



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

June 19, 2012

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

Agenda Date: July 25, 2012

Agenda Item: 10

Time: After 9:00 a.m.

Subject: A public hearing to consider an APPEAL of the Zoning Administrator's decision to approve application 121047; a proposal to demolish the existing dwelling and accessory structures, and construct a two-story, single-family dwelling.

Members of the Commission:

This application to construct a coastal replacement home was considered by the Zoning Administrator on May 18, 2012 at a noticed public hearing. Prior to the May 18th hearing, Philip Lively, the appellant, reviewed the project plans and submitted a letter objecting to the proposed dwelling. At the time, his objections were the impact of the proposed dwelling on the views from his home on East Cliff Drive and on the adjacent chapel. Mr. Lively's son, David Lively, subsequently submitted a letter to the Zoning Administrator which is substantially the same as the appeal letter included here as Exhibit B. At the May 18th hearing, the Zoning Administrator reviewed the issues identified in David Lively's letter, and ultimately approved the project. On May 30, 2012, Philip Lively formally appealed the Zoning Administrator's decision and the application is now before your Commission.

Background

The subject parcel is located on the west side of 19th Avenue on the second parcel north of the coastal bluff. This block of 19th Avenue is somewhat unique as, except for the subject parcel, both sides of 19th Avenue are owned by a religious order, the Sisters of the Sacred Names of Jesus and Mary. Across the street from the subject parcel is the Villa Maria del Mar Retreat Center which is composed of two- and three-story buildings. The retreat center occupies the entire east side of the block. On the west side of the block, the parcel on the coastal bluff is a Sisters' residence. North of this parcel is the subject parcel. Directly to the north of the subject parcel is a small chapel and beyond that are another Sisters' residence and two vacant parcels used for overflow parking by the retreat center attendees.

The appellant's home is located on the north side of E. Cliff Drive between 18th and 19th Avenues. The Lively's residence has a better-than-expected view of the ocean for a home located over a block away from the bluff. This is largely because of the gently rising topography and the fact that Sisters have not taken advantage of the development potential of their properties. The

Lively's view is across the two vacant parcels, above the roof of the one-story residence, and in front of and over the chapel which is setback 46.5 feet from the front property line.

Summary of Project

This proposal is to demolish the existing 570 square foot cottage and accessory structures and construct a two-story dwelling. The subject parcel is 4,000 square feet, and the proposed dwelling complies with the site standards of the zone district (Single-family, 4,000 square foot minimum parcel size). No variances are required to construct the proposed dwelling.

	R-1-4 standard	Proposed Dwelling
Floor Area Ratio	1:.5 (50%), for a 4,000 s.f. parcel, maximum allowed is 2,000 s.f.	1: .5 (50%), 2,000 s.f.
Lot Coverage	40%	33%
Height	28 feet	26 feet, 10 inches
Elevator shaft projection (5' x 5')	53 feet*	29 feet, 4 inches
Front yard setback	15 feet	21 feet
Rear yard setback	15 feet	1 st floor: 15 feet, 2 nd floor: 25 feet
Side yard setbacks	5 & 5 feet	6 and 10 feet
Parking for four bedrooms	3 spaces	3 spaces

*County Code 13.10.510(d)1(B)2 allows elevators (and a limited list of other non-habitable features) to exceed the height limit of the zone district by 25 feet.

Appeal Issues

The appeal letter (Exhibit B) identifies two main issues: an objection to the approved categorical exemption from the California Environmental Protection Act (CEQA); and the project's consistency with the Local Coastal Program relative to the project's impact to views, compatibility with the neighborhood, and alteration of landforms. Each issue is addressed separately below.

Categorical Exemption

The appellant states that due to the project's location, cumulative impacts, unusual circumstances, and impacts on the adjacent church, the project is not categorically exempt from CEQA and requires the preparation of a Negative Declaration or Environmental Impact Report (EIR). Each of these issues is addressed below.

As a general comment, categorical exemptions are routinely granted for infill single-family dwellings requiring a coastal development permit. The categories below are four of the six exceptions found in the CEQA Guidelines which, if any are applicable, makes the project ineligible for a categorical exemption.

Location The appellant's letter characterizes the subject parcel as being on the coastal bluff and, therefore, in a particularly sensitive location. The subject parcel, however, is not located on a coastal bluff as defined by County Code. County Code 16.10.040(j) defines a coastal bluff as "A bank or cliff along the coast subject to coastal erosion processes. Coastal bluff refers to the top edge, face and base of the subject bluff." Between the subject parcel and the coastal bluff is APN 028-222-06. The top edge, face and base of the coastal bluff are located on this parcel, not the subject parcel.

Mr. Lively goes on to describe the anticipated impacts of the proposed dwelling on views from the houses along 19th Avenue, both west and east of East Cliff Drive, noting that ocean views are a substantial part of home values. As a policy, the County does not protect private views, in large part because it is not practicable to protect views at urban densities.

Although the subject property owner was not required to mitigate view impacts, two characteristics of the home's design will lessen the impact to private views. First, the required rear yard setback is 15 feet, but the second floor of the home will be setback almost 25 feet from the rear property line. This will minimize the view impacts to residents of 18th Avenue who currently have views across the subject parcel to the Monterey Bay. In addition, the zone district's required front yard setback is 15 feet, but the new house is setback 21 feet, a difference of 6 feet. If the two-story element were extended to the minimum setback, views from north of the subject parcel to the Bay would be more impacted. It is also worth noting that the building height is not "maxed out" as stated in the appellant's letter. The zone district limit is 28 feet and the proposed dwelling is 26 feet, 10 inches in height, with a 5 feet by 5 feet elevator shaft projecting to 29 feet, four inches, as allowed by County Code.

Cumulative Effects Mr. Lively cites the trend of property owners replacing the older, "low profile" homes in the area with large, two-story homes. These "McMansions", he says, have a cumulative effect of blocking ocean views, concentrating cars onto the street, eliminating landscaping and eradicating the historical charm of the area.

The maximum allowed size of a structure is regulated by floor area ratio. Floor area ratio ensures that the size of the dwelling is proportional to the size of the parcel. The Board of Supervisors first adopted a floor area ratio standard on December 10, 1991. The ratio adopted at that time of 1: .5 (50%) has not been revised, and is still in effect today. The cumulative effect of the floor area ratio standard would have been considered at the time of its adoption as the ordinance was subject to the California Environmental Quality Act and granted a categorical exemption.

Mr. Lively's reference to "McMansion" implies that the proposed structure is of an extreme size. It is worth noting that the County Code's large dwelling review threshold is 7,000 square feet (County Code 13.10.325). According to floor area ratio calculations, the proposed home is 2,000 square feet, which is well below this threshold.

Unusual Circumstances The appellant asserts that the development occupies a, "rare, unique and visually prominent site" on the top of a coastal bluff, "visible for miles from the beach below." As discussed above, the subject parcel is not located on a coastal bluff. Depending upon the tide, a small portion of the house may be visible from the bedrock bench below (which is not a beach). From a portion of 26th Avenue beach, the front gable may be just visible, but will appear as insignificant relative to the adjacent three-story retreat center. The retreat center will block most

views of the structure from the rest of 26th Avenue beach and from further west. The nearest beach to the north is Sunny Cove from which the proposed dwelling will not be visible. Given that this is a developed section of the coast, any view of the proposed dwelling will be within the context of the existing built environment.

Historical Resource Mr. Lively expresses concern in his letter about the proposed home looming above the adjacent chapel. He identifies the chapel as being an historic resource. The chapel was reviewed for potential inclusion in the Historic Resource Inventory in 1986 and given an NR6 designation. According to County Code, the NR6 designation means that the building was evaluated and determined to be ineligible for designation as a historic resource (County Code 16.42.080(f)). The chapel was subsequently reviewed in 1994 and 2004. The 2004 review concluded that, "The property should remain [sic] status of NR6."

Even if the chapel was designated as historic, County historic codes (County Code 16.42) regulate what modifications can be made to the historic structure, not development on neighboring parcels.

The subject property owners hired a surveyor to analyze the height of the chapel relative to the proposed new home to answer the question of whether or not the house will project above the chapel's ridgeline. The surveyor concluded that the ridge of the proposed home will be slightly over four inches below the ridge of the chapel (see Exhibit A, Sheet A-7). As such, Mr. Lively's statement that the "new development will loom large above" the chapel is incorrect.

Local Coastal Plan Policies

The appellant states that, "Approval of this development project would violate applicable Local Coastal Plan policies because it is [1] located on a coastal bluff top; [2] the development project is visually obtrusive and out of scale with the surrounding neighborhood; [3] the development fails to protect public view from nearby roads; [4] is not compatible with the established physical scale of the area; and [5] may significantly alter existing natural land forms." Each of these five issues is addressed below. Because of their similarity, items [2] and [4] are addressed together.

1. *Coastal bluff location* As discussed above, the subject parcel is not located on a coastal bluff as defined by County Code 16.10.040(j). Local Coastal Plan policies relating to coastal bluffs do not apply to this project.

2 & 4. *Visually obtrusive and out of scale with the surrounding neighborhood & not compatible with the established scale of the area* The appellant questions the project's compatibility with the neighborhood, particularly with respect to its size. The proposed home complies with the zone district's site standards, including floor area ratio, lot coverage, setbacks, and height. No variances are requested. Staff evaluated the structure's compatibility with the neighborhood and found it to be designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. The proposed home is Craftsman in style, with varied roof and wall planes which break up the mass of the structure. Different finish materials—stucco on the first floor and shingles on the second—will further minimize the mass and bulk of the dwelling. In addition, by facing the gable towards the street, the dwelling will appear less massive and bulky than it might have had the unbroken line of the ridge faced the street.

This is a neighborhood in transition with the small, original vacation homes being replaced with two-story homes occupied throughout the year. Of the 22 developed residential parcels located in the area between East Cliff Drive and the coastal buff, and from 18th to 20th Avenues, 14 of the homes are two-story. Construction dates vary, with some of these two-story homes being built many years ago and others in the last ten years.

In addition to the evolution of this neighborhood towards larger homes, across the street from the subject parcel is the Sisters' retreat center composed of two- and three-story buildings. These institutional buildings establish a scale which is substantially larger than the single-family homes surrounding it, and certainly much greater than the proposed dwelling.

Based upon these neighborhood characteristics and the submitted design, staff continues to support this project as being compatible with the neighborhood.

3. *Public Views* The General Plan protects public views from designated Scenic Roads and in Visual Resource Areas (General Plan Policies 5.10.10 and 5.10.1). East Cliff Drive in this location is not designated as a Scenic Road, and the subject parcel is not mapped as being within a Visual Resource Area.

While County visual resource protection regulations only apply to public view sheds, coastal protection regulations require that improvements within the coastal zone are designed to be visually compatible and integrated with the area, and required to minimize site disturbance. As discussed above and in the original staff report, staff believes the proposed dwelling is visually compatible and integrated with the area. Site disturbance, as discussed below, will be minimal.

5. *Alter Landforms* Less than 100 cubic yards of grading is proposed for the project (Exhibit A, Sheet A-3). 100 cubic yards is the threshold below which no grading permit is required. Given this low volume of grading, the impact to the landform will be insignificant.

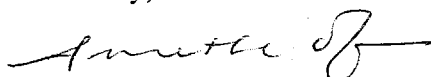
Summary

The appellant raises a number of issues in his letter, ranging from the appropriateness of the categorical exemption from further environmental review under CEQA, to the project's compatibility with the neighborhood. Staff has evaluated each of the appellant's concerns and continues to recommend that this project be approved.

Recommendation

Planning Department staff recommends that your Commission **UPHOLD** the Zoning Administrator's decision to **APPROVE** Application Number **121047**.

Sincerely,



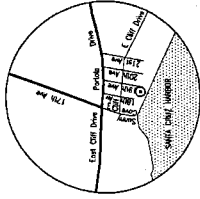
Annette Olson
Project Planner
Development Review

Reviewed By: _____



Ken Hart
Principal Planner
County of Santa Cruz Planning Department

MILLER RESIDENCE NEW HOUSE 115 19th Avenue Santa Cruz, CA 95062



VICINITY MAP
NO SCALE

PROJECT DATA and GENERAL NOTES

OWNER: Claudio Lawrence Miller
OWNER'S AGENT: Nancy Huyck
ASSESSOR'S PARCEL NUMBER: 028-222-05
PARCEL AREA: 4,000 sf
ZONED: R-1-4
SETBACKS: Front (east) 21'-0", Rear (west) 15'-0",
Side (north) 6'-0", Side (south) 10'-0",
(Setbacks Allocated Front/Back 15'-0", Sides 5'-0")
LOT COVERAGE: 33% (40% allowed)
FLOOR AREA RATIO (FAR): 50% (50% allowed)
BUILDING HEIGHT: 26'-10" +/- (28'-0" allowed)
BUILDING OCCUPANCY CLASSIFICATION: R-3 Residential
TYPE OF CONSTRUCTION: SB (wood framed)
FIRE PROTECTION: Automatic Fire Sprinkler System Throughout
PARKING REQUIREMENT: 3 Off-Street Parking Spaces Required
RIGHT OF WAY: 50'-0"
SEWERAGE: Sewer System - No Septic
GENERAL NOTE #1: These drawings are to be used in conjunction with Design Review Ordinance 02-12-12 and subject to the jurisdiction of the Santa Cruz County Planning Department at the time of Submission.
GENERAL NOTE #2: Owner has not yet hired a Registered Professional Engineer for existing on-site construction to be demolished. This will be accomplished prior to future permit applications.
GENERAL NOTE #3: Heating system proposed Radiant Floor + Solar

SCHEDULE OF DRAWINGS:

GENERAL	G-1	GENERAL INFORMATION
	G-2	RENDERINGS
	G-3	RENDERINGS
	G-4	SHADOW PLANS
SURVEY	T-1	TOPOGRAPHIC SURVEY
CIVIL	C-1	GRADING and DRAINAGE PLAN
	C-2	EROSION CONTROL PLAN
ARCHITECTURAL	A-1	IDEALIZATION PLAN
	A-2	SITE PLAN and ALLOCATIONS
	A-3	SITE PLAN
	A-4	FLOOR PLANS
	A-5	ROOF PLAN
	A-6	EXTERIOR ELEVATIONS
	A-7	BUILDING SECTIONS
LANDSCAPE	L-1	LANDSCAPE PLAN

NANCY HUYCK
ARCHITECT
9200 SOQUEL DRIVE
APTOS, CA 95003
PHONE (831)685-1206
FAX (831)688-3205

Progress
06-29-12

no.	date	description
1	06-29-12	ADD

REVISIONS

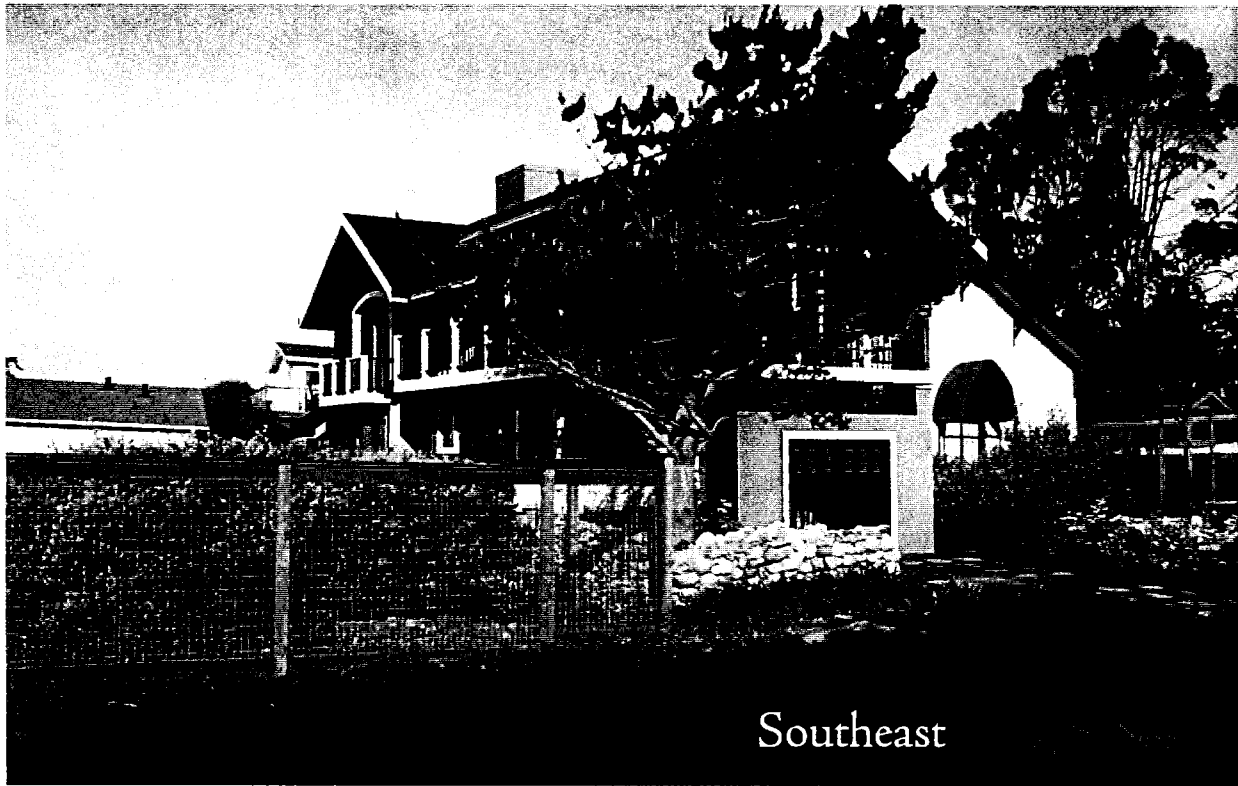
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NEW HOUSE
115 19TH AVENUE
SANTA CRUZ, CA
APN: 028-222-05

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INFORMATION

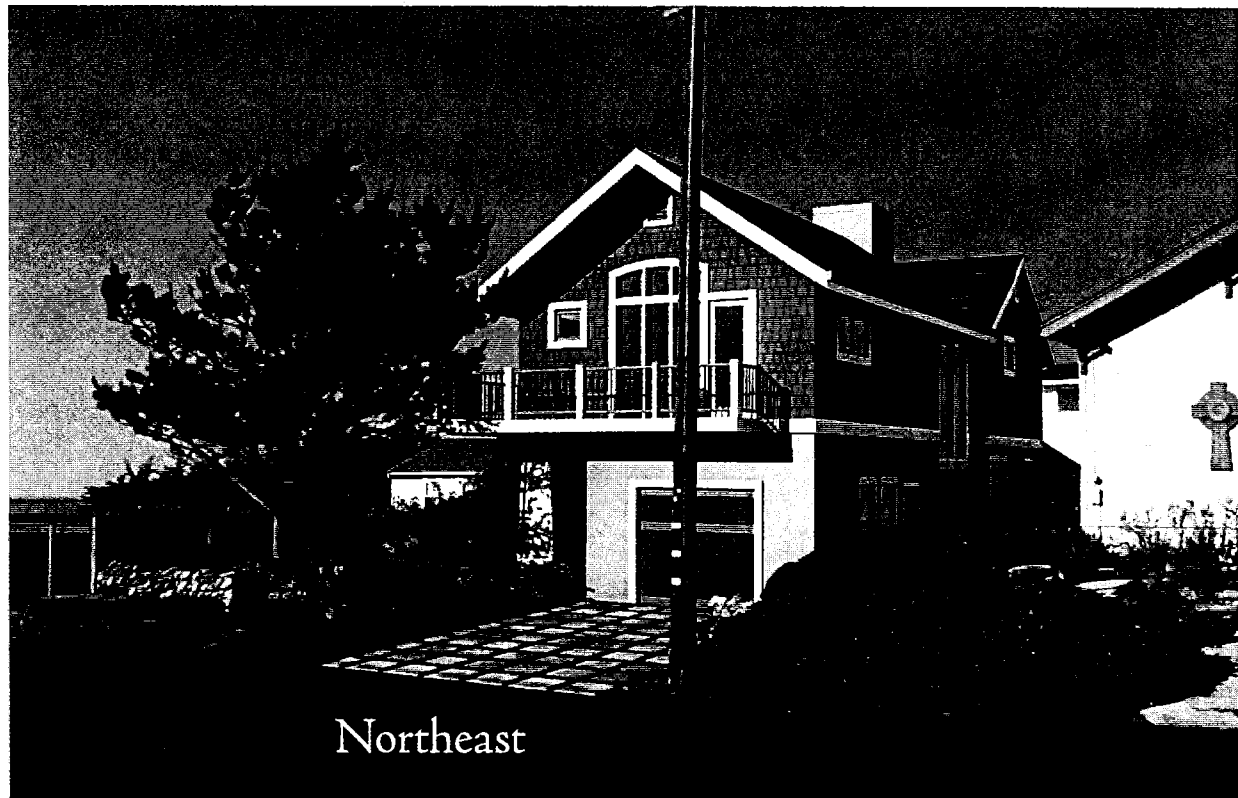
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DATE: 06-29-12
DRAWN BY: NLH
JOB NO.: N1120
DWG NO.: N1120-G-1

G-1
sheet of sheets

Design Resubmission
County of Santa Cruz
Progress Prints 06-29-12



Southeast



Northeast

NANCY HURCH
ARCHITECT

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Progress
06-29-12

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2	06-14-12	REV
3	06-14-12	REV
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REVISIONS

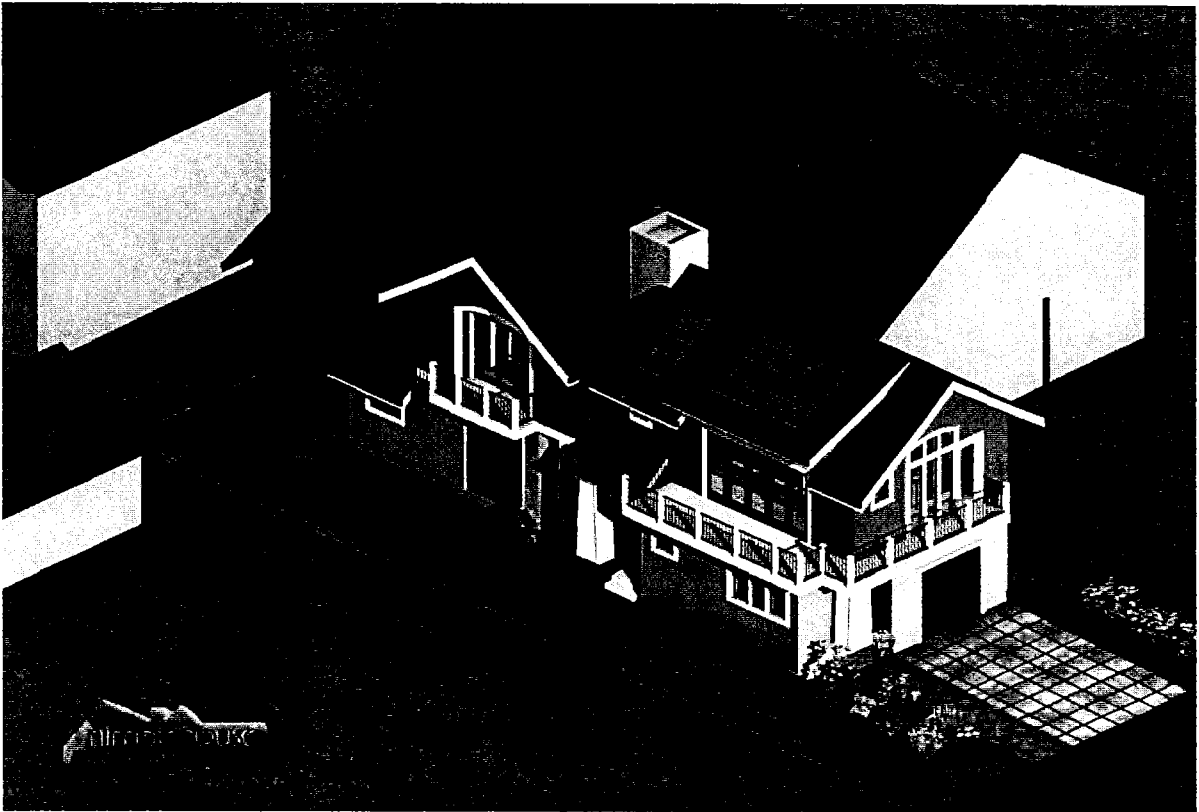
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VILLA CAPRIOLA
UNASSISTED
SENIOR HOUSING
1575 38th AVENUE
SANTA CRUZ, CA
APR. 03A-181-17

SHEET TITLE
RENDERINGS

SCALE: N/A
DATE: 06-29-12
DRAWN BY: N/A
JOB NO.: N1140
DWG. NO.: N1140-G-2

G-2

sheet of sheets



NANCY HUYCK
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EXHIBIT A

Progress
 06-29-12

no.	date	description
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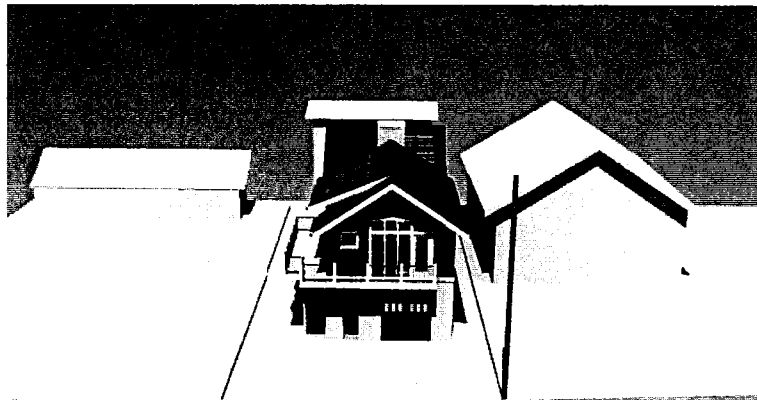
REVISIONS

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 UNASSISTED
 SENIOR HOUSING
 1575 58th AVENUE
 SANTA CRUZ, CA
 APR. 03-181-17

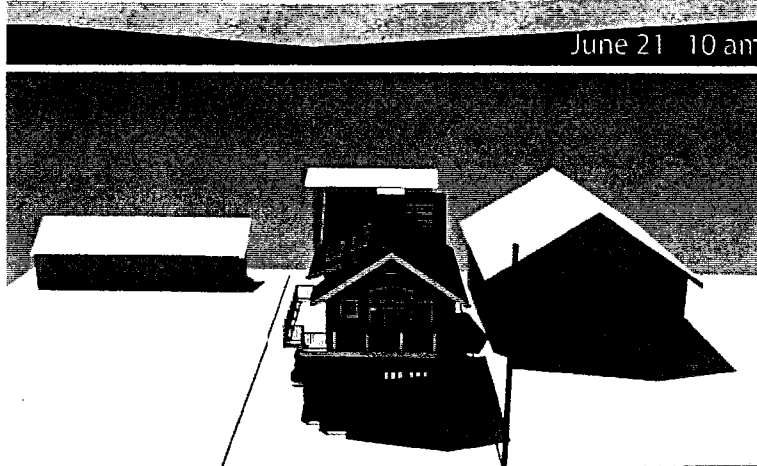
SHEET TITLE
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 DRAWN BY: N/A
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 DWG. NO.: N1140-G-3

G-3
 sheet of sheets



June 21 10 am



June 21 2 pm



December 21 10 am



December 21 2 pm



NANCY HUYCK
ARCHITECT

9208 SQUEL DRIVE
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Progress
06-29-12

EXHIBIT

A

no.	date	description
1		
2		
3		
4		
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9		
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REVISIONS

PROJECT TITLE
VILLA CAPITOLA
UNASSISTED
SENIOR HOUSING
1575 38th AVENUE
SANTA CRUZ, CA
APN: 034-181-17

SHEET TITLE
SHADOW PLANS

SCALE: N/A
DATE: 06-29-12
DRAWN BY: N/A
JOB NO.: N1140
DWG. NO.: N1140-G-4

Sheet of sheets
G-4

BASIS OF BEARINGS

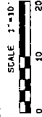
THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE 1983 NATIONAL TRANSIT SYSTEM (NAD 83) AND THE NE CORNER OF LOT 15 OF BLOCK 2, AS SAID MONUMENTS AND BEARINGS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 59 OF MAPS, PAGE 32 SANTA CRUZ COUNTY RECORDS.

NORTH 77°15' WEST

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS SHOWN ON THIS MAP IS THE 1983 NATIONAL TRANSIT SYSTEM (NAD 83) AND THE NE CORNER OF LOT 15 OF BLOCK 2, AS SAID MONUMENTS AND BEARINGS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 59 OF MAPS, PAGE 32 SANTA CRUZ COUNTY RECORDS.

BRASS CAP IN THE MIDDLE OF 17TH AVE. & 40' S. OF THE CL OF E. CLIFF DRIVE. ELEV=44.15' (NGVD 29)



18th AVE. (50')

**SANTA MARIA DEL MAR
BLOCK 2
12-M-1**

13

12

11

10

3

4

5

6

18th AVE. (50')

LEGEND

- INDICATES RECORD BOUNDARY LINE
- INDICATES BUILDING LINE
- INDICATES EXISTING FENCE LINE
- INDICATES EXISTING CONTOUR LINE
- INDICATES EXISTING ROCK WALL
- INDICATES SET B SPIKE & TAG, L.S. 5418 ON SLOPELINE EXTENDED TO MIDDLE OF RIGHT OF WAY.
- INDICATES RANDOM TRAVERSE POINT
- INDICATES SPOT ELEVATION
- INDICATES JOINT SERVICES POLE
- INDICATES GUY ANCHOR
- INDICATES SANITARY SEWER CLEANOUT
- INDICATES SANITARY SEWER MANHOLE
- INDICATES GUY POLE
- INDICATES ELEVATION
- INDICATES HOSE BIB
- INDICATES FINISH FLOOR
- INDICATES OVERHEAD
- INDICATES ELECTRIC METER
- INDICATES UNDERGROUND
- INDICATES WATER METER
- ALL DECIMALS THEREOF
- BOUNDARY LINES DELINEATED ON THIS MAP ARE IN RED AND ARE BASED ON SURVEY DATA UTILIZING FOUND PHYSICAL EVIDENCE AND RECORD DATA.

NOTE

THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS AS SHOWN ON THE GROUND SURVEY. THE MAP WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, PILING, UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.

ATTENTION

THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED FOR YOUR RECORD. IF YOU REQUIRE A PAPER PRINT OF THE ELECTRONIC FILE, IT IS ALTERED. THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.

TECHNICAL INFORMATION

ASSESSOR'S PARCEL NUMBER: 028-222-05

ADDRESS OF PROJECT:
115 19TH AVE.
SANTA CRUZ, CA

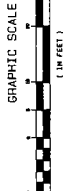
OWNER'S NAME:
CLAUDIA MAE LAWRENCE

DEED DOCUMENT # 2011-0017863

SIZE OF LOT: 4000 SQ FT +/-

REFERENCES

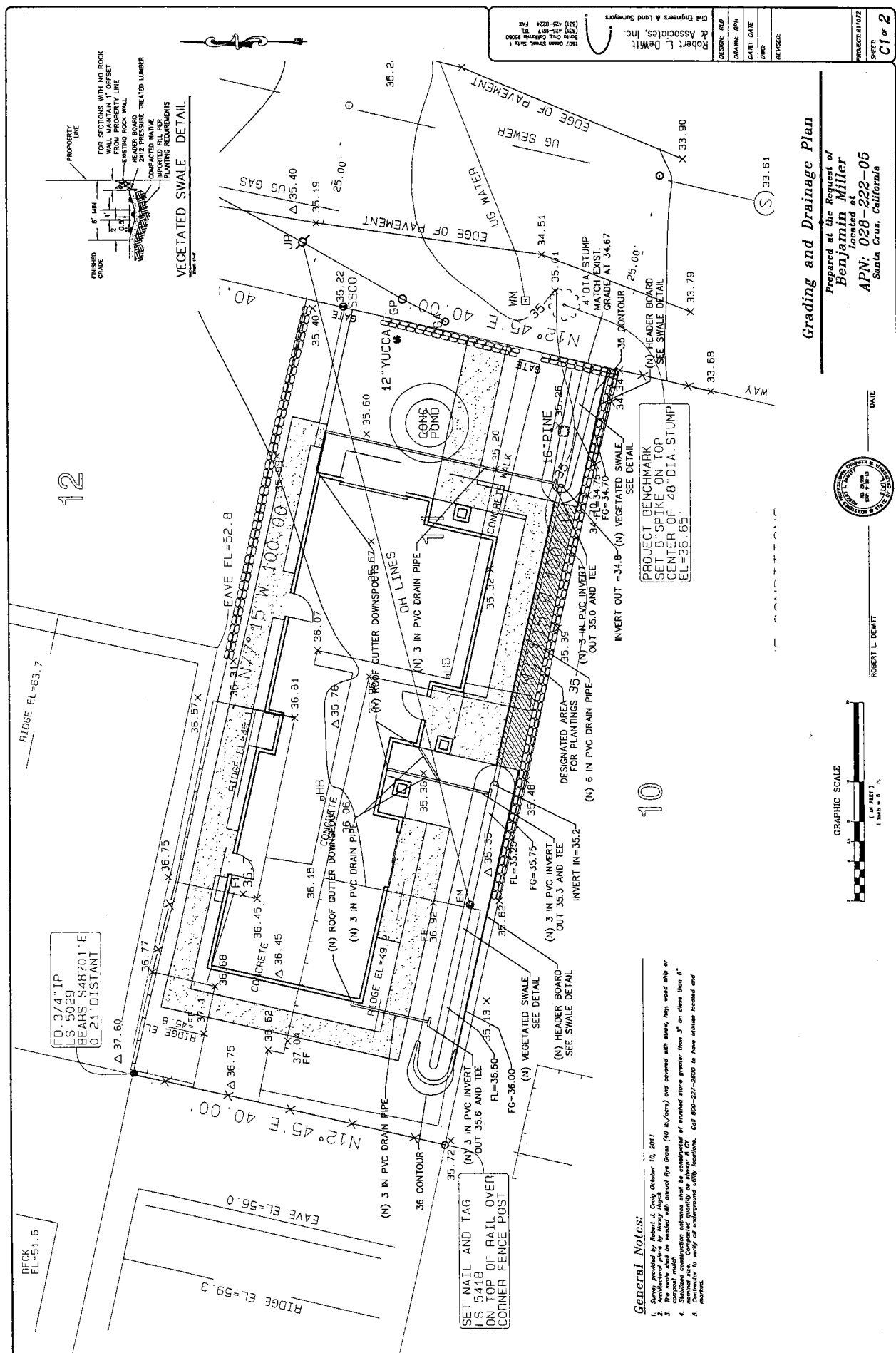
- (A) 12-M-1
- (B) 59-M-32

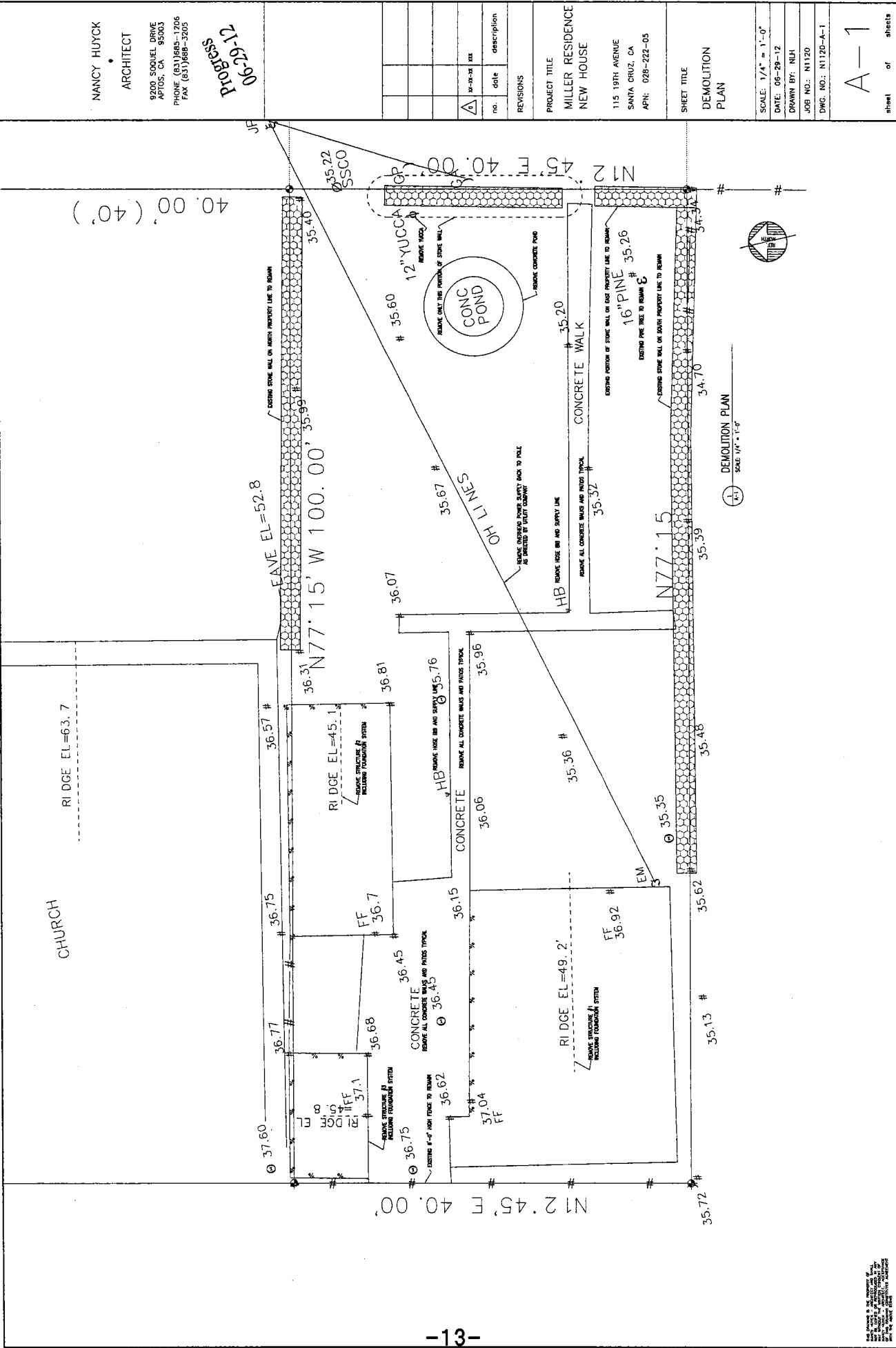


PROPERTY DESCRIPTION

BEING LOT 11, IN BLOCK 2, AS THE SAME IS SHOWN UPON THAT CERTAIN MAP ENTITLED "SANTA MARIA DEL MAR BLOCK 2" RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CRUZ COUNTY ON DECEMBER 14, 1894 IN MAP BOOK 12 AT PAGE 1, SANTA CRUZ COUNTY RECORDS.

ROBERT J. CRAIG LICENSED LAND SURVEYOR OFFICE: 115 19TH AVE. SANTA CRUZ, CA 95060 PHONE: (831) 588-1750 OR (408) 864-3791 FAX: (831) 588-1750 EMAIL: robert@rjcraigs.com WEBSITE: www.rjcraigs.com		TOPOGRAPHIC MAP PREPARED BY: ROBERT J. CRAIG DATE: 10/27/11 SCALE: AS SHOWN SHEET: 1 OF 1
FIELD WORK COMPLETED 10/27/11 DATE: 10/27/11 TIME: 10:00 AM	DATE: 10/27/11 TIME: 10:00 AM	DATE: 10/27/11 TIME: 10:00 AM





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FAX (831) 685-1205

Progress
06-29-12

no.	date	description
1	06-29-12	REV

PROJECT TITLE
MILLER RESIDENCE
NEW HOUSE
115 19TH AVENUE
SANTA CRUZ, CA
APN: 028-222-05

SHEET TITLE
DEMOLITION
PLAN

SCALE: 1/4" = 1'-0"
DATE: 06-29-12
DRAWN BY: NJH
JOB NO.: N120
DWG. NO.: N120-A-1

A-1
sheet of sheets

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Progress
06-29-12

PROJECT TITLE
MILLER RESIDENCE
NEW HOUSE

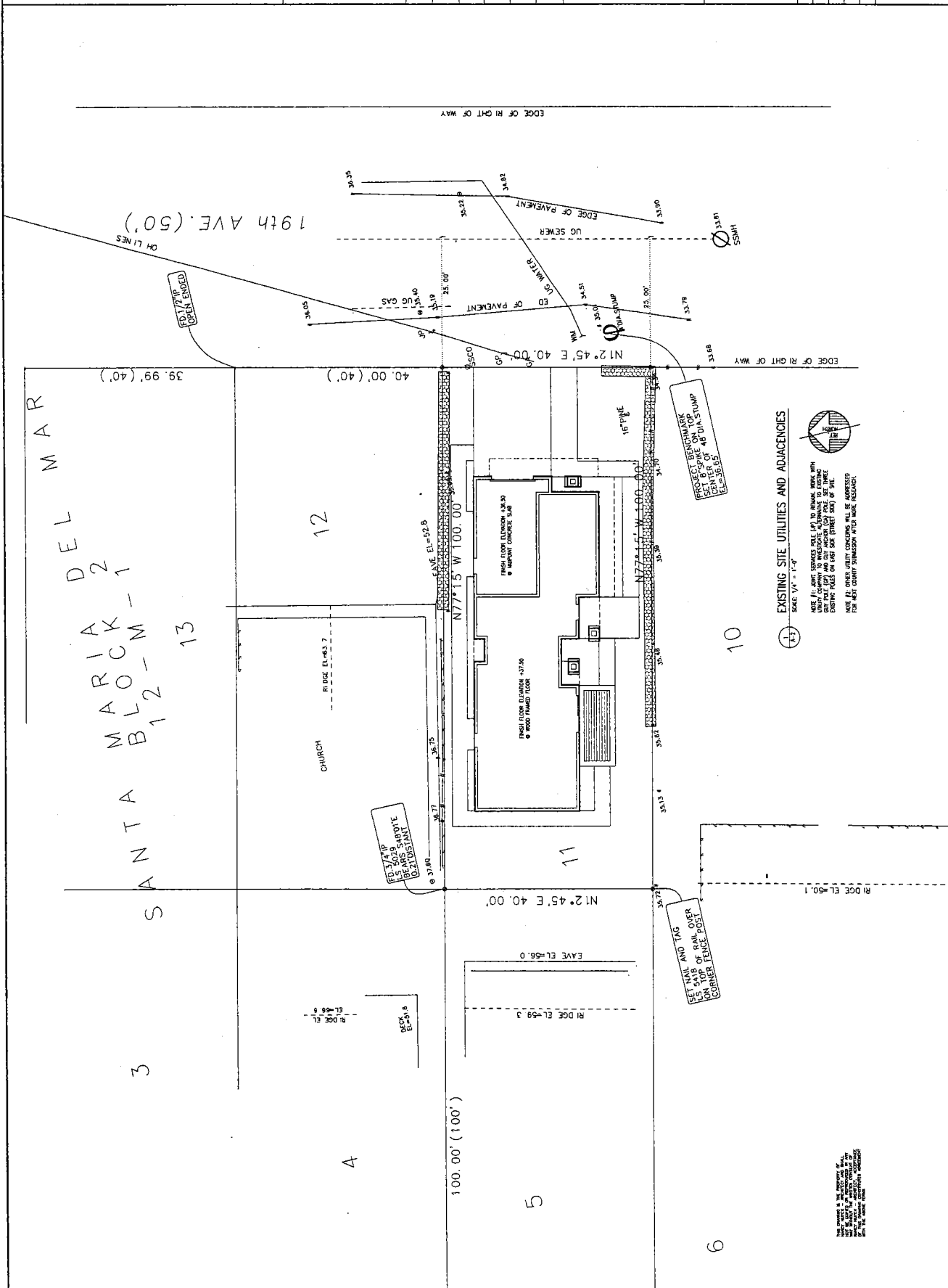
115 19TH AVENUE
SANTA CRUZ, CA
APN: 028-222-05

SHEET TITLE
SITE UTILITIES
and
ADJACENCIES


SCALE: 1/8" = 1'-0"
DATE: 06-29-12
DRAWN BY: NLH
JOB NO.: N1120
DWG. NO.: N1120-A-2

A-2

sheet of sheets



06-27-17
Progress

REVISIONS			
no.	date	description	
	18-12-18	XXI	

PROJECT TITLE
MILLER RESIDENCE
NEW HOUSE

115 19TH AVENUE
SANTA CRUZ, CA
APN: 028-222-05

SHEET TITLE
SITE
PLAN

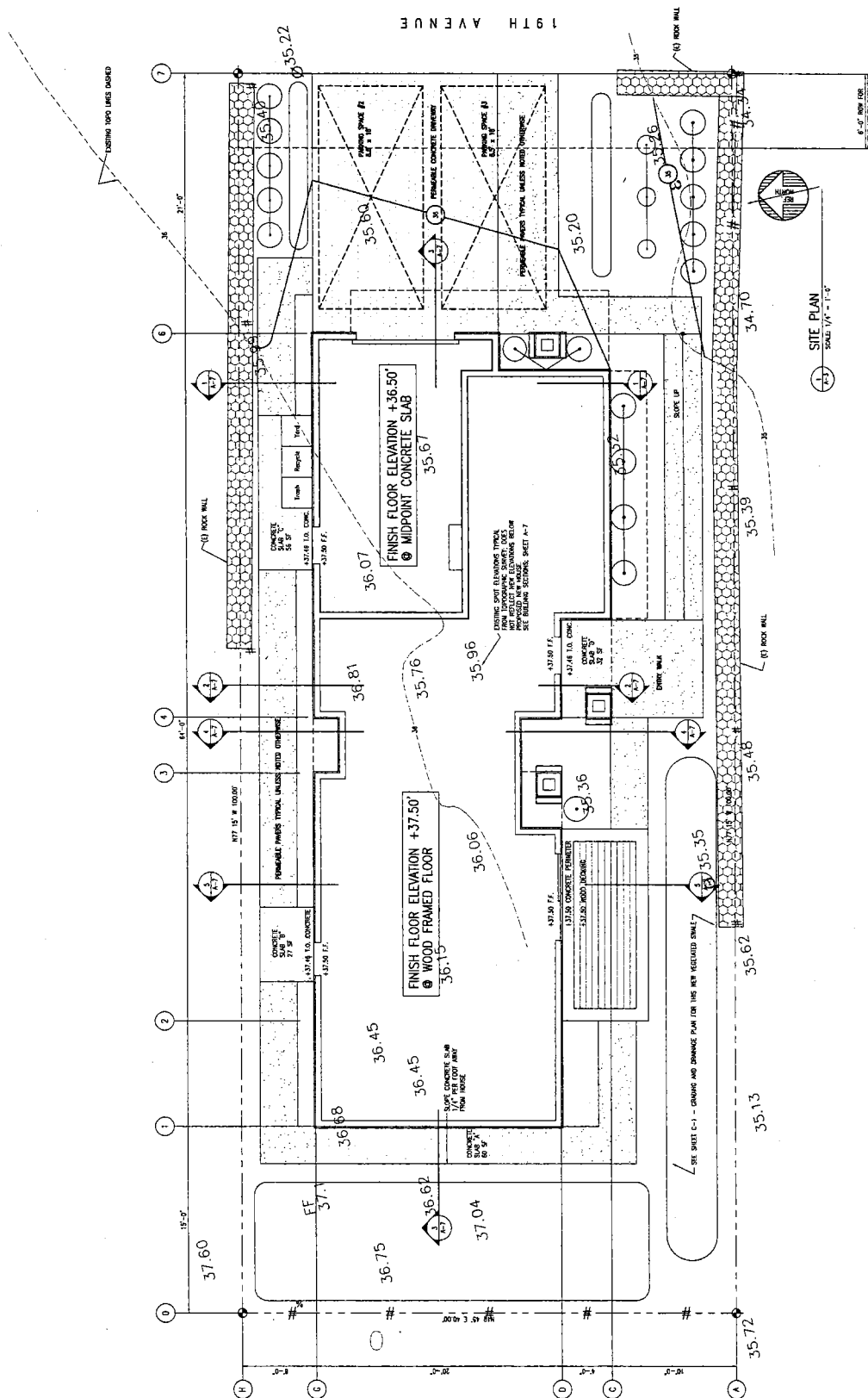
SCALE: 1/4" = 1'-0"

DRAWN BY: NLH

OWG, NO.: N1120-A-3

A-3

sheet of sheets



DPW Requirement:
 10-FOOT RIGHT-OF-WAY DEDICATION FOR
 A PUBLIC UTILITY EASEMENT. OWNER OBTAINS
 A DEDICATION FORM, DRAINAGE
 AND APPROACH SHALL MEET COUNTY CODE
 EXISTING PINE TREE:
 CONCENTRATED ALONG THE PINE TREE
 LINE WILL PERHAPS COMPROMISE THE TREE
 AS THERE IS A LOT OF THEM

GRADING VOLUME:
ANALYSIS OF 300000 GRADING VOLUME IS LESS THAN

NOT BEING THE PROPERTY OF
ANY PARTY - ARCHITECT AND SMALL
FIRM - NO COPY OF INFORMATION IN ANY
OF THE OTHERS OF THE COMPANY OF
- ARCHITECT, ACCOUNTANCE

NANCY HUYCK
ARCHITECT
9200 SOQUEL DRIVE
APTOS, CA 95003
PHONE (831) 685-1206
FAX (831) 688-3205

16-19-2005
THOS

no.	date	description
1	06-29-12	NOI

REVISIONS

PROJECT TITLE
MILLER RESIDENCE
NEW HOUSE
115 19TH AVENUE
SANTA CRUZ, CA
APN: 028-222-05

SHEET TITLE
FIRST + SECOND
FLOOR PLANS

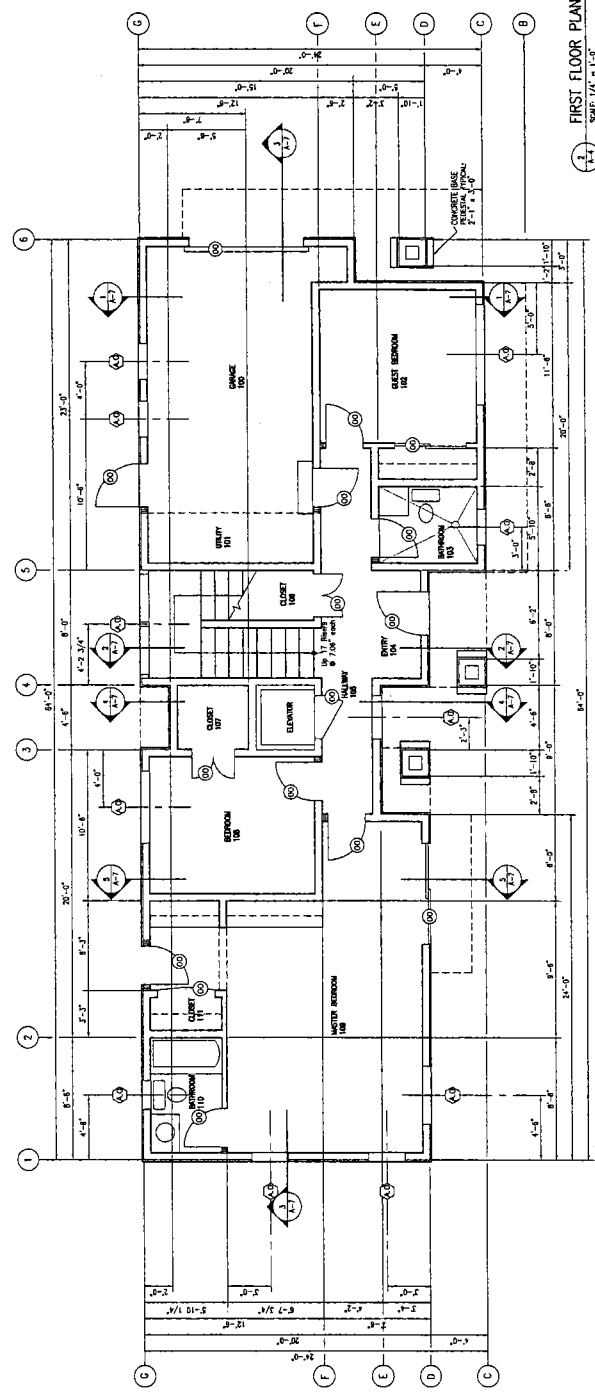
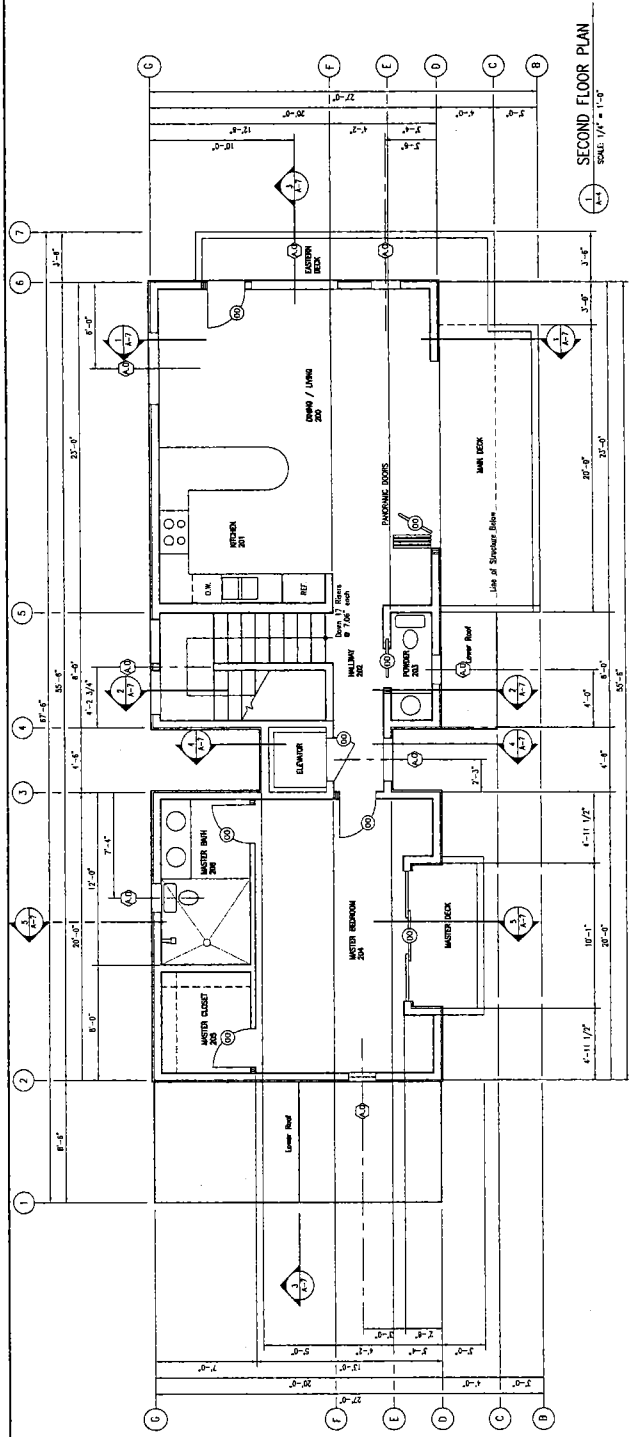
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DATE: 06-29-12
DRAWN BY: NLH
JOB NO.: N1120
DWG. NO.: N1120-A-4

A-4
sheet of sheets



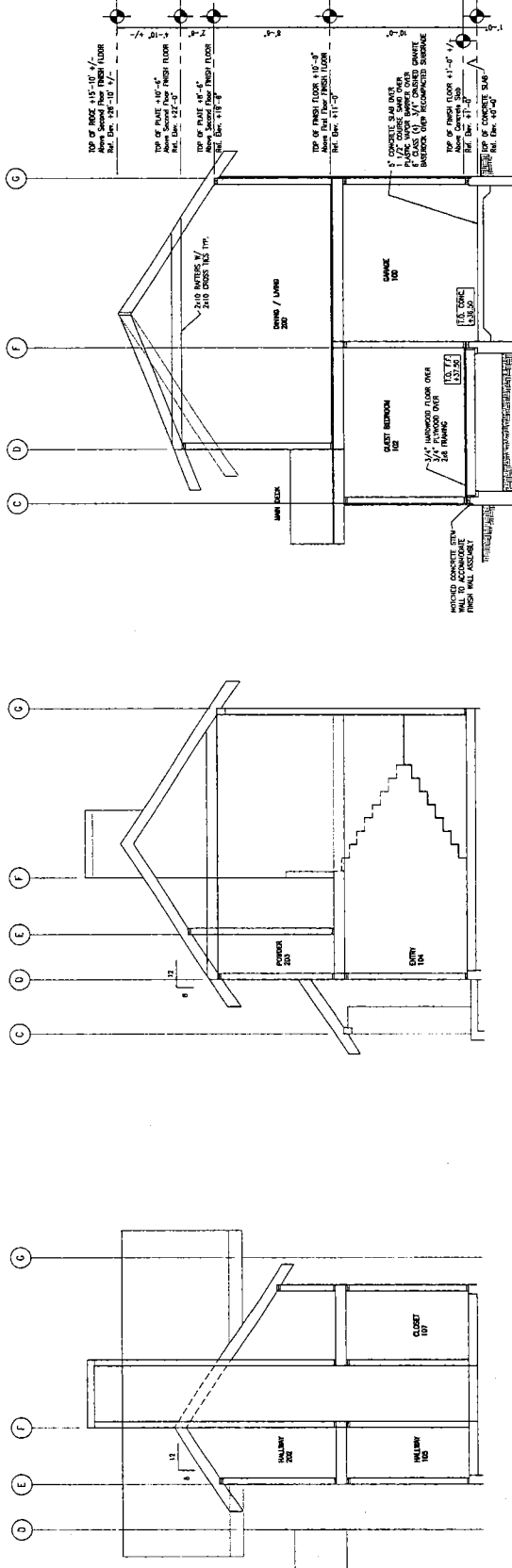
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



NANCY HUYCK
ARCHITECT
9200 SOQUEL DRIVE
APTOS, CA 95003
PHONE (831)685-1206
FAX (831)685-3205

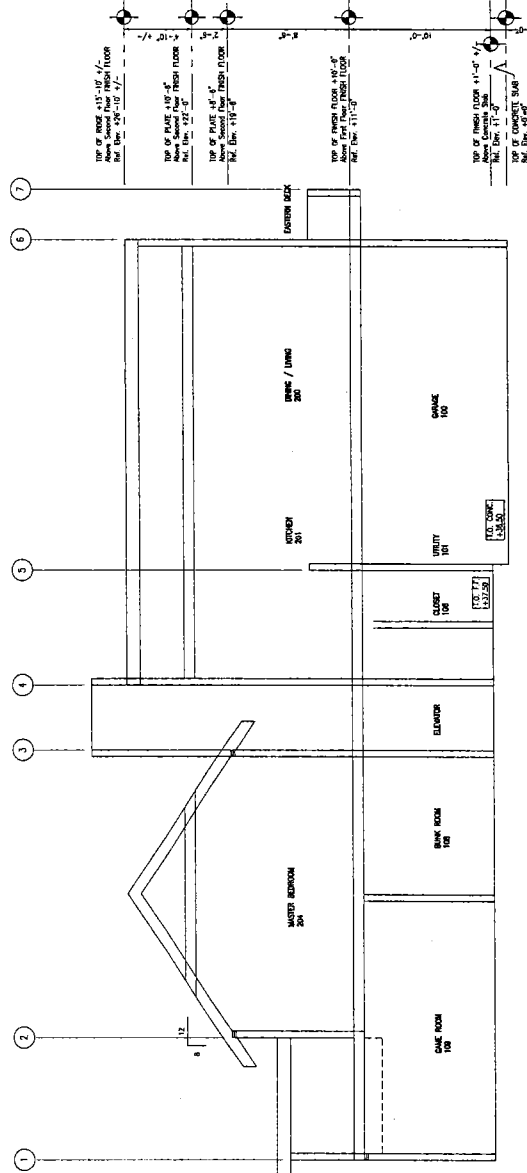
121-19-26-00
Access



1 BUILDING SECTION #1
SCALE: 1/4" = 1'-0"

2 BUILDING SECTION #2
SCALE: 1/4" = 1'-0"

4 BUILDING SECTION #4
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION #3
SCALE: 1/4" = 1'-0"

5 BUILDING SECTION #5
SCALE: 1/4" = 1'-0"

NOTE #1:
NO EXISTING CRACKS BELOW THIS HOUSE
THIS HOUSE IS IN COMPLIANCE WITH THE
CRACK MAP AS REQUIRED BY
THE SANTA CRUZ COUNTY PLANNING DEPARTMENT.

NOTE #2:
THE ADJACENT CHURCH RIDGE IS CLEARLY
NOTED ON THE SURVEYOR'S MAP AS
+43.70. THE PROPOSED MILLER RIDGE IS +43.33
FOUR INCHES BELOW THE
CHURCH RIDGE.

PROJECT TITLE
MILLER RESIDENCE
NEW HOUSE
115 19TH AVENUE
SANTA CRUZ, CA
APN: 028-222-05

no.	date	description
1	06-29-12	REVISED

SHEET TITLE
BUILDING
SECTIONS

SCALE: 1/4" = 1'-0"
DATE: 06-29-12
DRAWN BY: NLH
JOB NO.: N1120
DWG. NO.: N1120-A-7

A-7
sheet of sheets

NANCY HUYCK
•
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ARCHITECT

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PHONE (831)685-1206
FAX (831)688-3205

Progress
7-12-60

[illegible]

PROJECT TITLE
MILLER RESIDENCE
NEW HOUSE

115 19TH AVENUE
SANTA CRUZ, CA
APN: 028-222-05

SHEET TITLE
LANDSCAPE
PLAN

SCALE: 1/4" = 1'-0"

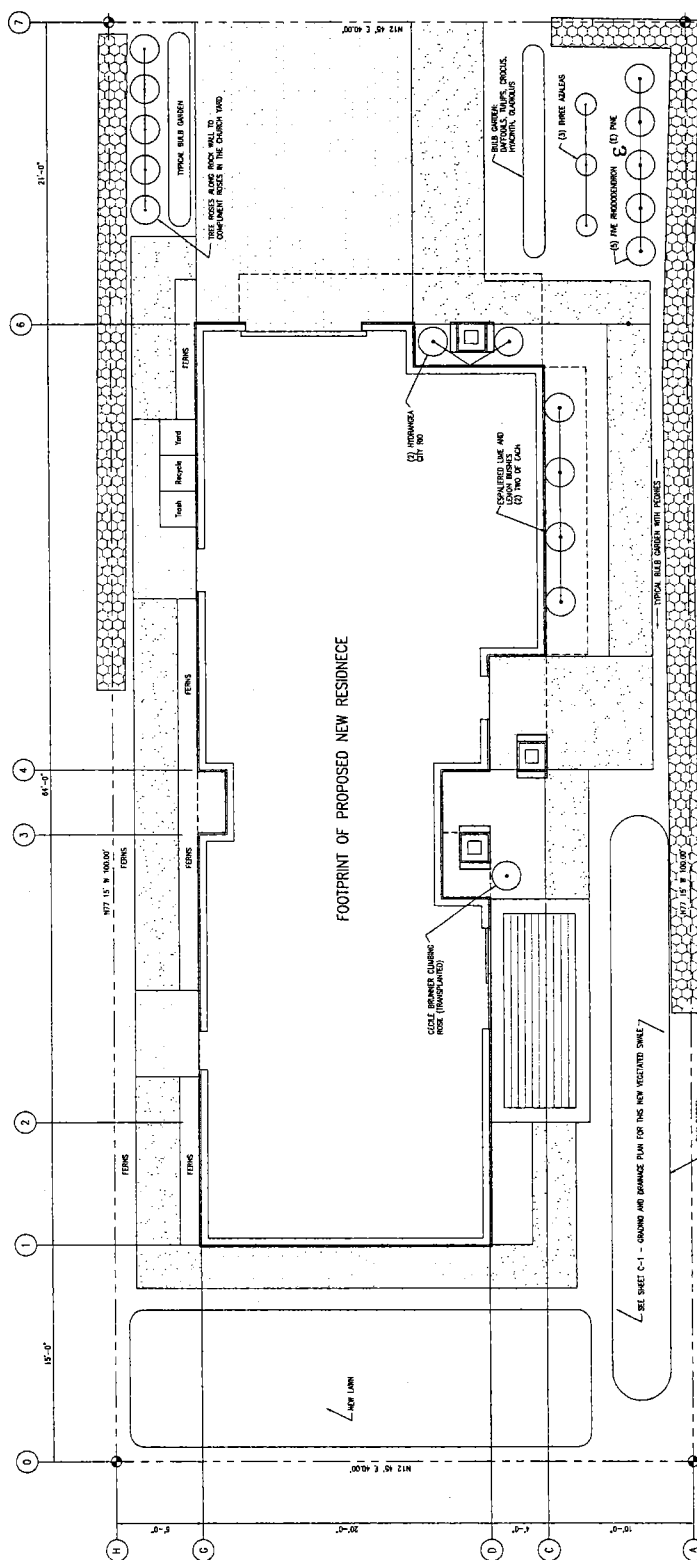
DATE: 06-29-12

DRAWN BY: NLH

OB NO.: N1120

WG. NO.: N1120-L-1

heel of sheets



LANDSCAPE PLAN

SCALE: 1/6" = 1'-0"

NOTE: ALL NEW TREES SHALL BE MINIMUM 15 GALLON.
ALL NEW SHRUBS SHALL BE MINIMUM 5 GALLON. IRRIGATION
SHALL BE AUTO-TIMED WITH SPRAY AND DRIP COMPONENTS.
LANDSCAPE LIGHTING SHALL BE ADDRESSED IN FUTURE SUBMISSIONS.

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 OF THIS DRAWING CONSTITUTES AGREEMENT

Exhibits:

- A. Revised project plans¹
- B. Appeal letter, prepared by Philip Lively, dated May 30, 2012
- C. Response letter, prepared by Claudia Lawrence and Berkeley Miller, dated June 15, 2012
- D. Letter of support from Dr. Fulton Saier of 150 18th Avenue
- E. Correspondence received for May 18, 2012 Zoning Administrator hearing
- F. Staff report to the Zoning Administrator, May 18, 2012 public hearing

¹ The revisions include: enhancement of the renderings; the addition of a note on Sheet A-7 describing the ridge of the chapel relative to the proposed dwellings; and a note on Sheet A-3 documenting that the grading is less than 100 cubic yards;

PHILIP D. LIVELY
24 Hawthorn Dr.
Atherton, CA 94062
(650) 328-7660

2012 MAY 30 AM 11 09

May 30, 2012

Via Personal Delivery

County of Santa Cruz
Planning Commission
701 Ocean Street, 4th Floor
Santa Cruz, CA
Attn: Ms. Annette Olson
Development Review Planner

***Re: Re: Appeal of Application No. 121047 Approving Two-Story Residence at 115
19th Avenue, Santa Cruz, APN 028-222-05***

To the Members of the Planning Commission:

The purpose of this letter is to appeal the decision of the Zoning Administrator to approve the above-made application. As a property owner in the immediate neighborhood since 1960, I request that approval of the application be reversed and be remanded to the Zoning Administrator. A check in the amount of \$1,400.00 payable to the County of Santa Cruz is submitted herewith as payment of the fees associated with the appeal of the Zoning Administrator to the Planning Commission.

Approval of the application by the Zoning Administrator failed to require preparation of a negative declaration or environmental impact because the property was not exempt from the California Environmental Quality Act. Also, approval of the development project violates applicable local coastal policies because it is located on a coastal bluff, is visually obtrusive, and out of scale with the surrounding neighborhood; the development also fails to protect public views from nearby roads; and is not compatible with the established physical scale of the area and may significantly alter existing natural land forms.

A. Approval of this development project requires preparation of a Negative Declaration or Environmental Impact Report, because it is not Categorically Exempt from the California Environmental Quality Act ("CEQA").

In approving the application, the Zoning Administrator and staff incorrectly found that the development project was exempt from CEQA. CEQA's categorical exemption for new construction of "small structures" (CEQA Guideline 15303) does not apply whenever one or more of the factual conditions listed in CEQA Guideline 15300.2 exist. Public Resources Code Sec. 21084, *East Peninsula Education Council v. Palos Verdes Unified School Dist.* (1989) 210

Cal App 3d 155. Here, the project's location (15300.2(a)), its cumulative impacts (15300.2(b)), its unusual circumstances (15300.2(c)), and its impacts on the adjacent church, a historical resource (15300.2(f)), all render application of a categorical exemption factually unfounded and an abuse of discretion.

Location. This project is located at the southwestern end of 19th Avenue, at the top of a coastal bluff overlooking the beach and the Pacific Ocean. It is the last, westernmost significant structure blocking the westerly (ocean) view of all of the houses along 19th Avenue, both west and east of East Cliff Drive. The owner and her architect have gone to great lengths to disguise the visual impact of the proposed development project. Attached to this letter are four photographs which accurately reflect the sight lines and view areas which will be obliterated by the proposed development project. These photos were previously submitted to the Zoning Administrator for consideration, but no findings were made as to the obvious conflict between these photos and the misleading photos which were submitted by applicant and included in the Staff Report at Pages 5 and 6.

This location is extremely sensitive, since ocean views comprise a substantial and valuable element of home values and the lifestyles of all of the affected residents of this small neighborhood. This proposed large, two-story house sits at right angles to the views of the easterly residents, it looms above the adjacent historic church, it is "maxed out" for building height, even exceeding the applicable 28-foot maximum building height, and it is by far the largest structure in the immediate vicinity. While it might be environmentally harmless in another location, its extreme size, excessive height and right-angle orientation as proposed cause significant adverse view obstruction, incompatibility and aesthetic impacts in this location. Essentially, granting the application will allow the building of a solid twenty-eight foot high wall which will extend twenty-five linear feet beyond the footprint of the existing church. For these reasons, a categorical exemption is unwarranted.

Cumulative Effects. There are many other small, older vacation cottages in this part of the County, especially along East Cliff Drive near the ocean. Every time one of the smaller houses, built to be compatible with the neighborhood in the past century, is demolished and replaced by a large, two-story "McMansion," economic pressures build to demolish more of the smaller houses and build more tall, obtrusive larger houses. The cumulative effect of this process is to replace the original low-profile, low-intensity, sunny neighborhood with tall houses on small lots, which block ocean views, concentrate cars into on-street parking, eliminate landscaping and eradicate the historical charm of the area. These small lots were not intended to hold houses exceeding 2,000 square feet of floor area. The neighborhood was designed to contain small, sunny, unobtrusive vacation homes. Over-building like this, in an unplanned, lot by lot process, will comprise an unwanted conversion of the area into a crowded urban space disconnected from the ocean views and low-key feel that presently make it attractive. This factor renders use of a categorical exemption unwarranted.

Unusual Circumstances. This development project occupies a rare, unique and visually prominent site. It sits at the top of a coastal bluff, visible for miles from the beach below and

from many other locations within the vicinity. While it is not unattractive as a structure, it is simply too big for this location. It is far taller than the adjacent historic chapel, and while the church presently is visible from offsite and an historic visual amenity, this tall two story house will completely block off-site views of the church from the south and west. The appearance of the western end of 19th Avenue, when seen from the beach and elsewhere by members of the public, will change from that of a low-key religious complex dating from the 1890's, to someone's tall, blocky two-story house. This factor requires analysis of the significant adverse aesthetic impacts of the development project; analysis which is prevented by use of a categorical exemption.

Historical Resources. It is obvious from the graphics in the Staff Report that this new development will loom large above and immediately next to the historic church building to the north. This house simply dwarfs the chapel building, extending much closer to the street and casting its shadow over it during most of every day. The effect of placing an excessively tall house just a few feet away on a small lot is to diminish and fundamentally alter the appearance of the historic chapel building, obscuring its traditional California architecture, altering and damaging its original setting, and eliminating much of the openness, historical significance, calm and peaceful charm of the chapel property. This factor requires an analysis of the architectural and historical incompatibility of the proposed new development with the adjacent historical church.

When a categorical exemption is used for CEQA compliance, the public and Santa Cruz County decision-makers are denied even a mention, let alone analysis, of the foregoing issues and environmental/historical consequences of approving this development project. An Initial Study and either a Negative Declaration or an EIR are therefore not only required by law, but also by good planning policy.

B. Approval of this development project would violate applicable Local Coastal Plan policies, because it is located on a coastal bluff top; the development project is visually obtrusive and out of scale with the surrounding neighborhood; the development fails to protect public views from nearby roads; is not compatible with the established physical scale of the area; and may significantly alter existing natural land forms.

The Zoning Administrator found and the Staff Report erroneously recites that this project is "consistent with" applicable "design criteria and special use standards and conditions" of the Local Coastal Plan. To support this conclusion they rely upon three demonstrably false characterizations and findings.

First, they characterize this project as "consistent with the neighborhood in terms of architectural style." This may be true regarding the superficial design details, colors and trim of the building, but is certainly is not true regarding its height, bulk, location and mass. This building is nearly as big as it possibly could be, and is located in a highly visible, sensitive location, obvious for over a block to the east as an obtrusive 29.3 foot tall rectangle blocking ocean views. As such, it is inherently incompatible with the neighborhood, which was and

largely remains made up of smaller houses, designed and arranged to preserve each other's ocean views.

Second, the Staff inexplicably states and the Zoning Administrator found that this new development is "not located on a coastal bluff top"; a statement rebutted in the Staff Report itself and its accompanying drawings.

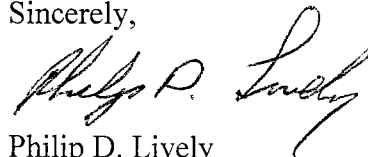
Third, Coastal Zone design policies plainly discourage (if not outright prohibit) new McMansions situated on coastal bluffs where they will be visible for miles, and an obvious intensification of development, visual impact and land use. This excessively tall, large new house is plainly not "visually compatible or in scale with the surrounding neighborhood", even though it (just barely) fits within the applicable maximum zoning limits on height, mass, lot coverage, etc. The views from the existing public streets and public beaches of the existing natural land forms will be permanently degraded and altered.

As noted above, this development project maxes out the building envelope on a small, 4,000 square foot parcel intended in the 1920's to contain a vacation cottage roughly ¼ its size. Even if other parcels in the area also have become overbuilt, that is not a rationale for overbuilding this sensitive, highly visible coastal bluff site. Doing so will contravene both the letter and spirit of applicable Coastal Plan policies, and is clearly not compatible with the established physical scale of the area.

Finally, the arguments mentioned in Section A above regarding the need for an environmental impact report or a negative declaration, as to the property's location, cumulative effects, unusual circumstances, and historical resources are equally apropos to the development project's violation of applicable local coastal plan policies, the development failing to protect public views from nearby roads, lack of compatibility with established physical scale, and alteration of the existing natural land forms.

For all of those reasons, I respectfully request that approval of this development project be reversed. Approval in the absence of an Initial Study and either a Negative Declaration or EIR will violate CEQA and its Guidelines. The public and County officials deserve an objective, fact-based analysis of the environmental and historical significance issues noted herein. In addition, required findings of consistency with applicable Coastal Zone development policies cannot be supported. Lastly, the project fails to protect public views from nearby roadways, and is not compatible with the established physical scale of the area and will significantly alter existing natural land forms.

Sincerely,

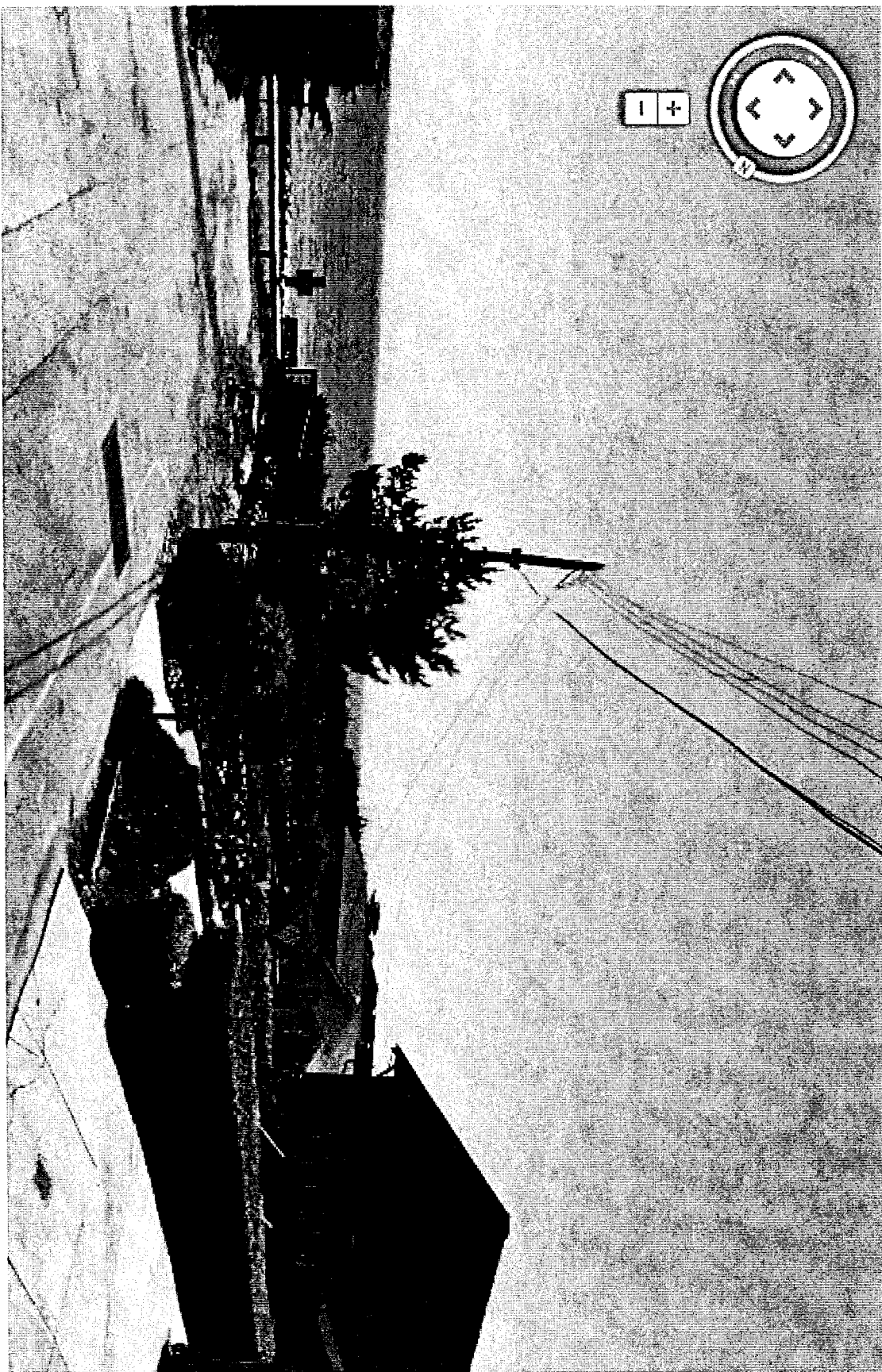


Philip D. Lively

Enclosures

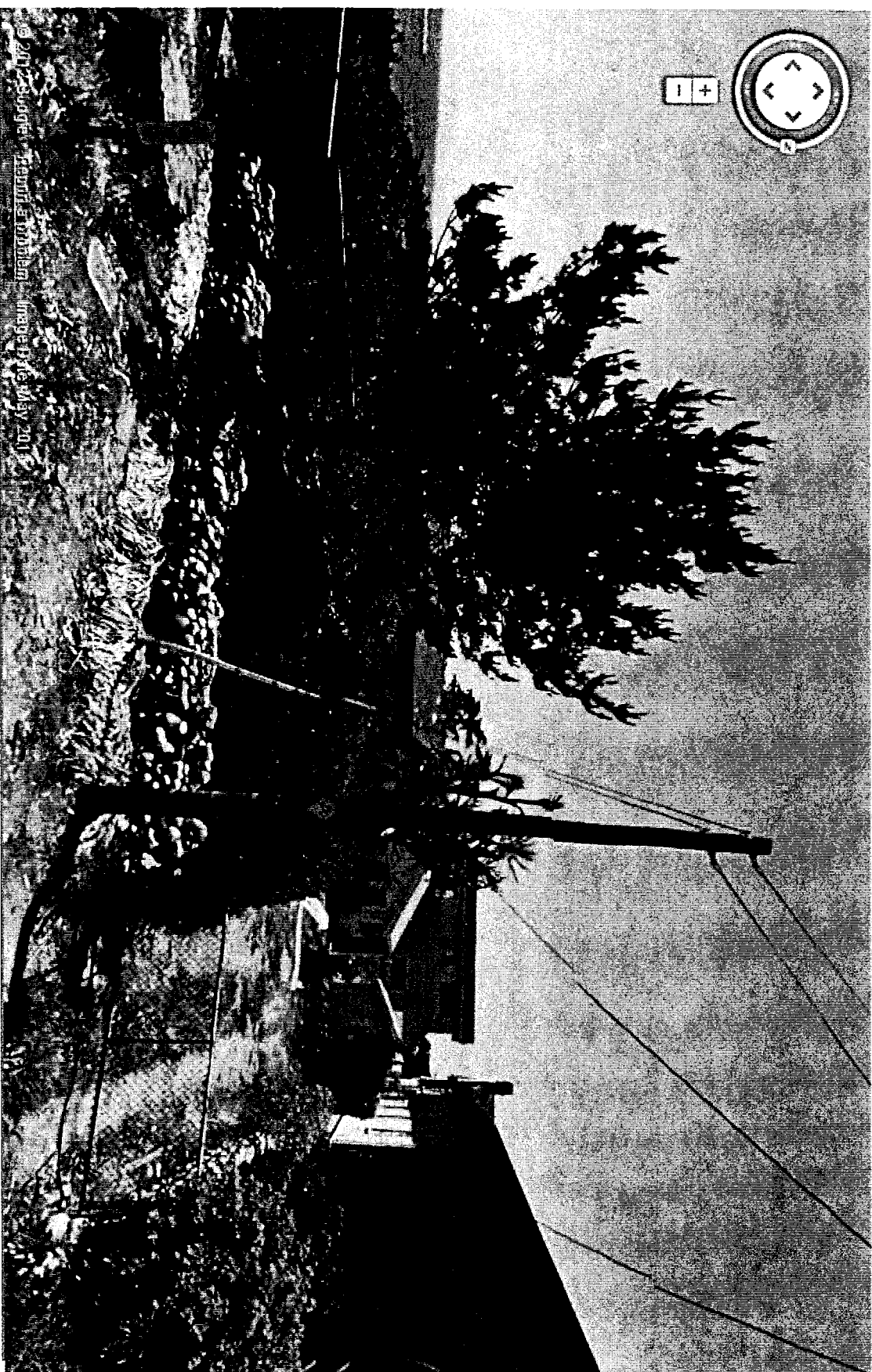
Google

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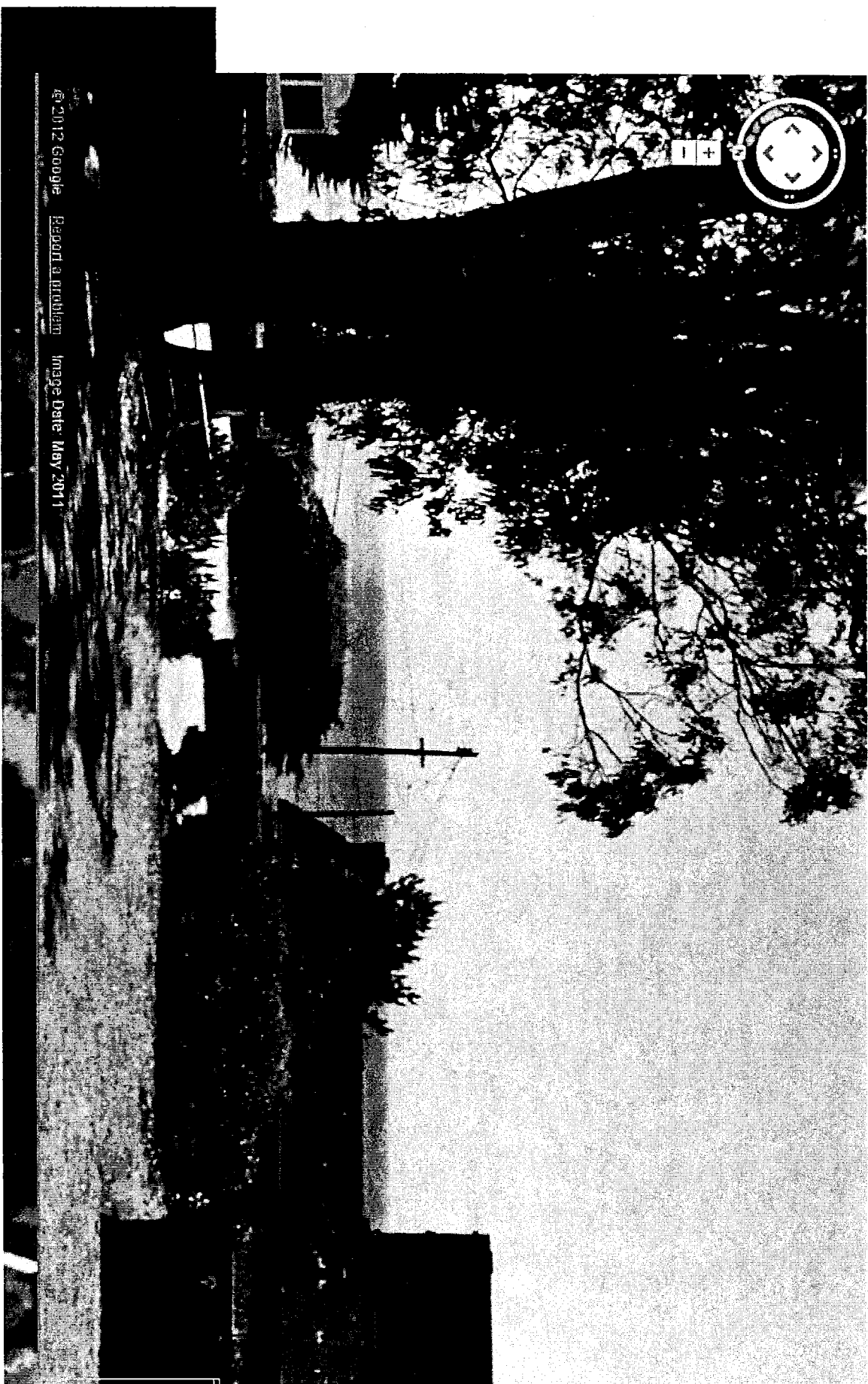
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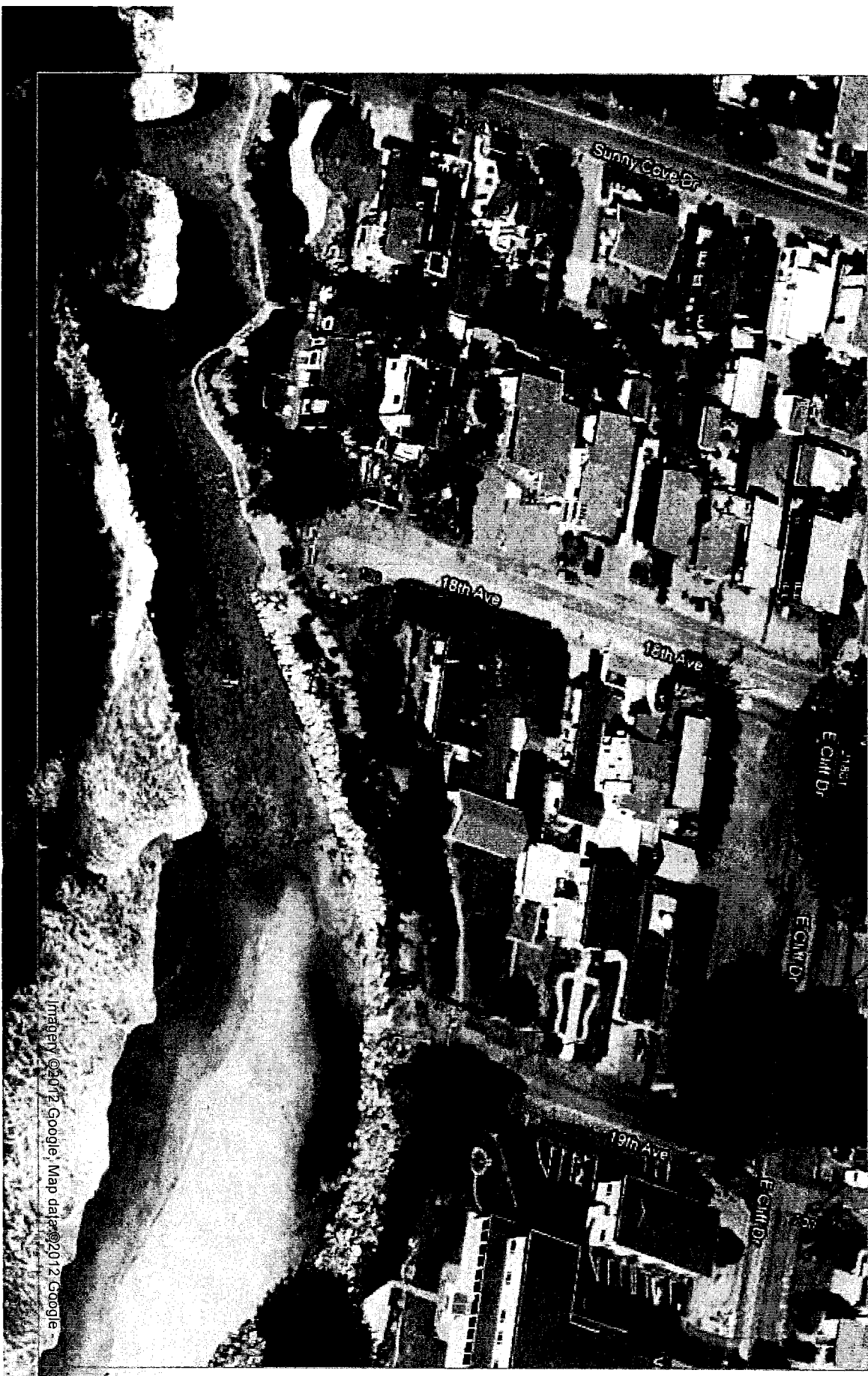
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June 15, 2012

Claudia Lawrence & Berkeley Miller

Response to appeal of Development Permit Application 121047

Parcel #028-222-05

To the Members of the Planning Commission:

First, thank you in advance for your time and consideration.

As the owners of the property at 115 19th Avenue, and applicants to the County for approval to build a new home on the lot, we submit this response to the appeal filed by Philip Lively on May 30, 2012.

In addition to this document, updated plans have been submitted to the Planning Department by our Architect, Nancy Huyck, for your reference. We all will, of course, make ourselves available to answer any questions or provide additional data and facts regarding the proposed project. We will also attend the July 25th Planning Commission meeting with our architect.

Mr. Lively owns the home at 2-1821 East Cliff Drive. His house sits on the North of side East Cliff Drive between 18th and 19th Avenues. It is the middle house of five homes on that block. Across the street from Mr. Lively's porch, are four vacant lots bordered on the East by a row of eucalyptus trees. The vacant lots provide parking for the Villa Maria del Mar Retreat Center and the chapel on 19th Avenue.

Like Mr. Lively we are long-time neighborhood property owners as the property has been in our family since the 1920s. Our home shares the block with the Villa Maria del Mar Retreat Center, the chapel and the Dominican Sisters' dormitory.

Our response that follows, addresses Mr. Lively's claims in the same order as they are presented in the appeal.

Section A. CEQA Exemption.

Location. Mr. Lively begins his appeal claiming that the proposed home is the last significant structure blocking the ocean view for all of the houses along 19th Avenue.

Five structures sit along the westernmost block of 19th Avenue. Walking South from East Cliff Drive on your right, the West side of the street, are 2 vacant lots, then Josephine House, followed by the chapel, the project property, and the Dominican Sisters dormitory with its 20-foot high juniper hedge along the bluff-top. On your left, the East side of the street, is the 2-story dormitory and 3-story Villa Maria del Mar Retreat Center.

It is the 3-story Retreat Center and our proposed 2-story home that are the westernmost structures on the block. Neither of these buildings does, nor ever will, block the ocean view looking South along 19th Avenue.

Mr. Lively next claims that "the owner and her architect have gone to great lengths to disguise the visual impact of the project" (PLively letter, page 2, 5/30/2012). The renderings of the new home on pages 5 and 6 of the County Planning Office Report were done as part of the required submissions to the Santa Cruz Planning Department. Page 5 shows two views of the proposed new home looking West into the property from 19th Avenue. The shadow renderings on page 6 are based on the Latitude and Longitude noted on Robert Craig's October 2011, survey done by Robert Craig of the property in October of 2011 and on file in Volume 118, Page 28 of the County Records and page 4 of the Development Plans. The shadows are drawn according to the summer and winter solstice as required by the County.

The facts presented by the County Report and our Plans do not support Mr. Lively's claim. Indeed, we and our architect have gone to great lengths to design a home that is in keeping with the ever evolving neighborhood and that meets the County requirements without exemptions or variances.

In light of this appeal, we have submitted updated renderings (Plans page G-2) that provide a more realistic picture of the proposed project on the lot when finished. The updated rendering shows the existing 20-foot pine tree and shingle and stucco colors that better match the manufacturers' materials. It also shows the garden planted as we envision it and as shown on our submitted landscape plan.

Further along on page 2, Mr. Lively claims that our home will sit at "right angles to the views of the easterly residents." This statement is not true. Of the five buildings on this block, only one sits perpendicular to East Cliff Drive; the Retreat Center's dormitory. All of the other buildings, including our home, sit parallel to East Cliff Drive. This same parallel orientation will be maintained for our proposed home.

Mr. Lively next claims that our new home will "loom above the adjacent historic church." He also states that the home "is by far the largest structure in the immediate vicinity." The chapel and the proposed project have 28-foot ridge lines (see Robert Craig survey; Plans page 4). The elevations noted on the survey provide the irrefutable evidence that proves the proposed home will sit about a foot lower than the chapel. In addition, our backyard neighbors at 144 and 150 18th Avenue; are both 28-foot tall, 2-story homes. Finally, as noted above, the project property sits on the West side of 19th Avenue across from the 3-story Villa Maria Del Retreat and its 2-story dormitory.

Mr. Lively's claims are not true; they are not based on the facts.

Cumulative Effects¹. As noted by the Zoning Administration at the May 18th hearing, Live Oak is an evolving neighborhood that is moving from beach cottage to full-time residences. The historical record also points out the long-standing evolution of the neighborhood:

At its height, just prior to the World War II, Del Mar could boast of sixteen motels/auto camps, two train stops, three "mom and pop" grocery markets, three gas stations and one restaurant. Add to this three large florists concerns, the Farmer's Cooperative Exchange, and you get a view of what the district was like eighty years ago. It is surprising to note the large number of buildings that still exist from this era, even though a few of them have been highly modified. Even more surprising is the number of these businesses that continue to operate to this very day. (The Museum of Art and History at the McPherson Center:
<http://researchforum.santacruzmah.org/viewtopic.php?t=98>)

The owners' family has been part of this neighborhood since 1921 and we have gone to great lengths to be good neighbors, perhaps most evident in a small way by the bench. Sometime around 1945, the owner's dad built the first bench that overlooks the 19th Avenue beach. Since then, we and our neighbors have sustained and maintained what is affectionally referred to by everyone as "the bench."

¹ **The proposed project does not meet all of the requirements necessary to trigger a cumulative effects exemption (Guidelines 15300.2(b)).** As summarized in *Santa Monica Chamber of Commerce v. City of Santa Monica* (2002), this exception requires (1) successive projects (2) of the same type (3) in the same place (4) over time. However, "[t]he critical question is whether there [is] substantial evidence of any environmental impact by [any one project], let alone of significant impact caused by the cumulative effect of [the proposed project] when combined with the various existing and future [projects]." A list (even a long list) of similar projects is not sufficient in and of itself.

Furthermore, the proposed project meets all County zoning requirements with regard to height, floor-to-area ratio, front, back and side setbacks, etc. It is not overbuilt and certainly not a McMansion. Regardless of what the intention for this lot may once have been, it is currently zoned to allow *exactly* the sort of building proposed.

Unusual Circumstances². Mr. Lively claims the site is visible for miles from the beach below. Included in Exhibit 1 of this response, are photos taken by the owners from the beach below. From the beach you can see "the bench," the top of the pine tree and the juniper hedges. You cannot see the chapel or the Retreat. From the beach, the house will be less visible than those at the West ends of 14th Avenue, 18th Avenue and 23rd Avenue. The westernmost homes on those three streets do indeed sit directly atop their respective coastal bluff. The proposed project at 115 19th Avenue is approximately 65 feet inland from the cliff behind a 20-foot high juniper hedge. It does not sit on a coastal bluff top and it is not visible for miles (Exhibit 2; County Geologist).

Historical Resources³. The chapel, built around 1896, was reviewed by the County in the mid 1980s for its historical significance and was not added to the historical resource list. The Retreat's website calls it a "quaint chapel" <http://www.villamariadelmar.org/accommodations.htm>). We appreciate the significance of its age and go to great lengths to respect the property, the Retreat residents and visitors and the parishioners. We work with the Sisters to maintain the landscape along our stone fences. We also "cease and desist" our activities during Saturday afternoon mass.

² **The issues raised to support an application of the unusual circumstances exemption (Guidelines 15300.2(b)) are factually incorrect, greatly overstated and/or do not meet the exemption's requirements.** The proposed project is not on a coastal bluff because no part of the lot is expected to be subject to erosion within 100 years (Exhibit 2, Santa Cruz County Geologist Email). It is merely *very close* to a coastal bluff. As noted above, it adheres to County zoning requirements and is therefore not too big for the location. The roofline of the proposed project is not higher than the adjacent chapel. Views of the chapel from the south are already greatly limited by the nearby coastal bluff. West of the adjacent chapel there is an existing 2-story single family dwelling and a tall cedar hedge, effectively blocking all view of the chapel. The proposed project will not be visible from the beach below (see attached photos, Exhibit 2). The neighboring religious orders were made aware of the proposed project from the outset and support its construction.

Finally, "[b]y finding this project came within the categorical exemption, the [County] by necessary implication found inapplicable exceptions for location, cumulative impact and significant effect on the environment due to unusual circumstances." *Association for Protection etc. Values v. City of Ukiah* (1991). See also *Centinela Hospital Assn. v. City of Inglewood* (1990) and *Lewis v. Seventeenth Dist. Agricultural Assn.* (1985). There has been no prevention of an analysis of the aesthetic concerns raised by the proposed project. The County considered the evidence and implicitly found there to be no exemption to the categorical exception for single family dwellings.

³ **The historical resources exception (15300.2(f)) does not apply because the adjacent chapel is not a historical resource.** The chapel is not recorded on Santa Cruz County, State of California or National Historical Registers. That it is old does not make it historical.

Section B. Local Coastal Plan Policies.

Mr. Lively opens this section with the claim that the County's Report finding that the project is consistent with the Local Coastal Plan are based on false characterizations and findings.

First, he claims the home will be 29.3 feet tall. That is the height of **only** the 5x5 elevator shaft in the center of the building which will appear as a chimney. The survey (Plans page 4) and the elevation drawings (Plans A-6) prove that the true height of the home will be 28 feet. Mr. Lively's claim is false.

Second, he claims the home sits on a bluff top. It does not. The surveyor's report filed in Volume 118, Page 28 of the County records and the County parcel maps both show the lot approximately 65 feet inland from the coastal bluff. This can also be readily seen by locating the neighborhood and the property on any internet or paper map. (see also Exhibit 2).

Third, Mr. Lively, no doubt with derogatory intent, calls the home a McMansion that will be visible for miles. Exhibit 1 provides internet photos from Google Maps that document the project property and its adjacent neighbors as well as neighborhood home styles, street views and views from the beach. The proposed home will not be visible from the beach. And it will not be visible for miles as it is a 2-story home surrounded on three sides by 20-foot juniper hedges and two, 2-story buildings, and on the fourth side by the 3-story Retreat that occupies the entire block from East Cliff Drive to the ocean. The sheer size of the adjacent and surrounding structures provides additional proof that we are not permanently degrading or altering the views as Mr. Lively claims.

In addition, the landscape plan for the property has been designed to maintain the natural land forms that consists of the 20-foot pine tree in the Southeast corner and the (almost natural) 3-foot stone fences built in the 1920s with beach stones and river rock. This is a flat lot. The elevation varies less than 3 feet from the Northeast corner to the Southwest corner. We are not altering any existing natural land forms.

Mr. Lively then goes on to claim that the neighborhood is made up of smaller homes designed to preserve each other's ocean views. As noted above, the property at 115 19th Avenue is surrounded on the West, North and East sides by 2-story buildings and a 3-story building and 20-foot high juniper hedges.

Taking a more expansive tour of the immediate neighborhood through the six-blocks bordered by Sunny Cove, Portola Avenue, 20th Avenue and the Coastline, over a dozen new and remodeled homes have been approved by the County in the past six years (see Exhibit 1). These six blocks encompass the neighborhood closest to both the proposed project at 115 19th Avenue and Mr. Lively's home at 2-1821 East Cliff Drive. These projects all sit on lots of similar size with homes of similar scale as the proposed project that you are reviewing. The most recent of these projects includes:

- 150 Sunny Cove (plans approved 2011)
- 215 18th Avenue (a 2-story stucco and wood trim home with a pine tree built 2010)
- 225 18th Avenue (a 2-story stucco and wood trim home built 2010)

- 2-1811 East Cliff Drive (a 2-story stucco and wood trim home next door, West of Mr. Lively)
- 215 20th Avenue (County decision pending; variances requested)
- 220 20th Avenue (a 2-story stucco and wood trim home completed 2012)

At this point, it is significant to note that the County records show Mr. Lively did not file appeals against any of these projects.

We have spent the past year working diligently and closely with our family and our architect to design a home for our retirement and as important, a home that will continue to be a family retreat and gathering place for the generations to come. We are also very cognizant and respect our responsibility and role as good neighbors. We have made the time over the last year to meet with our neighbors to discuss the progress of our plans. We met several times with our "next door" neighbors, the Sisters of the Holy Names at the Villa Maria del Mar and the Dominican Sisters on 18th Avenue. We also met and discussed the project with the Saiers and the O'Neils who are our "backyard" neighbors at 144 & 150 18th Avenue respectively. Collectively everyone has expressed their pleasure with the proposed project and the prospect of having year-round neighbors and a new house in the neighborhood.

This is a project that has been carefully considered and thought out by three generations of our family. Our plans have come about after years of walking the beach and the neighborhood, observing the remodels and the new construction; talking with owners and contractors; and all the while drafting and drawing with the County requirements guiding our plans.

All of us are quite simply completely taken aback by the appeal and by Mr. Lively's speculative and unsubstantiated statements that are contrary to the County's findings and contrary to the facts.

EXHIBIT 1

The Property & its adjacent properties

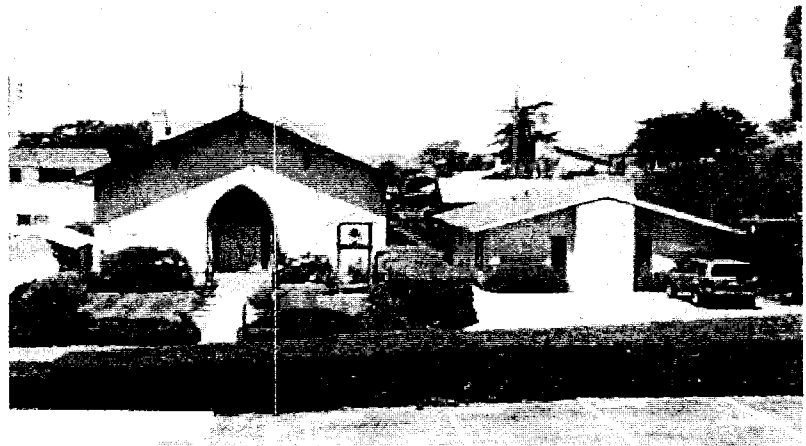
Picture source is Google maps (maps.google.com) located by street address.

The property

115 19th Avenue



The Chapel & Josephine House retreat Next door to our North



The Dominican Sisters 19th Avenue lot & dormitory Next door to our South As seen from the Property



The Property & its adjacent properties

Picture source is Google maps (maps.google.com) located by street address.

Villa Maria del Mar
21918 East Cliff Drive
East, directly across 19th Avenue from
the property



140 18th Avenue
West, directly behind the Property
Our backyard neighbors



150 18th Avenue
West, directly behind the Chapel
Kitty-corner behind the Property
Our backyard neighbors



18th Avenue homes

101 18th Avenue



Dominican Sisters Retirement Retreat
120 18th Avenue



115 18th Avenue



145 and 155 18th Avenue



East Cliff Drive homes between 18th and 20th Avenues

21825 and 21829 East Cliff Drive



21811 and
21821 East Cliff Avenue (the Lively's)

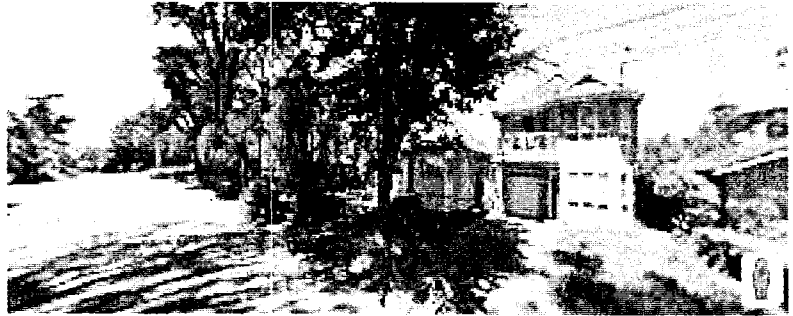


210 19th Avenue
On the South-East corner of East Cliff
and 19th



Street views along East Cliff Drive

East Cliff between 18th & 19th Avenues



East Cliff between 20th & 21st Avenues



New homes in the immediate neighborhood

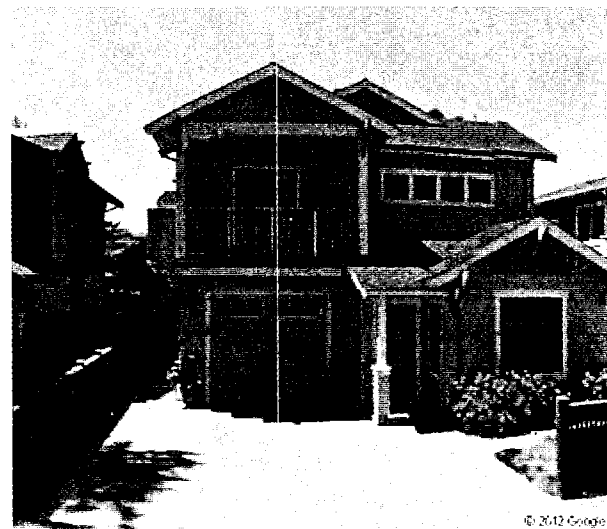
220 20th Avenue
New home built 2011-2012



215 18th Avenue
New home built 2010

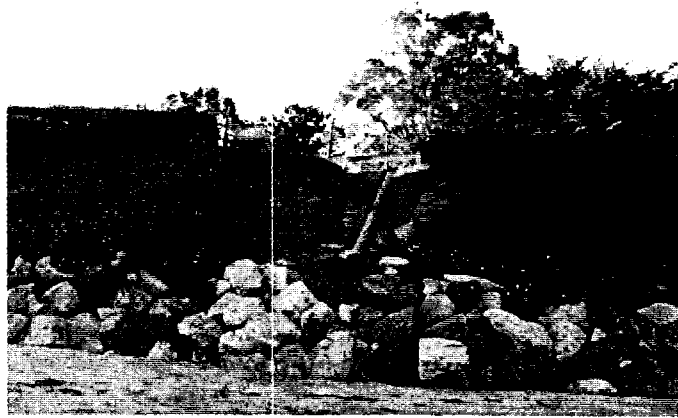


219 18th Avenue
New home built 2010



Beach views

Looking up at 19th Avenue from the tide pools on the 19th Avenue beach (owner's photo taken 5/28/2012)



Looking back towards 19th Avenue from the 20th Avenue County Park (owner's photo taken 5/28/2012)



Looking Southeast from the 20th Avenue beach across Corcoran Lagoon outlet to 23rd Avenue (owner's photo taken 5/28/2012)



EXHIBIT 2

Email From: Joseph Hanna <PLN829@co.santa-cruz.ca.us>

Date: Mon, 24 Oct 2011 09:11:13 -0700

To: 'Benjamin Miller' <benjamin.l.miller@gmail.com>

Subject: RE: Geologic Report Required for New SFD @ 115 19th Avenue?

Benjamin:

No you do not need an engineering geology report. The lot in question is far enough back from the bluff that analysis of coastal erosion is unnecessary. You will likely need a geotechnical engineering report (for foundation design)⁴.

Joe

From: Benjamin Miller [<mailto:benjamin.l.miller@gmail.com>]

Sent: Wednesday, October 19, 2011 3:54 PM

To: Joseph Hanna

Subject: Geologic Report Required for New SFD @ 115 19th Avenue?

Joe-

I would like your official judgement on whether or not I will be required to submit a geologic report as part of my application for development permits for a new single family dwelling located at 115 19th Avenue, Santa Cruz (parcel #028-222-05). The lot is relatively flat and level (see attached survey) and at least 50' from the bluff at the nearest point.

If you need any additional information in order to make a judgement, please don't hesitate to call or email.

Thank you.

Benjamin Miller

103 Palmer Drive

Los Gatos, CA 95032

⁴ The Geotechnical Report was prepared by Dees and Associates and submitted to the County on February 28, 2012, as part of the Development Plan Permit.

June 16, 2012

HARD COPY BEING SENT USPS

Annette Olson
Planning Department, 4th Floor
County of Santa Cruz
701 Ocean Street
Santa Cruz, California 95060

REGARDING the approval of Application No. 121047 for a residence at 115 19th Avenue, Santa Cruz, APN 028-222-05.

Dear Annette,

We are owners of the home at 150 18th Avenue (APN # 028-222-08) in Santa Cruz, located directly behind the Catholic Church. Our family has owned property in the Santa Maria Del Mar village of Santa Cruz since 1902 and our present lot since 1943.

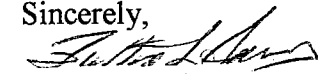
We presently have a delightful view of Monterey Bay and the beach out the back side of our home. If the present one-story home to the south of the church is raised to the maximum height of a two-story home on the present footprint, our view will be eliminated and the value of our home diminished.

Fortunately, the home plans submitted to the County (Application No. 121047) reveal that the owners and architect of the proposed new structure are abiding by the County setback and height requirements. The owners are also being sensitive to preserving our view and those of our neighbors as much as possible, while preserving their right to enjoy the waterfront view from their property.

By moving the structure 15 feet in from the back property line as required, and starting the second story 10 feet further in from that, our view and the view of homes surrounding us will be partially preserved.

We believe the plans for the new home are attractive and blend in with the constantly developing architecture of the Santa Maria Del Mar village. We appreciate the sensitivity of the owners to the impact their home will have upon the community and the views of their neighbors inland from their property.

Sincerely,



Fulton L. Saier, M.D.

For the Saier-Johnson family home located at 150 18th Avenue, Santa Cruz, CA, 95062

Email: fsaier@yahoo.com
Santa Cruz Home Phone: 465-8689
Cell Phone: 1-503-310-0208

May 18, 2012 Zoning Administrator Hearing & Related Correspondence

Annette Olson

From: Fulton Saier [fsaier@yahoo.com]
Sent: Wednesday, May 09, 2012 11:59 PM
To: Annette Olson
Subject: Thank you

Dear Annette,

Thank you for talking with us this morning regarding the 19th Avenue, Santa Cruz new home project of Claudia Lawrence.

With your help we were able to download information on this project from the County website. Also, we were able to talk directly with Claudia regarding the project for their new home.

As specified in the diagrams for this project as submitted to the County and posted to the County website, we feel the architect has done a good job in providing for maximal utilization of the 19th Avenue property's view while, at the same time, allowing for retention of ocean views of homes immediately inland from the Lawrence property. It is our hope that these plans will be approved and that the home can be constructed as diagrammed.

We are happy to support this project.

We appreciate your speaking with us, directing us toward the website design diagrams for this new home, and arranging for us to speak directly with Claudia Lawrence.

Sincerely,

Fulton L. Saier, MD

for the Saier Johnson family home located at 150 18th Avenue, Santa Cruz

Email: fsaier@yahoo.com

Phone: 503-310-0208

Home Address: 4383 NW Tam-O-Shanter Way, Portland, Oregon 97229-8738

From Fulton Saier at: FSAIER@YAHOO.COM

PHILIP D. LIVELY
24 HAWTHORN DRIVE
ATHERTON, CA. 94027

May 10, 2012
RE: 115 19TH AVE, SANTA CRUZ

COUNTY of SANTA CRUZ
PLANNING DEPARTMENT
701 OCEAN ST. 4TH FLOOR, SANTA CRUZ, CA.
Ms. Annette Olson,
Development Review Planner

Ms. Olson,

Thank you for the time you spent with me yesterday in reviewing the proposed Development of the property at 115 19th Ave. As a result of the review I have the following comments, concerns and suggestions. These are my early thoughts and I will be present at the hearing on Friday, May 18, 2012 to amplify my concerns.

I remain concerned about the height of the new structure and the restriction of views from properties to the North, up 19th Ave and along East Cliff Drive. Also the front set back at 15 feet and the two story height effectively walls-off the sight lines for these properties.

The 15 foot setback also means that the property owner may obviously park a vehicle in the set-back area and further obstruct views of the coastal area.

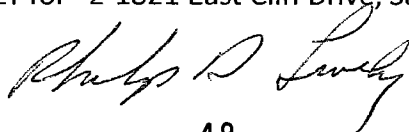
After review of the proposed construction and the "shadow coverage" related to the existing historic church, my main concern is the disastrous effect on this church. This church has been there from 1950, that I am aware of, and so it is at the very least, 62 years old, which qualifies it as an Historic Structure. The proposed construction overwhelms this church. Some action must be taken to mitigate the danger to the church and the effect on the congregation.

Changes to the proposed development could include 1) single story only back to the Front building line of the church. 2) Front set-back moved back to the front building line of the church owned conference building adjacent to the church to the North. 3) Roof peak height should not be greater than the existing church roof peak. These changes might result in a slightly smaller residence, but certainly would continue to allow the church to provide services to its congregation without being overshadowed by a dominating single family residence.

As we discussed, I would like to suggest addition of the following condition "All exterior lighting be shielded or down-lit to prevent the source of light from being visible on adjacent properties"

I will continue to give thought on this neighborhood issue and may submit further mitigation proposals at the hearing, thank you again for your assistance.

PHILIP D. LIVELY for 2-1821 East Cliff Drive, Santa Cruz, Ca.



DAVID W. LIVELY
15500 Kavin Lane
Monte Sereno, CA 95030
(408) 313-3500

2012 MAY 17 AM 10 58

May 17, 2012

Via Personal Delivery

County of Santa Cruz
Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA
Attn: Ms. Annette Olson
Development Review Planner

Re: Re: Application No. 121047; Two-Story Residence at 115 19th Avenue, Santa Cruz, APN 028-222-05

To the Zoning Administrator:

The purpose of this letter is to join in and add to the objection of Philip D. Lively which was filed on May 10, 2012. As property owners in the immediate neighborhood since 1960, we object to the development project. I also wish to point out two fundamental errors in these proceedings.

A. Approval of this development project requires preparation of a Negative Declaration or Environmental Impact Report, because it is not Categorically Exempt from the California Environmental Quality Act ("CEQA").

CEQA's categorical exemption for new construction of "small structures" (CEQA Guideline 15303) does not apply whenever one or more of the factual conditions listed in CEQA Guideline 15300.2 exist. Public Resources Code Sec. 21084, *East Peninsula Education Council v. Palos Verdes Unified School Dist.* (1989) 210 Cal App 3d 155. Here, the project's location (15300.2(a)), its cumulative impacts (15300.2(b)), its unusual circumstances (15300.2(c)), and its impacts on the adjacent church, a historical resource (15300.2(f)), all render application of a categorical exemption factually unfounded and an abuse of discretion.

Location. This project is located at the southwestern end of 19th Avenue, at the top of a coastal bluff overlooking the beach and the Pacific Ocean. It is the last, westernmost significant structure blocking the westerly (ocean) view of all of the houses along 19th Avenue, both west and east of East Cliff Drive. The owner and her architect have gone to great lengths to disguise the visual impact of the proposed development project. The photos submitted by the applicant and which are included in the staff report at pages 5 and 6 are misleading. Attached to this letter

are four photographs which accurately reflect the sight lines and view areas which will be obliterated by the proposed development project.

This location is extremely sensitive, since ocean views comprise a substantial and valuable element of home values and the lifestyles of all of the affected residents of this small neighborhood. This proposed large, two-story house sits at right angles to the views of the easterly residents, it looms above the adjacent historic church, it is "maxed out" for building height, even exceeding the applicable 28-foot maximum building height, and it is by far the largest structure in the immediate vicinity. While it might be environmentally harmless in another location, its extreme size, excessive height and right-angle orientation as proposed cause significant adverse view obstruction, incompatibility and aesthetic impacts in this location. Essentially, granting the application will allow the building of a solid twenty-eight foot high wall which will extend twenty-five linear feet beyond the footprint of the existing church. For these reasons, a categorical exemption is unwarranted.

Cumulative Effects. There are many other small, older vacation cottages in this part of the County, especially along East Cliff Drive near the ocean. Every time one of the smaller houses, built to be compatible with the neighborhood in the past century, is demolished and replaced by a large, two-story "McMansion," economic pressures build to demolish more of the smaller houses and build more tall, obtrusive larger houses. The cumulative effect of this process is to replace the original low-profile, low-intensity, sunny neighborhood with tall houses on small lots, which block ocean views, concentrate cars into on-street parking, eliminate landscaping and eradicate the historical charm of the area. These small lots were not intended to hold houses exceeding 2,000 square feet of floor area. The neighborhood was designed to contain small, sunny, unobtrusive vacation homes. Over-building like this, in an unplanned, lot by lot process, will comprise an unwanted conversion of the area into a crowded urban space disconnected from the ocean views and low-key feel that presently make it attractive. This factor renders use of a categorical exemption unwarranted.

Unusual Circumstances. This development project occupies a rare, unique and visually prominent site. It sits at the top of a coastal bluff, visible for miles from the beach below and from many other locations within the vicinity. While it is not unattractive as a structure, it is simply too big for this location. It is far taller than the adjacent historic chapel, and while the church presently is visible from offsite and an historic visual amenity, this tall two story house will completely block off-site views of the church from the south and west. The appearance of the western end of 19th Avenue, when seen from the beach and elsewhere by members of the public, will change from that of a low-key religious complex dating from the 1890's, to someone's tall, blocky two-story house. This factor requires analysis of the significant adverse aesthetic impacts of the development project; analysis which is prevented by use of a categorical exemption.

Historical Resources. It is obvious from the graphics in the Staff Report that this new development will loom large above and immediately next to the historic church building to the north. This house simply dwarfs the chapel building, extending much closer to the street and

casting its shadow over it during most of every day. The effect of placing an excessively tall house just a few feet away on a small lot is to diminish and fundamentally alter the appearance of the historic chapel building, obscuring its traditional California architecture, altering and damaging its original setting, and eliminating much of the openness, historical significance, calm and peaceful charm of the chapel property. This factor requires an analysis of the architectural and historical incompatibility of the proposed new development with the adjacent historical church.

When a categorical exemption is used for CEQA compliance, the public and Santa Cruz County decision-makers are denied even a mention, let alone analysis, of the foregoing issues and environmental/historical consequences of approving this development project. An Initial Study and either a Negative Declaration or an EIR are therefore not only required by law, but also by good planning policy.

B. Approval of this development project would violate applicable Local Coastal Plan policies, because it is located on a coastal bluff top, and it is visually obtrusive and out of scale with the surrounding neighborhood.

The Staff Report erroneously recites that this project is "consistent with" applicable "design criteria and special use standards and conditions" of the Local Coastal Plan. To support this conclusion it relies upon three demonstrably false characterizations.

First, it characterizes this project as "consistent with the neighborhood in terms of architectural style." This may be true regarding the superficial design details, colors and trim of the building, but is certainly is not true regarding its height, bulk, location and mass. This building is nearly as big as it possibly could be, and is located in a highly visible, sensitive location, obvious for over a block to the east as an obtrusive 29.3 foot tall rectangle blocking ocean views. As such, it is inherently incompatible with the neighborhood, which was and largely remains made up of smaller houses, designed and arranged to preserve each other's ocean views.

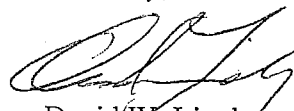
Second, it inexplicably states that this new development is "not located on a coastal bluff top"; a statement rebutted in the Staff Report itself and its accompanying drawings.

Third, Coastal Zone design policies plainly discourage (if not outright prohibit) new McMansions situated on coastal bluffs where they will be visible for miles, and an obvious intensification of development, visual impact and land use. This excessively tall, large new house is plainly not "visually compatible or in scale with the surrounding neighborhood", even though it (just barely) fits within the applicable maximum zoning limits on height, mass, lot coverage, etc. As noted above, this development project maxes out the building envelope on a small, 4,000 square foot parcel intended in the 1920's to contain a vacation cottage roughly ¼ its size. Even if other parcels in the area also have become overbuilt, that is not a rationale for overbuilding this sensitive, highly visible coastal bluff site. Doing so will contravene both the letter and spirit of applicable Coastal Plan policies.

County of Santa Cruz
May 17, 2012
Page 4

For all of the foregoing reasons, we respectfully object to approval of this development project. Approval in the absence of an Initial Study and either a Negative Declaration or EIR will violate CEQA and its Guidelines. The public and County officials deserve an objective, fact-based analysis of the environmental and historical significance issues noted herein. In addition, required findings of consistency with applicable Coastal Zone development policies cannot be supported. If approved by the County as proposed, this project can be appealed to the California Coastal Commission and modified so that it does conform to Coastal Zone land use regulations.

Sincerely,

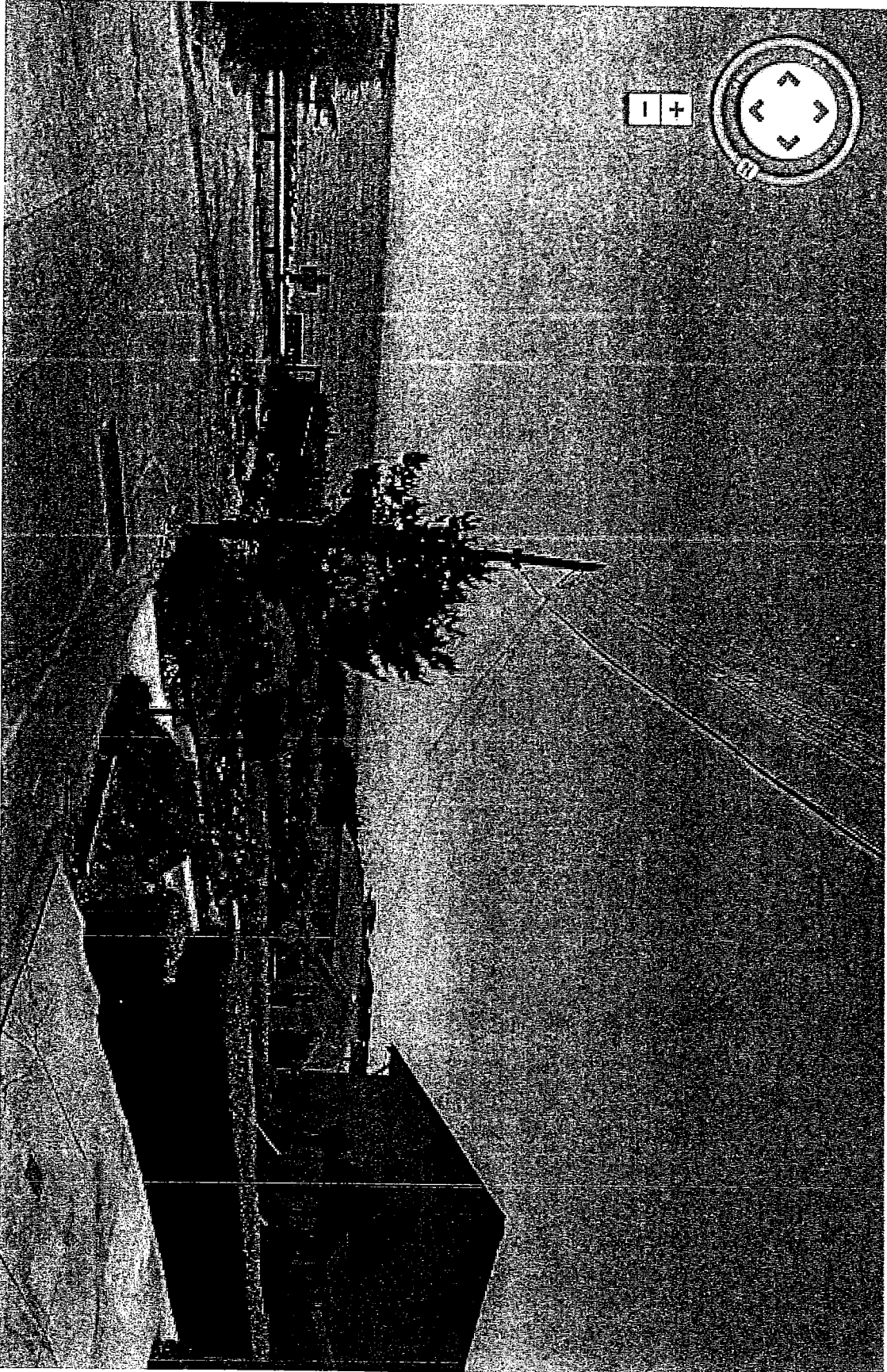


David W. Lively

DWL

Enclosures

Google



To see all the details that are visible on the screen, use the "Print" link next to the map.

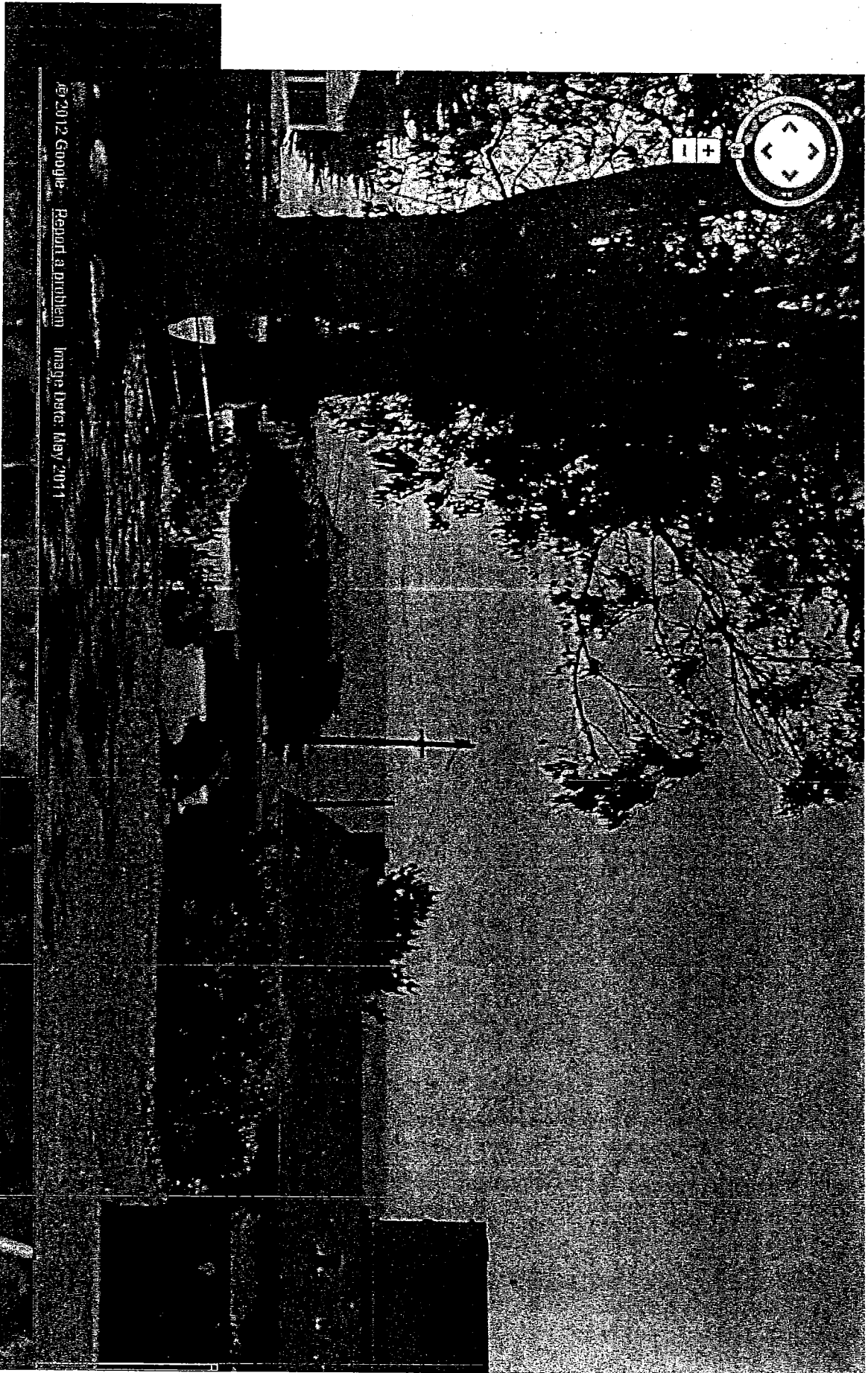
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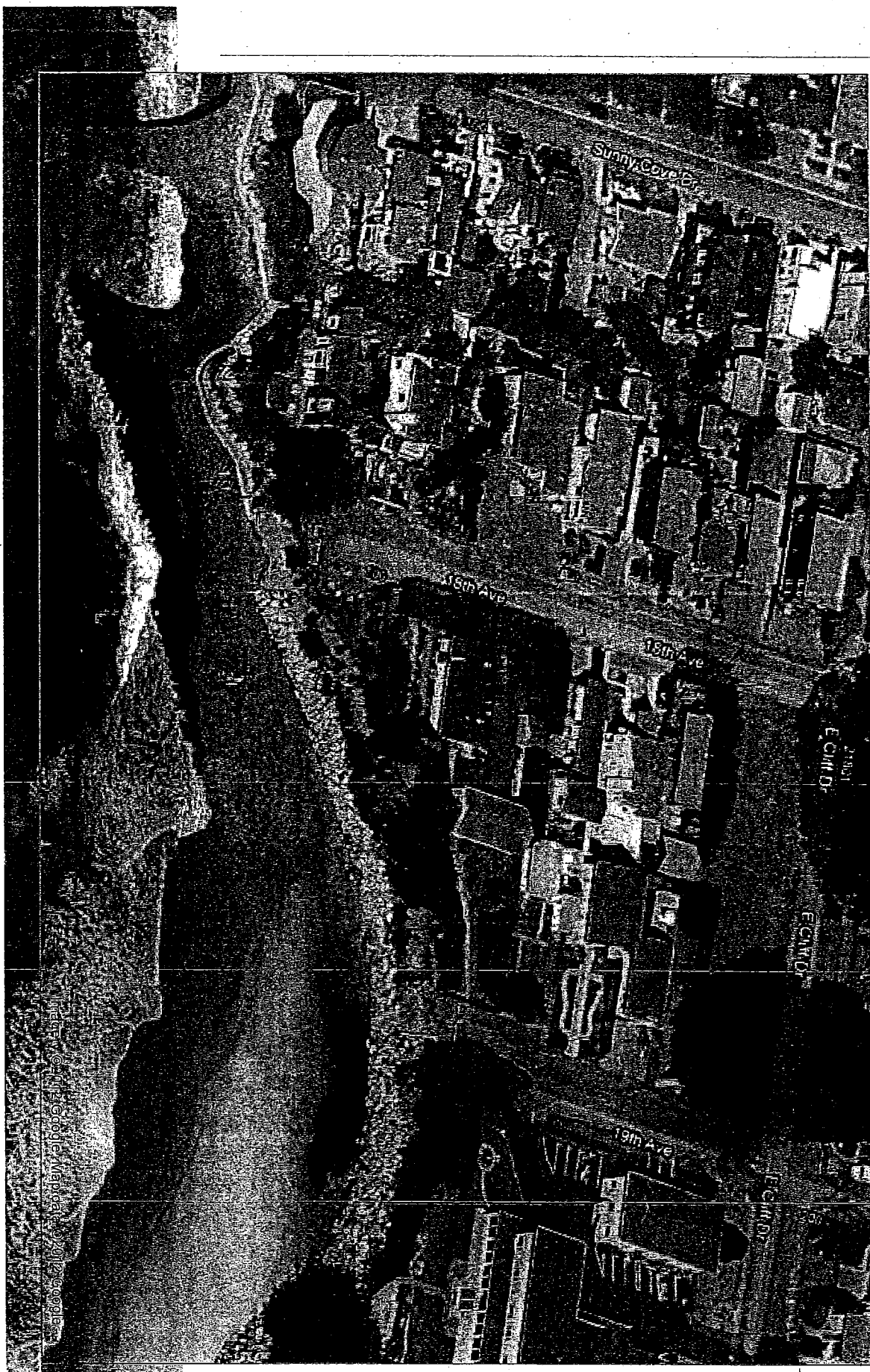
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Staff Report to the Zoning Administrator

Application Number: **121047**

Applicant: Nancy Huyck
Owner: Lawrence
APN: 028-222-05

Agenda Date: May 18, 2012
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to demolish the existing dwelling and accessory structures, and construct a two-story, single-family dwelling.

Location: Property located on the west side of 19th Avenue, two parcels north of the coastal bluff (115 19th Ave.)

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

Permits Required: Coastal Development Permit
Technical Reviews: Soils Report

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121047, based on the attached findings and conditions.

Exhibits

- | | |
|--|-------------------------------------|
| A. Project plans | E. Assessor's, Location, Zoning and |
| B. Findings | General Plan Maps |
| C. Conditions | F. Comments & Correspondence |
| D. Categorical Exemption
(CEQA determination) | |

Parcel Information

Parcel Size:	4,000 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential, Institutional (church and retreat center)
Project Access:	19th Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Residential)
Zone District:	R-1-4 (Single-family residential, 4,000 square foot minimum parcel size)

Coastal Zone: X Inside Outside
Appealable to Calif. Coastal X Yes No
Comm.

Environmental Information

Geologic Hazards: Coastal bluff is about 65 feet from subject parcel
Soils: Soils report submitted and accepted
Fire Hazard: Not a mapped constraint
Slopes: 0-2%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Less than 100 cubic yards
Tree Removal: No trees proposed for removal
Scenic: Not a mapped resource
Drainage: Preliminary plan reviewed and accepted by DPW, additional review
at building permit stage
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: City of Santa Cruz
Sewage Disposal: County of Santa Cruz Sanitation
Fire District: Central Fire Protection District
Drainage District: Zone 1

History

Assessor's records estimate that the existing dwelling was constructed in 1922. This dwelling was constructed as a vacation cottage and is 570 square feet in size. In addition, there are two accessory structures located along the northern property line. All three structures are nonconforming with respect to setbacks. Planning records indicate that only minor repair permits have been issued since the County began issuing building permits in 1956.

The current application is to demolish the existing nonconforming structures and construct a two-story, four-bedroom single-family dwelling. The proposed house conforms to the zone district's site standards, including setbacks, height, lot coverage, floor area ratio, and parking requirement.

Project Setting

The subject parcel is located on the west side of 19th Avenue, one parcel north of the coastal bluff. The surrounding properties on 19th Avenue are all owned by the Sisters of the Holy Names. Directly north of the subject parcel is a small church, to the south is a church residence, and across 19th Avenue is a 1.4 acre retreat center.

As noted above, the subject parcel is developed with a small dwelling and two out-buildings. An old stone wall surrounds a portion of the property. The only significant vegetation on the parcel

is a Yucca plant and a 16-inch diameter pine tree.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 4,000 square feet, located in the R-1-4 (Single-family residential, 4,000 square foot minimum parcel size) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's (R-UM) Urban Medium Residential General Plan designation. The proposed dwelling is consistent with the site standards of the zone district, including height, floor area ratio, lot coverage and setbacks. The height limit for the zone district is 28 feet. The proposed elevator shaft is 29.3 feet in height which is 1.33 feet over the zone district maximum height of 28 feet, but this height exception is allowed by County Code 13.10.510(d)(2). As required by County Code for a four-bedroom dwelling, three parking spaces are proposed.

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 and institutional structures such as the church next door to the north and the three-story retreat center located across the street. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range of styles. The proposed dwelling will be Craftsman in style and will have a varied roof and wall planes which break up the dwelling's mass and bulk. 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, in that it will incorporate site and architectural design features to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

The proposed dwelling is Craftsman in style. The gable of the front portion of the dwelling faces the street. The roof pitch of this gable echoes the roof pitch of the church next door. By facing the gable towards the street, the proposed dwelling will appear less massive and bulky than it might have had the unbroken plane of the ridge faced the street. Large windows on the eastern and southern side of the structure further break up the wall planes. A shed dormer on the south side of the structure allows for additional light and volume within the proposed kitchen/dining/family room area which is to be located on the second floor.

For the rear portion of the structure, the two-story ridge runs north/south with the gables facing south towards Monterey Bay and north towards the church. Because the western (rear) portion of the dwelling decreases to one story, the second story is setback almost 25 feet from the rear property line which will lessen the impact of the dwelling on neighbors located west of the subject parcel. Second story decks face east and south. These decks further break up the mass and bulk of the structure as they provide a visual break between the first and second floors. Between the front and rear portions of the dwelling is the elevator shaft. The elevator shaft will

appear as a chimney from surrounding properties and the street.

The shading of the project will primarily affect the church located to the north (see sheet G-3 of Exhibit A). Because the church is an institutional building and not a residence, the shading impacts will have a limited effect on attendees.

The proposed side and front yard setbacks are greater than those required by the zone district, with a front setback of 21 feet, where 15 feet is the minimum, and side yard setbacks of six and 10 feet, where five feet is the minimum. The effect of increasing the side yards is to make the house appear less bulky since it does not "fill up" the parcel as much as it would if the minimum setbacks were adhered to.

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 **121047**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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

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



Southeast

Existing Pine Tree
Removed For Clarity

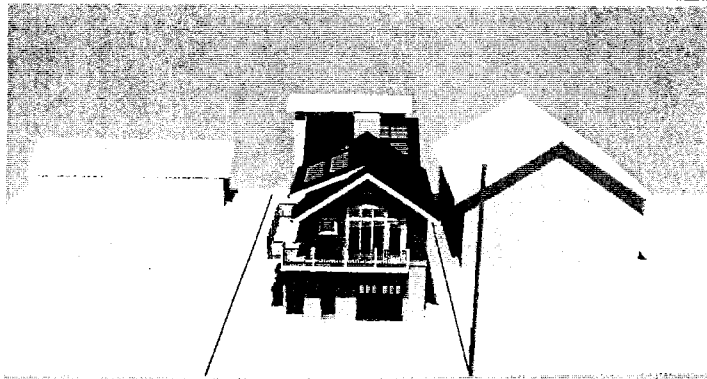


Existing Pine Tree
Removed For Clarity

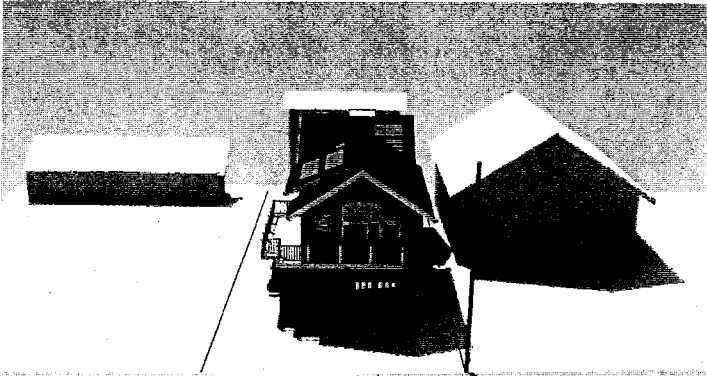
Northeast

almahouse

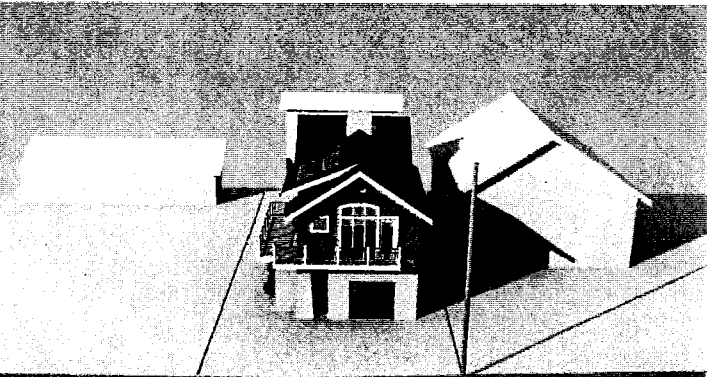
<p>PROGRESS 02-20-12</p>		<p>NANCY HUYCK ARCHITECT 9200 SQUEL DRIVE APLOS, CA 95003 PHONE (931) 985-1206 FAX (931) 988-3205</p>	
<p>PROJECT TITLE MILLER RESIDENCE NEW HOUSE</p>		<p>115 19TH AVENUE SANTA CRUZ, CA APN: 028-222-05</p>	
<p>SHEET TITLE RENDERINGS</p>		<p>SCALE: 1/4" = 1'-0"</p>	
<p>DATE: 02-20-12 DRAWN BY: JOB NO.: N1120 DWG. NO.: N1120-G-2</p>		<p>NO. DATE DESCRIPTION</p>	
<p>6-2</p>		<p>REVISIONS</p>	



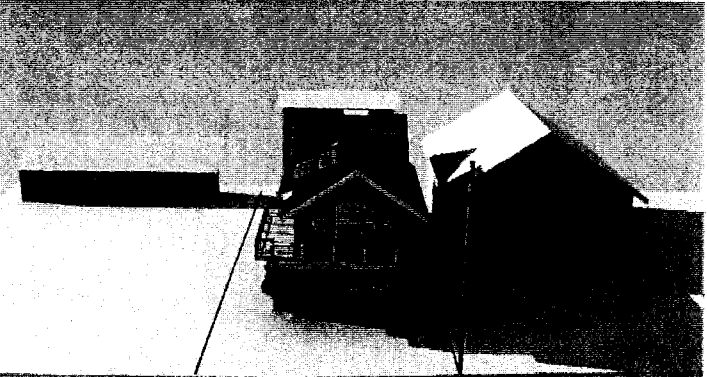
June 21 10 am



June 21 2 pm



December 21 10 am



December 21 2 pm



NANCY HUYCK

ARCHITECT

9200 SQUEL DRIVE
APOTOS, CA 95003
PHONE: (831) 985-1206
FAX: (831) 988-3205

Progress
02-20-12

no.	date	description
1	02-20-12	001

REVISIONS

PROJECT TITLE
MILLER RESIDENCE
NEW HOUSE

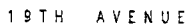
115 19TH AVENUE
SANTA CRUZ, CA
APN: 028-222-05

SHEET TITLE
SHADOW PLANS

SCALE: 1/4" = 1'-0"
DATE: 02-20-12
DRAWN BY:
JOB NO.: N1120
DWG. NO.: N1120-G-3

G-3

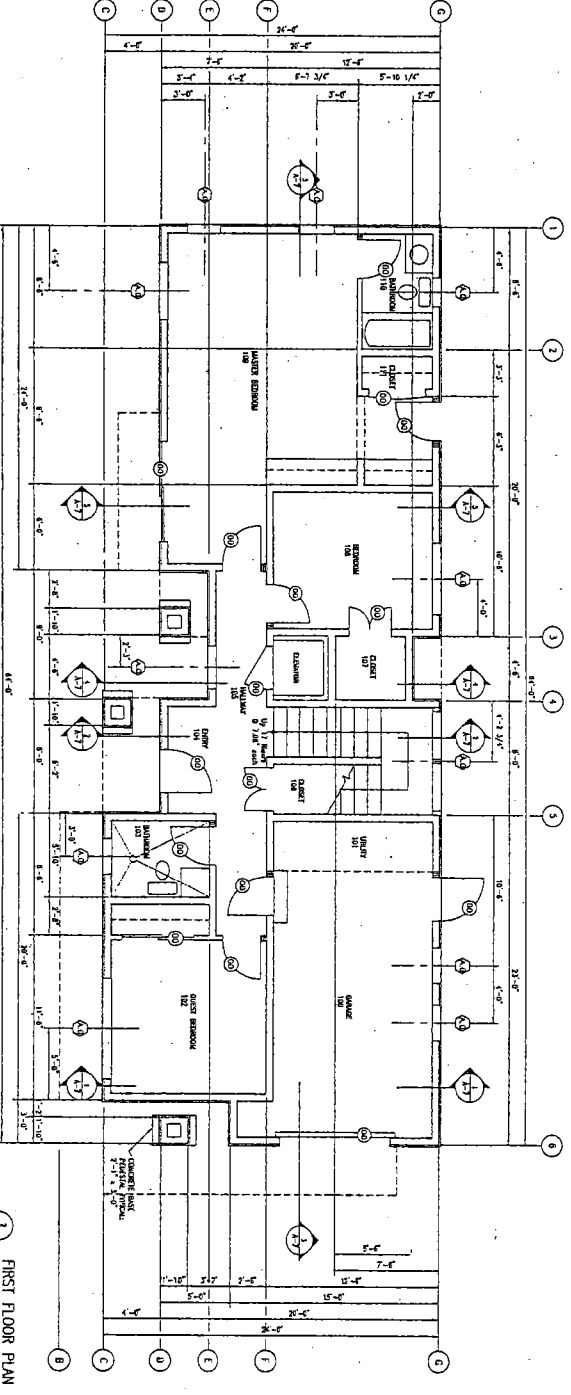
sheet of sheets



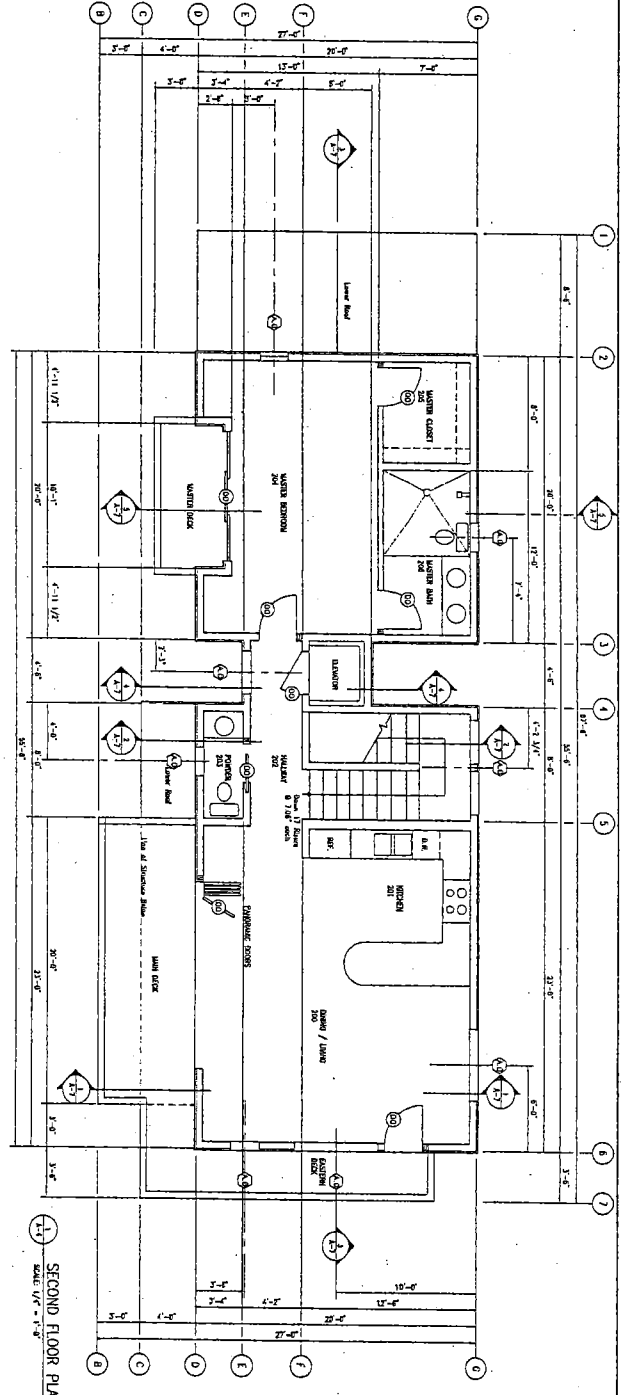
Progress
04-02-12

sheet of sheets

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1-1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1-2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



A-4
Sheet of sheets

SHEET TITLE
FIRST + SECOND
FLOOR PLANS

PROJECT TITLE
MILLER RESIDENCE
NEW HOUSE

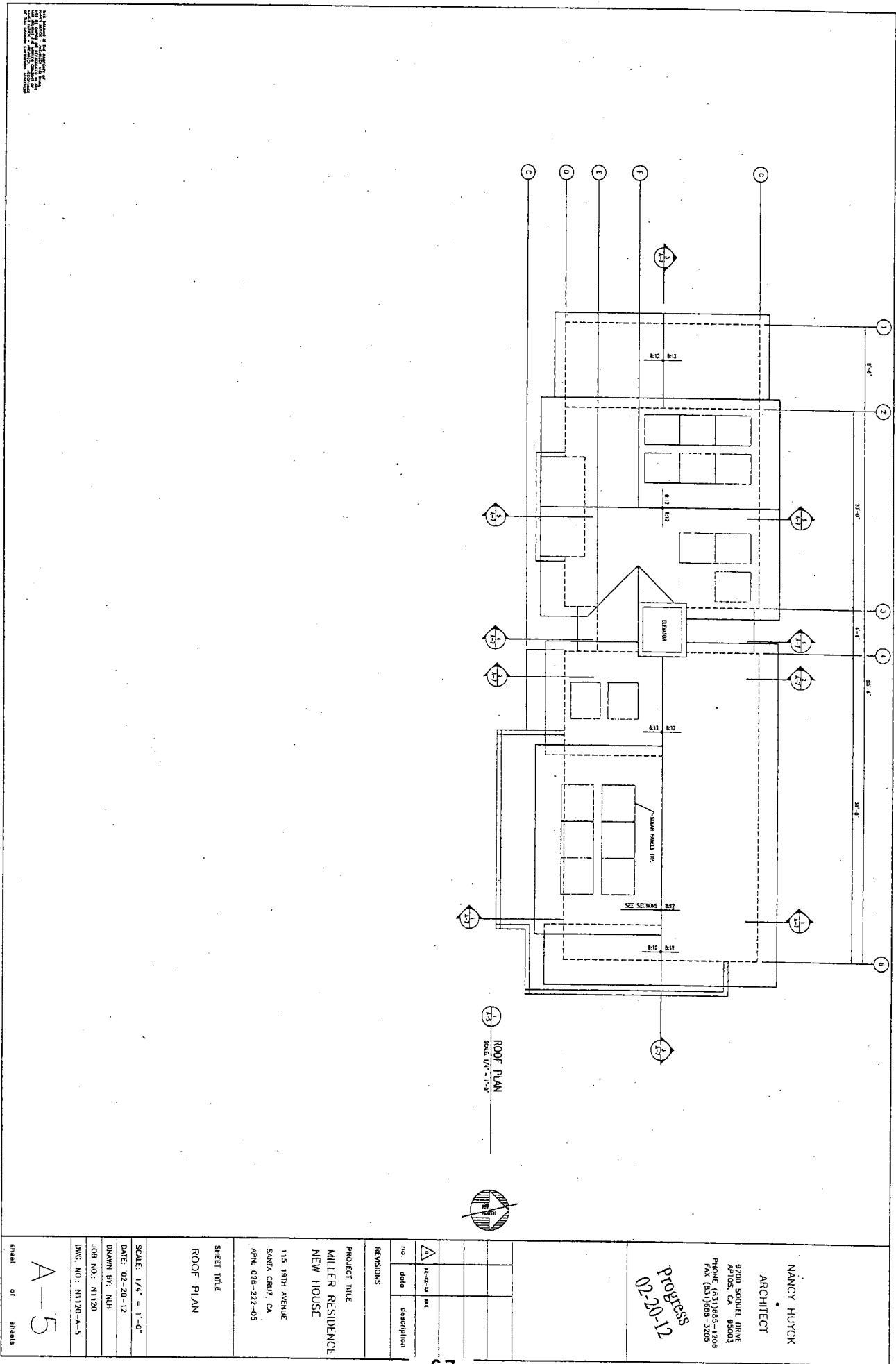
115 18TH AVENUE
SANTA CRUZ, CA
APR. 08-222-05

SCALE: 1/4" = 1'-0"
DATE: 04-02-12
DRAWN BY: KAH
JOB NO.: N1120
DWG. NO.: N1120-A-4

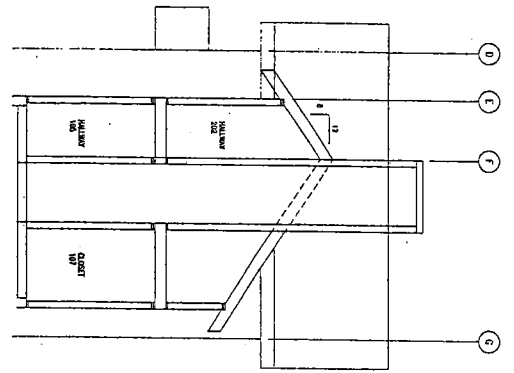
no.	date	description
1	04-02-12	ISSUED FOR PERMIT
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NANCY HUYCK
ARCHITECT
9200 SQUEL DRIVE
APTOS, CA 95003
PHONE (831)665-1208
FAX (831)665-3205

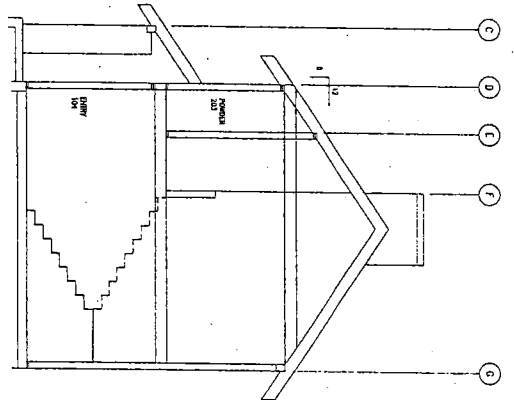
Project
04-02-12



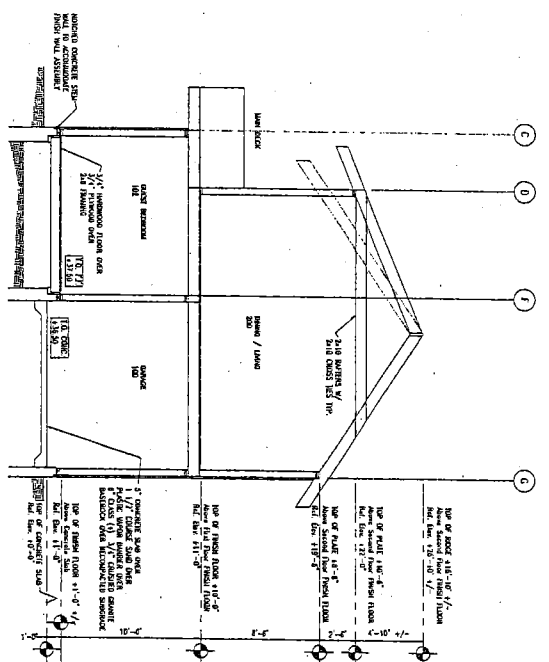
<p>NANCY HUYCK ARCHITECT</p> <p>9200 SOULEL DRIVE APT. 105, CA 95043 PHONE: (415) 985-1208 FAX: (415) 985-1205</p> <p>Progress 02-20-12</p>		<p>PROJECT TITLE MILLER RESIDENCE NEW HOUSE</p> <p>115 19TH AVENUE SANTA CRUZ, CA APR. 028-222-05</p>	
<p>SHEET TITLE ROOF PLAN</p>		<p>SCALE: 1/4" = 1'-0"</p> <p>DATE: 02-20-12</p> <p>DRAWN BY: N.H.</p> <p>JOB NO.: N1120</p> <p>DWG. NO.: N1120-A-5</p>	
<p>no. 12-20-12</p>		<p>description</p>	
<p>REVISIONS</p>		<p>no. 12-20-12</p>	
<p>date</p>		<p>description</p>	
<p>sheet of sheets</p>		<p>A-5</p>	



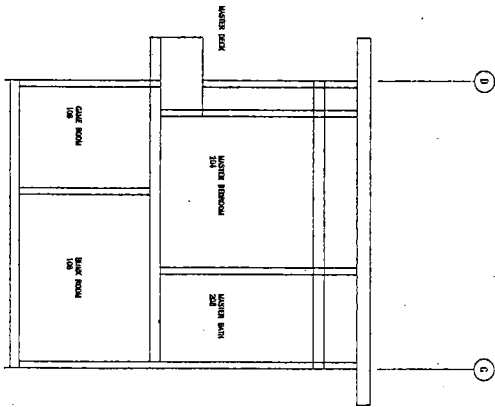
1 BUILDING SECTION #4
SCALE: 1/4" = 1'-0"



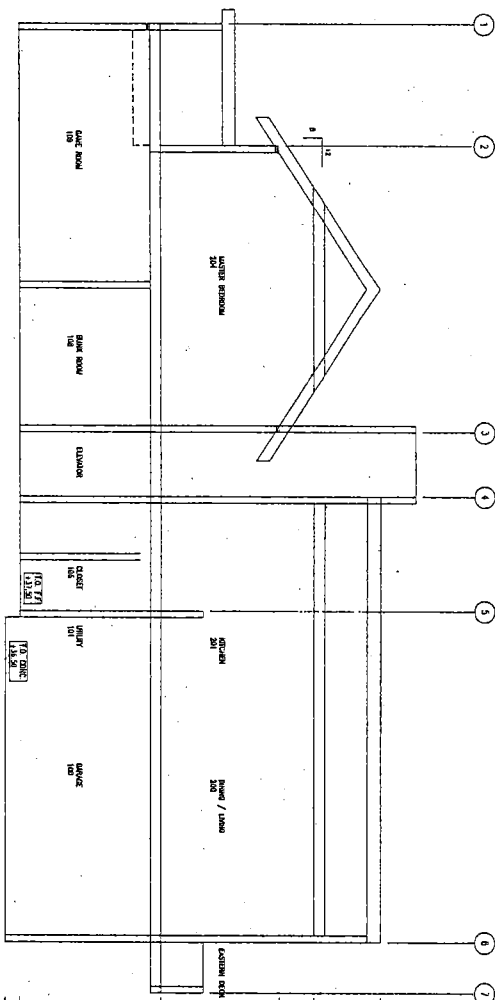
2 BUILDING SECTION #2
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION #1
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION #5
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION #3
SCALE: 1/4" = 1'-0"

NOTE:
NO EXISTING GRADE BELOW THIS HOUSE
IS LESS THAN ELEVATION 130.20 HENCE
THIS HOUSE IS IN COMPLIANCE WITH THE
BY THE SANTA CRUZ COUNTY PLANNING DEPARTMENT.

<p>PROJECT TITLE MILLER RESIDENCE NEW HOUSE</p> <p>113 19TH AVENUE SANTA CRUZ, CA APN: 028-222-05</p>		<p>DATE: 02-20-12 DRAWN BY: NJH JOB NO.: N1120 DWG. NO.: N1120-A-7</p>		<p>SCALE: 1/4" = 1'-0"</p>	
<p>SHEET TITLE BUILDING SECTIONS</p>		<p>NO. OF SHEETS: 7 SHEET NO.: 7</p>		<p>DATE: 02-20-12</p>	
<p>REVISIONS</p>		<p>NO. OF SHEETS: 7 SHEET NO.: 7</p>		<p>DATE: 02-20-12</p>	
<p>NO. OF SHEETS: 7 SHEET NO.: 7</p>		<p>DATE: 02-20-12</p>		<p>DATE: 02-20-12</p>	

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-1-4 (Single-family residential, 4,000 square foot minimum parcel size), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district, and the zoning is 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 as no such easements or restrictions are known to encumber the project site.

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be complementary to the site; and the development site is not located on a coastal bluff top.

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

This finding can be made, in that no change to public access is proposed as no public easements, except for the proposed public utility easement at the front of the parcel, exist on the parcel. 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 in the R-1-4 (Single-family residential, 4,000 square foot minimum parcel size) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the

existing range of styles. The proposed structure is craftsman in style with the first floor proposed to be finished in gray stucco and the second floor proposed to be finished in a blue shingle material. Varied roof and wall planes break up the mass and bulk of the structure. In addition, the eastern and southern second floor decks provide a visual break between the first and second floors which further reduces the mass and bulk.

Conditions of Approval

Exhibit A: G-1 Title Sheet; G-2 Renderings by Nimatehouse, no date; G-3 Shadow Plans by Nimatehouse, no date; Sheet One Topographic Map by Robert J. Craig, dated 10/10/11; C1 Grading and Drainage Plan by Robert L. Dewitt, no date; C-2 Erosion Control by Robert L. Dewitt, no date; A-1 Demolition Plan by Nancy Huyck, Architect, dated 2/20/12; A-2 Site Utilities and Adjacencies by Nancy Huyck, Architect, dated 2/20/12; A-3 Site Plan Nancy Huyck, Architect, dated 4/2/12; A-4 First + Second Floor Plans by Nancy Huyck, Architect, dated 4/2/12; A-5 Roof Plan by Nancy Huyck, Architect, dated 2/20/12; A-6 Exterior Elevations by Nancy Huyck, Architect, dated 2/20/12; A-7 Building Sections by Nancy Huyck, Architect, dated 2/20/12; L-1 Landscape Plan by Nancy Huyck, Architect, dated 2/20/12.

- I. This permit authorizes the construction of a four bedroom, single-family dwelling to replace the existing dwelling. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. 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.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - E. 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. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
- 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 Environmental Planning, including the following:
1. The project plans shall reference the soils report and provide contact information for the soils engineer.
 2. Final plans submitted for the building permit application shall reference the soils report and conform with all the recommendations provided by the project soils engineer.
 3. A plan review letter from the soils engineer shall be submitted prior to building permit approval.
 4. The project shall be completed in conformance with all recommendations provided by the soils engineer.
 5. Prior to building permit final inspection, a final letter from the soils engineer shall be provided to the Resource Planner confirming that the project was completed in conformance with the soils report recommendations.
 6. Prior to building permit final inspection, a final letter from the civil engineer shall be provide to the Resource Planner confirming that the project was completed in conformance with the grading and drainage plan.
- D. Meet all requirements of DPW, Road Engineering, including the following:
1. The driveway must meet County of Santa Cruz Design Criteria standards. Refer to the correct figure: (Ref: Fig DW-1 to DW-7).
 2. The driveway shall have an asphalt approach from the edge of the pavement along 19th Avenue to the right-of-way property line. The asphalt approach shall consist of a minimum of two inches of asphalt concrete over six inches of Class II base compacted to 95%.

- E. Meet all requirements of DPW, Driveway Encroachment, including the following:
1. Indicate the drainage pattern along the subject parcel's frontage to the inlet located at the end of 19th Avenue.
 2. The driveway must meet County of Santa Cruz Standards in the Design Criteria, please refer to the correct figure and provide detail (Ref: Fig DW-1 to DW-7).
 3. The driveway shall have an asphalt approach from the edge of the pavement along 19th Avenue to the property line. No concrete or pavers are allowed within the County right-of-way; they are required to terminate at the property line.
 4. If installation of utility services are required within the County's right-of-way, an Encroachment Permit will be required to be submitted at the time of the building application. You must submit your Encroachment Permit request directly to the DPW Encroachment section. Please contact DPW Encroachment section for the documentation which is required to be submitted.
- F. Meet all requirements of and pay Zone 1 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area. At the building permit stage, address the following:
1. Show all existing and proposed drainage features on the plan.
 2. If the project receives runoff from upslope properties, demonstrate how the project will continue to accept this runoff without causing adverse impacts.
 3. Please clarify how the proposed vegetative swale will drain through the existing rock wall. Provide construction details to facilitate proper construction.
 4. If feasible, it is recommended that the downspout on the north side of the house be allowed to discharge onto the pervious concrete driveway.
 5. Minimize impervious surfacing. This project proposes an extensive amount of concrete surfacing. The requirement to minimize impervious paving can be achieved by the use of porous pavement where feasible.
 6. For fee calculations, please tabulate the new impervious and semi-pervious areas resulting from the proposed project. Indicate these areas clearly on the plan by shading or hatching their limits. To receive credit for existing impervious surfaces to be removed, submit documentation such as Assessor's records, survey records, aerial photos or other official records that will help establish the dates they were built. Note that a drainage fee will be assessed on the net increase in impervious area.

Reduced fees are assessed for semi-pervious surfacing (50%) to offset costs and encourage more extensive use of these materials.

7. Site plans shall specify maintenance requirements such as: what needs to be maintained and how frequently, what to look for indicating maintenance is required and what the maintenance procedures are for each specific drainage improvement.
 - a. A recorded maintenance agreement is required for the proposed vegetated swale and pervious concrete driveway. Contact DPW for the maintenance agreement.
 8. Upon approval of the building permit, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans. Contact DPW, Stormwater Management for directions to clear the hold or read the comments included as Attachment F to this document.
- G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- H. Pay the current fees for Parks and Child Care mitigation for three bedroom(s). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- I. Pay the current fees for Roadside and Transportation improvements for one new unit. Currently, these fees are, respectively, \$3,000 and \$3,000.
- J. Provide required off-street parking for three 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.
- K. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. Construction Hours: During construction, workers may assemble on-site as early as 7:30 AM, but no noise-generating activities may begin earlier than 8:00 AM. Noise-generating activities must cease by 6 PM. Workdays are limited to Monday through Friday. Should a circumstance arise in which a delivery can only be made on a weekend day, call Planning Staff for approval at least 24 hours in advance of the delivery.
 - B. All site improvements shown on the final approved Building Permit plans shall be installed.

- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- D. The project must comply with all recommendations of the approved soils reports.
- 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. For purposes of the Vacation Rental Ordinance, this house shall be considered to be a four bedroom house.
- C. *All security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from other properties. Added at hearing 5/18/12.*

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.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney, AICP
Deputy Zoning Administrator

Annette Olson
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the 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: 121047

Assessor Parcel Number: 028-222-05

Project Location: 115 19th Ave.

Project Description: Replacement single-family dwelling.

Person or Agency Proposing Project: Nancy Huyck

Contact Phone Number: (831) 685-1206

- 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:

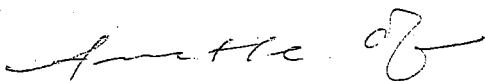
E. X **Categorical Exemption**

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

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

New single family dwelling in a developed area zoned for single-family residences.

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



Annette Olson, Project Planner

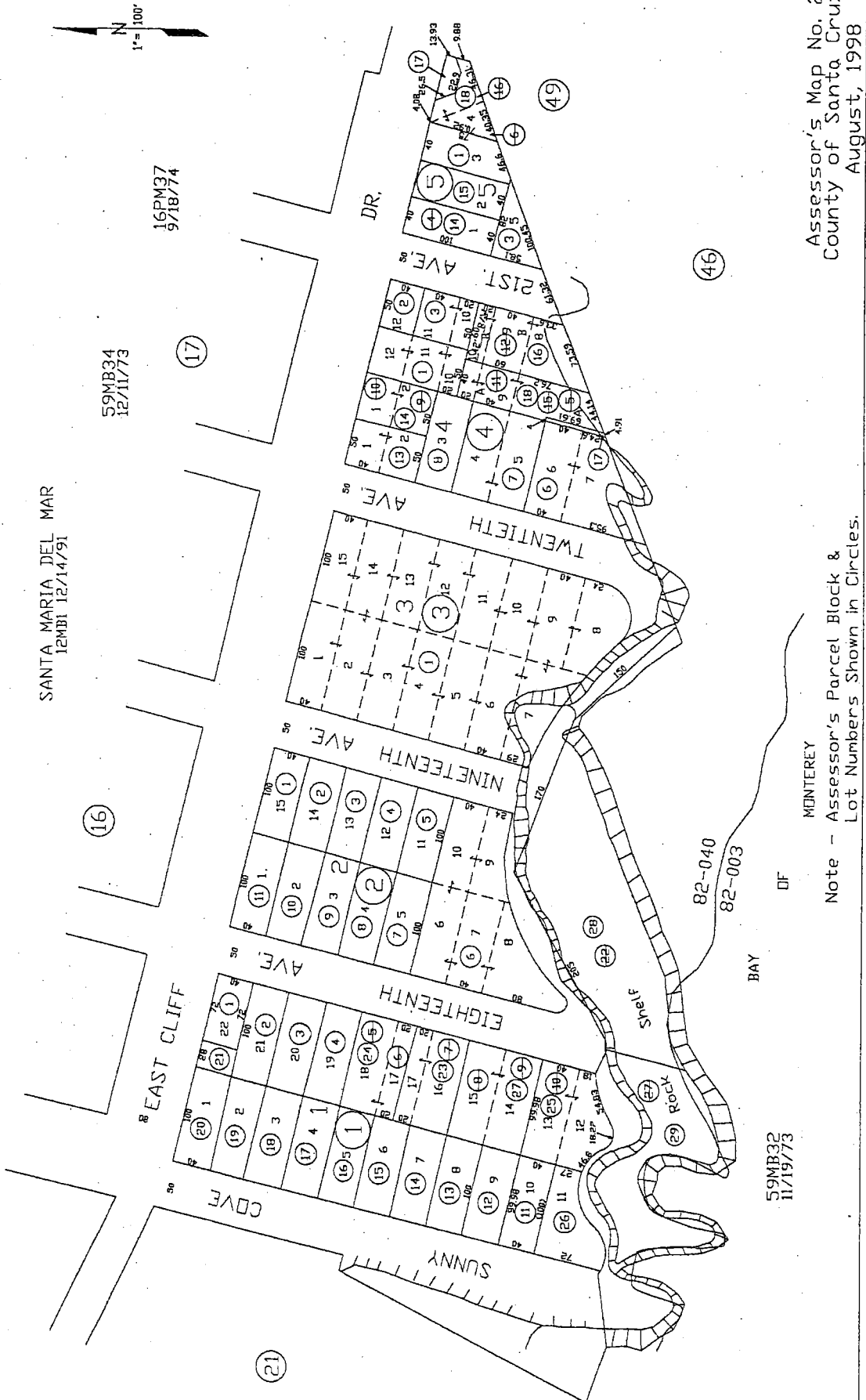
Date: May 17, 2012

FOR TAX PURPOSES ONLY
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 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. OF N.E. 1/4 SEC. 20,
 T.11S., R.1W., M.D.B. & M.

Tax Area Code
 82-003 82-040

28-22

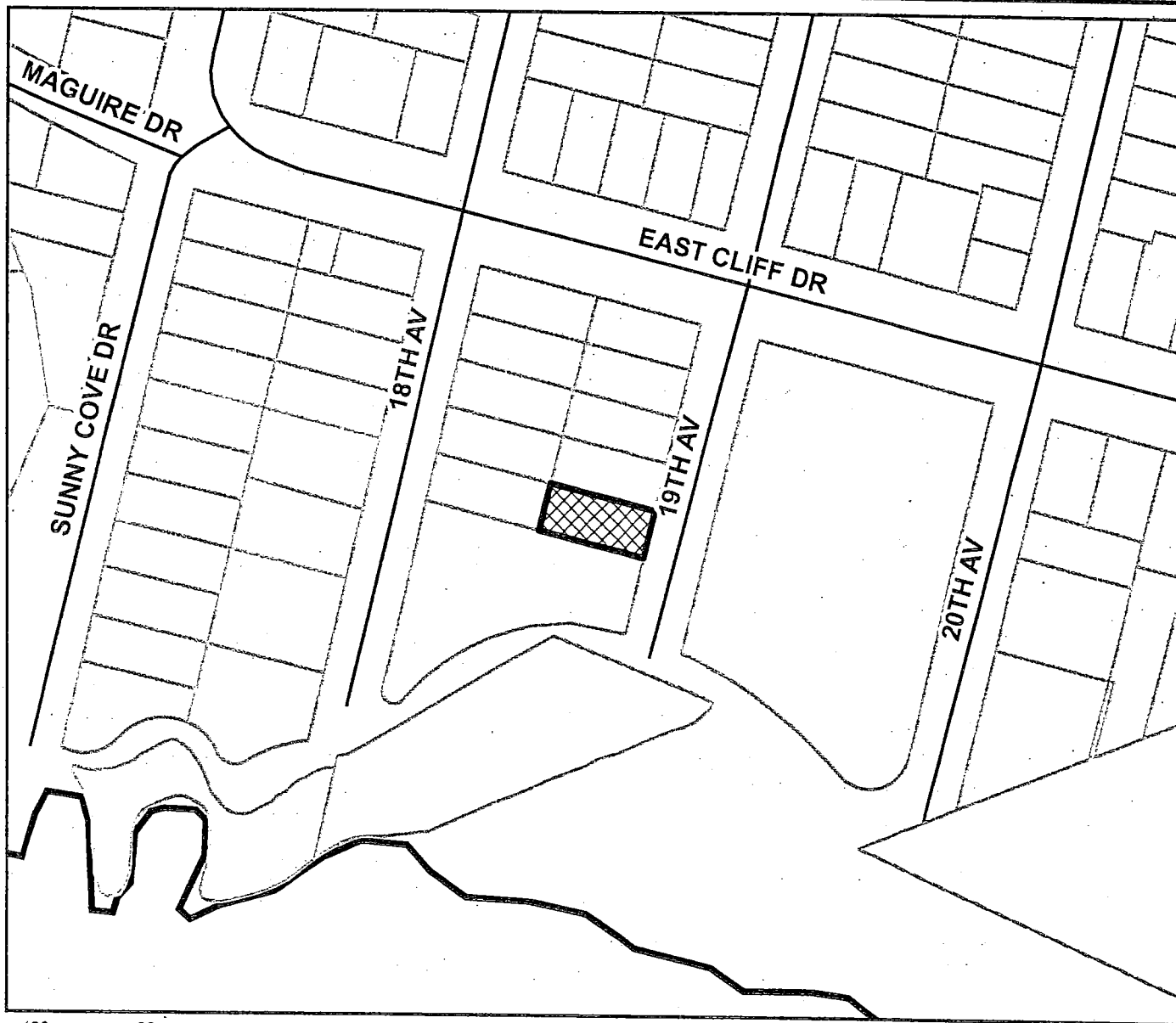


Assessor's Map No. 28-22
 County of Santa Cruz, Calif.
 August, 1998





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

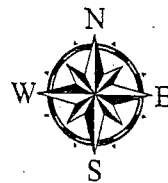


Location Map



LEGEND

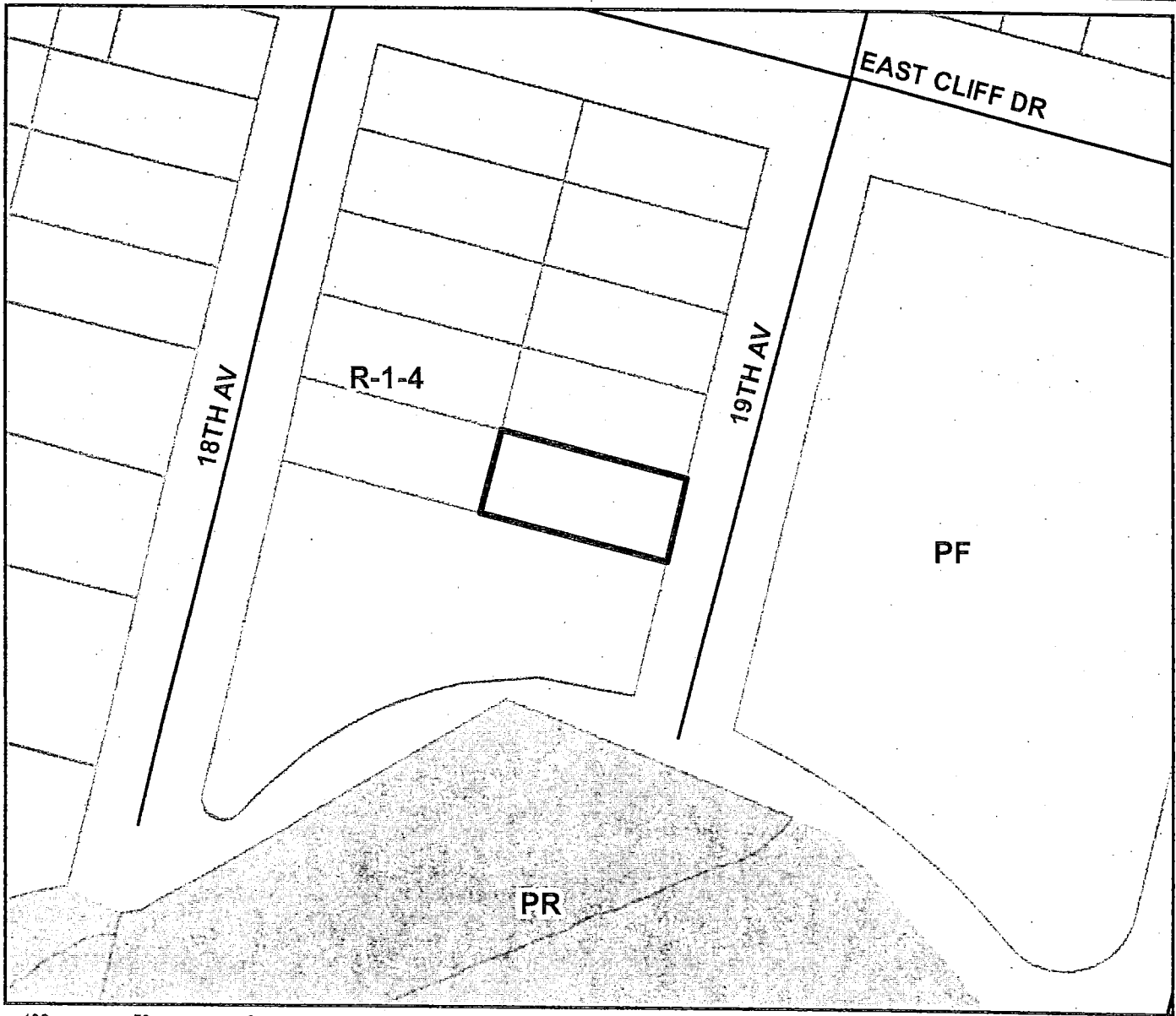
-  APN: 028-222-05
-  Assessors Parcels
-  Streets
-  County Boundary



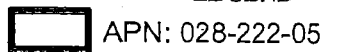
Map Created by
County of Santa Cruz
Planning Department
March 2012



Zoning Map



LEGEND



APN: 028-222-05



Assessors Parcels



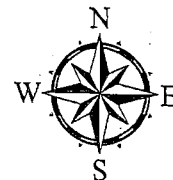
Streets

RESIDENTIAL-SINGLE FAMILY

PUBLIC FACILITY



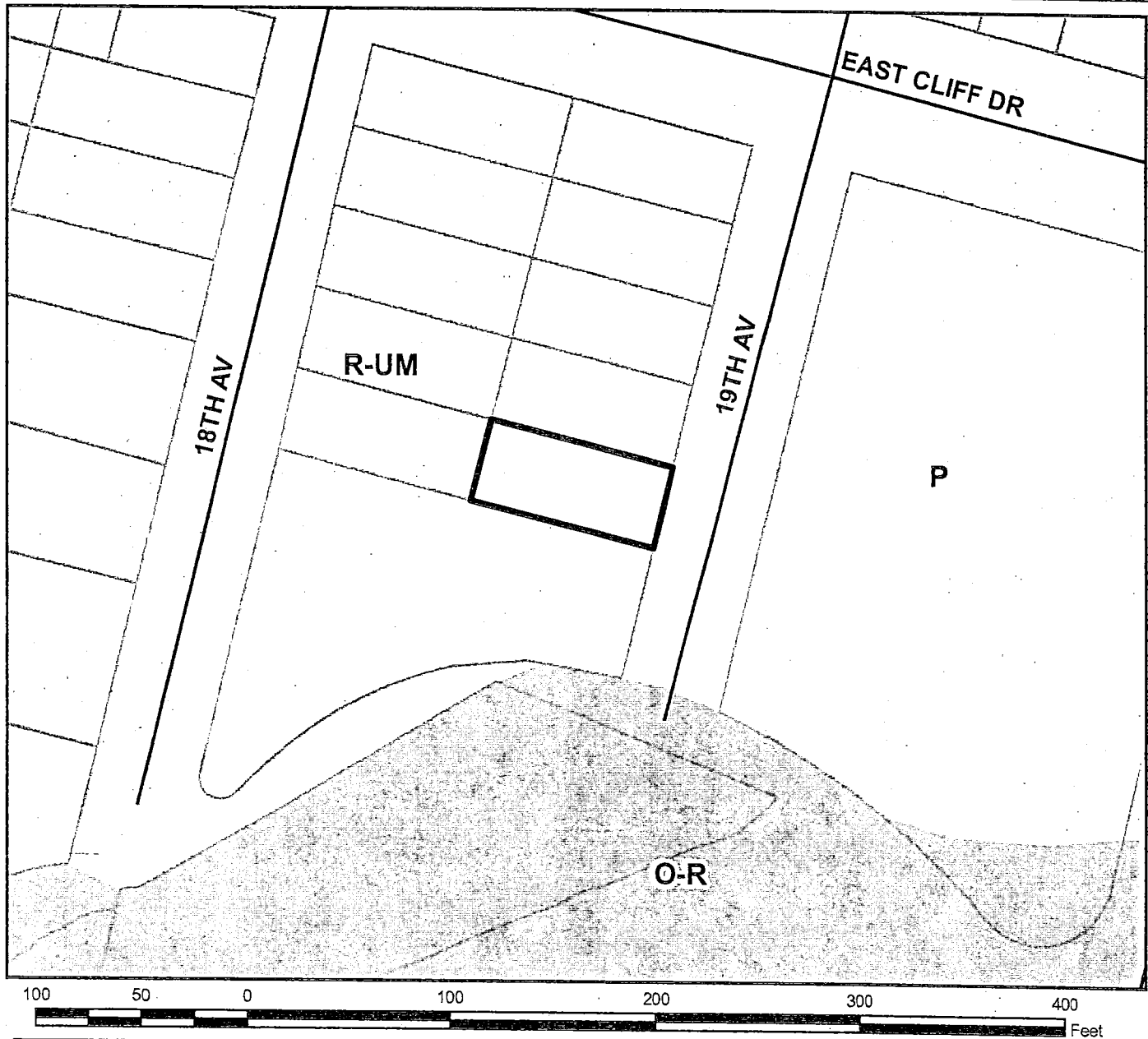
PARK



Map Created by
County of Santa Cruz
Planning Department
March 2012



General Plan Designation Map



LEGEND



APN: 028-222-05



Assessors Parcels



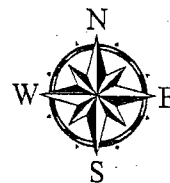
Streets

Residential - Urban Medium Density

Public Facilities



Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
March 2012



Coastal Commission Review

Routing No: 1 | Review Date: 03/21/2012

ANNETTE OLSON (AOLSON) : No Response

Drainage Review

Routing No: 1 | Review Date: 03/20/2012

TRAVIS RIEBER (TRIEBER) : Complete

Completeness Comments:

Application Complete? ☒ Yes ☐ No

The plans dated 2/20/2012 have been received and are approved for the planning application stage. Please see the permit conditions below for additional information to be provided at the building application stage.

Policy Considerations and Compliance Issues:

Permit Conditions and Additional Information:

1. Does this site currently receive any runoff from adjacent/upslope property? If so, please demonstrate how the project will continue to accept this runoff without causing adverse impacts to the proposed structure or adjacent/downstream properties. Show all existing and proposed drainage features on the plans.
2. Please make clear on the plans how the proposed vegetated swale will drain through the existing rock wall. Provide construction details to facilitate proper construction.
3. Please provide a cross section construction detail of the proposed pervious concrete driveway to facilitate proper construction by the contractor.
4. If feasible it is recommended that the downspout on the north side of the house be allowed to discharge onto the pervious concrete driveway.
5. Projects are required to minimize impervious surfacing. This project is proposing an extensive amount of concrete surfacing. The requirement to minimize impervious surfacing can be achieved by the use of porous pavement (paver blocks, turf blocks, base rock, gravel, pervious concrete, ect.) where feasible.
6. For fee calculations please provide tabulation of new impervious and semi-impervious (gravel,



Drainage Review

Routing No: 1 | Review Date: 03/20/2012

TRAVIS RIEBER (TRIEBER) : Complete

base rock, paver blocks, pervious pavement) areas resulting from the proposed project. Make clear on the plans by shading or hatching the limits of both the existing and new impervious areas. To receive credit for the existing impervious surfaces to be removed please provide documentation such as assessor's records, survey records, aerial photos or other official records that will help establish and determine the dates they were built.

Note: A drainage fee will be assessed on the net increase in impervious area. Reduced fees are assessed for semi-pervious surfacing (50%) to offset costs and encourage more extensive use of these materials.

7. Site plans shall specify maintenance requirements such as; what needs to be maintained, how often each drainage improvement needs to be maintained, what to look for indicating maintenance is required, and what the maintenance procedures are for each specific drainage improvement. A recorded maintenance agreement is required for the proposed vegetated swale and pervious concrete driveway. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at:

http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FigureSWM25A.pdf

Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans: In order to clear the Hold, one of these options has to be exercised:

1. The civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient.
2. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.
3. The civil engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license and phone #. The civil engineer will review



Drainage Review

Routing No: 1 | Review Date: 03/20/2012

TRAVIS RIEBER (TRIEBER) : Complete

the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold if the submittal is satisfactory.

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

Driveway/Encroachment Review

Routing No: 1 | Review Date: 03/21/2012

DEBRA LOCATELLI (DLOCATELLI) : Complete

Site inspection completed, the pavement for this portion of 19th Avenue is in poor condition. Located within the r/w is a tree stump, eliminating a permit parking space. Apparently this tree trunk is noted as providing the project benchmark which has a 8" spike on top center of 48" diameter of stump; therefore, this trunk can not be removed, unless it is resurveyed to relocate the spike. At this time, it is not a requirement of the Encroachment Section.

The following will be required at the time of the building permit application.

1. Indicate drainage pattern along frontage of parcel to inlet, located at end of road.
2. The driveway must meet County of Santa Cruz Standards in the Design Criteria, please refer to the correct figure and provide detail. (Ref: Fig DW-1 to DW-7)
3. The driveway shall have an Asphalt approach from the edge of pavement along 19th Ave to property line. No concrete or pavers are allowed within the county right-of-way, required to terminate at property line.
4. If installation of utility services are required within the county's right-of-way, an Encroachment Permit will be required for trenching for the portion within the county's right-of-way. This permit shall be required to be submitted at the time of the building application; to be submitted directly to the DPW, Encroachment Section. Please contact DPW Encroachment Section for details for required documentation to be submitted at that time.

Environmental Planning

Routing No: 1 | Review Date: 03/20/2012

ANTONELLA GENTILE (AGENTILE) : Complete



Environmental Planning

ANTONELLA GENTILE (AGENTILE) : Complete
Completeness Comments

Plans are complete per the requirements of Resource Planning.

Miscellaneous Comments

1. The soils report is still under review by Joe Hanna, County Geologist. The results of that review will be sent under separate cover.
2. The pine tree on the southeast corner of the property is shown to remain on the grading plan and landscape plan. However, the health of the tree may be compromised if grading takes place and concentrated runoff is released within the dripline of the tree, as is shown on the grading and drainage plan. Revising the plans to remove grading and the release of concentrated runoff within the dripline is recommended. Alternately, the applicant should obtain tree protection measures from a certified arborist.

Conditions of Approval

1. The project plans shall reference the soils report and provide contact information for the soils engineer.
2. Final plans submitted for the building permit application shall be drawn in conformance with all recommendations provided by the soils engineer.
3. A plan review letter from the soils engineer shall be submitted prior to building permit approval.
4. The project shall be completed in conformance with all recommendations provided by the soils engineer.
5. Prior to building permit final inspection, a final letter from the soils engineer shall be provided to the Resource Planner confirming that the project was completed in conformance with the soils report recommendations.
6. Prior to building permit final inspection, a final letter from the civil engineer shall be provided to the Resource Planner confirming that the project was completed in conformance with the grading and drainage plan.

Fire Review

Routing No: 1 | Review Date: 03/20/2012

KAREN MILLER (KMILLER) : Complete

Date: March 16, 2012
To: Doris Lawrence
Applicant: Nancy Huyck
From: Tom Wiley
Subject: 121047
Address 115 19th Ave.
APN: 028-222-05
OCC: 2822205
Permit: 20120031

We have reviewed plans for the above subject project.



Fire Review

Routing No: 1 | Review Date: 03/20/2012

KAREN MILLER (KMILLER) : Complete

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

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2010) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and SPRINKLERED as determined by the building official and outlined in the 2010 California Building Code (e.g., R-3, Type V-B, Sprinklered).

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

SHOW on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 600 feet of any portion of the building if the building is equipped with an automatic fire sprinkler system, or 400 feet if the building is not equipped with an automatic fire sprinkler system.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to construction.

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

NOTE on the plans that the designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

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

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

Show the location of the CO detector outside each sleeping room and on each level at a minimum of the residence

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

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



Fire Review

Routing No: 1 | Review Date: 03/20/2012

KAREN MILLER (KMILLER) : Complete

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

Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
2822205-031612

Project Review

Routing No: 1 | Review Date: 03/21/2012

ANNETTE OLSON (AOLSON) : Incomplete

See "incomplete" letter in file.

Routing No: 2 | Review Date:

0 :

Road Engineering Review

Routing No: 1 | Review Date: 03/16/2012

ANWARBEG MIRZA (AMIRZA) : Incomplete

Completeness Comments: Application Complete? ☐ Yes ☒ No

A six-foot right of way dedication is required for Public Utility Easement. Please contact the Department of Public Works to obtain an offer of dedication form. The Building Permit application will then be approved with a hold on the application requiring the completion of the 6-foot dedication.

Policy Considerations and Compliance Issues:

Permit Conditions and Additional Information:



Road Engineering Review

Routing No: 1 | Review Date: 03/16/2012

ANWARBEG MIRZA (AMIRZA) : Incomplete

1. The driveway must meet County of Santa Cruz Standards in the Design Criteria and please refer the correct figure and show in plan view. (Ref: Fig DW-1 to DW-7)
2. The driveway shall have an Asphalt approach from the edge of pavement along 19th Ave to the Right of Way property line. Asphalt approach shall consist of a minimum of 2" asphalt concrete over 6" class II base compacted to 95%.

Routing No: 2 | Review Date: 04/16/2012

ANWARBEG MIRZA (AMIRZA) : Complete

CONDITIONS AND ADDITIONAL COMMENTS:

NOTE ON SHEET A-3:

DPW REQ OF DEDICATION OF UTILITY EASEMENT AND STD DWY WHILE AT
BUILDING APPLICATION



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

March 21, 2012

Nancy Huyck
9200 Soquel Drive
Aptos, CA 95003

Subject: Review of Geotechnical Engineering by Dees and Associates
Dated December 2011: Project: SCR-0538
APN 028-222-05, Application #: REV121015

Dear Nancy Huyck,

The purpose of this letter is to inform you that the Planning Department has accepted the subject report. The proposed development is approximately 50 feet from the coastal bluff, and the coastal bluff is currently protected by a rock type seawall, which has reduced the amount of coastal erosion. Based upon past coastal erosion patterns, past changes in sea level, and hypothesized future changes, the 50 feet setback between provides a significant separation between the bluff and the proposed home. As part of this report acceptance, the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. After plans are prepared that are acceptable to all reviewing agencies, please submit a geotechnical plan review letter that states the project plans conform to the recommendations of the geotechnical report. *Please note that the plan review letter must reference the final plan set by last revision date.* The author of the report shall write the *plan review letter*.
4. Please submit an electronic copy of the soils report in .pdf format via compact disk or email to: PLN829@co.santa-cruz.ca.us. Please note that the report must be generated and/or sent directly from the soils engineer of record.

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

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

(over)

EXHIBIT F
EXHIBIT F

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

Please call the undersigned at (831) 454-3175 if we can be of any further assistance.

Sincerely,



Joe Hanna
County Geologist CEG 1313

Cc: Antonella Gentile, Environmental Planning
Dees and Associates
owner (if different from applicant)

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading,** a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations,** a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction,** a *final letter* from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

If the *final soils letter* identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.



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

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

Date: March 16, 2012
To: Doris Lawrence
Applicant: **Nancy Huyck**
From: Tom Wiley
Subject: **121047**
Address: **115 19th Ave.**
APN: 028-222-05
OCC: 2822205
Permit: 20120031

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CC: File & County

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Annette Olson

From: Joseph Hanna
Sent: Friday, May 04, 2012 10:47 AM
To: Annette Olson
Subject: RE: 121047 APN 028-222-05

Annette:

Yes, the reason that I did not require a geology report is that the development will be setback sufficiently to avoid what I perceive will be the potential erosion for the next 100 years.

Joe Hanna
County Geologist
CEG 1313

From: Annette Olson
Sent: Friday, May 04, 2012 10:35 AM
To: Joseph Hanna
Subject: 121047 APN 028-222-05

Hi Joe.

I have a project going to hearing on 19th Avenue and a neighbor is inquiring about why they weren't required to do a geology report. The parcel is located one parcel up from the bluff. Nancy Huyck submitted an email from you in which you wrote, "The lot in question is far enough back from the bluff that analysis of coastal erosion is unnecessary." What is the distance threshold for bluff analysis....50 feet?

Thanks,
Annette

Annette Olson
Development Review Planner
County of Santa Cruz
(831) 454-3134
Work Schedule: M - F
8:30 AM to 12:30 PM