



Staff Report to the Zoning Administrator

Application Number: **101041**

Applicant: Richard Emigh
Owner: David and Suzanne Schmidt
APN: 032-211-25

Agenda Date: December 17, 2010
Agenda Item #: 5
Time: After 10:00 a.m.

Project Description: Proposal to construct a 1,445 square foot first and second-story residential addition to an existing two-story single-family dwelling.

Location: East side of 34th Avenue about 250 feet north of the intersection with E. Cliff Drive (220 34th Ave)

Supervisory District: 1st District (District Supervisor: John Leopold)

Permits Required: Coastal Development Permit
Technical Reviews: Design Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 101041, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	7,318 square feet
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Single-family residential
Project Access:	34 th Avenue
Planning Area:	Live Oak
Land Use Designation:	R-M (Urban Medium Residential)

Zone District: R-1-4-PP (Single Family Residential - 4,000 minimum site area; Pleasure Point overlay)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: Site is flat
Env. Sen. Habitat: Mapped; developed lot; no habitat exists 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 ground disturbance proposed

Services Information

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

History

The site is developed with a two-story single-family dwelling that was built in 1954. Building Permit 154029 was issued in September 10, 2010 to allow a 2-story addition to include a 148 square foot entry and stairway on first floor and a 346 square foot 2nd floor addition. The permit also included the construction of 500 square feet of new and replacement deck area, the removal of a deck at the second story and an unpermitted second story rooftop deck.

Project Setting

The project is located in the Live Oak Planning Area and is served by 34th Avenue, a County-maintained road. The existing two-story residence is just over 2,000 square feet in area and a 120 square foot storage shed is located at the rear of the lot. No covered parking currently exists on the property. Surrounding parcels are developed with a mixture of one and two-story single-family residential homes.

The proposed addition would add approximately 690 square feet at the first floor for a garage and workshop, with a 420 square foot master bedroom proposed at the second story. About 350 square feet of new uncovered deck is also proposed at the second floor.

The proposed residential addition conforms to all site standards for the R-1-4 zone district, as well as the standards proscribed for the Pleasure Point Plan. Section 13.10.323(e)(7) of the County Code allows the front yard setback to be calculated using the average existing front depth of the adjacent developed lots. In the case of the subject application, the two contiguous lots to the south are developed with front yards of approximately four (4) feet. The lot to the north is a corner lot with the front yard facing to the north rather than to 34th Street. Therefore the two parcels to the south can be used as the basis of front yard averaging for the subject site, with a minimum 10-foot front yard setback allowed. The second story and garage both conform with the required 20-foot front yard setback.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 7,300 square feet, located in the R-1-4-PP (Single Family Residential - 4,000 minimum site area; Pleasure Point overlay) zone district, a designation which allows residential uses. The proposed residential addition is a principal permitted use within the zone district and the zoning is consistent with the site's (R-M) Urban Medium Residential General Plan designation.

SITE STANDARDS TABLE

	R-1-4-PP Site Standards	Existing Residence	Proposed Addition
Front Yard Setback (front yard averaging)	10'	13'	13'
Side Yard Setbacks	5' & 8'	17' & 23'	17' & 5'
Second Story Side Yard Setbacks (Pleasure Point Plan)	10' & 10'	17' & 23'	17' & 10'
Rear Yard Setback	15'	29'	20'
Lot Coverage	40%	23%	30%
Floor Area Ratio	50%	32%	43%
Building Height	28'	24.5'	No Change

Local Coastal Program Consistency

The proposed residential addition conforms with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated

with the character of the surrounding neighborhood. Developed parcels in the area contain one and two-story single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed residential addition complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as the use of shingles and horizontal siding that match the existing structure, in order to reduce the visual impact of the proposed development on surrounding land uses. The majority of the residential addition is proposed to be constructed at the rear of the property and will be minimally visible from the street.

Pleasure Point Plan

The project is subject to the provisions of the Pleasure Point Community Plan. The implementing ordinance for the Plan includes standards for second story setbacks, reducing the impacts of parking and garages to the streetscape and the inclusion of front porches. The subject proposal has been reviewed by the Urban Designer and the proposed improvements have been found to be in compliance with the site standards required under the *Pleasure Point Plan*.

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 101041, 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

Application #: 101041
APN: 032-211-25
Owner: David and Suzanne Schmidt

Report Prepared By: Robin Bolster-Grant
Santa Cruz County Planning Department
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Santa Cruz CA 95060
Phone Number: (831) 454-5357
E-mail: robin.bolster@co.santa-cruz.ca.us

Sheet
A-1
of 16 sheets

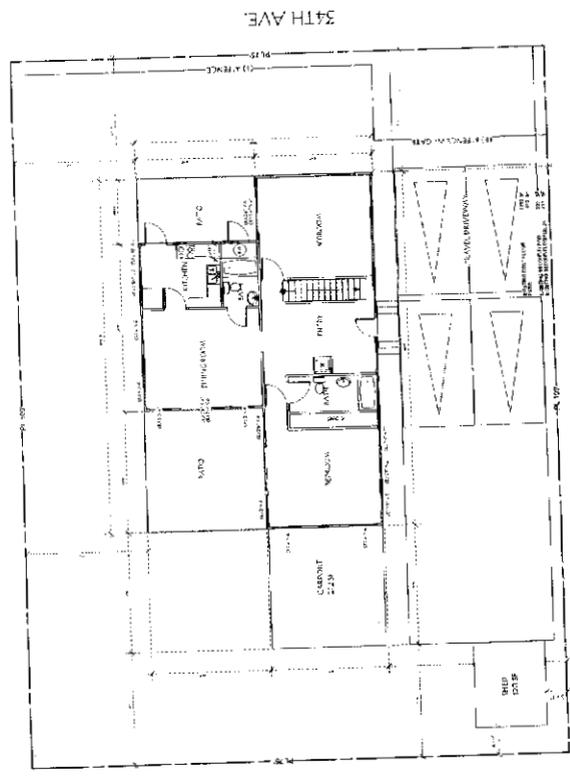
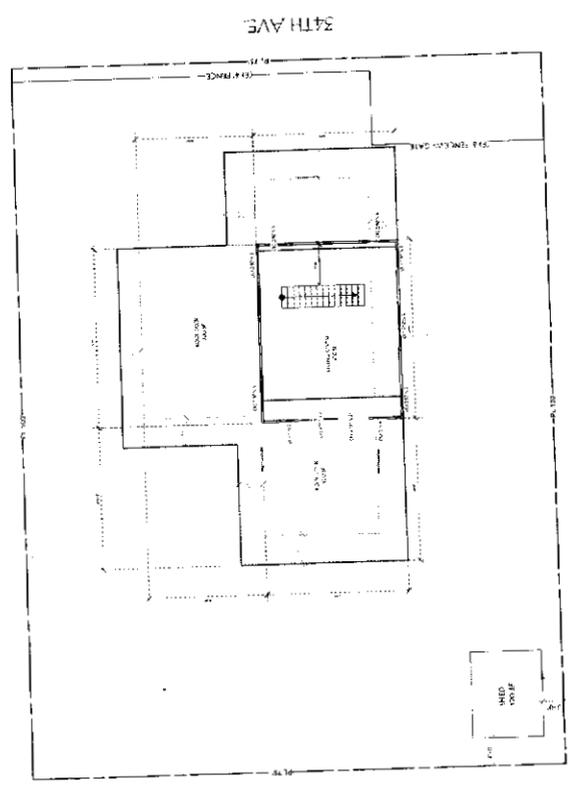
Remodel and Addition for
Dave & Suzanne SCHMIDT
220 34th Ave
Santa Cruz CA 95062

MAILING ADDRESS:
RICHARD L. EMIGH
413 CAPITOLA AVENUE
SANTA CRUZ, CA 95010

ORIGINAL FIRST &
SECOND FLOOR PLAN



RICHARD L. EMIGH
A.I.B.D.
DRAFTING, DESIGNING & LAND USE ANALYSIS
Capitola, CA 95010
Phone: 831-479-1452
Fax: 831-479-1476



Remodel and Addition for
Dave & Suzanne SCHMIDT
220 34th Ave.
Santa Cruz CA 95062

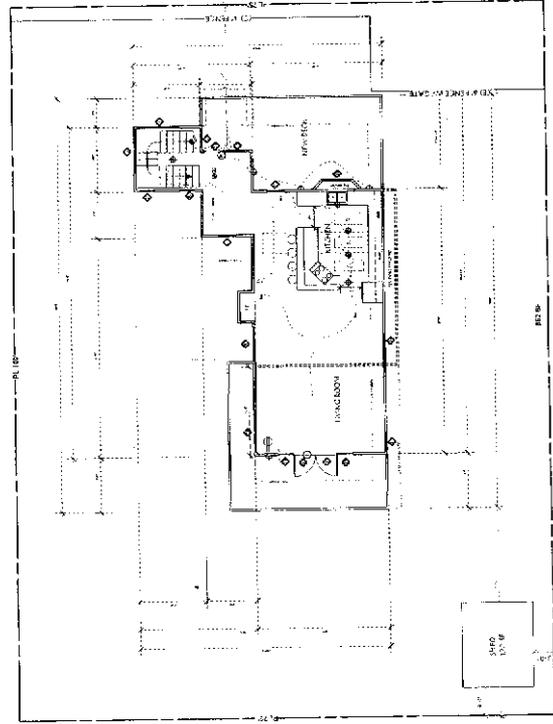
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CHECKED BY: J. W. WOOD

BP SET SEE 007121M FIRST &
SECOND FLOOR PLAN

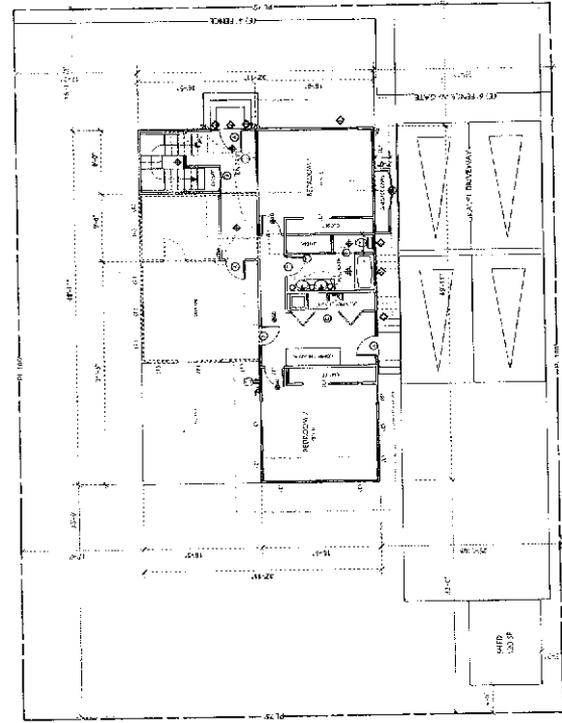
RICHARD L. EMIGH
A.I.B.D.
DRAFTING, DESIGNING & LAND USE ANALYSIS
413 Capitola Avenue
Capitola, CA 95010
Phone: 831-479-1452
Fax: 831-479-1476

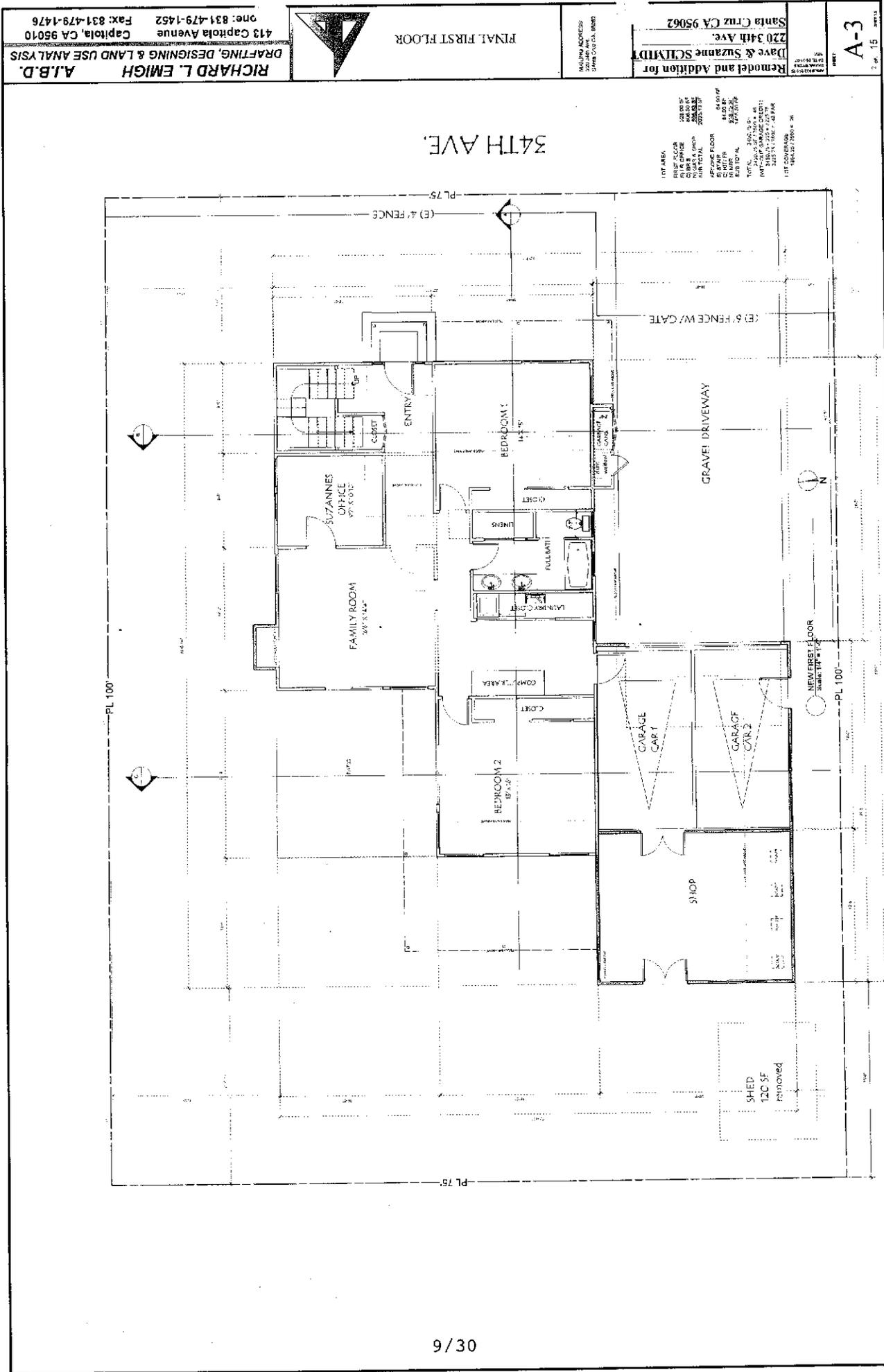


34TH AVE



34TH AVE





RICHARD L. EMIGH
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DRAFTING, DESIGNING & LAND USE ANALYSIS
413 Capitola Avenue
Capitola, CA 95010
Phone: 831-479-1452
Fax: 831-479-1476



FINAL FIRST FLOOR

MAILING ADDRESS:
3333111111
3333111111

Remodel and Addition for
Dave & Suzanne SCHMIDT
220 34th Ave.
Santa Cruz CA 95062

A-3
2 OF 15 SHEETS

Remodel and Addition for
Dave & Suzanne SCHMIDT
220 34th Ave
Santa Cruz CA 95062

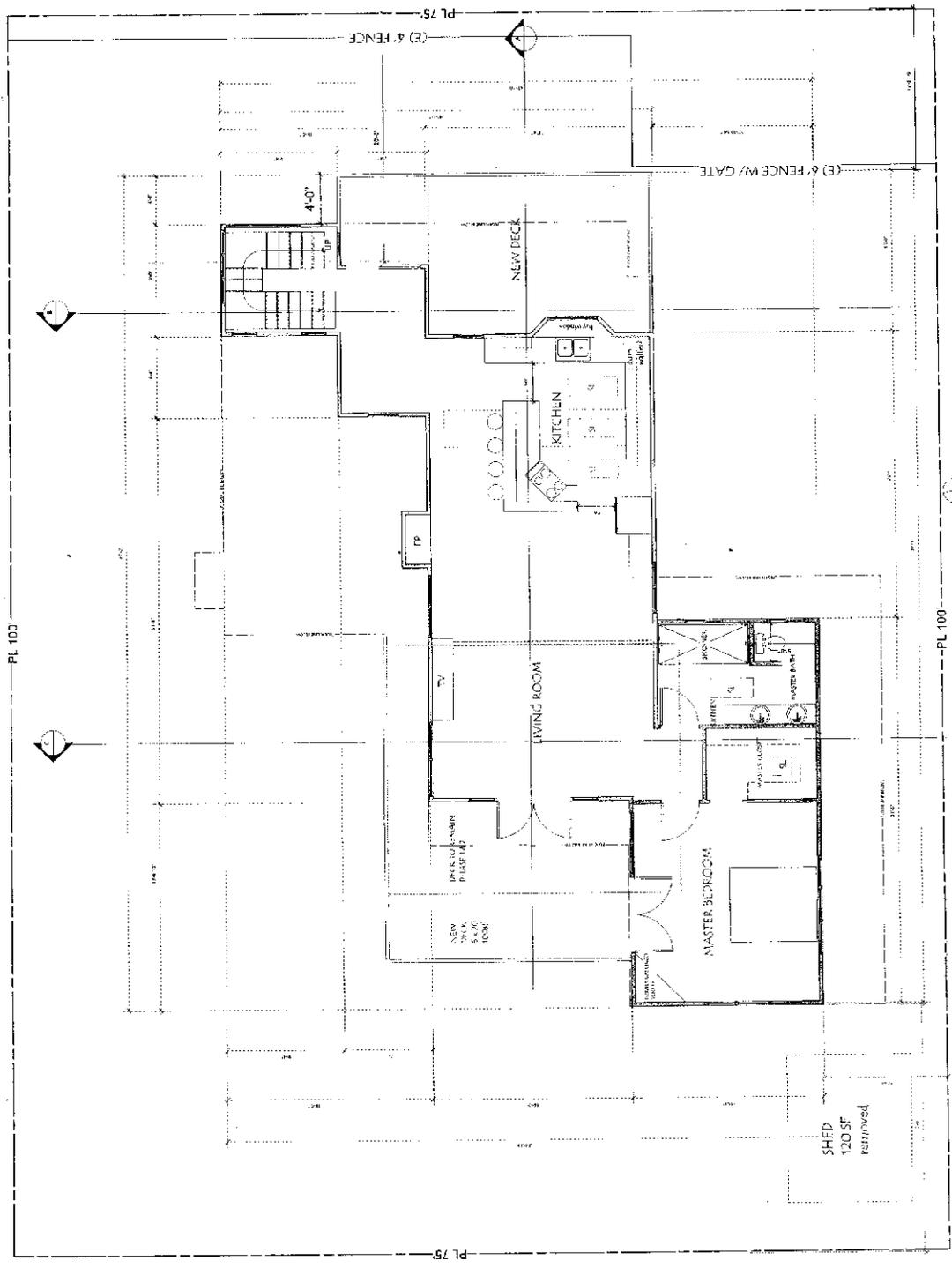
PLANNING APPROVED
270 34th Ave
Santa Cruz CA 95062



FINAL SECOND FLOOR

RICHARD L. EMIGH
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DRAFTING, DESIGNING & LAND USE ANALYSIS
413 Capitola Avenue
Capitola, CA 95010
Phone: 831-479-1452
Fax: 831-479-1476

34TH AVE.



PL 100
NEW SECOND FLOOR
Scale: 1/8" = 1'-0"

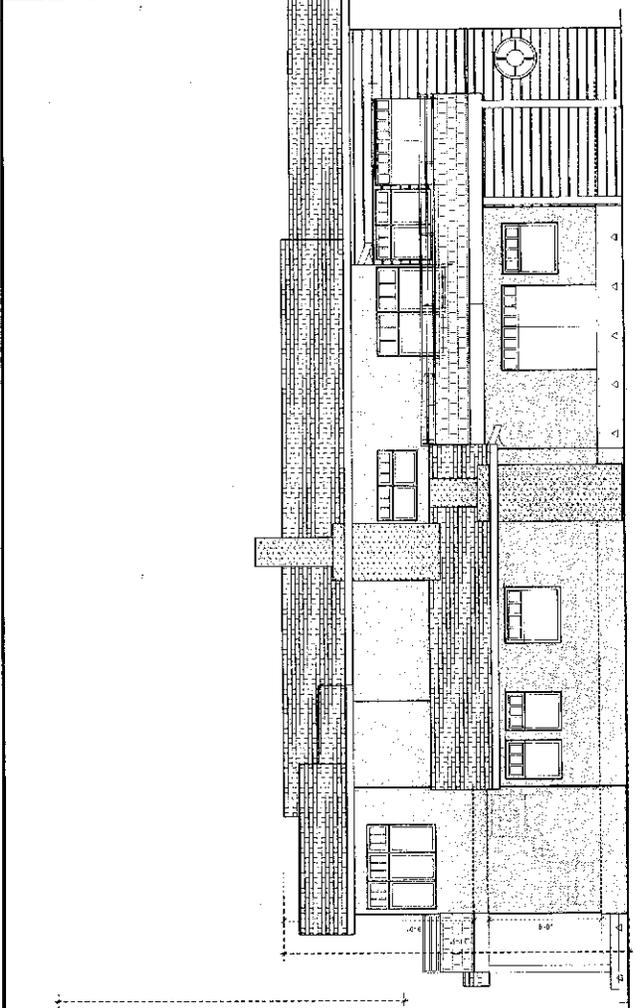
SHED
120 SF
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Remodel and Addition for
Dave & Suzanne SCHMIDT
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Santa Cruz CA 95062

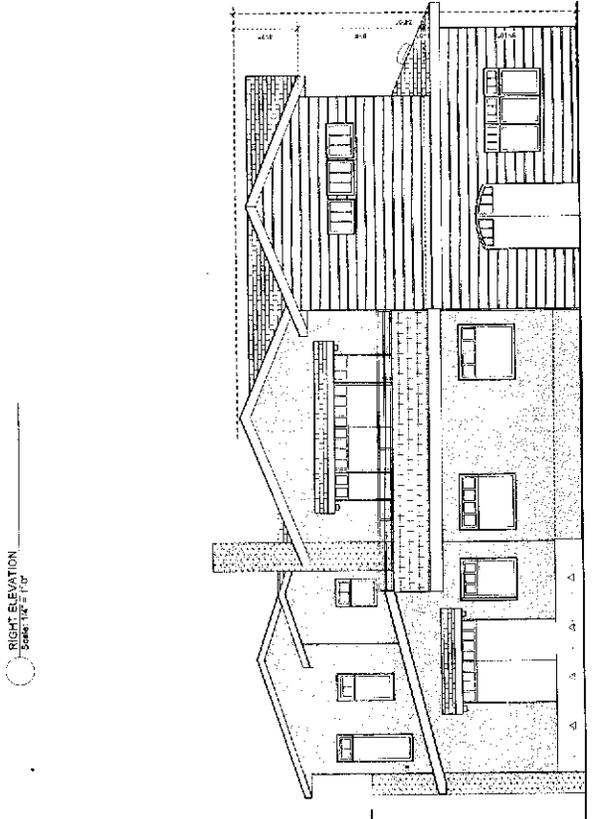
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CHECKED BY: J.S.
SCALE: 1/4" = 1'-0"

FINAL ELEVATIONS

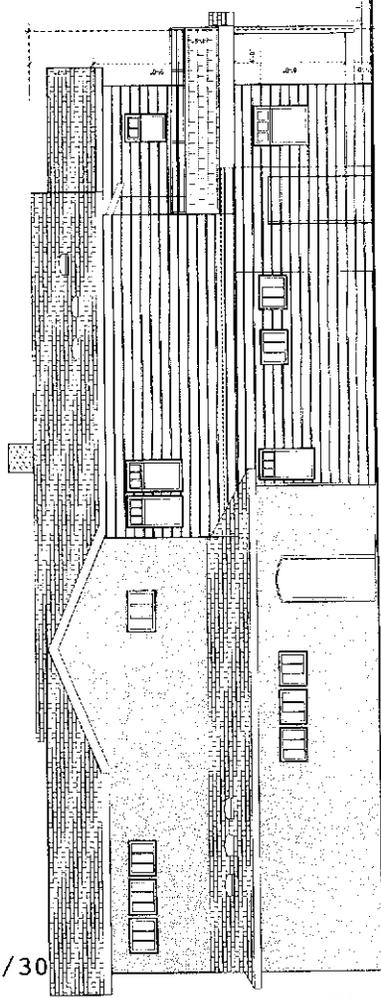
RICHARD L. EMIGH
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FRONT ELEVATION
Scale: 1/4" = 1'-0"



RIGHT ELEVATION
Scale: 1/4" = 1'-0"



LEFT ELEVATION
Scale: 1/4" = 1'-0"

BACK ELEVATION
Scale: 1/4" = 1'-0"

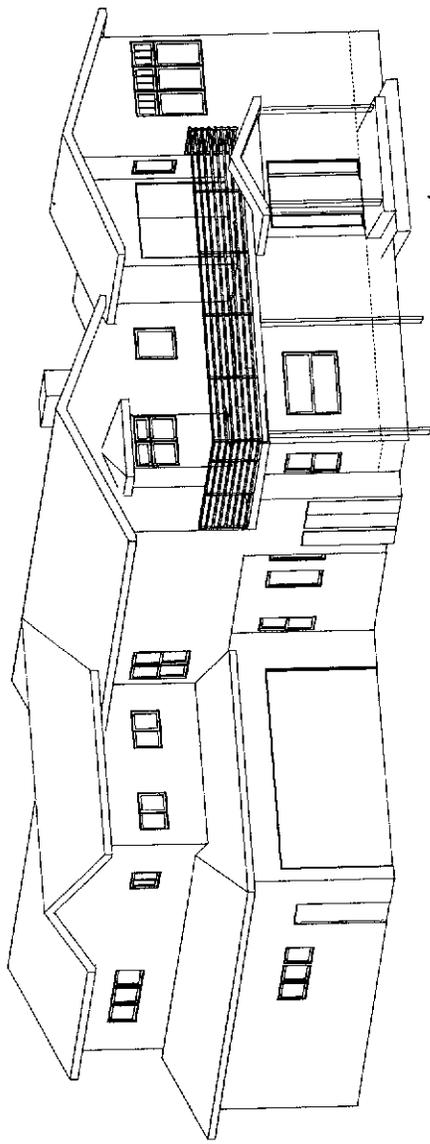
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Dave & Suzanne SCHMIDT
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Santa Cruz CA 95062

MAILING ADDRESS
DATE: 12/14/99

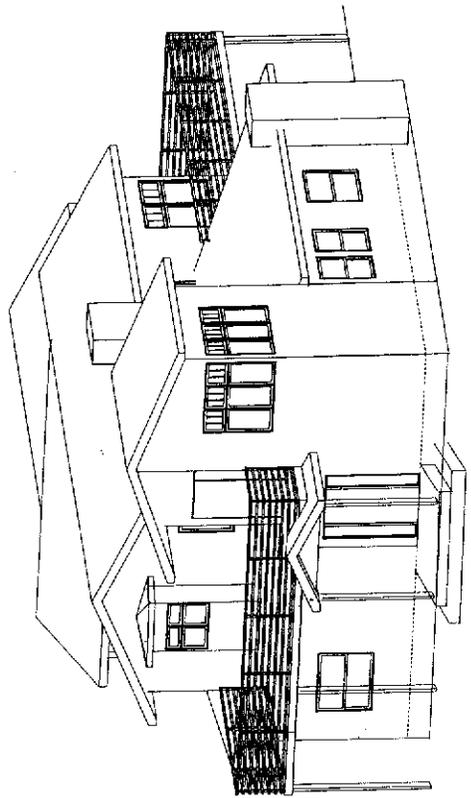
ISOMETRIC VIEWS



RICHARD L. EMIGH
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LEFT ISOMETRIC VIEW
FROM 1/4" = 1'-0"



RIGHT ISOMETRIC VIEW
FROM 1/4" = 1'-0"

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-1-4-PP (Single Family Residential - 4,000 minimum site area; Pleasure Point overlay), a designation which allows residential uses. The proposed residential addition is a principal permitted use within the zone district, and the zoning is consistent with the site's (R-M) Urban Medium Residential General Plan designation.

The project conforms with the Pleasure Point Plan, in that the second story addition conforms to the 10-foot side yard setback, the proposed design incorporates a front porch element, the garage does not protrude beyond the profile of the residence, and the area devoted to parking has been minimized to the greatest extent practicable.

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 because no such easements or restrictions are known to encumber the project site.

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site and the development site is not on a prominent ridge, beach, or bluff top. The colors and materials of the residential addition will match those of the existing dwelling, reducing the visual impact of the additional square footage.

The project has been reviewed by the Urban Designer and found to be in compliance with the County Design Review Ordinance.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the residential addition 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.

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

This finding can be made, in that the residential addition is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4-PP (Single Family Residential - 4,000 minimum site area; Pleasure Point overlay) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

The resulting dwelling will conform to all site standards of the R-1-4 zone district and Pleasure Point Plan.

Conditions of Approval

Exhibit A: Project Plans (7 Sheets) prepared by Richard L. Emigh, dated 5-31-07.

- I. This permit authorizes the construction of a 1,445 square foot first and second story residential addition to an existing two-story single-family dwelling. 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 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. Obtain a Grading Permit from the Santa Cruz County Building Official, if required.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - F. 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:

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1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval
 2. Grading, drainage, and erosion control plans.
 3. The building plans must include detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet. If the height of the proposed construction is within 2 feet of the maximum allowed height, a roof plan with surveyed contour mapping may be required.
 4. Details showing compliance with fire department requirements.
- 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 Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- F. Pay the current fees for Parks and Child Care mitigation for 2 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- G. Pay the current fees for Roadside and Transportation improvements for 2 bedroom(s). Currently, these fees are, respectively, \$985 and \$985 per bedroom.
- H. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- I. 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.

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- J. Complete and record a Declaration of Restriction to maintain a Non-Habitable Accessory Workshop. **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. 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. To minimize impacts on surrounding properties to insignificant levels during construction, the following measures shall be enforced during all construction work:
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays, excluding holidays. Construction vehicles shall not arrive on site earlier than 7:30 am and shall not remain onsite later than 5:30 pm.
 - 2. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site.
 - B. 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.

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.

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Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney
Deputy Zoning Administrator

Robin Bolster-Grant
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: 101041

Assessor Parcel Number: 032-211-25

Project Location: 220 34th Avenue, Santa Cruz

Project Description: Proposal to construct a 1,445 square foot one and two story addition to an existing two-story single-family dwelling.

Person or Agency Proposing Project: Richard Emigh

Contact Phone Number: (831) 479-1452

- 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:

Addition to existing structure of less than 2,500 square feet

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

Robin Bolster-Grant, Project Planner

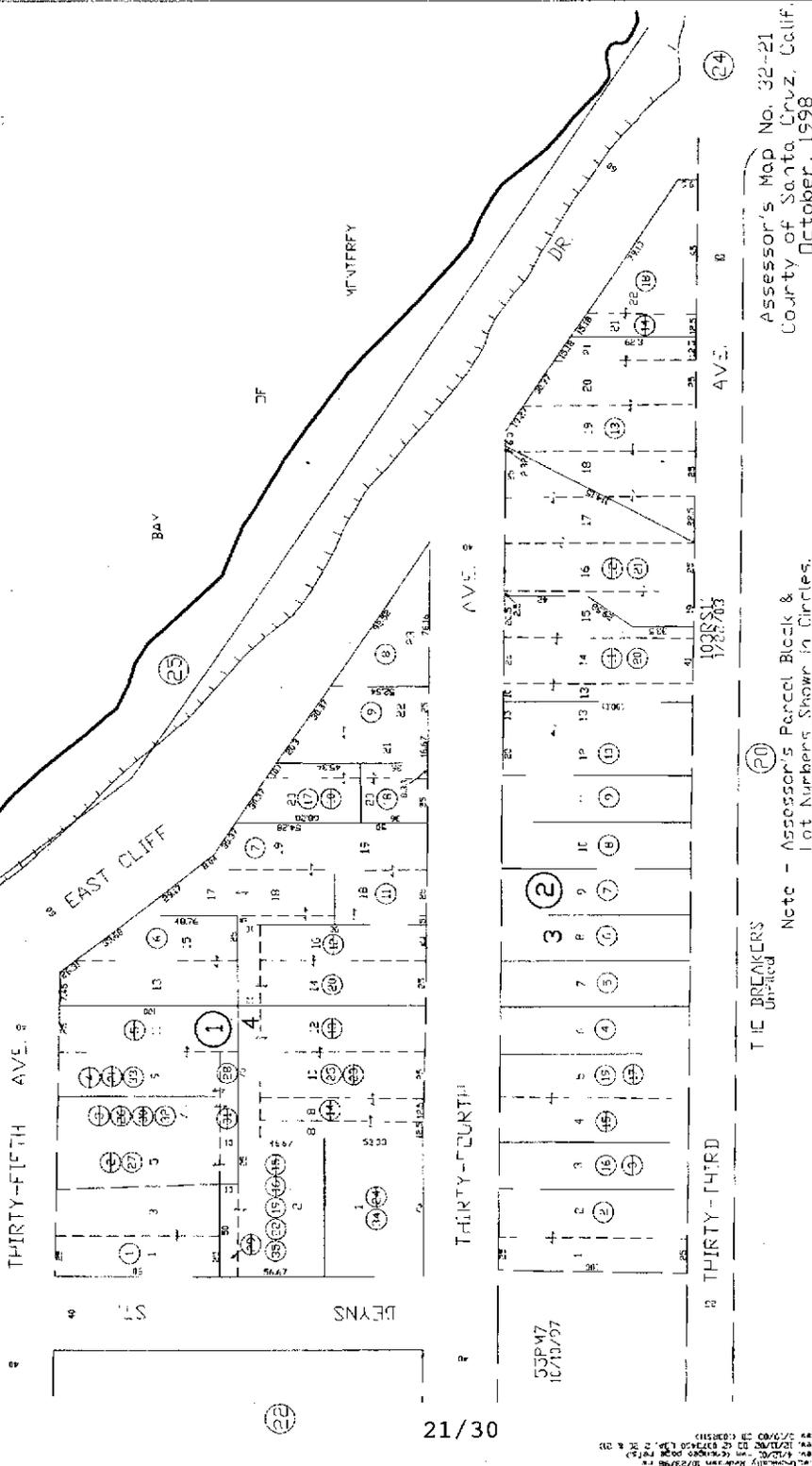
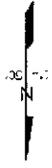
Date: _____

32-21

Map Area Code
82-040

FOR TAX PURPOSES ONLY
POR RANCHO ARROYO DEL ROJEDO
S.F. 1/4 SEC. 21, T.11S., R.1W., M.D.B. & M

FOR TAX PURPOSES ONLY
THE ASSESSOR MAKES NO WARRANTY AS TO THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN.
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21/30

53PM7
10/10/97

Assessor's Map No. 32-21
County of Santa Cruz, Calif.
October, 1998

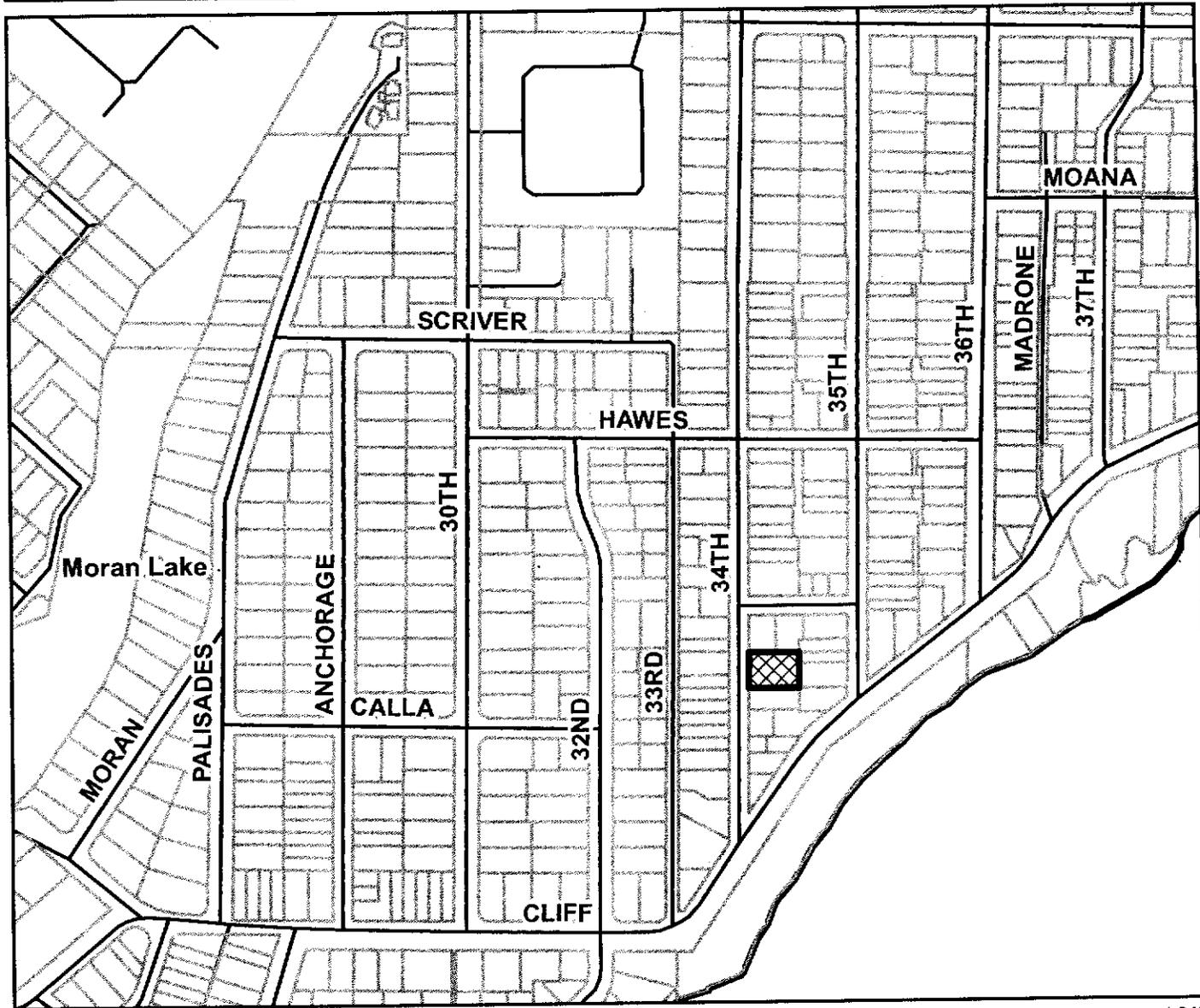
20
Note - Assessor's Parcel Block &
Lot Numbers Shown in Circles.

TIC BREAKERS
UNIFIED

EXHIBIT E

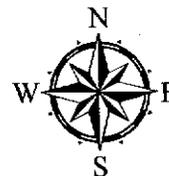


LOCATION Map



LEGEND

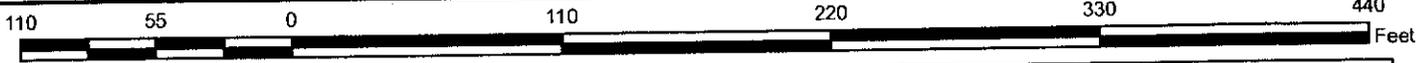
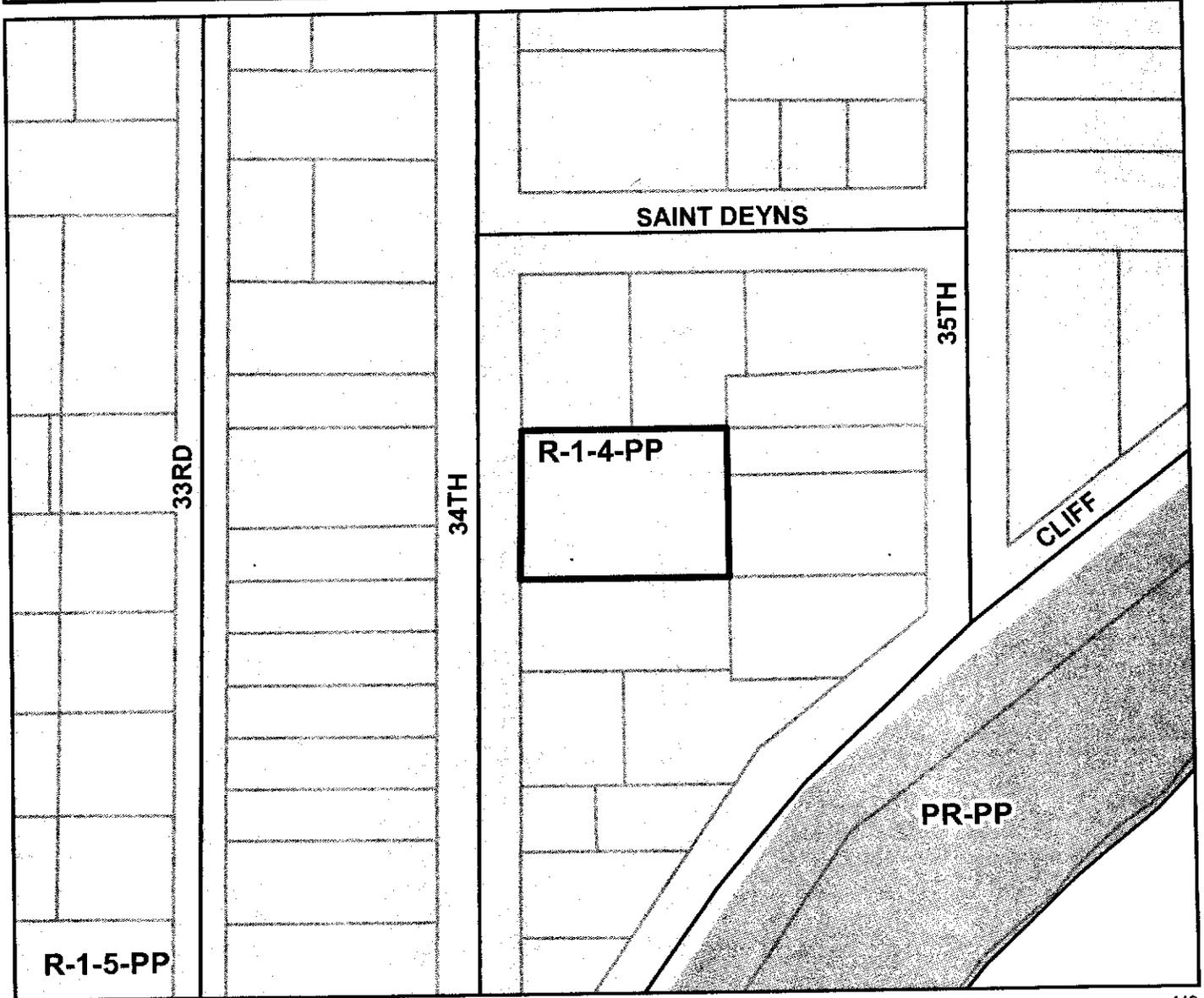
-  APN: 032-211-25
-  Assessors Parcels
-  Streets
-  County Boundary
-  Lakes



Map Created by
County of Santa Cruz
Planning Department
August 2010



Zoning Map



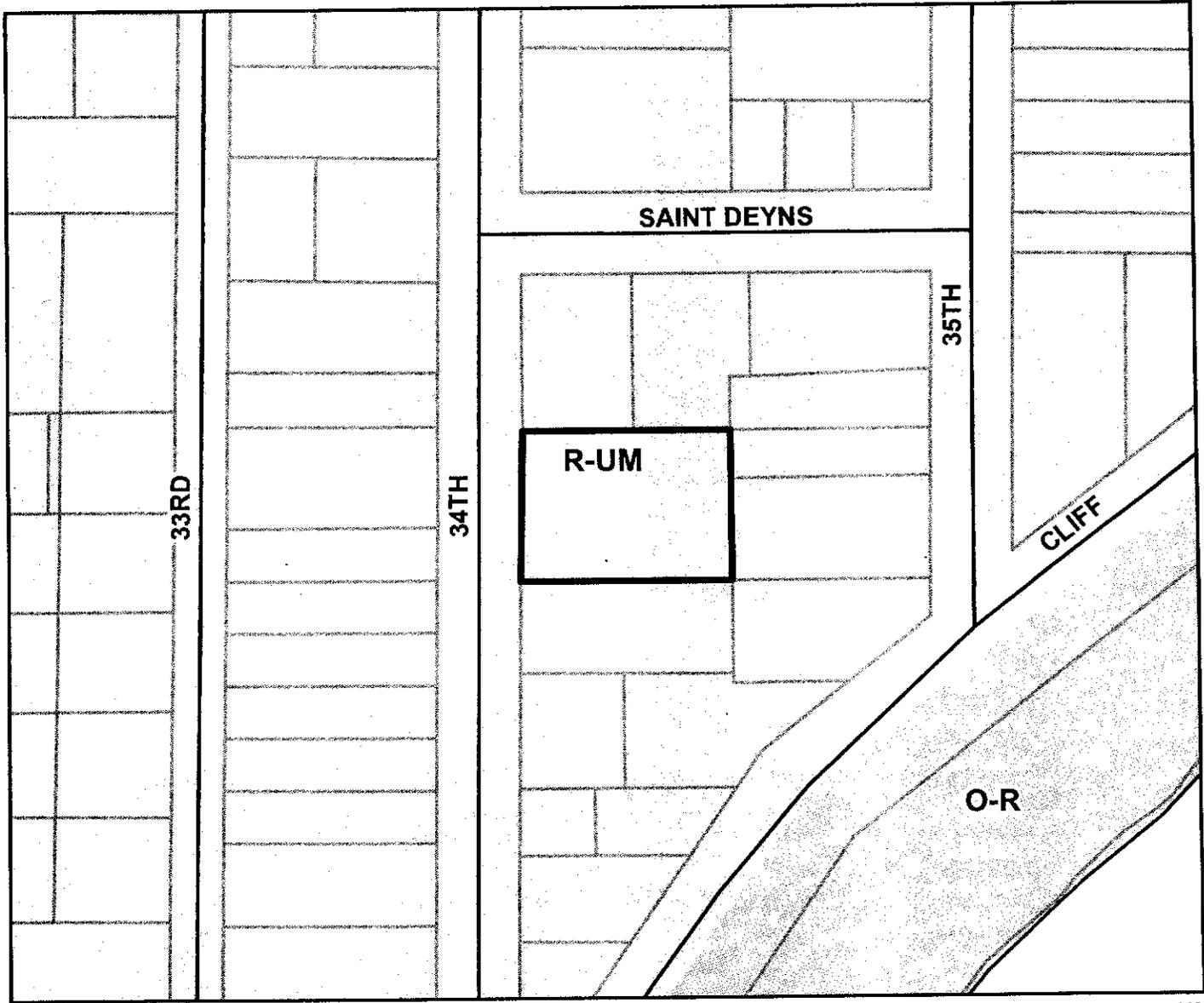
LEGEND

- APN: 032-211-25
- Assessors Parcels
- Streets
- County Boundary
- RESIDENTIAL-SINGLE FAMILY
- PARK

Map Created by
County of Santa Cruz
Planning Department
August 2010

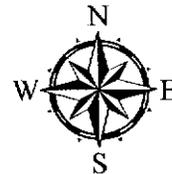


General Plan Designation Map



LEGEND

-  APN: 032-211-25
-  Assessors Parcels
-  Streets
-  County Boundary
-  Residential - Urban Medium Density
-  Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
August 2010



Coastal Commission Review

Routing No: 1 | Review Date: 08/05/2010

ROBIN BOLSTER (RBOLSTER) :

Drainage Review

Routing No: 1 | Review Date: 08/05/2010

GERARDO VARGAS (GVARGAS) :

Application No.: 101041

G_V

8/26/10

Completeness comments

1. Indicate on the plans the manner in which building downspouts will be discharged. Proposing downspouts as discharged directly to the storm drain system is generally inconsistent with efforts to hold runoff to pre-development rates.

Note: - Projects are required to maintain predevelopment rates where feasible. Mitigating measures should be used on-site to limit increases in post-development runoff leaving the site. Best Management Practices should be employed within the development to meet this goal as much as possible. Such measures include pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc.

Miscellaneous comments

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$1.06 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$200.00 additional review fee shall be applied to all re-submittals starting with the third routing.

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

Routing No: 2 | Review Date: 10/01/2010

GERARDO VARGAS (GVARGAS) :



Drainage Review

Routing No: 2 | Review Date: 10/01/2010

GERARDO VARGAS (GVARGAS) :

Application No.: 101041 2nd Review G_V 10/21/10

Completeness Comments:

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

Miscellaneous Comments:

Please refer to previous miscellaneous comments dated 8/26/2010.

Environmental Planning

Routing No: 1 | Review Date: 08/05/2010

CAROLYN BANTI (CBANTI) :

Completeness

The soils report was accepted under building permit application 71021M.

Compliance

None

Conditions

1. Please submit an addendum to the soils report at the time of building permit application. The addendum must clearly state that all existing foundations accepting additional loads due to the proposed development have been inspected and analyzed for conformance with the recommendations of the soils report.
2. Please submit a geotechnical plan review letter with the building permit application that states the project plans are in conformance with the recommendations of the soils report.
3. Please submit an erosion control plan with the building permit application showing how sediment will be kept onsite during and after construction.

Fire Review

Routing No: 1 | Review Date: 08/05/2010

ROBIN BOLSTER (RBOLSTER) :

See attached comment sheet for requirements needed at Building Permit stage

Project Review

Routing No: 1 | Review Date: 08/05/2010

ROBIN BOLSTER (RBOLSTER) :

The project is currently Incomplete.

- 1) Building application 71021M has not yet been approved; therefore the existing condition of the house on the property is not accurately reflected on the plans. A Building Permit must



Project Review

Routing No: 1 | Review Date: 08/05/2010

ROBIN BOLSTER (RBOLSTER) :

be issued before the current application can move forward.

2) Please revise plans to include the required setbacks to all property lines. As front yard parcel averaging is being used, inclusion of the 10-foot minimum setback would be appropriate.

Routing No: 2 | Review Date: 10/01/2010

ROBIN BOLSTER (RBOLSTER) :

Redevelopment Agency Review

Routing No: 1 | Review Date: 08/05/2010

SHEILA MCDANIEL (SMCDANIEL) :

Please ensure that the plans comply with the Pleasure Point Community Plan. Thank you for routing the plans.

Road Engineering Review

Routing No: 1 | Review Date: 08/05/2010

ANWARBEG MIRZA (AMIRZA) :

1. A six-foot right of way dedication is required for Public Utility Easement. Please contact the Department of Public Works to obtain an offer of dedication form.

2. We do not recommend fences/gates/retaining wall and/or landscaping in the right-of-way.

3. The driveway must meet County of Santa Cruz standards in the Design Criteria. Please refer the correct figure and show in plan view. (See figure DW-1 to DW-7). Please refer to the SC Design Criteria for references. Click for the link below:

<http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.pdf>

4. Comply with encroachment requirements.

Routing No: 2 | Review Date: 10/01/2010

ANWARBEG MIRZA (AMIRZA) :

Complete Discretionary Application.



County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 101041

APN 032-211-25

Road Engineering Review

Routing No: 2 | Review Date: 10/01/2010

ANWARBEG MIRZA (AMIRZA) :

Misc. Comments for Building Application:
Show Fig DW-5 in plan view including all details.

Urban Designer Review

Routing No: 1 | Review Date: 08/05/2010

LAWRENCE KASPAROWITZ (LKASPAROWITZ) :



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

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

Date: August 13, 2010
To: David and Suzanne Schmidt
Applicant: **Richard Emigh**
From: Tom Wiley
Subject: **101041**
Address: **220 34th Ave.**
APN: 032-211-25
OCC: 3221125
Permit: 20100207

We have reviewed plans for the above subject project.

The following NOTES must be added to notes on velums by the designer/architect in order to satisfy District requirements when submitting for **Application for Building Permit**:

Please ensure designer/architect reflects equivalent notes and requirements on velums as appropriate when submitting for **Application for Building Permit**.

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2007) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and SPRINKLERED as determined by the building official and outlined in the 2007 California Building Code (e.g., R-3, Type V-B, Sprinklered).

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 600 feet of any portion of the building.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to construction (CFC 508.5).

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

NOTE on the plans that the designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

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

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

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

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

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

Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

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

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
322125-081310