



Staff Report to the Zoning Administrator

Application Number: **05-0199**

Applicant: Jason Zaremba
Owner: Jason Zaremba
APN: 079-393-11

Agenda Date: May 20, 2005
Agenda Item #: **12**
Time: After 1:00 p.m.

Project Description: Proposal to rectify a red tag for over height portion of roof structure approximately 32 feet where 28 feet is the **maximum**.

Location: 4 Logan Way, Brookdale

Supervisory District: Fifth District (District Supervisor: Mark Stone)

Permits Required: Variance

Staff Recommendation:

- Approval of Application 05-0199, 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 | G. | General Plan map |
| B. | Findings | H. | Contourmap |
| C. | Conditions | I. | Code Compliance Case Notes |
| D. | Categorical Exemption (CEQA determination) | J. | Bldg. Permit for Red Tag removal |
| E. | Location map | K. | Variance request from Owner |
| F. | Zoning map | | |

Parcel Information

Parcel Size:	12,287 sq. ft.
Existing Land Use - Parcel:	residential
Existing Land Use - Surrounding:	residential
Project Access:	Logan Way
Planning Area:	San Lorenzo Valley
Land Use Designation:	RS (Suburban Residential)

Zone District: R-1-1 (1 acre min. 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: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
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: Existing drainage adequate
Traffic: N/A
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: private well
Sewage Disposal: private septic
Fire District: California Department of Forestry/County Fire

History

This residence was given a red tag for construction without a permit (see Exhibit I). The owner applied for and was issued a building permit on December 20, 2002. The applicant performed all the work necessary to remove the red tag, except for removal of the large dormer. He applied for a variance on March 31, 2005.

Zoning & General Plan Consistency

The subject property is a **12,287** square foot lot, located in the R-1-1 (1 acre min. site area) zone district, a designation that allows residential uses. The existing single family dwelling is a principal permitted use within the zone district and ~~the~~ project is consistent with the site's (R-S) Suburban Residential General Plan designation.



Figure 1. View of residence with dormer from downhill side

Variance Request

The applicant is seeking a building height up to 32 feet, where 28 feet is the standard maximum. The following section of the County of Santa Cruz Code (13.10.230) lists the findings required to be made for a Variance (bolding added):

The following findings shall be made prior to granting a Variance Approval in addition to the findings required for the issuance of a Development Permit pursuant to Chapter 18.10:

- a. 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.*
- b. That the granting of such 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.*
- c. That the granting of such variance 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.*

Given the slope of the lot, staff supports the request for a variance. All standards with the exception of the building height have been met or exceeded.

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the lot is already served by existing water and septic, and no change of use or expansion of use is proposed.

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 **05-0199**, 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

Report Prepared By: Lawrence Kasparowitz
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2676
E-mail: pln795@co.santa-cruz.ca.us

Application# 05-0199
APN: 079-393-11
Owner: Jason Zaremba

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.

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-1-1 (1 acre min. 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.

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 Suburban Residential (R-S) 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 meets all current site and development standards for the zone district (except the height limit which has been requested for a variance with this permit) as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single family dwelling does 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 single family dwelling is 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-1-1 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and the structure is consistent with a design that could be approved on any

Application # 05-0199
APN: 079-393-11
Owner: Jason Zaremba

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 single family dwelling is existing.

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 structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family dwelling is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed single family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Application #: 05-0199
APN: 079-393-11
Owner: Jason Zaremba

Variance Findings

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

This finding can be made. The special circumstance applicable to this parcel is the steep slope of the lot.

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

This finding can be made. The granting of the variance is in harmony with the general intent and purpose of the R-1-1 zone district in that it complies with all development regulations with the exception of the increase in maximum building height.

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

This finding can be made. The granting of the variance to increase the building height would not constitute a grant of special privilege to this parcel as all the surrounding properties have similar slopes.

Application #: 05-0199
APN: 079-393-11
owner: Jason Zaremba

Conditions of Approval

Exhibit A: architectural drawings prepared by Jason Zaremba, owner, dated March 29, 2005.

- I. This permit recognizes an existing dormer on an existing 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 change order for Building Permit 133542 from the Santa Cruz County Building Official to retain the dormer.
- 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. 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.
- 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 anytime 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.

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Owner: Jason Zaremba

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

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

Lawrence Kasparowitz
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: 05-0199
Assessor Parcel Number: 079-393-11
Project Location: 4 Logan Way, Brookdale

Project Description: Proposal to rectify a red tag for over height portion of roof structure approximately 32 feet where 28 feet is the maximum.

Person Proposing Project: Jason Zaremba

Contact Phone Number: (831) 338-6016

- 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:

addition to an existing single family dwelling in a developed area.

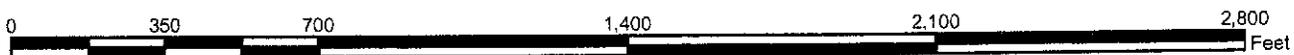
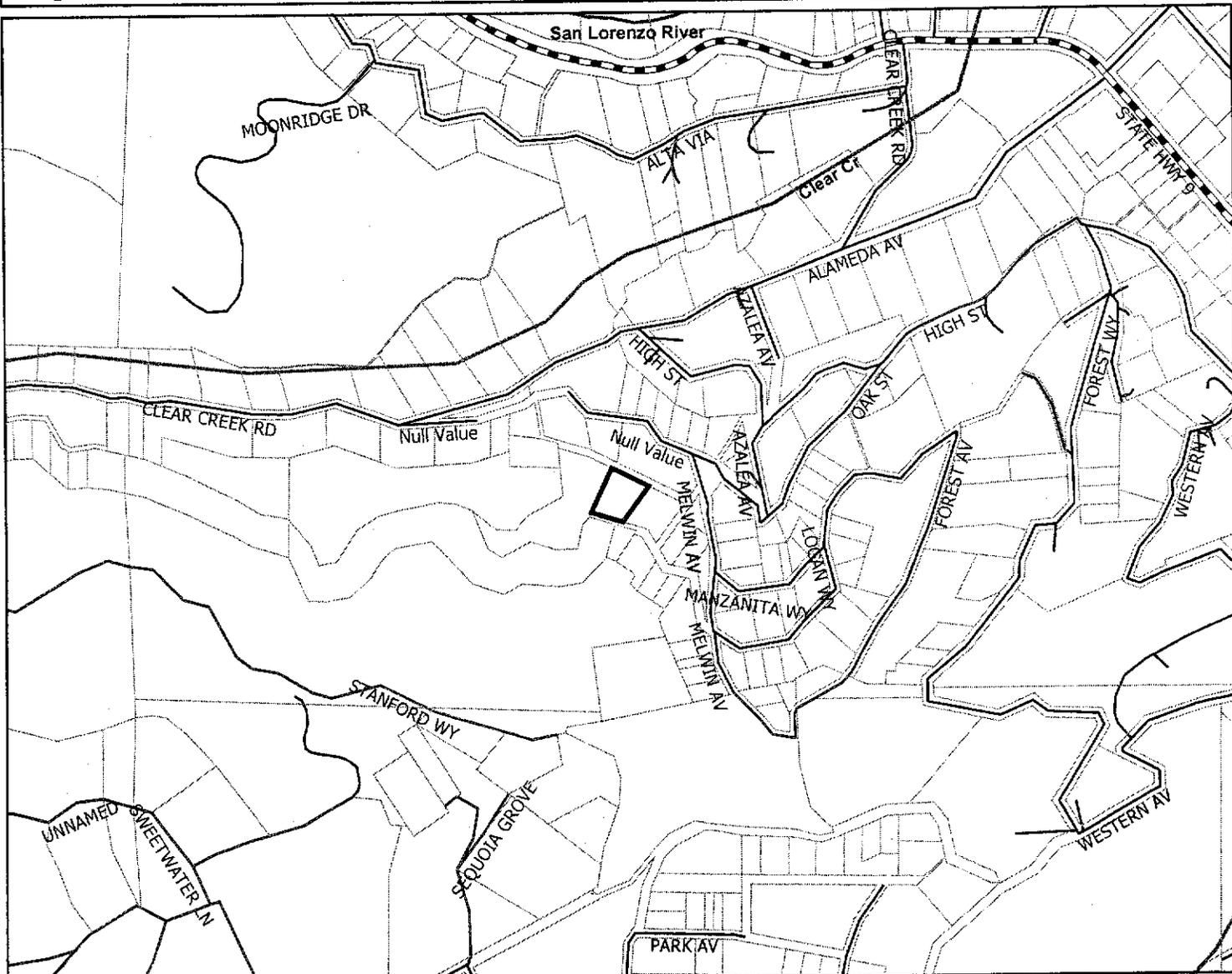
In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner

Date: _____

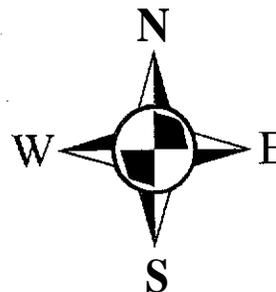


Location Map



Legend

-  APN 079-393-11
-  State Highways
-  Assessors Parcels
-  PERENNIAL STREAM
-  Streets
-  County Boundary

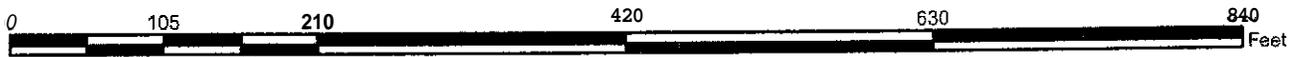
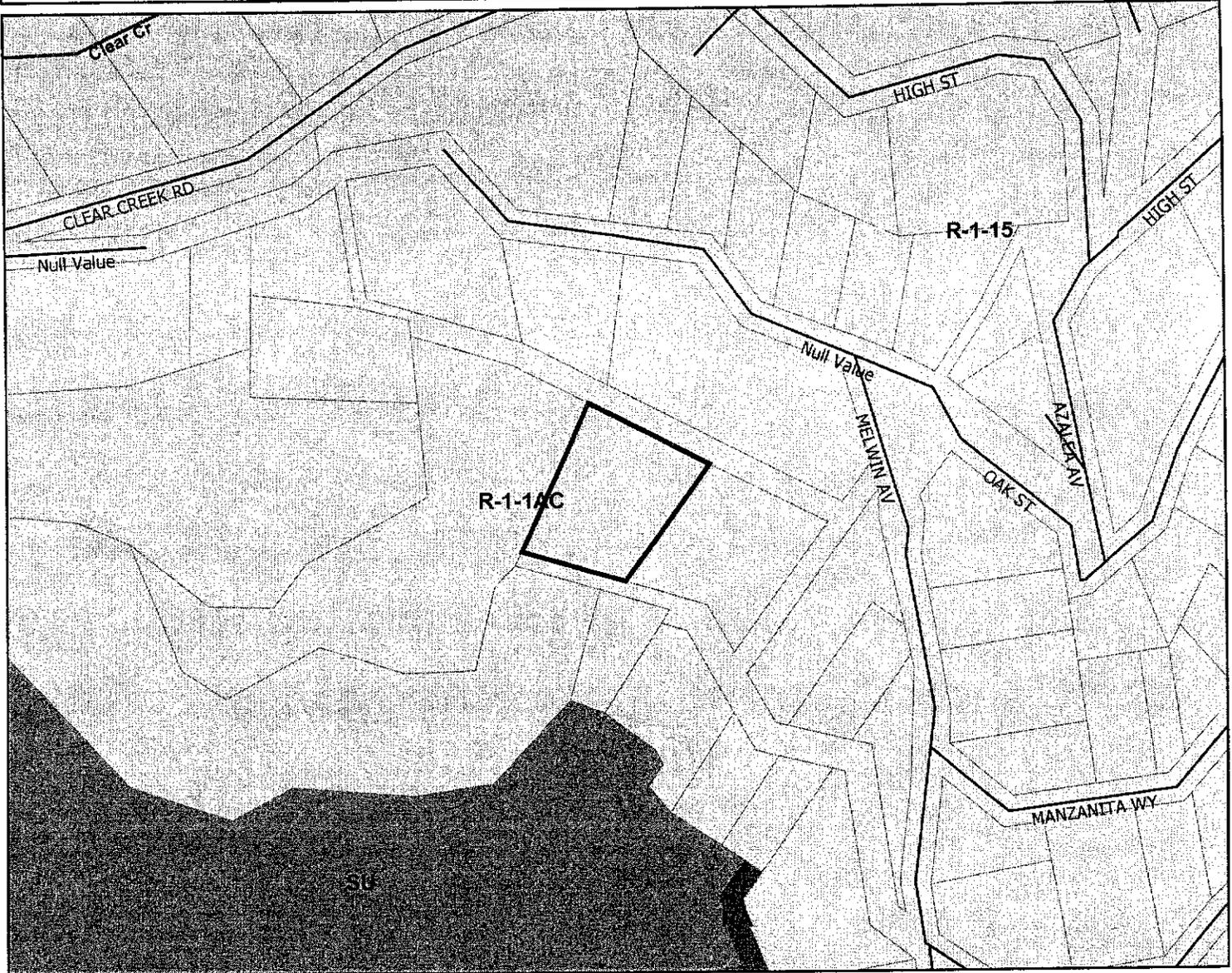


Map Created by
 County of Santa Cruz
 Planning Department
 April 2005

EXHIBIT E

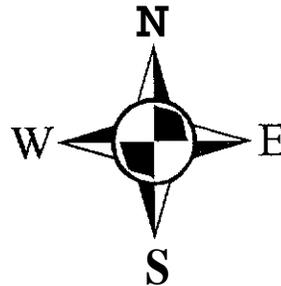


Zoning Map



Legend

-  APN 079-393-11
-  Assessors Parcels
-  PERENNIAL STREAM
-  Streets
-  AGRICULTURE RESIDENTIAL (RA)
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  SPECIAL USE (SU)



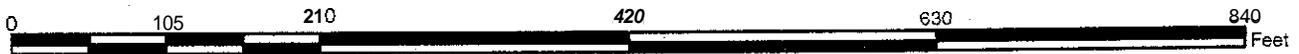
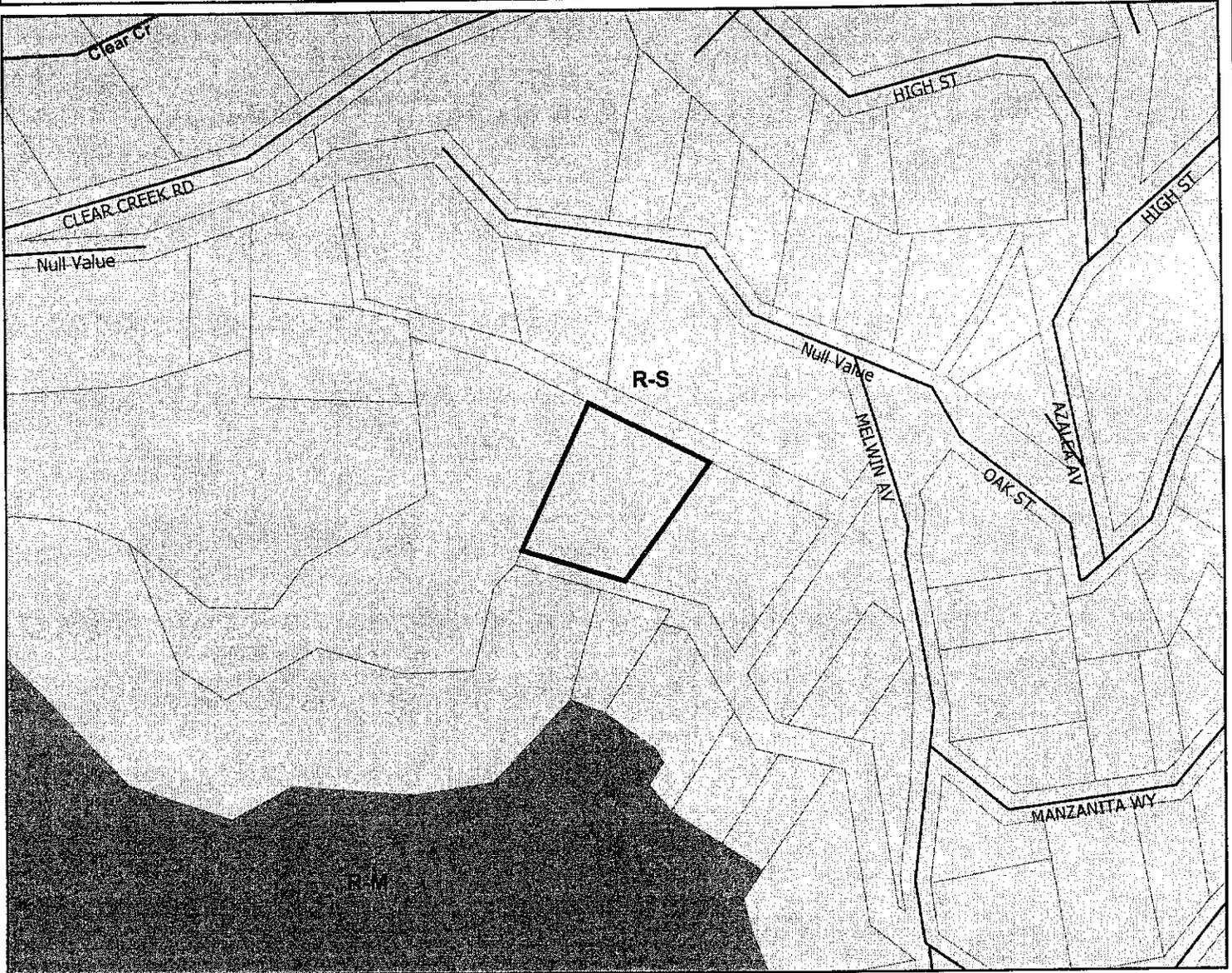
Map Created by
County of Santa Cruz
Planning Department
April 2005

EXHIBIT F

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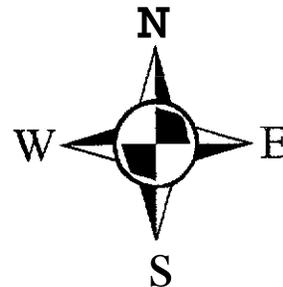


General Plan Designation Map



Legend

-  APN 079-393-11
-  Assessors Parcels
-  PERENNIAL STREAM
-  Streets
-  Residential-Mountain(R-M)
-  Residential-Suburban(R-S)

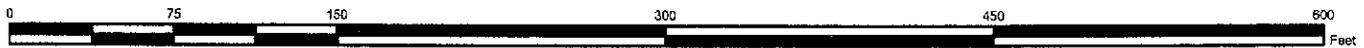
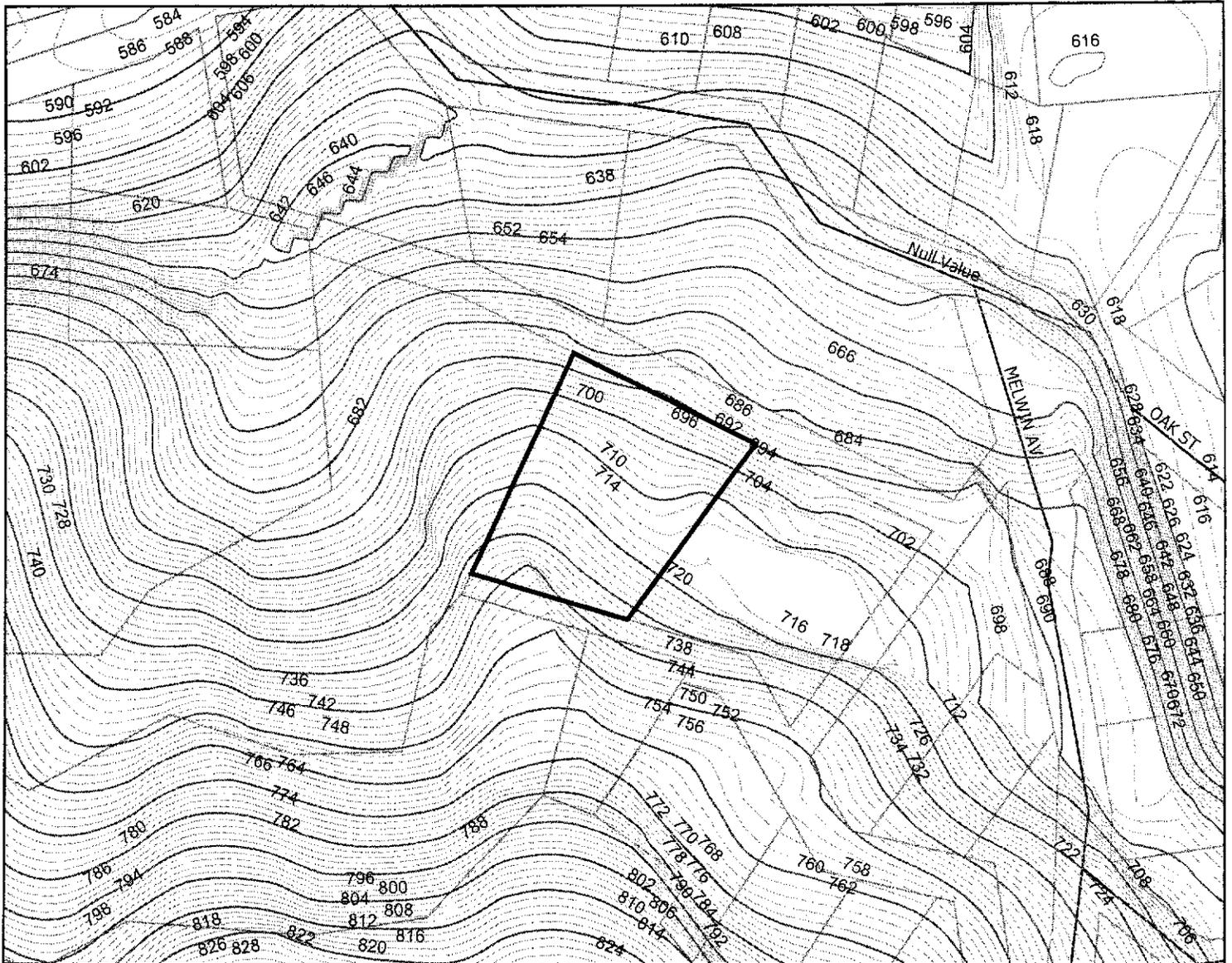


Map Created by
County of Santa Cruz
Planning Department
April 2005

EXHIBIT G

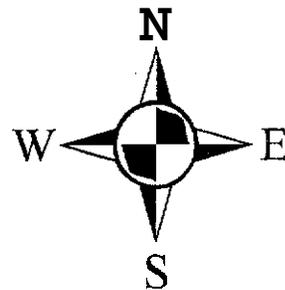


Contour Map



Legend

-  APN 079-393-11
-  Assessors Parcels
-  Streets



Map Created by
 County of Santa Cruz
 Planning Department
 April 2005

EXHIBIT H

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COMMENTS RECORDED FOR 079 393 11 CONTACT DATE 8/04/00 PAGE 1 OF 11
=====

04/05/01 The Status Code is Issued Red Tag.
FOLLOW-UP DATE CEANGED, OLD=(20000901). STATUS CODE CHANGED,
OLD-(Recorded Red Tag).

04/05/01 BILL BOURS 1.2/RWN FOR Issued Red Tag. Added by RWN
re-posted Red Tag with amended description and notified new owner...
04/04/01 = EFFECTIVE DATE FOR HOURS WORKED

04/09/01 The Status Code is Issued Red Tag. Added by NIN
Notice of Santa Cruz County Code Violation and Intent to Record let-
ter, with Notice of Violation of Santa Cruz County Code, mailed
(cert./reg.) to Jason Zarembo on 4/9/01. (nn)

04/10/01 BILL HOURS .1/RWN FOR Phone Calls. Added by RWN

PF3 -TO EXIT COMMENTS PF9 -TO PRINT PP7 -SCROLL BACKWARD
ON PRINTER P152 PP8 -SCROLL FORWARD

15

EXHIBIT 1

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COMMENTS RECORDED FOR 079 393 11 CONTACT DATE 8/04/00 PAGE 2 OF 11
owner JASON ZAREMBA called (338-9053) in response to Red Tag. I called
back and left message that I had re-posted the Red Tag because of new
ownership and to refine the violation description. He needs to apply
asap or face civil penalties...

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06/22/01 BILL HOURS .3/RWN FOR Complaint Investigation. Added by RWN

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prepared draft recordation and forwarded to clerical...
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07/02/01 The Status Code is Issued Red Tag. Added by AMB
Notice of Building Code Violation taken to recorder's office, had con-
formed copy of Notice of Violation made, recorded as 2001-0040500
7/2/01, and sent to Jason Zaremba. amb

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07/03/01 The Status Code is Recorded Red Tag. Added by RWN
STATUS CODE CHANGED, OLD=(Issued Red Tag), NEW=(I8).

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07/11/01 The Status Code is Recorded Red Tag. Added by CAM

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PF3 -TO EXIT COMMENTS          PF9 -TO PRINT          PF7 -SCROLL BACKWARD
                                ON PRINTER P152        PF8 -SCROLL FORWARD

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COMMENTS RECORDED FOR 079 393 11 CONTACT DATE 8/04/00 PAGE 3 OF 11
FOLLOW-UP CODE CEANQED, OLD=(F7), NEW=(F8). FOLLOW-UP DATE CHANGED,
OLD=(2001 606), NEW=(20010606).

09/11/01 The Status Code is Recorded Red Tag. Added by RWN
FOLLOW-UP DATE CEANQED, OLD=(20010815), NEW=(20010815).

10/03/01 BILL HOURS .2/RWN FOR Conference with Parties. Added by RWN

owner JASON ZAREMBA came in to Felton Office to advise that he is
having trouble with his contractor who keeps saying "the plans are al-
most ready". i suggested that he might consider hiring someone else
because I cannot give him any more time and must now take this viola-
tion to the Administrative Hearing Officer. 09/28/01 = EFFECTIVE DATE
FOR HOURS WORKED

10/03/01 BILL HOURS 2.5/RWN FOR Complaint Investigation. Added by RWN

prpared Admin Hearing referral...

PF3 -TO EXIT COMMENTS PF9 -TO PRINT PF7 -SCROLL BACKWARD
ON PRINTER P152 PF8 -SCROLL FORWARD

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COMMENTS RECORDED FOR 079 393 11 CONTACT DATE 8/04/00 PAGE 4 OF 11

11/21/01 The Status Code is Recorded Red Tag. Added by RWN
FOLLOW-UP DATE CHANGED, OLD=(20011111), NEW=(20011111).

11/21/01 BILL HOURS .1/RWN FOR Complaint Investigation. Added by RWN
still waiting for DSL review of HO file referral...

01/02/02 BILL HOURS .1/HPH FOR Phone Calls. Added by HPH
Received phone message from Bill Klien Construction. Mr Klien said he
is representing owner, has spoken to Felton office recently and is now
ready to submit plans to rectify red tag. 12/31/01 = EFFECTIVE DATE
FOR HOURS WORKED

01/02/02 BILL HOURS .2/HPH FOR Phone Calls. Added by HPH
Reviewed violation, returned phone call to Mr Klien, explained what
would be needed to submit plans to rectify red tag.

PF3 -TO EXIT COMMENTS PF9 -TO PRINT PF7 -SCROLL BACKWARD
ON PRINTER P152 PF8 -SCROLL FORWARD

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COMMENTS RECORDED FOR 079 393 11 CONTACT DATE 8/04/00 PAGE 5 OF 11

01/02/02 BILL HOURS .5/HPH FOR Conference with Parties. Added by HPH
Met at 701 Ocean, reviewed plans. Archived records have been ordered
and not come in yet. Plans not ready to submit yet. Mr Cline will need
to include drawings for earthquake repair/new construction (as-built)
done approx 10 yrs ago, the construction of the 3rd level/loft (as-
built), and the new work that includes the "un-doing" of the dormer
and existing roof line. Mr Cline will also need to see Enviromental
Health. We have sceduled an appointment to intake the BP application
for 1/11/02.

.....
01/03/02 BILL HOURS 1/RWN FOR Complaint Investigation. Added by RWN

Admin Rearing convened with owner Jason Zaremba and his contractor
William Cline present. Owner stipulated to the violations but re-
quested that the requested code costs of \$1,642.82 be reduced to in-
clude only those hours which were accrued after he had purchased the
property. Teresa Shook agreed and ordered me to recalculate the code
costs and awarded \$290.80. Owner singed the ammended Stipulation as

PF3 -TO EXIT COMMENTS PF9 -TO PRINT PF7 -SCROLL BACKWARD
ON PRINTER P152 PF8 -SCROLL FORWARD

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COMMENTS RECORDED FOR 079 393 11 CONTACT DATE 8/04/00 PAGE 6 OF 11
did DL MC and TS

01/10/02 The Status Code is Recorded Red Tag. added by RWN
FOLLOW-UP CODE CHANGED, OLD=(F8), NEW=(F6). FOLLOW-UP DATE CHANGED,
OLD= (2002 212), NEW- (20021212).

01/10/02 BILL HOURS .1/RWN FOR Complaint Investigation. Added by RWN
signed Stipulation 6 Order requires compliance prior to 1.3.03 or pay
\$ 2,290.80

01/18/02 BILL HOURS .5/RWN FOR Approved Application. Added by RWN
approved appl'n 43333-G with code costs of \$290.80 as ordered by Stip
6 Order 01-070

03/13/02 BILL HOURS .75/HPH FOR Conference with Parties. Added by HPH
Took in application no 43333G to rectify red tag. 01/11/02 = EFFECTIVE
PF3 -TO EXIT COMMENTS PF9 -TO PRINT PP7 -SCROLL BACKWARD
ON PRINTER P152 PF8 -SCROLL FORWARD

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COMMENTS RECORDED FOR 079 393 11 CONTACT DATE 8/04/00 PAGE 7 OF 11
DATE FOR HOURS WORKED

04/30/02 BILL HOURS .15/HPH FOR Phone Calls. Added by HPH
Recieved a phone message from PO inquiring about the statis of his
appl no. 433330. I returned his call telling him a defficiency letter
went out the first week of March to Bill Kline and letting him know
that he can call the Bldg line for information regarding statis of
appl's.

11/12/02 The Status Code is Recorded Red Tag. Added by HPH
I recieved a phone message from the PO Jason Z today. I returned the
call to 338-9053. The PO was inquiring about the statis of his re-
route s for hisapplication no 43333G. I left a message appolagizing
that I am required to not be involved with re-routes on applications,
but that he should call theBldg Info line at 454-2260.

04/11/03 The Status Code is Recorded Red Tag. Added by RWN
FOLLOW-UP DATE CHANQED, OLD=(20030103), NEW=(20030103).

PF3 -TO EXIT COMMENTS PF9 -TO PRINT PF7 -SCROLL BACKWARD
ON PRINTER P152 PF8 -SCROLL FORWARD

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COMMENTS RECORDED FOR 079 393 11 CONTACT DATE 8/04/00 PAGE 8 OF 11
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04/11/03 BILL HOURS .5/RWN FOR Court Judgement. Added by RWN

Admin Hearing convened 4.11.03 with JASON ZAREMAB present to ask for an extension of his compliance date. Hearing Officer granted an additional 365 days for Stip 01-070 and will followup with an "ammended stipulation order.Ammended deadline is now 01.03.04

05/27/03 The Status Code is Recorded Red Tag. Added by RWN
FOLLOW-UP DATE CHANGED, OLD=(20040103), NEW=(20040103).

05/27/03 The Status Code is Recorded Red Tag. Added by RWN
FOLLOW-UP DATE CHANQED, OLD=(20040514), NEW=(20040514).

05/27/03 BILL HOURS .2/RWN FOR Complaint Investigation. Added by RWN

Decision & Order gave owner until 4.11.2004 to complete all required inspections. This actually is more than one additional year from the

PF3 -TO EXIT COMMENTS PF9 -TO PRINT PF7 -SCROLL BACKWARD
ON PRINTER P152 PF8 -SCROLL FORWARD

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COMMENTS RECORDED FOR 079 393 11 CONTACT DATE 8/04/00 PAGE 9 OF 11

previous Stipulation & Order 01-070 deadline of 1.3.03.

07/09/04 The Status Code is Court Judgement. Added by RWN
STATUS CODE CHANGED, OLD= (Recorded Red Tag), NEW=(LS) .

08/03/04 BILL HOURS .15/RWN FOR Letter Writing. Added by RWN

spoke with DEBBIE at Service link who is provessing a loan for Zason
Zaremba. I advised her that the recorded violation will not be "ex-
punged" until he has gotten a final inspection on his permit. He still
needs to do a lot of structural work to remove the loft and lower the
roof pitch to meet height limits.

08/25/04 The Status Code is Court Judgement. Added by DL
FOLLOW-UP DATE CHANGED, OLD=(20040411), NEW=(20040411).

10/07/04 BILL HOURS .1/RWN FOR Conference with Parties. Added by RWN

PF3 -TO EXIT COMMENTS

PF9 -TO PRINT
ON PRINTER P152

PF7 -SCROLL BACKWARD
PF8 -SCROLL FORWARD

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COMMENTS RECORDED FOR 079 393 11 CONTACT DATE 8/04/00 PAGE 10 OF 11
owner JASON ZAREMBA dropped off a written request to extend the dead-
line of Decision & Order. He has a BP but needs more time to complete
the work.

12/15/04 The Status Code is Court Judgement. Added by RWN
FOLLOW-UP DATE CHANGED, OLD=(20041011), NEW=(20041011).

12/15/04 BILL HOURS 1/RWN FOB Conference with Parties. Added by RWN

Admin Hearing Case 01-070 convened with owner JASON ZAREMBA present.
Owner presented his request for more time (County objected to a 3rd
time extension) with case continued to 01.13.05 to give County time to
meet owner at site to review status of inspections on SFD remodel.
12/10/04 = EFFECTIVE DATE FOR HOURS WORKED

02/02/05 The Status Code is Court Judgement. Added by RWN
FOLLOW-UP DATE CHANGED, OLD=(20050113), NEW=(20050113).

PF3 -TO EXIT COMMENTS

PF9 -TO PRINT
ON PRINTER P152

PF7 -SCROLL BACKWARD
PF8 -SCROLL FORWARD

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COMMENTS RECORDED FOR 079 393 11 CONTACT DATE 8/04/00 PAGE 11 OF 11
02/02/05 BILL BOURS .1/RWN FOR Complaint Investigation. Added by RWN

Decision & Order 01-070 dated 1.25.05 granted an additional 180 days
contingent upon owner applying for a variance to keep the cupola. If
no variance application within 45 days then lien will be due.

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03/08/05 BILL HOURS .1/RWN FOR Complaint Investigation. Added by RWN

meeting between LM, DSL, & RWN to review code costs due. Original
Stipulation (upon advice from hearing officer TS) deleted all code
cost prior to Zaremab's purchase on 8.11.00 so all those code costs
were deleted from history screen.

- - - - -
04/08/05 BILL HOURS .1/RWN FOR Complaint Investigation. Added by RWN

reviewed Variance Appl'n 05-0199 w/o comments...

PF3 -TO EXIT COMMENTS
END OF COMMENTS REACHED

PF9 -TO PRINT
ON PRINTER P152

PF7 -SCROLL BACKWARD
PF8 -SCROLL FORWARD

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COMMENTS RECORDED FOR 079 393 11 CONTACT DATE 4/15/04 PAGE 1 OF 4
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04/16/04 BILL HOURS 1.25/RWN FOR On-Site Inspection. Added by RWN

met with ZASON ZAREMBA at site and confirmed that he has graded an access driveway to the lower portion of his property without a grading permit. He has placed loose fill greater than 2' deep, cut into hillside and constructed a 4' high by about 15' long wood retaining wall below the Aronowitz driveway. This graded access road also is supported by an illegally constructed concrete block retaining wall that is part of the Morgan carport. Posted RED TAG 4.15.04

04/16/04 BILL HOURS .5/RWN FOR Conference with Parties. Added by RWN

spoke with LANCE MORGAN in office who came in to inquire about the posted Red Tag. He is concerned that the Zaremba driveway will damage his carport. I advised him that Zaremba will need to get a grading permit and will need to have his access driveway/road properly engineered. I told him that I had warned Zaremba NOT to demolish the

PP3 -TO EXIT COMMENTS

PF9 -TO PRINT

PF7 -SCROLL BACKWARD

ON PRINTER P152

PF8 -SCROLL FORWARD

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COMMENTS RECORDED FOR 079 393 11 CONTACT DATE 4/15/04 PAGE 2 OF 4
concrete retaining wall within the Georgia Way r.o.w. because it
belongs to the Morgan property and is probably entitled to a
"prescriptive easement" because the carport has been there since the
1980's.

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05/20/04 BILL HOURS .5/RWN FOR Letter Writing. Added by RWN

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corrected mailing address and re-mailed Notice of Violation letter...
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08/19/04 BILL HOURS 1/MGJ FOR On-Site Inspection. Added by MGJ
On a previous visit to neighboring parcel I noticed a posted red tag
by Richard Nieuwstad, dated 4/15/04. There is no record of follow-
through with the original red tag being recorded, or a letter being
sent, so I reposted the original tag. On August 18th I spoke with Mr
Zaremba and told him that I had no record of the original tag. While
speaking with him I located Richard's comments on this parcel and
thought that I had missed the recordation. I told Mr Zaremba as much
and that I would note record this. Further conversation with Richard,

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PF3 -TO EXIT COMMENTS PF9 -TO PRINT PF7 -SCROLL BACKWARD
ON PRINTER P152 PF8 -SCROLL FORWARD

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COMMENTS RECORDED FOR 079 393 11 CONTACT DATE 4/15/04 PAGE 3 OF 4
after the conversation with Mr Zaremba, revealed that Richard had not
recorded it, and so I will follow through with the recordation after
all. A follow-up call to Mr Zaremba will be made today. 08/16/04 = EF-
FECTIVE DATE FOR HOURS WORKED

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08/19/04 BILL HOURS .5/MGJ FOP Phone Calls. Added by MGJ
Call to Jason Zaremba regarding re-issuance of red-tag. Left a message
to that effect. Inc conversation yesterday, 8/18/04, Jason noted that
now that the neighboring road has been red-tagged for illegal grading
and will be closed to traffic, and his efforts below his house have
also been red-tagged, he has no access to his house. I advised him to
use the lower access for now, that the upper access was not deemed
stable and is a hazard. I also advised him that the lower access must
be addressed for erosion prior to October 15th. .5 hour billed for
today's message and documentation.

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08/25/04 The Status Code is Issued Red Tag. Added by KLS
Sent letter of Intent certified mail to owner at P.O.Box1620, Boulder
PF3 -TO EXIT COMMENTS PF9 -TO PRINT PF7 -SCROLL BACKWARD
ON PRINTER P152 PF8 -SCROLL FORWARD

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COMMENTS RECORDED FOR 079 393 11 CONTACT DATE 4/15/04 PAGE 4 OF 4
Cree k CA 95006.....kls.....
. . . . .
09/01/04 BILL HOURS .75/RWN FOR On-Site Inspection. Added by RWN

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met with Jason Zaremba at property to discuss his letter of 8.25.04. He advised that he is appealing Matt Johnston's red tag, not my red tag for the retaining wall. I did not record my red tag because the work was done in a private Georgia Way r.o.w. but since Zaremba was referenced as the "responsible party" I reserve the option of referral to Admin Hearing if required. Zaremba has gien up on trying to get Georgia Way abandoned and will instead apply for a grading permit and retaining wall (actually are two retaining walls, one old concrete block wall at Lance's carport, and a new wood retaining wall below Ben Aronowitz's driveway) as a "road Association" application. 08/31/04 = EFFECTIVE DATE FOR HOURS WORKED

PF3 -TO EXIT COMMENTS
EM) OF COMMENTS REACHED

PF9 -TO PRINT
ON PRINTER P152

PF7 -SCROLL BACKWARD
PF8 -SCROLL FORWARD

04/14/05 BS4
15:18:11

COUNTY OF SANTA CRUZ - ALUS 3.0
BUILDING APPLICATION INQUIRY

I-ALPBR125
ALSBR125

APPL. NO.: 0043333G : APPL. DATE: 1/11/02 : ORIGINAL APPL. NO. FOR
STATUS : READY2ISSU : STATUS DATE: 1/11/02 : PHASED PROJECT:
PROJ.TYPE: RES EXPIRE DATE: 5/22/03 :
PARCEL NO: 079 393 11 : PF5 TO VIEW PARCEL NO.\$ ORIGINAL PERMIT NO. FOR
NUMBER OF PARCELS FOR THIS APPLICATION: 1 : CHANGE ORDER :

----- PROJECT DESCRIPTION -----

RECTIFY RED TAG.
1. Recognize as-built addition to include 1 bedroom and .5 bath
to bottom/1st floor, family room to main/2nd floor, and remove
living room/loft to 2nd floor.
Remodel to include interior remodel of existing kitchen and
bathroom and enclosing bedroom no.1 in studio/living room on
main/2nd floor.

PRIORITY APPLICATION ? : N : PRIORITY REASON:
APPL. RECTIFY A VIOLATION?: : SPECIAL PROGRAM: NONE
ROUTING REQUIRED ? : Y : EST. TIME OF FIRST REVIEW: 8 WEEKS :
ALL DATA HAS BEEN DISPLAYED PF8-DESC FORWARD KEY NEW NUMBER
PF20-NEXT INQUIRY SCREEN PA2-EXIT

04/14/05 BS4
15:18:30

COUNTY OF SANTA CRUZ - ALUS 3.0
BUILDING APPLICATION INQUIRY

I-ALPBR125
ALSBR125

APPL. NO.: 0043333G : APPL. DATE: 1/11/02 : ORIGINAL APPL. NO. FOR
STATUS : READY2ISSU : STATUS DATE: 1/11/02 : PHASED PROJECT:
PROJ.TYPE: RES EXPIRE DATE: 5/22/03 :
PARCEL NO: 079 393 11 : **PF5 TO VIEW PARCEL BO.S** ORIGINAL PERMIT NO. FOR
NUMBER OF PARCELS FOR THIS APPLICATION: 1 : CHANGE ORDER :

----- PROJECT DESCRIPTION -----

Remove dormer to change roof line to meet zoning requirements.
Results in 2-story split level SFD with 2 bedroom, 1.5 bath,
family room, and decks. No garage on site.
2. Install a Temporary Electrical Power Pole for use only during
construction at an existing non-inhabited SFD.

PRIORITY APPLICATION ? : N : PRIORITY REASON:
APPL RECTIFY A VIOLATION?: : SPECIAL PROGRAM: NONE
ROUTING REQUIRED ? : Y : EST.TIME OF FIRST REVIEW: 8 WEEKS :
ALL DATA HAS BEEN DISPLAYED **PF7-DESC BACKWARD** **KEY NEW NUMBER**
PF20-NEXT INQUIRY SCREEN **PA2-EXIT**

variance

To whom it may concern, my name is Jason Zaremba and I purchased a home in the summer of 1999 located at #4 Logan way in srookdale California. since my purchase I have obtained permits to rectify the red ta⁴ that was on the property. Permit #133542, recognize as-built addition to include 1 bedroom and .5 bath to bottom/1st floor, family room to main/2nd floor, and remove living room/ loft to 2nd floor. Remove dormer to change roof line to meet zoning requirments. Results in 2-story split level SFD with 2 bedroom, 1.5 bath, family room, and decks. I have removed the upstairs loft and returned the rear roof plate line back to its original height. This part of the house faces Logan Way. The roof dormer on the front of the house faces Georgia way. The dormer is not within any set backs and is currently over the required height of 28 feet. This house was built over 10 years ago with this dormer. It does not block any neighboring houses views. The property is located on Logan way however Logan way is currently a non-operative road and ends at my property. This roof dormer does not threaten any surrounding property and should be considered a special circumstance due to the location.