



Staff Report to the Zoning Administrator

Application Number: **10-0171**

Applicant: Michael Bates
Owner: Paradise Park Masonic Club, Inc.
APN: 061-111-21

Agenda Date: September 17, 2010
Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to construct a 499 square foot second story addition onto an existing garage and to construct a hallway to attach the garage to the existing single family dwelling. Requires a Variance to increase the maximum 18 foot height limitation to 25 feet and a Residential Development Permit to operate a home occupation (student tutoring) within the proposed addition and to allow for a toilet within a habitable accessory structure.

Location: Property located on the east side of Highway 9 in Paradise Park (330 Royal Arch).

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

Permits Required: Variance & Residential Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 10-0171, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Project plans | E. Assessor's, Location, Zoning and General Plan Maps |
| B. Findings | F. Floodplain Map |
| C. Conditions | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size: 8,297 square feet
Existing Land Use - Parcel: Single family residence with detached garage
Existing Land Use - Surrounding: Single family residential
Project Access: Via Royal Arch Road in Paradise Park
Planning Area: Carbonera
Land Use Designation: R-UL (Urban Low Residential)

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Zone District: R-1-6 (Single Family Residential - 6,000 square foot minimum)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Mapped floodplain; no substantial improvement therefore flood elevation not required.
Soils: N/A - existing developed property
Fire Hazard: Not a mapped constraint
Slopes: Topography slopes gently downhill towards the south
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

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: City of Santa Cruz Water District
Sewage Disposal: Septic
Fire District: CalFire (County Fire Department)
Drainage District: None

History

The existing parcel was created from APN's 061-111-04 and 05. In 1963, parcel number 061-111-05 (the east portion of the existing parcel) was granted permit 442-V to allow reduced side yard setbacks on the southwest and northwest property lines.

The Paradise Park Masonic Club Planned Unit Development (PUD) was permitted in 1975 under permit 74-783-PUD and created lots for 393 existing single family dwellings and created three developable lots on 138 acres of land. The PUD created alternative site standards specific to the development and specifies that a permit is not required for additions or reconstruction which meet the approved site standards.

Project Setting

The subject parcel is located within the Paradise Park Masonic Club Planned Unit Development. There is an existing 1500 square foot single family dwelling and a 636 square foot detached garage located on the parcel. The entire parcel is mapped within a floodplain; however, the proposed addition is not considered to be a substantial improvement under FEMA regulations, therefore, flood elevation is not required.

The parcel is surrounded by single family dwellings to the north, south, east, and west, all of which are within the Paradise Park Masonic Club Planned Unit Development.

Project Proposal

The proposal is to allow for an approximately 499 square foot second story addition on the existing detached garage and to attach the garage to the residence by enclosing an existing breezeway. The second story addition will create a master bedroom suite with a bathroom (toilet and sink) and will have a separate entry provided by a proposed exterior stairway. An existing bedroom within the main dwelling unit will be converted to a living room, therefore, no additional bedrooms are proposed. The property owners are also proposing to remodel the existing garage to remove two enclosed workshop rooms. In order to attach the two structures, the existing breezeway will be enclosed with walls and will provide access from an existing bedroom to the garage. The roof of the breezeway will be reconstructed to add roof crickets and skylights.

Consistency with Planned Unit Development (PUD) Standards

The subject parcel is 8,805 square feet. The existing residence, garage and proposed additions and alterations meet the site standards of the Paradise Park PUD, with the exception of height.

SITE DEVELOPMENT STANDARDS TABLE

	Paradise Park Standards	Existing Residence and Garage	Proposed Residence w/ Attached Garage
Front Yard Setback:	10'	16.5'	unchanged
Side Yard Setbacks:	10'	5' & 5'	unchanged
Rear Yard Setback:	5'	31'	unchanged
Lot Coverage:	45% maximum	41%	unchanged (existing breezeway covered)
Building Height:	18' maximum average	15'	25' maximum (requires a Variance)

The PUD establishes a maximum average structure height of 18 feet. Currently, the County does not measure height by determining the average; rather, the height of a structure is measured on a parallel plane and therefore follows the topography of the site. Additionally, the current maximum height limit required by County Code is 28 feet. However, because the PUD is an ordinance that provides overriding site standards for development, the maximum structure height within Paradise Park is 18 feet.

Variance

Variance findings can be made to support an over height structure because the parcel is located entirely within the San Lorenzo River floodplain (Exhibit E). To mitigate this hazard and to meet FEMA regulations, the lowest floor must be elevated 11 feet. The location of the master bedroom addition above the garage eliminates the requirement for elevation that would occur if it were constructed on the ground. Additionally, the proposed addition is not considered to be a "substantial improvement" and therefore does not trigger the requirement for the existing garage or residence to be elevated. The addition of a second story unavoidably raises the height of the structure above the 18 foot limit, which was assigned to this area in 1974 before the flood hazard was well described and before Federal regulations were in place. Staff supports the Variance because of the safety imperative of flood elevation.

Home Occupation

The proposed second story master suite will include an office area to be utilized as a space for a student tutoring home occupation to be carried out by the property owner and full-time resident of the dwelling unit. The proposed student tutoring programs is for high school students and consists of an after school online or in-person tutoring session for a maximum of three days per week with a maximum of one student per week. The property owners will employ one intern to assist in tutoring and the tutoring will take place between the hours of 3 p.m. and 6 p.m. The occupation will not create adverse impacts on neighboring residences given that the tutoring will take place entirely within the proposed accessory structure and that the tutoring will be limited to 3 hour sessions with a limit of one student per session. Two additional parking spaces will also be provided on site to accommodate one employee and one client associated with the occupation. The proposed home occupation complies with the requirements of County Code Section 13.10.613 (Home Occupations).

Facilities

The proposed accessory structure addition includes a half bathroom with a toilet. County Code Section 13.10.611(c)(6) allows for a toilet to be installed within an accessory structure where required for employees. The addition of a toilet within the proposed accessory structure is supported by staff because a student tutoring home occupation will take place within the accessory structure and a toilet is an essential facility for the one proposed employee and for clients.

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 **10-0171**, 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

Report Prepared By: Samantha Haschert
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3214
E-mail: samantha.haschert@co.santa-cruz.ca.us

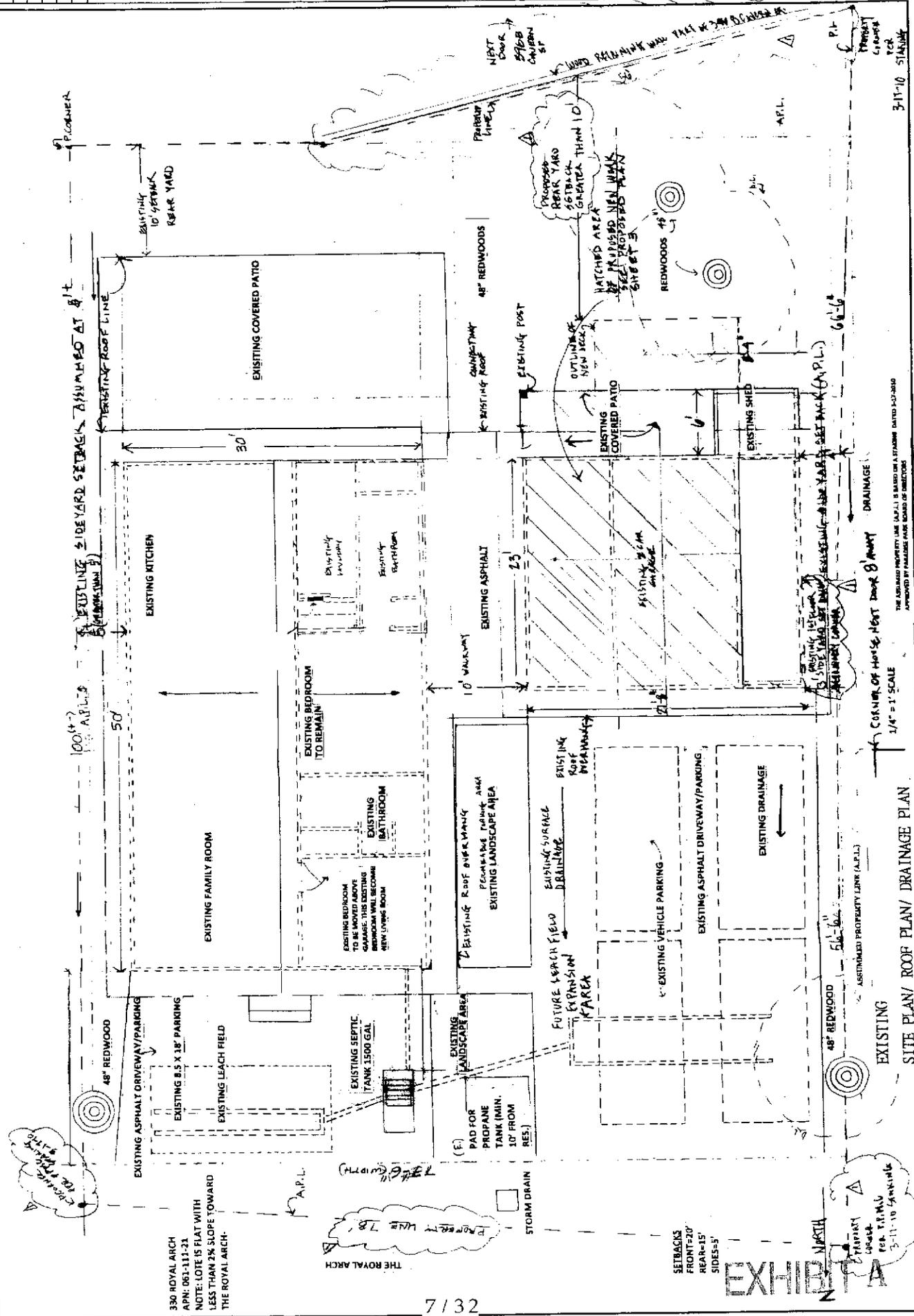
BY: 5-5-10

PHONE: 887.427.2355
 DELTA: 887.427.2355
 FAX: 887.427.2355
 EMAIL: 12345@GMAIL.COM

MICHAEL BATES
 BUILDING DESIGNER
 P.O. BOX 12345
 SANTA CRUZ, CA 95061

ADDITION TO THE EXISTING HOME FOR
 JULIA CHAMBERLAIN/CHUCK AND DIANE BARDMAN
 330 ROYAL ARCH, PARADISE PARK, SANTA CRUZ, CA 95061
 APN: 061-111-21

2



EXISTING SIDEYARD SETBACKS ASSUMED AT 4 FT

100 FT ABLE

EXISTING REDWOOD

EXISTING ASPHALT DRIVEWAY/PARKING

EXISTING 8' X 18' PARKING

EXISTING LEACH FIELD

EXISTING KITCHEN

EXISTING FAMILY ROOM

EXISTING BEDROOM TO REMAIN

EXISTING BATHROOM

EXISTING SEPTIC TANK 1500 GAL

EXISTING LANDSCAPE AREA

EXISTING COVERED PATIO

EXISTING REDWOODS

EXISTING ASPHALT

EXISTING COVERED PATIO

EXISTING SHED

EXISTING ASPHALT DRIVEWAY/PARKING

EXISTING DRAINAGE

EXISTING VEHICLE PARKING

EXISTING REDWOODS

EXISTING ASPHALT

EXISTING COVERED PATIO

EXISTING SHED

EXISTING ASPHALT DRIVEWAY/PARKING

EXISTING DRAINAGE

EXISTING VEHICLE PARKING

EXISTING REDWOODS

EXISTING ASPHALT

EXISTING COVERED PATIO

EXISTING SHED

EXISTING ASPHALT DRIVEWAY/PARKING

EXISTING DRAINAGE

EXISTING VEHICLE PARKING

EXISTING REDWOODS

EXISTING ASPHALT

EXISTING COVERED PATIO

EXISTING SHED

EXISTING ASPHALT DRIVEWAY/PARKING

EXISTING DRAINAGE

EXISTING VEHICLE PARKING

EXISTING REDWOODS

EXISTING ASPHALT

EXISTING COVERED PATIO

EXISTING SHED

EXISTING ASPHALT DRIVEWAY/PARKING

EXISTING DRAINAGE

EXISTING VEHICLE PARKING

EXISTING REDWOODS

EXISTING ASPHALT

EXISTING COVERED PATIO

EXISTING SHED

EXISTING ASPHALT DRIVEWAY/PARKING

EXISTING DRAINAGE

EXISTING VEHICLE PARKING

EXISTING REDWOODS

EXISTING ASPHALT

EXISTING COVERED PATIO

EXISTING SHED

EXISTING ASPHALT DRIVEWAY/PARKING

EXISTING DRAINAGE

EXISTING VEHICLE PARKING

EXISTING REDWOODS

EXISTING ASPHALT

EXISTING COVERED PATIO

EXISTING SHED

EXISTING ASPHALT DRIVEWAY/PARKING

EXISTING DRAINAGE

EXISTING VEHICLE PARKING

EXISTING REDWOODS

EXISTING ASPHALT

EXISTING COVERED PATIO

EXISTING SHED

EXISTING ASPHALT DRIVEWAY/PARKING

EXISTING DRAINAGE

EXISTING VEHICLE PARKING

EXISTING REDWOODS

EXISTING ASPHALT

EXISTING COVERED PATIO

EXISTING SHED

EXISTING ASPHALT DRIVEWAY/PARKING

EXISTING DRAINAGE

EXISTING VEHICLE PARKING

330 ROYAL ARCH
 APN: 061-111-21
 NOTE: LOT IS FLAT WITH
 LESS THAN 2% SLOPE TOWARD
 THE ROYAL ARCH.

7/32

EXHIBIT A

EXISTING SITE PLAN/ ROOF PLAN/ DRAINAGE PLAN

1/4" = 1' SCALE

CORNER OF HOUSE NEXT DOOR 8' AWAY

3-11-10 STAMPING

STORM DRAIN

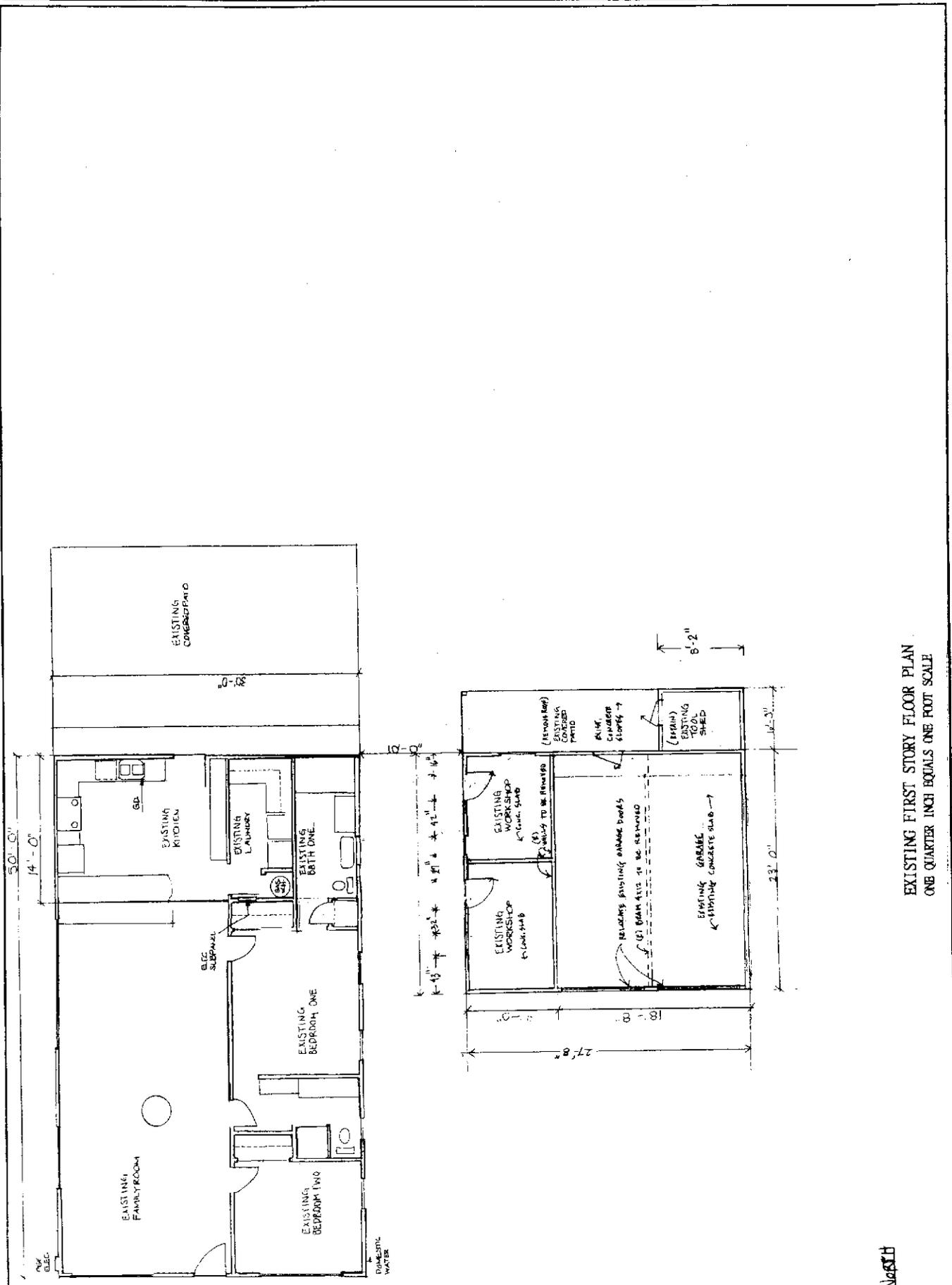
PROPERTY LINE 7.8'

THE ROYAL ARCH

EXISTING ASPHALT DRIVEWAY/PARKING

EXISTING DRAINAGE

EXISTING VEHICLE PARKING



EXISTING FIRST STORY FLOOR PLAN
 ONE QUARTER INCH EQUALS ONE FOOT SCALE

EXHIBIT A

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 entire parcel is located within the floodplain of the San Lorenzo River. To mitigate this hazard and to meet FEMA regulations, the lowest floor must be built above the flood elevation. The proposed construction is not required to be elevated as per FEMA regulations in that the addition will not be located on the ground and it is not considered to be a 'substantial improvement' to the existing garage. The proposed habitable space achieves the goal of elevating for flood hazards in that it will be located above a nonhabitable garage; however, the addition of a second story creates an unavoidable increase to the minimum 18 foot height limitation. The height limit was enacted prior to recognition of the flood hazard and prior to federal requirements that require elevation.

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 proposed second story will not pose a threat to health, safety or welfare and will increase the safety of occupants within the structure during flooding conditions for a 100- year flood event. The maximum height of the resulting structure is only 7 feet above the 18 foot limitation enacted in 1976 and will not shade or impact the privacy of adjacent properties in that the area is heavily wooded and the existing and surrounding residences are already shaded by trees, and the residence on the western parcel adjacent to the proposed addition is a one story residence that will continue to be immediately adjacent to the first story garage.

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 in that many projects within Paradise Park have received Variances to the 18 foot maximum height limitation due to their location within the floodplain or the floodway; therefore, approval of a Variance for an overheight structure on this parcel will not constitute a grant of special privilege.

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. The property is located within the floodplain of the San Lorenzo River and the proposed second story addition will be constructed over a non-habitable garage, which meets the general intent of elevating structures to mitigate for flooding hazards. Additionally, construction of the hall and second story will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimal 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 and, given the existing wooded environment, will not cast additional shade on the west adjacent residence. There are two additional parking spaces provided on site to serve one employee and one client associated with the student tutoring home occupation to occur with the accessory structure; therefore, neighboring residences will not be impacted by additional vehicles parking in the roadway.

2. *That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.*

This finding can be made, in that the proposed location of the single family dwelling and 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 that the primary use of the property will be one single family dwelling where all site standards, with the exception of height, have been met. A Variance request is included in this application to exceed the height limit within the Paradise Park Planned Unit Development.

The second story accessory structure will create a master bedroom suite, including a bathroom with a toilet, and an office area to conduct a student tutoring home occupation. County Code Section 13.10.611(c)(6) allows for a toilet to be located within an accessory structure where it is required for special circumstances such as employees. This finding can be made to support the proposed toilet within the accessory structure in that it is an essential facility to provide to an employee and an associated client.

The student tutoring home occupation proposed to take place within the new accessory structure will not adversely impact neighboring residences in that all activities, storage, and operations associated with the home occupation will take place within the accessory structure, only one employee/intern will be associated with the operation, the property owner and full-time resident of the dwelling unit will carry out the tutoring operation, and two additional parking spaces will be provided on-site to accommodate an employee and a student. The tutoring operation will not involve the use of any other room in the residence other than the accessory structure.

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 Low Residential (R-UL) land use designation in the County General Plan.

The resulting accessory structure will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties in that the area is already heavily wooded and shaded, and the second story does not extend beyond the existing footprint of the garage, therefore, 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 height, will continue to be met. A Variance request is included in this application to allow for the second story addition to exceed the 18 foot height limitation within the Paradise Park Planned Unit Development.

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 resulting accessory structure will comply with the site standards for the zone district (including setbacks and lot coverage) and will be 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 proposal to construct a one bedroom addition with an office for one employee and one student at any one time onto a lot developed with an existing single family dwelling is not expected to overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity which are not currently congested.

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 exterior of the second story addition will match the materials and colors of the existing single family dwelling and garage, and the resulting single family dwelling and accessory structure are compatible with the physical design aspects, the land use intensity and the 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 resulting single family dwelling and accessory structure will

Application #: 10-0171

APN: 061-111-21

Owner: Paradise Park Masonic Club, Inc.

be of an appropriate scale and type of design that is compatible with 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: Project Plans, 11 sheets, prepared by Michael Bates, dated/revised 5-5-10.

- I. This permit authorizes: the construction of an approximately 499 square foot, 25 foot maximum height, second story habitable accessory structure onto the existing garage; the enclosure of an existing breezeway and roof improvements; and a student tutoring home occupation to take place within the accessory structure. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. 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(s) from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. 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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
 2. The building plans shall include a roof plan for the accessory structure which shows a maximum height of 25 feet.

3. The shower shall be removed from the accessory structure.
 4. Details showing compliance with fire department requirements including the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, if applicable.
- B. 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.
 - C. Meet all requirements of and pay all drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
 - F. Complete and record a Declaration of Restriction to construct a habitable accessory structure. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- 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. 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.

- B. There shall be no visible or external evidence of the student tutoring home occupation, including outdoor storage, outdoor operations or outdoor activity.
 - C. Onsite sales of goods associated with the home occupation are not permitted.
 - D. Only one employee is permitted to work onsite in association with the home occupation. Approval of a Minor Variation is required prior to employing additional persons on site.
 - E. Student tutoring shall only take place at the subject property between the hours of 3 p.m. and 6 p.m. and for a maximum of three (3) weekdays per week.
 - F. A maximum of one (1) student per week may visit the subject property for tutoring.
 - G. No signage associated with the home occupation is permitted with the exception of one unlighted sign a maximum of one square foot in area which must be affixed to the dwelling or building in which the home occupation is conducted.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.

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

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

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

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____
Effective Date: _____
Expiration Date: _____

Steven Guiney
Deputy Zoning Administrator

Samantha Haschert
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: 10-0171

Assessor Parcel Number: 061-111-21

Project Location: 330 Royal Arch Road

Project Description: Proposal to: attach an existing detached garage to the main dwelling unit with a hallway; to construct a second story master suite onto the garage; and to allow a student tutoring home occupation on site.

Person or Agency Proposing Project: Michael Bates

Contact Phone Number: (831) 252-9321

- 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 1 - Existing Facilities (Section 15301)

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

Additions to an existing single family dwelling

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

Samantha Haschert, Project Planner

Date: _____

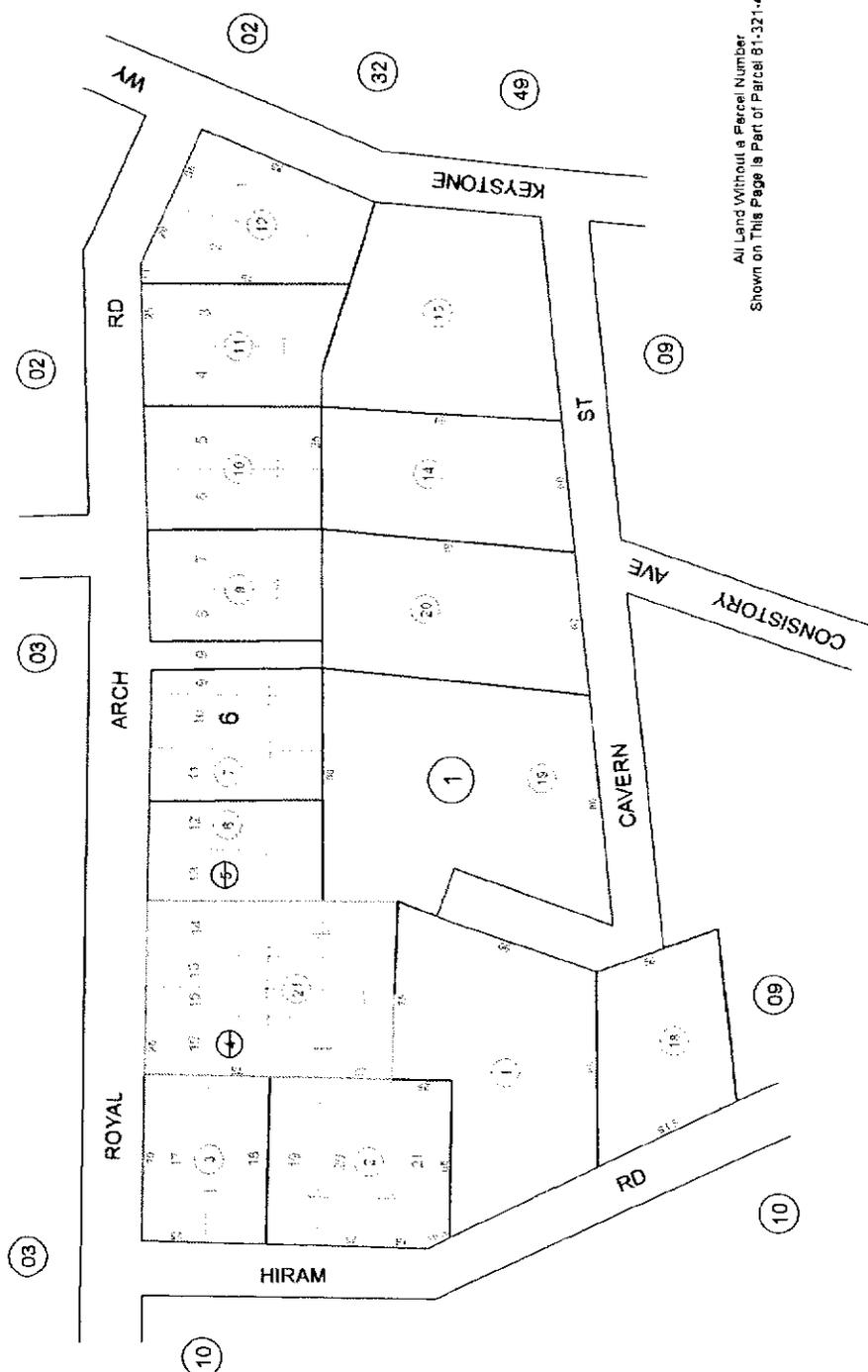
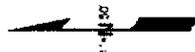
FOR TAX PURPOSES ONLY

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY FOR ASSASSES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT SANTA CRUZ COUNTY ASSessor 1999

POR. RINCON RANCHO
(SEC. 35, T. 10S., SEC. 2, T. 11S., R. 2W., M.D.B. & M.)
(PARADISE PARK, SECTION 2)

Tax Area Code
92-003

61-11



All Land Without a Parcel Number
Shown on This Page is Part of Parcel 81-321-46

Assessor's Map No. 61-11
County of Santa Cruz, Calif.
July, 1999

SEC. 35, T. 10S., R. 2W.
SEC. 2, T. 11S., R. 2W.

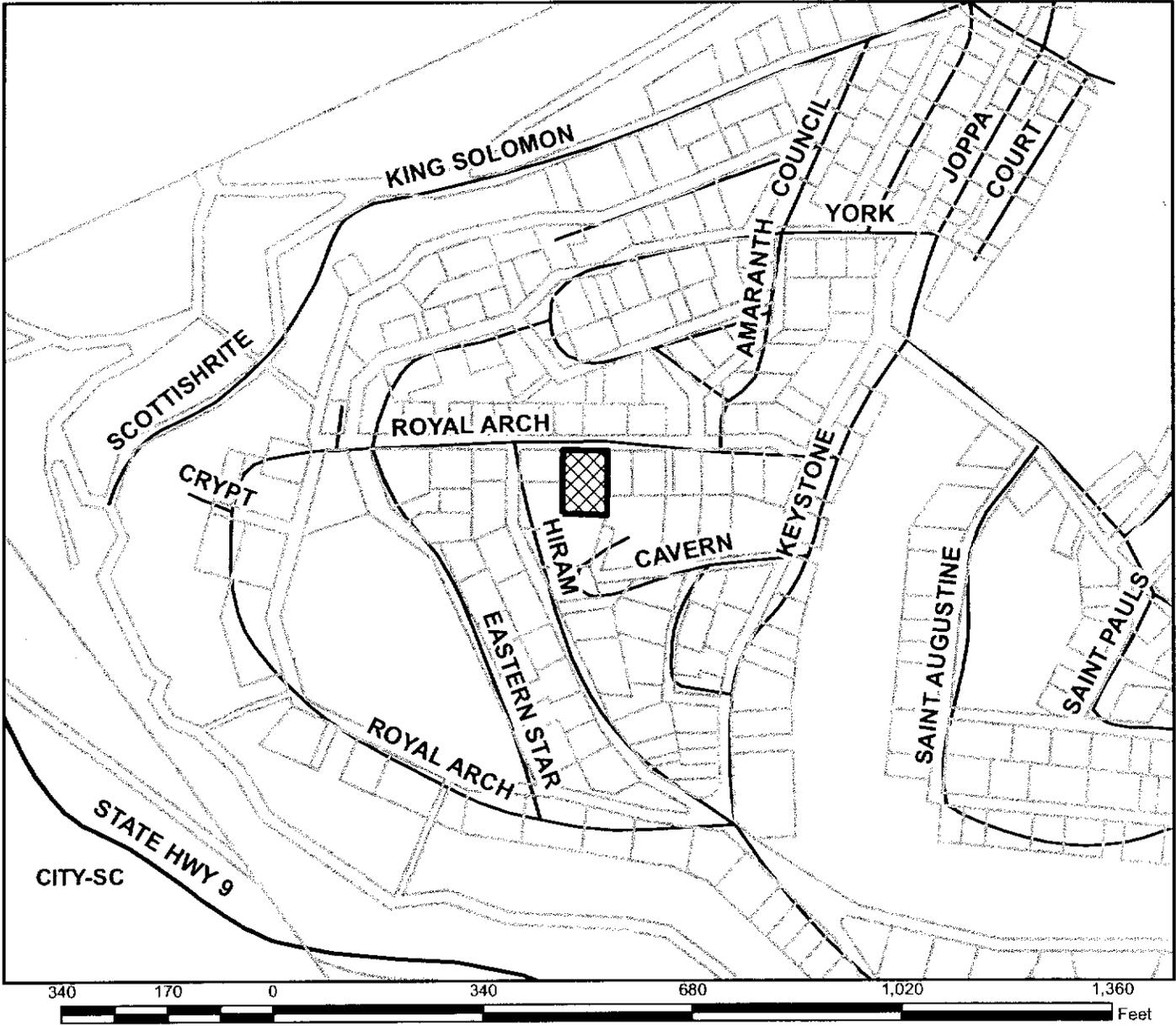
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

SEC. 35, T. 10S., R. 2W.
SEC. 2, T. 11S., R. 2W.

Electronically drawn 7/19/99 kb
Rev 4/2000 CB (added dims to parcels)
Rev 7/5001 mm (changed page refs)
Rev 8/1502 mm (changed notes)
Rev 9/305 mm (changed parcel ref)
Rev 1/1505 LLO (Special Adjustment)
Rev 3/1305 LLO (Changed Street Name)
Rev 1/5/10 CB (Corr network on 1:21 as per PPMC)

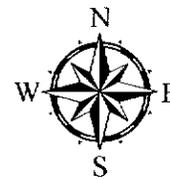


Location Map



LEGEND

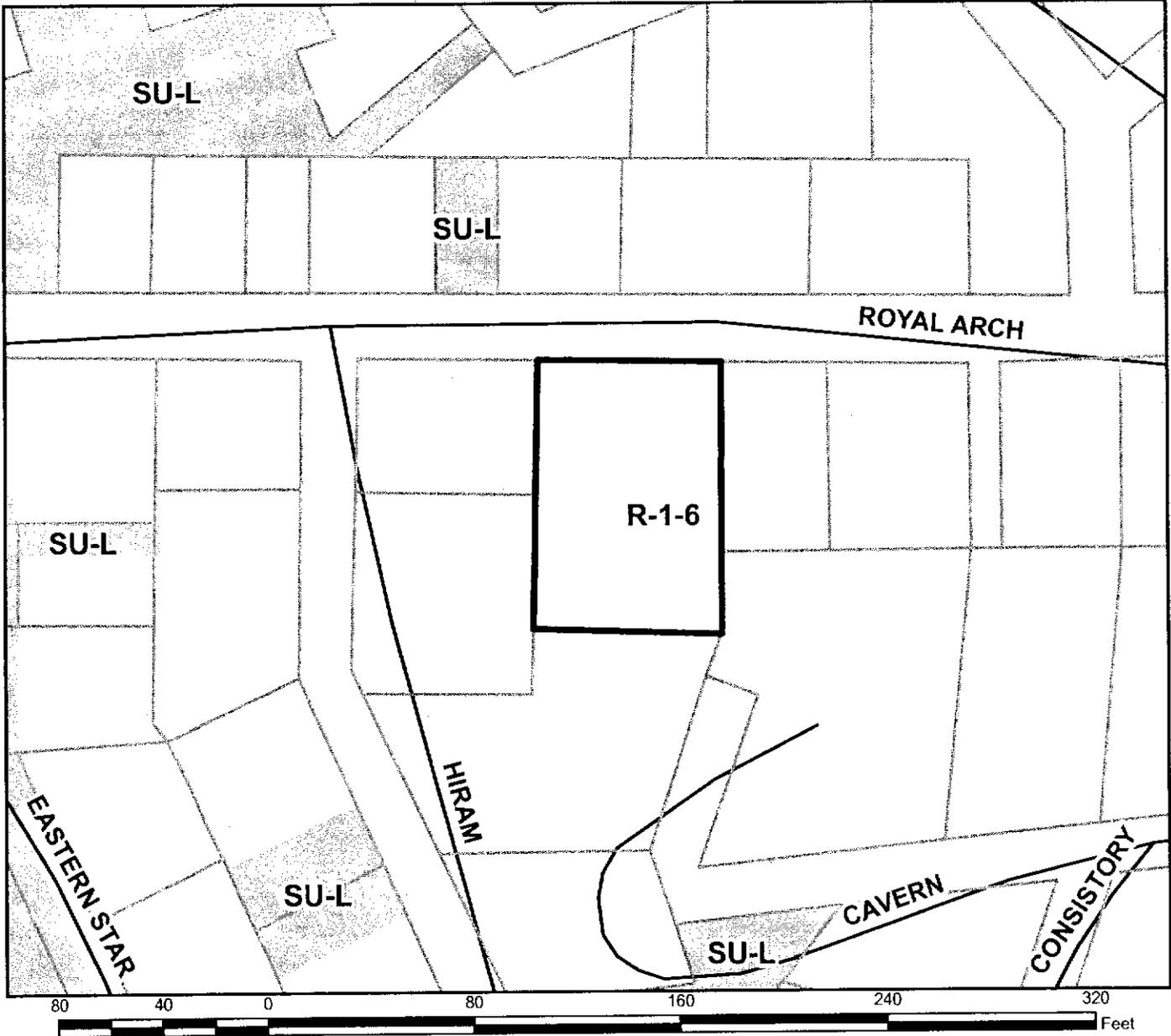
-  APN: 061-111-21
-  Assessors Parcels
-  Streets
-  State Highways
-  SANTA CRUZ



Map Created by
 County of Santa Cruz
 Planning Department
 May 2010



Zoning Map



LEGEND



APN: 061-111-21



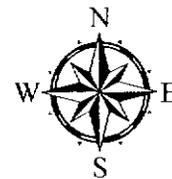
Assessors Parcels



Streets

RESIDENTIAL-SINGLE FAMILY

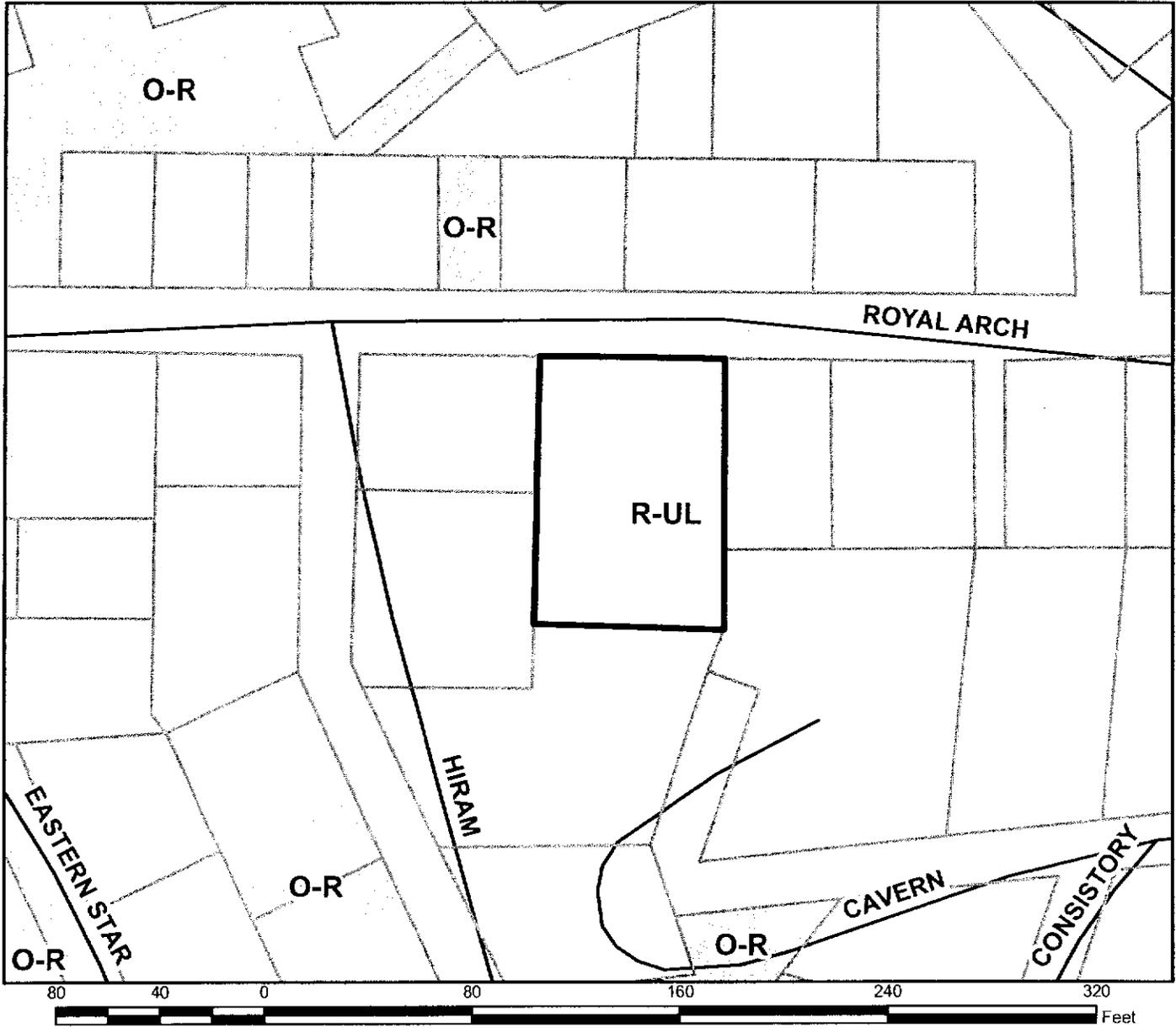
SPECIAL USE



Map Created by
County of Santa Cruz
Planning Department
May 2010

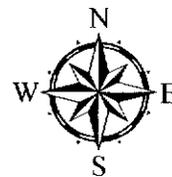


General Plan Designation Map



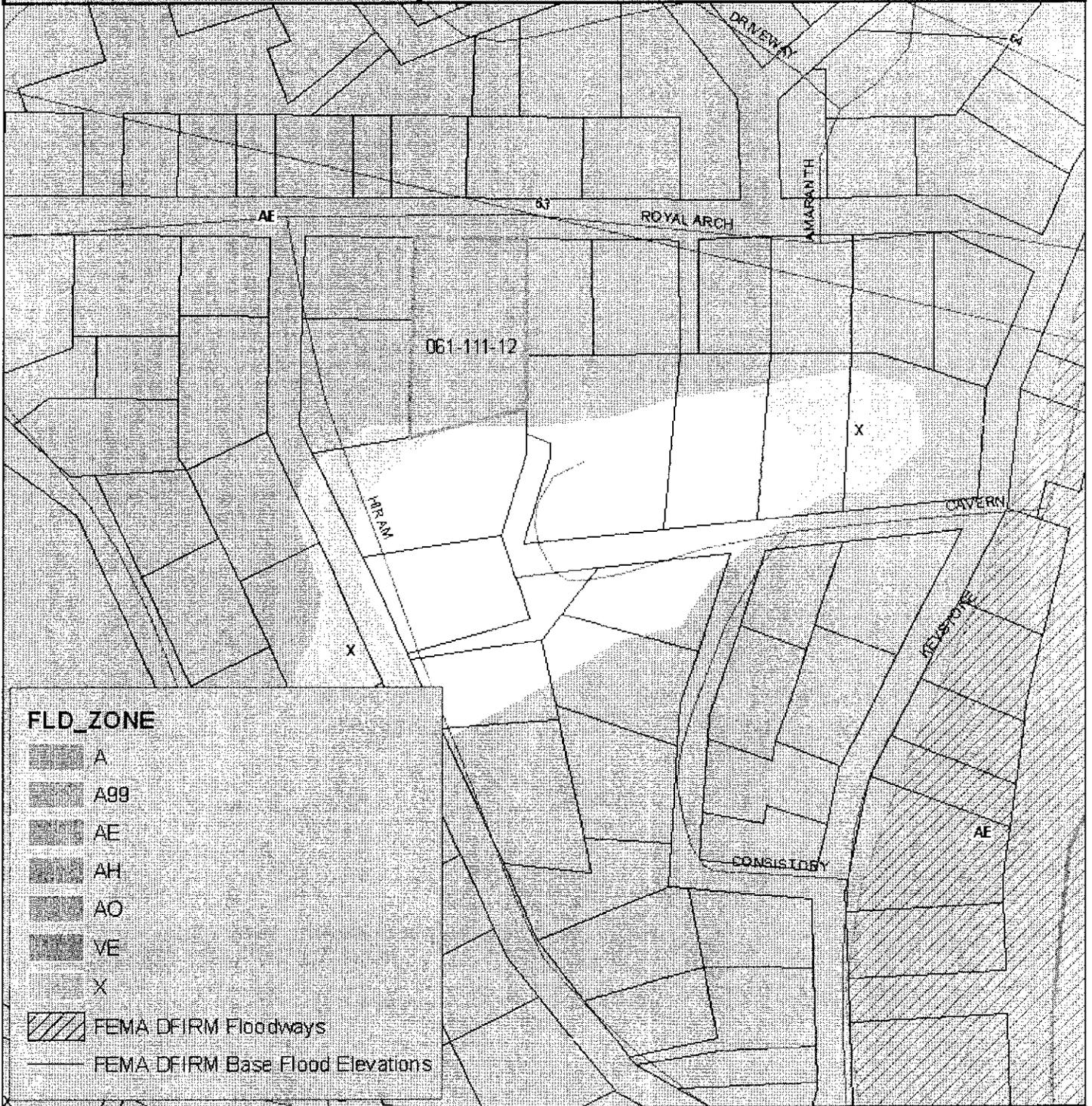
LEGEND

-  APN: 061-111-21
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density
-  Parks and Recreation



Map Created by
 County of Santa Cruz
 Planning Department
 May 2010

FEMA Flood Map
 Parcel 061-111-21
 330 Royal Arch Paradise Park



FLD_ZONE

-  A
-  A99
-  AE
-  AH
-  AO
-  VE
-  X
-  FEMA DFIRM Floodways
-  FEMA DFIRM Base Flood Elevations



Figure #

EXHIBIT F

Map created by JLD
 August 2010

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: Samantha Haschert
Application No.: 10-0171
APN: 061-111-21

Date: September 2, 2010
Time: 09:36:25
Page: 1

Environmental Planning Completeness Comments

=====> REVIEW ON JUNE 4, 2010 BY JESSICA L DUKTIG =====

The proposed project does not meet the definition of substantial improvement, as the proposed room addition above the garage is not considered a large enough addition to the existing structure. The existing garage and house are considered one structure, due an existing roof covered breezway that connects the two buildings. Enclosing the breezway is not considered development per FEMA regulation listed in 16.10. Therefore the project as proposed is in compliance with both chapter 16.10 and FEMA regulations.

Environmental Planning Miscellaneous Comments

=====> REVIEW ON JUNE 4, 2010 BY JESSICA L DUKTIG =====

Dpw Drainage Completeness Comments

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

=====> REVIEW ON JUNE 4, 2010 BY GERARDO VARGAS =====

Application has been approved for the discretionary stage in regards to drainage.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Drainage Miscellaneous Comments

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

=====> REVIEW ON JUNE 4, 2010 BY GERARDO VARGAS =====

No comment

Environmental Health Completeness Comments

=====> REVIEW ON MAY 26, 2010 BY JIM G SAFRANEK =====

NO COMMENT

Environmental Health Miscellaneous Comments

=====> REVIEW ON MAY 26, 2010 BY JIM G SAFRANEK ===== Applicant has a recent passing septic pumper's report. Project is approved for a non-bedroom/less than 500 sf addition. An EHS clearance will be required at time of Building Appl.

Cal Dept of Forestry/County Fire Completeness Comm

=====> REVIEW ON JUNE 3, 2010 BY COLLEEN L BAXTER =====

DEPARTMENT NAME: SANTA CRUZ COUNTY FIRE

Add the appropriate **NOTES** and **DETAILS** showing this information on your plans and **RESUBMIT**, with an annotated copy of this letter:

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 10-0171
APN: 061-111-21

Date: September 2, 2010
Time: 09:36:25
Page: 2

Note on the plans that these plans are in compliance with California Building and Fire Codes (1997) as amended by the authority having jurisdiction.

The job copies of the building and fire systems plans and permits must be onsite during inspections.

SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope. The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained.
- ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%.
- The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time.
- The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width.
- A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length.
- Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.
- All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.
- The driveway shall be thereafter maintained to these standards at all times.

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the 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, and, to hold harmless and without prejudice, the reviewing agency.

Cal Dept of Forestry/County Fire Miscellaneous Com

===== REVIEW ON JUNE 3, 2010 BY COLLEEN L BAXTER =====