



## Staff Report to the Zoning Administrator

Application Number: **05-0743**

---

**Applicant:** John Craycroft  
**Owner:** Robert & Nancy Eriksen  
**APN:** 028-232-03

**Agenda Date:** 3/17/06  
**Agenda Item #:** **6**...  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to construct an approximately 2,000 square foot single-family dwelling with an approximately 230 square foot attached garage on a vacant lot.

**Location:** Property located about 80 feet south of the intersection of E. Cliff Drive and 24'' Ave.; the third lot on the western side of 24<sup>th</sup> Ave (no *situs*)

**Supervisory District:** First District (District Supervisor: Janet Beautz)

**Permits Required:** Coastal Development Permit

### Staff Recommendation:

- Approval of Application 05-0743, 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                              | E. | Assessor's parcel map     |
| B. | Findings                                   | F. | Zoning map                |
| C. | Conditions                                 | G. | Comments & Correspondence |
| D. | Categorical Exemption (CEQA determination) |    |                           |

### Parcel Information

Parcel Size:	4.000
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Residential
Project Access:	24'' Ave. (not a County-maintained right-of-way)
Planning Area:	Live <i>Oak</i>
Land Use Designation:	R-UM (Urban Medium Residential)

---

Zone District: R-1-4 (Single-family residential, 4,000 square foot minimum site area)  
Coastal Zone: X Inside     Outside  
Appealable to Calif. Coastal Comm. X Yes     No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Soils report required at building permit stage  
Fire Hazard: Not a mapped constraint  
Slopes: 0-2%  
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  
Archeology: Not mapped/no physical evidence on site

### Services Information

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

### Project Setting

The subject parcel is a vacant lot on the west side of 24<sup>th</sup> Avenue between E. Cliff Drive and a coastal bluff. The neighborhood is primarily residential except for Corcoran Lagoon Beach, which is located about 200 feet west of the project site. Although the subject parcel has no significant vegetation, two mature Monterey Cypress trees are located on an adjacent parcel just west of the subject parcel's rear property line.

### Zoning & General Plan Consistency

The subject property is a 4,000 square foot lot, located in the R-1-4 (Single-family residential, 4,000 square foot 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-UM) Urban Medium Residential General Plan designation.

The proposed four-bedroom, single-family dwelling meets the site standards for the zone district, including the floor area ratio and lot coverage limits, setbacks and parking requirements.

## Local Coastal Program Consistency

The proposed single-family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings, many of which are *two* stories in height. 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 identified as a priority acquisition site in the County's Local Coastal Program, and 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 project will incorporate site and architectural design features such as two covered porches on the front façade and a mix of finish materials to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The County's Urban Designer has reviewed and accepted the proposed design.

## 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 **05-0743**, based on the attached findings and conditions.
- Certification that the proposal is exempt ~~from~~ further Environmental Review under the California Environmental Quality Act.

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

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

Report Prepared By: Annette Olson  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3134  
E-mail: [annette.olson@co.santa-cruz.ca.us](mailto:annette.olson@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-1-4 (Single-family residential, 4,000 square foot 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-UM) Urban Medium Residential General Plan designation.

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

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements 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 13.20.130 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of area's eclectic 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; the development site is not on a prominent ridge, beach, or bluff top.

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

This finding can be made in that, although the project site is located between the shoreline and the first public road, it will not interfere with public access to the beach. Developed beach access is available about 200 feet west of the project site at Corcoran Lagoon Beach. 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-1-4 (Single-family residential, 4,000 square foot minimum site area) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

## 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-1-4 (Single-family residential, 4,000 square foot 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.

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 Medium Residential (R-UM) 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 as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single-family dwelling 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 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-1-4 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 single-family dwelling is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase 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 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.

## Conditions of Approval

Exhibit A: 3 sheets by John Craycroft and Associates, dated 10/25/06 and revised 1/12/06.

- I. This permit authorizes the construction of a 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 Building 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. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. 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. Show construction fencing placed along the drip line of the two Monterey Cypress trees located on the parcel west of the project site.
    4. Note on the plans that the property owner is required to maintain the drainage system, including the pervious concrete driveway, as installed by this development to maintain capacity and function as intended by the design.
    5. Show the location of the proposed on-site sewer lateral(s), clean out(s), and connection(s) to existing public sewer on the plot plan.
    6. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.

- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
  - D. 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.
  - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
  - F. Meet all requirements and pay the Santa Cruz Municipal Utilities new water service fee of \$7.286.
  - G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
  - H. Pay the current fees for Parks and Child Care mitigation for 4 bedroom(s). Currently, these fees are, respectively, \$1000 and \$109 per bedroom, but are subject to change
  - I. Pay the current fees for Roadside and Transportation improvements for 1 new unit. Currently, these fees are, respectively, \$2,000 and \$2,000 per unit, but are subject to change.
  - J. 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.
  - K. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. Prior to breaking ground and until the project is finalized, construction fencing must be placed along the **drip** line of the two Monterey Cypress trees located on the parcel west of the project site. This is to ensure that the trees are not damaged during construction. Environmental Planning staff must inspect this fencing to ensure that it is in place prior to breaking ground. Please call 454-3162 to schedule an inspection.
  - B. All site improvements shown on the final approved Building Permit plans shall be installed, including the architectural details shown on Exhibit A.



- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- D. The project must comply with all recommendations of the submitted soils reports.
- E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. The drainage system must be maintained, including maintenance of the pervious concrete, to ensure its continued functioning at the capacity for which it was designed.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and

2. COUNTY defends the action in good faith.

- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Application # 05-0743  
APN: 028-232-03  
Owner: Robert & Nancy Eriksen

---

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



\_\_\_\_\_  
Annette Olson  
Project Planner

---

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 05-0743  
Assessor Parcel Number: 028-232-03  
Project Location: P.O. Box 432

**Project Description: Proposal to construct an approximately 2,000 square foot single-family dwelling with an approximately 230 square foot attached garage on a vacant lot.**

**Person or Agency Proposing Project: John Craycroft**

**Contact Phone Number: (831) 462-2115**

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

Specify type:

E. ☒ **Categorical Exemption**

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

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

Construction of one single-family dwelling in a residential zone.

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

  
Annette Olson, Project Planner

Date: 2-14-06

FOR TAX PURPOSES ONLY

④④ POR. RANCHO ARROYO DEL RODEO  
SEC. 20 & 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code  
82-003 82-040

U  
1  
8  
2

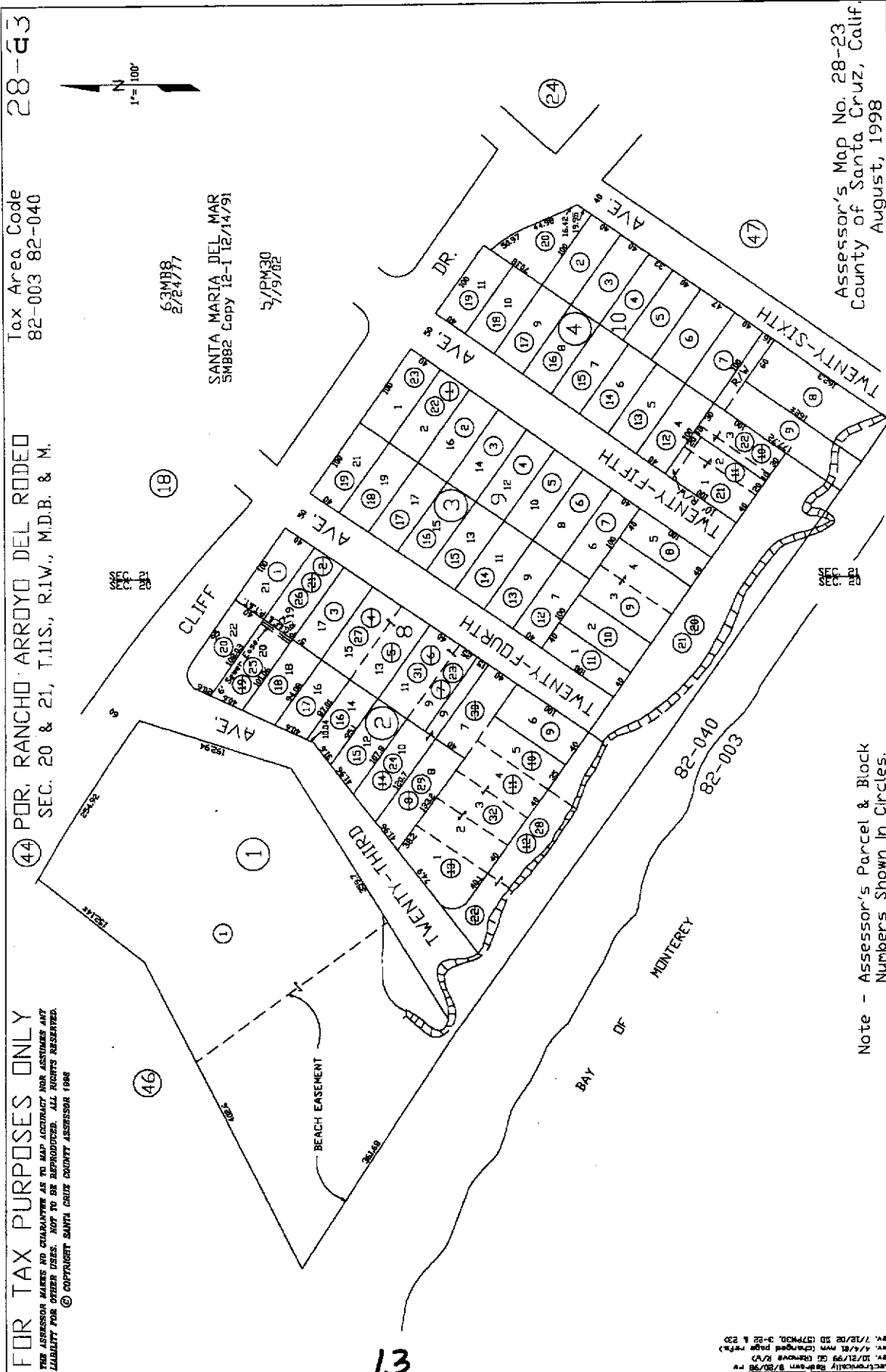
63MB8  
2/24/77

SANTA MARIA DEL MAR  
SMB82 Copy 12-1 12/14/91

5/PM30  
7/9/02

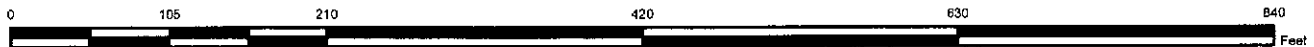
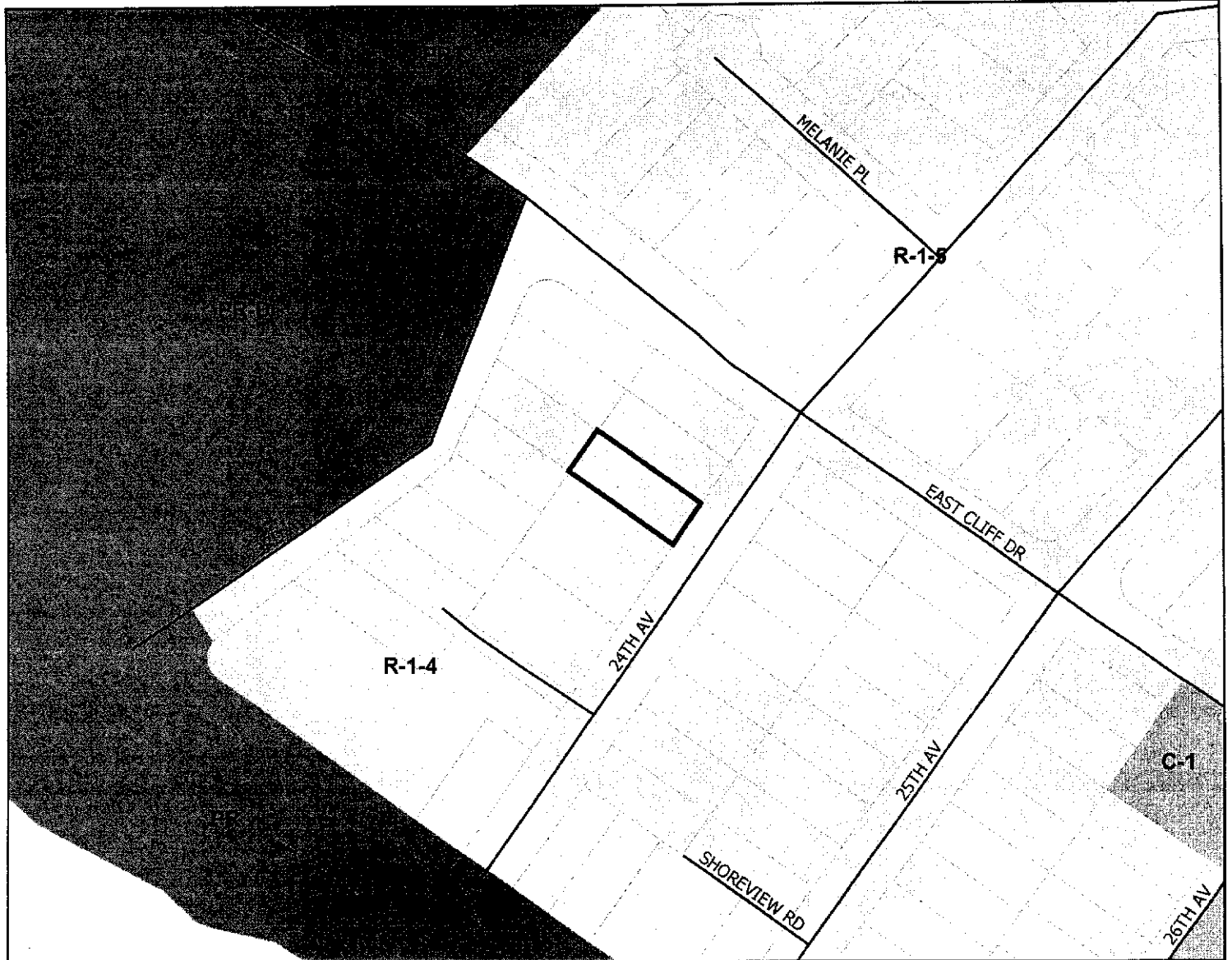
Assessor's Map No. 28-23  
County of Santa Cruz, Calif.  
August, 1998

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



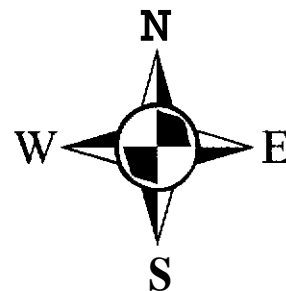


# Zoning Map



## Legend

- APN 028-232-03
- Streets
- Assessors Parcels
- RESIDENTIAL-SINGLE FAMILY (R-1)
- COMMERCIAL-NEIGHBORHOOD (C-1)
- PARK (PR)



Map Created by  
County of Santa Cruz  
Planning Department  
December 2005

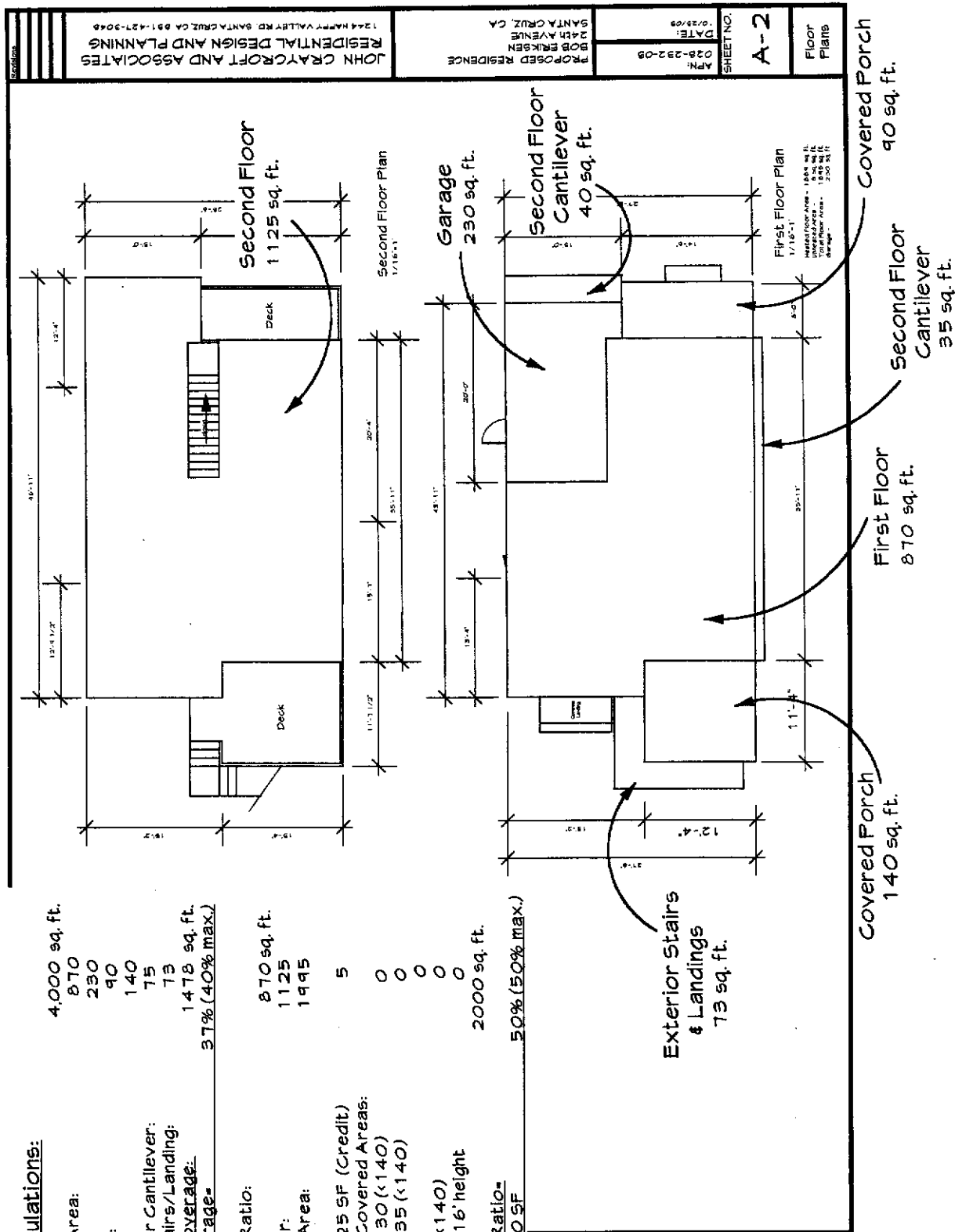
Proposed Residence for Bob Eriksen--24th Ave.  
 APN 028-232-03  
 Application 05-0743

# Floor Area Calculations 2-8-06

## Area Calculations:

Parcel Size: 4,000 sq. ft.  
 First Floor Area: 870  
 Garage: 230  
 Front Porch: 90  
 Rear Porch: 140  
 Second Floor Cantilever: 75  
 Exterior Stairs/Landing: 73  
 Total Lot Coverage: 1,478 sq. ft.  
 % Lot Coverage: 37% (40% max.)

Floor Area Ratio:  
 First Floor: 870 sq. ft.  
 Second Floor: 1125  
 Total Floor Area: 1995  
 Garage: 5  
 230 SF - 225 SF (Credit)  
 Unenclosed, Covered Areas:  
 East Side: 130 (<140)  
 South Side: 35 (<140)  
 North: 0  
 West: 139 (<140)  
 Areas over 16' height: 0  
 Total: 2000 sq. ft.  
 Floor Area Ratio: 50% (50% max.)  
 2000/4000 SF



028-232-03 / 05-0743

THE FOLLOWING FLOOR AREA CALCULATIONS help staff to process your application with more speed and efficiency. Please include the index on the cover sheet of your plans, and submit a separate set of calculations for each proposed and existing building.

BUILDING \_\_\_\_\_ (Indicate which building on the plot plan.)  
EXISTING \_\_\_\_\_ PROPOSED \_\_\_\_\_ (Check one.)

#### LOT COVERAGE CALCULATIONS

1. Zone District: \_\_\_\_\_
2. Parcel Area: 4000 sq. ft. \_\_\_\_\_ acres
3. Area of Rights-of-way: \_\_\_\_\_ sq. ft.
4. Net Parcel Area (2 - 3): \_\_\_\_\_ sq. ft.
5. coverage by Structures: 1405 sq. ft.  
(Total footprint of all structures over 18" in height.)
6. Percentage of Parcel Coverage ( $5 \div 4 \times 100$ ): 35 %

#### HEATED SPACE CALCULATION

1. Total heated Space: 1889 sq. ft.
2. Total Unheated Space: 0 sq. ft.

#### FLOOR AREA CALCULATIONS BY TYPE OF SPACE

NOTES: (e) = existing square footage  
(p) = proposed square footage  
See accompanying definitions for an explanation of each of the following categories. INCLUDE ONLY THOSE CATEGORIES THAT APPLY TO THE BUILDING.

##### 1. BASEMENT/UNDERFLOOR

If any part of the basement or underfloor is 7'6" or higher (& for underfloor, there is an interior stair & 'flawing):

- a. TOTAL BASEMENT/UNDERFLOOR AREA GREATER THAN 5' IN HEIGHT.....

EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
		<u>0</u>

##### FIRST FLOOR

- a. Area w/ ceilings less than 16' in height. (e) \_\_\_\_\_ (p) 870
- b. Area w/ ceilings 16' - 24' (X 2) (e) \_\_\_\_\_ (p) \_\_\_\_\_
- c. Area w/ ceilings >24' (X3) (e) \_\_\_\_\_ (p) \_\_\_\_\_
- d. TOTAL FIRST FLOOR AREA (E + b + c).....

EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
		<u>870</u>



### 3. SECOND FLOOR

a. Area w/ ceilings less than 16' in height (e) \_\_\_\_\_ (p) 1125

b. Area w/ceilings 16' - 24' (x 2) (e) \_\_\_\_\_ (p) 0

c. Area w/ceilings >24' (x3) (e) \_\_\_\_\_ (p) 0

d. TOTAL SECOND FLOOR AREA

(a + b + c) .....

EXISTING  
SQ. FT.

PROPOSED  
SQ. FT.

1125  
TOTAL  
SQ. FT.

### 4. MEZZANINE

a. TOTAL MEZZANINE AREA.. .....

EXISTING  
SQ. FT.

PROPOSED  
SQ. FT.

0  
TOTAL  
SQ. FT.

### 5. ATTIC

If any part of the attic is 7'6" or higher:

a. TOTAL ATTIC AREA

GREATER THAN 5' IN HEIGHT.. ..

EXISTING  
SQ. FT.

PROPOSED  
SQ. FT.

0  
TOTAL  
SQ. FT.

### 6. GARAGE

a. Total Garage Area (e) 230

b. Credit (e) -225

c. TOTAL GARAGE AREA.. .. (a - b)

EXISTING  
SQ. FT.

PROPOSED  
SQ. FT.

5  
TOTAL  
SQ. FT.

### 7. TRELLIS AND ARBOR

If the top of the trellis or arbor is solid:

a. TOTAL AREA UNDERNEATH TRELLIS OR ARBOR.. ..

EXISTING  
SQ. FT.

PROPOSED  
SQ. FT.

0  
TOTAL  
SQ. FT.

### 8. UNENCLOSED, COVERED AREAS

If there are covered areas on more than one side of the building, submit items a - d for each side on a separate sheet. The first 3' does not count.

a. Total area below eave, overhang, projection, or deck more than 7'6" in height

b. Area of first 3' of eave or larger, whichever is larger

c. Remaining area (a - b)

d. TOTAL COVERED AREA OF SIDE

1) Use one of the following:

a) If length of covered area exceeds 1/3 of the building length on that side:

TOTAL COVERED AREA OF SIDE

(enter c) .....

EXISTING  
SQ. FT.

PROPOSED  
SQ. FT.

TOTAL  
SQ. FT.

WEST SOUTH EAST

(e) \_\_\_\_\_ (p) 130 35 140

(e) \_\_\_\_\_ (p) 140 140 140  
(e) \_\_\_\_\_ (p) 0 0 0

length on that side:

TOTAL COVERED AREA OF SIDE.....

EXISTING

PROPOSED

e. TOTAL COVERED AREA OF ALL SIDES.....  
(enter sum of all sides)

EXISTING  
SQ. FT.

PROPOSED  
SQ. FT.

TOTAL  
SQ. FT.

f. TOTAL FLOOR AREA OF THE BUILDING..  
(Sum all of the categories above.)

EXISTING  
SQ. FT.

PROPOSED  
SQ. FT.

TOTAL  
SQ. FT.

2000

g. TOTAL FLOOR AREA OF ALL BUILDINGS.....  
(Sum of the floor area of all buildings.)

EXISTING  
SQ. FT.

PROPOSED  
SQ. FT.

TOTAL  
SQ. FT.

2000

1. FLOOR AREA RATIO CALCULATIONS:

Proposed FAR: 50 % (net parcel area x proposed floor area from #10 X 100)

2. LARGE DWELLING CALCULATIONS:

Total Proposed Floor Area: \_\_\_\_\_ sq.ft. (Proposed floor area from #10, minus  
barns and other agricultural buildings.)

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: Annette Olson  
Application No. : 05-0743  
APN: 028-232-03

Date: February 14, 2006  
Time: 11:04:25  
Page: 1

---

**Environmental Planning Completeness Comments**

===== REVIEW ON NOVEMBER 21, 2005 BY JESSICA L DEGRASSI =====  
NO COMMENT

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON NOVEMBER 21, 2005 BY JESSICA L DEGRASSI =====

This project will require a soils report at building permit stage to provide recommendations for foundation design due to the potentially loose and/or liquifiable soils onsite. Submit two copies of this report with your building permit application.

An erosion and sediment control plan is required with building permit application. Use perimeter controls such as straw bales or silt fencing around area to be disturbed. Include details of device to be used.

**Dpw Drainage Completeness Comments**

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

===== REVIEW ON DECEMBER 6, 2005 BY CARISA REGALADO =====

Not enough drainage information has been given to consider acceptance of this application. To be approved by this division at the discretionary application stage, all potential off-site impacts and mitigations must be determined; therefore, proposed projects must conclusively demonstrate that (see drainage guidelines):

The site is being adequately drained

- Site runoff will be conveyed to the existing downstream drainage conveyance system or other safe point(s) of release, if taken off-site.
- The project will not adversely impact roads and adjacent or downslope properties if taken off-site.

Please address the following items:

1) Per the drainage notes, existing drainage patterns are to be maintained; however, these patterns are not shown in the plans. It appears from County maps that this parcel drains westerly towards adjacent parcels. How will the increase in runoff from this development be kept from impacting adjacent parcels?

2) A portion of the increase in runoff from the development will be directed to 24th Ave. This portion of 24th Ave. is a private road; therefore, the existing offsite drainage system must be evaluated for adequacy in accepting increases in runoff. It must be demonstrated that adjacent and downstream areas will not be adversely affected by this development.

Please Note: Mitigation measures should be used on-site to limit increases in post-development runoff leaving the parcel. Best Management Practices should be employed

Discretionary Comments - Continued

Project Planner: Annette Olson  
Application No.: 05-0743  
APN: 028-232-03

Date: February 14, 2006  
Time: 11:04:25  
Page: 2

within the development to meet this goal as much as possible. Such measures include limiting impervious area, using pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc.

Until further information is submitted addressing the above comments, a thorough review of this application cannot be completed. Once submitted, additional items may need to be addressed before the application can be deemed complete.

This application is for development in the Santa Cruz County Flood Control and Water Conservation District - Zone 5; therefore increases in impervious area will be assessed a drainage fee. The fees are currently \$0.90 per square foot.

All subsequent submittals for this application must be done through the Planning Department. Submittals made directly to Public Works will result in delays.

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. ===== UPDATED ON FEBRUARY 9, 2006 BY CARISA REGALADO =====  
2nd ROUTING - 2/9/06

Revised plans dated 1/12/06 have been received addressing 1st routing comments  
(Additional note for the building application stage in Miscellaneous Comments.)

**Dpw Drainage Miscellaneous Comments**

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

===== REVIEW ON DECEMBER 6, 2005 BY CARISA REGALADO =====  
No comment. ===== UPDATED ON FEBRUARY 9, 2006 BY CARISA REGALADO =====  
For the building application, it must be noted in the plans that the property owner is required to maintain the drainage system, including the pervious concrete driveway, as installed by this development to maintain capacity and function as intended by the design.

**Dpw Driveway/Encroachment Completeness Comments**

===== REVIEW ON NOVEMBER 22, 2005 BY DEBBIE F LOCATELLI =====  
No Comment. project adjacent to a non-County maintained road.

**Dpw Driveway/Encroachment Miscellaneous Comments**

===== REVIEW ON NOVEMBER 22, 2005 BY DEBBIE F LOCATELLI =====  
No comment.

**Dpw Road Engineering Completeness Comments**

===== REVIEW ON DECEMBER 1, 2005 BY TIM N NYUGEN =====  
NO COMMENT

**Dpw Road Engineering Miscellaneous Comments**

Discretionary Comments - Continued

Project Planner: Annette Olson  
Application No. : 05-0743  
APN: 028-232-03

Date: February 14, 2006  
Time: 11:04:25  
Page: 3

---

===== REVIEW ON DECEMBER 1. 2005 BY TIM N NYUGEN =====  
NO COMMENT

COUNTY OF SANTA CRUZ  
Inter-Office Correspondence

DATE: January 26, 2006

TO: Tom Burns, Planning Director  
✓ Annette Olson, Planner  
Brian Turpen, Public Works

FROM: Supervisor Jan Beautz 

RE: ADDITIONAL COMMENTS ON APP. 05-0743, APN 028-232-03,  
24TH AVENUE, SFD

---

Please consider the following areas of concern in your evaluation of the above application to construct a 2,000 square foot single-family dwelling with a 230 square foot garage on an existing parcel.

The applicant has revised the site plan to install a pervious concrete driveway for the two exterior parking spaces. It is my understanding that pervious concrete pavement requires regular maintenance to ensure that it continues to function at designed capacity without becoming clogged with silt, grease, and other debris over time. How will this pervious area be conditioned to ensure that it continues to function at its designed capacity for the life of the system? How will future property owners be advised of these conditions so that maintenance continues and the adjacent 24th Avenue is not impacted by additional storm runoff?

The elevations provided indicate a number of architectural features including garage door, doors, windows, and siding materials which assist in the ability of this proposed structure to complement the existing neighborhood. Will the application be conditioned to install these features as presented?

This proposed two-story structure includes a large covered rear patio, as well as a covered front porch. It is my understanding that a portion of these elements are included within F.A.R. calculations. Have F.A.R. calculations been verified to not exceed the allowable 50%? The south side yard elevation for the proposed second floor contains multiple large windows. Will these pose privacy issues for the adjacent neighbors?

JKB:lg

3477A1

# MEMORANDUM

Application No: 05-0743 (second routing)

Date: January 30, 2006

To: Annette Olson, Project Planner

From: Lawrence Kaspanwitz, Urban Designer

Re: Design Review for a new residence at 24<sup>th</sup> Avenue, Santa Cruz

## COMPLETENESS ISSUES

- The Floor Area Ratio calculations should be shown on the county handout

## 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.

### Design Review Standards

**13.20.130** Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Visual Compatibility</b>			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
<b>Minimum Site Disturbance</b>			
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.			N/A

Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			N/A
--	--	--	-----

<b>Ridgeline Development</b>			
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
<b>Landscaping</b>			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area	✓		
<b>Rural Scenic Resources</b>			
<b>Location of development</b>			
Development shall be located, if possible, on parts 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
<b>Site Planning</b>			
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
<b>Building design</b>			
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
<b>Large agricultural structures</b>			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
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).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
<b>Restoration</b>			
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
visually blighted areas shall be in scale with the size of the proposed project			N/A
<b>Signs</b>			
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
<b>Beach Viewsheds</b>			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff <b>edge</b> 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

# SANTA CRUZ COUNTY SANITATION DISTRICT

## INTER-OFFICE CORRESPONDENCE

DATE: December 7, 2005

TO: Planning Department, ATTENTION: ANNETTE OLSON

FROM: Santa Cruz County Sanitation District, STEVE HARPER

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE  
FOLLOWING PROPOSED DEVELOPMENT:

APN: 028-232-03

APPLICATION NO.: 05-0743

PARCEL ADDRESS: 24<sup>TH</sup> AVENUE

PROJECT DESCRIPTION: CONSTRUCT NEW RESIDENCE

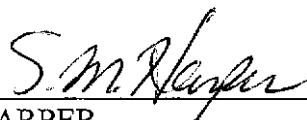
---

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

The plan shall show all proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

Other: A backflow prevention device may be required.

  
\_\_\_\_\_  
S.M. HARPER  
Sanitation Engineering

SMH:abc/573.wpd

c: Applicant: ROBERT & NANCY ERIKSEN  
P.O. BOX 432  
CAPITOLA CA 95010

(Rev. 3-96)

# NEW WATER SERVICE INFORMATION FORM

## SANTA CRUZ MUNICIPAL UTILITIES

809 Center Street, Room 102  
Santa Cruz, CA 95060  
Telephone (831) 410-5310

Multiple AFN? N

APN: 028-232-03

Date: 6/17/2005

Revision Date 1 :

Revision Date 2 :

PROJECT ADDRESS: Vacant lot S. of 175 24th Ave

### APPLICANT INFORMATION:

Name: Bob & Nancy Eriksen  
Mail Street: P.O. Box 432  
City/St/Zip: Capitola CA 95010-  
Phone: (831) 818-8883 Fax:  
Cell:

### PROJECT DESCRIPTION:

New SFD to vacant, previously unserved lot

### SECTION 1 EXISTING MAIN AND SERVICES

Main Size/Type/Age: 6" PVC inst 1993

Elevation zone: N

Sizes	Account #'s	Old SIO #'s	Status	Date Closed	Type

No connection fee credit(s) for services inactive over 24 months

### SECTION 2 FIRE FLOWS

Hyd # 1251 Size/Type: 6" Dbi Static 94 Res 72 Flow 1186 Flow w/20# Res 2283 FF Date 04/03

Location: NW Cor E. Cliff & 24th Ave

Hyd # Size/Type: Static Res Flow Flow w/20# Res. FF Date

Location:

### SECTION 3 WATER SERVICE FEES

#### Backflow

Service Type	Service Size	Meter Size	Meter Type	# SIOs	Meter Eng Inst	Plan Review	Permit Insp	Rvw Fee	Permit Type	Permit Fee	Water System Dev	Sewer Connection	Zone Capacity
Domestic													
Dom/Fire	2x314	5/8 x 5/8	Disc	1	\$526	\$50	\$180				\$6,530		
irrigation													
Business													
Fire Svc													
Hydrant													

WATER SERVICE FEE TOTALS	\$526	\$50	\$180	\$	\$	\$6,530	\$	\$	\$7,286
--------------------------	-------	------	-------	----	----	---------	----	----	---------

### ADDITIONAL COMMENTS

Construct new Standard SFD on existing vacant lot. Requires new 2" x 314" combination fire/domestic Service be installed by a contractor on our enclosed approved list. No ADU proposed. Provided combo service detail & breakdown of SCWD fees

### SECTION 4 QUALIFICATIONS

1. Service will be furnished upon:

(1) payment of the required fees due at the time service is requested (a building permit is required), and; (2) installation of the adequately sized water services, water mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made.

2. Fees and charges noted above are accurate as of the date hereof, and are subject to change at any time without notice to applicant.

BP# PLAN APP # 05-0743 PLANNER REVIEWED BY

NOTICE: This form does not in any way obligate the City. It is provided only as an estimate to assist you in your planning and as a record for the Water Department. The requirements set forth on this form may be changed or corrected at any time without prior notice. Fees collected by other agencies are not included on this form.



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

---

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

**Date:** November 29, 2005  
**To:** Robert and Nancy Eriksen  
**Applicant:** same  
**From:** Tom Wiley  
**Subject:** **05-0743**  
**Address**  
**APN:** 028-232-03  
**QCC** 2823203  
**Permit:** 20050369

We have reviewed plans for the above subject project.

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

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2001) and District Amendment.

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

SHOW on the plans a public fire hydrant, meeting the minimum required fire flow for the building, within 250 feet of any portion of the building.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to and during time of construction (CFC 901.3).

Submit a check in the amount of \$100.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 Late Fee may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

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

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.  
2823203-112905

*Serving the communities of Capitola, Live Oak and Soquel*