



Staff Report to the Zoning Administrator

Application Number: **05-0040**

Applicant: Marilyn Crenshaw, Architect
Owner: Linda Ramsbottom
APN: 027-163-07

Agenda Date: June 2, 2006
Agenda Item #: **5**__
Time: After 10:00 a.m.

Project Description: Proposal to remodel a significantly nonconforming single-family dwelling, add a bathroom, convert an un-permitted bedroom back into a one car garage, and construct a second-story loft addition with deck. Requires a Coastal Development Permit, Variances to reduce the required front yard setback from 15 feet to about 12 feet and the street side yard setback from Assembly Lane from 10 feet to about 5 feet for a deck, a Variance to reduce the rear yard setback to about 9 feet for the second story dormer, a variance to increase the Floor Area Ratio from the existing non-conforming 62% to about 76%, and a Residential Development Permit to conduct alterations and additions to a significantly non-conforming dwelling

Location: Property located at the northeast corner of Alpine Street and Assembly Avenue at 621 Alpine Street, in the Yacht Harbor neighborhood.

Supervisory District: 3rd District (District Supervisor: Mardi Wormhoudt)

Permits Required: Coastal Development Permit, a Residential Development Permit for an addition to a significantly non-conforming structure, and a Variance to increase Floor Area Ratio

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0040, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|---------------------------------|
| A. | Project plans | F. | Zoning & General Plan maps |
| B. | Findings | G. | Urban Designer's comments |
| C. | Conditions | H. | Structural Engineer's statement |
| D. | Categorical Exemption (CEQA determination) | I. | Comments & Correspondence |
| E. | Assessor's parcel map | | |

Parcel Information

Parcel Size: About 1,418 square feet
Existing Land Use - Parcel: Single-family residence
Existing Land Use - Surrounding: Single-family residences
Project Access: Alpine St.
Planning Area: Live *Oak*
Land Use Designation: R-UH (Urban High Density Residential)
Zone District: R-1-3.5 (Single-family residential, 3,500 square foot minimum lot size)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Pinto Loam
Fire Hazard: Not a mapped constraint
Slopes: Slight slope
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

History

According to Assessor's records, the existing two-bedroom, one bathroom residence was constructed in 1952. Subsequent to construction, a one car garage was converted into a third bedroom without the benefit of a permit, depriving the property of any off-street parking.

In 2001, the previous property owner applied for a Coastal Development Permit and a Variance to construct a second story addition for a master bedroom and bathroom, and to convert the un-permitted bedroom back into a one-car garage (Application 01-0344). Findings could not be made to grant the requested variances as the project would result in an intensification use without adequate off-street parking, and the proposal did not comply with General Plan policies regarding the structural expansion of significantly non-conforming structures and relationship of the structure to parcel size (General Plan Policies 8.4.2 and 8.6.1). The application was denied by

the Zoning Administrator on September 6, 2002.

Project Setting

The project site is located within the Yacht Harbor neighborhood of Santa Cruz, a neighborhood characterized by small lots of about 1,200 square feet to 5,000 square feet with mostly two-story single-family residences. Many lots in the neighborhood are substandard, with parcel sizes of less than the minimum 3,500 square feet required by the R-1-3.5 zone district. Due to the proximity of the neighborhood to the beach and corresponding real estate prices; recent development over the past 20 years has sought to maximize house sizes.

Most of the older homes in the Yacht Harbor area are non-conforming with regards to setbacks, as they were constructed in the 1930's and 1940's prior to the establishment of setback standards. Many exceed Floor Area Ratio regulations as they were constructed prior to the adoption of these regulations in 1991.

Zoning & General Plan Consistency

The subject property is located in the R-1-3.5 (Single-family residential, 3,500 square foot minimum lot size) zone district, a designation that allows residential uses. Single-family dwellings are principal permitted uses within the zone district and the project is consistent with the site's (R-UH) Urban High Density Residential General Plan designation. The subject parcel is substandard with regards to the minimum parcel size for the zone district, with a lot size of 1,418 square feet compared to a minimum of 3,500 for the R-1-3.5 zone district.

Yacht Harbor Special Community

The proposed development is subject to the special site standards of the Yacht Harbor Special Community, as outlined in Section 13.20.144(b) of the County Code, as follows:

“New development ...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.”

The remodel and addition will result in a design that is more compatible with the intent of the Yacht Harbor Special Community, as it will incorporate pitched roofs and wood siding. The existing non-conforming setbacks are similar to setbacks of houses on Alpine Street and Assembly Way.

Non-conforming setbacks

The existing residence is significantly non-conforming as it is located less than 5 feet away from both Alpine Street and Assembly Avenue, in addition to being non-conforming with regards to both the rear and side yard setbacks. The residence is also non-conforming with regards to lot coverage and Floor Area Ratio. The proposed remodel and addition will maintain the same lot coverage, as the building footprint will remain the same. Existing site standards and site standards for the proposed addition are detailed in the following table:

Figure 1: Site Standards

	R-1-3.5 Site Standards	Existing	Proposed
Front yard setback from Alpine St.	15'	4'	12' to addition*
Street side yard s/b from Assembly Av.	10'	3'	3' to deck
Side yard setback	5'	2'	5' to addition
Rear yard setback	15'	2'	9' to dormer addition
Maximum height	28'	18'	28'
Maximum % lot coverage	40%	62%	62%
Maximum F.A.R.	50%	62%	67.7% proposed 75.8% if loft counted

Development potential on site is extremely constrained by the substandard size of the parcel (1,412 square feet out of a minimum parcel size of 3,500 square feet for the R-1-3.5 zone district), and by the setback requirements for the zone district. The additional street side yard setback requirement from Assembly Avenue is an additional constraint on development.

Setback Variances

The property owner requests variances to the front, street side, and rear setbacks in order to construct a second story loft, decks, and dormer. Variance findings can be made to grant these variances due to special circumstances relating to the sub-standard size of the parcel (at only 40' x 35' in size), the location of the parcel on a corner (with additional setback requirements), and the location of the existing non-conforming residence which limits the amount of usable outdoor space. The purpose for the proposed remodel and addition is to obtain a small loft area for use as an office/living room, to bring natural light into the interior of the house, and to construct a small deck area on the second story to obtain usable outdoor space.

The proposed addition will harmonize with the character of the Yacht Harbor neighborhood, as second stories are common in the vicinity and the proposed addition will be set back in line with existing development on Alpine Street. The granting of the requested setback variances will not constitute the granting of a special privilege over neighboring properties as setback variances are commonly granted on substandard lots within the Yacht Harbor area on lots where development

outside of the setbacks is not possible.

Floor Area Ratio Variance

The applicant has requested a variance to increase the maximum Floor Area Ratio from the current non-conforming 62% to about 68% (76% if loft area less than 7' 6" in height is counted).

The second story loft addition will result in an increase of about 85 square feet of floor area towards Floor Area Ratio due to the new dormer and stairwell where the height from the floor to the ceiling exceeds 16 feet in height. The second story loft/living room/office area (labeled "mezzanine" on the plans) has a ceiling height of less than 7 feet, 6 inches due to cross trusses running the length of the ceiling, and therefore does not technically count toward Floor Area Ratio. However, the loft will be used as habitable space, will have multiple windows, and will encompass a new second-story deck, and therefore cannot be considered an attic.

In order to determine if the requested Variance to Floor Area Ratio is appropriate, staff analyzed the Floor Area Ratio's of neighboring properties. As demonstrated by the table below, most houses along Alpine Street around the project site have Floor Area Ratio's of 50% or greater, with those under 50% Floor Area Ratio being older beach cottages built in the 1930's and 1940's. Variances to increase the Floor Area Ratio have frequently been granted on substandard parcels in area. In 2002, a Variance to increase the maximum Floor Area Ratio to 60% was granted for the property immediately across Alpine Street from the project site (027-182-09, 50 Assembly Avenue).

Figure 2: Floor Area Ratio of houses in vicinity

APN	Lot Size (sq. ft., per Assessor's records)	House Size (sq. ft., per Assessor's records)	House Size / Lot Size
027-163-05	4,800	2,437	50%
027-163-06	3,382	1,325	39%
027-163-08	2,400	1,206	50%
027-163-10	2,400	1,513	63%
027-163-11	3,040	1,611	53%
027-181-08 (multi-family)	2,200	2,568	117%
027-181-02	2,200	1,540	70%
027-182-09	2,500	1,467	59%
027-181-01	2,500	781	31%

In addition to neighboring properties, staff also analyzed parcels of substandard size similar to the subject property exist within the Yacht Harbor neighborhood, and found a wide range of Floor Area Ratios. Most of these parcels contain older beach cottages, and all are non-conforming with regards to setbacks.

APN	Lot Size (sq. ft., per Assessor's records)	House Size (sq. ft., per Assessor's records)	FAR
027-163-07 (subject parcel)	1,418	876 (existing)	62% (existing)
027-171-34	1,575	720	46%
027-171-21	1,222	569	47%
027-171-24	1,351	324	24%
027-171-01	1,400	980	72.5%
027-182-07	1,668	2,291	137% <i>(see note below)</i>
027-111-33	1,653	879	53%
027-111-10	1,468	660	45%
027-133-02	1,580	1,005	63.6%

The challenge for Floor Area Ratio variances in the Yacht Harbor Area is determining if special circumstances exist due to lot size and dimensions, and if they do exist, to determine that the requested Floor Area Ratio variance will not constitute the granting of a special privilege compared to neighboring properties. As the tables above demonstrate, the requested 68% Floor Area Ratio is within the range of Floor Area Ratios for surrounding parcels and for parcels of similar size within the same R-1-3.5 zone district, and therefore would not constitute the granting of a special privilege.

The proposed loft area has a height of less than 7 feet, 6 inches to the trusses, and technically under County Code does not count toward Floor Area Ratio. However, this space cannot be considered to be a mezzanine nor an attic, as it is not between stories, is habitable space, has windows, and has doors opening onto a proposed second story deck. If determined to count toward Floor Area Ratio (if ceiling height is greater than 7' 6"), the resulting Floor Area Ratio will be about 76%, at the upper end of the range for both neighboring properties and similarly-sized parcels in the Yacht Harbor area.

Addition and alterations to a significantly non-conforming structure

The existing structure is significantly non-conforming with regards to both the front yard setback from Alpine Street and the street side yard setback from Assembly Avenue, and therefore requires special findings to conduct alterations. The proposed addition and alterations will not exacerbate the existing non-conforming situation, and the retention of the existing non-conforming portions of the residence will reflect existing conditions in the Yacht Harbor neighborhood.

Local Coastal Program Consistency

The proposed alterations and addition to an existing single-family dwelling will not impede coastal access, and will not be visible from the public beach or harbor due to the presence of existing development. The addition and alterations will result in a structure that is compatible with the surrounding Yacht Harbor neighborhood.

Design Review

The proposed project has been reviewed by the County's Urban Designer for compliance with the County's Site, Architectural, and Landscape Design Review Ordinance. As a result of this review, the structure was determined to be compatible with the surrounding neighborhood in terms of **bulk**, mass, and scale, due to the incorporation of a pitched roof and the small size of the second story addition. Despite the increase in Floor Area Ratio, the house will be in scale with the many two-story houses found in the vicinity.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- **APPROVAL** of Application Number **05-0040**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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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 lot size), a designation which allows residential uses. Single-family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UH) Urban High Density 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 proposed project is consistent with the surrounding neighborhood in terms of architectural style, size and setbacks; the site is surrounded by lots developed to an urban density; the colors and materials will be natural in appearance and complementary to the Yacht Harbor neighborhood; and the project site 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 through public road (East Cliff Drive). Consequently, the project 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 project will result in a structure that is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding Yacht Harbor neighborhood. Additionally, residential uses are allowed uses in the R-1-3.5 (Single-family residential, 3,500 square foot minimum lot 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 and multi-family dwellings, and the proposed project will result in a

dwelling that is within the range of size and architectural styles found in the surrounding neighborhood.

Variance Findings

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

This finding can be made, in that the property is sub-standard for the R-1-3.5 zone district, and is a corner lot constrained by 15 foot front and rear yard setbacks and 10 foot street side yard setbacks. Under these constraints, it is impossible to conduct alterations to the existing residence outside of the setbacks, as 87% the parcel is located within the setbacks. The proposed second story deck will provide a small amount of usable outdoor open space, and requires a street side yard and front yard setback variance as normal setback exceptions for cantilevered decks in setbacks do not apply. Constructing a cantilevered deck is not possible due to the location of the existing residence within the setbacks. Furthermore, the requested rear yard setback variance to allow construction of the dormer will allow improved natural light access to the existing residence.

This finding **can** also be made for the requested variance to increase Floor Area Ratio to 68% from the existing 62%, as the size of the lot is substantially less than the minimum 3,500 square feet required by the R-1-3.5 zone district.

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

This finding can be made, in that the requested setback variances will result in a structure that meets the general intent of the zoning ordinance, including Section 13.20.144(b) of the County Code, in that the existing (unchanged) setbacks are similar to other existing non-conforming residences along both Alpine Street and Assembly Way. The requested variances will maintain the existing level of vehicle and pedestrian visibility.

This finding can be made for the requested Floor Area Ratio variance, as the requested 68% Floor Area Ratio is within the range of existing residences in the immediate vicinity and for similarly sized lots throughout the Yacht Harbor neighborhood (see Figures 2 and 3, above)

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

This finding can be made for the requested setback variances, as most residences in the Yacht Harbor neighborhood are non-conforming with regards to setbacks, and variances have been granted in the past to allow improvements and alterations to existing residences within these setbacks. Furthermore, the requested variances will not result in a reduction in setbacks from the existing situation on site.

This finding can be made for the requested variance to increase the lot coverage to 68% lies within the range of previously approved Floor Area Ratio variances within the Yacht Harbor neighborhood. According to County records, since the Floor Area Ratio was established in 1993, there has not been a variance approved which resulted in a Floor Area Ratio over 75% in the Yacht Harbor area, and the proposed addition technically falls below this maximum.

Alterations to Significantly Non-Conforming Structure Findings

1. That the existing structure and the conditions under which it would be operated and maintained is not detrimental to the health, safety or welfare of persons residing or working in the vicinity or the general public, or be materially injurious to properties or improvements in the vicinity.

This finding can be made, as the location of the existing residence does not exacerbate line of sight conflicts between pedestrians and vehicles due to the 40 foot wide right-of-way for Alpine Street, which provides more than 10 feet of setback between the traveled roadway and the property line, and the fact that Assembly Avenue is a narrow alley with traffic moving at slower speeds. The majority of the addition and alterations will occur in the center of the property within the setbacks, so access to light and air for surrounding properties will not be significantly compromised compared to other residences within the Yacht Harbor area.

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

This finding can be made, in that the proposed retention of the existing structure will comply with all applicable policies of the General Plan/Local Coastal Program, including Policy 8.6.1 (maintaining a relationship between structure and parcel sizes). As discussed in the above, variance findings can be made for the proposed addition, and the relationship between the size of the structure and the parcel size will be similar to existing residences in the Yacht Harbor neighborhood.

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

This finding can be made, in that many structures along both Alpine Street and Assembly Avenue are significantly non-conforming with regards to front yard setbacks. Due to the small parcel sizes and the construction of many homes prior to the establishment of setback regulations, many of the houses in the Yacht Harbor area are non-conforming, and the retention of the structure is compatible with setbacks in the vicinity.

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

This finding can be made, as the proposed addition and alterations will not increase the non-conforming dimensions of the structure, and structural alterations will not exceed 50% of the length of the non-conforming walls.

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 proposed project will result in a single-family dwelling that is consistent with the surrounding neighborhood, and will meet all applicable building, plumbing, electrical, and energy codes. Vehicle and pedestrian visibility will be maintained by a 10 foot wide strip between the property line and traveled roadway on Alpine Street. Furthermore, the project will result in a structure that is more energy efficient through the use of passive solar and natural light, and will not result in a significant loss of access to light and air for neighboring properties compared to the existing situation.

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, as the use of the property will remain one single-family residence. Variances to setbacks and Floor Area Ratio have been requested, for which the required findings can be made (See Variance Findings, above). The residence complies with Section 13.20.144(b) of the County Code, in that the remodeled house will incorporate a pitched roof, wood siding, and will retain similar setbacks to surrounding homes.

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 project is consistent with the use and density requirements specified for the Urban High Density Residential (R-UH) land use designation in the County General Plan.

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 requested Floor Area Ratio will be within the range of Floor Area Ratios of structures on adjacent properties, and of structures on properties of similar size within the Yacht Harbor Area (see Figures 2 and 3, above).

The project complies with the standards outlined for the Yacht Harbor Special Community, as addressed in Development Review Finding 2, above..

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 remodel will result in a residence that is more energy efficient due to the extensive use of natural light and passive solar design. No new bedrooms are proposed, so no additional traffic is anticipated.

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 of a size and design similar to existing residences in the Yacht Harbor neighborhood, many of which are also non-conforming with regards to setbacks and Floor Area Ratio.

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 project has been reviewed for conformance with the County's Design Review Ordinance, and has been determined to be compatible with the surrounding neighborhood in terms of bulk, massing, and scale.

Conditions of Approval

Exhibit A: Project plans, 4 sheets, drawn by Marilyn Crenshaw, dated February 9, 2006.

- I. This permit authorizes the remodel and construction of a second-story loft addition to an existing single-family dwelling. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official
 - C. Obtain an Encroachment Permit from the Department of Public Works for any 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 and color of exterior materials for Planning Department approval. Wood siding must be used to comply with the Yacht Harbor Special Community standards. Color boards must be in 8.5" x 11" format.
 2. A drainage **plan**. If drainage patterns are to remain the same, please note this on the plans.
 3. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.

4. Submit details showing all proposed alterations to the walls. Changes greater than 50% of the non-conforming walls (all exterior walls) cannot be permitted without an additional variance approval.
 - C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - E. Provide required off-street parking for one car. 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 additional bedrooms may be added without an increase in the number of off-street parking to three spaces.
 - F. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees **and** other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. Construction must not result in the alteration of more than 50% of the non-conforming walls, absent a variance approval.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent

amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Application #: 05-0040
APN: 027-163-07
Owner: Linda Ramsbottom

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

David Keyon
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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

Application Number: 05-0040
Assessor Parcel Number: 027-163-07
Project Location: 621 Alpine St.

Project Description: Remodel and construct a second story addition with deck to an existing significantly non-conforming structure

Person or Agency Proposing Project: Marilyn Crenshaw, Architect

Contact Phone Number: (831) 469-0489

- 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: Section 15301: Minor additions to existing structures

F. Reasons why the project is exempt:

Addition is less than 50% of existing structure

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

David Keyon, Project Planner

Date: _____

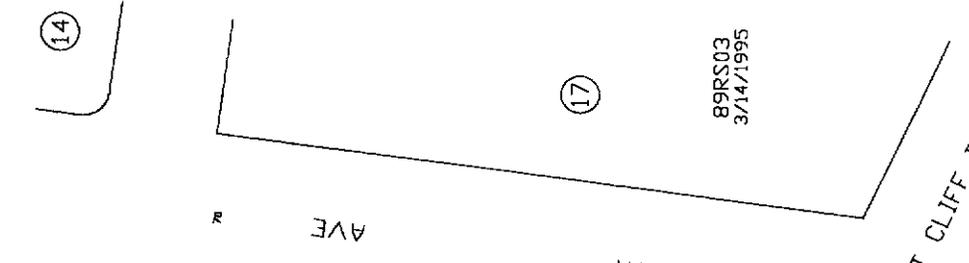
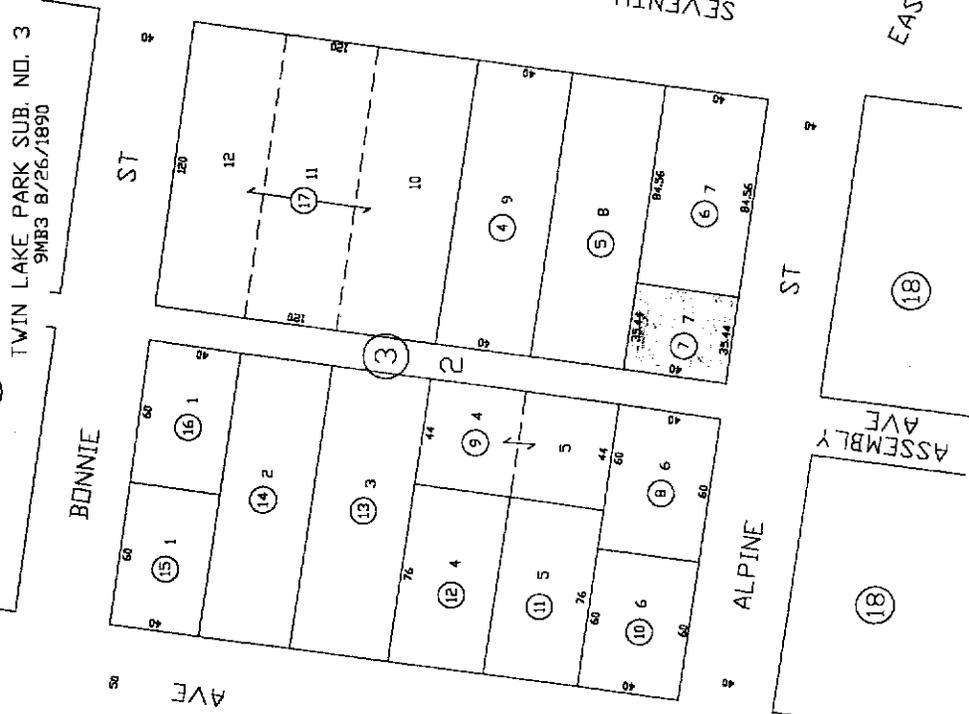
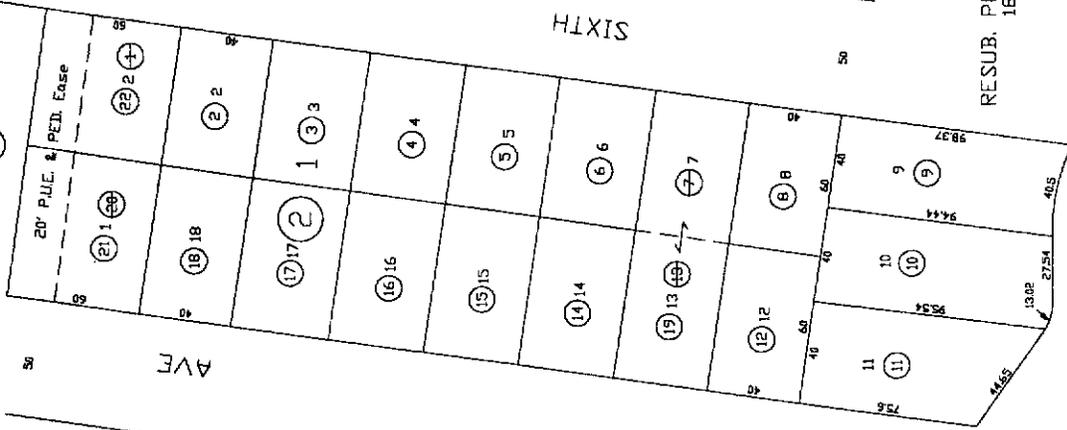
FOR TAX PURPOSES ONLY

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POR. N.W. 1/4 SEC. 20, T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

27-16



55PM39
10/20/1998

BK10
32

89RS03
3/14/1995

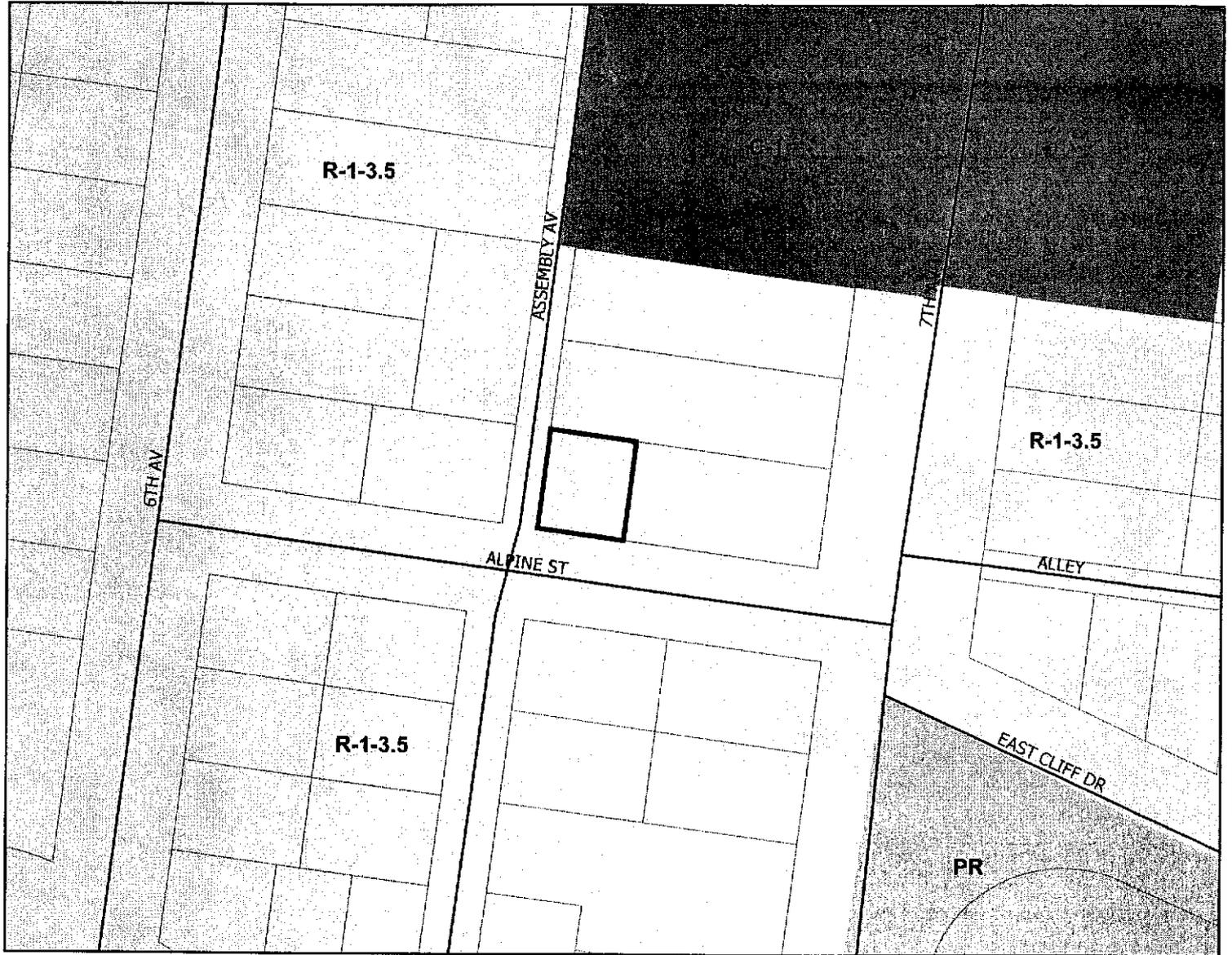
RESUB. POR. VENICE ADDITION
18MB41 7/18/1923

Assessor's Map No. 27-16
County of Santa Cruz, Calif.
Dec. 2001

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

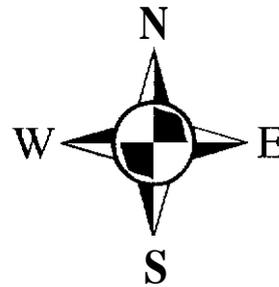


Zoning Map



Legend

-  APN 027-163-07
-  Streets
- Assessors Parcels
-  COMMERCIAL-NEIGHBORHOOD(C-1)
-  PARK (PR)
-  RESIDENTIAL-SINGLE FAMILY (R-1)



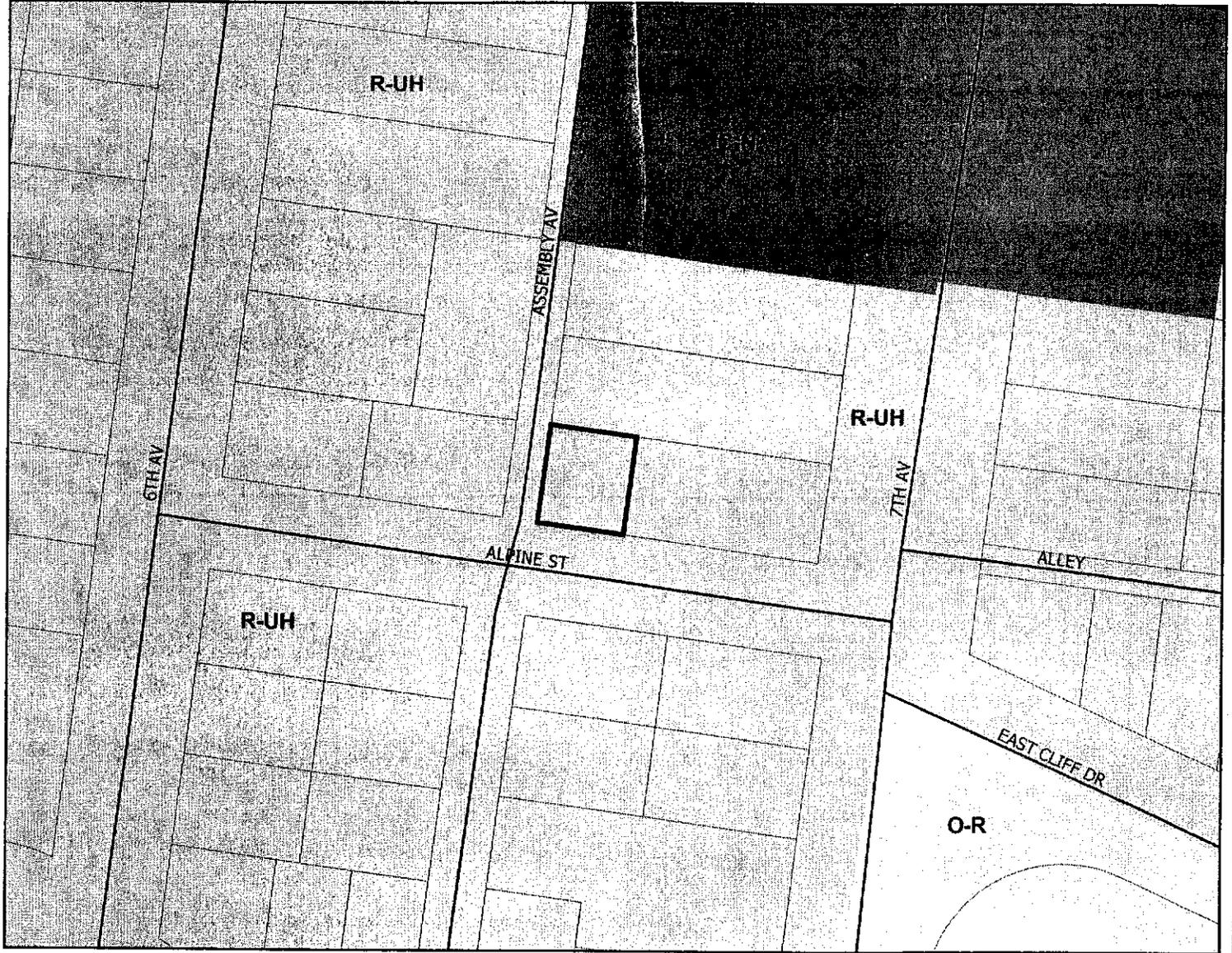
Map Created by
 County of Santa Cruz
 Planning Department
 February 2005

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EXHIBIT F

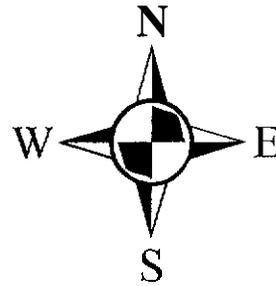


General Plan Designation Map



Legend

-  APN 027-163-07
-  Streets
-  Assessors Parcels
-  Commercial-Neighborhood(C-N)
-  Parks and Recreation(O-R)
-  Residential- Urban High Density (R-UH)



Map Created by
 County of Santa Cruz
 Planning Department
 February 2005

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EXHIBIT F

MEMORANDUM

Application No: **050040**

Date: April 24, 2006

To: David Keyon, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for a remodel and addition to an existing s.f.d. at 621 Alpine 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.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
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.			N/A

buildings, colors and materials shall repeat or harmonize with those in the cluster			
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			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			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			
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive			N/A
Blufftop development and landscaping			
			N/A

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			
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

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.

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
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
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			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian	✓		

interest			
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
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	✓		



MEMORANDUM

Civil Engineering & Structural Design
1100 Water Street, Suite 2
Santa Cruz, CA 95062
831.426.5313 Fax 831.426.1763
www.iflandengineers.com

TO: David Kayon
Santa Cruz Planning Dept.
RE: Linda Ramsbottom
621 Alpine Ave.
Santa Cruz, CA APN 027-163-07

FROM: Jeff Martin
PROJECT #: 05110
DATE: August 10, 2005

Dear David,

I visited the job at 621 Alpine Ave. on Tuesday, August 9, 2005 and reviewed the architectural plans provided by Marilyn Crenshaw's office. The exterior of the two story portion of the house will remain in tact. The new mezzanine will be located over the main floor and will require rotating the roof ridge 90". As a result the north, west and south exterior walls will be altered to meet the new roof lines. I am attaching a simple calculation which demonstrates that the lineal footage of altered exterior walls will be 62' of the original 128' bringing the % altered to 48%.

Sincerely,

Jeff Martin
R.C.E. #68028
Ifland Engineers, Inc

mand Engineers, Inc.
1100 Water Street, Suite 2
Santa Cruz, CA 95062
(831) 426-5313

Job # 05110
Page 1
Date 8/10/2005
Calculated By J.L.M.

Client: Linda Ramsbottom
Job Address: 621 Alpine Ave
Santa Cruz, CA 95062
A.P.N.: 027-163-07

Existing Floor Plan

	Side	length walls	
Main Level	South		5 ft
	West		26 ft
	North		18 ft
Upper Level	West		8 ft
	North		12 ft
	East		34 ft
	South		12 ft
Total Length Exterior Walls			128 ft

% To Be Altered

	Side	length walls	
Main Level	South		18 ft
	west		26 ft
	North		18 ft
Upper Level	west		0 ft
	North		0 ft
	East		0 ft
	South		0 ft
Total Length Exterior Walls			62 ft

$\frac{62}{128} \times 100 =$	48 %
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