



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

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

June 26, 2017

Agenda Date: July 26, 2017

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

Subject: Report back regarding approval of application 161245

Members of the Commission:

On June 14, 2017 the Planning Commission approved application 161245, a proposal to construct an approximately 140 square foot entry way addition within the interior courtyard of an existing single family residence, increase the pitch of the roof resulting in an increase in roof height of approximately 2 feet, replacement of windows and doors, demolition of an existing 170 square foot detached carport and the transfer of approximately 640 square feet of land from APN 038-216-31 to 038-216-28.

This is a report back to the Commission regarding an added condition of approval requiring more precise height measurements displayed on the elevation drawings at the front, middle, and rear of the home. Additionally, the Commission allowed for a 6 inch height buffer not to include major structural components. The plans submitted by the applicant indicate a maximum height of 16 feet not including the allowed 6 inch height buffer.

Included in this packet is a copy of the revised conditions of approval and reduced (8.5" x 11") Elevation drawings depicting the additional height measurements requested by the Planning Commission. For comparison, the original Elevations from Exhibit D have been provided.

Staff Recommendation

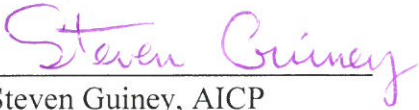
Based on review of the information provided by the applicant, staff recommends the Commission determine that the revised plans are in substantial compliance with the approved Exhibit D and determine that no further action on this item is required.

Sincerely,

A handwritten signature in black ink, appearing to read "Nathan MacBeth".

Nathan MacBeth
Project Planner
Development Review

Reviewed By:



Steven Guiney, AICP
Principal Planner
Development Review

Exhibits:

- 2A. Conditions of Approval for 161243
- 2B. Revised Elevations
- 2C. Exhibit D - Elevations

Conditions of Approval (Lot Line Adjustment)

Exhibit D: Tentative Map, sheet TM-1, prepared by Bowman & Williams, dated 7/15/16.

- I. No parcel map is required. File deed(s) of conveyance (which must result in parcel configurations that match the approved Exhibit "A" for this permit) with the County Recorder to exercise this approval. Parcels or portions of parcels to be combined must be in identical ownership. Please note that this approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property.
- II. The deed(s) of conveyance must contain the following statement after the description of the property(ies) or portion(s) of property to be transferred:
 - A. "The purpose of the deed is to adjust the boundary between Assessor's Parcel Number 038-216-31 and Assessor's Parcel Number 038-216-28 as approved by the County of Santa Cruz under Application 161245. This deed and approval of the related Lot Line Adjustment Number 161245 shall be deemed to permanently reconfigure the affected underlying parcels. Any configuration of such underlying parcels that existed prior to recordation of this deed shall no longer be valid and shall not be used for transfer, conveyance, sale, or any other purpose. This conveyance may not create a separate parcel, and is null and void unless the boundary is adjusted as stated."
- III. Return a conformed copy of the deed(s) to the Planning Department.
- IV. If a map is also to be recorded with the County Surveyor's office (which is not required to implement this approval), you must include a copy of these Conditions of Approval to the County Surveyor with the map to be recorded.

Conditions of Approval (Development Permit)

Exhibit D: Project Plans, 10 sheets, Prepared by Dennis Norton, dated 12/5/16

- I. This permit authorizes the demolition of a 170 square foot carport, construction of a 140 square foot addition, replace windows and doors and reframe the roof of an existing single family dwelling. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. 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 Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid

prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

- C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
- A. 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 "D" on file with the Planning Department. Any changes from the approved Exhibit "D" 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. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 - 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
 - a. **Final plans shall include height measurements taken at the front, middle and rear of the proposed dwelling. Height measurements shall be consistent with the approved Exhibit D. A six inch height buffer, not to include major structural components, is allowed. Confirmation of the final height of the structure and verification that this condition has been met shall be submitted for review in a report back to the Planning Commission on the consent agenda. Added by PC 6/14/17**
 - 3. Grading, drainage, and erosion control plans.
 - 4. Details showing compliance with fire department requirements.

- B. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - C. Meet all requirements and pay any applicable plan check fee of the Aptos La Selva Fire Protection District.
 - D. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - E. 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.
- 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. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, shall be observed.
- IV. Operational Conditions
- A. 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 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.

Application #: 161245
APN: 038-216-28
Owner: Doug Britt

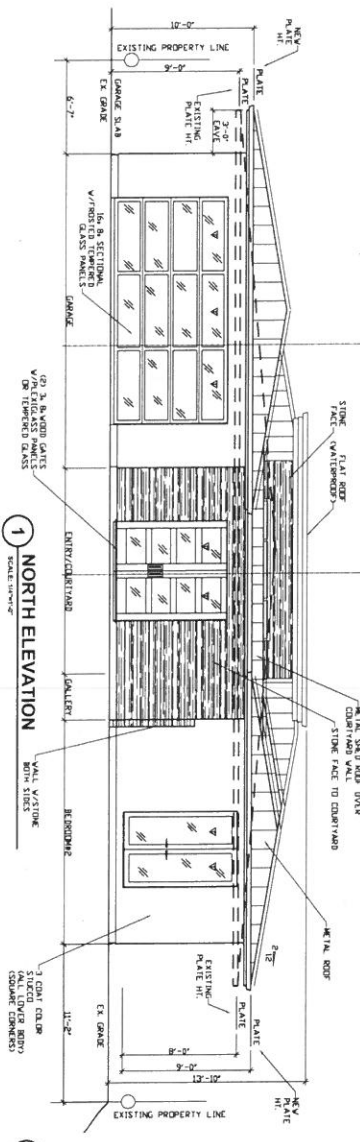
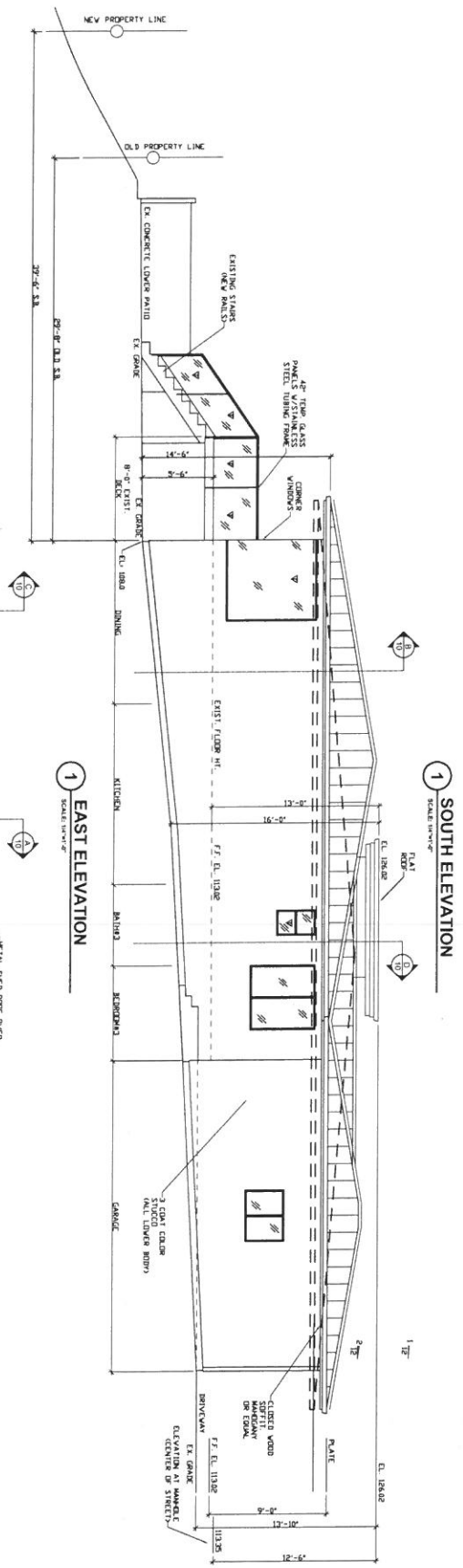
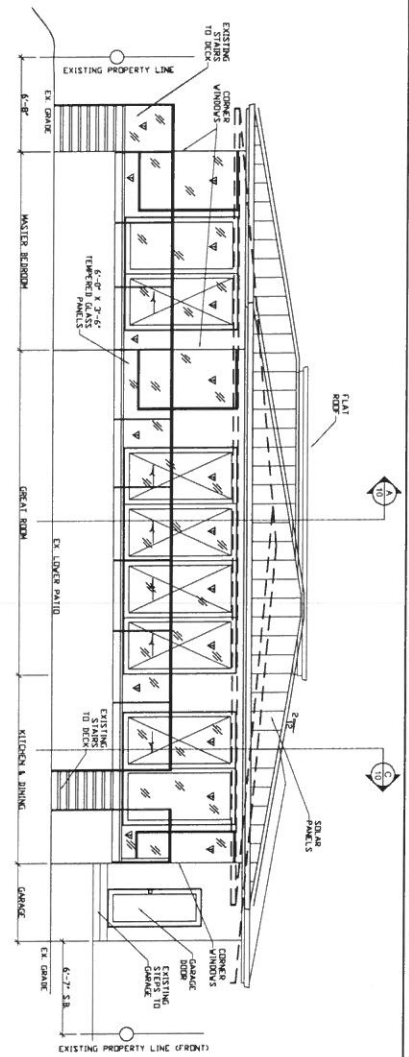
Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures 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.

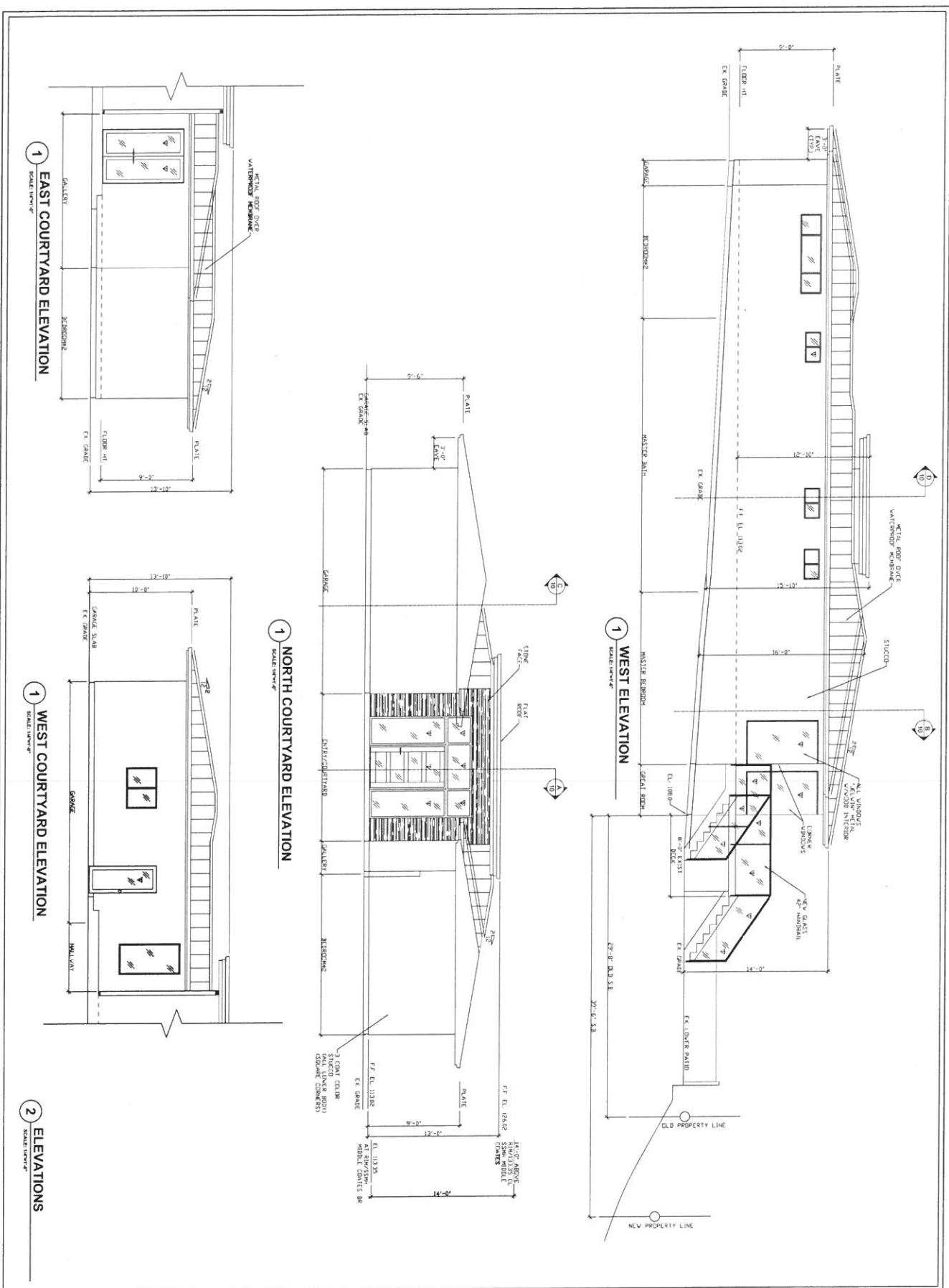
Approval Date: 6/14/17

Effective Date: 6/28/17

Expiration Date: 6/28/20

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





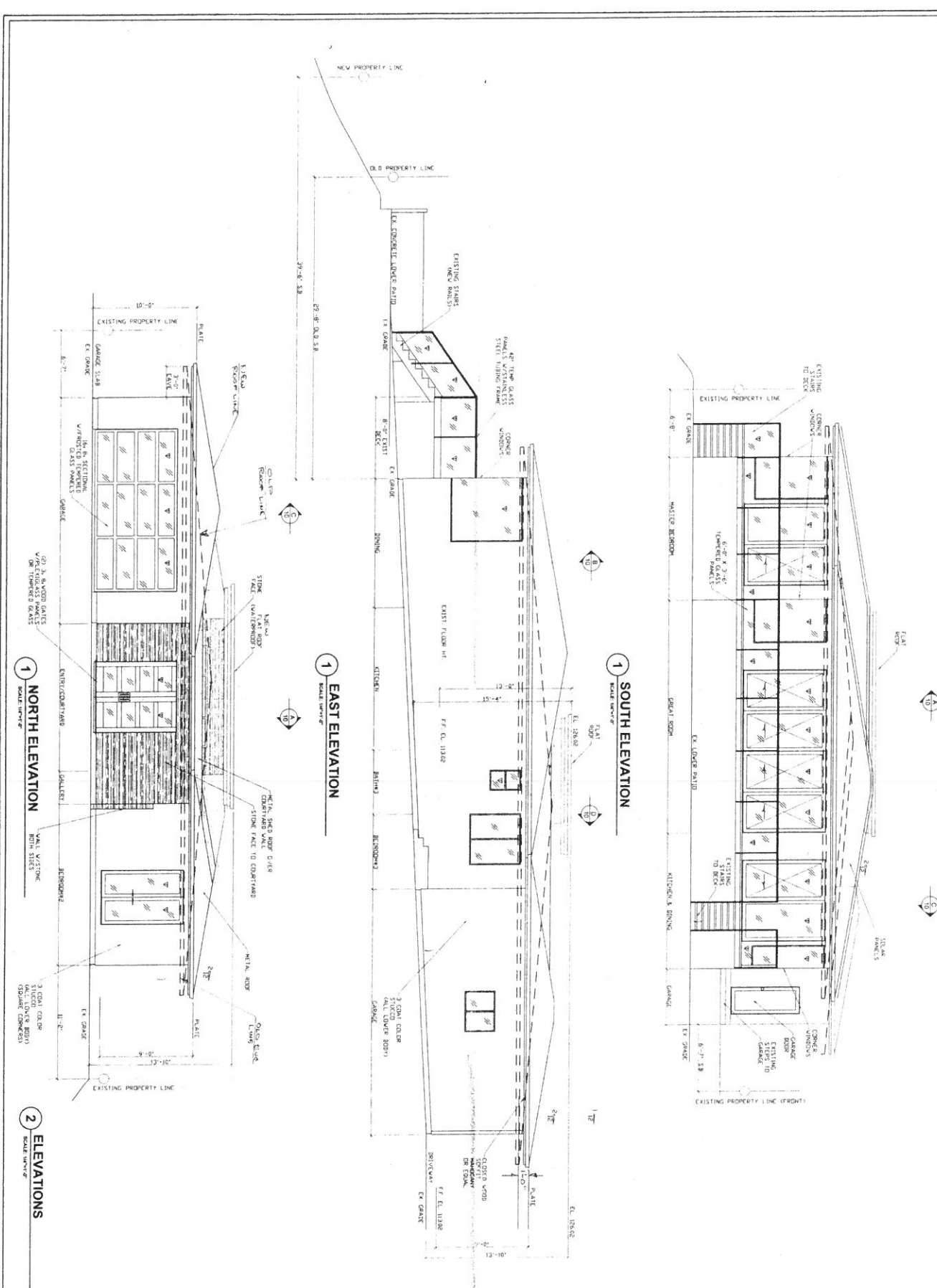
6 SHEET OF 1 DATE: 06/20/17	1 EAST COURTYARD ELEVATION SCALE: 1/8"=1'-0"	2 WEST COURTYARD ELEVATION SCALE: 1/8"=1'-0"	3 NORTH COURTYARD ELEVATION SCALE: 1/8"=1'-0"	4 WEST ELEVATION SCALE: 1/8"=1'-0"
	2 ELEVATIONS			

COURTYARD & WEST ELEVATIONS

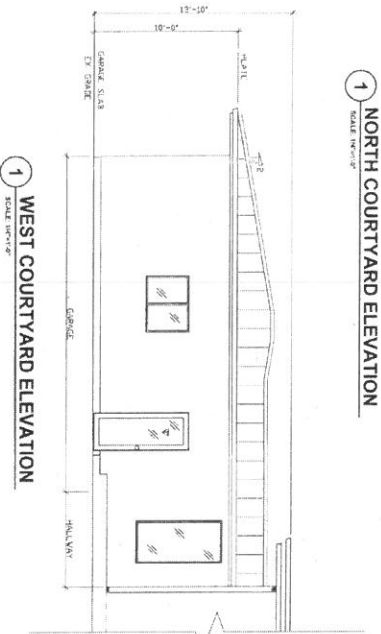
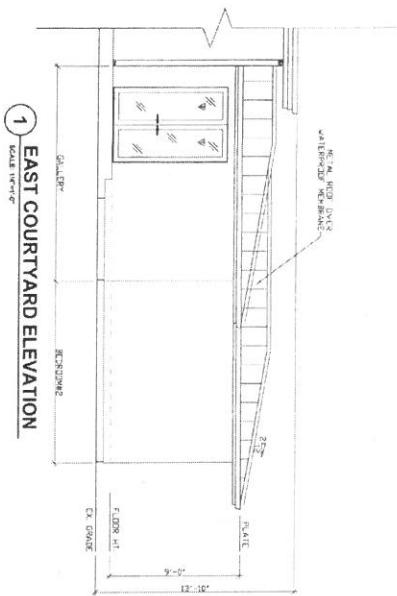
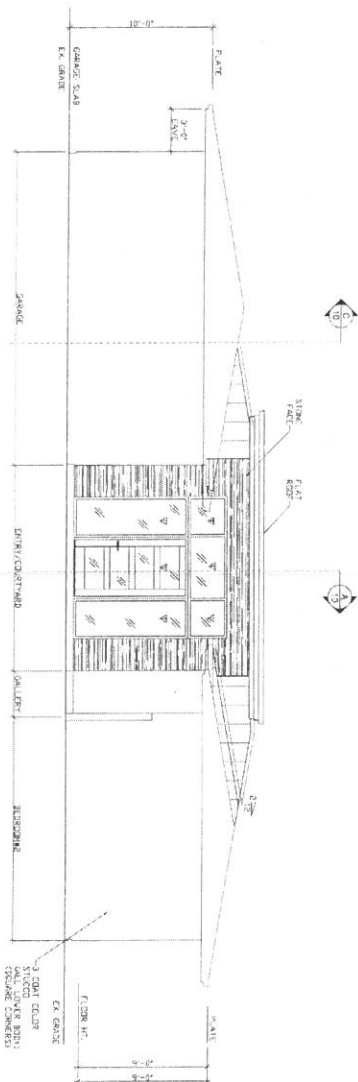
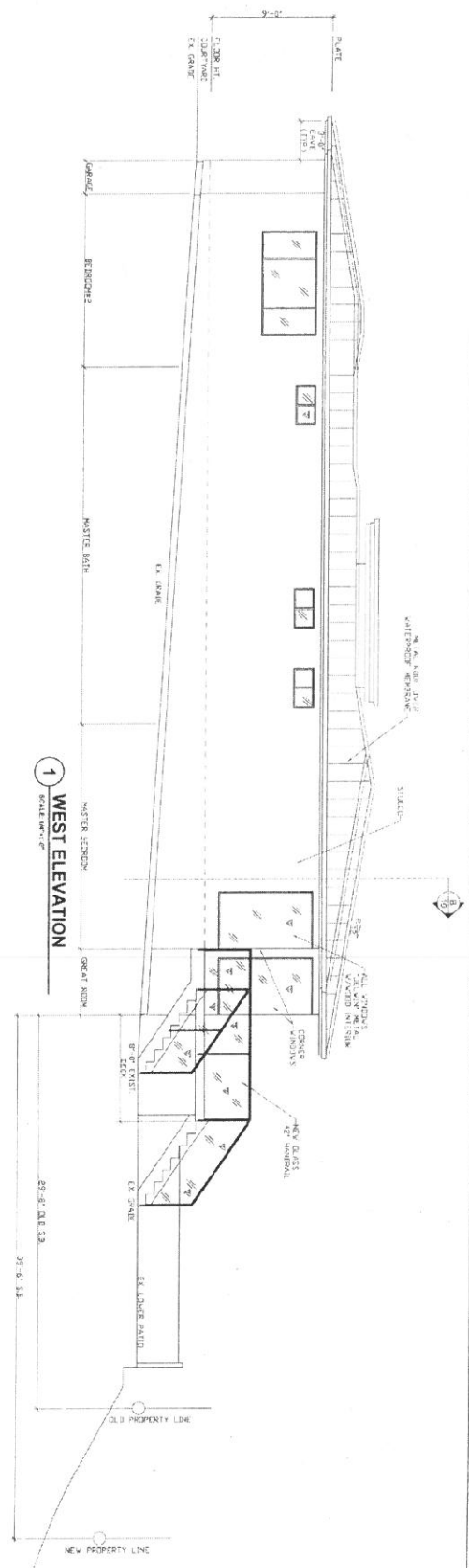
DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING

711 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95016
 PHONE: 831.476.2618 FAX: 831.476.2618
 WEBSITE: www.dennisonnorton.com

BRITT RESIDENCE
 355 COATES DR.
 APTOS, CA 95003
 APN 038-216-28



<p>5</p>	<p>SOUTH, EAST & NORTH ELEVATIONS</p>	<p>DENNIS NORTON HOME DESIGN AND PROJECT PLANNING</p> <p>712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010 PHONE: 831 478 2616 FAX: 831 478 2616 WEBSITE: www.brittrresidence.com</p>	<p>BRITT RESIDENCE 355 COATES DR. APTOS, CA 95003 APN 038-216-28</p>	<p>DATE: 03/31/17 SCALE: 1/8" = 1'-0" BY: DENNIS NORTON CHECKED: COATES</p>	<p>PROJECT: 038-216-28 SHEET: 5</p>
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2 ELEVATIONS