Minnie Avenue
Santa Cruz, CA 95062
A.P.N. 026-071-13

Attached letter was sent to all names and addresses on lists provided by Matt Price, Santa Cruz County GIS Manager. (lists attached).

Neighborhood meeting was held at 2220 Paul Minnie Avenue at 7:00 p.m. on June 6, 2007. Three (3) neighbors attended the meeting.(attendance sheets attached).

The property owner, Robert Davidson, project contractor, Bill Davidson and the project designer, Ann Chase were present to answer questions and address neighborhood concerns.

Neighborhood Concerns/Comments:

Neighbors were shown site plan, floor plans, elevations, landscape plan and tentative map. Two neighbors commented favorably. They liked the project and the improvement to the neighborhood. Both liked the building design. One neighbor felt the house plans were okay, but had privacy concerns about the residence under construction because he has a swimming pool in his rear yard. The property owner proposed planting tall screening plants at north property line to mitigate the problem. There are no windows on the north side of the residence under construction. No other neighborhood concerns were mentioned.

May 25, 2007

Re: 2220 Paul Minnie Avenue
Santa Cruz, Ca.
A.P.N. 026-071-13

Dear Neighbor,

Our family is proposing to subdivide one parcel (A.P.N. 026-071-13) to create a second buildable lot at 2220 Paul Minnie Avenue, Santa Cruz, Ca. We are currently building a single family residence on the rear of the parcel and hope to build another residence on the new lot in front. Our proposed project is for a two story home that will conform to all County requirements (parcel area, height, setbacks, lot coverage etc.) for the Zone District it is in. We have taken care to design a home that we feel is compatible with existing homes in the area as well as new homes being built.

We are holding an informal neighborhood meeting on June 6, 2007 at 7:00 p.m. at 2220 Paul Minnie Avenue, Santa Cruz, Ca. to show you our proposal and answer any questions you may have about the project.

Sincerely,

The Davidson Family

Neighborhood Meeting, June 6, 2007; 7pm
 Davidson-Tentative Map/Lot Split, New Single Family Residence
 2220 Paul Minnie Ave, Santa Cruz, CA
 A.p.n.: 026-071-13

NAME	ADDRESS/PHONE	COMMENTS
Salvador Reyes	2294 Paul Minnie Ct	Nice floor plan
Keith Ormerod	2260 Paul Minnie Ct.	House plans OK
with me. Just concerned that large house in back		
was built without any neighbor input.		
Gary Ventura	1415 Rodriguez St.	Nice