



Staff Report to the Zoning Administrator

Application Number: **05-0533**

Applicant: Sanne Henriksen
Owner: Vince Felicetta
APN: 079-141-06

Agenda Date: April 7, 2006
Agenda Item #: **10**
Time: After 11:00 a.m.

Project Description: Proposal to recognize the demolition and reconstruction of a 200 square foot portion of an existing significantly nonconforming single-family dwelling, to recognize an interior remodel to create a closet and washer/dryer alcove, and to repair/replace a deck that extends into the front and side yard setbacks.

Location: The property is located on the north side of Highway 9, approximately 150 feet south of the intersection of Clear Creek Road and Highway in Brookdale (1 1481 Alta Via Road).

Supervisory District: 5th District (District Supervisor: Mark Stone)

Permits Required: Level V Residential Development Permit to alter a significantly nonconforming structure and a Variance to reduce the required south front yard setback from 20 feet to 0 feet and the east side yard setback from 8 feet to 5 feet.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0533, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|---------------------------|
| A. | Project plans | E. | Assessor's parcel map |
| B. | Findings | F. | Zoningmap |
| C. | Conditions | G. | Comments & Correspondence |
| D. | Categorical Exemption (CEQA determination) | | |

Parcel Information

Parcel Size: 6,534 square feet
Existing Land Use - Parcel: Residential

Existing Land Use - Surrounding: Residential
Project Access: Alta Via Road off Highway 9
Planning Area: San Lorenzo Valley
Land Use Designation: R-S (Suburban Residential)
Zone District: R-1-15 (Single-family residential - 15,000 square foot minimum lot size)
Coastal Zone: Inside Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: Slopes exceed 30% from dwelling to Highway 9
Env. Sen. Habitat: Mapped special status species, not observed on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Drainage to be directed away from leachfield
Traffic: NIA
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Mapped archaeological resource area, however no significant ground disturbance proposed

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: San Lorenzo Valley Water District
Sewage Disposal: Private Septic
Fire District: Boulder Creek Fire Protection District
Drainage District: Zone 8

Site History

According to Assessor's records the existing single-family dwelling on the site was constructed in 1952. A permit was issued in 1970(18288) to enclose a detached carport and in 1976 a permit was issued to construct a 180 square foot deck tub and toilet. The carport was converted to a shed at some point in time and is currently in disrepair. The shed structure encroaches into the Alta Via Road right-of-way and will be removed as a condition of this application.

In 1982, following an inspection by the Santa Cruz County Environmental Health Department, the house was posted as "unsafe to occupy," with 16-item list of required repairs. The list included repairs for window cracks, electrical wiring, and the repair of an unsafe deck. There is no record of a follow-up inspection, however permits were issued to repair and replace the parking deck, replace a portion of the subfloor in two bedrooms and a bathroom, as well as upgrading the foundation (Building Permits #89065 and 89289). The permits were voided when the required inspections were

not obtained and a code violation was issued as a result. The violation only pertained to the repair/replacement of the parking deck and because the parking deck was never rebuilt the code violation was resolved. There is no record of any other permits issued in conjunction with the Environmental Health posting. A condition of approval of this application will be to perform all inspections and obtain all necessary permits in order to address any outstanding health and safety issues.

In 2003 a 200-square foot enclosed porch was removed from the rear of the house and replaced by an addition to the single-family dwelling. The work was done without permits and a code violation was issued for the demolition and reconstruction. Historical photographs of the site confirm that the demo and replacement did not add any new square footage to the dwelling. This permit would rectify that code violation. The proposed construction of an access deck and stairway at the eastern edge of the property will replace a deck that formerly existed in that location. The extent of the former deck is unclear from building and Assessor records. The deck will encroach into the north front and east side yard setbacks and a Variance is included in this application to authorize reduced setbacks.

Project Setting and Analysis

The project site is a double frontage parcel that fronts Alta Via Road, a County-maintained road in the San Lorenzo Valley Planning Area. The rear of the parcel abuts Highway 9, however no access exists off of the highway. State Highway 9, a designated scenic corridor, is located below and to the north of the project site, however due to steep topography and dense vegetation, the site is not visible from the highway. The property consists of terrain that exceeds 35% slopes in most areas. The site is developed with a two-story single-family dwelling, deck to the west of the dwelling, and a dilapidated carport. Single-family dwellings exist to the east, south and west of the subject parcel.

The parcel is located within the R-1-15 zone district, however the lot is approximately 6,534 square feet in area and is nonconforming with respect to lot size for the zone district. The lot is less than 80 percent of the lot area required for the zone district and per Section 13.10.323(d)(2)(A) the applicable side yard setbacks are therefore 5 and 8 feet, rather than 10 and 10 feet as normally required. The existing dwelling is also nonconforming with respect to off street parking requirements (three required, none existing). The structure is significantly nonconforming in that it is located across property lines and within five feet of the vehicular right of way. The house encroaches approximately 5 ½ feet into the Alta Via right of way. However, the Driveway/Encroachment Section of the Department of Public Works has determined that the structural encroachment into the right of way is exempt per the Collier-Bums Act of 1947.

Zoning & General Plan Consistency

The subject property is a 6,534 square foot lot, located in the R-1-15 (Single-family residential - 15,000 square foot minimum lot size) zone district, a designation, which allows residential uses. The proposed residential development is a principal permitted use within the zone district. Although the site is substandard with respect to parcel size and does not conform to the (R-S) Suburban Residential General Plan designation, this is *not* unusual in this part of the San Lorenzo Valley. Additionally, the proposal does not entail an increase in density or intensity of use on this existing legal parcel of record.

Variance

The house is located downslope from Alta Via, with an approximate vertical drop of 6 to 10 feet from the street to the entrance to the dwelling. The subject parcel is significantly constrained by the presence of steep slopes and the lack of safe entry from the front (south). A Variance is required in order to reduce the required front yard setback from 20 feet to 0 feet and to reduce the east side yard setback from 8 feet to 3 feet, in order to provide an access deck. Without this access deck, there is no safe access from Alta Via to the existing single-family dwelling. The Variance will not allow any improvements that would increase the degree of significant non-conformity.

Encroachment

The proposed deck encroaches beyond the property line, into the right-of-way. However, as stated previously, the proposal was reviewed by the Driveway/Encroachment section of the Department of Public Works (DPW) and the encroachment determined to be exempt per the Collier-Bums Act of 1947. According to Debbie Locatelli, DPW Driveway/Encroachment staff, the County has no interest in utilizing this right-of-way for future improvements and DPW will be issuing an encroachment permit to allow the construction of the deck.

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

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **05-0533**, based on the attached findings and conditions.

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

Application#: OS-0533
AFN 079-141-06
Owner: Vince Felicetta

Page 5

Report Prepared **By:** Robin Bolster-Grant
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5357
E-mail: robin.bolster@co.santa-cruz.ca.us

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.**

The project is located in an area designated for Residential uses. While the property is characterized by relatively steep slopes, the construction proposed to be recognized was performed based on engineered plans, will be reviewed by a geotechnical engineer, and represent a higher degree of safety with respect to modern construction principles and materials than that which historically existed on this site. 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 construction will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the existing structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood. The proposed access deck will encroach into required setbacks for the zone district, however the deck will be located at or below road grade and will not impact surrounding properties. A Variance is included in this application in order to reduce the required setbacks to accommodate the location of the proposed access deck.

- 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.**

While the existing legal parcel of record is substandard with respect to parcel size under the R-1-15 (Single-family residential - 15,000 square foot minimum lot size) zone district as well as with respect to off street parking requirements, the proposed residential development does not represent a significant increase in density or intensity of use on the site.

- 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, while the existing legal parcel of record is not consistent with the density requirements specified for the Suburban Residential (R-S) land use designation in the County General Plan, the proposed addition does not represent an increase in density or intensity of use on the site. Additionally, this General Plan designation is common in this part of the San Lorenzo Valley and applies to similarly sized parcels in the vicinity of the project site.

The proposed residential development will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties in that the addition will not adversely shade adjacent properties. The proposed replacement of the deck, while encroaching into required setbacks for the zone district, will not impact access to light, air, and open space in the neighborhood in that the deck will be minimally visible from the roadway due to the steep topography of the site.

The proposed residential development 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 residential addition complies with the site standards for the R-1-15 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. The proposed repair/replacement of the deck within the front and side yard setbacks is necessary to provide safe access from the roadway to the existing residence and is also consistent with other uses along Alta Via Road. Due to the topography of the site, the deck will barely be visible from the roadway.

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 residential development is to be constructed on an existing developed lot and the project does not include any additional bedrooms. No additional trip generation will result from the proposal.

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 residential development is located in a mixed neighborhood containing a variety of architectural styles, and the construction 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 reconstruction will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The topography of the site precludes the majority of the proposal from being seen from the roadway and surrounding properties. The use is also consistent with the surrounding properties in the neighborhood.

Nonconforming Structure Findings

1. That the existing structure 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.

The location of the reconstruction and access deck for the single family dwelling and the conditions under which they 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 be materially injurious to properties or improvement in the vicinity, as the proposed construction does not significantly increase the degree of nonconformity on the site. Numerous other properties in this vicinity of the subject parcel are also significantly nonconforming with respect to the location of access decks or structures and the right-of-way, particularly those properties with similarly sharp grade differences between the roadway and residential structures. Thus, continuation of the subject dwelling's nonconformity will not be detrimental to the neighboring property.

2. That the retention of the existing structure will not impede the achievement of the goals and objectives of the County General Plan, or of any Specific Plan which has been adopted for the area.

The retention of the existing structure will not impede the goals and objectives of the County General Plan in that the structure is a single-family residence and associated access deck on a parcel designated as residential by the General Plan. Although the parcel does not conform to the density specified in the General Plan (Suburban Residential) that is not unusual in this part of the San Lorenzo Valley. Increasing the density on this parcel is not feasible. The parcel is not governed by a Specific Plan.

3. That the retention of the existing structure will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects of the neighborhood.

The retention of the existing structure will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects of the neighborhood, since many of the dwellings along Alta Via are as nonconforming as the subject dwelling. Specifically, because of the steep topography and constraints to access, many of the dwellings in the immediate vicinity have 0 to 3 foot side yard setbacks, front yard setbacks of less than 20 feet and less than 5 feet of separation between structures on one or both sides. Moreover, nearly all are nonconforming with respect to off-street parking requirements as to number of spaces and/or utilization of more than 50% of the front yard setback.

4. That the project will not increase the nonconforming dimensions of the structure unless a variance is obtained.

The proposed recognition of existing work and proposed access deck will not increase the nonconforming dimensions of the structure. A portion of the proposed deck along the eastern edge of the parcel is located within the front yard setback. The access deck provides a safe entry point from the road to the dwelling, which is located on a steep slope approximately 6 to 10 feet below the grade of the street. A Variance approval is required for this work and is a part of this application.

Variance

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

Due to the steep topography of the site (25-35%) and the lack of safe access from the roadway to the dwelling, it is not possible to meet the required front and side yard setbacks without forfeiting the use of the house. The dwelling is significantly nonconforming in that it was constructed across property lines and within the vehicular right of way. Since safe access to the dwelling is required, a Variance is necessary to construct a portion of the uncovered deck within the required 20-foot front yard setback. Strict application of the zoning regulations would not allow the property owner to access the house from Alta Via. The proposed setback Variances will accommodate the construction of a covered deck and stairway. There will be no additional encroachment into the side yard setback, as the uncovered deck and stairway are allowed to encroach three feet into the required 5 foot side yard setback thereby meeting the required 5 foot side yard setback. The strict application of the zoning ordinance with respect to setbacks would deprive the property owner of the ability to access his/her dwelling, a privilege enjoyed by other properties in the area.

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

The granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity in that the existing structure has not been materially detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity. The granting of the variance will allow the property owner to safely access the structure by way of an access deck. The access deck is located at or below the road grade and will not impact surrounding properties.

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

The majority of the dwellings on this block of Alta Via Road were developed prior to the adoption of the zone district standards and without **the** benefit of accurate property surveys. Many of the older dwellings on the block have constructed access stairs *and/or* decks within **the** Alta Via right of way. Thus, most of **the** structures on this block of Alta Via do not conform to this zone district site development standard. Any repairs or replacement of exterior elements of these structures will require a Variance approval. Therefore, granting of this variance will not constitute a grant of special privileges inconsistent with the limitations upon the surrounding neighbors. The granting of the variance to reduce the front yard setback will allow for safe access from the roadway to the house, which is located 8 to 10 feet below the grade of the road. The remainder of **the** proposed improvements to the dwelling will occur outside of all setbacks and are not subject to the Variance requirement. The area of deck construction is not significantly nonconforming; therefore the degree of nonconformity will not be increased by the granting of **the** Variance. Denial of the proposed Variance would result in a hardship for the property owner by not allowing a reasonable, safe access to **an** existing structure.

Conditions of Approval

Exhibit A: Site Plan, 1 Sheet, prepared by BaseLine Land Surveyors Inc., dated 9/27/04. Architectural Plans (Sheets A2-1, A3-1, A3-2 and A4-1), prepared by Sanne Ibsen Design, dated 7/18/05.

- I. This permit authorizes the reconstruction and remodel of a portion of an existing significantly nonconforming dwelling. The work consists of recognizing the conversion of an enclosed porch to a laundry and storage room, remodeling the interior of the laundry room and the construction of an access deck and stairway. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Special Inspection Permit in order to ensure that all previous building violations associated with the 1982 Environmental Health Services Inspection, have been addressed and inspected.
 - D. Obtain a Building Permit from the Santa Cruz County Building Official.
 - E. Obtain a Grading Permit from the Santa Cruz County Building Official, if required.
- 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. Exterior elevations identifying **finish** materials and colors,
 - a. Floor plans identifying each room, its dimensions, and square footage.
 - b. Clearly delineate on the plans the existing walls, exterior and interior, which shall remain, the existing walls, exterior and interior, which will be demolished *or* modified and all new walls.

2. Grading, drainage, and erosion control plans.
 - a. Drainage plans shall show all drainage outlet areas. Label areas where flex pipe will drain, providing slope, vegetative cover, and erosion control measures. The outlet must occur as far away from downstream property lines as possible.
 3. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
 4. Final plans shall include a copy of the conditions of approval.
- 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.
 - D. Meet all requirements of and pay Zone 8 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - 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 Boulder Creek Fire Protection District.
 - G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - H. 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 and shall include inspections to verify that all violations noted by Environmental Health Services in 1982 have been addressed.

- C. The project must comply with all recommendations of the approved soils reports.
- 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. 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.
- 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.

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

Robin Bolster-Grant
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: 05-0533
Assessor Parcel Number: 079-141-06
Project Location: 11481 Alta Via Rd.

Project Description: Proposal to recognize the demolition and reconstruction of approximately 200 square feet of an existing dwelling, recognize an interior remodel and to repair/replace in-kind a deck that extends into the required front and side yard setbacks

Person or Agency Proposing Project: **Sanne Henriksen**

Contact Phone Number: **(650) 743-1218**

- 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:

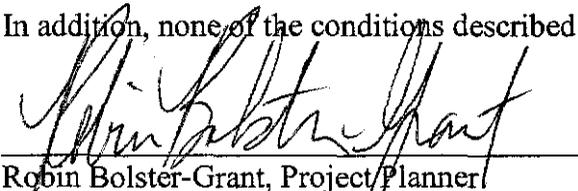
- E. Categorical Exemption

Specify type: Class 2 - Replacement or Reconstruction (Section 15302)

F. Reasons why the project is exempt:

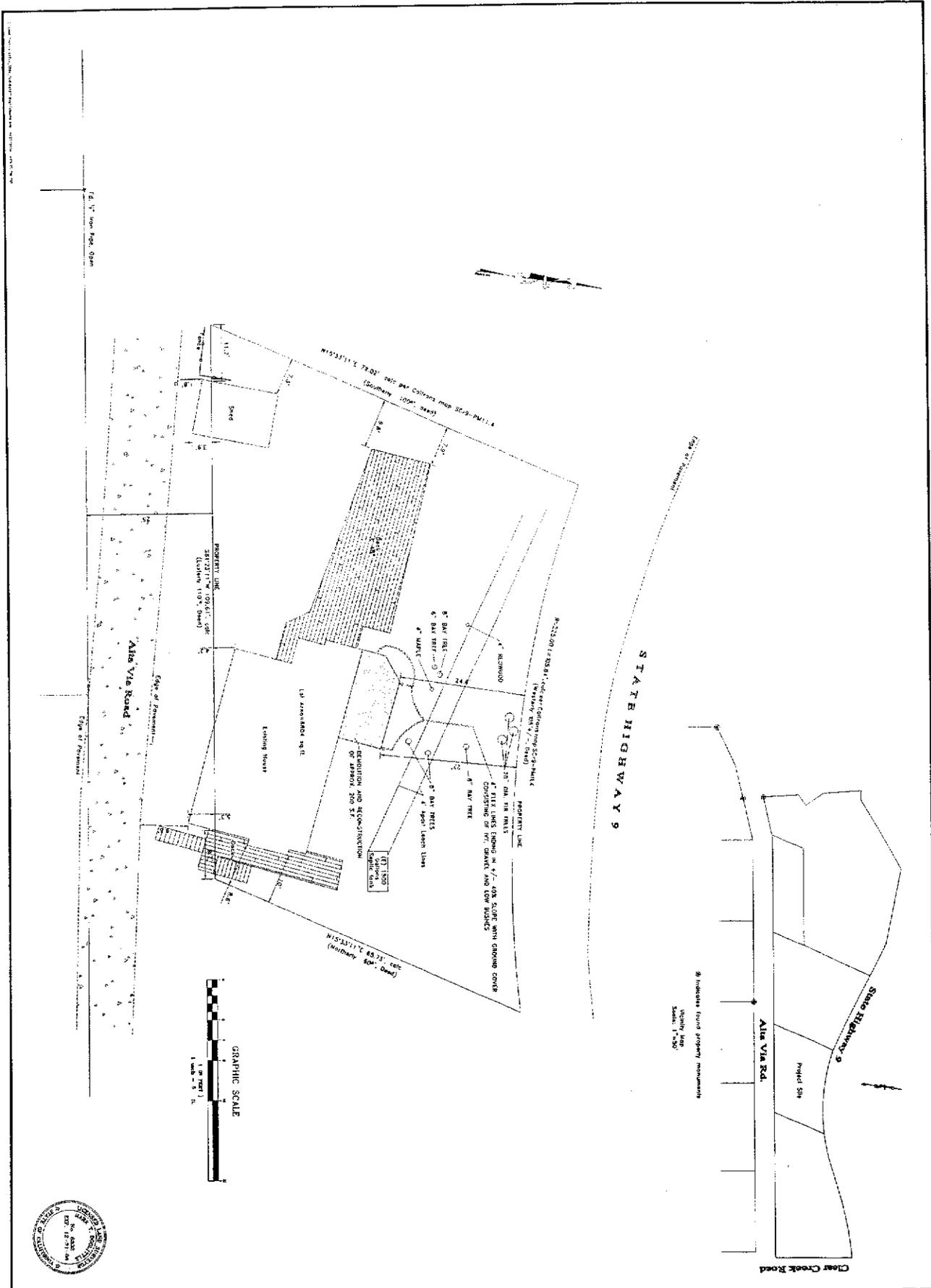
Reconstruction of a portion of an existing single-family dwelling and replacement of existing deck

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



Robin Bolster-Grant, Project Planner

Date: 3-14-06

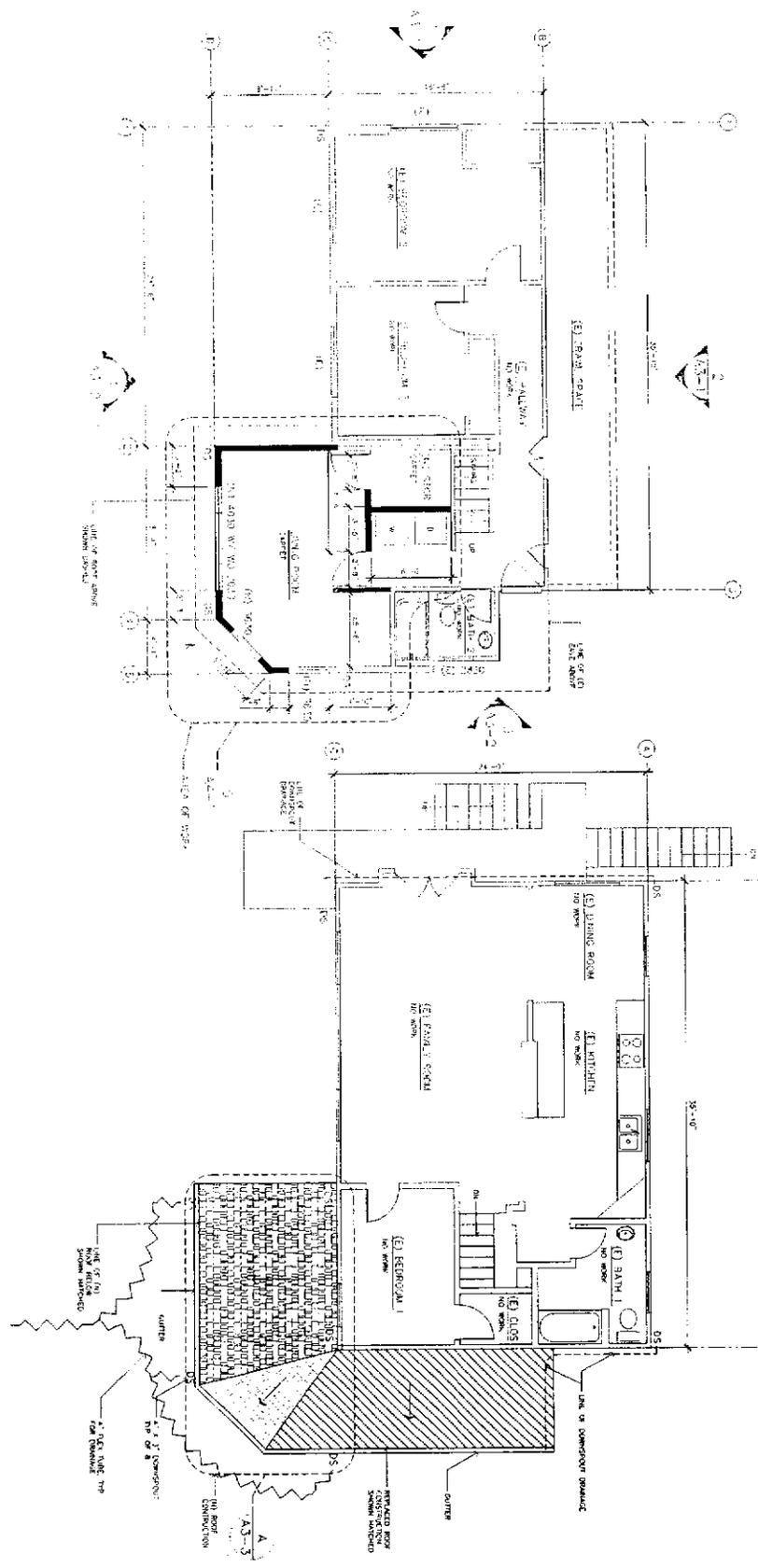


SHEET 1 OF 1 SHEETS	SITE PLAN APN 079-141-06 11481 Alta Via Road, Brookdale, Ca prepared for: Vince Felicetta	DRAWN BY: IER APPROVED BY: MTD M. DOOLITTLE L.S. 6332	TOPOGRAPHIC SURVEYS ALTA SURVEYS 631-375-3295 PH. 301 SCOTTSMAN AVENUE, SUITE 8 MONTEREY, CALIFORNIA 95040	CONSTRUCTION STAKING LAND DEVELOPMENT 
	SCALE: 1/8" = 1' DATE: 08-27-04	FAX 631-373-3294		

17

EXHIBIT A

PROJECT NO. 11481 ALTA VIA RD
 SHEET NO. A2-1
 DATE: 07/18/05
 DRAWN BY: SH
 CHECKED BY: JG
 PROJECT: 11481 ALTA VIA RD
 SHEET: A2-1 FLOOR PLANS
 SCALE: AS SHOWN
 PROJECT LOCATION: 11481 ALTA VIA RD, BROOKDALE, CA 95007
 ARCHITECT: SAMME IBSEN DESIGN



BASEMENT

**Samme
Ibsen
Design**

1060 High Road
 Woodside, California 94062
 650.748.1218 Fax 650.968.0158
 Architect's Seal

**FELICETTA
RESIDENCE**

11481 ALTA VIA RD
 BROOKDALE, CA
 95007

18

DATE: 07/18/05
 REVISIONS:
 01/17/05: RESPONSE TO ARCHITECT'S COMMENTS
 PROJECT NO.: 0001
 DRAWN BY: SH
 CHECKED BY: JG
 SHEET TITLE: FLOOR PLANS

Scale: 1/4" = 1'-0"
 Drawing No.: A2-1

EXHIBIT A

Samme
Ibsen

Design

EXHIBIT A

1080 High Road
Woodside, California 94093
650.585.0188 Fax 650.585.0138
Architect's Seal

FELICITA
RESIDENCE

11481 ALTA VIA RD
BROOKDALE, CA
95076

19

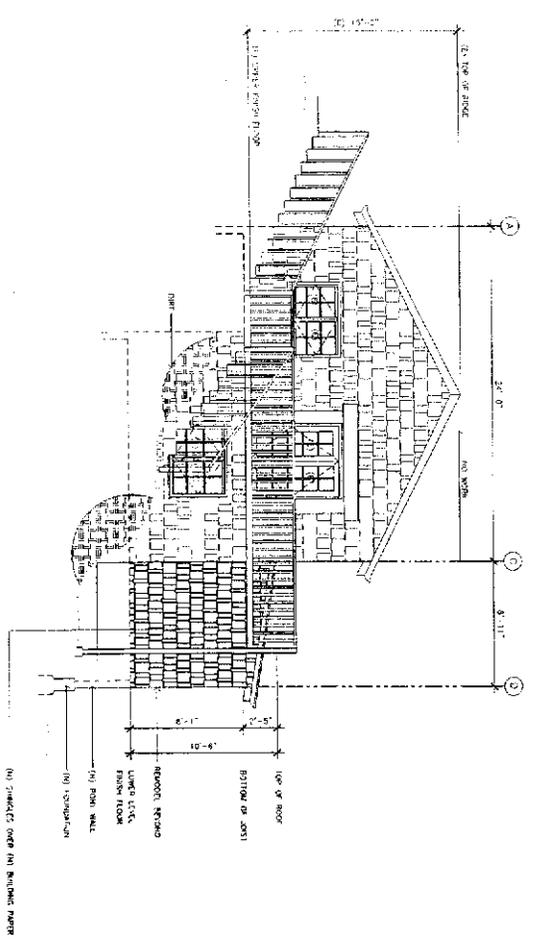
Date: 07/18/05
Revisions:
10/17/05 DISCH. ILLUSTRY COMMENTS
95076

This drawing and its contents are the property of Samme Ibsen Design and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Designer. The Designer shall be held liable for the design and its contents.

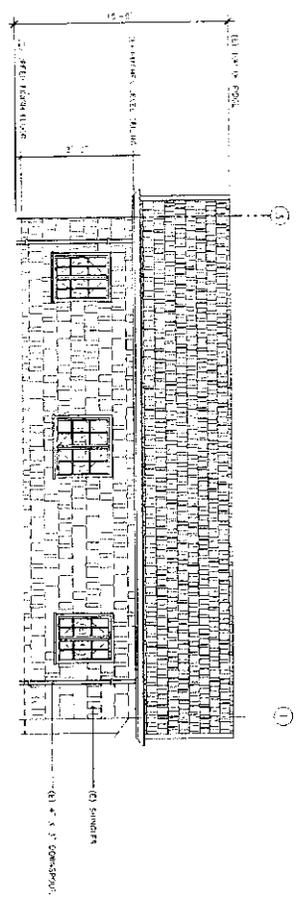
Project No: 0001
Drawn By: SSI
Checked By: SSI
Sheet Title: EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
Drawing No:

A3-1



III INTERIOR ELEVATION



WEST EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"

Samme
Ibsen
Design

1080 High Road
Woodside, California 94063
650.748.1318 Fax 650.388.0138
Architect's Seal:

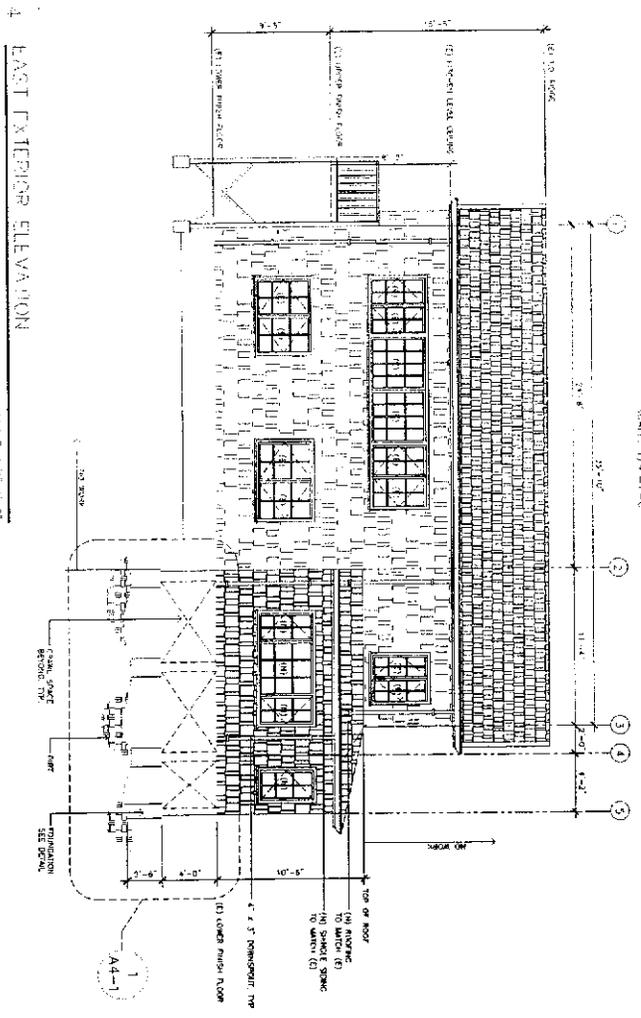
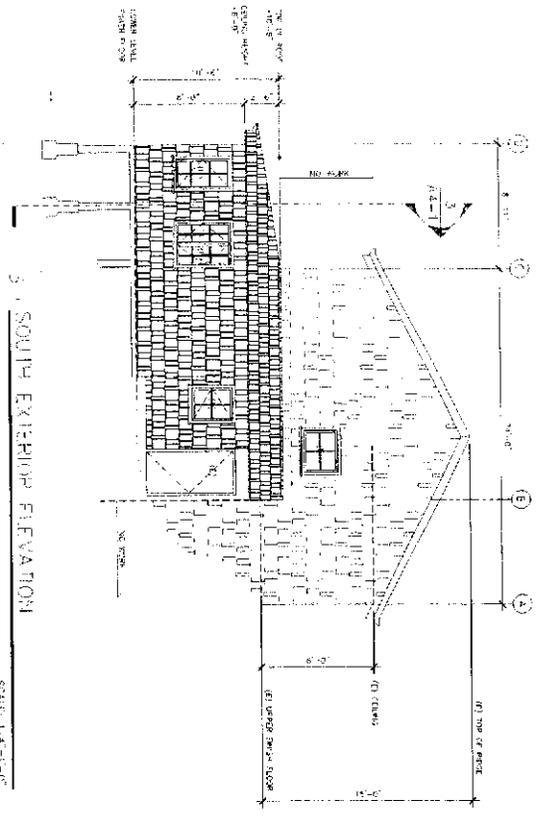
FELICETTA
RESIDENCE

11481 ALTA VIA RD
BROOKDALE, CA
95076

Date: 07.18.05
Revised:
10/17/05 OSCE (ONARY COMMENTS)

Drawn by: SHH
Checked By: SHH
Sheet Title: EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
Drawing No: A3-2

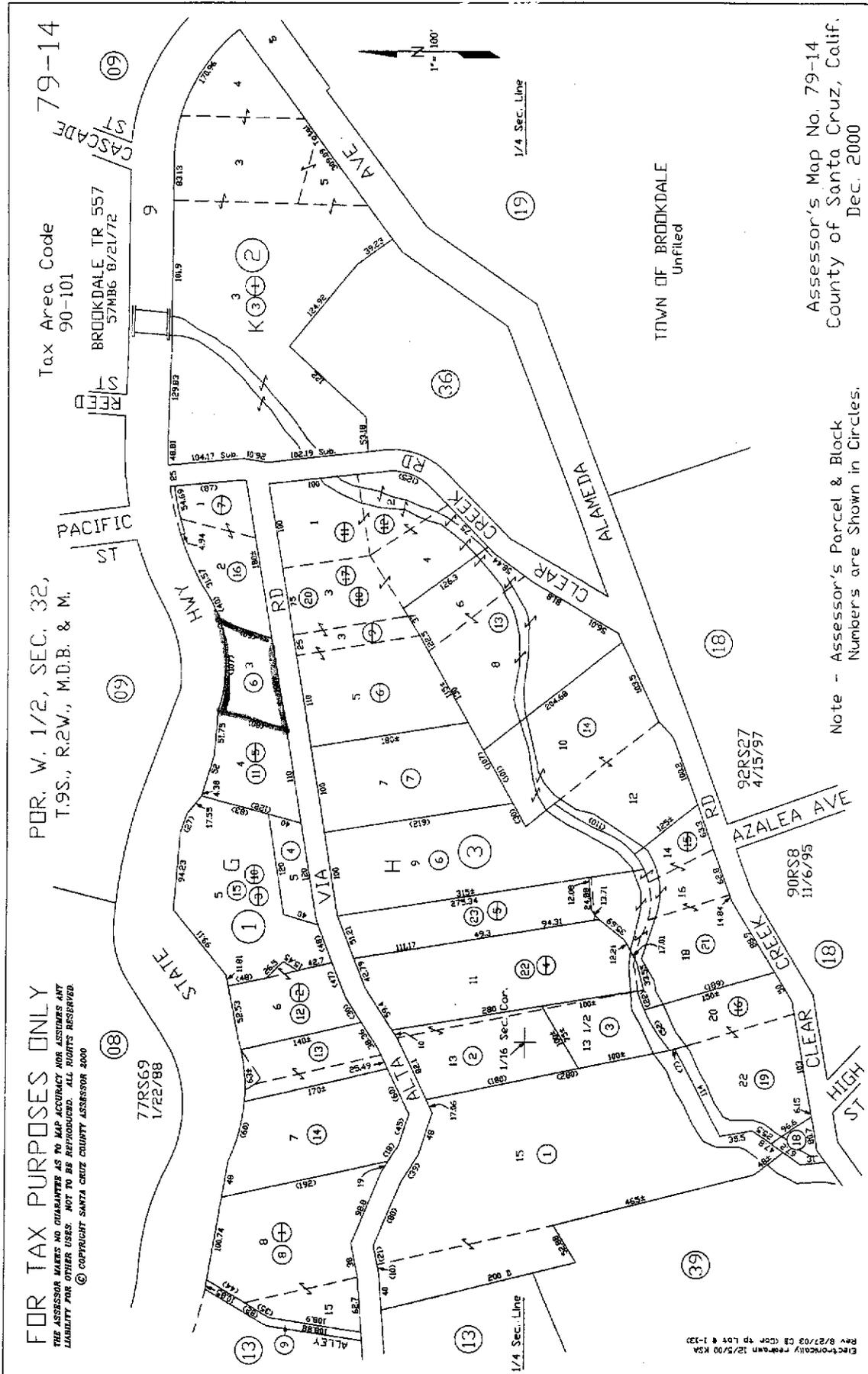


FOR TAX PURPOSES ONLY
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSessor 2000

FOR. W. 1/2, SEC. 32,
 T.9S., R.2W., M.D.B. & M.

Tax Area Code
 90-101
 BROOKDALE TR 557
 57MBC 8/21/72

79-14

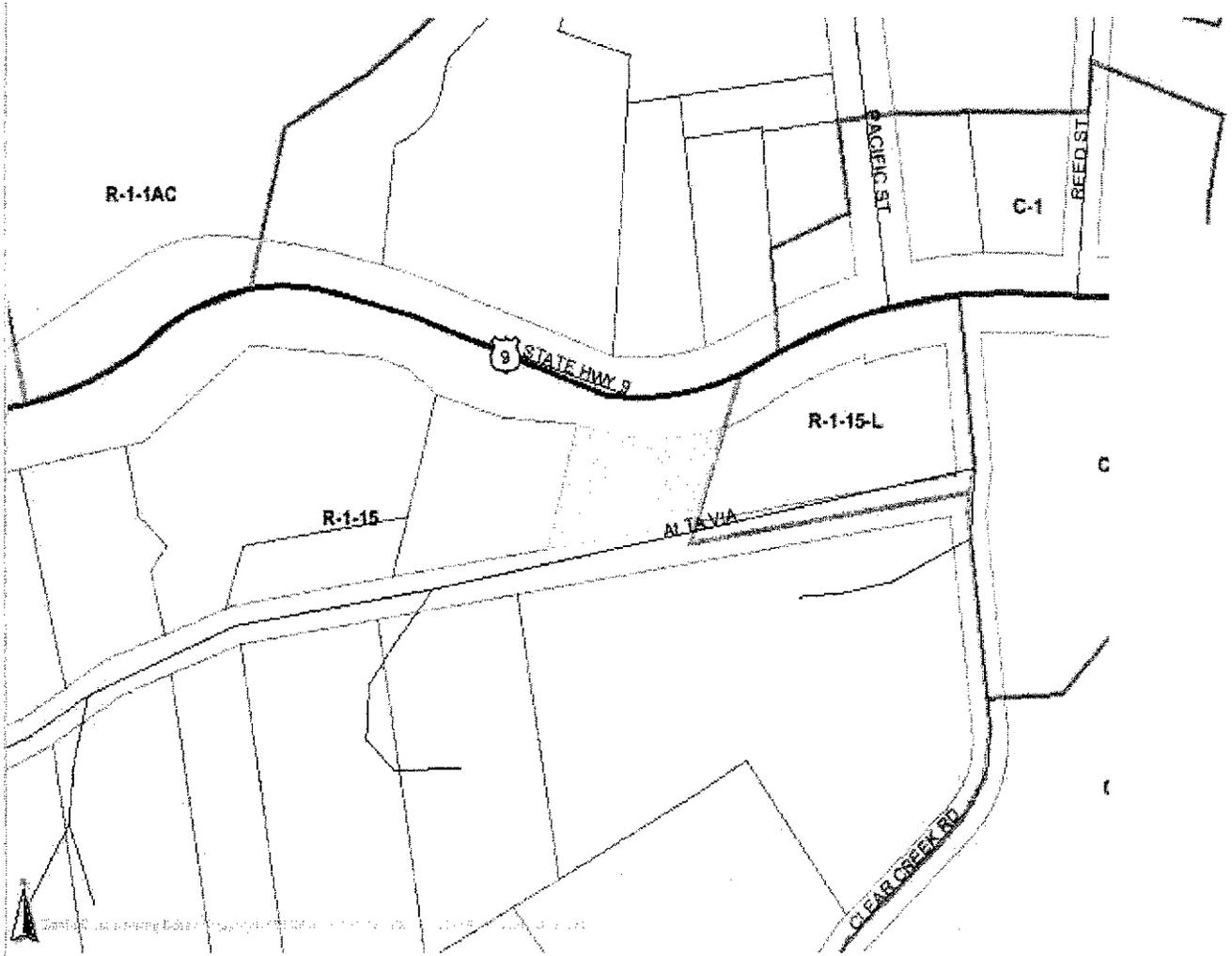


Assessor's Map No. 79-14
 County of Santa Cruz, Calif.
 Dec. 2000

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

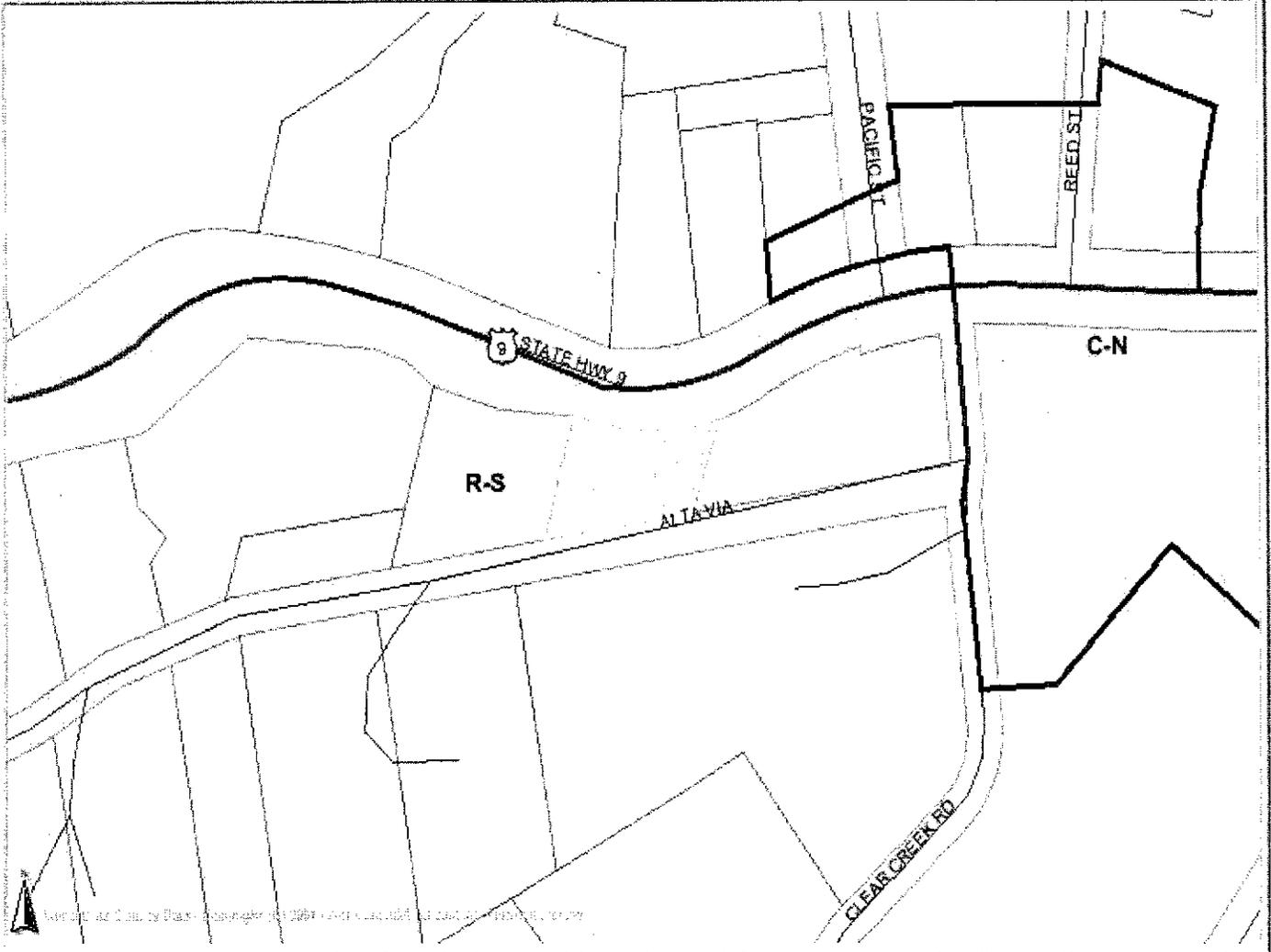
Electronically prepared 12/5/00 KSA
 Rev 8/27/03 CS CORP OP LAY & 1-132

Zoning Map



079-141-06

General Plan Map



079-141-06

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: Robin Bolster
Application No.: 05-0533
APN: 079-141-06

Date: September 19, 2005
Time: 12:03:53
Page: 1

Code Compliance Completeness Comments

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

===== REVIEW ON AUGUST 19, 2005 BY RICHARD W NIEUWSTAD =====

Code Compliance Miscellaneous Comments

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

===== REVIEW ON AUGUST 19, 2005 BY RICHARD W NIEUWSTAD =====

Dpw Drainage Completeness Comments

===== REVIEW ON AUGUST 29, 2005 BY ALYSON B TOM ===== Application with plans dated 7/18/05 has been recieved and is complete with regards to drainage for the discretionary stage. Please see miscellaneous comments with issues to be addressed prior to building permit issuance.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON AUGUST 29, 2005 BY ALYSON B TOM ===== The following should be addressed prior to building permit issuance:

- 1) Will the project result in an increase in permitted impervious area? Is the existing structure (that is to be demolished) permitted?
- 2) Describe the drainage outlet areas. Label the areas where the 4" flex lines are to end with slope, vegetative cover, erosion protection, etc. The outlet should occur as far away from downstream property lines as possible.
- 3) Zone 8 fees will be assessed on the net increase in permitted impervious area due to this project.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON SEPTEMBER 2, 2005 BY DEBBIE F LOCATELLI =====
Encroachment exempt per Collier-Burns Act of 1947. Also, site inspection verified if there were a need to widen the road, it would not be done on the down hill side, it would be the uphill side, therefore, there is no impact on future widening of this road due to this encroachment.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON SEPTEMBER 2, 2005 BY DEBBIE F LOCATELLI =====
No comment.

Environmental Health Completeness Comments

===== REVIEW ON SEPTEMBER 7, 2005 BY JIM G SAFRANEK =====

Disc: ionary Comments - Continued

Project Planner: Robin Bolster
Application No.: 05-0533
APN: 079-141-06

Date: September 19, 2005
Time: 12:03:53
Page: 2

NO COMMENT

Environmental Health Miscellaneous Comments

===== REVIEW ON SEPTEMBER 7, 2005 BY JIM G SAFRANEK ===== Applicant must submit a passing septic pumper's report, illustrate septic system AND future expansion field to scale on a revised building plan and divert roof run-off away from leachfield area. Required for EHS building clearance.