



Staff Report to the Zoning Administrator

Application Number: **03-0361**

Applicant: Richard Deutsch

Owner: Richard & Valerie Deutsch

APN: 057-201-04

Agenda Date: May 20, 2005

Agenda Item #: **6**

Time: After 10:00 a.m.

Project Description: Proposal to construct a two story detached habitable accessory structure of approximately 2,210 square feet, with utility sinks, for use as a home-occupation art studio (design, painting, and model making by the owners and one full-time employee) and art storage; construct an adjacent elevated slab-on-fill terrace; construct a one story addition for an existing single family dwelling, connecting the dwelling to an existing one story detached art studio with conversion of the latter to habitable area for the dwelling; addition of a toilet and sink in an existing detached three-story 27-foot-high art studio also used for the home occupation; demolition of an existing deck at the residence to construct a fill terrace; install a new well and fire protection water tank, and grading of about 305 cubic yards fill and **275** cubic yards cut.

Location: 340 Swanton Road, Davenport (actual property location, on the west side of Las Trances Road about one-half mile off Swanton Road, about 3.5 miles north from the intersection of Highway 1 and Swanton Road).

Supervisory District: Third District (District Supervisor: Wormhoudt)

Permits Required: Requires an Amendment to the Coastal Development Permit, Agricultural Buffer Reduction Determination, and Home Occupation Permit 86-1221; and a Residential Development Permit to construct a second habitable accessory structure on the property, of more than 640 square feet in size, and to install a toilet in an accessory structure; and a Preliminary Grading Review and Biotic Pre-site.

Staff Recommendation:

- Approval of Application 03-0361, 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 | D. | Categorical Exemption (CEQA determination) |
| B. | Findings | E. | Location & Assessor's parcel maps |
| C. | Conditions | | |
-

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

- | | | | |
|----|-------------------------------|----|--|
| F. | Zoning and General Plan maps | | Occupation |
| G. | Aerial photo | J. | Summary of square footages,
existing and proposed |
| H. | Agency Comments | | |
| I. | Applicant's statement of Home | | |

Parcel Information

Parcel Size: 5.25 acres
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Swanton Road to Las Trances Road
Planning Area: North Coast
Land Use Designation: R-M (Mountain Residential)
Zone District: A (Agriculture)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Not a mapped constraint; project avoids slope steeper than 30%
Soils: Soils engineering report required
Fire Hazard: Not a mapped constraint
Slopes: Project avoids slopes steeper than 30%
Env. Sen. Habitat: Not present in existing and proposed development area
Grading: Grading of about 305 cu. yds. fill and 275 cu. yds. cut
Tree Removal: Remove 3 eucalyptus trees adjacent to existing & proposed development; planting numerous new trees
Scenic: Not a mapped constraint
Drainage: Onsite drainage improvements required
Traffic: N/A
Roads: Existing roads adequate
Parks: N/A
Archeology: Not mapped at development site / no physical evidence on site

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: Private well
Sewage Disposal: Private septic system
Fire District: County Fire
Drainage District: none

History

A Home Occupation Permit, 86-1221, was issued to the previous owner for a ceramic art studio at this site. This approval included a Coastal Permit and an Agricultural Buffer Reduction approval. The present owners, Richard and Valerie Deutsch, are seeking to amend the prior approval in order to enlarge and adapt the studio facility to meet their needs, as well as add a bedroom to the main residence.

Project Setting

Although the situs address is 340 Swanton Road in Davenport, the actual property location fronts on Las Trances Road, about ½ mile **up** Las Trances from the junction of Swanton and Las Trances roads. A handful of additional properties developed with residences are located further **up** Las Trances, which is not a through road. The neighborhood character is very rural and private. The project site is not visible locally from below on Swanton Road, and does not appear to be visible from other residences in the neighborhood.

There **are** areas of Indigenous Monterey Pine Forest—a sensitive habitat—in the vicinity (including directly across the road), but not at the proposed development site, which is already residentially developed with a single family dwelling, a small detached one story art studio, and a small three story **art** studio structure. The bottom story of the latter structure is cut into the moderately sloping hillside and will join by a half-level staircase to the lower floor of the new art studio building.



Photo shows existing art studio building at center, viewed from Las Trances Road. Footprint of proposed art studio is immediately to left of existing structure.

Zoning & General Plan Consistency

The subject property is a 5.25 acre lot, located in the **A** (Agriculture) zone district, a designation which allows residential uses including home occupations. The proposed home occupation is a principal permitted use within the zone district, and the habitable accessory structure larger than 640 square feet is a permissible use, consistent with the site's (R-M) Mountain Residential General Plan designation.

The home occupation approval includes required permit conditions in keeping with the Home Occupations ordinance.

Local Coastal Program Consistency

The proposed project 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 accessory structures. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. 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.

Home Occupation

The applicant, Richard Deutsch, works as a professional sculptor and designer of outdoor plazas, outdoor environments, and other design features. He utilizes his home multimedia design studio space to work up project proposals, build models, take photos, maintain records, and other activities as detailed in his submitted statement about his home occupation (Exhibit I). Mr. Deutsch's inspiring sculptures are featured in a book about his work, published by the Museum of Art & History, Santa Cruz. Mr. Deutsch often designs for elemental materials such as stone, wood, and bronze. As described in Mr. Deutsch's proposal, the studio space and home occupation is not proposed for heavy, industrial-type fabrication activities onsite.

Mr. Deutsch's wife and a full time employee are and will be involved with the home occupation use.

Since Mr. Deutsch was interested in habitable features in the studio, such as utility sinks, insulation and sheetrock, staff encouraged him to request approval for a habitable rather than nonhabitable accessory structure. The new studio building is very much designed to function as an art studio and not as an area convertible to bedrooms or a dwelling unit.

Placing a new toilet and sink in the upper floor of the existing art studio building is a reasonable adjunct to the existing office space and painting uses in this studio, considering the distance to a bathroom in the main residence. This will allow the full time employee to use a bathroom without entering the main dwelling.

The upper two floors of the existing studio building do have the potential to be used as bedrooms, however the applicant is proposing to continue their present use for the home occupation. In that case, after construction there will be three bedrooms in use in the main dwelling, where there are now **only** two. Environmental Health has indicated the leach field is adequately sized for five bedrooms.

The project does not include direct vehicle access to the lower floor of the new studio building. The owner may include a mechanical lift and trap door system, consistent with building code requirements, for moving heavy objects between floors.

Design Review

The project was reviewed for Design Review purposes and accepted by the County's Urban Designer, with a recommendation for planting of some screening vegetation along Las Trances Road. Since the site proves to not be visible locally from the Swanton Road scenic road and may in part be only slightly visible from a significant distance along Swanton Road or Highway 1, the need for a formal Design Review process is minor on this project.

In any case, the proposed new studio building will have corten steel siding, which oxidizes to a soft sienna brown color. The form and color of the structure will not be unlike a rural shed-type structure and is reasonably compatible with the site and neighborhood.

The applicant has provided a preliminary landscape plan which includes screening plantings.

Preliminary Grading Review

The proposed grading of 305 cubic yards fill and 275 cubic yards cut is generally limited to that grading which is needed to accomplish the proposed construction. Grading and alteration of natural landforms is minimized, consistent with County policies. An Erosion Control Plan will be required with the Building & Grading Permit plans. The project soils engineer will be required to provide grading/foundation excavation observation and compaction testing.

Biotic Pre-site

The property is included in a "biotic" sensitive habitat mapping in the County's database. Staffs Biotic Pre-site evaluated the vicinity of the proposed development. This area has long been developed for residential use and does not contain sensitive habitat. There is Indigenous Monterey Pine Forest across Las Trancas Road on the adjacent parcel, not affected by the proposed development. Further biotic assessment is not required.

Agricultural Buffer Reduction Determination

The previously approved Agricultural Buffer Reduction (86-1221) suffices for the present project, in that there is no change in potential impacts to the property listed for agricultural resource, located to the east across Las Trances Road. A current staff inspection verified that this adjacent property, along Las Trances Road, contains a tall, steep hillside covered with dense Monterey Pine forest so that topography and vegetation provide a very substantial buffer to the pasture land on that adjacent property.

The buffer reduction findings for 86-1221 also stated that the buffer reduction would accommodate additional future construction on the property.

A "Statement of Acknowledgement Regarding the Issuance of a County Building Permit in an Area Determined by the County of Santa Cruz to be Subject to Agricultural-Residential Use Conflicts" has been recorded previously.

Fire Protection Requirements

The agency comments (Exhibit H) reflect County Fire initially requiring a clear 60 foot side yard in all directions. However, the applicant met with County Fire officials to clarify the project circumstances and negotiate requirements; my subsequent conversation with Colleen Baxter of County Fire confirmed that County Fire will not place this infeasible requirement, but will require fire protection sprinklers.

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 **03-0361**, 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

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Santa Cruz CA 95060
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Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned A (Agriculture), a designation which allows residential uses including habitable accessory structures. The proposed home occupation is a principal permitted use within the zone district, and the habitable accessory structure larger than 640 square feet is a permissible use, consistent with the site's (R-M) Mountain Residential General Plan designation.

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

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

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

This finding can be made, in that the development is visually compatible with the neighborhood, minimizes grading, and provides compatible new landscaping.

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 project 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 A (Agriculture) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings and accessory structures. 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 project 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.

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 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 A (Agriculture) 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.

The proposed ~~art~~ studio use is consistent with the purposes and requirements of the Home Occupations ordinance. Nearby residential properties will not be adversely affected, and the home occupation will be carried out primarily by full-time inhabitants of the dwelling.

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 R-M (Mountain Residential) land use designation in the County General Plan.

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

The proposed project 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 project will comply with the site standards for

Application# 03-0361
APN: 057-201-04
Owner: Richard & Valerie Deutsch

the A (Agriculture) zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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 habitable accessory structure is to be constructed on an existing residentially developed lot. The expected level of traffic generated by the proposed project is anticipated to be only 1 peak trip per day (1 peak trip per dwelling unit). This will not 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 habitable accessory structure is consistent with the land use intensity and density of the neighborhood.

6. The proposed 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 habitable accessory structure (at studio) will be of an appropriate scale and type of design that will be compatible with the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Project plans by Dean / Wolf Architects, including 1-26-04 and 10-12-04 revisions.

- I. This permit authorizes the construction of a habitable accessory structure. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building & Grading Permit from the Santa Cruz County Building Official.

- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Record a Declaration of Restriction to maintain the ~~art~~ studio buildings as habitable accessory structures.
 - C. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. North arrow shown and scale correctly stated on all plan sheets, with dates of revision provided. Stated dimensions and plan layout shall be corrected where needed, to correspond to the stated scale. Plans shall be internally consistent from sheet to sheet. Stated dimensions and drawn dimensions shall match. Plans without a stated scale on all sheets will not be accepted for review.
 2. Identify finish of exterior materials (including ~~trim~~, railings, etc.) and color of roof covering for Planning Department approval. Any color display must be in 8.5" x 11" paper format.

The exterior color/finish of the concrete retaining wall for the proposed terrace (adjacent to the new art studio on the Las Trances side) shall not be plain gray concrete, but shall be specified so as to blend in with the site, such as earth-tone colored concrete, or rock facing, or similar. Other components such as trim and railings shall also be of muted color(s).
 3. Provide a finalized Landscape Plan which "softens" the appearance of the

site from the road, to include sufficient evergreen planting. In the finalized design the area extent of surfaces for vehicle access (including baserock, asphalt, concrete, etc.) between the structures and Las Trances Road shall be minimized in order to maintain the rural residential appearance. The plan shall give care to minimizing tree root zone damage and provide an evergreen landscape screen for the new water tank.

4. Grading, drainage, and erosion control plans. Provide a readable graphic format for existing and proposed grade contour lines, graphically distinct from other lines on the Site Plan sheet (or better, on a separate Grading, Drainage, and Erosion Control Plan sheet), labeled as Existing and Proposed contours and with elevation numbers.
 5. Details showing compliance with fire department requirements, including installation of sprinklers.
- D. Meet all requirements of and pay any applicable drainage fees to the County Department of Public Works, Drainage. Plans shall show how runoff from the development will be handled on-site.
- E. Obtain an Environmental Health Clearance for **this** project from the County Department of Environmental Health Services.
- F. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
- G. Submit two copies of the soils report prepared and stamped by a licensed Geotechnical Engineer. All recommendations of the soils report shall be incorporated in the project plans, including the recommendations for a structural mat foundation and robust drainage and waterproofing systems.
- Following completion of all plan revisions, the soils engineer shall provide a brief plan check letter, referencing the final revised-date plans and stating the plans are in conformance with the soils report recommendations.
- H. Pay the current fees for Parks and Child Care mitigation for one added bedroom.
- I. Provide required off-street parking for five cars, including the carport and an allowable tandem space at the carport. 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.
- J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils report. The soils engineer shall remain involved with the project through the construction process for the recommended observation and testing, and for providing a final soils/grading report verifying completion of grading and other construction consistent with the soils report recommendations, including satisfactory compaction test results, installation of subdrains, etc.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. These amended permit conditions fully replace and supercede the conditions of permit 86-1221. An inspection may be made by the County to ensure compliance with the conditions of this permit.
 - B. The home occupation use shall be as outlined in the statement by Richard Deutsch dated November 11, 2003 (staff report Exhibit I), or a functional equivalent, including in terms of impacts on the neighborhood.
 - C. A maximum of one sign not exceeding one square foot in size is allowed for the home occupation. The sign shall be unlighted.
 - D. Accessory structures shall not contain kitchen facilities, be rented or sublet or leased separate from the main dwelling, nor have an electric meter separate from the main dwelling.
 - E. The required landscaping between the studio structure and Las Trances road shall be permanently maintained so as to soften and screen the view of the structure from the road.

- F. The **360** square foot storage room at the north end of the lower level of the studio building shall not have any egress window installed which would qualify the room as a bedroom under the California Building Code, unless the required permits are first issued.

- G. 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.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires two years from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Jack Nelson
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: 03-0361

Assessor Parcel Number: 057-201-04

Project Location: 340 Swanton Road, Davenport

Project Description: Construct a two story detached habitable accessory structure of approximately 2,210 square feet, a small residential addition, grading of about 305 cubic yards, and associated minor features.

Person or Agency Proposing Project: Richard Deutsch

Contact Phone Number: (831) 427-2529

- 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)

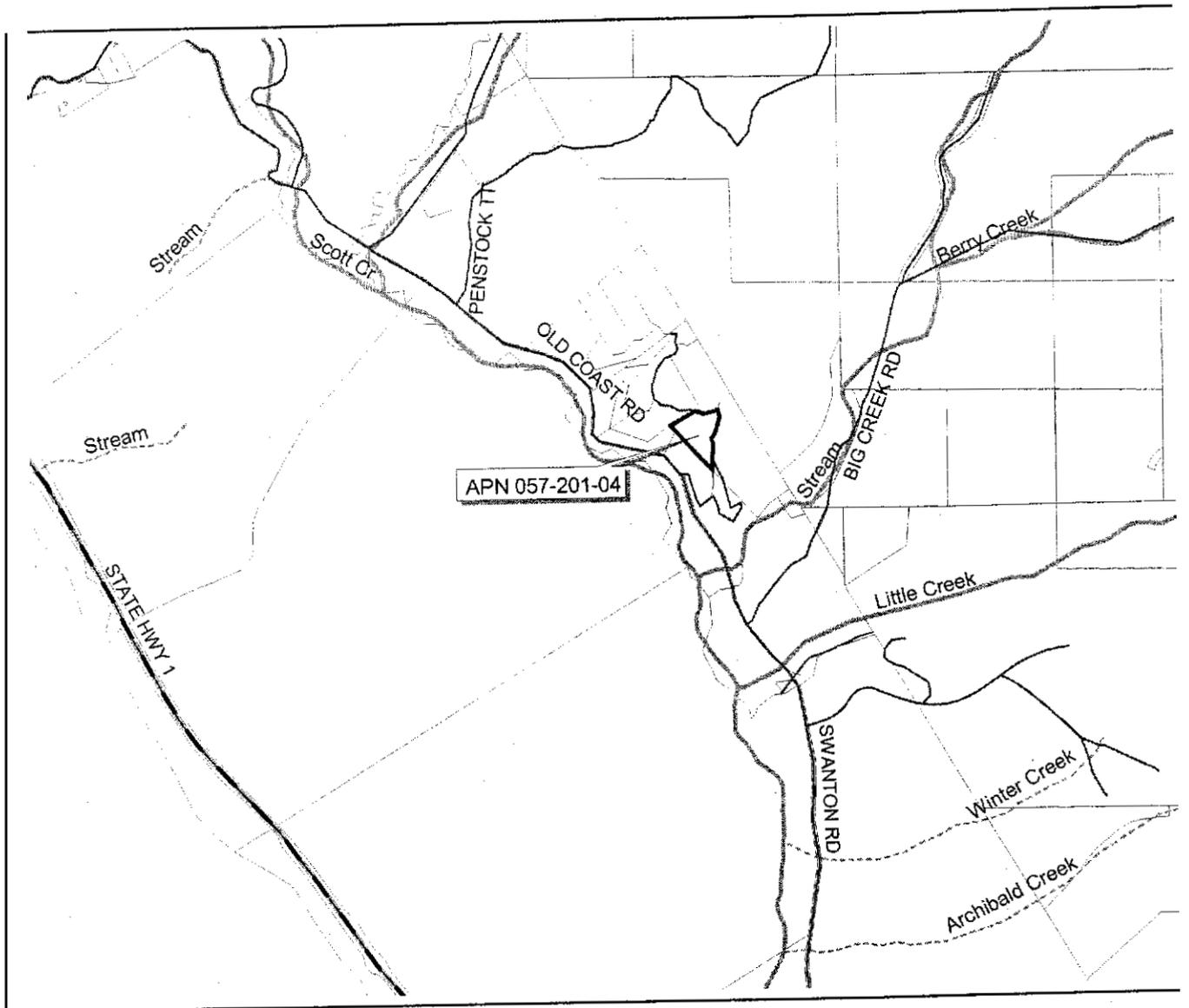
F. Reasons why the project is exempt: Construction of a habitable accessory structure and an addition to a single family dwelling, in which site disturbance is minimized and mitigated.

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

Jack Nelson, Project *Planner*

Date: _____

Location Map



Map created by Santa Cruz County
Planning Department:
September 2003



EXHIBIT E

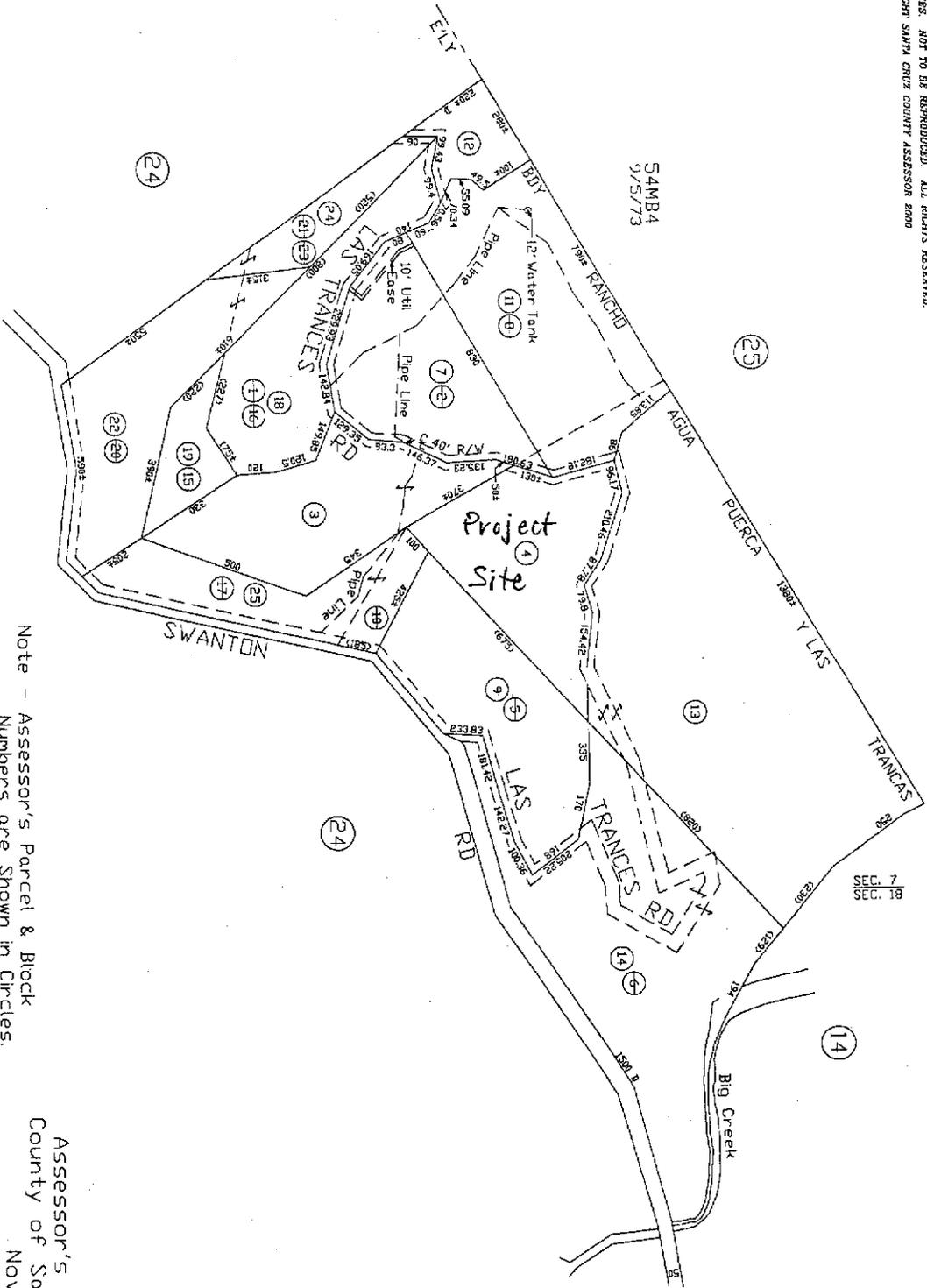
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 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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RANCHO AGUA PUERCA Y LAS TRANCAS
 POR. SECS. 7 & 18, T.10S, R.3W., M.D.B. & M.

Tax Area Code
 86-022

57-20

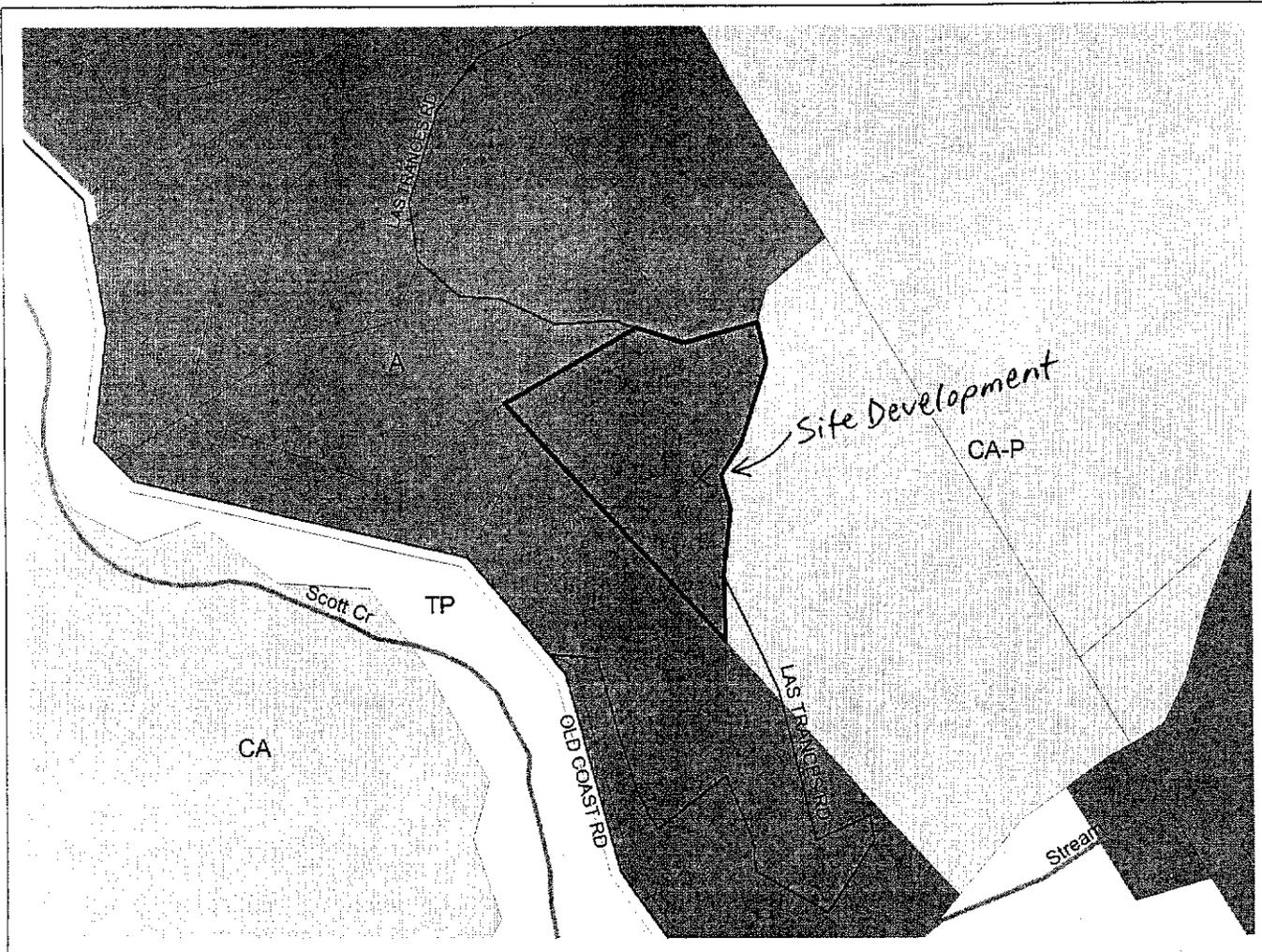


Note - Assessor's Parcel & Block
 Numbers are Shown in Circles.

Assessor's Map No. 57-20
 County of Santa Cruz, Calif
 Nov. 2000

EXHIBIT E

Zoning Map



1000 0 1000 Feet

Legend

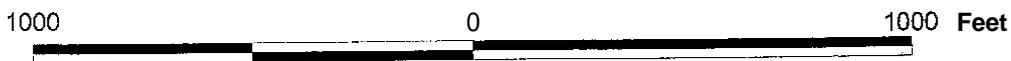
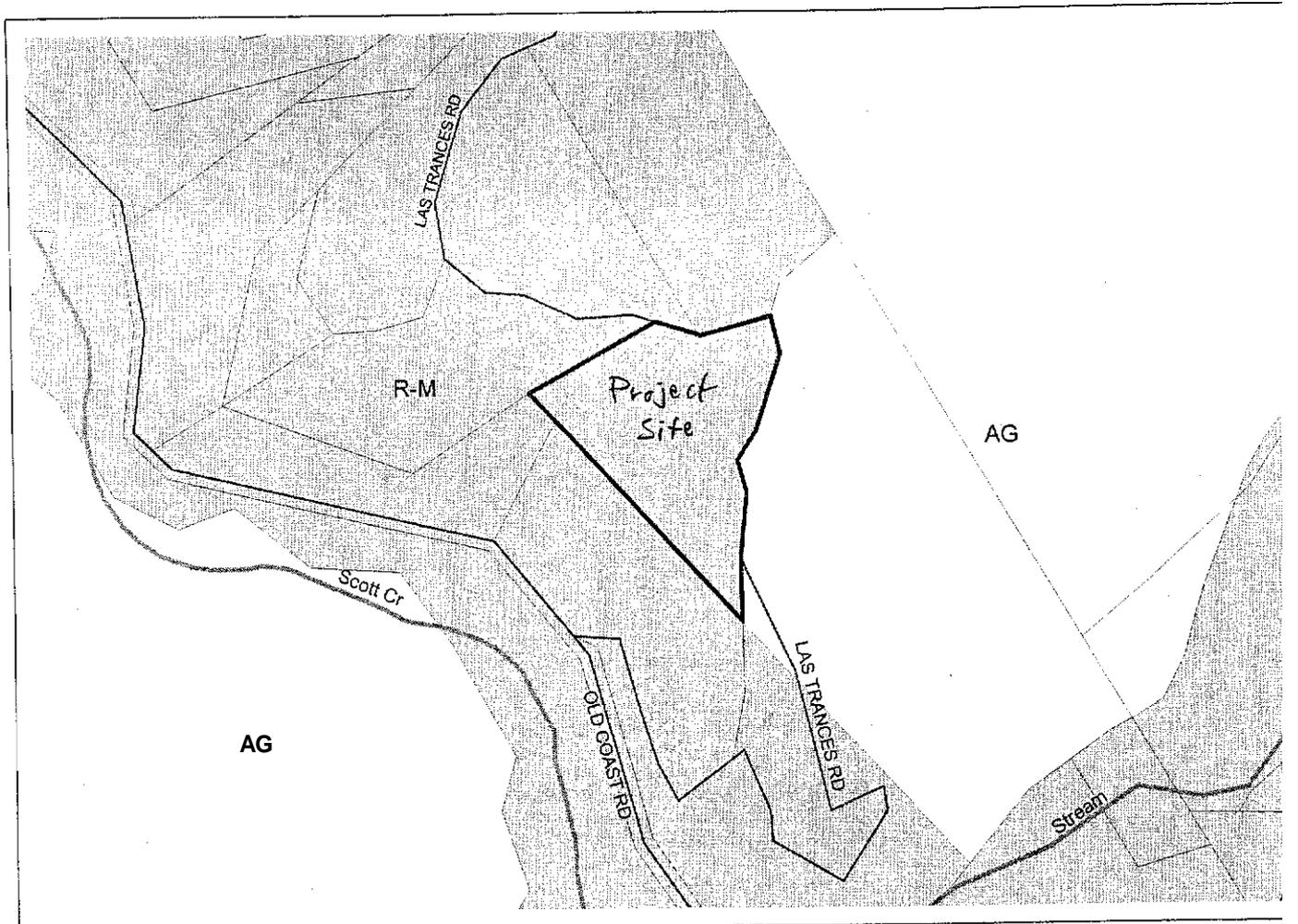
	APN 057-201-04
	Parcel boundaries
	Streets
	Perennial Stream
	A
	CA
	TP



Map created by Santa Cruz County
Planning Department:
September 2003

EXHIBIT B

General Plan Map



Legend

-  APN 057-201-04
-  Parcel boundaries
-  Streets
-  Perennial Stream
-  Agriculture
-  Mountain Residential

Map created by Santa Cruz County
Planning Department
September 2003

EXHIBIT F

Deutsch 57-201-04

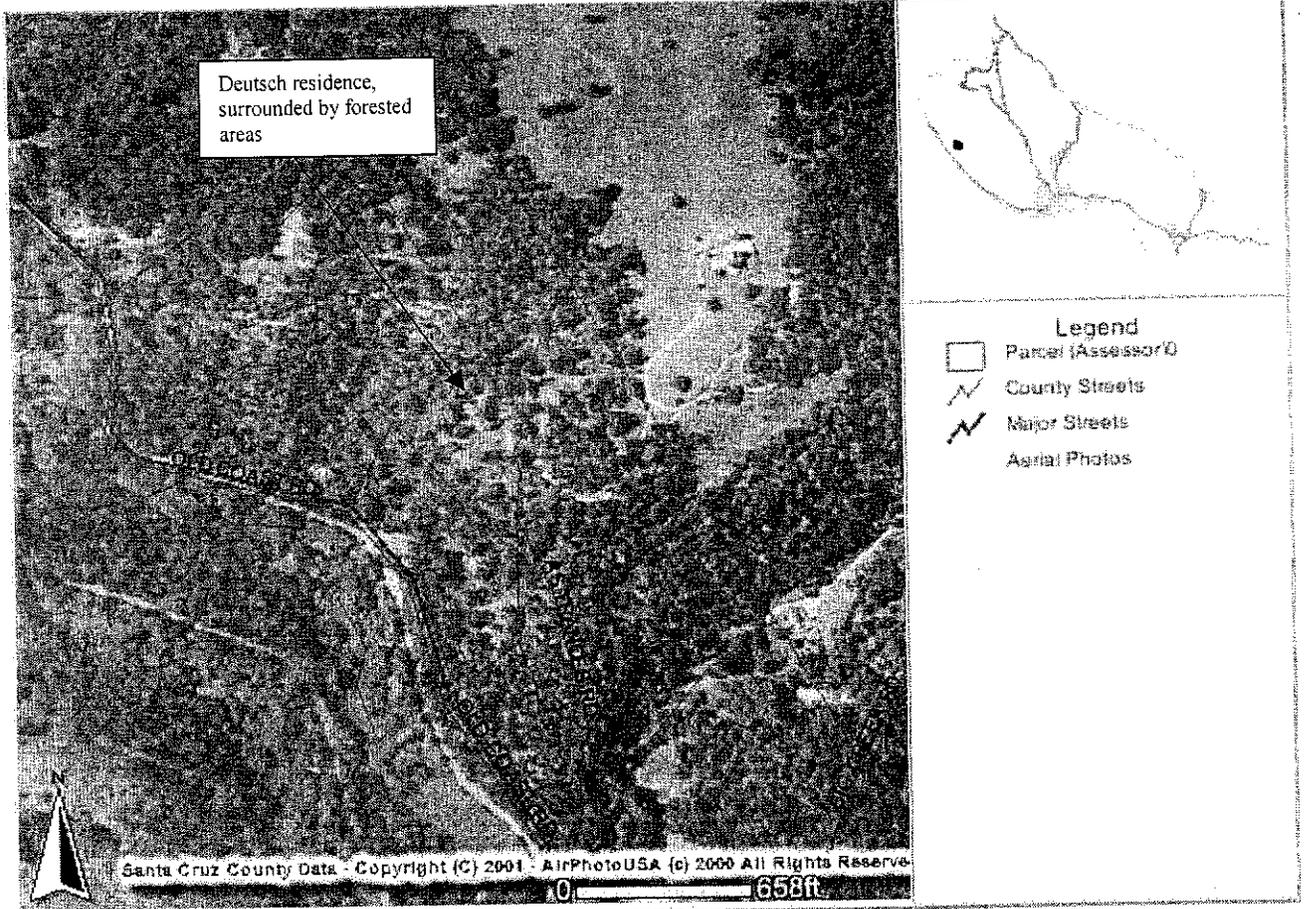


EXHIBIT 6

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

Project Planner: Jack Nelson
Application No.: 03-0361
APN: 057-201-04

Date: March 2, 2004
Time: 17:24:01
Page: 1

Dpw Drainage Completeness Comments

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

===== REVIEW ON SEPTEMBER 4, 2003 BY CARISA REGALADO =====

No offsite adverse impacts apparent. Plans accepted as submitted. (Additional notes in Miscellaneous Comments.)

If needed, further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/drain.htm>

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON SEPTEMBER 4, 2003 BY CARISA REGALADO =====

For the building application stage, please show on the plans how runoff from the development will be handled on-site. Also, please clarify on the plans what material the proposed terrace is to be constructed of.

Environmental Health Completeness Comments

===== REVIEW ON SEPTEMBER 19, 2003 BY JIM G SAFRANEK =====

Applicant must provide an Environmental Health Clearance for this project. Provide a satisfactory septic tank pumper's report to demonstrate that the septic system is functioning. Also, pumping company must be able to access both septic tank lids underneath existing deck. If pumper's report is adequate, the existing septic system leachfield is adequate for a max. of four bedrooms total, Approved septic system should be illustrated on the site plan by the architect. The existing leachfield is 1100 sq. ft. and technically ok for the bedroom total calculated (5). What is troublesome is the pumper's report which states that one of the tank compartments can't be accessed. If access is truly impossible, the pumper should state that on a report. I also still need the septic system drawn on the site plan showing setbacks to structures. All of this can be accomplished at the building stage of the project.

===== UPDATED ON MARCH 2, 2004 BY JIM G SAFRANEK =====

Environmental Health Miscellaneous Comments

===== REVIEW ON SEPTEMBER 19, 2003 BY JIM G SAFRANEK =====

NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON SEPTEMBER 3, 2003 BY COLLEEN L BAXTER ===== DEPARTMENT NAME:

CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on

Discretionary Comments - Continued

Project Planner: Jack Nelson
Application No.: 03-0361
APN: 057-201-04

Date: March 2, 2004
Time: 17:24:01
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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 (2001) as amended by the authority having jurisdiction. Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections. A minimum fire flow 200 GPM is required from 1 hydrant located within 150 feet. SHOW on the plans a 4,000 gallon water tank for fire protection with a "fire hydrant" as located and approved by the Fire Department if your building is not serviced by a public water supply meeting fire flow requirements. For information regarding where the water tank and fire department connection should be located, contact the fire department in your jurisdiction. If the existing building is equipped with an automatic fire sprinkler system... NOTE on the plans that all buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 130 and Chapter 35 of the California Building Code and adopted standards of the authority having jurisdiction. NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet. NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. 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 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. SHOW on the plans. DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope. 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 15 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:

Discretionary Comments - Continued

project Planner: Jack Nelson
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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.

IF YOUR DRIVEWAY IS SERVING MORE THAN TWO HOMES. YOUR DRIVEWAY WIDTH SHALL BE EIGHTEEN FEET. IF THE SQUARE FOOTAGE OF ALL BUILDINGS LOCATED ON THIS PARCEL EXCEEDS 6,000 FEET ADDITIONAL WATER STORAGE IS REQUIRED. PER THE CALIFORNIA BUILDING CODE, APPENDIX CHAPTER 3, DIVISION 2-YOUR WORKSHOP IS REQUIRED TO BE SPRINKLERED. IT SHALL HAVE A CLEAR AND UNOBSTRUCTED SIDE YARD EXCEEDING 60 FEET IN ALL DIRECTIONS, YOUR BUILDING DOES NOT HAVE REQUIRED CLEARANCE. ===== UPDATED ON SEPTEMBER 3, 2003 BY COLLEEN L BAXTER =====

NOTE on the plans that the workshop shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction,

===== UPDATED ON FEBRUARY 23, 2004 BY COLLEEN L BAXTER =====
NO NEW FIRE NOTES

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON SEPTEMBER 3, 2003 BY COLLEEN L BAXTER =====
===== UPDATED ON FEBRUARY 23, 2004 BY COLLEEN L BAXTER =====

RICHARD DEUTSCH STUDIO

November 11, 2003

Re: Application is #03-0361: Assessor's Parcel # 057-201-04
Richard Deutsch 340 Swanton Rd., Davenport, Ca. 95017

Proposed home occupation and proposed activities

History of Existing Home and Studio

The original home and studio were designed and built by artist Daniel Rhodes in 1970. The first studio is a 520 square feet habitable accessory structure. It was built as a ceramics and painting studio and was used for that professional purpose through 1990. Daniel was a highly regarded internationally recognized ceramist and author/authority of clay and Japanese ceramics. There were kilns built outside the studio structure that I removed. In 1987 Daniel Rhodes built the second studio structure which was a 1080 square feet habitable accessory structure. This was a three-story building for art, clay sculpture and painting and storage. He had a home occupation permit for the structure and the purpose of activity was approved by the Planning Department. Daniel and his wife used these studios until 1990.

We bought this home and studio in 1990. Since the time of purchase, as a professional artist, I have been working in these two studios. The activity of my use is design, painting and model making which I will describe in more detail below.

Intention and Purpose of the Remodel and Additions

There are now three structures on this property: An 1850 square foot home and two studios that total 1600 square feet. We are a family of four living in a two-bedroom home and would like to add more house space to accommodate our family. We also have found, by living here for 14 years, that the three buildings compose a complicated site design that looks "hodgepodge" and disjointed. It is confusing for our visitors, as there is not defined entry. Generally, there is not a symbiotic relationship between these three buildings, especially because their rooflines are disproportional and are at unbalanced heights. An architect has designed a solution that brings clarity to the architecture and rooflines, and substantially improves the flow of the site. The concept is to take the three buildings and make them into two. We are proposing to take the existing studio of 520 square feet and connect it with the house. In doing this, we will make a more natural connection. This connection will provide us with an extension of our dining room. By adjusting the height of the roofs, there will be a solid composition and relationship to the two structures. In replacement of the lost 520 square foot. of studio space, we are proposing to add on to the other existing 1020 sq. ft. studio. We would like to add to this existing studio, a new two story structure that has 1,060 square feet of studio space upstairs and 1,150sq. ft. of storage space downstairs.

EXHIBIT 7

Nature of my Home Occupation

I make my living as a designer of interior and exterior environments both for private and public clients that includes the design of plazas, lobbies, and private residential environments. A local example of a plaza that I designed is the new Santa Cruz Police Facility on Center Street. My activity very much resembles that of an Architect. What I use my home studio for is all the design work, presentation models, photography, drawings/ renderings, multimedia proposals, correspondence and administration associated with the conceptual design of the projects that I do. I use the current studios in this way and have for 14 years. Once designed, the projects are then fabricated by outside independent contractors in their own production facilities.

My home occupation has not changed and the intended use of the new auxiliary building is to replace the existing 512 square foot studio that we are proposing to attach to the house. The activity will remain the same in relationship to operations, tool use, noise level, and outdoor storage, parking for employees (1 assistant) and personal services. I do not use nor intend to use hazardous materials. I do not use my home and studio for retail purposes nor do I intend to. The impact of the home occupation on the neighborhood in the proposed new auxiliary building will be no different than it has been for the past 14 years. There have never been any complaints from anyone since I have lived here from 1990. I create a minimum of noise and any noise will be completely contained within the studio structure. I simply need more studio space for my design and proposal work and more storage space for both my home and my occupation. Some examples of the work that I do are included with this submission.

The activities of the proposed new auxiliary building are as follows:

Bottom Floor studio

1. Storage of finished artwork and models , studio supplies, office supplies, books,

Second Floor Studio

1. Design work for architectural proposals of public and private artworks. This will be a multimedia design studio to include photography, painting, and the assembly of models, digital work.

Existing Studio Cube Bottom Floor

1. Storage of finished artwork, studio supplies, office supplies, books.

Existing Studio Cube Second Floor

1. Drawing/drafting, computer work, scanning, copier, printer, phones
2. Reference material, drawing supplies, office supplies

Existing Studio Cube Third Floor

1. Valerie's (wife's) office for administration of home occupation, and family. Valerie is a writer and consultant for nonprofits.
2. Computer, printer, phone, fax, books, bills, reference material, artwork

Space Below the Light Garden

1. This is part of the "Bottom Floor Studio" and is attached to the existing studio bottom floor
2. Storage of finished artwork and models , studio supplies and materials

RICHARD DEUTSCH STUDIO

January 28, 2004

Square Footages of Existing Structures and Proposed Additions

Subject: Application #03-0361: Assessor's Parcel # 057-201-04
Owner: Richard and Valerie Deutsch

Re: Area square Footages of existing and proposed structures

Existing House	1,850 sf
Existing Ceramics Studio	520 sf
Existing Drawing/Painting/Art Studio (cube building) 360 sf x 3 levels = 1,080 sq. ft.	1,080sf

• **Total of all existing buildings = 3,450 sq. ft.**

House with proposed dining room addition and connection 2,155sf
(1850 sq. ft + 245 sq. ft. + 60 sq. ft = 2,155 sf)

Family Room annex (former Ceramics studio) 520 sf

Total of proposed house w/additions and
connection of family room annex = 2,675 sq. ft.

• **Proposed finished existing house with additions = 2,675sq. ft.**

Existing Drawing/Painting/Art Studio (cube building) 360 sf x 3 levels = 1,080sq. ft.	1,080 sf
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New Auxiliary Building – Design / Painting Art studio	1,060sf	upper floor
Art Storage	1,150 sf	lower floor

• **Proposed finished combined art studios existing with proposed = 3,290 sq. ft.**

• **Total finished combined sq. footage = 5,965 sq. ft.**