



Staff Report to the Zoning Administrator

Application Number: **05-0799**

Applicant: Sean McBurney
Owner: Sean McBurney
APN: 027-112-18

Agenda Date: 4/21/06
Agenda Item #: **5**
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing **2-bedroom**, 1-bathroom single-family dwelling and construct a 2-bedroom, 2.5-bathroom single-family dwelling with attached garage and recognize a six-foot tall fence within a required front yard setback.

Location: Property is located on the east side of 9th Ave., about 40 feet south of Dolores St. (368 9th Ave.)

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

Permits Required: Coastal Development Permit & Residential Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0799, based on the attached findings and conditions.

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:	3,200 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	9 th Ave.
Planning Area:	Live Oak
Land Use Designation:	R-UH (Urban High Residential)
Zone District:	R-1-3.5 (single-family residential, 3,500 sq. ft. min. lot)

Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: No soils report required
Fire Hazard: Not a mapped constraint
Slopes: 0-2%
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: Proposed drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

History

Assessor's records indicate that the existing single-family dwelling was constructed in approximately 1921. Except for minor improvements, the dwelling appears to have remained essentially unchanged since its construction. The current proposal is to demolish the existing one-story dwelling and replace it with a two-story, two-bedroom single-family dwelling with attached garage.

Project Setting

The subject parcel is located on the east side of 9th Ave, about 40 feet south of Dolores St. in an area that is a part of the Harbor Area Special Community for which special design criteria apply. **This** is a neighborhood in transition, with many of the original single-story vacation cottages being reconstructed as two-story dwellings used throughout the year.

The property is located between 9th Avenue and an alley, making it a double frontage lot. As such, the project must observe the front yard setbacks on both frontages. The existing single-family dwelling is typical of the smaller beach cottages constructed in the area during the first half of the 20th Century with simple lines and wood siding. A storage shed, which is to be demolished, is located about a foot from the fence abutting the alley. The subject parcel is level with no significant vegetation.

Zoning & General Plan Consistency

The subject property is a 3,200 square foot lot, located in the R-1-3.5 (single-family residential, 3,500 square foot minimum parcel size) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the project is consistent with the site’s (R-UH) Urban High Residential General Plan designation.

Site Standards Table

	R-1-3.5 Standards	Proposed Residence
Front yard setback:	15 feet	18 feet 4 inches
Other front yard setback along alley:	15 feet	17 feet 4 inches
Side yard setback:	5 feet / 5 feet	5 + feet / 5 + feet
Lot Coverage:	40 % maximum	30.8 %
Building Height:	28 feet maximum	27 feet 3 inches
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	48.78 %
Parking	2 bedrooms = 3 (18' x 8.5') spaces	1 space in garage 2 spaces in driveway

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. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County’s Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Harbor Area Special Community

County Code 13.20.144 identifies the Harbor Area as a special community and specifies the following design criteria.

New development in the single-family (R-1) parts of the Harbor Area Special Community shall incorporate the characteristics of older dwellings in the area, e.g., the small scale, clean lines, pitched roofs, wood construction, and wood siding. Setbacks should conform to that predominant for other houses on the street.

This proposal has been reviewed and accepted by the County’s Urban Designer and will have clean lines, a pitched roof and shingled siding which comply with the Harbor Area Special Community design criteria. In addition to the shingled siding on the second floor, the first floor

will be finished with stucco painted a neutral color. The second story is setback five and a half feet from the first story, reducing the apparent mass as viewed from 9th Ave and creating room for a second story deck with a wooden picket railing. Symmetrical bay windows on the second story further reduce the mass and bulk of the dwelling.

Fence

The proposal seeks to recognize an existing 6-foot fence which is coincident with the property line along the front yard abutting the alley. Because the project has been prohibited by the Department of Public **Works** from taking access from the alley, it will pose no line of sight issue for drivers. In addition, the fence is consistent with those found along the length of the alley, and will not deprive any property of light and air.

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 **05-0799**, 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

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Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-3.5 (single-family residential, 3,500 square foot minimum parcel size), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the six-foot fence will be ancillary to that use. The project is consistent with the site's (R-UH) Urban High 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 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 the project site is not located between the shoreline and the first public road. Consequently, the single-family dwelling and six-foot fence will not interfere with public access to the beach, ocean, or any nearby body of water. **Further**, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, Residential uses are allowed uses in the R-1-3.5 (single-family residential, 3,500 square foot minimum parcel size) 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. The existing six-foot fence is not detrimental to the health, safety, or welfare of persons in the neighborhood or the general public in that the fence will not block or reduce sight distance or shade existing properties

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 six-foot fence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-3.5 (single-family residential, 3,500 square foot minimum parcel size) zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district. The six-foot fence within the required front yard setback abutting the alley will be ancillary to the property's primary use as a single-family dwelling

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

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

The proposed single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and 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 proposed 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 existing six-foot fence is also consistent in that it does not block or reduce sight distance or adversely shade adjacent properties.

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 and six-foot fence will comply with the site standards for the **R-1-3.5** zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a 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 legal lot. The expected level of traffic generated by the proposed project is anticipated to be only 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 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. In addition, the existing six-foot fence is located along an alleyway along which most of the surrounding properties have six-foot fences. Therefore, the existing six-foot fence is consistent and compatible with the surrounding development.

Conditions of Approval

Exhibit A: 7 sheets by Susan Dee Cummins, dated 11/8/05 and revised 3/8/06.

- I. This permit authorizes the construction of a single-family dwelling and recognizes an existing six-foot fence within a front yard setback. 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 Sewer Lateral Abandonment Permit prior to the issuance of any demolition permit.
 - C. Contact the Monterey Bay Unified Air Pollution Control District prior to demolishing the house and accessory structure to determine whether asbestos mitigation is required.
 - D. Obtain a Demolition Permit from the ~~Santa Cruz~~ Santa Cruz County Building Official, including a Special Inspection of the existing dwelling to determine whether the structure is suitable for relocation.
 - E. Obtain a Building Permit from the Santa Cruz County Building Official.
 - F. Obtain a Grading Permit from the Santa Cruz County Building Official, if required.
 - G. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way. Because 9th Avenue is a newly paved road, there is 3-year moratorium on its disturbance. If an Encroachment Permit is required, additional conditions will apply.
- 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:

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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. Show topography 50 feet beyond the subject parcel.
 3. In detail, describe on the plans the routing of runoff down 9" Avenue and the rear alley until flow paths reach a County maintained inlet or a natural drainage channel or water body. Identify any problem areas found in either flow path.
 4. Show all existing and proposed plumbing fixtures on floor plans. Completely describe these fixtures according to table 7-3 of the Uniform building code.
 5. Grading, drainage, and erosion and sediment control plans
 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. If you are eligible for a fee credit, submit documentation such as assessor's records, survey records or other official records that will establish the footprint of existing legal structures.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- F. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan. No more than 50% of the front yard setback may be devoted to parking or parking-related aisles.
- G. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. Because road improvements have been recently completed on 9" Avenue, if any

damage occurs to the improvements during construction, including but not limited to trenching for utilities, the owner will be responsible for repairing the damage to a level which is as good or better than the preconstruction level.

- B. The project will not be finalized until the shed in the northeast corner of the property is demolished.
- C. All site improvements shown on the final approved Building Permit plans shall be installed.
- D. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- 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.

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.

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Owner: Sean McBumey

- 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 attorneys 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 on the expiration date listed below 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.

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EXHIBIT C

**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: 05-0799
Assessor Parcel Number: 027-112-18
Project Location: 368 9th Ave

Project Description: Proposal to demolish **an** existing **2-bedroom, 1 bathroom** single-family dwelling and construct a 2-bedroom, 2.5-bathroom single-family dwelling with attached garage and recognize an existing six-foot tall fence within a required front yard setback

Person or Agency Proposing Project: Sean McBurney

Contact Phone Number: **(408)** 529-9818

- 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:

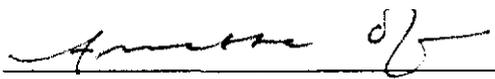
- E. Categorical Exemption

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

F. Reasons why the project is exempt:

Reconstruction of **an** existing residential structure.

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

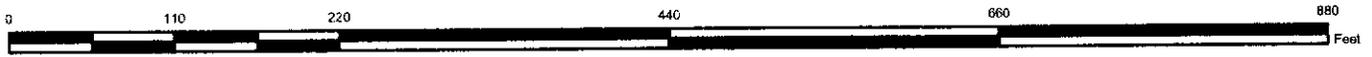
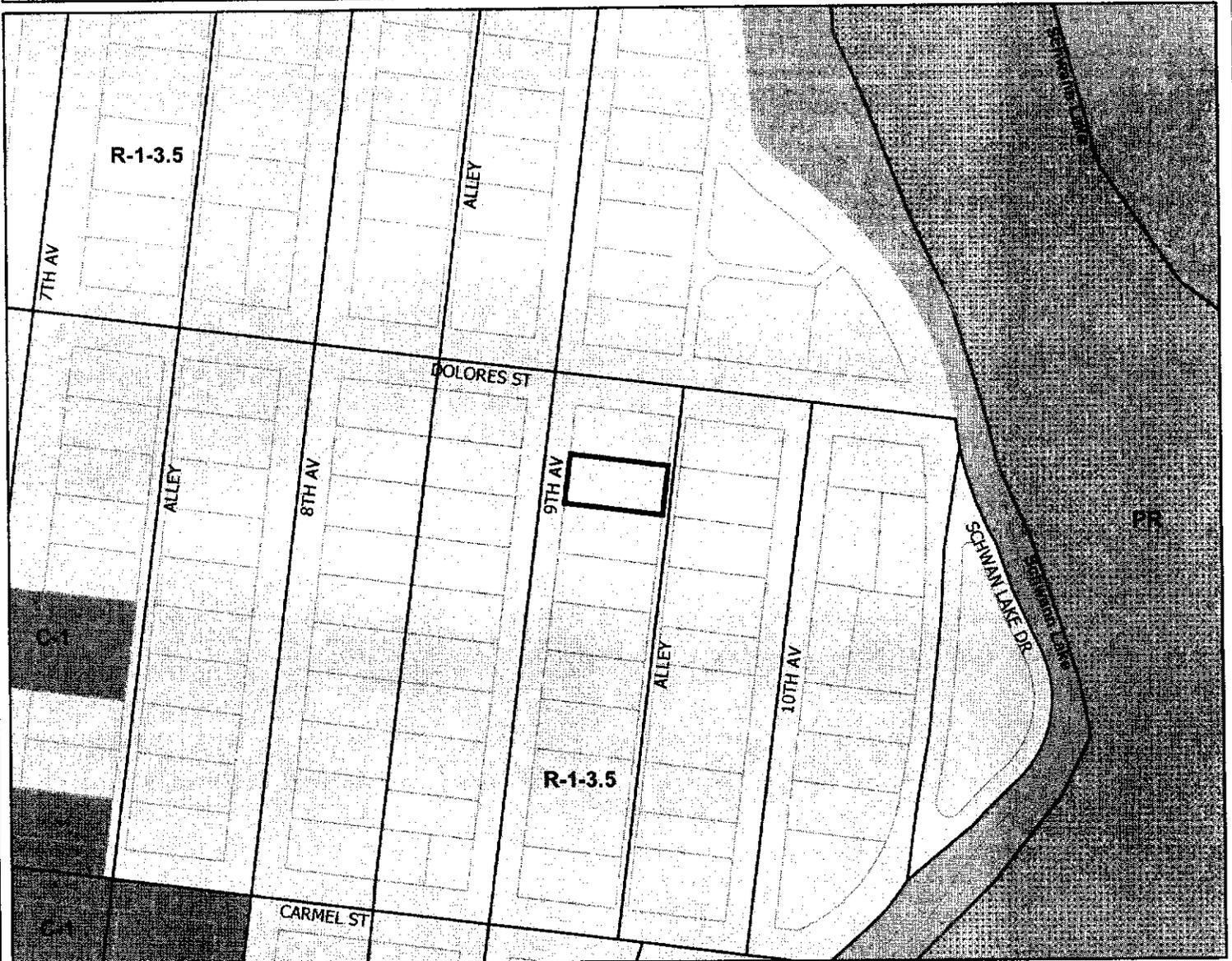


Annette Olson, Project Planner

Date: 3/21/06

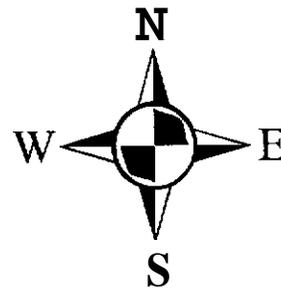


Zoning Map



Legend

-  APN 027-112-18
-  Streets
-  Assessors Parcels
-  Lakes
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PARK (PR)
-  COMMERCIAL-NEIGHBORHOOD (C-1)



Map Created by
 County of Santa Cruz
 Planning Department
 December 2005

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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 NEW HOUSE (Indicate which building on the plat plan.)
 EXISTING _____ PROPOSED X (Check one.)

App # 85-0799 - 368 9th AVE

LOT COVERAGE CALCULATIONS:

1. Zone District: R-1-3.5
2. Parcel Area: 3200 sq. ft. _____ acres
3. Area of Rights-of-way: 0 sq. ft.
4. Net Parcel Area (2 - 3): 3200 sq. ft.
5. Coverage by Structures: 980 sq. ft.
 (Total footprint of all structures over 18" in height.)
6. Percentage of Parcel Coverage ($5 \div 4 \times 100$): 30.8 %

HEATED SPACE CALCULATION

1. Total Heated Space: 1554 sq. ft.
2. Total Unheated Space: 232 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 & flooring):

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

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

2. FIRST FLOOR

- a. Area w/ ceilings less than 16' in height

(e) 0 (p) 754

- b. Area w/ ceilings 16' - 24' (X 2)

(e) 0 (p) 0

- c. Area w/ ceilings >24' (X3)

(e) 0 (p) 0

- d. TOTAL FIRST FLOOR AREA

(a + b + c)

EXISTING	PROPOSED	TOTAL
<u>0</u>	<u>0</u>	<u>754</u>
SQ. FT.	SQ. FT.	SQ. FT.

3. SECOND FLOOR

- a. Area w/ ceilings less than 16' in height (e) 0 (p) 800
 b. Area w/ceilings 16' - 24' (x 2) (e) 0 (p) 0
 c. Area w/ceilings >24' (x3) (e) 0 (p) 0
 d. TOTAL SECOND FLOOR AREA (a + b + c)..... 800 800

SQ. FT. PROPOSED SQ. FT. TOTAL SQ. FT.

4. MEZZANINE

- a. TOTAL MEZZANINE AREA..... 0 0 0
 EXISTING SQ. FT. PROPOSED SQ. FT. 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.. 0 0 0
 EXISTING SQ. FT. PROPOSED SQ. FT. TOTAL SQ. FT.

6. GARAGE

- a. Total Garage Area (e) 0 (p) 232
 b. Credit (p) -225
 c. TOTAL GARAGE AREA..... 7
 (a - b) SQ. FT. PROPOSED SQ. FT. TOTAL SQ. FT.

7. TRELLIS AND ARBOR

If the top of the trellis or arbor is solid:

- a. TOTAL AREA UNDERNEATH TRELLIS OR ARBOR..... 0 0 0
 EXISTING SQ. FT. PROPOSED SQ. FT. 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.

WEST

(See next page for other sides)

- a. Total area below eave, overhang, projection, or deck more than 7'6" in height (e) 0 (p) 0
 b. Area of first 3' of eave or 140 sq. ft. whichever is larger (e) 0 (p) 140
 c. Remaining area (a - b) (e) 0 (p) 0
 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)..... 0 0 0
 EXISTING SQ. FT. PROPOSED SQ. FT. TOTAL SQ. FT.

Area 10

area is less than 1/3

of the building

length on that-side:

TOTAL COVERED AREA OF SIDE.

(enter 0.50 X c)

0	0	0
EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.

e. TOTAL COVERED AREA OF ALL SIDES.....

(enter sum of 211 sides)

0	0	0
EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.

9. TOTAL FLOOR AREA OF THE BUILDING.....

(Sum all of the categories above.)

0	1561	1561
EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.

10. TOTAL FLOOR AREA OF ALL BUILDINGS.....

(sum of the floor area of all buildings.)

0	0	561
EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.

11. FLOOR AREA RATIO CALCULATIONS:

Proposed FAR: 48.78 % (net parcel area ÷ proposed floor area from #10 X 100)

12. LARGE DWELLING CALCULATIONS:

Total Proposed Floor Area: ~~0~~ sq.ft. (Proposed floor area from #10, minus barns and other agricultural buildings.)

UNENCLOSED (COVERED) AREAS

	EAST SIDE	REAR SIDE	SOUTH SIDE
a.	0	0	0
b.	0 (P) 140	0 (P) 140	0 (P) 140
c.	(a-b) 0 (P) 0	0 (P) 0	0 (P) 0
d.	(a) 0 (P) 0 (F) 0	(a) 0 (P) 0 (F) 0	(a) 0 (P) 0 (F) 0
	b. 0 (P) 0 (F) 0	(b) 0 (P) 0 (F) 0	(b) 0 (P) 0 (F) 0

WHAT AREAS ARE COUNTED TOWARD

	LOT COVERAGE	FLOOR AREA	BUILDING FEES	⁷⁰⁰⁰ 4500 SQ. FT. LIMITATION
Conditioned space per CAC Title 24	Y	Y	Y	Y
Uncovered decks and porches <18 inches in height	N	N	N	N
Uncovered decks and porches >18 inches in height (Bldg. fees count when decks exceed 30 inches)	Y	N	Y	N
Covered, enclosed porches, decks and stairways and landings	Y	Y	Y	Y
Uncovered Cantilevered Balconies	N	N	Y	N
Covered Cantilevered Balconies	Y	Y	Y	Y
<3 foot eaves and chimneys	N	N	N	N
>3 foot eaves	N	Y	N	Y
Open underfloor areas without floors	N/A	N	N	N
Open underfloor areas with floors and interior stairs	N/A	Y	Y	Y
Basement areas with headroom heights >5 feet	N/A	Y	Y	Y
Up to 225 sq. ft. of garage or carport	Y	N	Y	N
Areas greater than 225 sq. ft. of garage or carport	Y	Y	Y	Y

MEMORANDUM

Application No: **05-0799** (second routing)

Date: March 21, 2006

To: Annette Olson, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for a new residence at 368 Ninth Avenue, Santa Cruz

GENERAL PLAN/ ZONING CODE ISSUES

Design Review Authority

1320.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

1320.130 Design criteria for coastal zone developments

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

Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A
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
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
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			NIA
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			NIA
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			NIA
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the			N/A
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in Scale with the size of the proposed project			NIA
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			NIA
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

<p>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</p>			<p>NIA</p>
--	--	--	------------

Beach Viewsheds

<p>Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive</p>			<p>N/A</p>
<p>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)</p>			<p>N/A</p>
<p>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</p>			<p>N/A</p>

Design Review Authority

13.11.040 Projects requiring design review

- (a) Single home construction, and associated additions involving 500 square feet or more, within **coastal** special communities and sensitive sites as defined in this Chapter.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians,			N/A
Reasonable protection for adjacent properties	✓		

Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Variation in wall plane, roof line, detailing, materials and siting	✓		
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		

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. : 05-0799
APN: 027-112-18

Date: March 21, 2006
Time: 11:19:41
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Environmental Planning Completeness Comments

===== REVIEW ON DECEMBER 29, 2005 BY JESSICA L DEGRASSI =====

No comment, complete

Environmental Planning Miscellaneous Comments

===== REVIEW ON DECEMBER 29, 2005 BY JESSICA L DEGRASSI =====

Please submit an erosion and sediment control plan with your building permit application. This plan shall show (in plan view) how you will prevent sediment from leaving the site during construction.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JANUARY 13, 2006 BY DAVID W SIMS =====

General Plan policies: <http://www.sccoplanning.com/pdf/generalplan/toc.pdf> 7.23.1
New Development 7.23.2 Minimizing Impervious Surfaces 7.23.4 Downstream Impact Assessments 7.23.5 Control Surface Runoff

A drainage plan was submitted with the application, and was reviewed for completeness of discretionary development, and compliance with stormwater management controls and County policies listed above. The plan was found to need the following additional information and revisions prior to approving discretionary stage Stormwater Management review.

1) Incomplete. The development is required to hold runoff rates to pre-development levels per policy 7.23.1. The proposed percolation pits are likely much too small to sufficiently mitigate impacts because site soils are mapped as Watsonville Loam, for which the sub-soils are quite restrictive to percolation of stored water. It is recommended that broad surface spreading of runoff into interior landscape and lawn areas be considered because the surface soil layer is more permeable and can buffer runoff rates. If pits are pursued further, please show how an appropriate mitigation level will be achieved. If the design becomes overly complicated a civil engineer may be required.

2) Complete. The proposal for a turf-block parking space and decomposed granite walkway successfully meets policy 7.23.2 to minimize impervious surfacing. It is noted that the driveway areas offer a much larger footprint area to incorporate sub-grade mitigations without compromising other landscape areas. This might offer further solutions to item 1.

3) Incomplete. In detail, please describe on the plans the routing of runoff down 9th street and the rear alley until the flow paths reach a County maintained inlet or a natural drainage channel or water body. Identify any problem areas found in this flow path.

4) Incomplete. More clearly indicate the surface drainage mechanisms that will con-

as

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 05-0799
APN: 027-112-18

Date: March 21, 2006
Time: 11:19:41
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duct water along the narrow side yards of the home. It must be clear by what means the impacts to neighbors will not occur. Indicate whether the new driveway entrance needs to include provision to pass water flowing down the alley across the entranceway. ===== UPDATED ON FEBRUARY 22, 2006 BY DAVID W SIMS =====
2nd Routing: Application is complete for discretionary stormwater review.

Prior item 1) Complete. Use of downspout dispersal methods to route and spread runoff into vegetated landscape areas will mitigate net increases in site runoff.

Prior item 2) Complete. Revised pavement areas still propose porous materials to control runoff amounts.

Prior item 3) See deferred miscellaneous comment to be addressed with the building plans.

Prior item 4) Complete. Decomposed granite swales are proposed to control side yard drainage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JANUARY 13, 2006 BY DAVID W SIMS =====

Miscellaneous:

A) County policy requires topography be shown a minimum of 50 feet beyond the project work limits. This may be provided with the building plans.

A maintenance agreement may be required for certain stormwater mitigation structures.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently **\$0.90** per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

You may be eligible for fee credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures to establish eligibility. Documentations such as assessor's records, surveys records, or other official records that will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements.

All resubmittals shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Please call the Dept. of Public Works, Stormwater Management Section. from 8:00 am

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 05-0799
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Date: March 21, 2006
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to 12:00 noon if you have questions. ===== UPDATED ON FEBRUARY 22, 2006 BY DAVID W SIMS =====

Miscellaneous:

Items to be addressed with the building plans:

Prior item A) County policy requires topography be shown a minimum of 50 feet beyond the project work limits.

Deferred item B) In detail, please describe on the plans the routing of runoff down 9th street and the rear alley until the flow paths reach a County maintained inlet or a natural drainage channel or water body. Identify any problem areas found in either flow path.

Dpw Driveway/Encroachment Completeness Comments

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

===== REVIEW ON DECEMBER 28, 2005 BY DEBBIE F LOCATELLI =====

No comment regarding driveway because it appears to be off a private alley way. However, will there be a trench required for connection of fire sprinkler line to main water line? Please call Debra Locatelli at at 454-2372 to discuss. Thank you

Dpw Driveway/Encroachment Miscellaneous Comments *see attached email*

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

===== REVIEW ON DECEMBER 28, 2005 BY DEBBIE F LOCATELLI =====

No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON DECEMBER 30, 2005 BY TIM N NYUGEN =====

If applicant is planning to install a new fence or to maintain an existing fence on the subject property, the following criteria must be observed:

- The fence shall be a 3 feet maximum height for a distance of 20 feet from Right of Way into the property. Please revise plans to meet these requirements.
- The proposed/existing fence shall not reduce sight distance in any direction.

===== UPDATED ON JANUARY 6, 2006 BY GREG J MARTIN =====

Its our understanding that 2 bedroom houses require 3 parking spaces, however this is not within our area of review. The required parking spaces are recommended to obtain access from 9th Avenue as the alley at the rear of the property is only ten feet wide and unpaved.

A fence along the front property line is not recommended in conjunction with parking off of 9th Avenue as sight distance would be obstructed. In addition. if there are fences over 3 feet in height along the side yard then the parking spaces should be centered.

Discretionary Comments - Continued

Project Planner: Annette Olson
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If you have any questions please call Greg Martin at 831-454-2811. ===== UPDATED
ON FEBRUARY 28, 2006 BY TIM N NYUGEN ===== NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON DECEMBER 30, 2005 BY TIM N NYUGEN =====
NO COMMENT
===== UPDATED ON JANUARY 6, 2006 BY GREG J MARTIN =====
===== UPDATED ON FEBRUARY 28, 2006 BY TIM N NYUGEN =====
NO COMMENT

Annette Olson

From: Debra Locatelli
Sent: Wednesday, February 22, 2006 3:48 PM
To: Annette Olson
Subject: 05-0799

Hello Annette, the previous comments on this application **was** made in error; I was looking at the wrong set of plans. Therefore, the following comments apply to this application.

Proposed driveways on 9th Avenue shall meet the Santa Cruz County Design Criteria for driveways and conform to the existing drainage. Road improvements have recently been completed on this road, if any damage occurs due to large equipment or during the construction process, owner shall be required to repair as good or better, this also applies if a trench **is** required for any utilities. There is a 3 year moratorium on newly paved roads, **so** additional conditions will be applied to an encroachment permit for any off-site work to be completed. Driveway and drainage details shall be required at the time of the building permit application submittal. All off site improvements within the County of Santa Cruz right-of-way shall require an encroachment permit to be applied at the time of the building permit application submittal. Existing or proposed fencing shall not be allowed within the County right-of-way. Fencing within the property line shall not obstruct pedestrian or motorist site. Proposed and existing landscaping shall be maintained **so** it does not obstruct pedestrian walkway or pedestrian and motorists site. **No** further revisions are required at this time for the discretionary, additional information noted above is required at the time **of** the building permit application submittal. Any questions regarding these comments, please contact Debra Locatelli at **454-2372**.

Thank you, Debbie

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SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: January 6, 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: 027-112-18 APPLICATION NO.: 05-0799

PARCEL ADDRESS: 368 9TH AVENUE

PROJECT DESCRIPTION: DEMOLISH AND RECONSTRUCT SINGLE FAMILY DWELLING

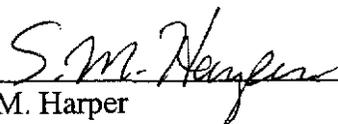
Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this 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.

Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection work must be obtained from the District.

The plan shall show all existing and 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/593.wpd

c: Applicant: SEAN McBURNEY
368 9TH AVENUE
SANTA CRUZ CA 95062

(Rev. 3-96)

30

EXHIBIT G

TABLE 7-3
Drainage Fixture Unit Values (DFU)

Inch	mm
1-1/4	32
1-1/2	40
2	50
2-1/2	65
3	80

Plumbing Appliance, Appurtenance or Fixture	Min. Size Trap and Trap Arm ⁷	Private	Public	Assembly ⁸
Bathtub or Combination Bath/Shower	1-1/2"	2.0	2.0	
Bidet	1-1/4"	1.0		
Bidet	1-1/2"	2.0		
Clothes Washer, domestic, standpipes.....	2'	3.0	3.0	3.0
Dental Unit, cuspidor	1-1/4"		1.0	1.0
Dishwasher, domestic, with independent drain	1-1/2" ²	2.0	2.0	2.0
Drinking Fountain or Watercooler (per head)	1-1/4"	0.5	0.5	1.0
Food-waste-grinder, commercial.....	2'		3.0	3.0
Floor Drain, emergency	2"		0.0	0.0
Floor Drain (for additional sizes see Section 702).....	2"	2.0	2.0	2.0
Shower single head trap	2"	2.0	2.0	2.0
Multi-head, each additional	2"	1.0	1.0	1.0
Lavatory, single.....	1-1/4"	1.0	1.0	1.0
Lavatory in sets of two or three.....	1-1/2"	2.0	2.0	2.0
Washfountain.....	1-1/2"		2.0	2.0
Washfountain.....	2'		3.0	3.0
Mobile Home, trap	3'	12.0		
Receptor, indirect waste ^{1,3}	1-1/2"			See footnote 1.3
Receptor, indirect waste ^{1,4}	2'			See footnote 1.4
Receptor, indirect waste ¹	3'			See footnote 1
Sinks				
Bar	1-1/2"	1.0		
Bar	1-1/2" ²		2.0	2.0
Clinical.....	3"		6.0	6.0
Commercial with food waste.....	1-1/2" ²		3.0	3.0
Special Purpose.....	1-1/2"	2.0	3.0	3.0
Special Purpose.....	2'	3.0	4.0	4.0
Special Purpose.....	3"		6.0	6.0
Kitchen, domestic	1-1/2" ²	2.0	2.0	
(with or without food-waste-grinder and/or dishwasher)				
Laundry	1-1/2"	2.0	2.0	2.0
(with or without discharge from a clothes washer)				
Service or Mop Basin.....	2'		3.0	3.0
Service or Mop Basin.....	3'		3.0	3.0
Service, flushing rim	3'		6.0	6.0
Wash, each set of faucets			2.0	2.0
Urinal, integral trap 1.0 GPF ²	2'	2.0	2.0	5.0
Urinal, integral trap greater than 1.0 GPF.....	2"	2.0	2.0	6.0
Urinal, exposed trap.....	1-1/2"	2.0	2.0	5.0
Water Closet, 1.6 GPF Gravity Tank ⁶	3'	3.0	4.0	6.0
Water Closet, 1.6 GPF Flushometer Tank ⁶	3'	3.0	4.0	6.0
Water Closet, 1.6 GPF Flushometer Valves.....	3'	3.0	4.0	6.0
Water Closet, greater than 1.6 GPF Gravity Tank ⁶	3'	4.0	6.0	8.0
Water Closet, greater than 1.6 GPF Flushometer Valves.....	3'	4.0	6.0	8.0

1. Indirect waste receptors shall be sized based on the total drainage capacity of the fixtures that drain therein to, in accordance with Table 7-4.
2. Provide a 2 (51 mm) minimum drain.
3. For refrigerators, coffee urns, water stations, and similar low demands.
4. For commercial sinks, dishwashers, and similar moderate or heavy demands.
5. Buildings having a clothes washing area with clothes washers in a battery of three (3) or more clothes washers shall be rated at six (6) fixture units each for purposes of sizing common horizontal and vertical drainage piping.
6. Water closets shall be computed as six (6) fixture units when determining septic tank sizes based on Appendix K of this Code.
7. Trap sizes shall not be increased to the point where the fixture discharge may be inadequate to maintain their self-scouring properties.
8. Assembly (Public Use (See Table 4-1)).

COUNTY OF SANTA CRUZ
INTEROFFICE CORRESPONDENCE

DATE: February 22,2006
TO: Annette Olson, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #05-0799, 2nd Routing, APN 027-112-18, 368 9th Avenue, Live Oak

The applicant is proposing to demolish an existing 2-bedroom, 1 bathroom single-family dwelling and to construct a 2 bedroom, 2.5-bathroom single-family dwelling with attached garage and recognize a six-foot tall fence within a required front yard setback. The project requires a Coastal Development Permit and a Residential Development Permit. The property is located on the east side of 9th Ave., about 40 feet of Dolores Street (368 9th Avenue).

This application was considered at an Engineering Review Group (ERG) meeting on January 4 2006 and February 15,2006. The Redevelopment Agency (RDA) previously commented on this application on January 4,2006. Please see those comments, attached for reference, for any remaining concerns for Planning consideration applicable to the current project proposal.

- I. The current plans show the extensive use of new decomposed granite (DG) and pervious pavers along the majority of the property's 9th Avenue front yard and side yards (see Sheets A4 and L1). RDA encourages the protection of the existing Acacia tree with the proposed development and/or the installation of one or more large front yard tree(s) with additional shrubs/front landscaping to soften the scale of the new house and the wide use of DG/pavers as viewed from the public road.

The issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA does not need to see future routings of this project. The Redevelopment Agency appreciates this opportunity to comment. Thank you.

cc: Greg Martin, DPW Road Engineering
Paul Rodrigues, RDA Urban Designer
Betsey Lynberg, RDA Administrator
Jan Beautz, I" District Supervisor

COUNTY OF SANTA CRUZ

Inter-Office Correspondence

DATE: February 21, 2006

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

FROM: Supervisor Jan Beautz JB

RE: ADDITIONAL COMMENTS ON APP. 05-0799, APN 027-112-18,
368 9th AVENUE, SFD

Please consider the following areas of concern in your evaluation of the above application to demolish an existing 780 square foot, one story dwelling and construct a 1,786 square foot, two story dwelling.

The revised plans have eliminated the previously proposed modest percolation trench. The new plans refer to the Landscape Plan Sheet L-1 for drainage improvements. The landscape plan simply indicates that the storm runoff will be directed to the side yard setback areas that will now be surfaced with 3 inches of decomposed granite. These plans have not been drawn by a registered engineer. Are they adequate to address storm runoff impacts?

A mixture of pervious pavers and decomposed granite is proposed for the parking area. How will these areas be maintained so that they continue to function properly for the life of the system and do not become clogged with silt and grease over time?

While the applicant has removed the previously proposed three parking spaces accessed via the narrow rear alley, as requested by Public Works, the currently proposed parking does not comply with Code. This revised application continues to provide three parking spaces in conformance with Code Section 13.10.552(a). However, the applicant is now proposing to utilize almost the entire front yard setback adjacent to 9th Avenue for parking. Code Section 13.10.554(d) prohibits parking areas, aisles and access drives together from occupying more than fifty (50) percent of any required front yard setback area for any residential use. With some modification to the structure's footprint, it appears that adequate on-site parking can be provided on-site in compliance with all Code requirements without loss of habitable space.

February 21, 2006

Page 2

This application continues to propose a structure that more than doubles the size and height of the resulting dwelling compared to the existing dwelling. Is this structure visually compatible with the surrounding neighborhood areas as required by Code Section **13.20.130(b)(1)**? Do the window and balcony placements impact adjacent neighbors' privacy?

JKB:ted

3512A1



CENTRAL FIRE PROTECTION DISTRICT

of Santa Cruz County
Fire Prevention Division

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

Date: December 27, 2005
To: Sean Mcburney
Applicant: same
From: Tom Wiley
Subject: 05-0799
Address: 368 9th Ave.
APN: 027-112-18
OCC: 2711218
Permit: 20050399

We have reviewed plans for the above subject project

The following NOTES must be added to notes on **velums** 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.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and SPRINKLERED as determined by the building official and outlined in Chapters 3 through 6 of the 2001 California Building Code (e.g., R-3, Type V-N, Sprinklered).

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. This is measured the way you would lay string on the ground, as hose would lay on the ground, not the way the crow flies.

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

Show on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 2 4 rise or greater and in an accessible location by a ladder

- There must be **at least** one smoke detector on each floor **level**. **Regardless** of area usage
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed ½ inch.

NOTE on the plans that the roof coverings to be no **less** than Class "**B**" rated roof.

NOTE on the plans that a 100-foot clearance will be maintained with **non-combustible** vegetation around **all** structures.

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. 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.
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