



# Staff Report to the Zoning Administrator

Application Number: **05-0569**

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**Applicant:** James Lloyd  
**Owner:** Michael & Winifred Mohr  
**APN:** 032-201-43

**Agenda Date:** 6/2/06  
**Agenda Item #:** **2**  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to construct a partial second floor addition including a cantilevered deck, remodel the existing nonconforming single-family dwelling and recognize an existing wall of about 3.5 feet in the front yard setback and a fence of about 5.5 feet in the yard abutting 33<sup>rd</sup> Avenue.

**Location:** Property located approximately 100 feet north of East Cliff Drive on the west side of 32<sup>nd</sup> Avenue (120 32<sup>nd</sup> Ave.)

**Supervisorial 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 05-0569, 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:	5,492 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	32 <sup>nd</sup> Ave
Planning Area:	Live Oak

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County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Land Use Designation: R-UM (Urban Medium Residential)  
Zone District: R-1-5 (Single-family residential - 5,000 square feet)  
Coastal Zone: X Inside    \_\_\_ Outside  
Appealable to Calif. Coastal Comm. X Yes    \_\_\_ No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: No soils report required.  
Fire Hazard: Not a mapped constraint  
Slopes: 0-2%  
Env. Sen. Habitat: No physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Existing drainage adequate  
Archeology: Not mapped/no physical evidence on site

### Services Information

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

### History

The existing three-bedroom single-family dwelling was constructed in approximately 1958. Discretionary Permit 02-0376 allowed the construction of a partial second story addition to the existing single-family dwelling and a second-story cantilevered deck. This permit was never exercised and has since expired.

The current proposal is to construct a partial second-story, add a cantilevered deck, and recognize two existing fences which exceed three feet in height within a required front yard. The proposed floor plan will be reversed, with the kitchen and family rooms on the second floor and the bedrooms on the first floor. Because no new bedrooms are proposed, no intensification of the residential use will result from this project.

### Project Setting

The project site is a double frontage lot located on the east side of 32<sup>nd</sup> Avenue between 32<sup>nd</sup> and 33<sup>rd</sup> Avenues about 100 feet north of East Cliff Drive in the Pleasure Point area. This is a single-family residential neighborhood characterized by both one and two-story houses with a diverse range of architectural styles. The addition will not be visible from the beach, and will only be partially visible from East Cliff Drive. The parcel is level with no significant vegetation.

### Zoning & General Plan Consistency

The subject property is a 5,492 square foot lot, located in the R-1-5 (Single-family residential - 5,000 square feet minimum parcel size) zone district, a designation which allows residential uses. Single-family dwellings are a principal permitted use within the zone district and the project is consistent with the site's R-UM (Urban Medium Residential General Plan designation).

### Nonconforming Structure

The lot coverage of the existing single-family dwelling is 39.4%, which exceeds the zone district's maximum limit of 30%, and therefore the dwelling is nonconforming. The current proposal will reduce the lot coverage to 37.3 % by removing the roof of a covered patio, reducing the front covered porch by about 30 square feet, and removing a masonry fireplace.

Despite the reduction in lot coverage, the dwelling will continue to be nonconforming both because it exceeds the lot coverage limit and encroaches into the 8-foot side yard setback. As such, the project must conform with County Code 13.10.265 (Nonconforming structures). In particular, no more than 50% of the exterior walls may be altered within 5 years. The applicant is aware of this restriction and has provided documentation that less than 50% of the exterior walls will be altered (Sheet 2 of Exhibit 'A'). Should this 50% limit be exceeded, a variance will be required.

### Site Standards

As the table below details, the project complies with all of the site standards for the R-1-5 zone district except in terms of the existing nonconformities discussed above. The proposed addition, however, will comply with the required side yard setbacks and reduce the lot coverage, bringing the structure closer to conformance.

	<b>Site Standard</b>	<b>Proposed</b>
<b>Front yard on 32<sup>nd</sup> Avenue</b>	20' minimum	20'
<b>Side yard setbacks</b>	<b>5' and 8'</b>	5' each side
<b>Front yard on 33<sup>rd</sup> Avenue</b>	20' minimum	27.5'
<b>Height</b>	28' maximum	<b>25'</b> to peak
<b>Lot coverage (%)</b>	30% maximum	37.3% (reduction of 2.1%)
<b>Floor Area Ratio (%)</b>	50% maximum	49.9%
<b>Parking, 3 bedrooms</b>	3 parking spaces	3 parking spaces

sight hazard and will be finished to match the proposed finish materials. The 5.5-foot fence along 33<sup>rd</sup> Avenue also poses no line of sight hazard as the subject parcel is accessed only from 32<sup>nd</sup> Avenue. In addition, this portion of 33<sup>rd</sup> Avenue functions as an alley, and many houses along the roadway have 5- to 6-foot fences. Both fences have existed for years without any known problems.

#### 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.

#### Design Review

The proposed single-family dwelling, to be finished in stucco with a tile roof and shutters, complies with the requirements of the County Design Review Ordinance. The design reduces the apparent mass and bulk of the partial second-story addition by setting the proposed addition 25 feet back from the garage face. In addition, the existing dwelling and proposed addition are setback 7.5 feet beyond the required rear yard setback which will reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The proposed design will incorporate architectural features such as an articulated roofline, wood corbels and arched garage doors which create visual interest and further reduce the dwelling's apparent mass and bulk. The County's Urban Designer has reviewed the design and found it to be in conformance with the County Design Review ordinance.

#### 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 **05-0569**, 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](http://www.co.santa-cruz.ca.us)

Report Prepared By: Annette Olson  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3134  
E-mail: [annette.olson@co.santa-cruz.ca.us](mailto:annette.olson@co.santa-cruz.ca.us)

## Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-5 (Single-family residential - 5,000 square feet), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

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

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

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

This finding can be made, in that the development is consistent with the existing broad range of architectural styles in the neighborhood; the site is surrounded by lots developed to an urban density; the colors shall be muted 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 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-1-5 (Single-family residential - 5,000 square feet) 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 3.5-foot fence within the front yard setback and the 5.5-foot fence along 33<sup>rd</sup> Avenue will not be detrimental to the health, safety, or welfare of persons in the neighborhood or the general public in that the fences will not block or reduce vehicular sight distance or shade adjacent 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 addition is to an existing single-family dwelling and the conditions under which it would be operated or maintained will be consistent with most of the pertinent County ordinances and the purpose of the R-1-5 (Single-family residential - 5,000 square feet) zone district in that the primary use of the property will be one single-family dwelling that meets the current site standards for the zone district with the exception of lot coverage and one side yard setback. Although the existing single-family dwelling exceeds the zone district's lot coverage limit and encroaches three feet into the eight-foot side yard setback, the proposed addition will conform to the eight-foot side yard setback and the total lot coverage by structures will be reduced as a result of this project.

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

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

The proposed addition to and remodel of the existing single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets the current site and development standards for the zone district--with the exception of lot coverage and one side yard setback--as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the addition to and remodel of the existing 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 fences are also consistent in that they will not block or reduce vehicular sight distance or adversely shade adjacent properties.

The proposed addition to and remodel of the existing 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 addition will comply with the site standards for the R-1-5 zone district (including setbacks, 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 addition will be to an existing single-family dwelling and no new bedrooms (or intensification of use) are proposed. No increase in the level of traffic is anticipated as a result of this project with the expected level of traffic to remain at only one peak trip per day (1 peak trip per dwelling unit).

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single-family dwelling and overhead fences are 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 addition to and remodel of the existing single-family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

## Conditions of Approval

Exhibit A: 4 sheets by James Lloyd, Designer, dated August 21, 2005, printed April 19, 2006.

- I. This permit authorizes the construction of a second-story addition with cantilevered balcony on an existing single-family dwelling and recognizes two overheight fences. 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, if required.
  - C. Obtain a Building Permit from the Santa Cruz County Building Official.
  - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in **the** County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for *the* proposed development. The final plans shall include the following additional information:
    1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
    2. Show the dimensions of three 8.5' x 18' parking spaces on the site plan.
    3. Provide details showing the 2<sup>nd</sup> story deck on **the** eastern side as being entirely cantilevered.
    4. Add a note to the laundry room sink that the plumbing may not exceed 1½ inches in diameter.

5. Show the removal of the covered patio, approximately 30 square feet of the front covered porch and the masonry fireplace.
  6. Grading, drainage, and erosion control plans.
  7. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
  - D. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
  - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
  - F. 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.
  - 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. If during construction more than 50% of the exterior walls are altered, a notice of violation will be issued and a variance will be required. Only if a variance is approved will the project be allowed to proceed as shown in Exhibit 'A'.
  - B. All site improvements shown on the final approved Building Permit plans shall be installed.
  - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - D. The project must comply with all recommendations of the approved soils reports.
  - E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons

shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

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

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

A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney’s fees and costs; and
2. COUNTY defends the action in good faith

C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

D. Successors Bound. “Development Approval Holder” shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Application # 05-0569  
APN: 032-201-43  
Owner: Michael & Winifred Mohr

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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: \_\_\_\_\_

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Don Bussey  
Deputy Zoning Administrator

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Annette Olson  
Project Planner

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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: 05-0569  
Assessor Parcel Number: 032-201-43  
Project Location: 120 32nd Ave

Project Description: Proposal to construct a partial second floor addition including a cantilevered deck, remodel the existing nonconforming single-family dwelling and recognize an existing wall of about **3.5** feet in the front yard setback and a fence of about 5.5 feet in the yard abutting **33<sup>rd</sup>** Avenue.

Person or Agency Proposing Project: James Lloyd

Contact Phone Number: (831)459-0999

- 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

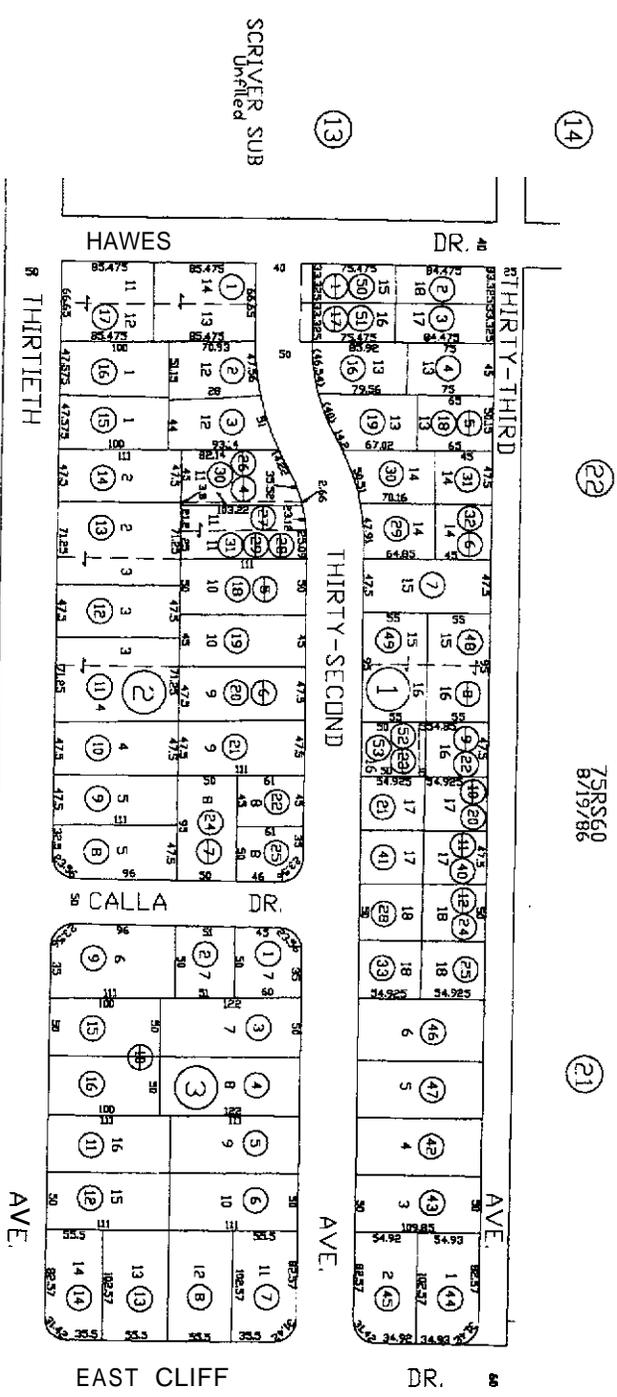
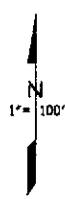
Date: \_\_\_\_\_

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POR. RANCHO ARROYO DEL RODEO  
 SE. 1/4 SEC. 21, T.1S, R.1W, M.D.B. & M.

UN PL CORN  
 82- 0

32-20



Bk 28  
 29 PLEASURE SUB, NO. 2  
 TR 24  
 26MB343 8/9/40

Note - Assessor's Parcel Block #  
 Lot Numbers Shown in Clr

Assessor's Map No. 32-20  
 County of Santa Cruz, Calif.  
 October, 1998

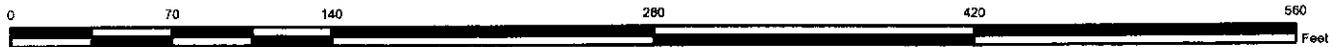
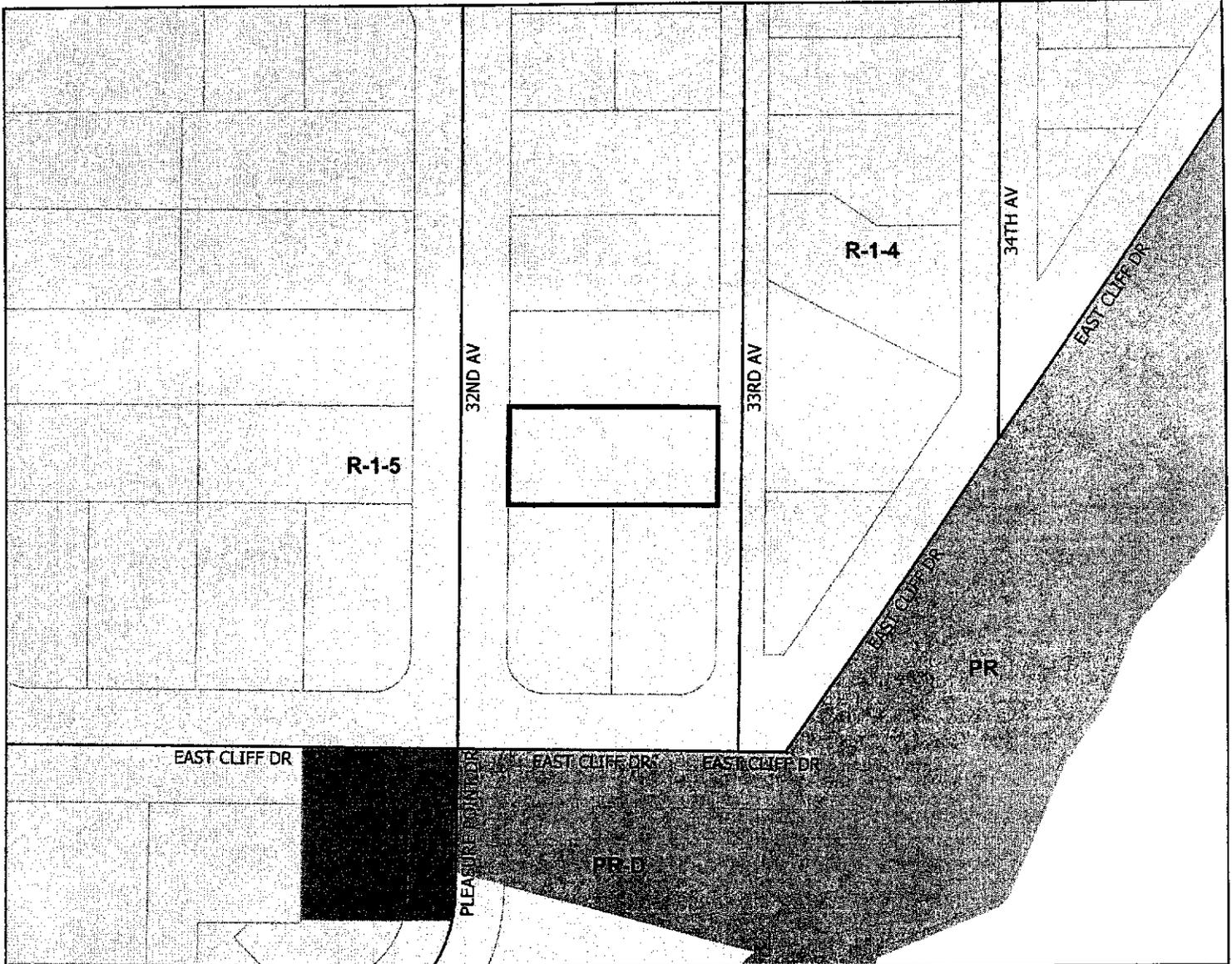
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EXHIBIT E

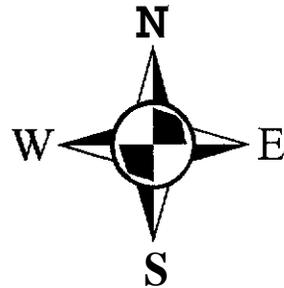


# Zoning Map



## Legend

-  APN 032-201-43
-  Streets
-  Assessors Parcels
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PARK (PR)
-  COMMERCIAL-NEIGHBORHOOD(C-1)



Map Created by  
County of Santa Cruz  
Planning Department  
September 2005

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**MEMORANDUM**

Application **No: 05-0569** (second routing)

**Date:** January 17, 2006

**To:** Annette Olson, Project Planner

**From:** Lawrence Kasparowitz, Urban Designer

**Re:** Design Review for an addition to a residence at 12032<sup>nd</sup> Avenue, Santa Cruz

**GENERAL PLAN / ZONING CODE ISSUES**

Design Review Authority

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

Design Review Standards

**13.20.130** Design criteria for coastal zone developments

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

<b>Ridgeline Development</b>			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
<b>Landscaping</b>			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A
<b>Rural Scenic Resources</b>			
<b>Location of development</b>			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
the shoreline from scenic road turnouts, rest stops or vista points			
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)			
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
<b>Building design</b>			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A

Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
<b>Large agricultural structures</b>			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
<b>Restoration</b>			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
<b>Signs</b>			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A

<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>N/A</p>
<p><b>Beach Viewsheds</b></p>			
<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</p>			<p>N/A</p>



# CENTRAL FIRE PROTECTION DISTRICT

of Santa Cruz County  
Fire Prevention Division

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

**Date:** January 10, 2006  
**To:** Michael & Winifred Mohr  
**Applicant:** James Lloyd  
**From:** Tom Wiley  
**Subject:** 05-0569  
**Address:** 120 32<sup>nd</sup> Ave.  
**APN:** 032-20143  
**OCC:** 3220143  
**Permit:** 20050006

We have reviewed plans for the above subject project. District requirements appear to have been met.

Please ensure designer/architect reflects equivalent notes and requirements on velums as appropriate when submitting for Application for Building Permit, along with the following note.

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.

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

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

CC: File & County

**As** a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.  
3220143-011006

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. : 05-0569  
APN: 032-201-43

Date: May 3, 2006  
Time: 09:06:40  
Page: 1

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*No comments submitted  
via mainframe.*