



Staff Report to the Zoning Administrator

Application Number: **04-0323**

Applicant: Sam & Carolyn Laub
Owner: Sam & Carolyn Laub
APN: 027-073-06

Agenda Date: March 4, 2005
Agenda Item #: /D
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing two-story non-conforming single-family dwelling and significantly non-conforming garage and to construct a new two-story three bedroom single-family dwelling

Location: Project located on the west side of 8th Avenue (431 8th Avenue)

Supervisory District 1st District (District Supervisor: J. Beautz)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Approval of Application 04-0323, 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 | F. Zoning, General Plan, and Location map |
| B. Findings | G. Comments & Correspondence |
| C. Conditions | H. Photographs |
| D. Categorical Exemption (CEQA determination) | |
| E. Assessor's parcel map | |

Parcel Information

Parcel Size:	6,316 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	8 th Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UH (Urban High Density Residential)

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

Zone District: R-1-3.5 (Single-family dwellings (3,500 square feet minimum site area))
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: No soils report required
Fire Hazard: Not a mapped constraint
Slopes: 0 to 2 percent
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Proposed drainage adequate
Traffic: No traffic impact
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped; developed site

Services Information

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

Project Setting

The site is currently developed with a non-conforming two-story single family dwelling and a significantly non-conforming detached garage, both constructed in the 1930's. The existing dwelling is non-conforming due to a 4 foot side setback, while the garage is considered significantly non-conforming due to a right-of-way located within 5 feet of the structure. The subject parcel is surrounded by one and two-story residential structures of various sizes and styles. Curb, gutter, and sidewalk improvements do not exist along the length of 8th Avenue.

Zoning & General Plan Consistency

The subject property is a 6,316 square foot lot, located in the R-1-3.5 (Single-family dwellings (3,500 square feet minimum site area)) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-UH) Urban High Density Residential General Plan designation. The project proposes to remove two non-conforming structures and replace them with a new dwelling that conforms to all site standards for the zone district.

The subject parcel contains several sizeable *oak* trees in the front yard. The gravel driveway was designed to preserve the 24 inch diameter *oak* tree, which is located within the 8' Avenue right-of-way. An arborist's letter was provided stating that the proposed driveway will not affect the health of the tree. Two additional *oak* trees (12 and 24 inch diameters) are located along the perimeter of the property and will not be affected by the proposed development. The landscape plan incorporates three additional trees (two *oaks*, one magnolia).

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. The proposed dwelling is very similar in style to the existing dwelling. Developed parcels in the area contain single family dwellings of various sizes and architectural styles. The submitted proposal is consistent with existing development surrounding the subject site.

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

Design Review

The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed materials for the dwelling (stucco, board and batten siding) are consistent with surrounding dwellings, and the proposed project will incorporate the existing significant trees to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. Three additional trees in the front and back yard will help to provide screening from adjacent residential structures.

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

- **APPROVAL** of Application Number **04-0323**, 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.

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Owner Sam & Carolyn Laub

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: Karen McConaghy
Santa Cruz County **Planning** Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3134
E-mail: karen.mcconaghy@co.santa-cruz.ca.us

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-3.5 (Single-family dwellings (3,500 square feet minimum site area)), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UH) Urban High Density 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 because 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 shall be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top. The project was reviewed by the County's Urban Designer for compliance with the Site, Architectural and Landscape Design Review Ordinance.

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 the project site is not located between the shoreline and the first public road. Consequently, the single-family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding *can* be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-3.5 (Single-family dwellings (3,500 square feet minimum site area)) zone district of the area, as well as the General Plan and Local Coastal

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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.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single-family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood. Two non-conforming structures will be replaced with one single-family dwelling that meets all site standards for the zone district.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding *can* be made, in that the proposed location of the single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-3.5 (Single-family dwellings (3,500 square feet minimum site area)) zone district in that the primary use of ~~the~~ property will be one single-family dwelling that meets all current site standards for the zone district. One non-conforming and one significantly non-conforming structure will be demolished as part of this application.

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

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

The proposed single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and in that the single-family dwelling meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), that ensure access to light, air, and open space in the neighborhood.

The proposed single-family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family dwelling will comply with the site standards for the R-1-3.5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a

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design that could be approved on any similarly sized lot in the vicinity.

The property is located within the Harbor Area Coastal Special Community, however, a specific plan has not been adopted for this portion of the County.

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

This finding can be made, in that the proposed single-family dwelling will replace an existing single-family dwelling, with an increase of only one bedroom. The proposed project is not anticipated to increase the level of traffic or adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single-family dwelling is consistent with the land use intensity and density of the neighborhood. In addition, the architectural style of the proposed dwelling is very similar to the style of the existing dwelling.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed single-family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The project was reviewed and approved by the County's Urban Designer for compliance with the Site, Architectural and Landscape Design Review Ordinance. Three large oak trees in the front yard are proposed to be retained, and three additional trees will be added to the site.

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EXHIBIT B

Conditions of Approval

Exhibit A: Project Plans, 4 sheets, dated July 12, 2004.

- I. This permit authorizes the demolition of a single-family dwelling and detached garage, and the construction of a new two-story single-family dwelling. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.

- 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. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 4. Identify construction-related measures to protect the health of the three oak trees to be retained.
 5. All utility lines shall be located underground.
 - B. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - C. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - D. Pay the current fees for Parks and Child Care mitigation for 1 bedroom.

Currently, these fees are, respectively, \$1000 and \$109 per bedroom.

- E. Pay the current fees for Roadside and Transportation improvements for 1 bedroom. Currently, these fees are, respectively, \$667 and \$667 per bedroom.
- F. Provide required off-street parking for 3 cars. Parking spaces must be **8.5** feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- G. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

III. **All** construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. **All** site improvements shown on the final approved Building Permit plans shall be installed.
- B. **All** inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. 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. Arborist recommendations should be followed to preserve the health of the two 24 inch significant oak trees. If either tree dies as a result of construction, replacement trees of similar species are required at a 2:1 ratio. The two *oak* trees proposed as part of this project would be considered, provided they are maintained in good health.
- 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 two years from the *effectivedate* unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Karen McConaghy
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: 04-0323
Assessor Parcel Number: 027-073-06
Project Location: 431 8th Avenue

Project Description: New single-family dwelling

Person or Agency Proposing Project: Sam & Carolyn Laub

Contact Phone Number: (408) 354-1415

- 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 an urbanized area

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

Karen McConaghy, Project Planner

Date: _____

TRANSMITTAL - LEVEL 5, 6 & 7

DATE: _____

TO: Support Staff

FROM: Karen McConaghy

RE: Application# 04-0323

PLEASE COMPLETE THE ITEMS CHECKED BELOW:

- Make ___ copies of the permit form and staff report, distribute as follows:
 - Distribute copies of the cover letter/permit/report/findings/conditions to Applicant & Owner
 - Mail a copy of the permit form and staff report to the California Coastal Commission
 - Appealable Project – Please mail **as soon as possible**, with the following instructions:
 - Send via certified mail
 - Send attached plans
 - District Supervisor _____ (via Inter-office mail)
 - Send other copies to: _____
 - Return original copies of cover letter/permit/report/findings/conditions to the planner.
- Send copy of permit conditions to: _____ (Local Fire District)
- Send copy of CEQA notice to the Clerk of the Board:
 - Notice of Exemption
 - Notice of Determination/Negative Declaration
 - Certificate of Fee Exemption
- Send copy of Coastal Exclusion to Coastal Commission.
- Special instructions:
 - Send attached exhibit(s) to owner / applicant.
 - Send attached declaration(s) (and/or recordable conditions) to owner / applicant
 - _____
 - _____

Completed by: _____ (support staff) _____ (date)

Recording **requested** by:

COUNTYOFSANTACRUZ

When recorded, return to:

Planning Department
Attn: Karen McConaghy
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Conditions of Approval

Development Permit No. 04-0323
Property Owner: Sam & Carolyn Laub
Assessor's Parcel No.: 027-073-06

By signing below, the owner agrees to accept the terms and conditions of approval of Application 04-0323 and to accept responsibility for payment of the County's cost for inspections and all other action related to noncompliance with the permit condition. The approval of Application 04-0323 is null and void in the absence of the owner's signature below.

Executed on _____
(date)

Property Owner(s) signatures:

(Signature) (Print Name)

(Signature) (Print Name)

(Signature) (Print Name)

**ALL SIGNATURES ARE TO BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.
IF A CORPORATION, THE CORPORATE FORM OF ACKNOWLEDGMENT
SHALL BE ATTACHED.**

STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ} ss

On _____ before me _____, personally
appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official sed

Signature _____
(Signature of Notary Public)

This form must be reviewed and approved by a County Planning Department staff person after notarization and prior to recordation.

Dated: _____

COUNTY OF SANTA CRUZ

By: _____
Planning Department Staff

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County of Santa Cruz Planning Department

Steps for Completing and Recording the Conditions of Approval for this Permit

1. Review all of the information on the document to be recorded. The property owner is responsible for reviewing **all** of the entered information, including the Assessor's Parcel Number (APN), site address, owner's name(s), previous owner(s), document number(s), and recording dates. If any of this information is found to be incorrect, notify the Planning Department of the inaccuracy **prior** to recording the document. If necessary, a corrected version of the document will **be** prepared at the owner's request.
2. Obtain the signature(s) of **all** property owners. Signatures must be verified by a notary public. The County has a notary public **and/or** the phone book lists several.
3. Bring the notarized form into the Planning Department for review and signature by a Planning Department staff person prior to recording. Please ask the receptionist for assistance in obtaining a signature, please do not sign on to the waiting list for this purpose.
4. In order to save the photocopy costs (see below), you may bring along your own copy or copies (as well as the original) to the Recorder's Office which they will stamp for free.
5. Have the form recorded in the County Recorder's Office, Room 230, **and have a photocopy made with the recorder's stamp on it, or have your copy certified**. There is a fee for the photocopy. Please contact the Recorder's Office regarding their fees & hours of operation at: (831) 454-2800. **Note: Do not record this instruction form with your recordable documents.**
6. The copy may be mailed directly to the Planner or routed to the planner through the Planning reception desk as you step off the elevator on the 4th floor.
7. The original stamped recorded document will be sent to the Planning Department in 3-5 weeks and placed in permanent records.

Your building application will not be approved by the planning department, and your use may not begin until steps 1-6 have been completed.

FOR TAX PURPOSES ONLY
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY AND ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

POR. OF S.W. 1/4 SEC. 17,
 EATON 04 T11S, R1W, M.D.B. & M.

TAX AREA CODE
 82-040 05

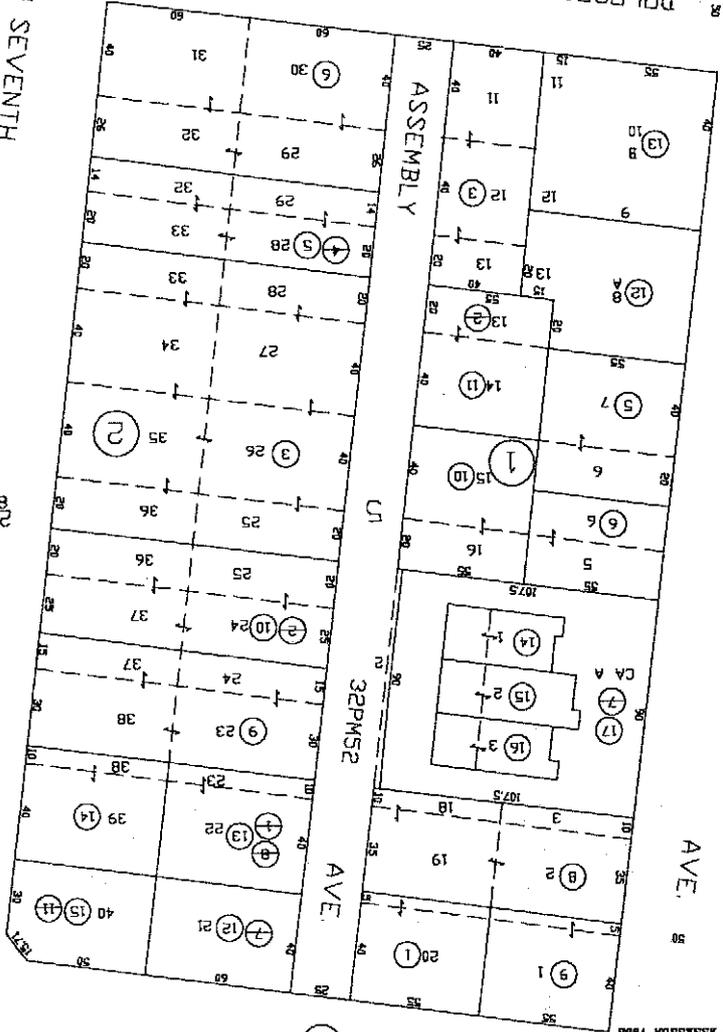
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ASSEMBLY RESUB. POR.
 POR. TWIN LAKES PARK
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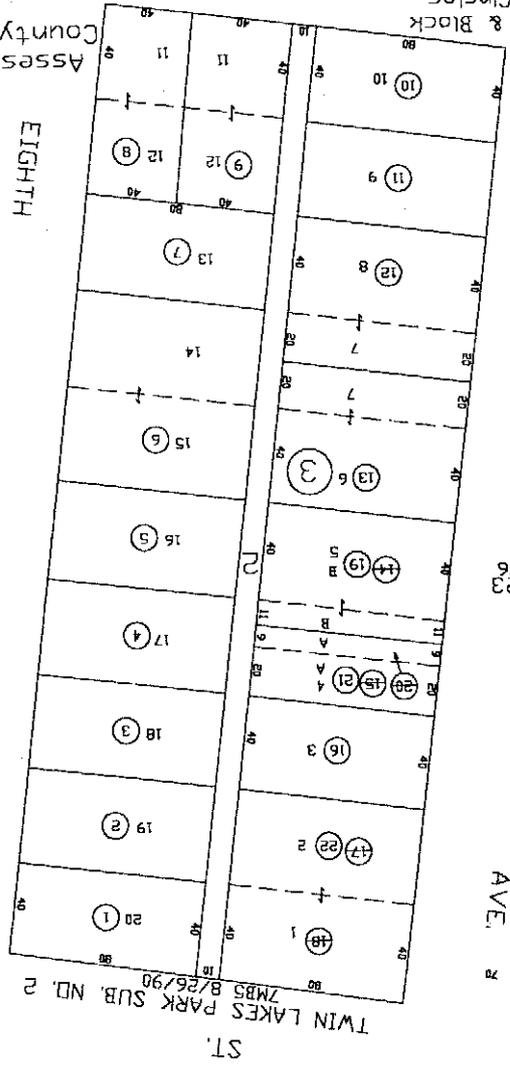
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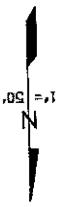


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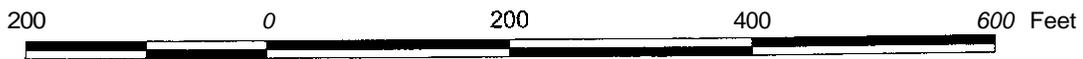
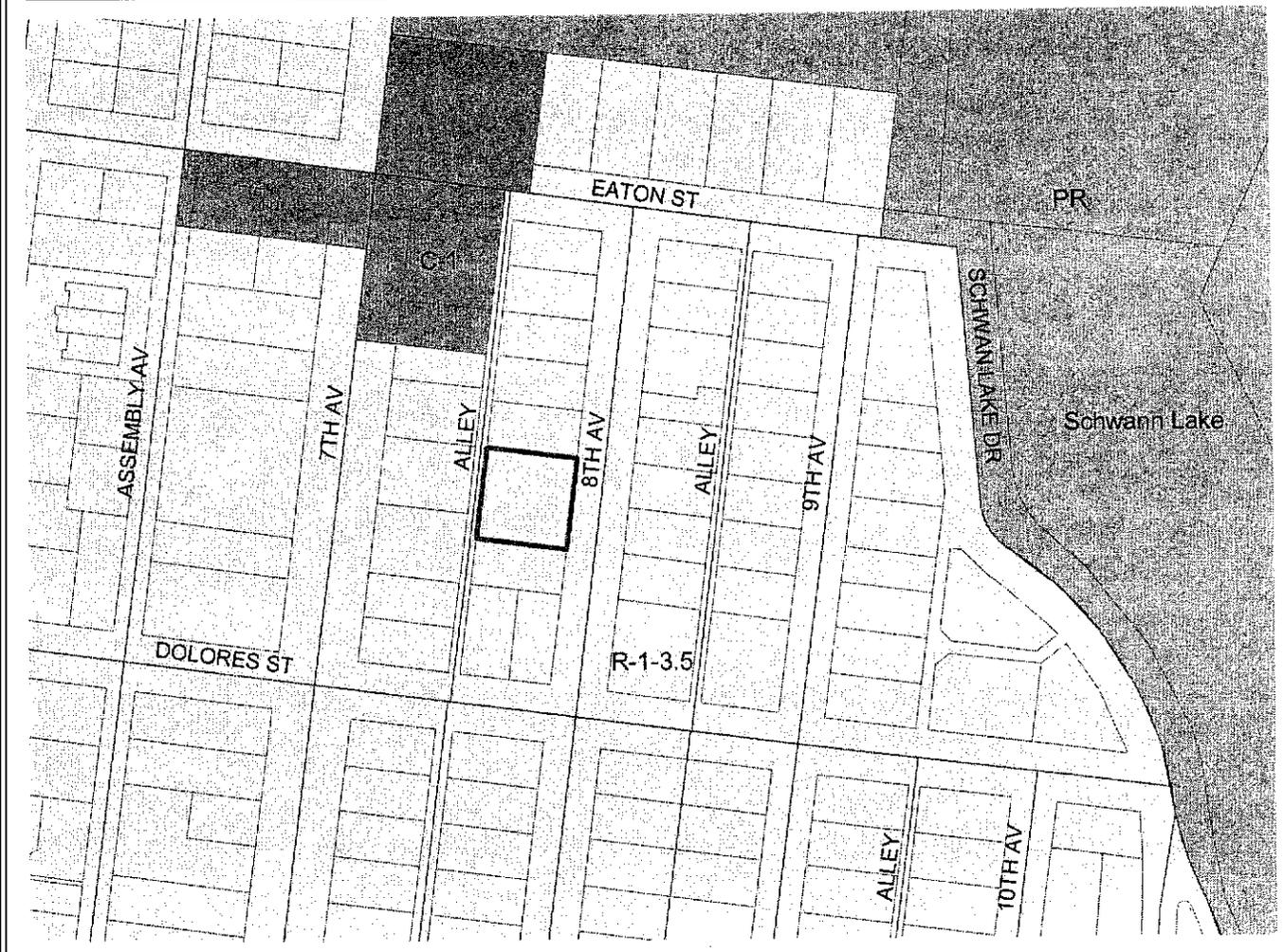


TWIN LAKES PARK SUB. ND. 2
 ZMBS 8/26/90

Assessor's Map No. 27-07
 County of Santa Cruz, Calif
 August, 1998



Zoning Map



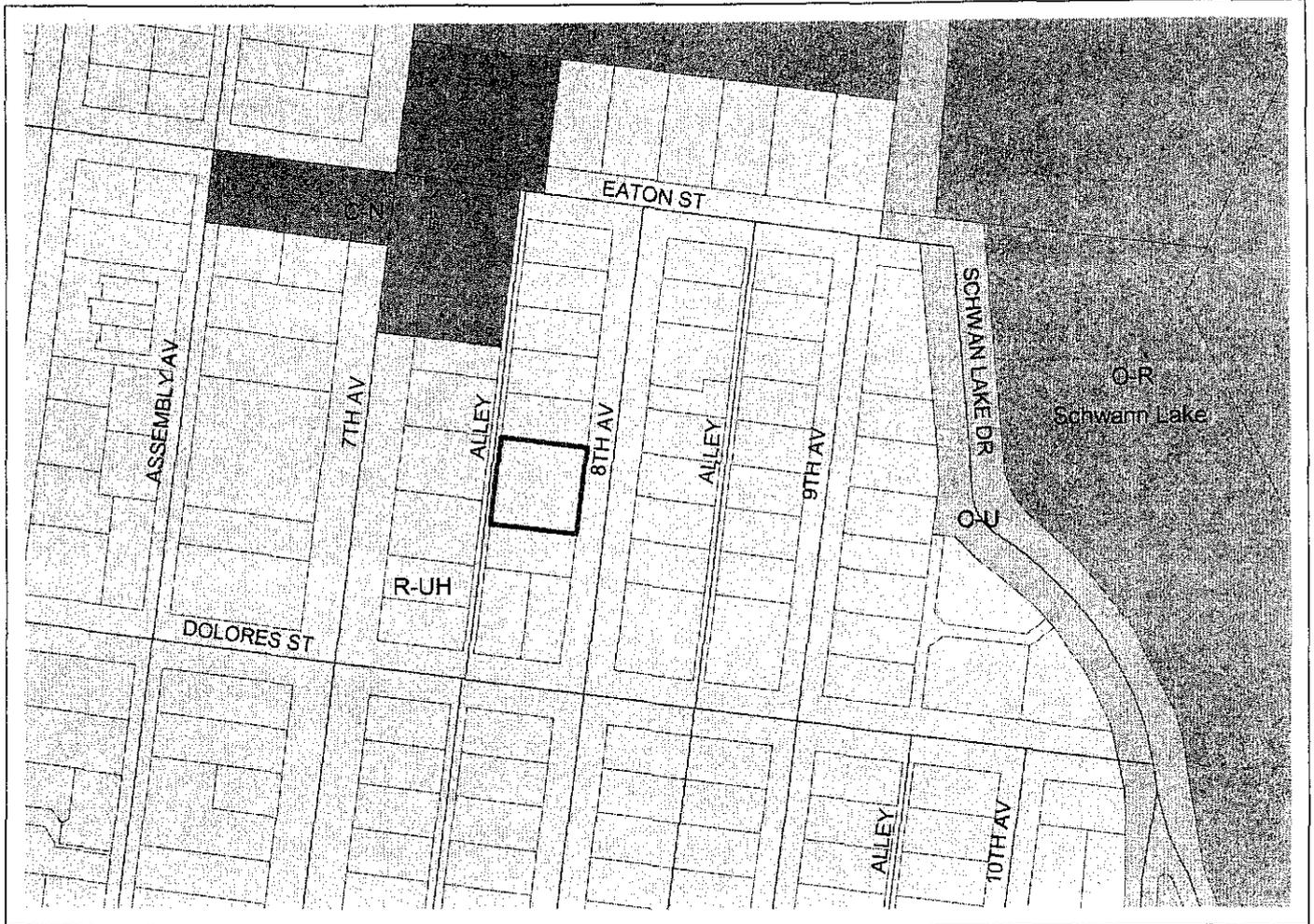
Legend

	APN 027-082-11
	Streets
	R-1-3.5
	Parks and Recreation (PR)
	Neighborhood Commercial (C-1)



Map created by Santa Cruz County
Planning Department:
July 2004

General Plan Map



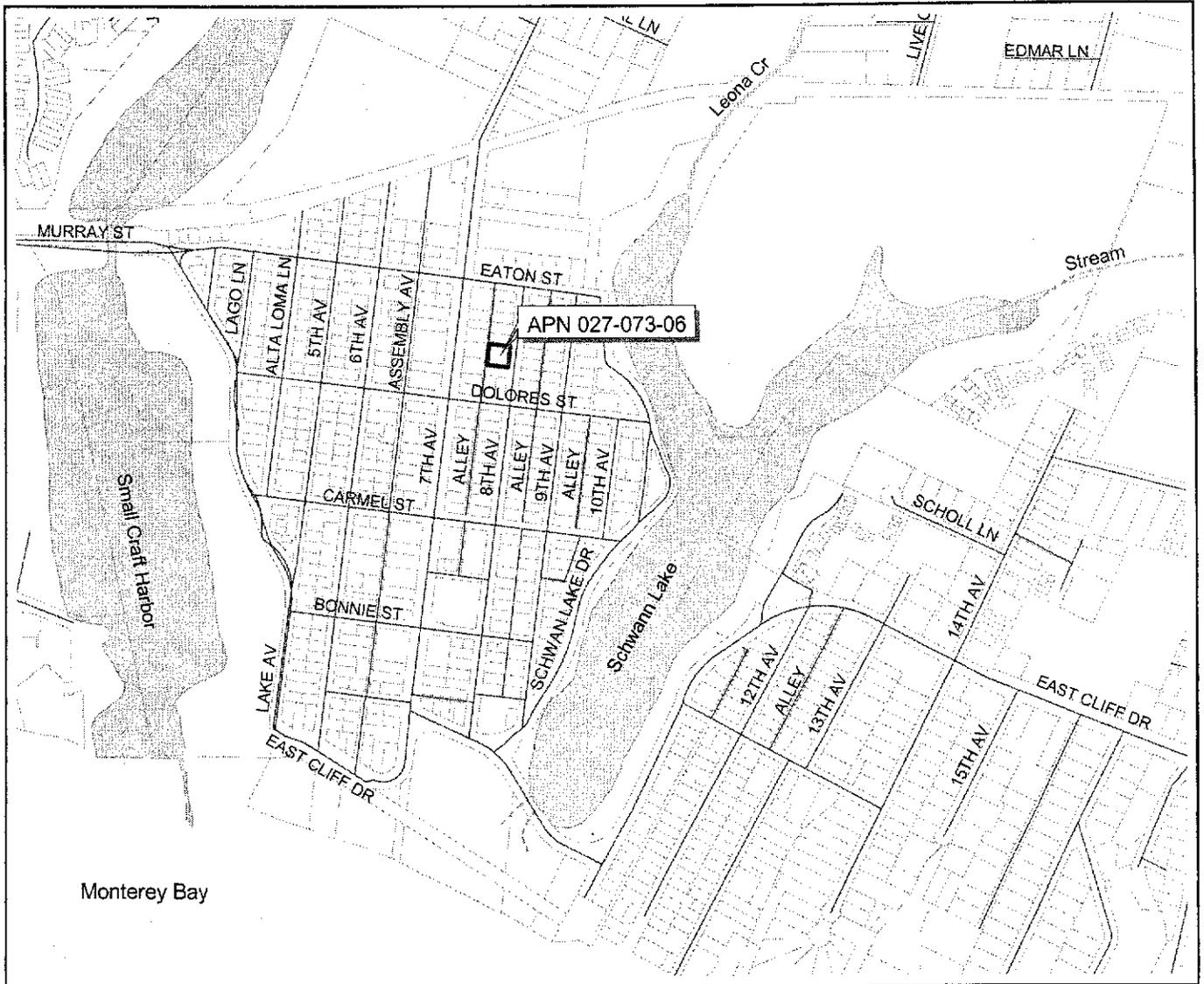
Legend

	APN 027-073-06
	Streets
	Neighborhood Commercial
	Parks and Recreation
	Urban Open Space
	Residential - Urban High Density



Map created by Santa Cruz County
 Planning Department:
 July 2004

Location Map



Monterey Bay



Map created by Santa Cruz County
Planning Department:
July 2004



C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Karen Mcconaghy
Application No.: 04-0323
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Date: February 1, 2005
Time: 10:34:48
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Environmental Planning Completeness Comments

===== REVIEW ON JULY 20, 2004 BY JESSICA L DEGRASSI =====
NO COMMENT

===== UPDATED ON OCTOBER 7, 2004 BY JESSICA L DEGRASSI =====

If the removal of the coast live oak tree is part of this project, a significant tree removal permit is required prior to approval of the project. ===== UPDATED ON OCTOBER 26, 2004 BY JESSICA L DEGRASSI =====

Please provide an arborist report that states how the proposed driveway will affect the health of the 24" oak in the front of the parcel. The proposed driveway is approximately 2 feet from the oak tree as proposed.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JULY 20, 2004 BY JESSICA L DEGRASSI =====
NO COMMENT

===== UPDATED ON OCTOBER 26, 2004 BY JESSICA L DEGRASSI =====

If the 24" oak in the front of the lot is harmed by way of grading or paving the new driveway and dies, two replacement trees will be required to be planted onsite of similar species.

Dpw Drainage Completeness Comments

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

===== REVIEW ON AUGUST 3, 2004 BY JOHN G LUMICAO ===== 1. The building applicant has NOT provided sufficient detail to constitute a complete a drainage plan. The applicant should provide drainage information to a level addressed on the guidelines for single family dwelling provided by the Planning Department. The drainage requirement may be obtained online at <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/Resbpreq.htm>

===== UPDATED ON OCTOBER 22, 2004 BY JOHN G LUMICAO =====

Drainage plan review is complete at this discretionary application stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON AUGUST 3, 2004 BY JOHN G LUMICAO =====

NO COMMENT

===== UPDATED ON OCTOBER 26, 2004 BY JOHN G LUMICAO =====

NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JULY 21, 2004 BY DEBBIE F LDCATELLI =====

At the time of the building permit application please provide details of upgrade to existing driveway.

Discretionary Comments - Continued

Project Planner: Karen Mcconaghy
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Date: February 1, 2005
Time: 10:34:48
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Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JULY 21, 2004 BY DEBBIE F LOCATELLI =====

Driveway to conform to County Design Criteria Standards.

Encroachment permit required for all off-site work in the County road right-of-way. to be obtained at building application phase.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JULY 21, 2004 BY TIM N NYUGEN =====

1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The structural section, a centerline profile. and a typical cross section.

2. Indicate on plans how the driveway will connect to 8th Avenue and if there is existing curb, gutter, and sidewalk. ===== UPDATED ON OCTOBER 22, 2004 BY TIM N NYUGEN =====

NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JULY 21, 2004 BY TIM N NYUGEN =====

NO COMMENT

===== UPDATED ON OCTOBER 22, 2004 BY TIM N NYUGEN =====

NO COMMENT

INTEROFFICE MEMO

APPLICATION NO: 04-0323 (second routing)

Date: October 13, 2004

To: Karen McConaghy, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new single-family residence at 431 Eighth Drive, Santa Cruz (Sam and Carolyn Laub / owner, applicant)

GENERAL PLAN / ZONING CODE ISSUES

Design Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		See comments below.
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		
Ridgeline Development			

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area	✓		
Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on part of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
Large agricultural structures			

The visual impact of large agricultural structures shall be minimized by locating the structure within or near an			NIA
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			NIA
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
in the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A
Beach Viewsheds			

Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)		N/A	
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

URBAN DESIGNERS COMMENTS:

An arborist's report should be required for the trees that are to remain. The arborist should evaluate the effect of driving so close to the trunk of the Oak.

- *New development should have underground utilities (overhead electric shown).*
- *While a gravel driveway may be acceptable, I would strongly advise against a gravel walkway for liability concerns.*



NATURE FIRST
Professional Tree Care & Management
5736 Soquel Drive, Soquel, CA 95073

Phone 831 462-8235
Toll-Free 800 257-5502
Fax 831 462-8236

November 18, 2004

Carolyn Laub
160 Central Avenue
Los Gatos, CA 95030

Re: Oak tree/driveway project at 431 8th Avenue, Santa Cruz

Dear Carolyn,

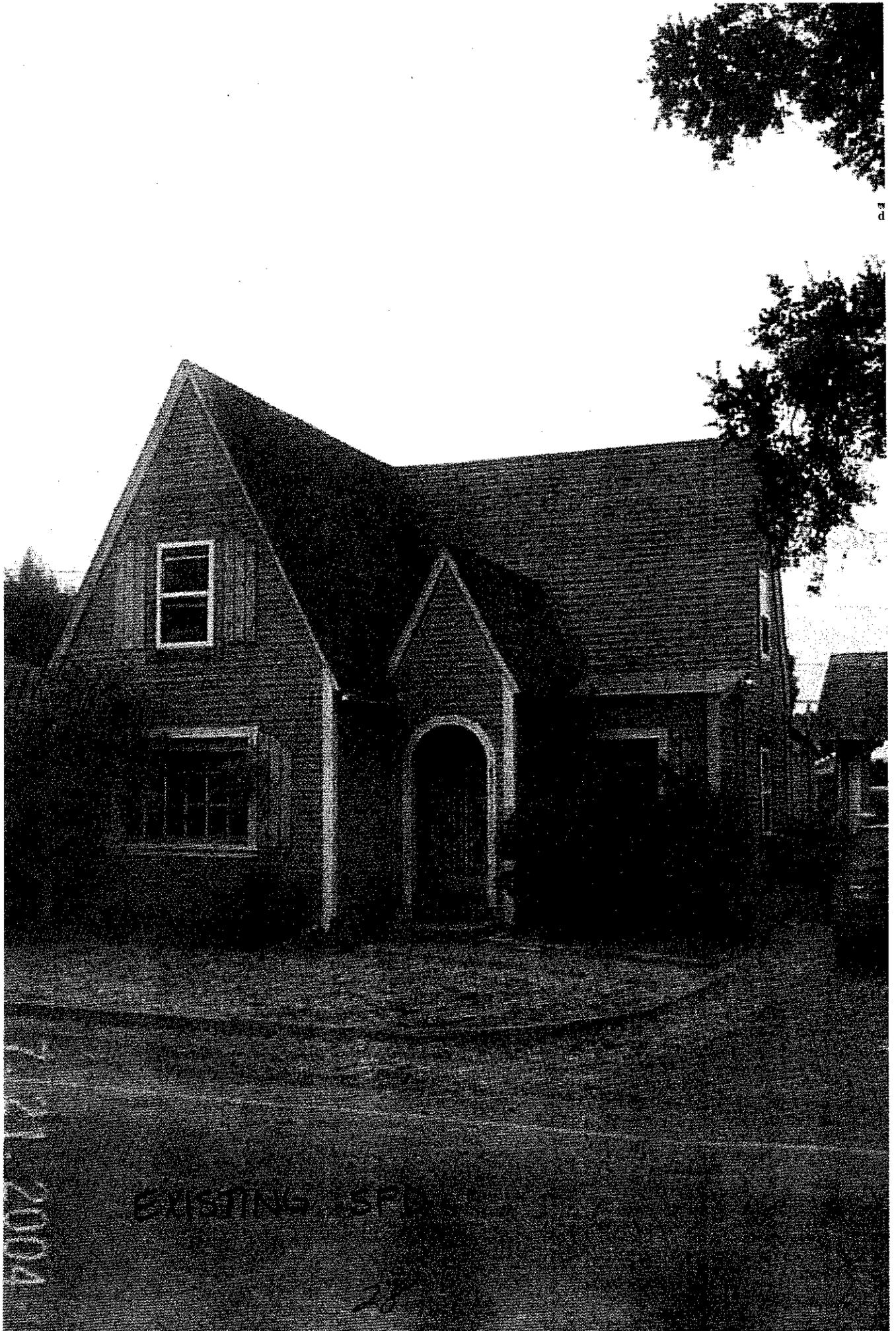
Thank you for providing Nature First Professional Tree Care & Management with the opportunity to review the project. Following is a report to preserve the Oak tree located at the above referenced property.

The *Quercus agrifolia*, coast live oak has several structural deficiencies, and in order to preserve the tree, several steps must be taken which have been detailed in a separate report.

With regard to the oak tree's proximity to your driveway, your proposed reconstruction of the driveway using brick and sand will have no detrimental effect on the health of this tree.

Sincerely,

Mimi Scoppettone
Certified Arborist WE-1555A

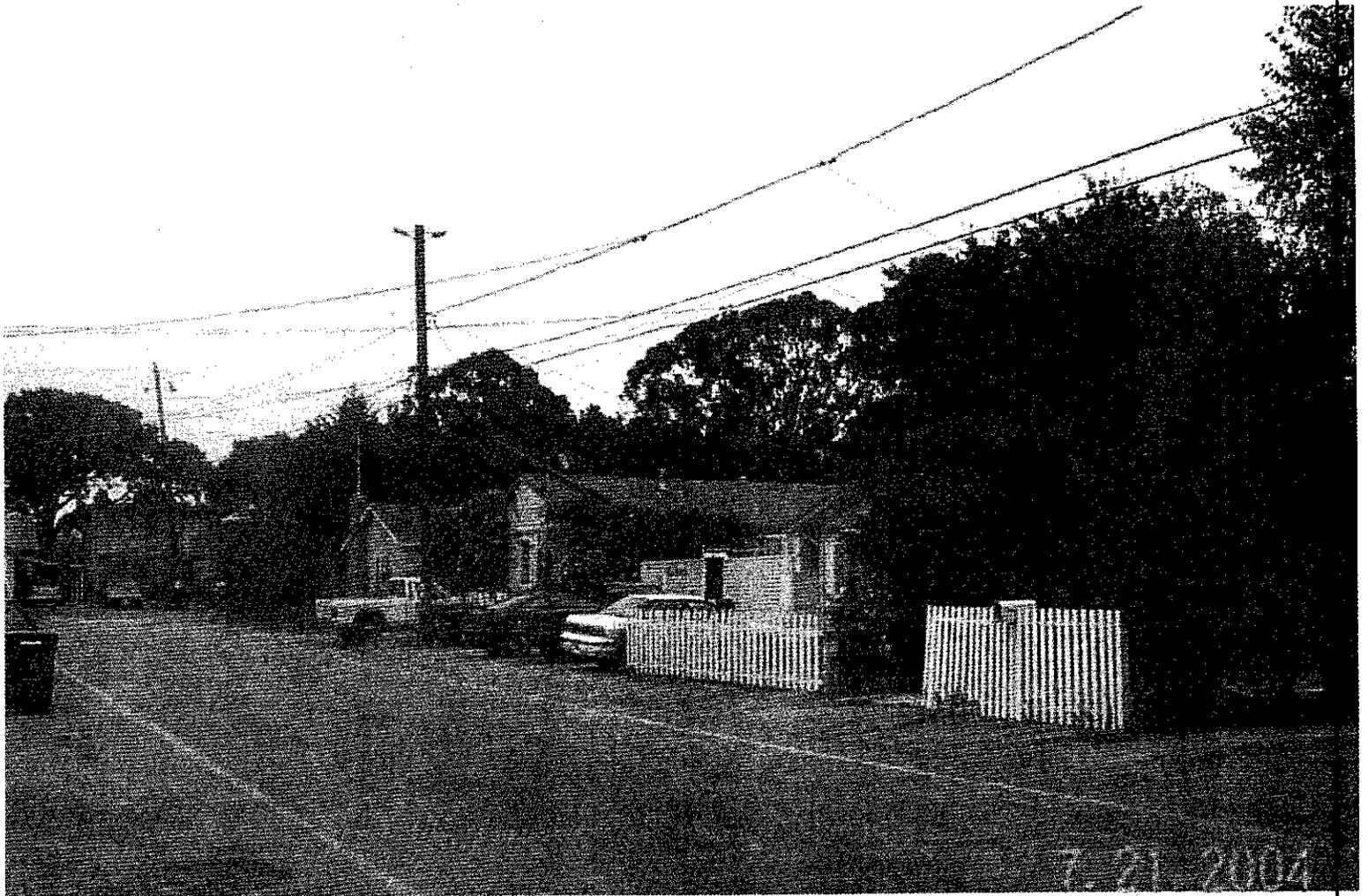


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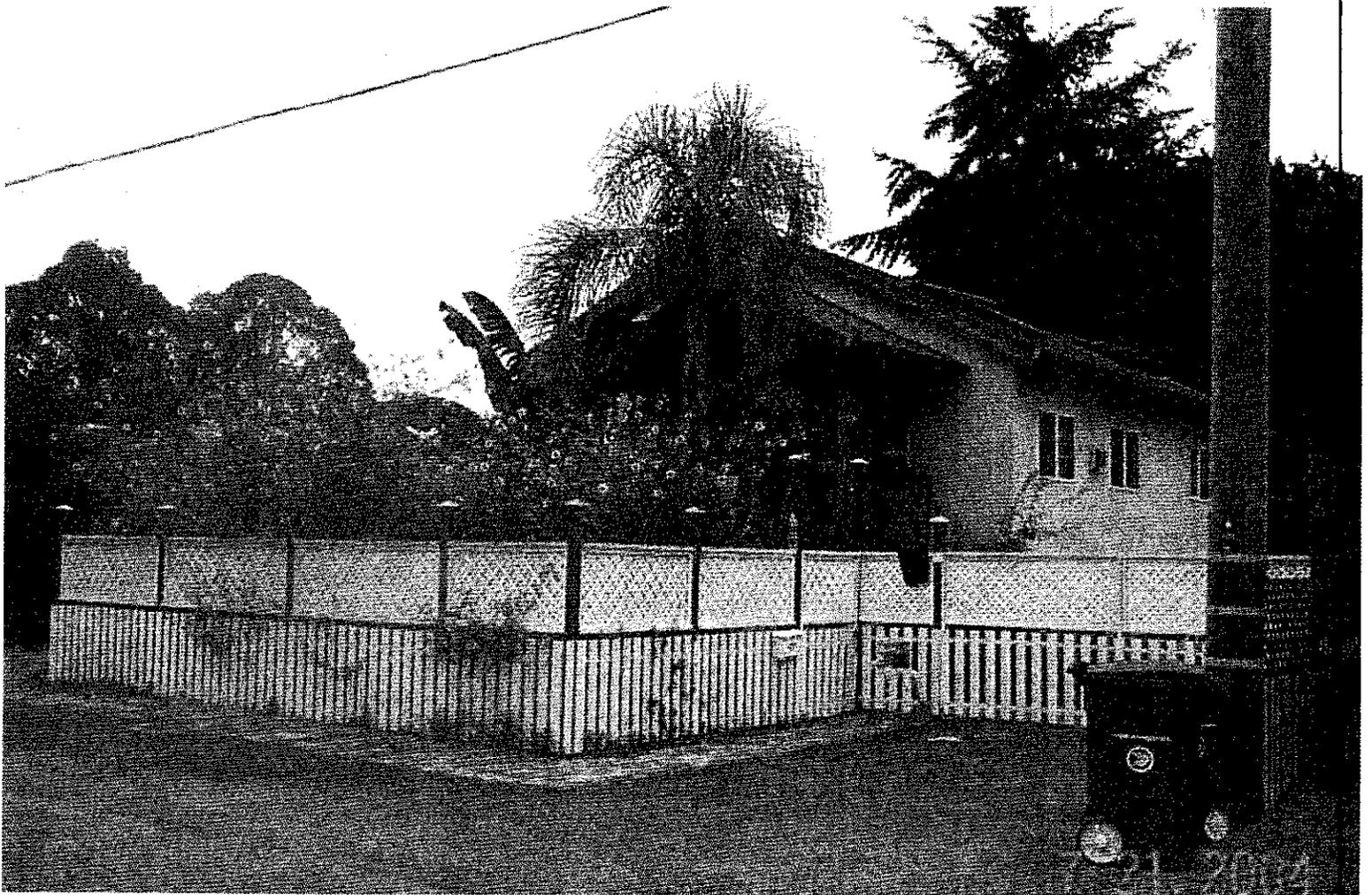
EXISTING SFD



EXISTING SFD, 24" OAK, 3 GARAGE



VIEW OF 8th AVENUE,
LOOKING NORTH



VIEW OF HOUSE DIRECTLY
ACROSS STREET FROM
PROPOSED SFD