



## Staff Report to the Zoning Administrator

Application Number: **06-0505**

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Applicant: Michael & Gina Rhoads  
Owner: Michael & Gina Rhoads  
APN: 056-141-15

Agenda Date: December 15, 2006  
Agenda Item #: 1 \_\_  
Time: After 10:00 a.m.

Project Description: Proposal to construct a 1,635 square foot addition to an existing nonconforming single-family dwelling.

Location: Property located on the left side of Blossom Way, about 700 feet south of the intersection with Jonathon Way (107 Blossom Way)

Supervisory District: 1st District (District Supervisor: Jan Beautz)

Permits Required: Project requires a Residential Development Permit to increase the maximum height limit from 28 feet to 33 feet without increasing setbacks.

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0505, 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: 2.4 acres  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential  
Project Access: Blossom Way  
Planning Area: Carhonera  
Land Use Designation: R-UVL (Residential - Urban Very Low Density)  
Zone District: R-1-1 AC (Single family residential- one acre minimum site area)  
Coastal Zone: ☐ Inside ☒ Outside

## Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: N/A  
Fire Hazard: Not a mapped constraint  
Slopes: 35-50% slopes characterize **the** majority of the site.  
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: Mapped resource; no ground disturbance proposed

## Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside  
Water Supply: Scotts Valley Water District  
Sewage Disposal: Septic  
Fire District: Scotts Valley Fire Protection District  
Drainage District: N/A

## History

**The** existing dwelling on the parcel was constructed in 1991 under Building Permit #95689. In May of 2006, application 59468G was made to construct a residential addition on the first and second floors. A surveyed roof plan was submitted with the application, which indicated that **the** existing dwelling exceeded the maximum 28-foot height limit, making the house nonconforming with respect to height. The proposed addition will match **the** roof line of the existing dwelling and will also exceed **the** 28-foot height limit.

## Project Setting

The subject parcel is approximately 2.4 acres (EMIS estimate) in area and is located within the Carbonera Planning Area. The subject parcel fronts Blossom Way, which is not a County-maintained road. Approximately 90-95% of the parcel is characterized by steep slopes; from 25-50%. The western portion of the parcel, fronting Blossom Way, is relatively flat and developed with the existing dwelling. The dwelling is located exactly 20 feet from the front and side property lines in conformance with the required setbacks for the zone district. Therefore, the proposed overheight addition cannot be accommodated by increasing setbacks.

The current use of the subject parcel is single-family residential. Surrounding development consists of residential uses, developed to a similar density as that requested by this proposal. The proposed development will not impact surrounding residences due to the topography of the site and distance from structures in the vicinity.

## Zoning & General Plan Consistency

The subject property is located in the R-I-IAC (Single family residential- one acre minimum site area) zone district, a designation which allows residential **uses**. The proposed single family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-UVL) Residential - Urban **Very Low Density** General Plan designation.

## Design Review Issues

Section 13.10.323(e)(5)(B) allows building heights up to a maximum of thirty-three (33) feet without increased yards or variance approval, subject to review and recommendation by the Urban Designer. The Urban Designer has reviewed the proposed overheight addition and, given the minor amount of roof that exceeds the 28-foot height limit, has approved the proposed design.

## Conclusion

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

## Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **06-0505**, 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:** Robin Bolster-Grant  
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## Nonconforming Structure Findings

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

The location of the proposed residential addition will not be detrimental to the health, safety, or welfare of persons residing **or** working in the neighborhood or the general public, and will not be materially injurious to properties or improvement in the vicinity, as the proposed construction does not significantly increase **the** degree of nonconformity on the site. **The** steep topography of **the** parcel and distance from surrounding residences reduces the potential impact of the overheight structure to adjacent dwellings. Thus, continuation of the subject dwelling's nonconformity will not be detrimental to the neighboring property.

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

The retention of the existing structure will not impede the goals and objectives of the County General Plan in that the structure is a single-family residence and proposed overheight addition on a parcel designated as residential by the General Plan. The parcel conforms to the density specified in the General Plan (Residential – Urban Very Low). The parcel is not governed by a Specific Plan.

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

The retention of the existing **structure** will complement and harmonize with the existing and proposed land uses in the vicinity and will **be** compatible with the physical design aspects of the neighborhood, in that the height of the existing and proposed structures do not impact the surrounding residential uses. Specifically, **the** steep topography of the site reduces the appearance of the height of both the existing and proposed residential structures. Additionally, the proposed residential addition will match the existing roofline of the main dwelling, which presents a more harmonious and uniform design appearance than would **an** addition of lower height and separate roofline.

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

The proposed addition **will** not increase the nonconforming dimensions of the structure in that the addition will match the existing roofline of the main dwelling without increasing the height.

## **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 residential addition 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. Additionally, the subject parcel is characterized by steep **slope** that reduce the potential impact of the overheight addition on surrounding residences.

- 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 residential addition 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-1-1AC (Single family residential- one acre minimum site area) zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district, with the exception of the required height limitation. Exceeding the 28-foot height limit is allowed by County Ordinance with recommendation of ~~the~~ Urban Designer and approval of the Zoning Administrator.

- 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 Residential - Urban Very Low Density (R-UVL) land use designation in the County General Plan.

The proposed residential addition 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) with the exception of the required height limit. The residential addition 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 topography and distance from surrounding structures will reduce any potential negative impact of the addition to surrounding residences.

The proposed addition 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 setbacks, lot coverage, floor area ratio, and number of stories for the **R-I-IAC** zone district, 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 residential addition is to be constructed on an existing lot developed with a single-family dwelling. The proposed addition is not expected to generate any additional peak trips **per** day in that no additional bedrooms are being added. Therefore the proposal will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family dwelling is consistent with the land use intensity and density of the neighborhood. The proposed overheight addition will be significantly screened from view by the topography of the site, the presence **of** mature *oak* trees, and the distance from nearby structures.

**6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.**

This finding can be made, in that the proposed single family dwelling will be **of** an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

## Conditions of Approval

Exhibit A: Architectural Plans (7 Sheets), prepared by Ed Glatfelter-Jones, dated 9/1/06,  
Roof Plan & Survey, prepared by Robert L. DeWitt, dated 9/1/06

- I. This permit authorizes the construction of a **1,635 square** foot residential addition. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
  - C. Obtain a Building Permit from the Santa **Cruz** County Building Official.
  - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with *the* Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. **The** final plans shall include the following additional information:
    1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
    2. Grading, drainage, and erosion control plans, if required
    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. 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 the County Department of Public **Works**, Drainage. Drainage fees will be assessed on the net increase in impervious area.
  - E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - F. Meet all requirements and pay any applicable plan check fee of the Scotts Valley Fire Protection District.
  - G.** Submit **3** copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
  - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction **of** the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of **an** historic archaeological resource **or** a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (**60**) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
  2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
-

Application #: **06-0505**  
APN: **056-141-15**  
Owner: Michael & Gina Rhoads

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 on the expiration date listed below unless you obtain the required permits and commence construction.**

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

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

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

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Don Bussey  
Zoning Administrator

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Robin Bolster-Grant  
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: 06-0505

Assessor Parcel Number: 056-141-15

Project Location: 107 Blossom Way, Scotts Valley

**Project Description: residential addition**

**Person or Agency Proposing Project: Michael & Gina Rhoads**

**Contact Phone Number: (831) 438-3110**

- 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.   X   **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

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

Proposal is an a relatively small residential addition to an existing single-family dwelling proposed.

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

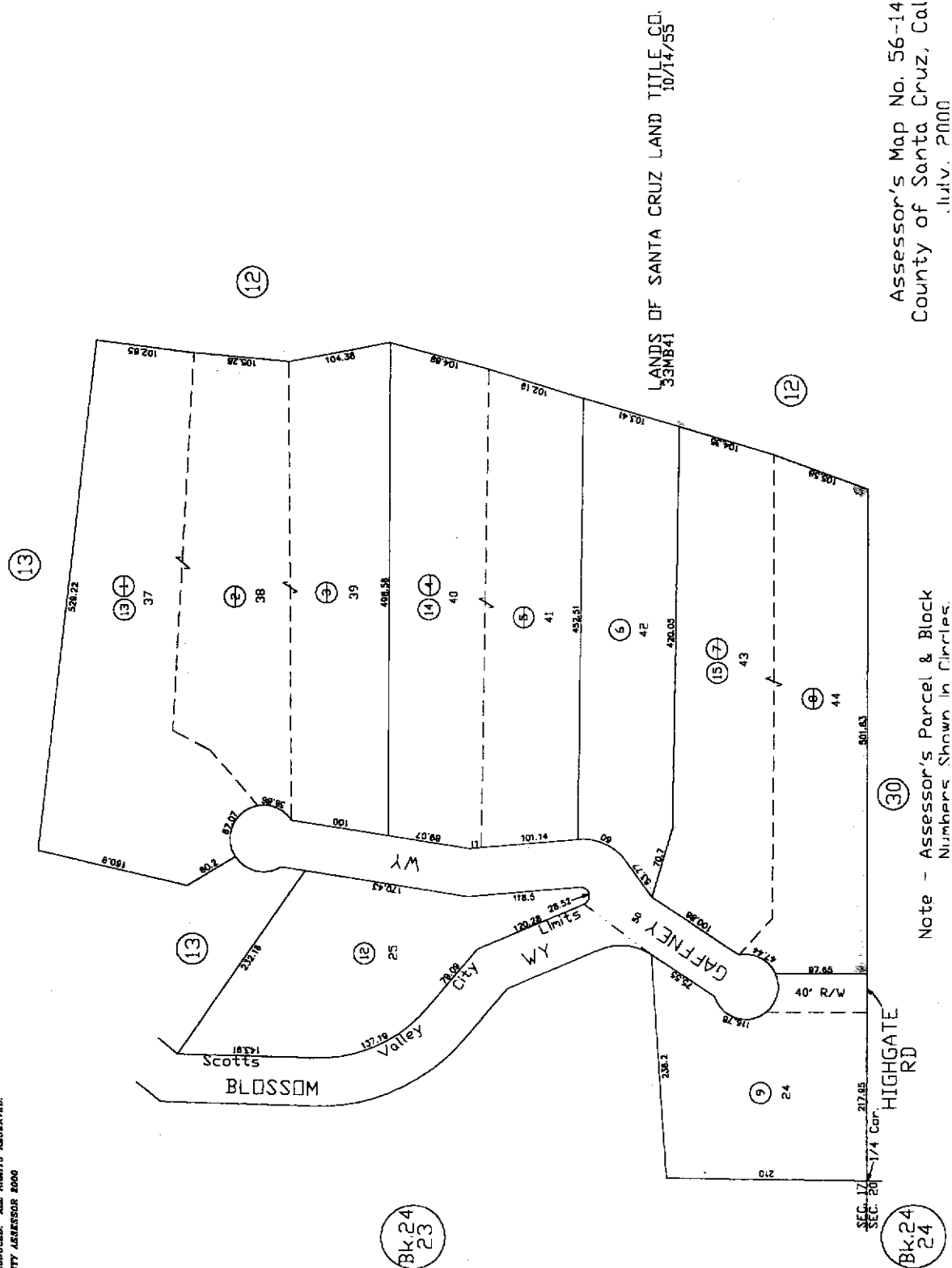
\_\_\_\_\_  
Robin Bolster-Grant, Project Planner

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

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PUR. SEC. 1/, 110S., R.1W., M.D.B. & M.

Tax Area Code  
94-065

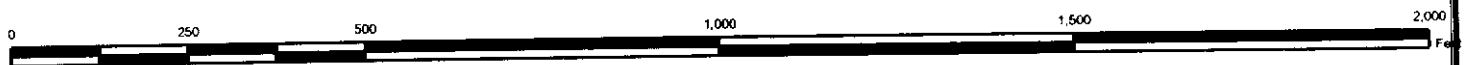
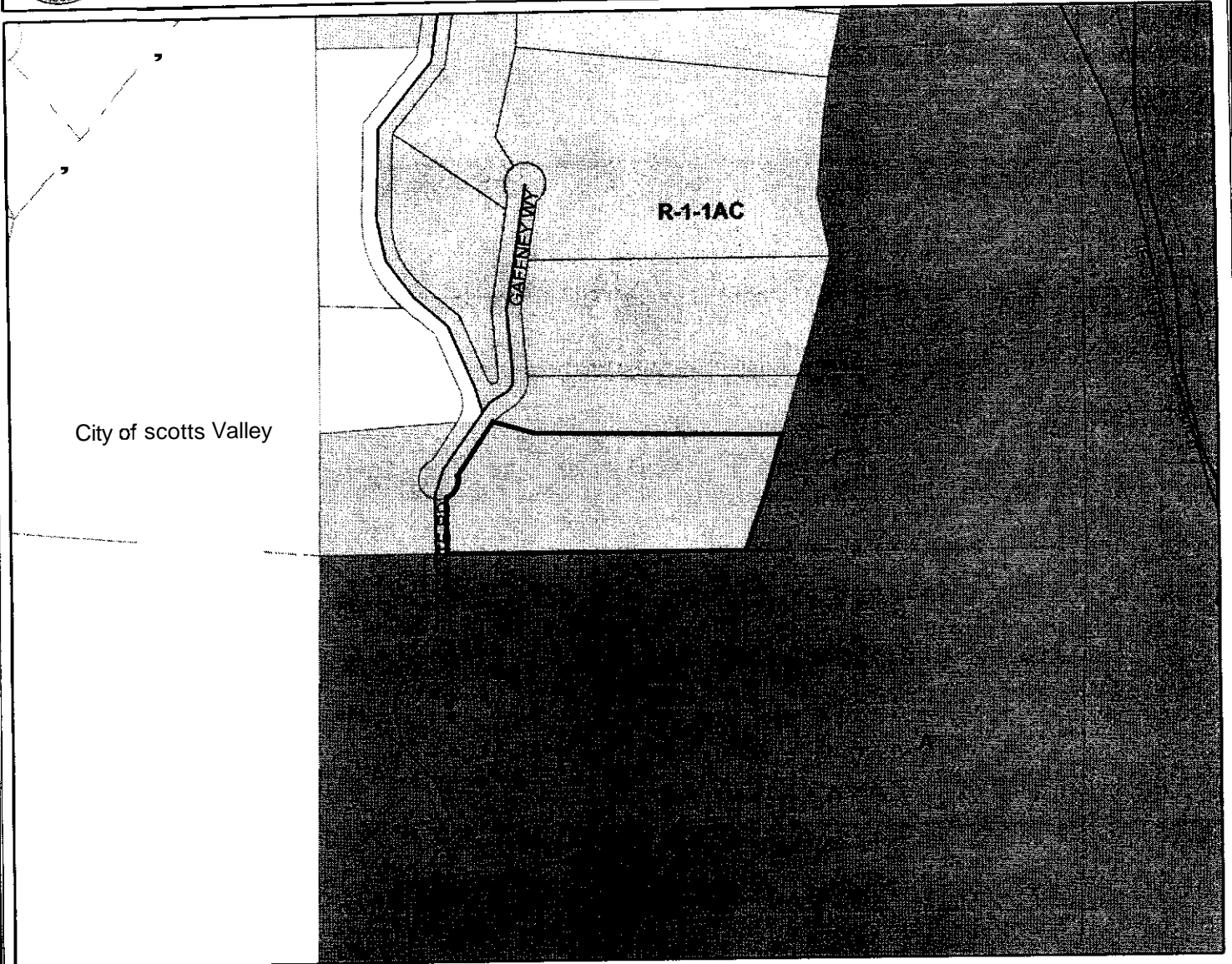


Assessor's Map No. 56-14  
County of Santa Cruz, Calif.  
July, 2000








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

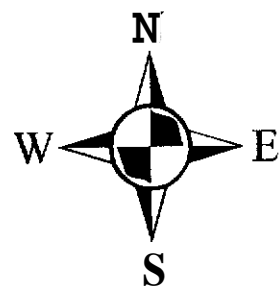


# Zoning Map



## Legend

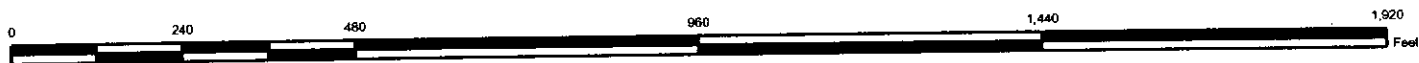
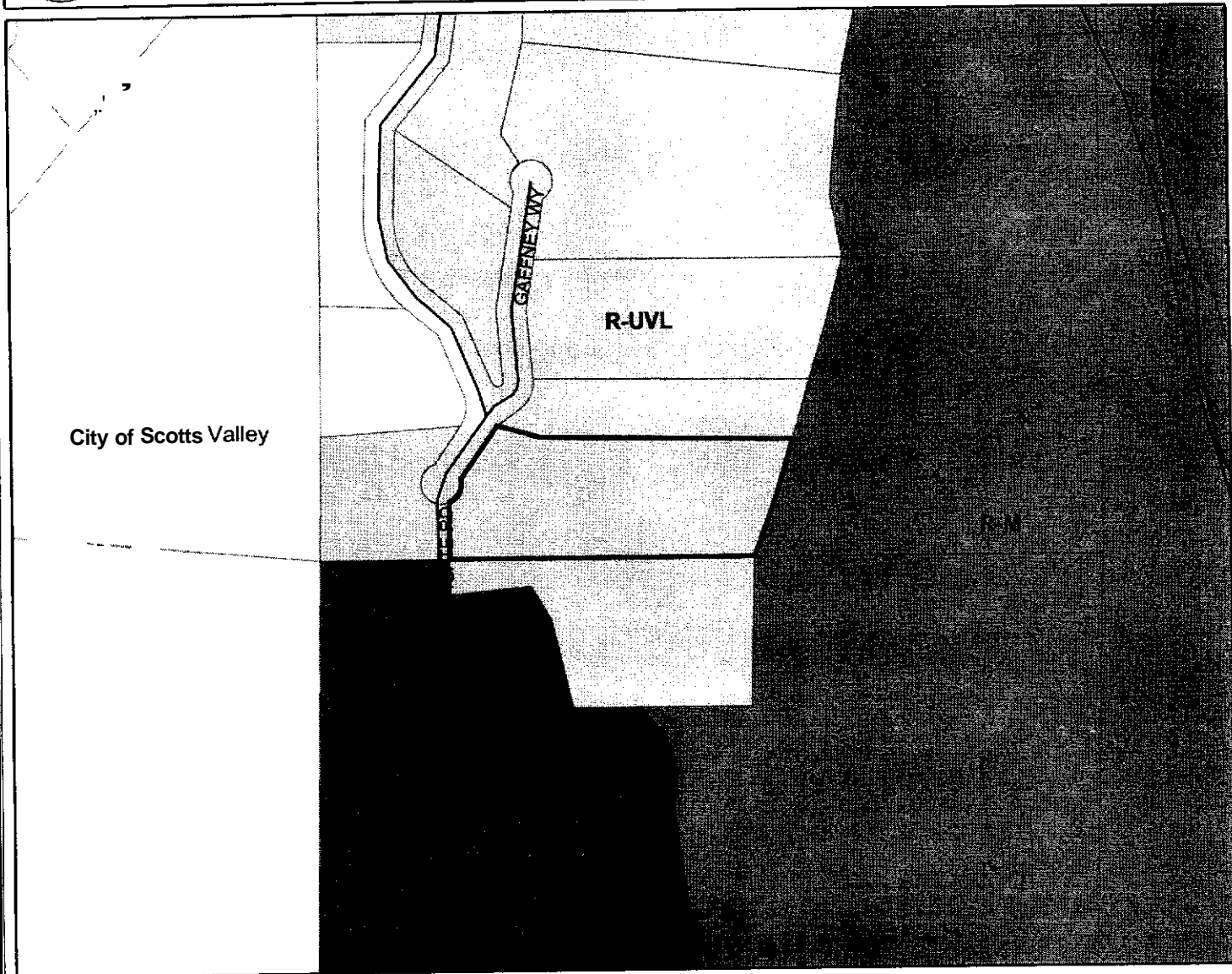
-  APN 056-14-15
-  Assessors Parcels
-  Streets
-  INTERMITTENT STREAM
-  RESIDENTIAL-SINGLE FAMILY (R-I)
-  AGRICULTURE (A)
-  CITY PROPERTY










Map Created by  
County of Santa Cruz  
Planning Department  
September 2006

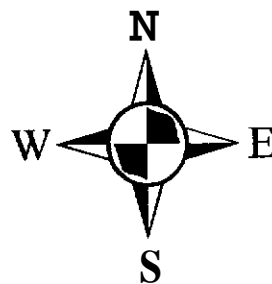


# General Plan Designation Map



## Legend

-  APN 056-14-15
-  Assessors Parcels
-  Streets
-  INTERMITTENT STREAM
-  Residential- Urban Very Low Density (R-UVL)
-  Residential-Mountain (R-M)
-  Residential-Rural (R-R)



Map Created by  
County of Santa Cruz  
Planning Department  
September 2006

## Rhoads Residence

### Addition/Remodel for

107 Blossom Way, Scotts Valley, CA 95066

September 1, 2006

County of Santa Cruz Planning Department

Zoning Review of Application 0059468G

Dear Zoning Department:

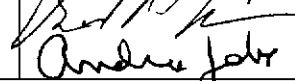
We, the neighbors of the Rhoads' residence, have reviewed the remodel/addition plans dated Sep. 1, 2006, and do not have any concerns regarding:

- The proposed master bath ridge height exceeding 28'
- The existing ridge height exceeding 28'
- The addition of approximately 870 square feet to a "nonconforming" structure

We recommend that the plans be approved as submitted

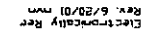
Sincerely,

The Neighbors

Name	Address & APN	Phone Number	Signature(s)
Tim and Abbey Miller	106 Gaffney Way 056-141-06	831-439-9581	
Phil and Kathy Hormel	104 Blossom Way Scotts Valley	831-430-9709	
Andrew and Caroline Harding	110 Gaffney Way 056-141-14	831-438-1998	
Gwynette Gaffney	121 Gaffney Way 056-141-12	831-438-4259	
Mark and Jerryne King	160 Gaffney Way 056-141-13	831-438-5707	
Karen Kastner	70 Highgate Rd 056-302-01	831-439-0669	
Scott and Heather Young	75 Highgate Rd 056-301-01	831-438-1112	
David Staepelaere	65 Highgate Rd 056-301-04	831-438-3244	
Richard and Andrea Jobe	60 Highgate Rd 056-302-02	831-438-4995	



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Assessor's Map No. 56-14  
County of Santa Cruz, Calif.  
July, 2000

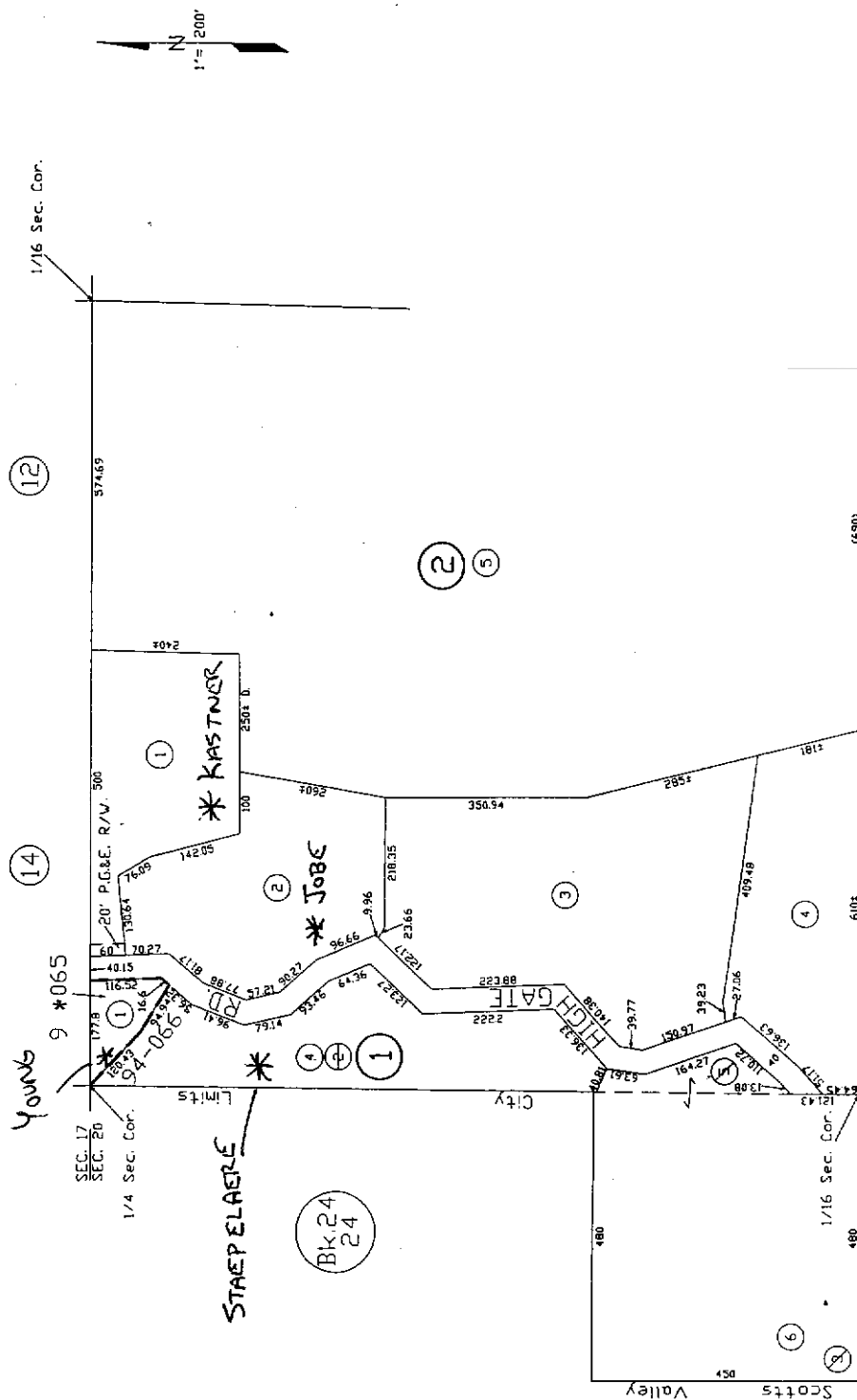
PARCELS VISITED FOR REVIEW AND APPROVAL  
MARKED WITH \*

REVISED  
DATE 06-2-01  
OLD MAP NO. 56-14

Box Area Code  
94-065 94-066

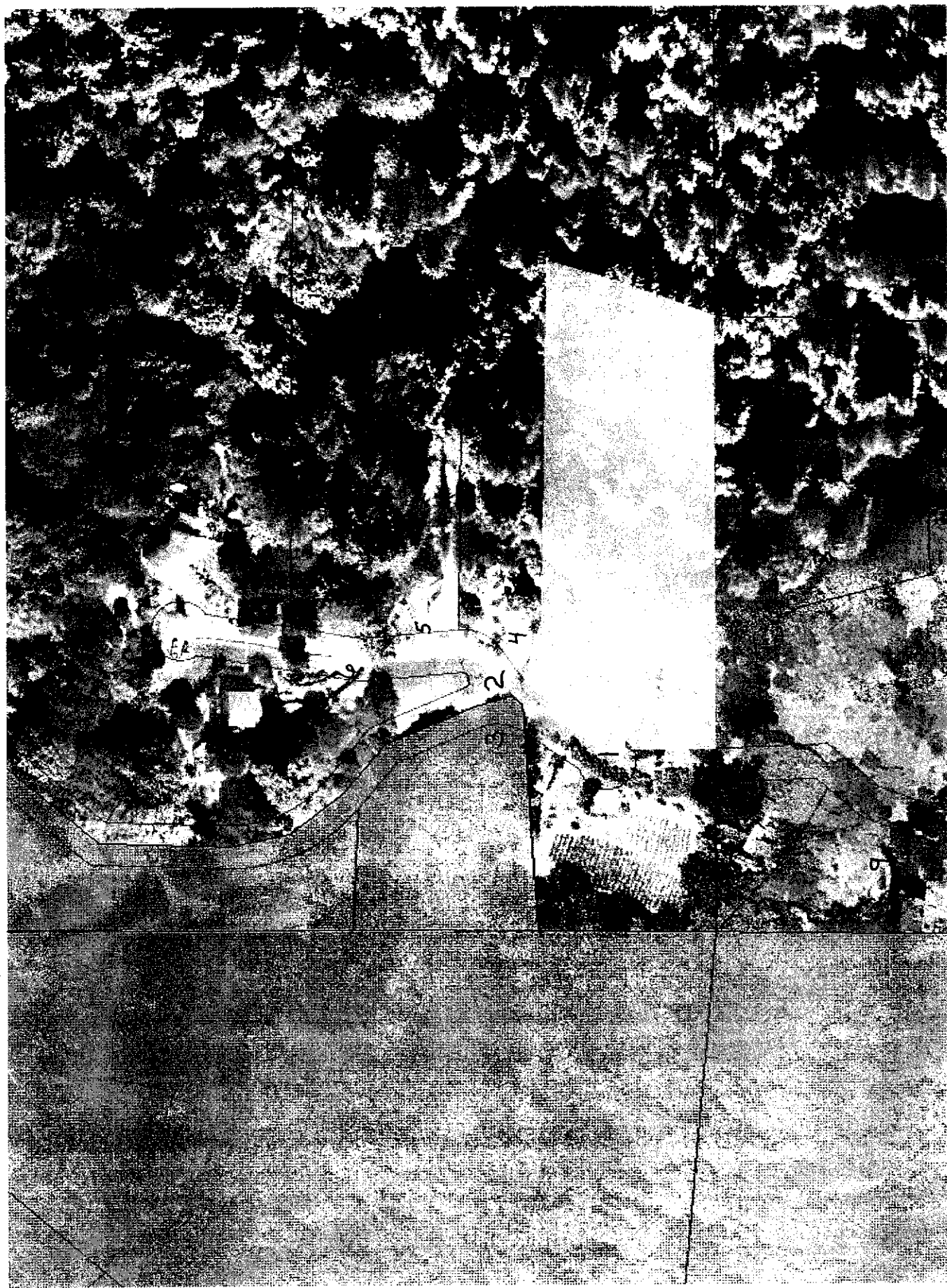
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03155



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

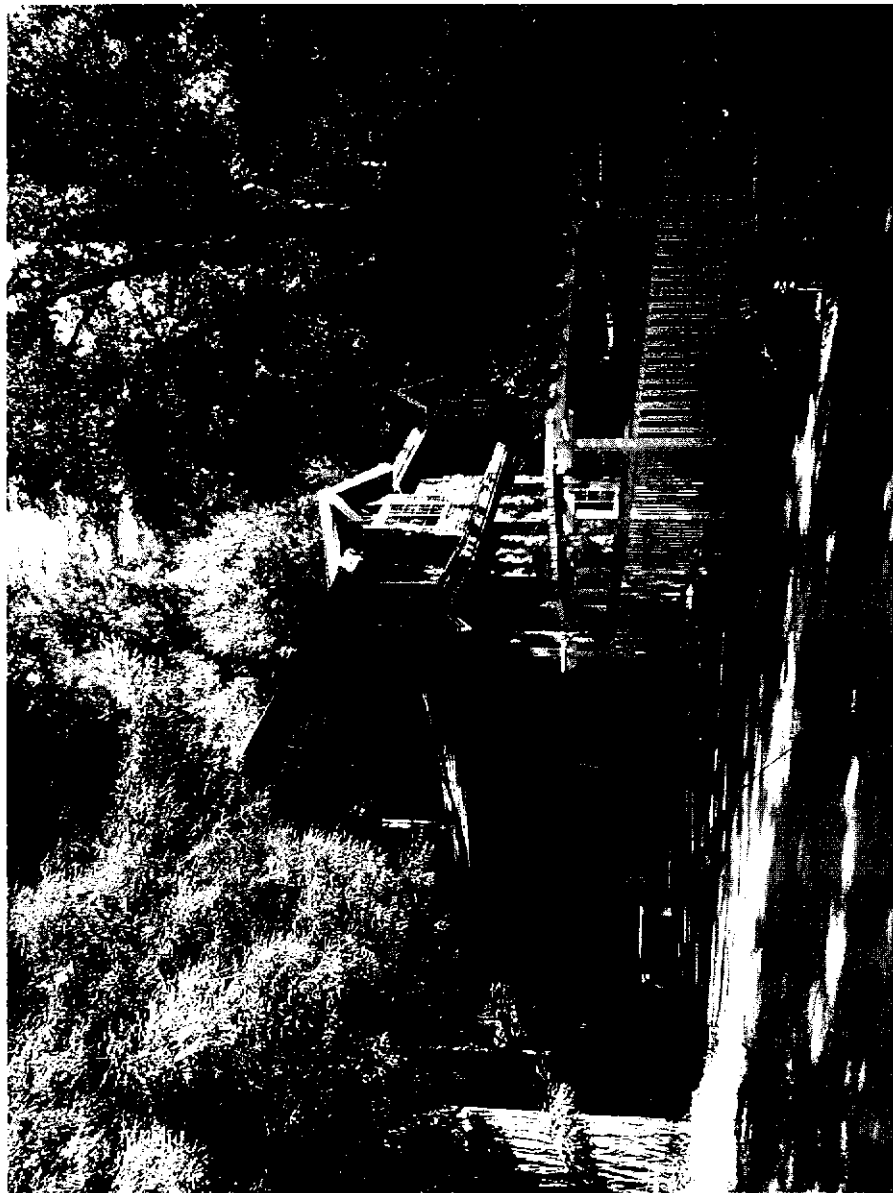
PARCELS VISITED FOR REVIEW AND  
APPROVAL MARKED WITH \*



PICTURES TAKEN AT NUMBERED LOCATIONS.

## Views of the Rhoads' Residence

- Location 1, end of driveway at street.



## Views of the Rhoads' Residence

- Location of intersection of Blossom Way and Gaffney Way.



Views of the Rhoads' Residence

- Location 3, Hormel's driveway at 104 Blossom Way. House is not visible.



### Views of the Rhoads' Residence

- Location 4, Miller's driveway at 106 Gaffney Way. House is not visible.



### Views of the Rhoads' Residence

- Location 5, Harding's drive about 110 Gaffney Way. House is not visible.





### Views of the Rhoads' Residence

- Location 6, Gaffney's driveway at 121 Gaffney Way. House is barely visible.



### Views of the Rhoads' Residence

- Location 7, Young's driveway at 75 Highgate Rd. South elevation is partially visible.



## Views of the Rhoads' Residence

- Location 8, Kastner's driveway at 70 Highgate Rd. House is not visible.



## Views of the Rhoads' Residence

- Location of Staepelaere's driveway at 65 Highgate Rd. House is not visible.





# SECTION 0222 - SELECTIVE DEMOLITION

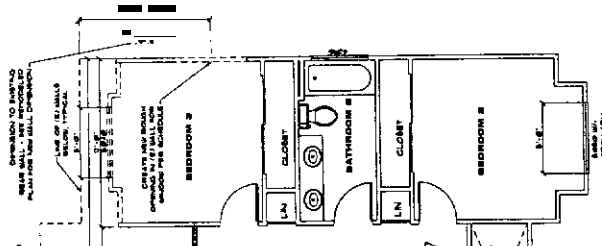
## 1 PART - MATERIAL

- 1.1 SECTION REQUIREMENTS
  - A. UNLESS OTHERWISE INDICATED, DEMOLITION MATERIALS INCLUDING CONSTRUCTION DEBRIS, EXISTING MATERIALS, AND DEMOLITION MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE AND Hauled to an approved landfill.
  - B. COMPLY WITH ALL REGULATIONS AND ORDINANCES, INCLUDING THOSE OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, REGARDING THE HANDLING AND DISPOSAL OF DEMOLITION MATERIALS.
  - C. CONDUCT DEMOLITION OPERATIONS IN A MANNER THAT MINIMIZES THE IMPACT ON THE ADJACENT PROPERTY AND THE ENVIRONMENT.
- 2 PART - PROTECTION AND UTILITIES
  - 2.1 DEMOLITION
    - A. MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN PLACE AND FUNCTIONAL THROUGHOUT THE DEMOLITION PROCESS.
    - B. LOCATE, IDENTIFY, AND MARK ALL UTILITIES TO BE REMOVED OR RELOCATED.
    - C. CONDUCT DEMOLITION OPERATIONS IN A MANNER THAT MINIMIZES THE IMPACT ON THE ADJACENT PROPERTY AND THE ENVIRONMENT.
    - D. PROVIDE AND MAINTAIN PROPER EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND SEDIMENTATION.
    - E. MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS.
    - F. PROTECT EXISTING STRUCTURES AND UTILITIES FROM COLLAPSE OR DAMAGE DURING DEMOLITION.
    - G. MAINTAIN ADEQUATE SAFETY AND SECURITY MEASURES THROUGHOUT THE DEMOLITION PROCESS.

# SECTION 0230 - SITE CLEARING (as applicable)

## 1 PART - MATERIAL

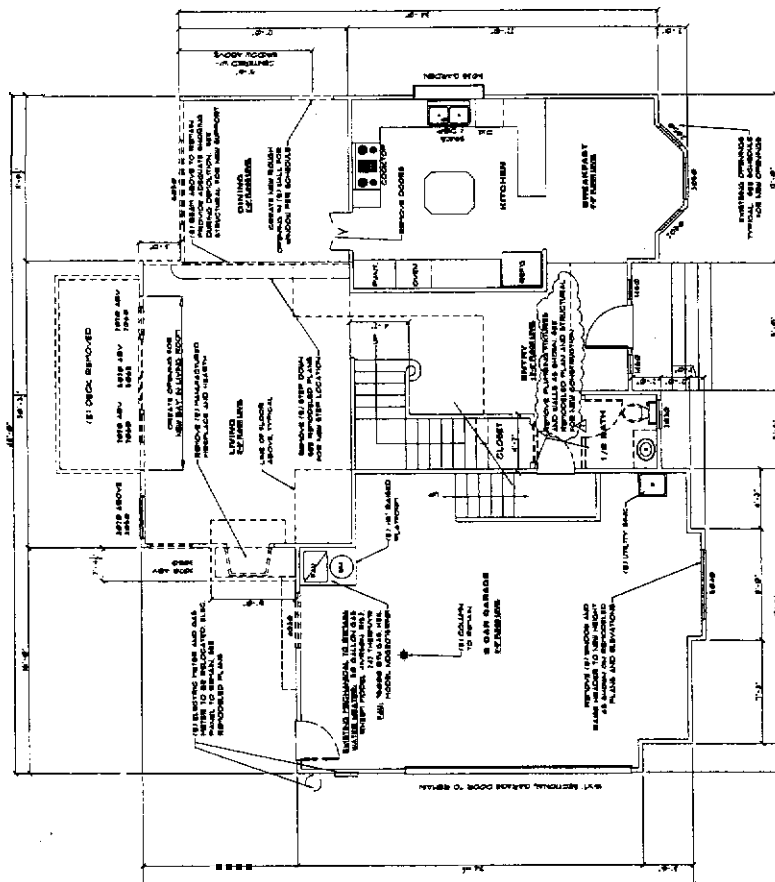
- 1.1 SECTION REQUIREMENTS
  - A. EXISTING REMAINS AND MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE AND Hauled to an approved landfill.
  - B. COMPLY WITH ALL REGULATIONS AND ORDINANCES, INCLUDING THOSE OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, REGARDING THE HANDLING AND DISPOSAL OF DEMOLITION MATERIALS.
  - C. CONDUCT DEMOLITION OPERATIONS IN A MANNER THAT MINIMIZES THE IMPACT ON THE ADJACENT PROPERTY AND THE ENVIRONMENT.
  - D. PROVIDE AND MAINTAIN PROPER EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND SEDIMENTATION.
  - E. MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS.
  - F. PROTECT EXISTING STRUCTURES AND UTILITIES FROM COLLAPSE OR DAMAGE DURING DEMOLITION.
  - G. MAINTAIN ADEQUATE SAFETY AND SECURITY MEASURES THROUGHOUT THE DEMOLITION PROCESS.
- 2 PART - PROTECTION AND UTILITIES
  - 2.1 DEMOLITION
    - A. MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN PLACE AND FUNCTIONAL THROUGHOUT THE DEMOLITION PROCESS.
    - B. LOCATE, IDENTIFY, AND MARK ALL UTILITIES TO BE REMOVED OR RELOCATED.
    - C. CONDUCT DEMOLITION OPERATIONS IN A MANNER THAT MINIMIZES THE IMPACT ON THE ADJACENT PROPERTY AND THE ENVIRONMENT.
    - D. PROVIDE AND MAINTAIN PROPER EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND SEDIMENTATION.
    - E. MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS.
    - F. PROTECT EXISTING STRUCTURES AND UTILITIES FROM COLLAPSE OR DAMAGE DURING DEMOLITION.
    - G. MAINTAIN ADEQUATE SAFETY AND SECURITY MEASURES THROUGHOUT THE DEMOLITION PROCESS.



EXISTING-DEMOLITION SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

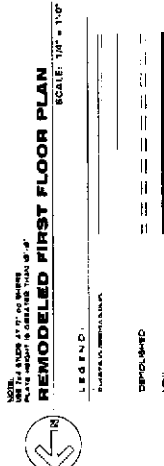
LEGEND  
EXISTING-REMAINING  
EXISTING-DEMOLISHED



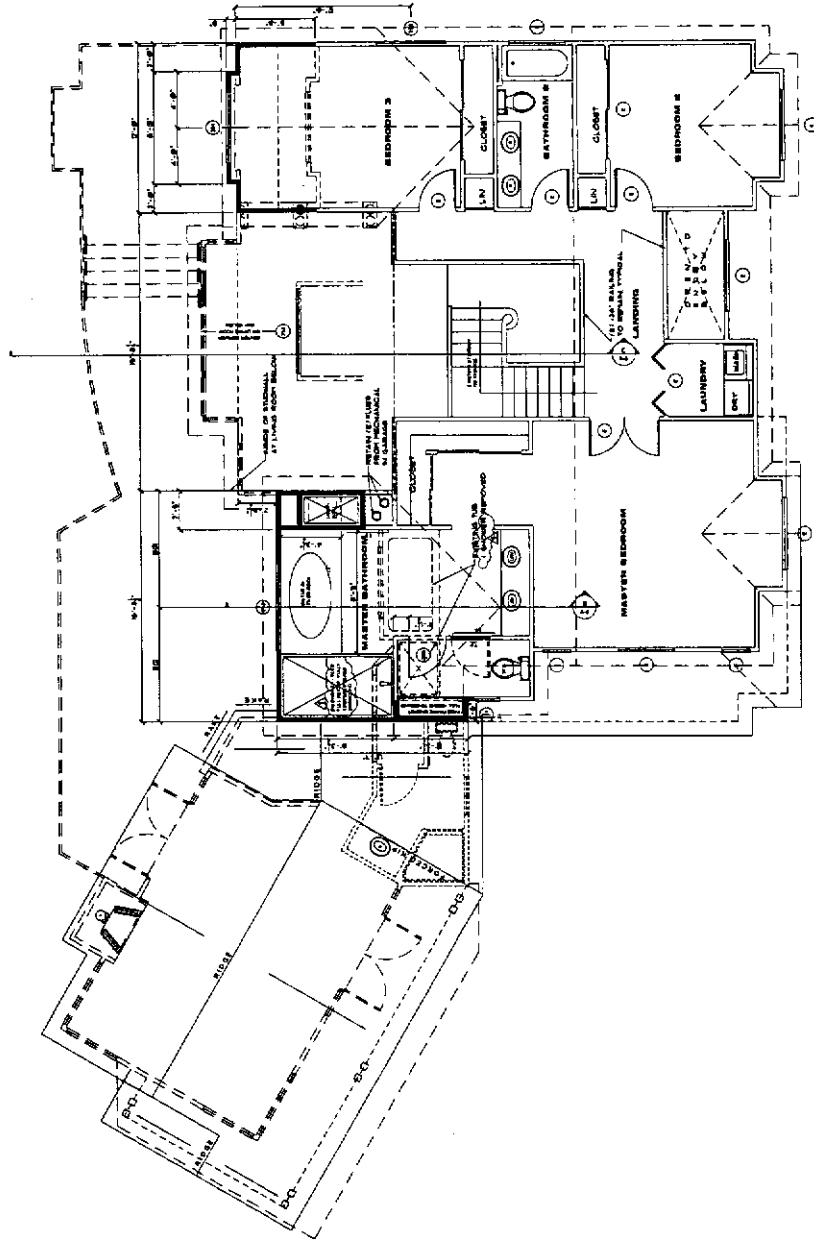
EXISTING-DEMOLITION FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

LEGEND  
EXISTING-REMAINING  
EXISTING-DEMOLISHED



- 31 -



REMODELED SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

LEGEND:

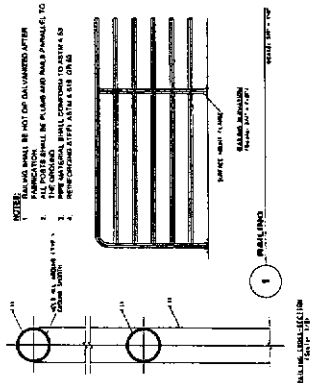
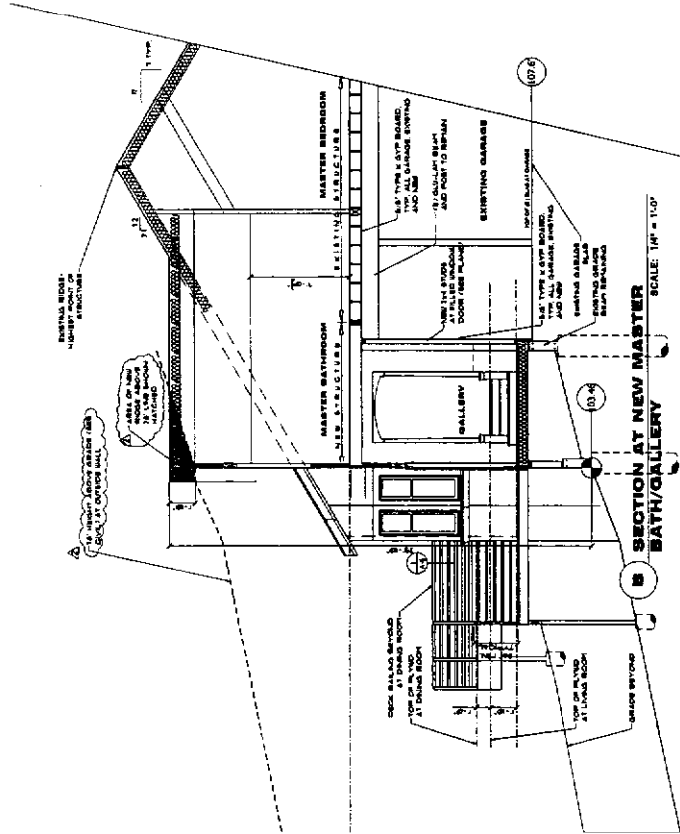
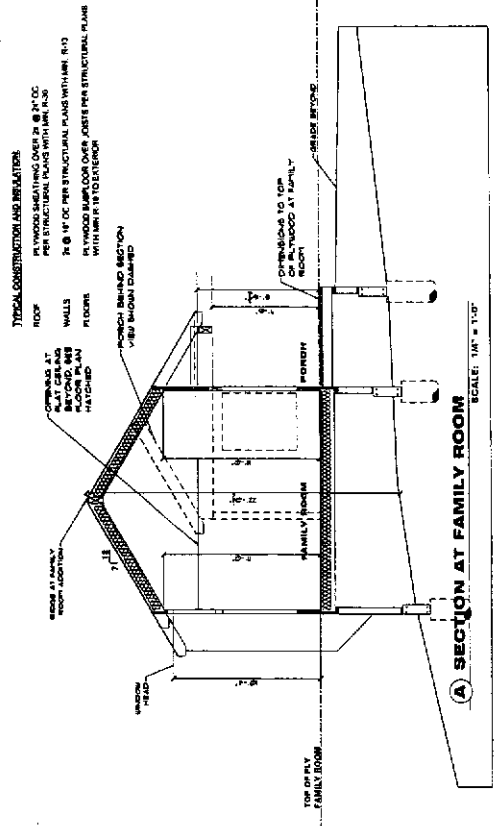
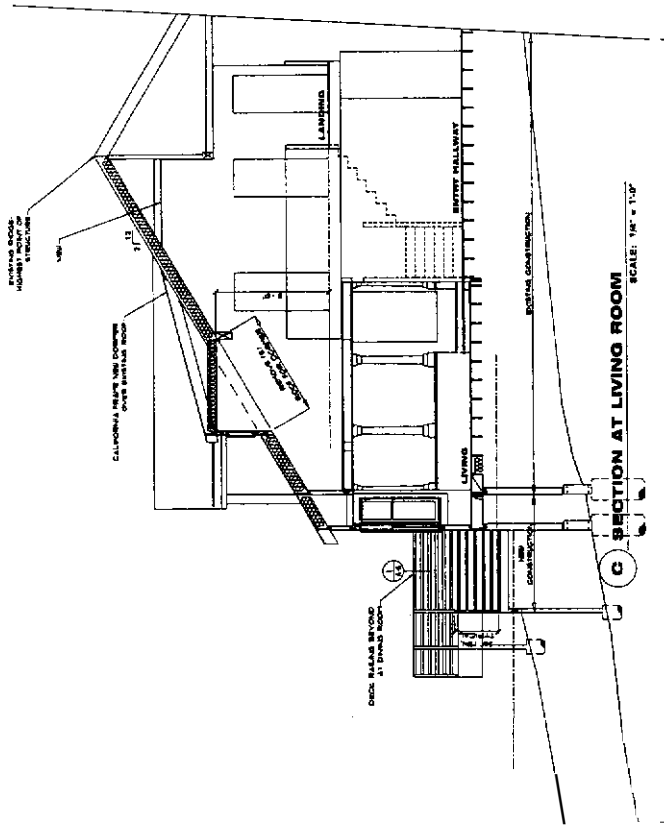
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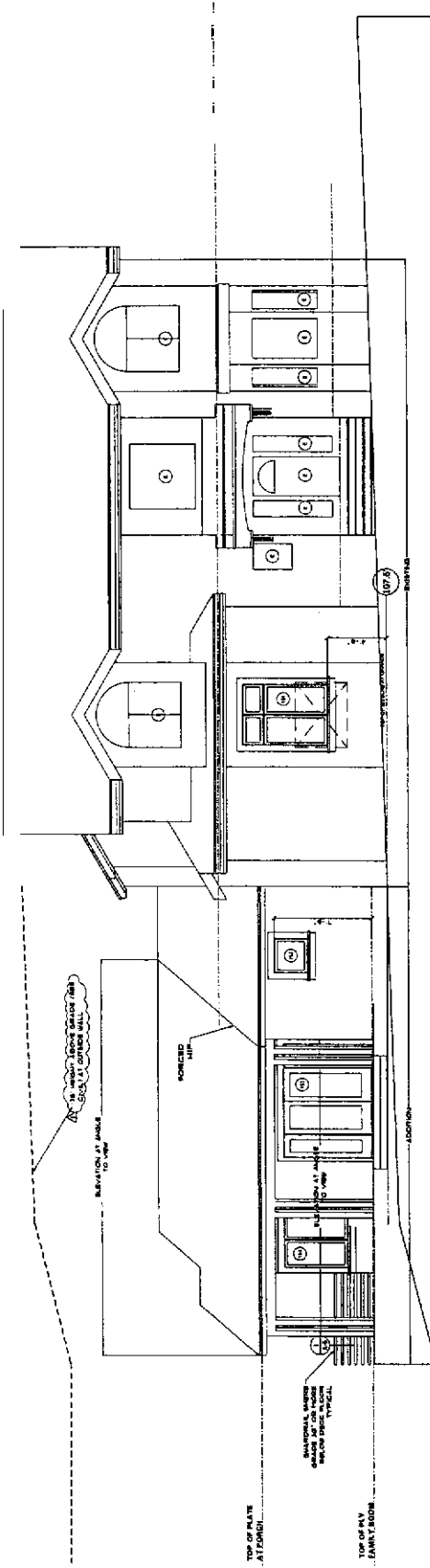
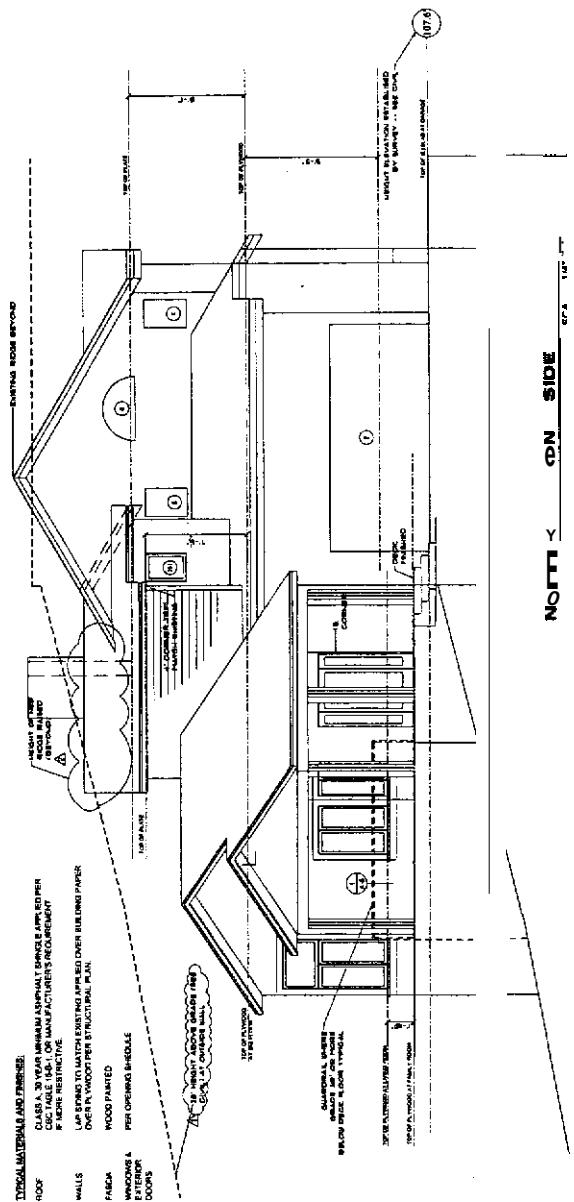
DEMOLITION

NEW

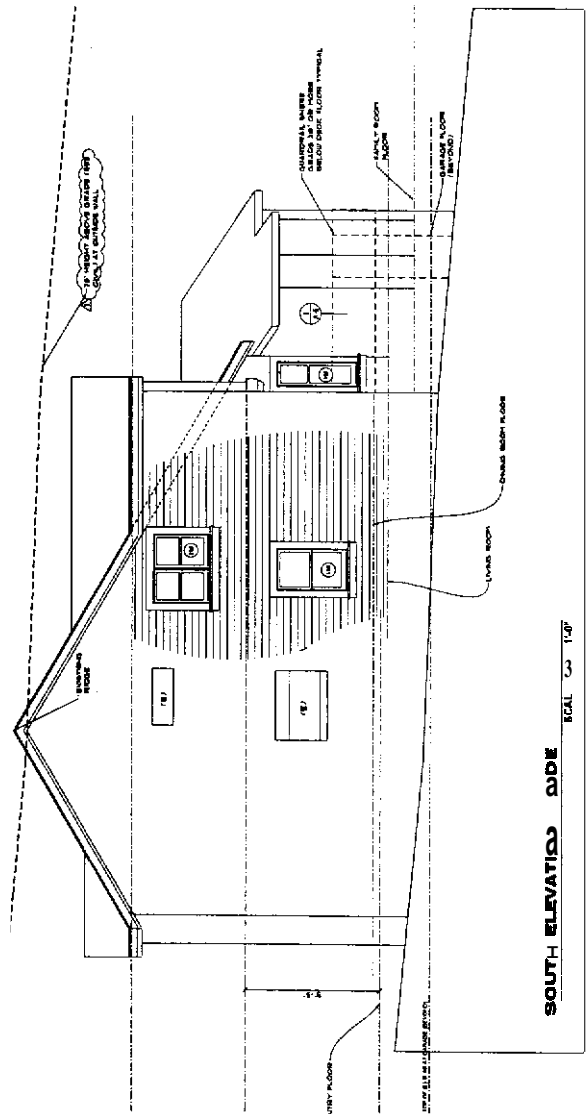
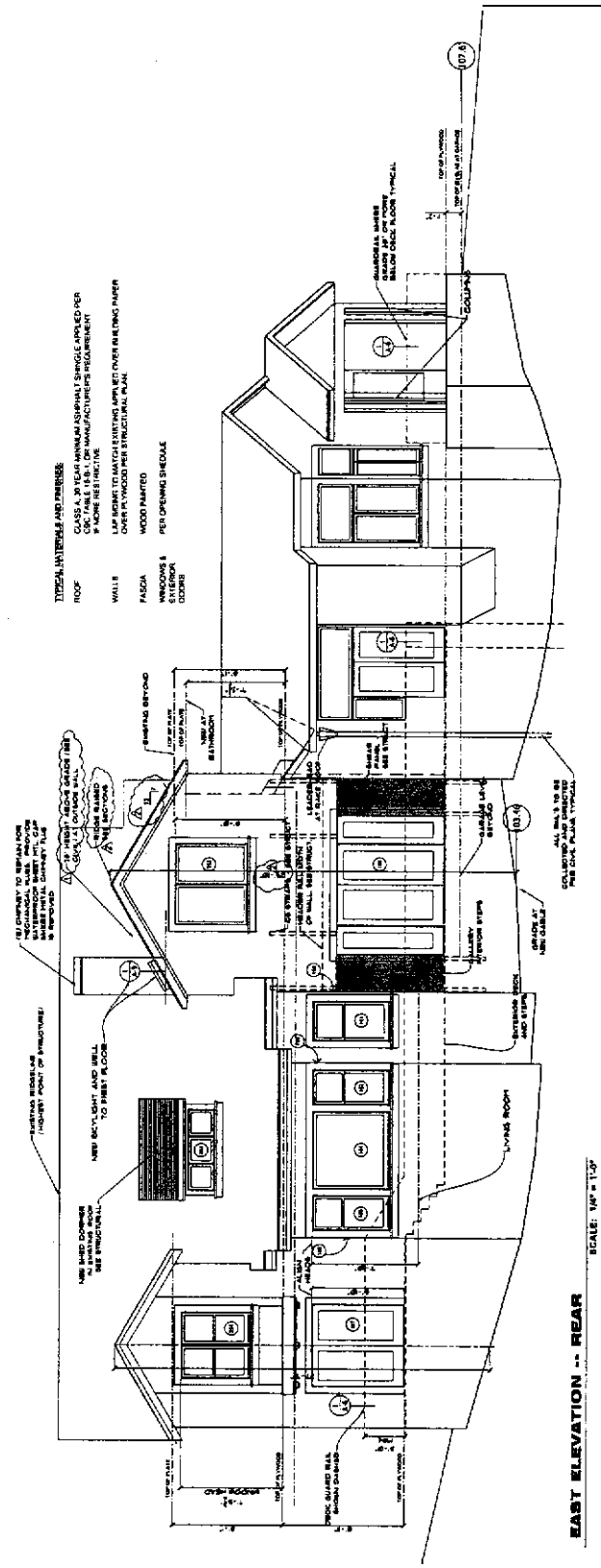


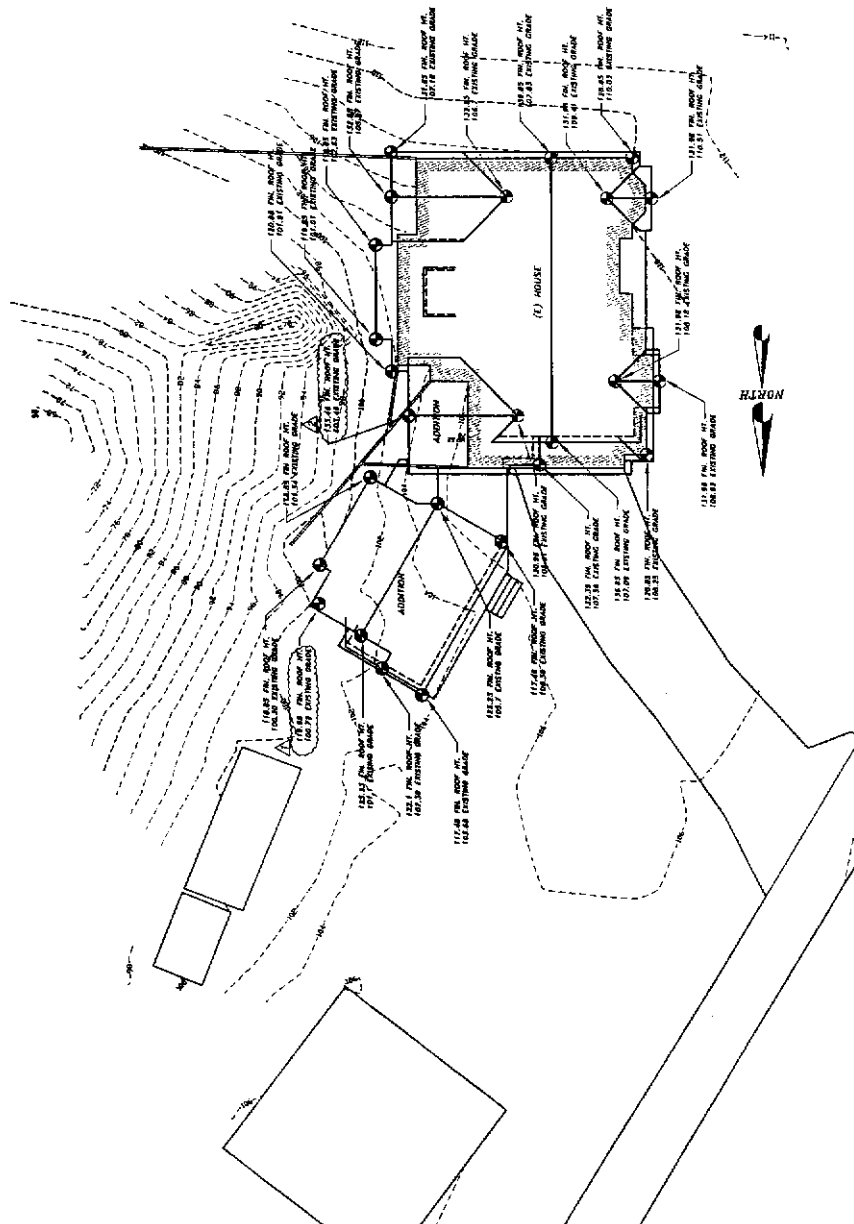






**WEST ELEVATION -- STREET**





LEGEND

1	CONCRETE
2	WOOD SURFACE
3	FINISHED FLOOR
4	EDGE OF BASEMENT
5	SOOT CONTROL POINT
6	STAIRWAY SPACE
7	STAIRWAY
8	REINFORCED CONCRETE
9	SEPTIC TANK
10	SEPTIC LINE
11	STANDARD CORNER MENDS
12	MONUMENT
13	CONCRETE
14	STAIRWAY OUTLET
15	EXISTING

REF: LPO AT NEW MEXICO POST #1  
WAS: NEW MEXICO POST

1807 Duane Street, Suite 1  
Salem, Oregon 97302  
(503) 425-1617 TEL  
(503) 425-0024 FAX

DATE: 8-1-06	Civil Engineers & Land Surveyors
DRAWING NO.: 10019-B-C	
PROJECT NAME:	
DESIGNER: RLD	
BY: Robert L. DeWitt	
FOR: Dr. Associates, Inc.	
SHEET NO. 1A OF 06	
SHEET NO. 1B OF 06	

## **INTEROFFICE MEMO**

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**APPLICATION NO: 06-0505**

**Date:** September 13, 2006

**To:** Robin Bolster-Grant, Project Planner

**From:** Larry Kasparowitz, Urban Designer

**Re:** Design Review for an over height residence at Blossom Way, Scotts Valley

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*This application is seeking an exemption per the following code section:*

13.10.323 *Development standards for residential districts.*

(e) *Site and Structural Dimension Exceptions Relating to Structures.*

(5) *Structures Exceeding Twenty-eight (28) Feet.*

*(B) With Design Review. Building heights up to a maximum of thirty-three (33) feet may be allowed without increased yards or variance approval, subject to review and recommendation by the Urban Designer and approval by the Zoning Administrator following a public hearing. Appeals from this decision shall be processed pursuant to Chapter 18.10.*

*Given the minor amount of roof that is over the maximum height, the location of the site and the size of the property, I have no objections to this application*