



Staff Report to the Planning Commission

Application Number: **10-0080**

Applicant: Dennis Norton
Owner: Alex & Kristine Ingram, Trustees
APN: 028-304-23

Agenda Date: April 14, 2010
Agenda Item #: 7
Time: After 9:00 a.m.

Project Description: Proposal to amend Coastal Permit 09-0142, which authorized an addition and remodel to an existing single family dwelling, to approve an increase in the size of the second story to add 508 sq. ft. of living space and 125 sq. ft. of covered deck, to delete condition of approval IV C which refers to the validity of the original coastal approval, and to carry forward approvals from 2007 for a greater than 800 sq. ft. addition to a non conforming structure and a variance to exceed the 50% limit on driveways in the front yard. Requires an amendment to Coastal Development Permit 09-0142, variances to increase the Floor Area Ratio from the required 50% to 59% and to exceed the 50% limit on driveways in the front yard, and a Residential Development Permit for a greater than 800 sq. ft. addition to a non conforming structure. The project is substantially the same project that was approved by the County in 2008.

Location: Property located on the south side of North Palisades at 7 Rockview Drive.

Supervisory District: 1st District (District Supervisor: John Leopold)

Permits Required: Amendment to Coastal Development Permit 09-0142, Variances to increase the floor area ratio from the maximum 50% to 59% and to exceed the 50% limit on driveways in the front yard, and a Residential Development Permit for an addition greater than 800 sq. ft. to a non conforming structure.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 10-0080, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|---|
| A. | Project plans 10-0080 | F. | Coastal Permit 07-0755 |
| B. | Findings | G. | Minor Variation 09-0142 |
| C. | Conditions | H. | Building Permit 152272-1 |
| D. | Categorical Exemption (CEQA determination) | I. | Partial project plans for Permits 07-0755 and 09-0142 |
| E. | Assessor's, Location, Zoning and General Plan Maps | | |

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

Parcel Information

Parcel Size: 5,853 square feet (gross), 3,425 square feet (net)
Parcel Dimensions: 25 foot width; 300-350 foot length
Existing Land Use - Parcel: Single-Family Dwelling
Existing Land Use - Surrounding: Single-Family Residential
Project Access: Palisades Avenue, 20' right-of-way
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Residential)
Zone District: R-1-5 (Single-family residential - 5,000 square feet net developable area per dwelling unit)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Geologic Hazards Assessment, Geologic Report Review and Wave run-up analysis completed in 2008. Project required to comply with recommendations of these reports.
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: Site is flat to edge of coastal bluff
Env. Sen. Habitat: Mapped as containing Santa Cruz tarplant and Zayante band-winged grasshopper; no physical evidence identified on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting

The subject property is located on the south side of South Palisades Avenue and has a site address of 7 Rockview Drive, though the property has no vehicular access from Rockview. The subject property is approximately 300-350 in length and 25 feet across. This width is half the minimum required width of 50 feet in the R-1-5 zone district. The site fronts on the ocean, with approximately 2,178 square feet defined as Coastal Bluff, per Chapter 16.10 of the County Code. This includes the vertical bluff and the extensive rock shelf at the base of the bluff. A pedestrian easement crosses the

site along an existing sea wall near the top of the bluff. The easement does not provide vehicular access and is therefore not deducted in the calculation for net site area.

The parcel is developed with a two-story single-family dwelling that is currently under construction; a stop work order and suspension of the building permit is currently in effect.

Permit History

The initial coastal permit issued for the property was permit 07-0755, approved in November 2008, which authorized an extensive remodel and second story addition to an existing non-conforming single-story residence. The remodel consisted of reconfiguring and adding 90 square feet to the first story, demolishing the non-conforming 432 square foot garage and replacing it with a conforming 232 square foot garage, and constructing a new second story (965 sq.ft.) and deck (60 sq.ft.). A Coastal Development Permit, Residential Development Permit for a greater than 800 square foot addition to a non-conforming structure, a Variance to devote more than 50% of the front yard with driveway and a Variance to reduce the required east side yard from 5 feet to approximately 2 feet (to accommodate a new stairway) were approved. There was minimal public comment regarding the project and there were no objections by neighbors in advance of or during the public hearing.

No subsequent building permits were issued and permit 07-0755 was not exercised.

In April 2009, the applicant applied for a Minor Variation to reduce the scope of the proposed construction. Minor Variation 09-0124 revised permit 07-0755 by increasing the size of the proposed garage, decreasing the second story addition from 965 square feet to 440 square feet and by increasing the area of the proposed second story deck from 60 square feet to 98 square feet. The revision resulted in a second story that was approximately half the size of that approved in 2008. Minor Variation 09-0142 also resulted in the elimination of the previously permitted exterior stairs that encroached into the side yard setback.

Minor Variation 09-0142 approved in July 2009 includes condition IV. C; which is a non-standard condition of approval which states:

"This minor variation permit shall supercede Permit 07-0755 once this minor variation permit has been exercised. This shall prohibit the construction of the project plans approved by 07-0755 at any time after issuance of the building permit for this revised project."

The property owners signed the permit and acknowledged the conditions of approval on July 28, 2009. The applicants recorded the Conditions of Approval on the property deed. The Minor Variation was subsequently exercised by issuance of Building Permit 152272 on August 13, 2009.

On January 21, 2010, while construction was underway, the applicant applied for a change order to building permit 152272 to increase the size of the second story by about 508 square feet and replace the 60 sq. ft. deck that was under construction with a 125 sq. ft. deck (88 sf covered; 37 sf uncovered; the covered deck area counts in the FAR calculation). The change order modified the project from the downsized version that was authorized by 09-0142 back to a configuration similar to the one originally authorized by Coastal Permit 07-0755; resulting in a second story addition 17 square feet smaller and a deck 65 square feet larger than the 2008 project.

Though the change order was very similar to the project that had received a public hearing and Zoning Administrator approval in 2008, Condition IV C of the minor variation, referenced above, specifically stated that the original permit had been superceded. The change order therefore should not have been approved by the Planning Department, as approval of an amendment to coastal permit 09-0142 is needed to formalize the return to the larger-sized home. However, an amendment was not processed and the Change Order Building Permit 152272-1 was issued, in error, by the Planning Department on February 9, 2010. The planner who approved the change order did so based on a determination that the coastal and development permits approved in November 2008 for substantially the same project had not expired, and that planner's intent when placing the non-standard Condition IV C on the project in July 2009 being oriented to no longer allowing the exterior stairway encroachment into the side yard.

At the end of February of this year, the Planning Department received a complaint from the owner of the adjacent parcel (APN 028-304-064) that the construction occurring at 7 Rockview exceeded the work authorized by Coastal Permit 09-0142. The neighbor stated his concern about the loss of ocean views resulting from the expanded second story and deck (particularly the deck's impact on views). While private views are not protected by County Codes or General Plan policies, nonetheless, a publicly noticed hearing to amend the coastal and other permits should have preceded the approval of the change order. A stop work order was issued on February 25, 2010, and on March 15, 2010 the Planning Department formally suspended the change order building permit. Pending the outcome of the subject application, that building permit will need to be either further amended or revoked.

Shortly after the approval of Minor Variation 09-0142, in June 2009, the county's definition of net site area (section 13.10.700 -S of the County Code) was amended to require that coastal bluff areas be deducted from gross site area. On the subject property the deduction is substantial because of the form of the coastal bluff. Both the typical vertical face of the bluff and the more level bedrock shelf at the base are deducted. The result is that net site area decreased by 38% when Ordinance 5042 took effect on May 5, 2009. The code change resulted in a loss of over 2,000 square feet from the subject parcel and therefore the floor area ratio (FAR), a function of net site area, increased from approximately 40% at the time the coastal permit was approved in 2008 to 59% at present, even though the amount of floor area in the project remained virtually the same. A variance to allow the FAR to exceed the 50% maximum in the code is therefore now necessary and is included in this proposal. The following table compares the different versions of the project:

	Existing In 2007	Approved in Nov 2008 07-0755	Approved in July 2009 09-0142	Proposed April 2010 10-0080
1 st Floor <i>Living Space</i>	784 sq ft	874 sq ft	874 sq ft	874 sq ft
2 nd Floor <i>Living Space</i>	N/A	965 sq ft	440 sq ft	948 sq ft
Total Home Living Space	784 sq ft	1,839 sq ft	1,314 sq ft	1,822 sq ft
2 nd Floor <i>Covered Deck</i>	N/A	15 sq ft	98 sq ft	88 sq ft
Total of SF Counted in FAR*	784 sq ft*	1,872 sq ft*	1,509 sq ft*	2,007 sq ft*
2 nd Floor <i>Uncovered Deck</i>		45 sq ft	N/A	37 sq ft
Garage	432 sq ft	243 sq ft	322 sq ft	322 sq ft
Site Standards				
Net Site Area	5,603	5,603	5,603	3,425
FAR	18%	33%	27%	59%
Lot Coverage	21%	21%	21%	36%
Building Height	N/A	26'6"	26'-6"	23'-3"

* Total area counted toward FAR includes garage area less standard 225 sq ft deduction

Project Description

The applicant is requesting the County to recognize and approve permits for the project as it was described in Change Order Building Permit 152272-1. This work consists of adding 508 square feet of living space to the second story and 125 square feet of deck (88 sq ft covered and 37 sq ft uncovered) to replace the 98 square foot covered deck authorized by Minor Variation 09-0142. The result will be a 1,822 square foot two-story single-family dwelling, 322 square foot attached garage and 125 square foot second story deck.

Permit and Approval Procedures

According to Sections 18.10.136 and 12.10.340 of the County Code, any permit issued in error or in violation of regulations may be revoked, or amended in lieu of revocation, by the Building Official, Planning Commission or Board of Supervisors. County Code further states that the County shall provide the permittee a reasonable opportunity to correct the permit and adequate time to pursue such correction.

Approval of this application will correct the lack of discretionary approvals for the construction that relied upon Change Order Building Permit 152272-1, allowing the suspended permit to be re-activated and construction to proceed. Denial of the amendment and variances will result in the initiation of permit revocation proceedings and require the demolition of the work performed under issued Change Order Building Permit 152272-1. Another alternative is modification of the proposed project, such as to "uncover" the second story deck, which would reduce the FAR to 56%.

This coastal permit application would normally be processed as a Level 5 project with a hearing before the Zoning Administrator (ZA). The 2008 original coastal permit was approved by the ZA. However, in accordance with County Code 18.10.124, the Planning Director has referred the project to your Commission in recognition of the fact that your Commission would hear any revocation proceedings or any appeal of a ZA decision, and therefore is best situated to evaluate the proposed correction that may avoid such proceedings.

Zoning & General Plan Consistency

The subject property is 5,853 gross square feet in area. Deductions for coastal bluff and South Palisades right-of-way areas result in a net site area of 3,425 square feet. The site is located in the R-1-5 (Single-family residential - 5,000 square feet net developable area per dwelling unit) zone district, a designation that allows residential uses. The proposed residential addition is a principal permitted use within the zone district and the project is consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

Variance

The existing dwelling encroaches into both side yard setbacks on the first floor, as do many of the neighboring houses along Rockview Drive and South Palisades, and therefore is a non-conforming structure. The proposed second-story addition will conform to all setbacks but due to the recent changes in the County's definition of net site area, will result in a Floor Area Ratio (FAR) of 59%. The applicant has requested a variance to the 50% FAR requirement to allow the proposed construction, which generally conforms to the configuration of the dwelling approved in 2008 under Coastal Development Permit 07-0755. Under the previous definition of net site area, the proposed development would result in an FAR of approximately 35%. Given that the proposed additions do not represent actual increase in bulk, size or mass, and that the new deck is consistent with the profile approved in 2008, the granting of the variance to approve the additions will not negatively impact surrounding properties. In particular, private views are not protected by County Codes or General Plan policies.

With respect to properties in the vicinity of the subject lot, it is apparent that many existing structures have become non-conforming as a result of the change in the net site area regulation. This is largely due to the unique configuration of the coastal bluff in this area, which comprises a large percentage of the gross site area for many parcels. For example, a Coastal Permit issued for the property at 3 Rockview Drive (Permit 08-0169) authorized the construction of a 2,280 square foot two-story dwelling and 281 square foot garage. While the FAR was 46% for the project at 3 Rockview Drive at the time of approval in December of 2008, the FAR under the new regulations would increase to 61%. Without approval of the variance to FAR, the subject property would be unfairly penalized by the change in rules in contrast to surrounding properties, which have been able to replace or upgrade older homes without being subjected to the same reduction in net site area.

It is also worth noting that the current proposal represents a reduction in height of 3 feet, 3 inches from the previously approved structure. The reduction in height will help to reduce the impact of the second story addition to the surrounding properties.

Local Coastal Program Consistency

The proposed residential addition is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. The property is within a row of eight rectangular lots, which include the coastal bluff and the south facing rock shelf. Only one of the small, 1920's era homes is left at this time.

Homes in this row have been modernized, including approvals in 2008 for an approximately 3300 sq. ft. home at 2868 South Palisades and an approximately 2200 sq. ft. home at 3 Rockview Drive, which replaced one of the remaining bungalows and also relied on a variance for a driveway over greater than 50% of the front yard.

The proposed home, approximately 1800 sq ft after the addition, and height of approximately 23 feet, is consistent with the surrounding neighborhood. Further, the development is consistent in terms of architectural style and configuration. Homes along Rockview are a variety of sizes and forms ranging from the remaining small, one-story 1920's era bungalow; through a 1960's duplex; to new, larger, two-story single family homes. The design of the project is consistent within this range.

Lastly, the structure utilizes a low-pitched roof design and stepped back second story, as well as a shingled siding on the second story, to help minimize the apparent mass of the structure. The proposed addition and deck match the style of the existing house and are in general conformance with the design and style originally approved in 2008 under Coastal Development Permit 07-0755. The overall configuration and appearance is similar to that of surrounding structures occupying lots of substandard width (the subject lot is 25 feet wide).

Although the project site is located between the shoreline and the first public road, the site does not afford public access to the shoreline because wave run-up prevents access. Consequently, the residential addition will not interfere with public access to the beach, ocean, or any nearby body of water. There is an existing, ten-foot wide pedestrian easement at the rear of the home which is not affected by the project. Further, there is established public access at the east end of Rockview, approximately 100 feet from the site. Lastly, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

Design Review

The addition complies with the requirements of the County Design Review Ordinance, in that the project is substantially the same as the design originally approved in 2008 under Coastal Development Permit 07-0755, which was reviewed and approved by the County Designer prior to approval at a public hearing. The proposed project provides a nicely designed structure that utilizes a reduced roof pitch, and stepped-back second story to complement and work with the narrow lot width. The use of shingles on the second floor, belly band between floors, and articulation along the east and west elevations help to break up the massing and presents an attractive oceanfront appearance. The proposed addition and deck match the style of the existing house and are in general conformance with the design and style originally approved under Coastal Development Permit 07-0755.

Environmental Review

In 2008 the Zoning Administrator certified that the original proposal was exempt from further environmental review under the California Environmental Quality Act. Similarly, environmental review has not been required for the subject project per the requirements of CEQA. The project is exempt per the attached Notice of Exemption, Exhibit D.

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.

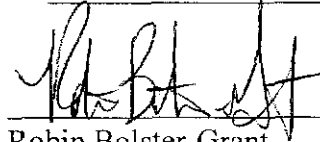
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **10-0080**, 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.

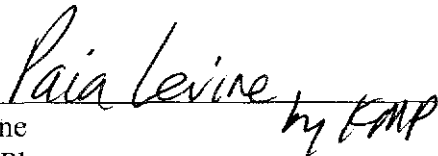
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: _____



Robin Bolster-Grant
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5357
E-mail: robin.bolster@co.santa-cruz.ca.us

Report Reviewed By: _____



Paia Levine
Principal Planner
Santa Cruz County Planning Department

216 SQ. FT. NET
693 SQ. FT. CLOS
A-1-B

THE NATIONAL ADVISORY BOARD ON AERONAUTICS AND SPACE RESEARCH HAS RECOMMENDED THAT THE FOLLOWING BE COMPLETED IN 1960: DEVELOP A TEST PROGRAM TO DETERMINE THE EFFECTS OF VIBRATION ON THE PERFORMANCE OF THE AIRCRAFT AND SPACECRAFT. THE NATIONAL ADVISORY BOARD ON AERONAUTICS AND SPACE RESEARCH HAS RECOMMENDED THAT THE FOLLOWING BE COMPLETED IN 1960: DEVELOP A TEST PROGRAM TO DETERMINE THE EFFECTS OF VIBRATION ON THE PERFORMANCE OF THE AIRCRAFT AND SPACECRAFT. THE NATIONAL ADVISORY BOARD ON AERONAUTICS AND SPACE RESEARCH HAS RECOMMENDED THAT THE FOLLOWING BE COMPLETED IN 1960: DEVELOP A TEST PROGRAM TO DETERMINE THE EFFECTS OF VIBRATION ON THE PERFORMANCE OF THE AIRCRAFT AND SPACECRAFT.

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INIS NORTON
HOME DESIGN AND
PLANNING
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A. V. CASTOLA, C.A. 65010 - 831 478 2818
Fax: 496 8738

DENNIS NORTON
HOME DESIGN AND
PLANNING
- 10 -
712 C CAPITOLA AVE. CAPITOLA, LA 95010 • 831 478 2818
FAX: 415 8720

INCRAM RESIDENCE
7 ROCKVIEW DR.
SANTA CRUZ, CA 95062
APN 028 304-23

- [illegible]

NOTE: THIS MAP SHOWS THE LOT LINE ADJUSTMENT APPROVED BY THE COUNTY OF SANTA CRUZ PLANNING DEPARTMENT UNDER APPLICATION NO. 07-0288.

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act of the request of Mr. Griffin Gray & Alex L. Ingram, Jr. on November 2007.

Date _____
 Mitchell F. Decurtis
 R.C.E. No. 34268
 (EXP 12-31-09)

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 0766 of the Professional Land Surveyors' Act this _____ day of _____, 2008.

Thomas L. Balch, County Surveyor
R.C.E. No 26862
(Exp. 03-31-09)

RECORDED'S STATEMENT

Filed this _____ day of _____, 2006, at _____, N. a Volume _____ of Maps of Page _____, the request of 110 Griffin Ave

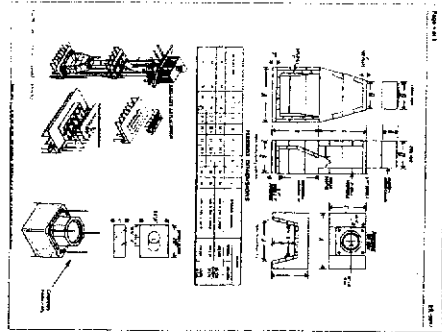
Gy _____ **F 00**

RECORD OF SURVEY
SHOWING THE LANDS OF
ITA GRIFFIN GRAY
AND

ALEX L. INGRAM, JR. & KRISTINE INGRAM
WITHIN THE RANCHO ARROYO DEL RODERO
SECTION 21, T11S, R11W, M20&A, PROJ
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1"=40' JANUARY 2008
BY: MICHAEL F. BEAULT, CE
SHEET 1 OF 2

VOLUME _____ OF MAPS PAGE _____

ISOKERN FIREPLACE DETAIL



WALL LEGEND

EXISTING WALL

PROPOSED WALL

LOT AREA
3,544 SQ. FT. NET
4,150 SQ. FT. GROSS

EXISTING RESIDENCE
1,385 SQ. FT.
EXISTING DRIVE
2,368 SQ. FT.
EXISTING DRIVE
36 SQ. FT.

NEW RESIDENCE
1,781 SQ. FT.
NEW DRIVE
125 SQ. FT.

LEVEL 1

FLOOR PLANS

LEVEL 2

EXHIBIT A

PROPOSED
FLOOR PLANS

DENNIS NORTON
HOME DESIGN AND
PROJECT PLANNING

712 C -14- BOLA CA 95010 - 431 478 2818
FAX 431 478 070

INGRAM RESIDENCE
7 ROCKVIEW DR.
SANTA CRUZ, CA 95062
APN 028-304-23

DATE	BY	REVISION
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Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the portion of the property in which the development is proposed is zoned R-1-5 (Single-family residential - 5,000 square feet net developable area per dwelling unit), a designation that allows residential uses. The proposed Single-family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site. A pedestrian easement from Rockview is not affected by the development.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style and configuration. Lots developed to an urban density surround the property. Homes along Rockview are a variety of sizes and forms ranging from a small, one-story 1920's era bungalow through 1960's duplex, to new larger two-story single family homes. The project is consistent within this range. The newer two-story homes built along this row are two to three feet taller than the subject dwelling. The proposed colors are natural in appearance and complementary to the site. Although the development site is located on a bluff-top, it is not adjacent to a public beach or within a designated scenic corridor.

The structure utilizes a low-pitched roof design and stepped back second story as well as shingled siding on the second story to help minimize the apparent mass of the structure. The overall configuration and appearance is similar to that of surrounding structures occupying lots of substandard width.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that although the project site is located between the shoreline and the first public road, the site does not afford public access to the shoreline because wave run-up prevents access. Consequently, the residential addition will not interfere with public access to the

beach, ocean, or any nearby body of water. Further, there is established public access at the east end of Rockview, approximately 100 feet from the site. Lastly, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified Local Coastal Program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-5 (Single-family residential - 5,000 square feet net developable area per dwelling unit) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles along Rockview vary widely from a small, 1920's era, one-story cottage, through 1960's era duplex, to new large two story homes. The design submitted is not inconsistent with that range. The proposed additions and deck match the style of the existing house and are in general conformance with the design and style originally approved under Coastal Development Permit 07-0755.

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 construction will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the addition meets all current setbacks that ensure access to light, air, and open space in the neighborhood and because the adjacent properties both open toward the pedestrian path, bedrock shelf and open ocean vista at the rear. While the proposed additions cause the structure to exceed the 50% Floor Area Ratio limitation, this is due to the deduction of the large coastal bluff area from the net site area. The residential additions constitute a reduction in the impact to surrounding views when compared to the configuration of the dwelling approved under Coastal Development permit 07-0755 by reducing the overall height by over three feet.

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 residential addition 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 (Single-family residential - 5,000 square feet net developable area per dwelling unit) zone district in that the primary use of the property will be one single-family dwelling. Where the project does not meet the required Floor Area Ratio or the limit on driveway and parking in the front yard, variance findings are made by the County.

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 residential addition will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties in that it meets all setbacks for the zone district and the adjacent properties enjoy open access to the coastal bluff and ocean vista at the rear.

The property is within a row of eight rectangular lots, which include the coastal bluff and the south facing rock shelf. Only one of the small, 1920's era homes are left at this time. Homes in this row have been modernized, including approvals in 2008 for an approximately 3300 sq. ft. home at 2868 South Palisades and an approximately 2200 sq. ft. home at 3 Rockview Drive,

which also relied on a variance for a driveway over greater than 50% of the front yard. A home of this size on the subject property, approximately 1800 sq.ft after the addition, and height, approximately 23 feet, is consistent with the surrounding neighborhood. Further, the development is consistent in terms of architectural style and configuration. Homes along Rockview are a variety of sizes and forms ranging from small, one-story 1920's era bungalows through 1960's duplex, to new larger two-story single family homes. The design of the project is consistent within this range.

The proposed residential addition will not be improperly proportioned to the parcel 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 addition will comply with the site standards for the R-1-5 zone district, except that driveway will exceed 50% of the front yard and FAR will exceed 50%, and variance findings are made with respect to these standards. The structure is well designed given the constraints of substandard width (25 feet where minimum for zone district is 50 feet) and the location and extent of the coastal bluff.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed residential addition is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is not expected to increase as a result of a small addition to an existing single-family residence.

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 residential addition will be of an appropriate scale and type of design that will not negatively impact the aesthetic qualities of the surrounding properties. The addition consists of a low-pitched roof, with shingled siding and a belly band, which help to break up the apparent mass of the east and west elevations. This project will also reduce the structure height down to 23'3", well below the 28-foot maximum height allowed in the zone district. The project will not substantially impact available open space in the surrounding area. The proposed design is substantially the same as that approved under Coastal Development Permit 07-0755 in November 2008.

Variance Findings

1. That because of special circumstance applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding to allow variances to increase the Floor Area Ratio from the required 50% to 59% and to exceed the 50% limit on driveways in the front yard, can be made, in that the subject parcel is constrained by the narrow width and the unusual geometry of the coastal bluff. The parcel is 25 feet wide, only half of the required minimum parcel width for the zone district, which is 50 feet. In addition, 38% of the parcel (2,178 square feet) is defined as a coastal bluff under the County Geologic Hazards Ordinance. The form of the bluff in this location includes not just the typical vertical component but also a substantial lateral rock shelf that is unique to this section of the County coastline. Because all area defined as coastal bluff is deducted from the gross site area, that space represents a loss of 38% of the entire lot area under a new definition of net site area adopted in May of 2009. The form of the coastal bluff in combination with the substandard lot width represents special circumstances.

The resulting net site area of 3,425 square feet is well below the minimum 5,000 square foot lot size required for the R-1-5 zone district within which the subject parcel is located.

The property is within a row of eight rectangular lots which include the south facing rock shelf. Only one of the small 1920's era homes are left at this time. Homes in this row have been modernized, including approvals in 2008 for an approximately 3300 sq. ft. home at 2868 South Palisades and an approximately 2200 sq. ft. home at 3 Rockview Drive, which also relied on a variance for exceeding the 50% limit on driveways in the front yard. The drastic loss of net site area in this case would deprive the owner of the privilege of the larger homes enjoyed by other property in the immediate vicinity.

For example, a coastal permit issued for the property at 3 Rockview Drive (Permit 08-0169) authorized the construction of a 2,280 square foot two-story dwelling and attached garage. While the FAR was 46% at the time the neighboring project was approved in December 2008, under the revised net site area definition, the FAR is now 61%.

The narrow parcel width prohibits parking for two parking spaces in the front yard, a privilege enjoyed by other properties in the vicinity and under identical zoning classification.

2. That the granting of the variances will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the project represents substantially the same proposal that was reviewed and approved in 2008. The addition is located at the rear of the property, facing the open coastal bluff/ocean shelf, and the height has been reduced nearly three feet from the design

approved under Permit 07-0755, thereby reducing potential impact to nearby properties. The addition conforms to all side and rear yard setbacks and will allow the neighbors adequate privacy and access to sunlight and air.

Vehicle parking in the front yard will not affect public health, safety, or welfare or be injurious to property or improvements in the vicinity, in that the replacement garage has been relocated to conform to the required 20-foot setback. The original garage and those of the majority of nearby residences, were constructed between three and ten feet from the edge of the South Palisades right-of-way. The relocated garage will create greater sight distance and mitigate the impact of continuing to use more than 50% of the front yard for driveway and parking.

Prior to 2009, under the previous definition of net site area, the proposed development would have resulted in an FAR of approximately 35%. Given that the proposed additions do not represent appreciable increases in bulk, size or mass, and that the new deck is consistent with the profile approved in 2008, the granting of the variance to approve the additions will not negatively impact surrounding properties. In particular, private views are not protected by County Codes or General Plan policies.

Finally, the proposed structure represents a reduction in height of 3 feet, 3 inches from the previously approved structure. The reduction in height will help to mitigate the impact of the second story addition to the surrounding properties.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that other properties in the vicinity with the same circumstances of substandard width and the extensive rock shelf would be given the same consideration both for FAR and front yard driveway width. It is apparent that many of the surrounding structures have become non-conforming as a result of the change in net site area regulation, due to the unique configuration of the coastal bluff. Any such property owner seeking to modernize their older homes or repair structural damage would likely need to rely on similar variances in obtaining permits for such work.

Of the eight properties on the block, not including the two end lots which have a different shape, three have approval for a similar size or larger homes, including a 2,200 square foot dwelling at 3 Rockview Drive which will replace one of the remaining single-story bungalows and also relied on a variance for a driveway over greater than 50% of the front yard.

Given that the County parking requirements for two, three and four-bedroom homes is three spaces, it would not be feasible for any parcel in the area with similarly substandard lot width of 25 feet to accommodate parking without exceeding the 50% front yard coverage limitation. Therefore, other similarly configured properties in the vicinity and zone district would be granted the same consideration for a variance to exceed 50% of the front yard for parking and driveway coverage.

Conditions of Approval

Exhibit A: Architectural Plans prepared by Dennis Norton, dated 01/18/10

- I. This permit amends Coastal Development Permit 09-0142 and authorizes work consisting of adding 508 square feet of living space to the second story and 125 square feet of covered deck. The result will be a 1,822 square foot two-story single-family dwelling, 322 square foot attached garage and 125 square foot second story deck. 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 "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. 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 board in 8 1/2" x 11" format for Planning Department review and approval.
 2. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 23'-3".
-
- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - C. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area. Submit plans meeting all requirements of the County Department of Public Works
 - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - E. A plan review letter shall be submitted from the project geotechnical engineer stating that the final plans conform to the recommendations made in the report prepared for this site.
 - F. Meet all requirements of the County Department of Public Works Sanitation.
 - G. Meet all requirements of the County Department of Public Works Road Engineering:
 - H. 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.
 - I. 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.

- J. No more than 50% of a nonconforming wall shall be altered. This includes walls, windows, doors, studs, top plate, vents or other openings.
- 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 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. 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.
 - B. In the event that future County inspections of the existing dwelling disclose alteration to the existing exterior walls within the required 5 foot side yard setback exceeding 50% of the exterior wall areas, a "stop work" order shall be issued on the project and the applicant shall obtain all necessary permits before work may commence.
- 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.

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.

Application #: 10-0080

APN: 028-304-23

Owner: Alex & Kristine Ingram, Trustees

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Paia Levine
Principal Planner

Robin Bolster-Grant
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: 10-0080

Assessor Parcel Number: 028-304-23

Project Location: 7 Rockview Drive, Santa Cruz

Project Description: Proposal to amend Coastal Permit 09-0142, which authorized an addition and remodel to an existing single family dwelling, to approve an increase in the size of the second story to add 508 sq. ft. of living space and 125 sq. ft. of covered deck, to delete condition of approval IV C which refers to the validity of the original coastal approval, and to carry forward approvals from 2007 for a greater than 800 sq. ft. addition to a non conforming structure and a variance to exceed the 50% limit on driveways in the front yard. Requires an amendment to Coastal Development Permit 09-0142, variances to increase the Floor Area Ratio from the required 50% to 59% and to exceed the 50% limit on driveways in the front yard, and a Residential Development Permit for a greater than 800 sq. ft. addition to a non conforming structure. The project is substantially the same project that was approved by the County in 2008

Person or Agency Proposing Project: Dennis Norton

Contact Phone Number: (831) 476-2616

- 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).
E. ☒ **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Proposal is an addition to an existing structure .

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

Robin Bolster-Grant, Project Planner

Date: _____

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 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
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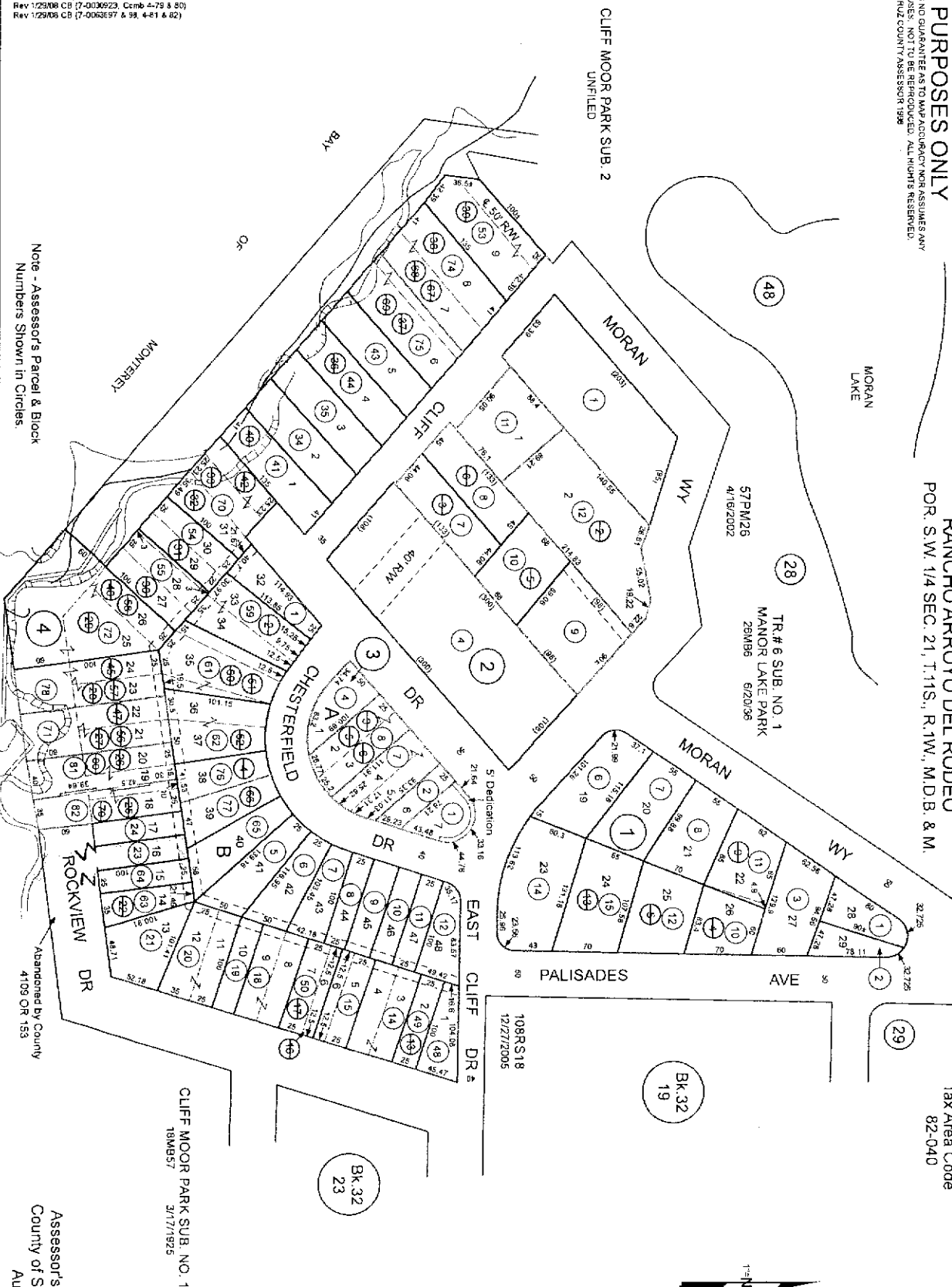
RANCHO ARROYO DEL RODEO
 POR. S.W. 1/4 SEC. 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code
 82-040

28-30

Electronically Redrawn 8/21/98 rw
 Rev 8/14/98 CB (Cmts 4-23, 24 & 64)
 Rev 8/27/00 GG (Comb. Form 4-72)
 Rev 8/27/01 GG (LEA 2001-0050169, 69, 70 & 71, 3-04, 05, 06, 07)
 Rev 4/22/02 CB (57PM26, 2-11 & 12)
 Rev 5/13/02 GG (LEA 2001-0074265, 4-74 & 75)
 Rev 2/24/03 DD (2-005) 450, compo 3-8)
 Rev 1/30/06 mvm (Comb. form, 4-78)
 Rev 5/21/07 to (108R518)
 Rev 1/29/08 CB (7-0030923, Comb 4-79 & 80)
 Rev 1/29/08 CB (7-0030923 & 98, 4-81 & 82)

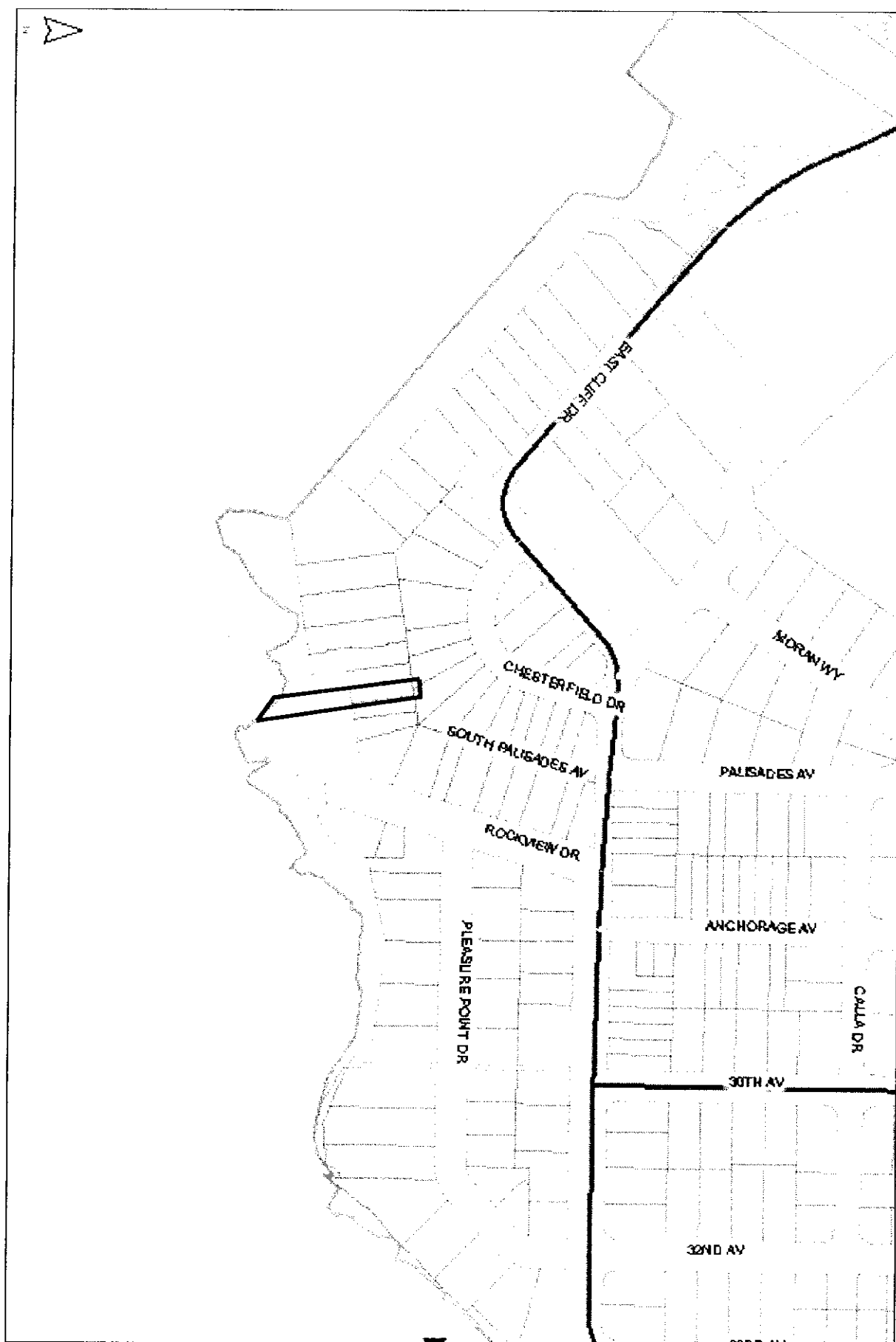
Note - Assessor's Parcel & Block
 Numbers Shown in Circles.



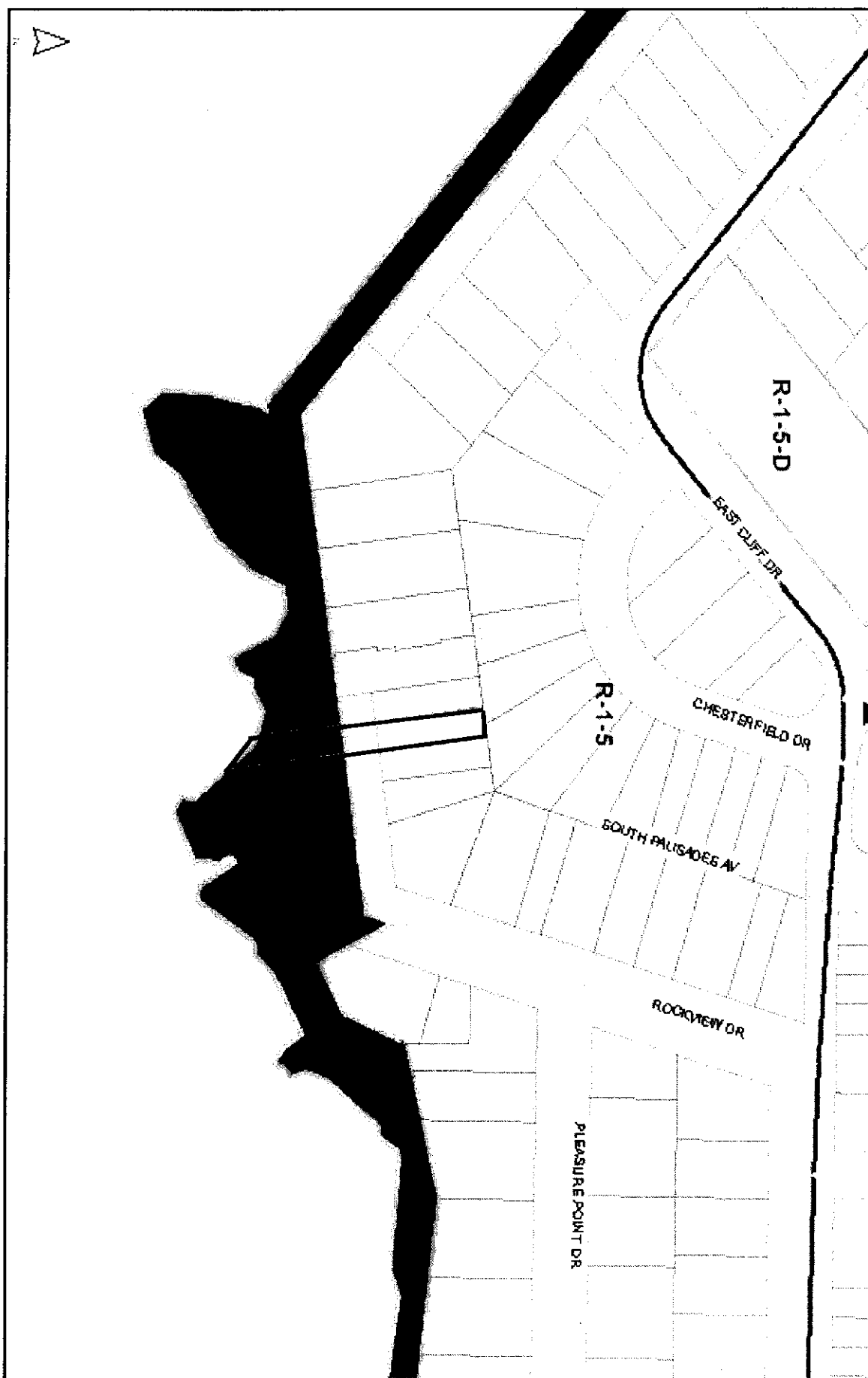
Assessor's Map No. 28-30
 County of Santa Cruz, Calif.
 Aug. 1998

EXHIBIT E

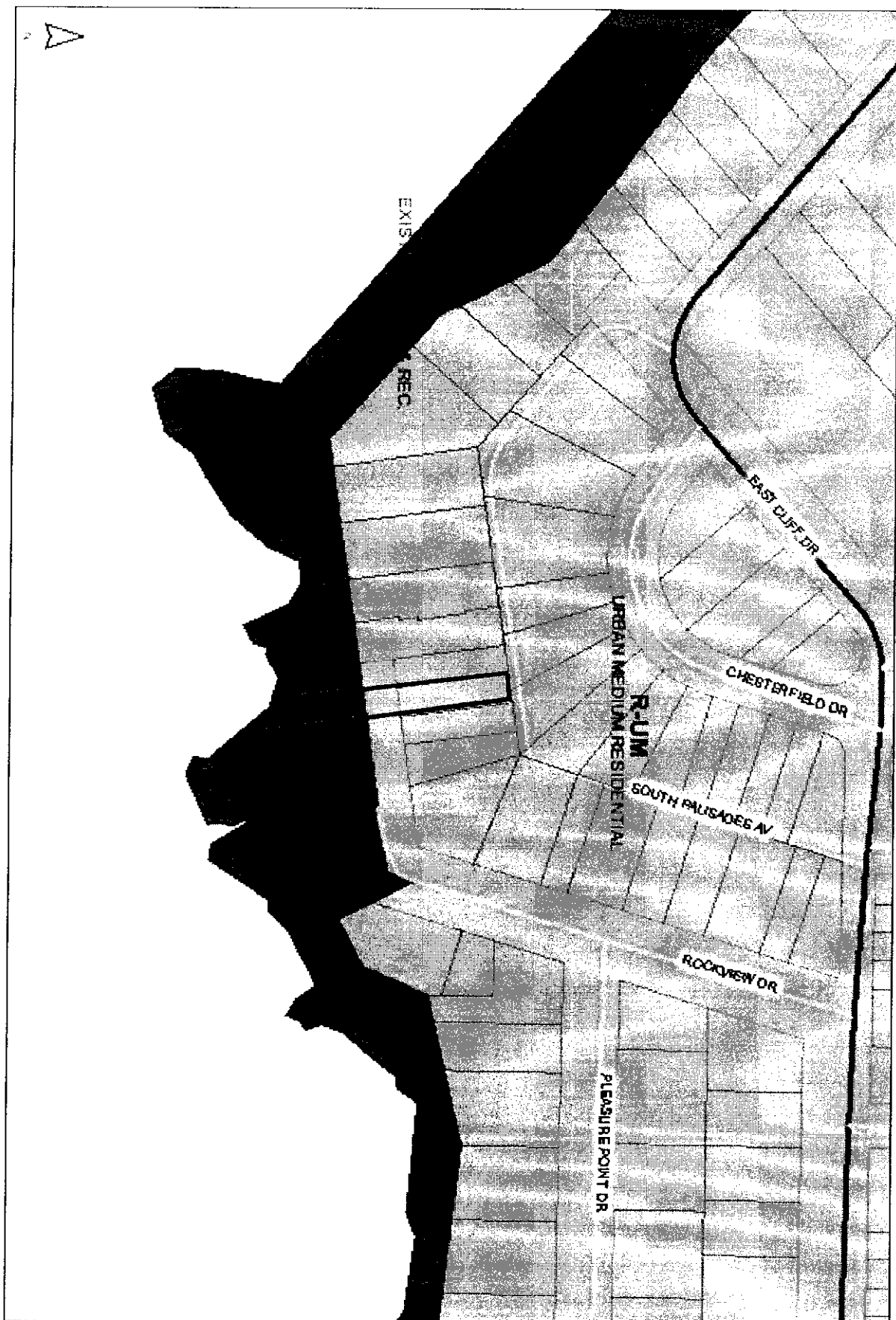
Location Map



Zoning Map

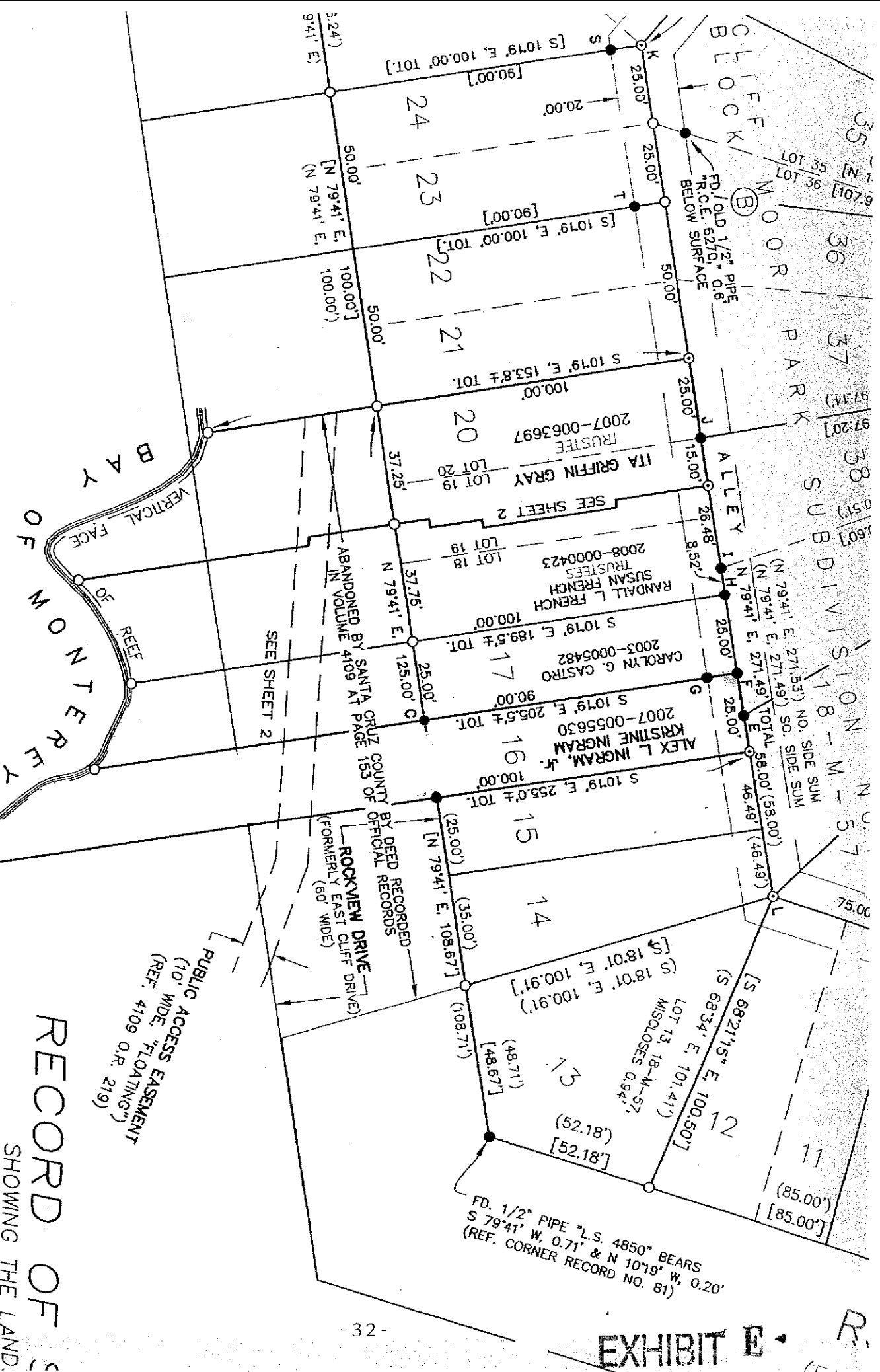


General Plan Designation Map



RECORDER'S STATEMENT

I this _____ day of _____, 2008 at _____
 - M. in Volume _____ of Maps at Page _____
 request of _____ Ita Griffin Gray



RECORDER OF
 SHOWING THE LAND
 ITA GRIFFIN GR
 AND
 ALEX L. INGRAM, Jr. & KRI
 WITHIN THE RANCHO ARROYO
 SECTION 21, T.11S., R.1W., M.



Staff Report to the Zoning Administrator

Application Number: **07-0755**

Applicant: Dennis Norton
Owner: Alex and Kristine Ingram
APN: 028-304-23

Agenda Date: 11/07
Agenda Item #:
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing 432 square foot garage and approximately 50 square feet of first floor area and remodel the remainder of the existing single story single family dwelling by constructing a 243 square feet attached garage and an addition of 90 square feet on the first floor, and addition of approximately 965 square foot addition on the second floor, and a 50 square foot second story deck. The project requires a Coastal Development Permit, Residential Development Permit for a greater than 800 square foot addition to a non-conforming structure, Variance to cover greater than 50% of the front yard with driveway, and a Variance to reduce the required east side yard setback from 5 feet to 2 feet.

Location: The property is located on the south side of South Palisades at 7 Rockview Drive.

Supervisory District: 1st District (District Supervisor: Jan Beautz)

Permits Required: Coastal Development Permit, Variance to cover greater than 50% of the front yard with driveway, a residential development permit to allow greater than 800 square foot addition to a non-conforming structure, and a Variance to reduce the required east side yard setback from 5 feet to 2 feet.

Technical Reviews: Geologic Report Review, Soils Report Review, Wave Run-up Analysis

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0755, based on the attached findings and conditions.

Exhibits

- | | |
|---|-----------------------------------|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoning map |
| C. Conditions | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | H. Nonconforming Code (13.10.265) |

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

Parcel Information

Parcel Size:	5,853 square feet gross, 5,219 square feet net
Existing Land Use - Parcel:	Single Family Dwelling
Existing Land Use - Surrounding:	Single Family Residential
Project Access:	Palisades Avenue, 20' right-of-way
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Residential)
Zone District:	R-1-5 (Single family residential - 5,000 square feet)
Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Environmental Information

Geologic Hazards:	Geological Hazards Assessment, Geologic Report Review and Wave run-up analysis completed. Project required to comply with recommendations of these reports.
Soils:	Soils Report Review complete. Project required to comply with recommendations.
Fire Hazard:	Not a mapped constraint
Slopes:	Site is flat to edge of coastal bluff, 136 feet from development
Env. Sen. Habitat:	Mapped as containing Santa Cruz Tarplant and Zayante Band-Winged Grasshopper, though no physical evidence was identified on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Project conditioned to comply with Public Works Drainage requirements.
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Water Supply:	Santa Cruz Water Department
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Zone 5 Flood Control District

Project Setting

The subject property is located on the south side of South Palisades Avenue and is provided with a situs address of 7 Rockview Drive, though the property has no vehicular access from Rockview. The subject property is approximately 300-350 feet in length and 25 feet in width. The site fronts on the ocean, though it is not identified within a scenic corridor as there is no public beach due to steady wave-run-up to the bluff. A pedestrian easement crosses the site

along an existing wave run up sea wall near the top of the bluff. The development is 41 feet from the easement, which does not interfere with the proposed improvements.

The parcel contains an existing 1200 square foot (approximate) single story single-family dwelling and a detached 432 square foot one-story garage.

Detailed Project Description

The applicant is proposing to demolish the existing 432 square foot garage and approximately 50 square feet of first floor area, and to remodel the remainder of the existing non-conforming single story single family dwelling by constructing a 243 square feet attached garage, addition of approximately 90 square feet on the first floor, addition of approximately 965 square feet on the second floor, and addition of a 60 square foot second story deck.

The applicant also proposes to remodel portions of the building on the east and west side of the site. The applicant proposes to remove, expand, or alter portions of the windows and wall area throughout. On the west side of the site, improvements include the addition of skylights, replacement of portions of the exterior wall with new bearing exterior wall, addition of a chimney, and addition of an exterior double door. On the east side, windows openings will be altered along the wall, and an interior stairway will be added. The stairway will be approximately 7 feet in width and designed as a gable roof feature. It intrudes 3 feet into the setback.

The project requires a Coastal Development Permit, Residential Development Permit for a greater than 800 square foot addition to a non-conforming structure, a Variance to cover greater than 50% of the front yard with driveway, and a Variance to reduce the required east side yard from 5 feet to approximately 2 feet.

Zoning & General Plan Consistency

The subject property is zoned R-1-5 (Single family residential - 5,000 square feet) zone district, a designation, which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

Setbacks

The following setbacks apply to this property based on a parcel width less than 60 feet in width.

	Front	Side	Rear
Required	20	5 & 5	15'
Proposed	20	West Side-3', East Side- 2'	15' plus

The existing dwelling encroaches into both side yard setbacks and therefore is an on-conforming structure. The applicant proposes to retain most of the first floor within both side yard setback areas with exception of demolition of approximately 50 square feet of first floor area located on

the west side of the property.

The plans propose to limit structural alterations within the nonconforming portions of the building to 50 percent of the exterior wall area, with exception of the proposed stairway within the east side yard. This stairway addition involves raising the roof and adding a gable, which will increase the height of the building by approximately 8 feet with a total height of approximately 17 feet. This requires a variance for structural alterations to a nonconforming structure and a variance to reduce the required 5-foot setback to 2 feet, pursuant to County Code section 13.10.265.

County Code Section 13.10.265 (Nonconforming structures) allows structural alterations to non-conforming buildings provided that within any five year period the proposed work does not exceed more than 50 percent of the total length of the exterior walls within the nonconforming section of the building. Additionally, additions greater than 800 square feet may be made to a nonconforming structure provided that a Residential Development Permit is obtained. It should be noted that a termite inspector, registered engineer or other professional may be required to certify that the portions of the structure shown to remain are in fact structurally sound and that it is not necessary to alter them. The pertinent code sections are attached as Exhibit H.

The applicant was requested to provide a structural evaluation of the nonconforming wall sections by a registered engineer to confirm that the proposed second story addition could be constructed within the limit of 50% given in the code. The applicant declined to provide this information indicating that the residence is occupied and that it would disrupt the occupants and result in damage to the interior of the building. If approved, staff recommends that the project be conditioned to require an evaluation by a structural engineer, confirming that the walls are structurally sound and will not require alteration beyond that proposed by the project. Should it be determined during construction that the project requires alteration to the non-conforming wall area in excess of 50 percent, the project will be required to stop work until all required permits are obtained. At a minimum a variance will be required. It is not clear that findings can be made and approval granted.

The applicant has also requested a variance to the minimum 5-foot side yard setback to allow construction of the interior stairway. Staff is in general agreement with the applicant that the lot is extremely narrow (25 feet) and presents design challenges that limit the floor area for the proposed dwelling. Location of a stairway meeting the setback requirements would significantly constrain the floor area available for usable space. The stairway addition will be between 6 and 11 feet from the neighboring structure. The non-conforming portion of the building will be increased by the width of the stairway, approximately 8 feet. However such a small portion of the building will not significantly affect access to light. Staff supports a variance for this portion of the building since it is such a small area and because the architectural feature added by the stairway will improve the appearance to the building. However, the applicant should be aware that a 1-hour firewall is required to provide fire protection for the building because there is less than 3 feet to the property line. Per the Building Department, it should be noted that the proposed window opening in the stairway will be prohibited by the CBC due to this fire safety issue. Approval of this variance will not present health or safety issues for these reasons. Please see attached variance findings, Exhibit B.

Floor Area Ratio (FAR)

The following table is provided to depict the proposed floor area ratio information.

Proposed Floor Area	
First Floor	863 square feet
Second Floor	965 square feet
Garage	243 square feet
Misc. areas included	15 square feet
Sub Total	2086 square feet
Garage Credit	- 225 square feet
Total FAR	1861 square feet = 35 Percent

The proposed structure provides approximately 1,861 square feet of total floor area, with the permitted 225 square foot deduction for the proposed garage. The total floor area is approximately 35 percent, which is under the 50 percent floor area permitted by the Ordinance.

Lot Coverage and Front Yard Coverage

The proposed building footprint is approximately 1,106 square feet (863 square feet first floor plus 243 square foot garage) and covers approximately 21 percent of the parcel, which is under the permitted 30 percent allowed by the Ordinance.

The ordinance also requires a minimum of 3 parking spaces for residences providing between 2 and 3 bedrooms. The plans show 3 bedrooms. These spaces cannot be provided on this site without a variance due to the narrow parcel width. Thus, a variance to cover greater than 50% of the front yard with driveway area has also been requested. Normally most parcels meet the minimum 60-foot parcel width and can provide parking for two cars without exceeding 50 percent of the front yard area. Given the site's special circumstances a variance is appropriate. Findings for approval are attached.

Local Coastal Program Consistency

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. Although the project is located

between the shoreline and the first public road it is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance. The Design Review is attached as Exhibit G. The proposed project provides a nicely designed structure that is respectful of the site's limitations by breaking up the massing from the first and second floor and presents an attractive street front appearance. The building setback will be improved by this proposal that will improve the character of the street significantly. Also, issues identified regarding the request for evaluation by a structural engineer have been addressed by the conditions of approval.

Environmental Review

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project is exempt per the attached notice of exemption, Exhibit D.

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 **07-0755**, 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: Sheila McDaniel
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3439

Application #: 07-0755
APN: 028-304-23
Owner: Alex and Kristine Ingram

Page 7

E-mail: sheila.mcdaniel@co.santa-cruz.ca.us

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned R-1-5 (Single family residential - 5,000 square feet), a designation, which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site. A pedestrian easement from Rockview is not affected by the development.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; although the development site is located bluff top, the site is not adjacent to a public beach or within a designated scenic corridor.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that although the project site is located between the shoreline and the first public road, the site does not have access to the shoreline because wave run-up prevents access. Consequently, the single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-5 (Single family residential - 5,000 square feet) zone district of the area, as well as the General Plan and Local Coastal Program land use designation.

Application #: 07-0755

APN: 028-304-23

Owner: Alex and Kristine Ingram

Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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 most of the current setbacks that ensure access to light, air, and open space in the neighborhood. In the one location where setbacks are reduced to provide a stairway, this will not significantly affect adjacent property of light, air, or open space because it is a small addition, approximately 8 feet wide by 17 feet in height. Between 6 and 11 feet remain between the structure and the neighboring structure on this side.

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 (Single family residential - 5,000 square feet) zone district in that the primary use of the property will be one single family dwelling. Where the project does not meet the required side yard setback or maximum frontage devoted to access, variance findings are attached.

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 addition to the existing 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, except where noted below, for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the proposed addition will not adversely shade adjacent properties, and will meet current setbacks, except where noted below, for the zone district to ensure access to light, air, and open space in the neighborhood. Where the project does not meet the required east side yard setback or percentage of front area devoted to access variance findings are attached. In addition, light, air, or open space will not be significantly adversely affected by this setback reduction. See Variance findings for further discussion.

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 most of the site standards for the R-1-5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity. The structure is well designed for the constrained lot and overall is less than 2000 square feet.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to increase the trips per day (1 peak trip per dwelling unit).

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.

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the subject parcel is 25 feet wide, ~~35-25~~ (amended by ZA 11/07/08) feet less than the required parcel width in the zone district. A redesign of the floor space to reorient the stairway within required setback would deprive this property of fully functional floor area, a privilege enjoyed by other properties meeting the required parcel width standard. Furthermore, the narrow parcel width prohibits parking for two parking spaces in the front yard, a privilege enjoyed by other property in the vicinity and under identical zoning classification.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the project will not significantly impact or be materially detrimental to the light, air, or open space available to the adjacent parcel because such a small portion of the building will be located within the setback, a footprint of 23 square feet. The neighbor structure is between 6 and 11 feet away. The project is also conditioned to comply with the fire code requirements that require a 1-hour firewall along that portion of the building. This will ensure safety to the occupants of the dwelling and to the adjacent residence.

Vehicle parking in the front yard will not affect public health, safety, or welfare or be injurious to property or improvements in the vicinity.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that other properties in the vicinity under similar circumstances, such as this existing narrow parcel, would be given the same consideration. It should also be noted that this variance only allows a small portion of the building to intrude into the setback area.

Conditions of Approval

Exhibit A: Plans prepared by Dennis Norton, dated March 13, 2008

- I. This permit authorizes the demolition of an existing 432 square foot garage and approximately 40 square feet of first floor area and remodel of the remainder of the existing single story single family dwelling by constructing a 243 square feet attached garage and an addition of 90 square feet on the first floor, and addition of approximately 965 square foot addition on the second floor, and a 50 square foot second story deck. 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 Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. 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.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way *for review and approval. A special inspection by inspection services may be required (added by the ZA 11/07/08).*
- II. Prior to issuance of a Building Permit and or Demolition Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. The applicant shall have a registered structural engineer examine the existing non-conforming walls by removing the interior finish and inspecting for dry rot and/or termite damage. The structural engineer shall certify the that portions of the structure which the plans show as "proposed to remain" are in fact structurally sound and that it will not be necessary to alter such portions of the structure during the course of construction. Two copies of the investigation report shall be submitted to the planner and building inspector.
 - C. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the

approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
 2. Drainage, and erosion control plans.
 3. The applicant shall provide existing and proposed elevations of the dwelling with floor to ceiling dimensions and floor-to-floor dimensions. Details shall include, but not be limited to, foundation, wall and window openings, and top plate information. Elevations shall be provided side by side. It shall be noted that the Exhibit "A" plans do not accurately represent the location of existing and proposed walls and window openings. This shall be corrected with this plan submittal.
- D. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- E. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area. Submit plans meeting all requirements of the County Department of Public Works and specifically address the following:
1. Revise the impervious area calculations to include the pavers and turf block areas. These areas are considered semi-pervious and are charged at a 50 percent. A drainage fee will be assessed on the net increase in impervious area. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.
- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- G. Plans shall comply with all requirements of the combined Geotechnical Investigation, Wave run up Analysis, and Engineering Geology Report review, dated August 14, 2008 by Joe Hanna, County Geologist. This shall address the following:
1. Submittal of a final landscape and drainage plan to the County Geologist for review and approval.
 2. The project civil engineer and/or geotechnical engineer must develop a plan to monitor the existing seawall to confirm that the wall is functioning

- adequately.
- a. The owners must continue to monitor and maintain the wall so that the seawall functions as designed.
 - b. The seawall-monitoring plan must be recorded as part of a declaration of geologic hazards. The notice of geologic hazards will be prepared at the time of the submittal of the Building Permit, and will reference the conclusions of the approved geotechnical engineer and engineering geology report.
3. Final plans shall reference the reports and include a statement that the project shall conform to the reports' recommendations. Plans shall also provide a thorough and realistic representation of all *any(amended by ZA 11/07/08)* grading necessary to complete this project.
 4. Plan review letters shall be submitted to Environmental Planning. The authors of the reports shall write the plan review letters. The letters shall state that the project plans conform to the report's recommendations.
 5. Prior to excavation of the foundations, the project engineer and/or geotechnical engineer must confirm in writing that the foundations are located as shown on the approved plans.
 6. Submit an electronic copy of the soils engineering report, wave run up analysis, and engineering geology report in .pdf format. This document may be submitted on compact disk or emailed to pln829@co.santa-cruz.ca.us.
 7. Submit two copies of the reports and updates with the building permit application.
- H. Meet all requirements of the County Department of Public Works Sanitation and shall specifically address the following:
1. Plans shall show the proposed location of on-site sewer lateral (s), clean-out(s), and connection(s) to existing public sewer on the plot plan of the building permit application.
 2. Plans shall show all existing and proposed plumbing fixtures on floor plans of building application.
- I. Meet all requirements of the County Department of Public Works Road Engineering and shall specifically address the following:
1. In order to evaluate access to the single-family dwelling, plans shall show how the property obtains access to the county road system. In addition, plans shall provide details of the intersection of driveway(s) to the county maintained road in plan view.
- J. Pay the current fees for Parks and Child Care mitigation for 1 additional bedroom. Currently, these fees are, respectively, \$1,000.00 and \$109 per bedroom, respectively.
- K. Pay the current fees for Roadside and Transportation improvements for 1

additional bedroom. Currently, these fees are, respectively, \$847.00 and \$847.00 per bedroom. The total fee is \$1,694.00.

- L. 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.
 - M. 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.
 - N. *No more than 50% of a nonconforming wall shall be altered. This includes walls, windows, doors, studs, top plate, vents, or other openings (added by ZA 11/07/08).*
- 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. Prior to excavation of the foundations, the project engineer and/or geotechnical engineer must confirm in writing that the foundations are located as shown on the approved plans.
 - E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. 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.

- B. In the event that future County inspections of the existing dwelling disclose alteration to the existing exterior walls within the required 5 foot side yard setback area exceeding 50 percent of the exterior wall area, a "stop work" order shall be issued on the project and the applicant shall obtain all necessary permits before work may commence.
- 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.

Please note: This permit expires two years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the

Application #: 07-0755
APN: 028-304-23
Owner: Alex and Kristine Ingram

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: _____

Don Bussey
Deputy Zoning Administrator

Sheila McDaniel
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 Zoning Administrator, may appeal the act or determination to the Planning Commission 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: 07-0755

Assessor Parcel Number: 028-304-23

Project Location: 7 Rockview Drive, Santa Cruz, CA 95062

Project Description: Demolition of 432 sq.ft. garage and 40 sq.ft. first floor area, remodel dwelling and add a 243 sq.ft. attached garage and 90 sq.ft. first floor area, 965 sq.ft. second floor area, and a 60 sq.ft. second floor deck

Person or Agency Proposing Project: Dennis Norton

Contact Phone Number: (831) 476-2616

- 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. X Categorical Exemption

Specify type: Exempt

F. **Reasons why the project is exempt:**

Proposal to construct improvements to existing dwelling

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

Sheila McDaniel, Project Planner

Date: _____



COUNTY OF SANTA CRUZ

Planning Department

COASTAL DEVELOPMENT PERMIT, RESIDENTIAL DEVELOPMENT PERMIT, AND VARIANCES

Owner: ALEX AND KRISTINE INGRAM
Address: 665 BELDON COURT
LOS ALTOS, CA 94022

Permit Number: 07-0755
Parcel Number(s): 028-304-23

PROJECT DESCRIPTION AND LOCATION

Permit to demolish an existing 432 square foot garage and approximately 50 square feet of first floor area, and remodel remainder of existing single family dwelling by constructing a 243 square foot attached garage and an addition of 90 square feet on first floor, an addition of approximately 965 square feet on the second floor, and a 60 square foot second story deck. The project requires a Coastal Development Permit, a Residential Development Permit for a greater than 800 square foot addition to a non-conforming structure, a Variance to cover greater than 50% of front yard with driveway, and a Variance to reduce the required east side yard setback from 5 feet to 2 feet. Project is located on the south side of South Palisades at 7 Rockview Drive in Santa Cruz.

SUBJECT TO ATTACHED CONDITIONS

Approval Date: 11/07/08

Effective Date: 11/24/08

Exp. Date (if not exercised): see conditions

Coastal Appeal Exp. Date: see Coastal Com.

Denied by: _____ Denial Date: _____

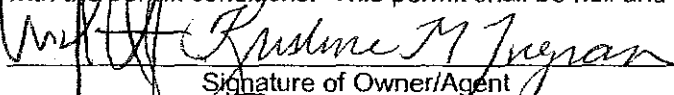
— This project requires a coastal zone permit, which is not appealable to the California Coastal Commission. It may be appealed to the Planning Commission. The appeal must be filed within 14 calendar days of action by the decision body.

☒ This project requires a Coastal Zone Permit, the approval of which is appealable to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.110.) The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of local action. Approval or denial of the Coastal Zone Permit is appealable. The appeal must be filed within 14 calendar days of action by the decision body.

This permit cannot be exercised until after the Coastal Commission appeal period. That appeal period ends on the above indicated date. Permittee is to contact Coastal staff at the end of the above appeal period prior to commencing any work.

A Building Permit must be obtained (if required) and construction must be initiated prior to the expiration date in order to exercise this permit. **THIS PERMIT IS NOT A BUILDING PERMIT.**

By signing this permit below, the owner agrees to accept the terms and conditions of this permit and to accept responsibility for payment of the County's costs for inspections and all other actions related to noncompliance with the permit conditions. This permit shall be null and void in the absence of the owner's signature below.


Signature of Owner/Agent

11-18-08
Date


Staff Planner

7/22/09
Date

Distribution: Applicant, File, Clerical, California Coastal Commission



Staff Report & Development Permit Level 3 – Administrative Review

Application Number: **09-0142**

APN: **028-304-23**

Applicant: **Dennis Norton**

Owner: **Alex and Kristine Ingram, Trustees**

Site Address: **7 Rockview Drive, Santa Cruz**

Proposal & Location

Proposal to revise the construction approved under Coastal Development Permit 07-0755 by increasing the area of the proposed garage from 243 square feet to 322 square feet, by decreasing the area of the second story addition from 965 square feet to 395 square feet, and by increasing the area of the proposed second story deck from 60 square feet to 98 square feet. The project requires a minor variation to 07-0755.

The property is located on the south side of South Palisades at 7 Rockview Drive.

Analysis

The proposed redesign will result in an overall reduction in second floor area on the ocean side of the proposed building though the second story deck will be enlarged approximately 40 feet. The one car garage will also be widened by approximately four to five feet to improve vehicle parking and access. The proposed courtyard previously adjacent to the west side of the garage will be eliminated and the proposed door will now face the street.

The proposed changes reduce the massing previously proposed on the ocean side of the dwelling and create a building entry visible from the street. These changes will increase the ocean view of the adjoining two story dwelling to the west and create a greater neighborhood presence along the street front. The proposed modifications have been reviewed by the Urban Designer and neighborhood compatibility has been evaluated by staff. The revised project received a positive design review. The proposed alterations do not adversely impact the neighborhood as the overall square footage will be reduced, there will be a reduction in massing, and the proposed changes do not significantly alter the architectural style or character of the previously approved project. An operational condition of approval has been added to the permit conditions to note that this minor variation shall supercede Permit 07-0755 once this minor variation permit has been exercised. This will prohibit the construction of the original project approved by 07-0755 at any time after issuance of the building permit for the revised project.

Findings are on file in the County Planning Department.

Staff Recommendation

The Planning Department has taken administrative action on your application as follows:

 X Approved (if not appealed).

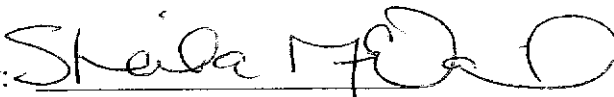
_____ Denied (based on the attached findings).

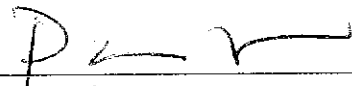
NOTE: This decision is final unless appealed.

See below for information regarding appeals. You may exercise your permit after signing below and meeting any conditions that are required to be met prior to exercising the permit. If you file an appeal of this decision, permit issuance will be stayed and the permit cannot be exercised until the appeal is decided.

**Please note: This permit will expire unless exercised prior to the expiration date.
(See the Conditions of Approval below for the expiration date of this permit.)**

If you have any questions about this project, please contact Sheila McDaniel at:
(831) 454-3439 or sheila.mcdaniel@co.santa-cruz.ca.us

Report Prepared By: 
Sheila McDaniel
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060

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

Mail to: Dennis Norton
712 Suite C. Capitola Avenue
Capitola, CA 95010

By signing this permit below, the owner(s) agree(s) to accept the terms and conditions of permit number **09-0142** (APN 028-304-23) and to accept responsibility for payment of the County's cost for inspection and all other action related to noncompliance with the permit conditions. This permit is null and void in the absence of the property owner(s) signature(s) below. All owners of the subject property (APN 028-304-23) must sign this form.

Signature of Owner

Print Name

Date

Signature of Owner

Print Name

Date

Signature of Owner

Print Name

Date

Signature of Owner

Print Name

Date

(This page is intended for your personal records, please retain this signed page and return the signed Signature Page, included later in this document, to acknowledge acceptance of this permit.)

Appeals

In accordance with Section 18.10.300 et seq of the Santa Cruz County Code, the applicant may appeal an action or decision taken on a Level III project such as this one. Appeals of administrative decisions of are made to the Planning Director. All appeals shall be made in writing and shall state the nature of the application, your interest in the matter, and the basis upon which the decision is considered to be in error. Appeals must be made no later than fourteen (14) calendar days following the date of action from which the appeal is being taken and must be accompanied by the appropriate appeal filing fee.

Conditions of Approval

Minor Variation #: 09-0142

Applicant: **Dennis Norton**

Property Owner: **Alex and Kristine Ingram, Trustees**

Assessor's Parcel No. **028-304-23**

Exhibit A: Architectural Plans prepared by Dennis Norton, Sheet 1 dated April 16, 2009, Sheet 3 dated November 29, 2007, Sheet 4 dated May 5, 2009, Sheet 5 dated April 15, 2009, Sheet 8 dated April 14, 2009
Surveyor's Map Sheet 1 of 1, prepared by Michael Beautz dated December 2007

- I. Proposal to revise the construction approved under Coastal Development Permit 07-0755 (Proposal to demolish an existing 432 square foot garage and approximately 50 square feet of first floor area and remodel the remainder of the existing single story single family dwelling by constructing a 243 square foot attached garage and an addition of 90 square feet on the first floor, and addition of approximately 965 square foot addition on the second floor, and a 60 square foot second story deck). The revision will increase the area of the proposed garage from 243 square feet to 322 square feet, decrease the area of the second story addition from 965 square feet to 395 square feet, and increase the area of the proposed second story deck from 60 square feet to 98 square feet.

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 Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. 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.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way for review and approval. A special inspection by inspection services may be required.
- II. Prior to issuance of a Building Permit and or Demolition Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).

- B. The applicant shall have a registered structural engineer examine the existing non-conforming walls by removing the interior finish and inspecting for dry rot and/or termite damage. The structural engineer shall certify that the portions of the structure which the plans show as "proposed to remain" are in fact structurally sound and that it will not be necessary to alter such portions of the structure during the course of construction. Two copies of the investigation report shall be submitted to the planner and building plans examiner.
- C. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
 2. Drainage, and erosion control plans.
 3. The applicant shall provide existing and proposed elevations of the dwelling with floor to ceiling dimensions and floor-to-floor dimensions. Details shall include, but not be limited to, foundation, wall and window openings, and top plate information. Elevations shall be provided side by side. It shall be noted that the Exhibit "A" plans do not accurately represent the location of existing and proposed walls and window openings. This shall be corrected with this plan submittal.
- D. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- E. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area. Submit plans meeting all requirements of the County Department of Public Works and specifically address the following:
1. Revise the impervious area calculations to include the pavers and turf block areas. These areas are considered semi-pervious and are charged at a 50 percent. A drainage fee will be assessed on the net increase in impervious area. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.
- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- G. Plans shall comply with all requirements of the combined Geotechnical

Investigation, Wave run up Analysis, and Engineering Geology Report review, dated August 14, 2008 by Joe Hanna, County Geologist. This shall address the following:

1. Submittal of a final landscape and drainage plan to the County Geologist for review and approval.
 2. The project civil engineer and/or geotechnical engineer must develop a plan to monitor the existing seawall to confirm that the wall is functioning adequately.
 - a. The owners must continue to monitor and maintain the wall so that the seawall functions as designed.
 - b. The seawall-monitoring plan must be recorded as part of a declaration of geologic hazards. The notice of geologic hazards will be prepared at the time of the submittal of the Building Permit, and will reference the conclusions of the approved geotechnical engineer and engineering geology report.
 3. Final plans shall reference the reports and include a statement that the project shall conform to the reports' recommendations. Plans shall also provide a thorough and realistic representation of any grading necessary to complete this project.
 4. Plan review letters shall be submitted to Environmental Planning. The authors of the reports shall write the plan review letters. The letters shall state that the project plans conform to the report's recommendations.
 5. Prior to excavation of the foundations, the project engineer and/or geotechnical engineer must confirm in writing that the foundations are located as shown on the approved plans.
 6. Submit an electronic copy of the soils engineering report, wave run up analysis, and engineering geology report in .pdf format. This document may be submitted on compact disk or emailed to pln829@co.santa-cruz.ca.us.
 7. Submit two copies of the reports and updates with the building permit application.
- H. Meet all requirements of the County Department of Public Works Sanitation and shall specifically address the following:
1. Plans shall show the proposed location of on-site sewer lateral (s), clean-out(s), and connection(s) to existing public sewer on the plot plan of the building permit application.
 2. Plans shall show all existing and proposed plumbing fixtures on floor plans of building application.
- I. Meet all requirements of the County Department of Public Works Road Engineering and shall specifically address the following:
1. In order to evaluate access to the single-family dwelling, plans shall show how the property obtains access to the county road system. In addition, plans shall provide details of the intersection of driveway(s) to the county maintained road in plan view.

- J. Pay the current fees for Parks and Child Care mitigation for 1 additional bedroom. Currently, these fees are, respectively, \$1,000.00 and \$109 per bedroom, respectively.
 - K. Pay the current fees for Roadside and Transportation improvements for 1 additional bedroom. Currently, these fees are, respectively, \$847.00 and \$847.00 per bedroom. The total fee is \$1,694.00.
 - L. 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.
 - M. 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.
 - N. No more than 50% of a nonconforming wall shall be altered. This includes walls, windows, doors, studs, top plate, vents, or other openings.
- 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. Prior to excavation of the foundations, the project engineer and/or geotechnical engineer must confirm in writing that the foundations are located as shown on the approved plans.
 - E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. 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.

- B. In the event that future County inspections of the existing dwelling disclose alteration to the existing exterior walls within the required 5 foot side yard setback area exceeding 50 percent of the exterior wall area, a "stop work" order shall be issued on the project and the applicant shall obtain all necessary permits before work may commence.
- C. This minor variation permit shall supercede Permit 07-0755 once this minor variation permit has been exercised. This shall prohibit the construction of the project plans approved by 07-0755 at any time after issuance of the building permit for this revised project.
- 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.

Please note: This permit does not alter the expiration date of the original permit 07-0755 and must be exercised by the expiration date 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: 6/9/09
Effective Date: 6/23/09
Expiration Date: 12/15/2010

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.

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: 09-0142

Assessor Parcel Number: 028-304-23

Project Location: 7 Rockview Drive, Santa Cruz

Project Description: Proposal to revise the construction approved under Coastal Development Permit 07-0755. Requires a Minor Variation.

Person or Agency Proposing Project: Dennis Norton

Contact Phone Number: (831) 476-2616

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

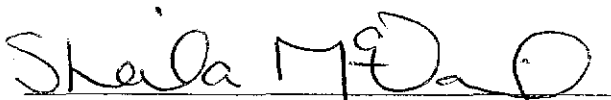
E. ☒ **Categorical Exemption**

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

F. **Reasons why the project is exempt:**

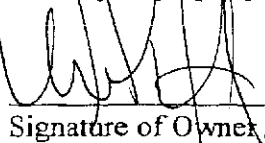
Revisions to approved single family dwelling

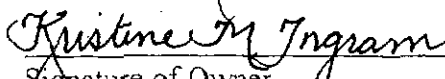
In addition, none of the conditions described in Section 15300.2 apply to this project.


Sheila McDaniel, Project Planner

Date: 6/9/09

By signing this permit below, the owner(s) agree(s) to accept the terms and conditions of permit number 09-0142 (APN 028-304-23) and to accept responsibility for payment of the County's cost for inspection and all other action related to noncompliance with the permit conditions. This permit is null and void in the absence of the property owner(s) signature(s) below. All owners of the subject property (APN 028-304-23) must sign this form.


Signature of Owner Ditz L. Wolson Jr 7/28/09
Print Name Date


Signature of Owner Kristine M Ingram 7/28/09
Print Name Date

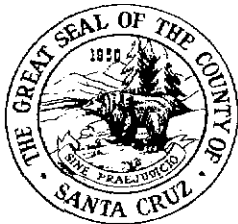
Signature of Owner Print Name Date

Signature of Owner Print Name Date

(This page is intended for your personal records, please retain this signed page and return the signed Signature Page, included later in this document, to acknowledge acceptance of this permit.)

Appeals

In accordance with Section 18.10.300 et seq of the Santa Cruz County Code, the applicant may appeal an action or decision taken on a Level III project such as this one. Appeals of administrative decisions of are made to the Planning Director. All appeals shall be made in writing and shall state the nature of the application, your interest in the matter, and the basis upon which the decision is considered to be in error. Appeals must be made no later than fourteen (14) calendar days following the date of action from which the appeal is being taken and must be accompanied by the appropriate appeal filing fee.



PLANNING DEPARTMENT

GOVERNMENTAL CENTER

COUNTY OF SANTA CRUZ

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060
FAX (831) 454-2131 TDD (831) 454-2123

BUILDING PERMIT APPLICATION

APPLICATION NO.: **70232M**

PRINT DATE: 02/03/2010
APPLICATION DATE: 01/21/2010

PHONE: (831)454-2260 BETWEEN 1-5

FORM OF PLANS: BLUEPRINTS

PARCEL NO. 028-304-23
SITUS ADDRESS 7 ROCKVIEW DR SANTA CRUZ

PROJECT TYPE: CO ORIGINAL PERMIT: 00152273

PROJECT DESCRIPTION:

CO: **272**
Change order to BP# 152273(RA/RE) to include 508sq.ft. addition to relocate master bedroom, create new master bath & add 125sq.ft. balcony to the second story.
Remodel to include remove closets/wall to convert lower bedroom#2 to dining room.
Results in a 2-story SFD with 3 bedrooms, 3 baths, family/dining room, living room, entry, attached garage.

APPLICANT:	DENNIS NORTON	BUS: (831) 476-2616
	712 C CAPITOLA AV CAPITOLA CA 95010	
DESIGNER/ARCHITECT:	DENNIS NORTON	BUS: (831) 476-2616
	712 C CAPITOLA AV CAPITOLA CA 95010-	
ENGINEER:	KEVIN BAIRD	BUS: (831) 661-0564
	7960B SOQUEL DRIVE #240 APTOS CA 95003	
OWNER:	INGRAM ALEX L JR & KRISTINE TRUSTEES	RES: (650) 917-8678
	665 BELDEN CT LOS ALTOS CA 94022	
CONTACT:	DENNIS NORTON	BUS: (831) 476-2616
	712 C CAPITOLA AV CAPITOLA CA 95010	

OCCUPANCY GROUP(S): R-3
NO. OF PERMITS TO BE ISSUED: 1
PERMIT WILL BE ISSUED TO: CONTRACTOR
MEASURE J ALLOCATION REQUIRED: NO
VALUATION: 43300.00

ROUTING:

BUILDING PLAN CHECK
CONSOLIDATION
CENTRAL FIRE PROTECTION DIST
DPW SANITATION
ZONING REVIEW

ESTIMATED TIME FOR FIRST REVIEW: 2 WEEKS

APPLICATION FEES:

RECEIPT: 00121839

DATE PAID: 01/21/2010

BUILDING PERMIT PROCESSING

BUILDING PLAN CHECK

MAINT. GENERAL PLAN

UPDATE GENERAL PLAN

*** TOTAL ***

130.06
65.6
77.73
38.87
2059.93 ***

CHANGE ORDER

ORIGINAL - OFFICE

1
NUMBER

152272(RA/RE)
ISSUED PER - 64 - NUMBER

2-9-10
DATE

RIF
STAFF

EVLIDIT H

DATE	04/15/09
BY	BOONWON
SCALE	1/4" = 1'-0"
PROJECT	INGRAM RESIDENCE
LOCATION	7 ROCKVIEW DR. SANTA CRUZ, CA 95062
APN	028-104-23
OWNER	INGRAM, ALAN & NINA
DESIGNER	DENNIS NORTON HOME DESIGN AND PROJECT PLANNING
DATE	04/15/09
BY	BOONWON
SCALE	1/4" = 1'-0"
PROJECT	INGRAM RESIDENCE
LOCATION	7 ROCKVIEW DR. SANTA CRUZ, CA 95062
APN	028-104-23
OWNER	INGRAM, ALAN & NINA
DESIGNER	DENNIS NORTON HOME DESIGN AND PROJECT PLANNING

INGRAM RESIDENCE
7 ROCKVIEW DR.
SANTA CRUZ, CA 95062
APN 028-104-23

DENNIS NORTON
HOME DESIGN AND
PROJECT PLANNING
712 D CORTINA AVE. CORTONA, CA 95030-0311
TEL: 831-428-2818
FAX: 831-428-2818

ELEVATIONS

DATE	04/15/09
BY	BOONWON
SCALE	1/4" = 1'-0"
PROJECT	INGRAM RESIDENCE
LOCATION	7 ROCKVIEW DR. SANTA CRUZ, CA 95062
APN	028-104-23
OWNER	INGRAM, ALAN & NINA
DESIGNER	DENNIS NORTON HOME DESIGN AND PROJECT PLANNING

NOTE: ∇ = TINTED GLASS

SOUTH
ELEVATIONS

JUNE 9, 2009
09-0142

WEST

EAST

NORTH

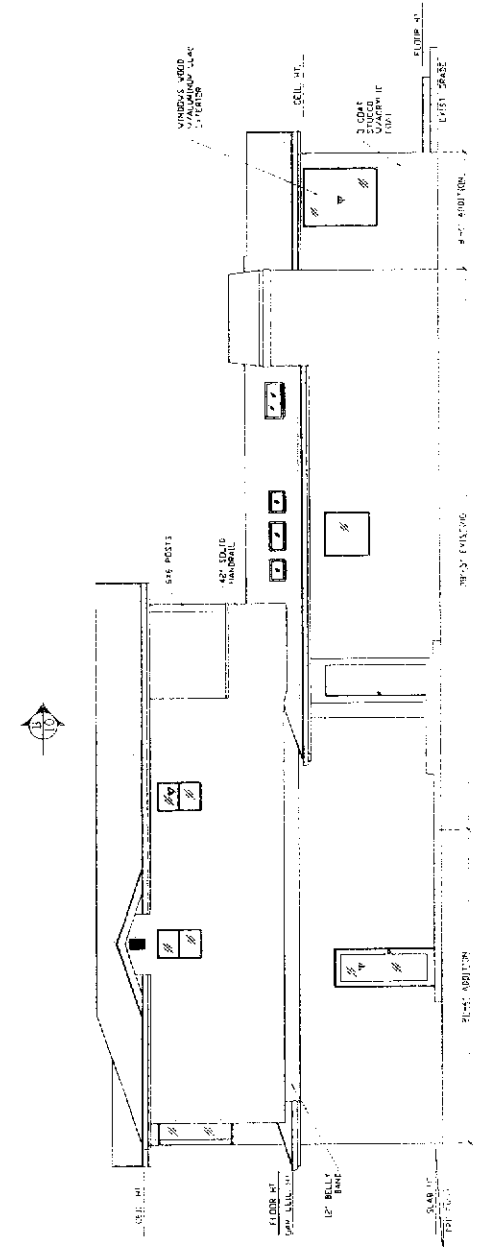
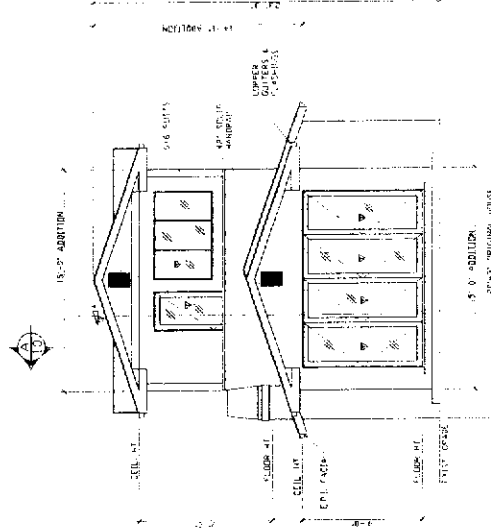
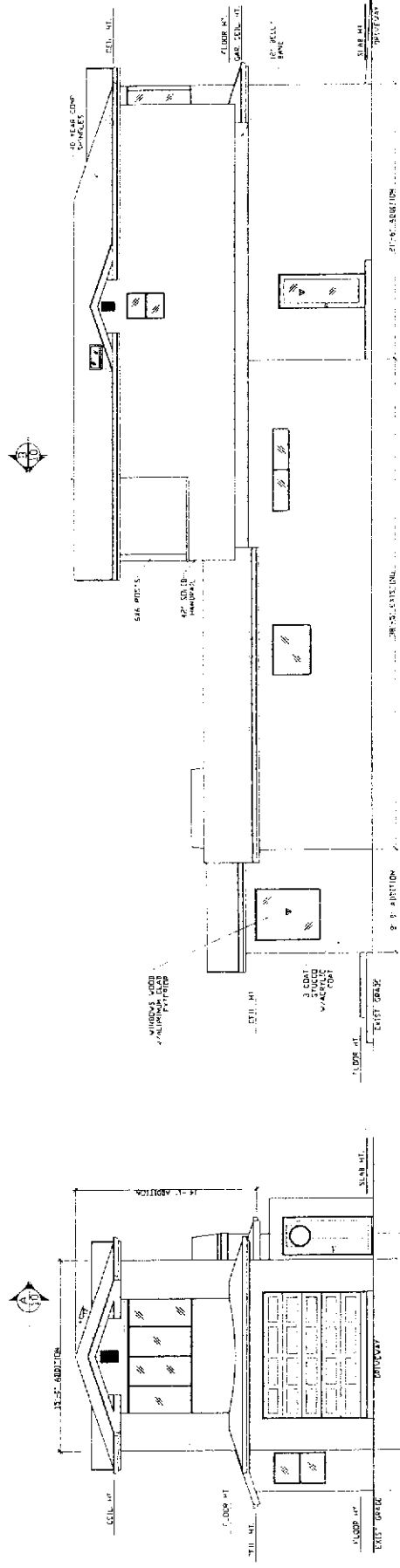


EXHIBIT 1



DATE	02
DRAWN	01
CHECKED	01
DATE	01/01/00
BY	01/01/00
DATE	01/01/00
BY	01/01/00

ELEVATIONS

DENNIS NORTON
HOME DESIGN AND
PROJECT PLANNING

712 C DAVENPORT AV. DAVENPORT, CA 95015 - TEL 408 281-1112 FAX 408 281-1112

INGRAM RESIDENCE
7 ROCKWELL DR
LA JOLLA, CA 92032
APR 02 028-504-21

ALEX & JANE INGRAM
712 C DAVENPORT AV.
DAVENPORT, CA 95015
(408) 281-1112

NO.	1
DATE	01/01/00
BY	01/01/00
DATE	01/01/00
BY	01/01/00

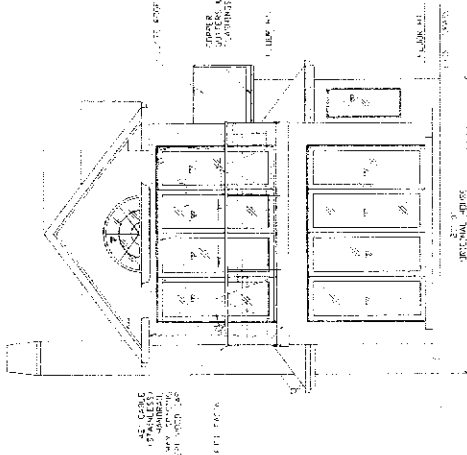
ELEVATIONS

SCALE 1/8" = 1'-0"

DATE 01/01/00

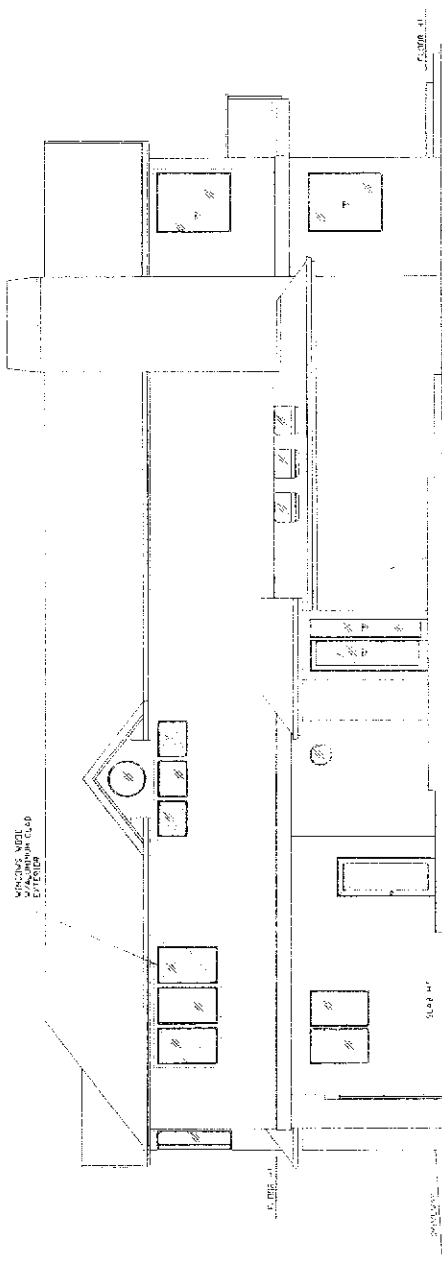
BY 01/01/00

SOUTH

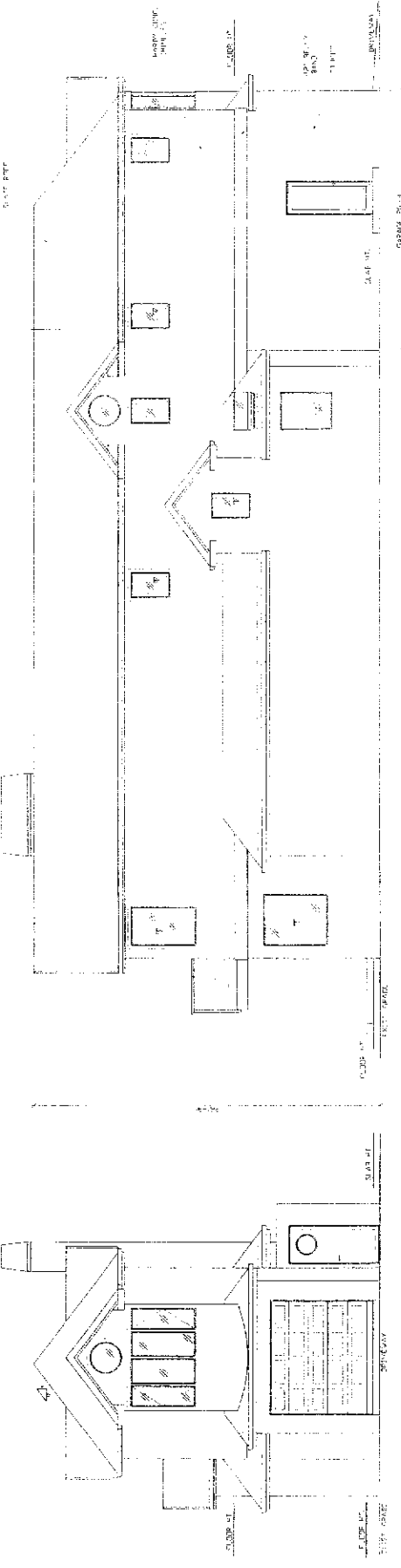


SCALE 1/8" = 1'-0"

WEST



EAST



NORTH

