



## Staff Report to the Zoning Administrator

Application Number: **04-0067**

Applicant: Phil Wentworth  
Owner: Paradise Park Masonic Club, Inc.  
APN: 061-511-02

Date: August **20,2004**  
Agenda Item #: 6  
Time: After 11:00 a.m.

**Project Description:** Proposal to construct a replacement one-story, 340 square foot garage with a 230 square foot rooftop deck and a 130 square foot entry deck on a significantly nonconforming single family dwelling. Requires a Variance to alter a significantly nonconforming structure and to reduce the minimum 10-foot front yard setback to about 1.5 feet.

**Location:** The project is located on the east side of Keystone Way approximately one foot north of the intersection of Keystone Way and Augustine Avenue. Situs: 609 Keystone Way, Paradise Park.

Permits Required: Variance Permit

### Staff Recommendation:

- Approval of Application 04-0067, based on the attached findings and conditions.
- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.

### Exhibits

- |   |                                       |
|---|---------------------------------------|
| A. Project Plans (on file)                    | E. Location and Assessor's Parcel Map |
| B. Findings                                   | F. Zoning and General Plan Maps       |
| C. Conditions                                 | G. Comments & Correspondence          |
| D. Categorical Exemption (CEQA Determination) |                                       |

### Parcel Information

Parcel Size:	6,795 square feet (EMIS estimate)
Existing Land Use - Parcel:	Single family dwelling
Existing Land Use - Surrounding:	Single family residential
Project Access:	Keystone Way, a private right-of-way
Planning Area:	Carbonera
Land Use Designation:	R-UL (Urban Low Residential)

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Zone District: R-1-6 (Single Family Residential - 6,000 square foot lot size minimum)  
Supervisory District: 5'' (District Supervisor: Mark Stone)  
Within Coastal Zone:    Inside   XX   Outside

**Environmental Information**

Geologic Hazards: Within the mapped FEMA floodway and 100-year flood plain of the San Lorenzo River  
Soils: Soils report completed and accepted  
Fire Hazard: Not a mapped constraint  
Slopes: Moderate to steep on site  
Env. Sen. Habitat: Mapped biotic - no physical evidence on site  
Grading: Minor grading completed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Drainage plans required for building application  
Traffic: N/A  
Roads: Existing roads – modification may be required by Fire Agency  
Parks: Existing park facilities adequate  
Archeology: Not mapped/no physical evidence on site

**Services Information**

Inside Urban Services Line:    Yes   XX   No\*Within Urban/Rural boundary  
Water Supply: City of Santa Cruz  
Sewage Disposal: Septic  
Fire District: County Fire/City of Santa Cruz  
Drainage District: None

**History**

The existing dwelling and garage were constructed circa 1941. Portions of the dwelling are in poor condition with insect damage, wear and rot. The original garage was presumably in as poor or poorer condition. The structure is significantly nonconforming as the attached garage was located less than 5 feet (about 1.5 feet) from the Keystone Way right-of-way. The garage was demolished and reconstruction started in 2003. Violation notices were sent to the property owner in December of 2003, and this work was red tagged in February of 2004 for work without permits. This application is a step towards resolving the current code violation.

**Project Setting**

The project site is a moderate to steeply sloped lot located near the east bank of the San Lorenzo River in Paradise Park. The site can be accessed either via the Ocean Street Extension to Keystone Way or through the main part of Paradise Park and across the river on the Keystone Way covered bridge. The garage location is entirely within the 100-year flood zone of the San Lorenzo River and

portions are within the floodway.

### Zoning, Variance & General Plan Issues

The subject property is an estimated 6,795 square foot lot, located in the R-1-6 (Single Family Residential - 6,000 square foot lot size minimum) zone district, a designation which allows residential and residentially related uses such as a garage. The proposed replacement garage is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Residential General Plan designation. Paradise Park is a Planned Unit Development (PUD) and has special setbacks that differ from the R-1-6 site development standards. The Paradise Park standards and the proposed project are as follows:

SETBACK	REQUIRED	PROPOSED
Front yard	10 feet	1.5 feet
Side yard (west)	5 feet	> 40 feet
Side yard (east)	5 feet	~ 40 feet
Rear yard	10 feet	> 25 feet
Lot coverage	45%	< 45%
Height	18 feet average	~ 12 feet (9 feet 6 inches for the garage)

Due to the steepness of the lot, relocating the garage to meet the required 10-foot setback would require a very steep driveway and substantial grading. Moreover, the project would still be located within the 100-year flood plain, although possibly outside of the floodway of the San Lorenzo River. Again, this project is to reconstruct the original garage, which was partially excavated under the dwelling. Thus, reinforcement and retaining walls within the setback are necessary to maintain the structural integrity of the residence. The less steep area of the property appears to be the location of the existing septic system, regardless it is also the only practical septic expansion areas for this property and should not be developed with a structure. The partially reconstructed garage is 20 feet deep by 17 feet wide, which provides the minimum required off street parking of two spaces at 18 feet by 8.5 feet each. Consequently, there is minimal opportunity to modify the garage to increase the setback from the right-of-way and still meet the parking requirements.

Because the proposed garage is located within the flood zone and cannot be flood elevated, flood proofing is required in accordance with Chapter 16.10 (Geologic Hazards ordinance) of the County Code and the FEMA flood regulations. These are included in the proposed conditions of approval.

### Conclusion

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

### Staff Recommendation

a **APPROVAL** of Application Number **04-0067**, based on the attached findings and

conditions.

- Certification that the proposal is **exempt** from further Environmental Review under the California Environmental Quality Act.

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](http://www.co.santa-cruz.ca.us)

Report Prepared **By:** Cathleen **Carr**  
Santa **Cruz** County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz **CA** 95060  
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## VARIANCE FINDINGS

1. THAT BECAUSE OF SPECIAL CIRCUMSTANCES APPLICABLE TO THE PROPERTY, INCLUDING SIZE, SHAPE, TOPOGRAPHY, LOCATION, AND SURROUNDING EXISTING STRUCTURES, THE STRICT APPLICATION OF THE ZONING ORDINANCE DEPRIVES SUCH PROPERTY OF PRIVILEGES ENJOYED BY OTHER PROPERTY IN THE VICINITY AND UNDER IDENTICAL ZONING CLASSIFICATION.

Due to topography, the location of the existing dwelling and original garage, the existing septic system and potential septic expansion area, it is not possible to construct a garage meeting the required 10-foot front yard setback. In addition, the need to provide adequate off-street parking necessitates construction of some type of parking structure whether covered or uncovered within the front yard setback. The previous garage was partially excavated under the existing dwelling. Constructing an uncovered parking area within the front yard setback could allow water to temporarily accumulate in the excavated parking area under the dwelling during wet winters, which could compromise the longevity of the structure due to moisture issues. Thus, the strict application of the zoning ordinance would create a hardship, by disallowing off-street parking and protection of the underfloor of the existing dwelling, which is a privilege enjoyed by other properties in Paradise Park PUD. Moreover, several of the existing residences are nonconforming with respect to setbacks including the original attached garage on the subject parcel, which was located 1.5 feet from the property line. Thus, the granting of the variance to reduce the front yard to 1.5 feet compatible with the development pattern of the neighborhood and is consistent with the privileges enjoyed by other properties in the vicinity within the Paradise Park PUD under similar circumstances.

2. THAT THE GRANTING OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF ZONING OBJECTIVES AND WILL NOT BE MATERIALLY DETRIMENTAL TO PUBLIC HEALTH, SAFETY, OR WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE VICINITY.

The location of a portion of the garage within the front yard setback will not be detrimental to the health, safety, or welfare of persons in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity in that the structure has previously existed in this location without detrimental effect, and the structure will be flush with the existing slopes and retaining walls along the front property line. The granting of the variance is in harmony with the general intent and purpose of zoning objectives by balancing the needs of providing adequate off-street parking, maintaining the structural integrity of an existing single family dwelling and providing separation between structures and property lines and rights-of-way.

3. THAT THE GRANTING OF SUCH VARIANCES SHALL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGES INCONSISTENT WITH THE LIMITATIONS UPON OTHER PROPERTIES IN THE VICINITY AND ZONE IN WHICH SUCH IS SITUATED.

As discussed in Variance Finding #1, the granting of this variance would not constitute a special privilege as properties with the similar situations of steep slopes, location of existing structures and

related improvements and the need for off-street parking would be subject to the same limitations and need for similar variances to the front yard setback requirements. The granting of the variance to reduce the front yard setback to 1.5 feet is compatible with the development pattern of development on steep slopes

### **RESIDENTIAL DEVELOPMENT PERMIT FINDINGS**

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

As discussed in Variance Finding #2, the location of a portion of the garage within the front yard setback will not be detrimental to the health, safety, or welfare of persons in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity in that the structure has previously existed in this location without detrimental effect, and the structure will be flush with the existing slopes and retaining walls along the front property line.

The County Building Inspectors must inspect and approve the completed work and that it and the remaining construction complies with prevailing building technology, the Uniform Building Code, and the County Building ordinance, thereby insuring the optimum in safety and the conservation of energy and resources. A soils engineering report has been completed for this project to ensure that the foundation and retaining wall construction will be adequate for the specific site conditions.

The proposed garage is located within a flood hazard zone. The garage is conditioned to be flood proofed in accordance with the provisions of Chapter 16.10 (Geologic Hazards Ordinance) and FEMA flood zone regulations and will not include habitable space. Therefore, the structure does not pose residents to flood hazards.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED

The project site is located in the Paradise Park Planned Unit Development. The location of the proposed attached garage and the conditions under which it would be operated and maintained will be consistent with all pertinent County ordinances and the purpose of the PUD, with the exception of the front yard setback for which a variance is sought (see Variance Findings).

As discussed in Finding #1, the garage shall be constructed in accordance with the provisions of Chapter 16.10 (Geologic Hazards Ordinance) and FEMA flood zone regulations for construction within a 100-year flood zone and in the floodway.

The proposed garage is located within a flood hazard zone. The garage is conditioned to be flood proofed in accordance with the provisions of Chapter 16.10 (Geologic Hazards Ordinance) and FEMA flood zone regulations and will not include habitable space. Therefore, the structure does not

pose residents to flood hazards.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project is located in the R-UL (Urban Low Density Residential) land use designation. The proposed use is consistent with all elements of the General Plan in that the use is a principal use. While the project is located in a hazardous area, specifically the 100-year floodway and floodplain, the garage will be non-habitable and flood proofed in accordance with the General Policy 6.4.2. A specific plan has not been adopted for this portion of the County.

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The use will **not** overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity in that no new bedrooms are proposed which generate the need for additional parking, traffic and septic capacity.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

As discussed in Variance Findings #1 and #3, the proposed garage will complement and harmonize with the existing **and** proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood. Specifically, parcels on such steep slopes must construct garages within the front yard setback due to slope constraints. The proposed dwelling is consistent with the physical parameters of this steeply sloping lot, the location of the existing improvements and the surrounding neighborhood.

## Conditions of Approval

Exhibit A: Project Plans by Dennis Grady dated May 7, 2004, Sheets 1-4, S1, S3-5

- I. This permit authorizes the reconstruction of an attached garage within 1.5 feet of the front yard setback. 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 Building Permit(s) from the ~~Santa~~ Santa Cruz County Building Official. You must obtain your Building Permit(s) and obtain a final inspection of said permits within one year of this approval (August 20, 2005).
- 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. The final plans shall include the following additional information:
    1. Plans shall meet all requirements for wet flood proofing set forth in Chapter 16.10 of the County Code and the FEMA flood regulations. Measures shall include, but are not limited to:
      - a. The foundations and structures shall be anchored by a method adequate to prevent flotation, collapse and lateral movement of the structures due to the forces that may occur during the base flood, including hydrostatic and hydrodynamic loads and the effects of buoyancy.
      - b. Utilities such as furnaces, hot water heaters, etc. shall not be located within the garage.
      - c. Plans shall show wet flood proofing such that the garage shall be designed to automatically equalize hydrostatic flood forces on exterior walls allowing for the entry and exit of flood water. Designs meeting this requirements must either be certified by a registered professional engineer or architect, or shall provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of flood waters.

- d. Habitable features, such as bathrooms, heating or cooling are prohibited in the garage area.
  - e. Plans shall show the location of base flood elevation (BFE) on the cross sections for the building permit application. The BFE is 58 feet above mean sea level at the project site.
2. Drainage plans that indicate the manner in which existing and proposed building downspouts will be discharged, and shall indicate offsite routing of water discharge from the downspouts and wall **drains**. The plans shall describe/depict this route to a point of disposal into a County maintained inlet or a natural channel. Drainage plans must meet the approval of the Drainage Section of the Department of Public **Works**.
  3. Details showing compliance with fire department requirements.
- B. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
1. The property owner must obtain an easement if the septic system is located off of the property boundaries, submit a copy of the easement or proof that the septic system is located on the subject parcel to the Environmental Health Services Agency.
  2. The septic system shall be pumped. The pumper's report must show the existing system **is** operating adequately.
  3. The existing septic system and future leachfield expansion area must be shown on the site plan on the parcel or within the proposed/future easement area. Note: Expansion areas must be located outside of the 100-year flood plain.
- C. Meet all requirements and pay any applicable plan check fee of the CDF Fire Protection District.
- D. Submit two copies of the reviewed and accepted soils report with the building permit application.
1. The final plans shall conform to the recommendations contained in the soils report.
  2. The applicant shall submit two copies of a letter of plan review and approval from the project soils engineer. The letter must state in writing that the plans conform to the report recommendations and shall specifically reference the plans (dates and pages) that were reviewed.

- E. Provide required off-street parking for two cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way.
  - F. 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.
  - G. Complete and record a Declaration of Geological Hazards (flooding). **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Environmental Planning Section of the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. All requirements of the Fire Agency shall be met. Access to the site will be reviewed and must be approved by CDF prior to Building Permit Final.
  - D. The project must comply with all recommendations of the approved soils reports. A letter of review and approval of the construction shall be submitted to the Environmental Planning Section of the Planning Department prior to final inspection and clearance.
  - E. **THE BUILDING PERMIT(S) SHALL BE OBTAINED FOR THE GARAGE AND RETAINING WALLS, AND THE FINAL INSPECTIONS COMPLETED WITHIN ONE YEAR OF THIS APPROVAL.**
- IV. Operational Conditions
- A. Habitable features, such as bathrooms, heating or cooling and/or the conversion to any habitable uses are strictly prohibited within the garage.
  - B. 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.

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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 IN ONE YEAR FROM THE APPROVAL DATE. ALL BUILDING PERMITS SHALL BE INSPECTED AND FINALED WITHIN ONE YEAR OF THE APPROVAL DATE AS PERMITS SHALL EXPIRE ON AUGUST 20, 2005.**

**Approval Date: AUGUST 20,2004**

**Effective Date: SEPTEMBER 3,2004**

**Expiration Date: ALL WORK COMPLETED AND ALL PERMITS FINALED BY AUGUST 20,2005.**

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Don Bussey  
Deputy Zoning Administrator

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Cathleen Carr  
Project Planner

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Appeals: Any properly 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. This appeal period will end at 5 p.m. on Friday, September 3,2004.

# CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 04-0067

Assessor Parcel Number: 061-511-02

Project Location: 609 Keystone Way, Paradise Park

Project Description: Proposal to construct a replacement one-story, **340** square foot garage with a **230** square foot rooftop deck and a **130** square foot entry deck on a significantly nonconforming single family dwelling. Requires a Variance to alter a significantly nonconforming structure and to reduce the required 10-foot front yard setback to **1.5** feet.

Person or Agency Proposing Project: Phil Wentworth

Contact Phone Number: **(831) 479-9453**

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

Specify type:

- E.  Categorical Exemption

Specify type: Replacement of Small Structures (Section 15303)

F. Reasons why the project is exempt:

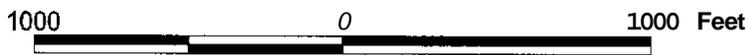
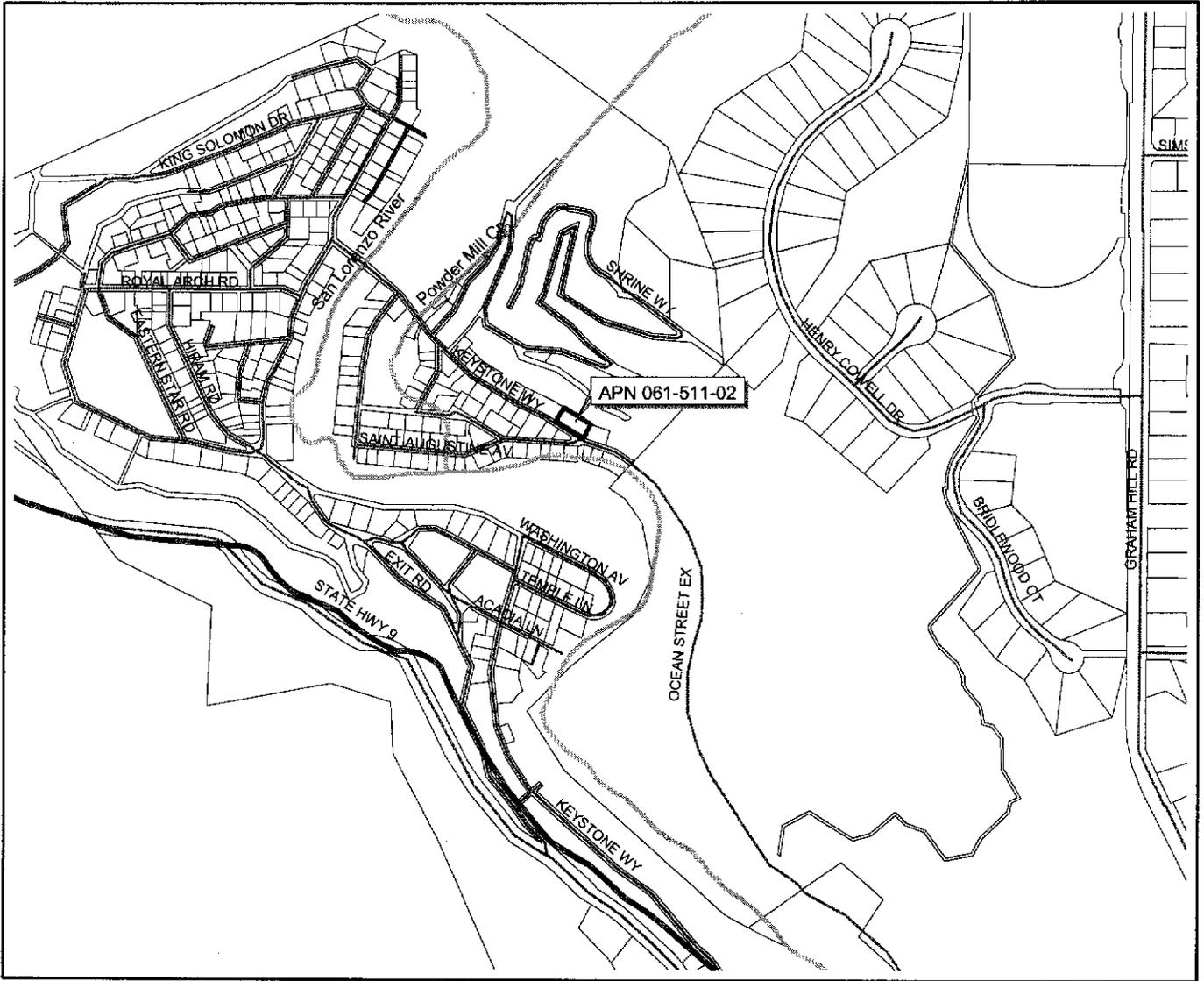
Replacement of a nonconforming garage and entry deck within the 100-year flood plain. The structure will be required to be wet flood proofed in accordance with FEMA flood regulations and will not contain any habitable features.

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

\_\_\_\_\_  
Cathleen Carr, Project Planner

Date: \_\_\_\_\_

# Location Map



Map created by Santa Cruz County  
Planning Department:  
February 2004



61-51

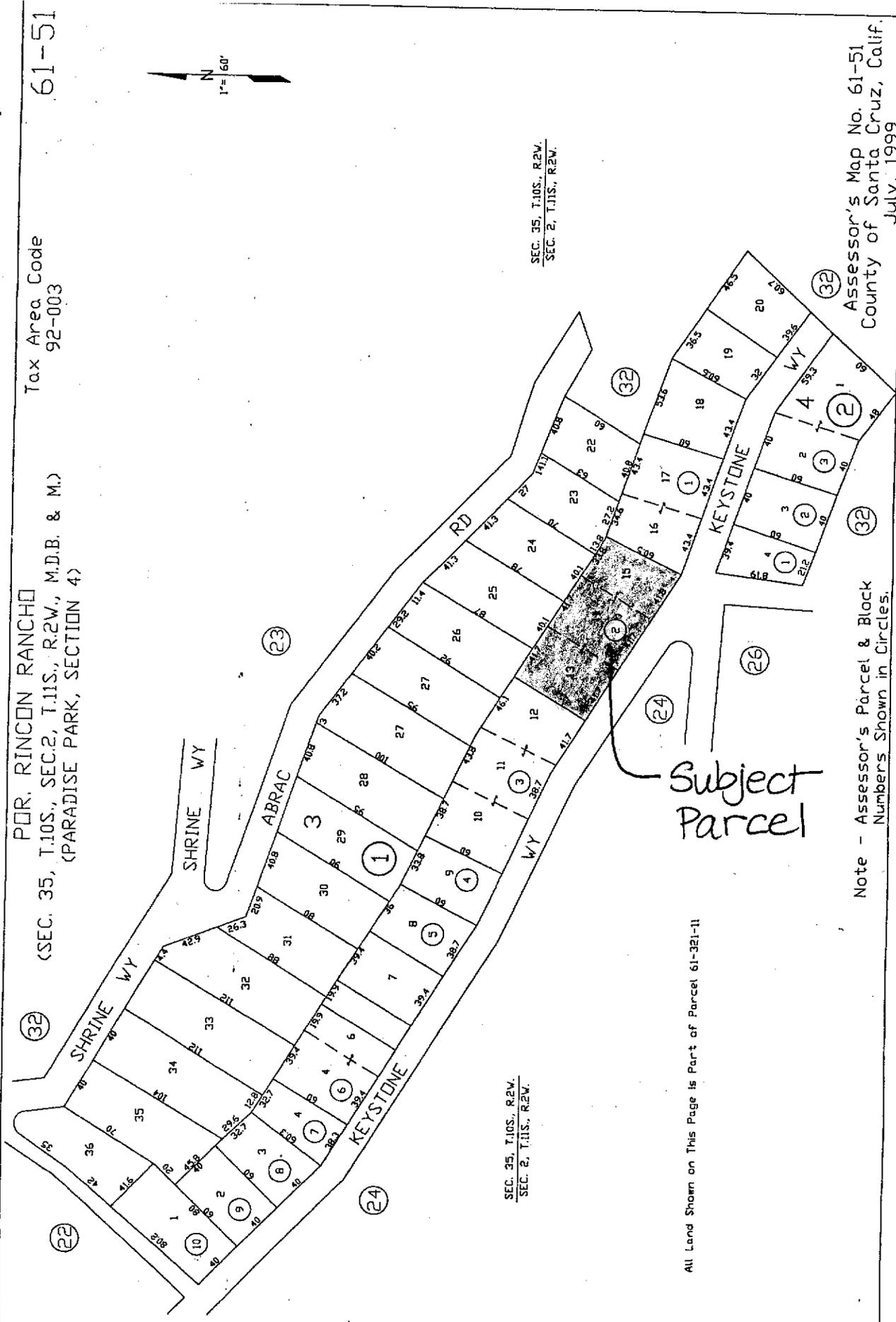
Tax Area Code  
92-003

POR. RINCON RANCHO  
(SEC. 35, T.10S., SEC. 2, T.11S., R.2W., M.D.B. & M.)  
(PARADISE PARK, SECTION 4)

FOR TAX PURPOSES ONLY  
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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# Assessor's Parcel Map

# EXHIBIT E



SEC. 35, T.10S., R.2W.  
SEC. 2, T.11S., R.2W.

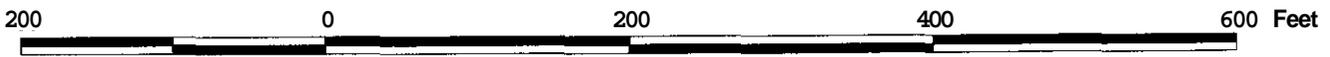
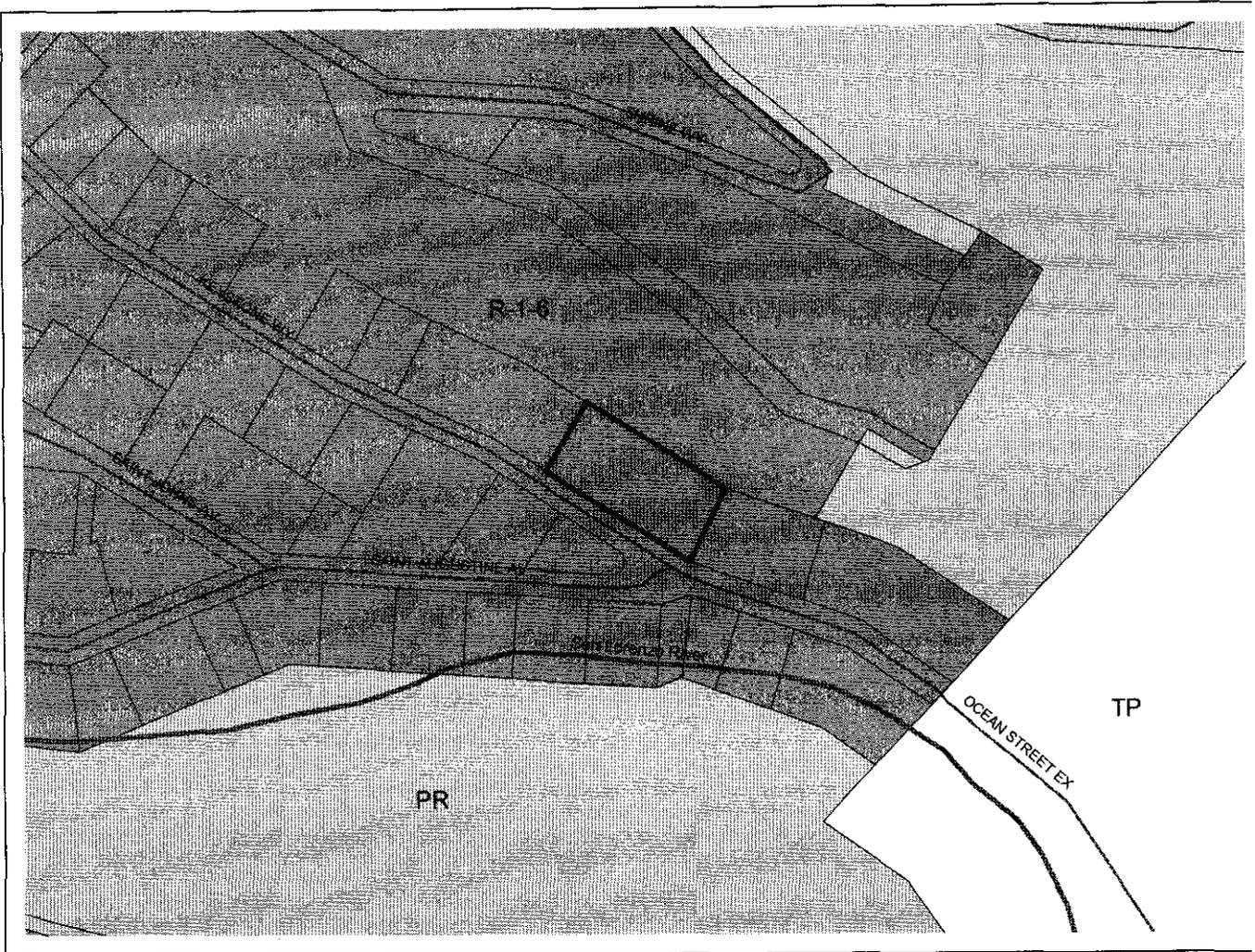
SEC. 35, T.10S., R.2W.  
SEC. 2, T.11S., R.2W.

All Land Shown on This Page is Part of Parcel 61-351-11

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

Assessor's Map No. 61-51  
County of Santa Cruz, Calif.  
July, 1999

# Zoning Map



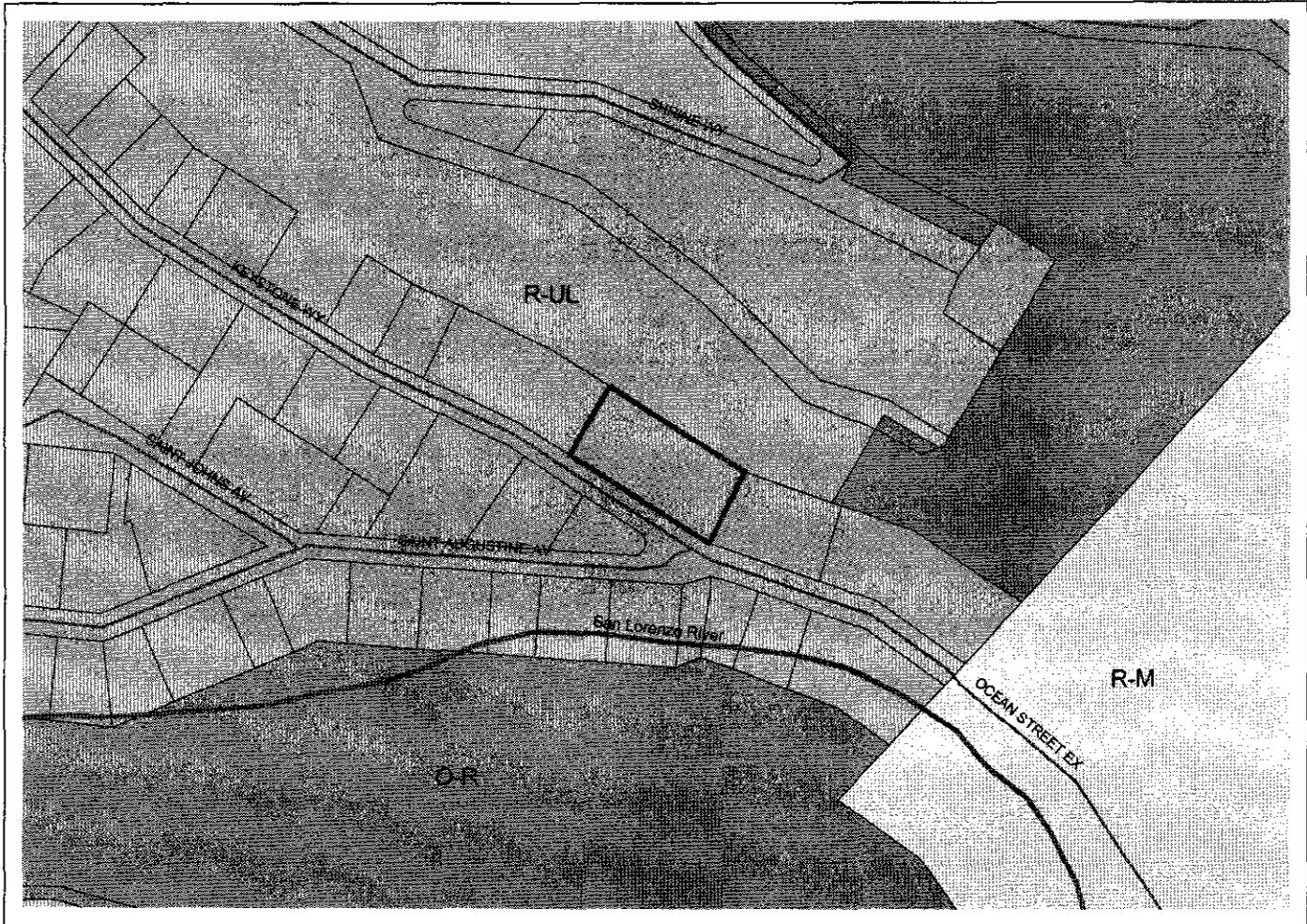
## Legend

	APN 061-511-02
	Streets
	Perennial Stream
	R-1-X
	PR
	TP



Map created by Santa Cruz County  
Planning Department:  
February 2004

# General Plan Map



200 0 200 400 600 Feet

## Legend

	APN 061-511-02
	Streets
	Perennial Stream
	Parks and Recreation
	Residential - Urban Low Density
	Mountain Residential



Map created by Santa Cruz County  
Planning Department:  
February 2004

**EXHIBIT F**

C O U N T Y O F S A N T A C R U Z  
Discretionary Application Comments

Project Planner: Cathleen Carr  
Application No.: 04-0067  
APN: 061-511-02

Date: July 28, 2004  
Time: 11:56:51  
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON MARCH 4, 2004 BY JESSICA L DEGRASSI =====

As shown on plans this project cannot be approved because **it** does not meet FEMA requirements for development within a Special Flood Hazard Area.

Please revise plans to conform to FEMA requirements. This means that the garage shall be wet flood proofed. All construction materials shall be flood resistant, and the garage shall have flood vents of one square inch per square foot of enclosed area subject to flooding. Handouts are available upon request.

The bottom of all openings shall be no higher than one foot above grade. =====  
UPDATED ON MARCH 5, 2004 BY JOSEPH L HANNA =====

The geotechnical report is accepted and no formal review letter will be sent. The Resource Planner will prepare a declaration form with ref. to the site being within the Floodway and the declaration must be recorded prior to the issuance of a building permit. ===== UPDATED ON MAY 25, 2004 BY JOSEPH L HANNA =====

I have reviewed the plans dated May 7, 2004. Plans are in general compliance with the geotechnical report. Compliance with FEMA standards occur prior during building plan check. ===== UPDATED ON MAY 27, 2004 BY JESSICA L DEGRASSI =====  
FEMA notes included on 2nd routing, but were not shown in cross sections. This may be addressed at building permit submittal. See misc comments.

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 4, 2004 BY JESSICA L DEGRASSI =====

===== UPDATED ON MAY 27, 2004 BY JESSICA L DEGRASSI =====

Show elevation of BFE (base flood elevation) on the cross sections for building permit application. Show vents required for flood waters on cross sections. Provide a plan review letter from the soils engineer after plans have been approved.

Code Compliance Completeness Comments

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

===== REVIEW ON MARCH 15, 2004 BY RUTH C OWEN =====

COMMENT

The plans and description of application 04-0067 include the scope of the violation as described in the code compliance staff action notes.

Code Compliance Miscellaneous Comments

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

===== REVIEW ON MARCH 15, 2004 BY RUTH C OWEN =====

The property owner must obtain the building permit and have final inspection within six months (September 15, 2004) from this code compliance review date (March 15, 2004).

Dpw Drainage Completeness Comments

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Cathleen Carr  
Application No.: 04-0067  
APN: 061-511-02

Date: July 28, 2004  
Time: 11:56:51  
Page: 2

===== REVIEW ON MARCH 10, 2004 BY DAVID W SIMS =====

The proposed plan is approved for discretionary stage stormwater management review. Please see miscellaneous comments for items to be addressed in the building application stage.

**Dpw Drainage Miscellaneous Comments**

===== REVIEW ON MARCH 10, 2004 BY DAVID W SIMS =====

No net increase in impervious cover exceeding 500 square feet, so applicant is exempt from Water Supply Watershed and Groundwater Recharge mitigation requirements.

For the building application:

1) Indicate and note the manner in which building downspouts are, or will be, discharged.

2) Indicate the offsite routing of water discharged at the parcel frontage from retaining wall drains and downspouts. This should be described/drawn to a point of disposal into a County maintained inlet or a natural channel.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

**Environmental Health Completeness Comments**

===== REVIEW ON MARCH 23, 2004 BY JIM G SAFRANEK ===== Applicant must obtain easement for septic system located off property. Septic system must be pumped: pumper's report must show system is operating adequately. Septic system AND future leachfield expansion field must be shown on site plan in proposed/future easement area.

**Environmental Health Miscellaneous Comments**

===== REVIEW ON MARCH 23, 2004 BY JIM G SAFRANEK ===== EHS fee for a variance was never collected by Planning: \$140 due.

**Cal Dept of Forestry/County Fire Completeness Comm**

===== UPDATED ON MARCH 2, 2004 BY COLLEEN L BAXTER =====

===== UPDATED ON MARCH 2, 2004 BY COLLEEN L BAXTER ===== DEPARTMENT

NAME: CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter: The job copies of the building and fire systems plans and permits must be onsite during inspections. SHOW on the plans a public fire hydrant within 250 feet of any portion of the property, along the fire department access route, meeting the minimum required fire flow for the building. This information can be obtained from the water company. Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street. NOTE on the plans that the roof covering shall be no less than Class "B" rated roof. NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation

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around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

The access road shall be 18 feet minimum width and maximum twenty percent slope. All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard. The access road shall be in place to the following standards prior to any framing construction, or construction will be stopped: - The access road surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. The maximum grade of the access road shall not exceed 20%. with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 FEET minimum in width with twenty percent maximum slope and eighteen feet minimum width if serving more than two homes.

The driveway shall be in place to the following standards prior to any framing construction. or construction will be stopped: - The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times. All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and fur-

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ther agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

===== UPDATED ON JUNE 9, 2004 BY COLLEEN L BAXTER =====

DEPARTMENT NAME:

Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter:

Note on the plans that these plans are in compliance with California Building and Fire Codes (1997) as amended by the authority having jurisdiction.

The job copies of the building and fire systems plans and permits must be onsite during inspections.

SHOW on the plans, DETAILS of compliance with the Access Standards of the Santa Cruz County General Plan (Objective 6.5 Fire Hazards).

The access road shall be 18 feet minimum width and maximum twenty percent slope.

The access road shall be in place to the following standards prior to any framing construction. or construction will be stopped:

- The access road surface shall be "all weather". a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be minimum of 6" of compacted Class II base rock for grades up to and including 5%. oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%. but in no case exceeding 20%. The maximum grade of the access road shall not exceed 20%, with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the 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, and, to hold harmless and without prejudice, the reviewing agency,

THE ACCESS STANDARDS FOR ACCESS ROADS IN SANTA CRUZ COUNTY REQUIRES EIGHTEEN FEET MINIMUM. THE ACCESS ROADS IN "PARADISE PARK" IN SANTA CRUZ COUNTY DO NOT MEET THE STANDARD. ALTHOUGH THE PLANS CLEARLY SHOW THAT THE ACCESS ROADS ARE EIGHTEEN FEET, A FIRE FINAL WILL NOT BE GRANTED IF ON REVIEW AND INSPECTION THE ROADS DO NOT MEET WITH COMPLIANCE OF THE CURRENT FIRE CODES AND LOCAL ORDINANCE =====  
JUNE 9, 2004 BY COLLEEN L BAXTER =====

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Discretionary Comments - Continued

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===== REVIEW ON FEBRUARY 25, 2004 BY COLLEEN L BAXTER =====  
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