



## Staff Report to the Zoning Administrator

Application Number: **101039**

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**Applicant:** Dennis Anderson  
**Owner:** Robert Simpson, et al.  
**APN:** 028-304-05

**Agenda Date:** May 6, 2011  
**Agenda Item #:** **2**  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to demolish an existing 1,100 square foot two-story single-family dwelling and 200 square foot detached garage and to construct a 1,900 square foot two story replacement dwelling and attached garage.

**Location:** Project located on the southeast side of Chesterfield Drive about 175 feet southeast of the intersection with E. cliff Drive (2874 Chesterfield Dr.)

**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 101039, based on the attached findings and conditions.

### Exhibits

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

### Parcel Information

Parcel Size:	3,940 square feet (net)
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Single-family residential
Project Access:	Chesterfield Drive and South Palisades Ave (alley)
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Residential Density)

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minimum lot size, Pleasure Point combining district)  
Coastal Zone:   X   Inside      Outside  
Appealable to Calif. Coastal Comm.   X   Yes      No

### Environmental Information

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

### Services Information

Urban/Rural Services Line:   X   Inside      Outside  
Water Supply: Public  
Sewage Disposal: Public  
Fire District: Central Fire Protection District  
Drainage District: Zone 5

### History

The property is currently developed with a single family residence and detached garage/carport that date to the early 1920s according to Assessor's records. The existing structures total approximately 1,315 square feet in area.

### Project Setting

The project site is located in the Pleasure Point area of Live Oak. The lot is approximately 4,440 square feet in gross site area and, deducting the 10-foot easement at the rear alley, results in a net site area of approximately 3,950 square feet. The existing structures are non-conforming with respect to site yard setbacks and distance to the alley at the rear of the parcel. The parcel is essentially flat and is a double-frontage lot, situated between Chesterfield Drive, a private road to the northwest, and South Palisades, an alley located to the southeast. Existing and proposed access utilizes both roadways, with the attached garage located off of the alley.

The applicant proposes to demolish the existing house and to construct a two-story replacement dwelling and attached garage. The replacement house will conform to all required setbacks for the zone district. No grading is proposed for this project and no trees will be removed.

Residences in the vicinity of the subject parcel are predominately two-story construction of similar size and configuration to the proposed replacement dwelling. Specifically, the residences

immediately northeast and east of the project site consist of two stories and are approximately 1,950 and 1,770 square feet in area respectively.

### **Zoning & General Plan Consistency**

The 4,440 square foot parcel is located in the R-1-5-PP zone district (single-family residential, 5,000 square foot minimum lot size, Pleasure Point combining district), a designation which allows residential uses. The proposed single-family replacement dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's (R-UM) Urban Medium Residential Density General Plan designation. The existing dwelling is nonconforming with respect to the side yard setbacks, while the replacement house will conform to all site standards for the R-1-5 zone district.

The roof pitch varies slightly from the required 45 degree angle at the second floor specified in the Pleasure Point Plan. However, Section 13.10.447(a)(3) of the County Code allows Level 5 Exceptions to the requirements of the Pleasure Point Plan when the Exception will result in a superior residential design that is consistent with the Pleasure Point Community Design Purposes. In this case, the majority of the second floor conforms to the 45 degree roof pitch requirement, except for a small corner at the eastern edge of the roof. Altering this portion to conform would result in a roof line that would be awkward in appearance. The County Urban Designer has reviewed the plans for the subject replacement house and recommends approval of the Exception to the Pleasure Point Plan, and finds the proposed design otherwise consistent with the purpose of the Pleasure Point Community Design.

### **Local Coastal Program Consistency**

The proposed single-family replacement dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain primarily two-story single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent within the existing range of styles. The proposed replacement dwelling will cure the existing structural encroachment into the required side yard setbacks, resulting in a structure that is less impactful on surrounding properties than the existing dwelling. The shed roof design, as well as the proposed colors and materials, are in harmony with surrounding architectural styles. 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 and the Pleasure Point Plan**

The proposed single-family replacement dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as muted earth tones, compatible roof line and reduced structural height to reduce the visual impact of the proposed development on surrounding land uses. The existing dwelling is dated in appearance and function and the replacement house represents a significant design improvement that will benefit the neighborhood.

As discussed previously, the project is subject to the provisions of the Pleasure Point Plan and generally conforms to the provisions of the Plan, with the exception of a portion of the northeastern roofline, which exceeds the required 45 degree pitch at the second floor. Given the height of the adjacent dwelling (25 feet) and the architectural design of the subject house, the County Urban Designer recommends approval of the proposed design, as consistent with Section 13.10.447(a)(3) of the County Code, which allows for Exceptions to the provisions of the Pleasure Point Plan. The resulting design is architecturally superior to that which would result from the imposition of the lower roof pitch, in that the slightly asymmetrical roof is consistent with the surrounding rooflines and provides more visual interest than a symmetrical roofline in the context of the surrounding development.

### **Environmental Review**

The proposed residential addition is categorically exempt from review under the Environmental Quality Act (CEQA) consistent with CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

### **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 **101039**, 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)**

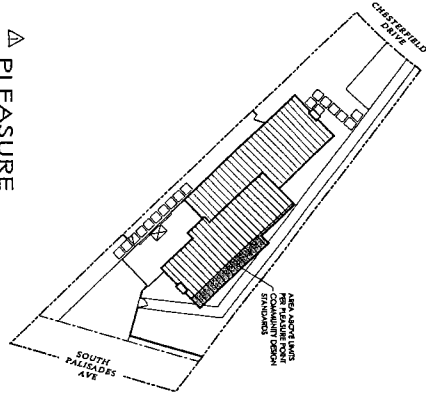
Report Prepared By: Robin Bolster-Grant  
Santa Cruz County Planning Department  
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Santa Cruz CA 95060  
Phone Number: (831) 454-5357  
E-mail: [robin.bolster@co.santa-cruz.ca.us](mailto:robin.bolster@co.santa-cruz.ca.us)



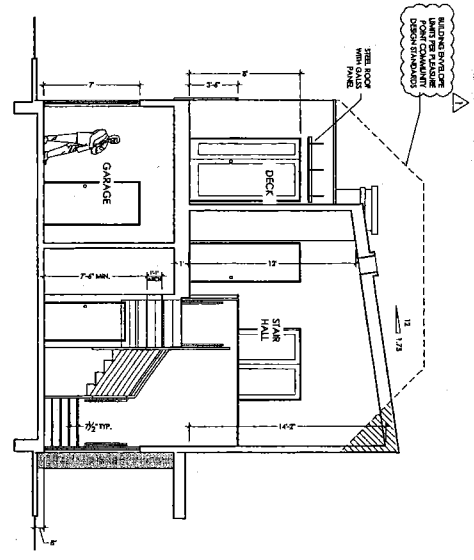




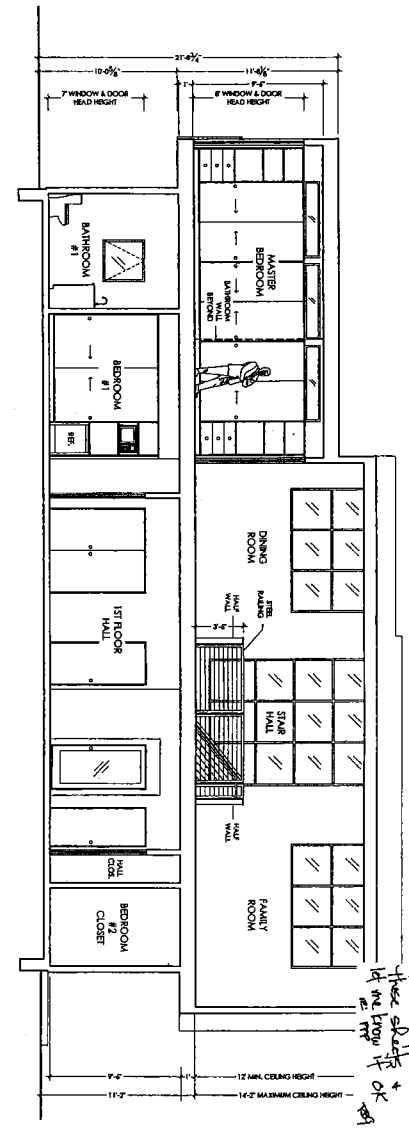
△ PLEASURE  
POINT LIMITS  
SCALE 1/4" = 1'-0"



SECTION 4  
SCALE 3/4" = 1'-0"



SECTION 3  
SCALE 3/4" = 1'-0"



For your convenience  
w/ Dennis Anderson  
would you please  
take a peek at  
these sheets +  
let me know if OK  
A1

BOB SIMPSON  
NEW SINGLE FAMILY RESIDENCE  
2874 CHESTERFIELD DRIVE  
SANTA CRUZ, CA 95062  
APN: 028-304-05

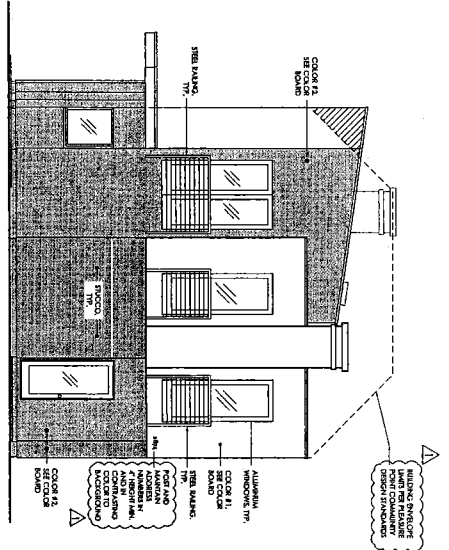


ANDERSON  
MCKELVEY  
354 SOUTH AVENUE  
SANTA CRUZ, CA 95062  
TEL: 831-427-2864  
FAX: 831-427-2784

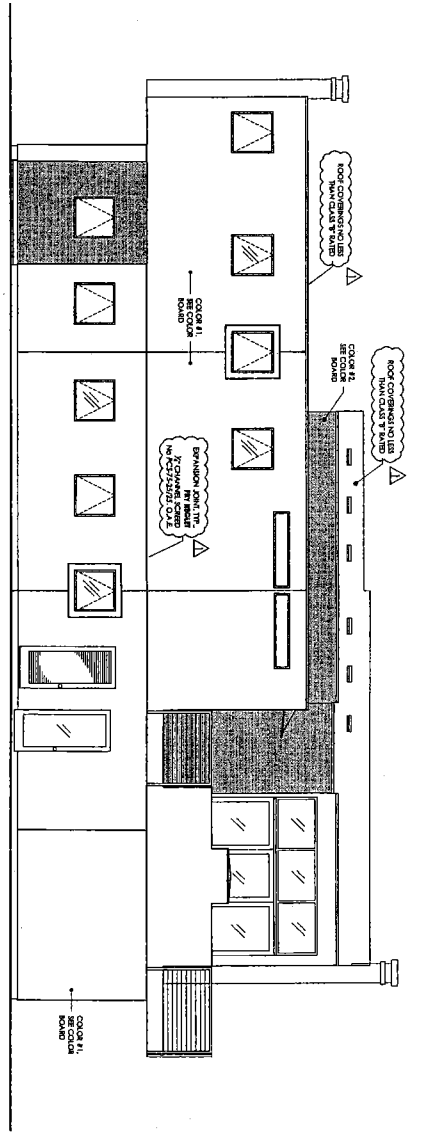


SECTIONS 3&4  
&  
PLEASURE POINT  
LIMITS  
DRAWN AS NOTED  
SCALE 1/4" = 1'-0"  
DATE 13 JULY 2010  
REVISIONS  
17 JAN. 2011  
9 MARCH 2011

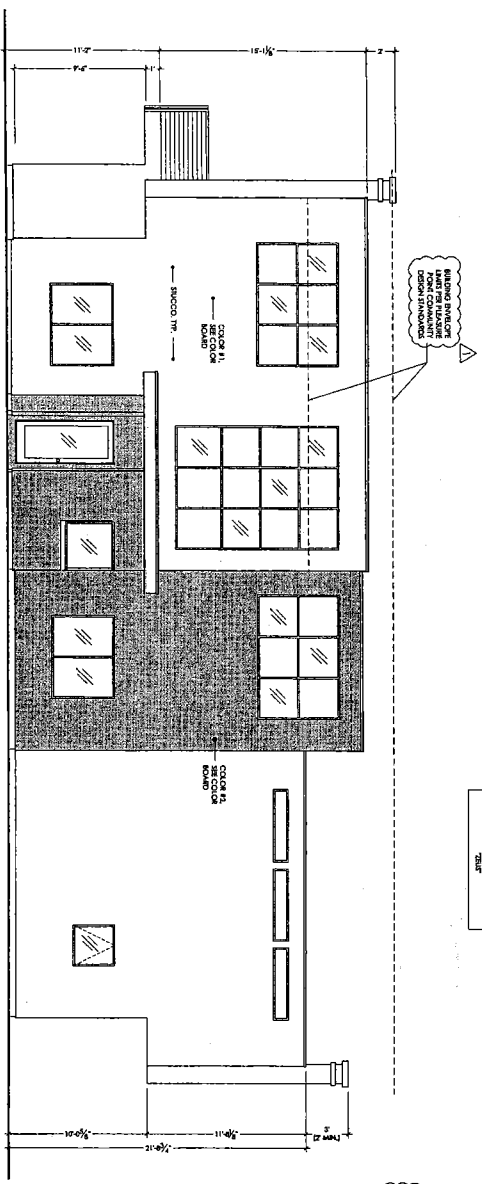
A3.2



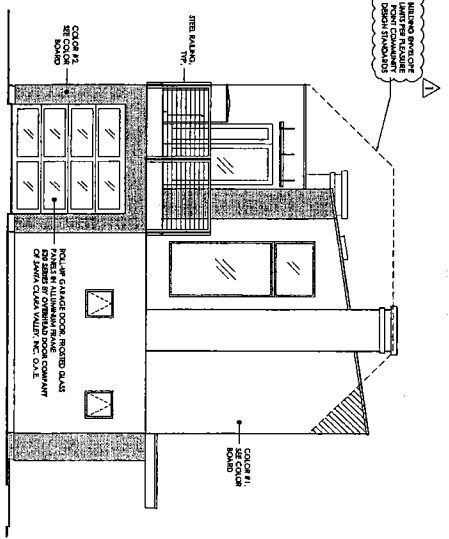
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

COLOR #1: SHERWIN WILLIAMS  
"CALICO PAINT"  
COLOR #2: SHERWIN WILLIAMS  
"SPRINKLE"  
COLOR #3: SHERWIN WILLIAMS  
"SPRINKLE"

BOB SIMPSON  
NEW SINGLE FAMILY RESIDENCE  
2874 CHESTERFIELD DRIVE  
SANTA CRUZ, CA 95062  
APR-028-004-05

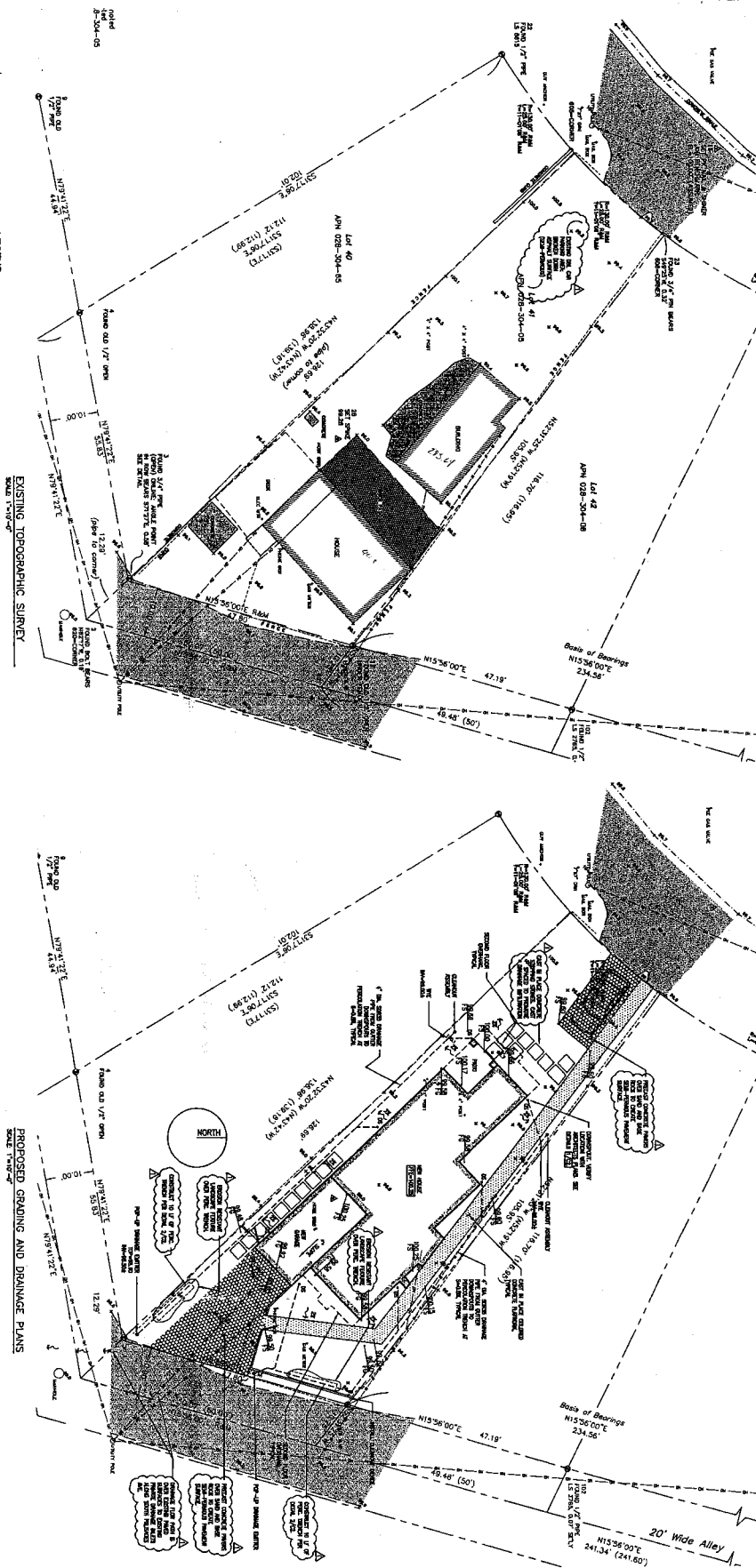


ANDERSON  
MCKELVEY  
ARCHITECTS  
SANTA CRUZ, CA 95062  
TEL: 831.425.3724  
FAX: 831.425.3724

EXTERIOR  
ELEVATIONS  
DRAWN: RICHARD  
SCALE: 1/2" = 1'-0"  
DATE: 13 JULY 2010  
REVISIONS:  
17 JUN 2011  
9 MARCH 2011

A4

EXHIBIT A



Scale 1"=10'





## **Coastal Development Permit Findings**

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

This finding can be made, in that the property is zoned R-1-5-PP (Single-family residential, 5,000 square foot minimum lot size, Pleasure Point combining district), a designation which allows residential uses. The proposed single-family replacement dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's (R-UM) Urban Medium Residential Density General Plan designation.

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

A vehicular easement for the rear alley (South Palisades Avenue) is located at the southeastern portion of the site. The proposed replacement dwelling and attached garage conform to all setbacks associated with the alley; therefore this finding can be made.

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

This finding can be made, in that the proposed 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 located on a prominent ridge, beach, or bluff top.

The existing dwelling is dated in both appearance and function and the replacement house represents a significant design improvement while eliminating the existing setback encroachments.

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

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the single-family replacement dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-5-PP zone district of the area (single-family residential, 5,000 square foot minimum lot size, Pleasure Point combining district), as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain primarily two-story single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent within the existing range of styles.

## **Residential 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 California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single-family replacement dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the replacement dwelling eliminates the existing nonconformity at the side yards and meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

The proposed exception to the Pleasure Point Community Design standards allows the pitch of a portion of the second story roof to exceed forty five (45) degrees above twenty two feet in height. Extending the roof vertically without “hipping” it back from the eastern side yard, provides an architecturally superior design that mimics the asymmetrical roofline of the two adjacent dwellings. The height of the adjacent dwelling to the east, which would be most affected by the exception, exceeds the height of the proposed replacement house and would therefore not be significantly impacted by the 4.5 foot segment of roof that exceeds 45 degrees. The total height of the proposed wall is less than 27 feet; therefore the design of the wall is not expected to negatively impact the adjacent property.

- 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 replacement 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 R-1-5-PP (Single-family residential, 5,000 square foot minimum lot size, Pleasure Point combining district) zone district, with the exception of the southeastern wall. Section 13.10.446(a)(1)(C) of the Pleasure Point Plan requires a roof slope of not more than 45 degrees between the 22-foot outer portion of the roof and the 28-foot peak roof height. Section 13.10.447(a)(3) of the Pleasure Point Plan allows a Level 5 Exception to these requirements when the granting of such an Exception will result in a superior residential design that is consistent with the Pleasure Point community Design. The County Urban Designer has reviewed the proposed design and recommends approval of the Exception based on the asymmetrical design, which is compatible with the surrounding properties without representing a negative impact on the adjacent dwelling.

The primary use of the property will be one single-family replacement dwelling. The existing dwelling is non-conforming with respect to the side yard setbacks and the replacement dwelling eliminates this encroachment, complying with all site standards except the roof pitch as discussed

above.

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

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

The proposed single-family replacement dwelling 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 extension of the second-story roofline. The single-family replacement dwelling will not adversely shade adjacent properties as the adjacent dwelling to the east is also of two-story design and exceeds the proposed replacement house in height. The proposed dwelling will cure the existing side yard encroachment and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed single-family replacement dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family replacement dwelling will comply with the site standards for the R-1-5-PP zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

**4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.**

This finding can be made, in that the proposed single-family replacement dwelling is to be constructed on a lot developed with an existing single-family dwelling. The expected level of traffic generated by the proposed project is not anticipated to exceed the existing levels.

**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 replacement dwelling is consistent with the land use intensity and density of the neighborhood. The roof design varies from the provisions of the Pleasure Point Plan; however the resulting architectural design provides visual interest and is compatible with surrounding house designs in its use of an asymmetrical shed roof.

**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 replacement 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. The size, scale, and location of the proposed development is consistent with the surrounding properties in the neighborhood. The County Urban Designer has reviewed the proposed development with respect to the Design Standards and Guidelines and the Pleasure Point Plan, and recommends approval of the current design.

## Conditions of Approval

Exhibit A: Project Plans (6 Sheets) prepared by Anderson McKelvey Architects, dated 7/13/10; revised 1/17/11 and 3/9/11, Civil Drawings (2 Sheets) prepared by Andrew C. Radovan, C.E., dated 7/16/10

- I. This permit authorizes the demolition of an existing two-story single-family dwelling and the construction of an approximately 1,900 square foot two-story replacement dwelling and attached garage. 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.
    1. Demolition must comply with all requirements of the Monterey Bay Unified Air Pollution Control District.
  - 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. 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. Drainage and Erosion Control Plans.

3. 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. Provide required off-street parking for three (3) cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - G. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. 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.
- 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. Construction activities at the site are limited to the hours of 8 am to 6 pm weekdays (excluding holidays) unless approved in advance by the Planning Department.
- B. Construction vehicles are prohibited from blocking any roads, driveways, or pedestrian easements.
- C. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site.
- D. 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

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Owner: Robert Simpson, et.al.

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.

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

**Please note: This permit expires 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

\_\_\_\_\_  
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: 101039

Assessor Parcel Number: 028-304-05

Project Location: 2874 Chesterfield Drive

**Project Description: Proposal to demolish an existing 1,110 square foot two story dwelling and to construct a 1,900 square foot two-story replacement dwelling and attached garage.**

**Person or Agency Proposing Project: Dennis Anderson**

**Contact Phone Number: (831) 457-8348**

- 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: 15303 - New Construction or Conversion of Small Structures (Class 3)

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

Construction of one replacement single-family home in an urbanized residential zone district, on a lot currently developed with a single-family dwelling.

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

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

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

**FOR TAX PURPOSES ONLY**  
 THE ASSessor MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ANY LIABILITY FOR OTHER USES, NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

**RANCHO ARROYO DEL RODEO**  
 POR. S.W. 1/4 SEC. 21, T.11S., R.1W., M.D.B. & M.

**Tax Area Code**  
 82-040

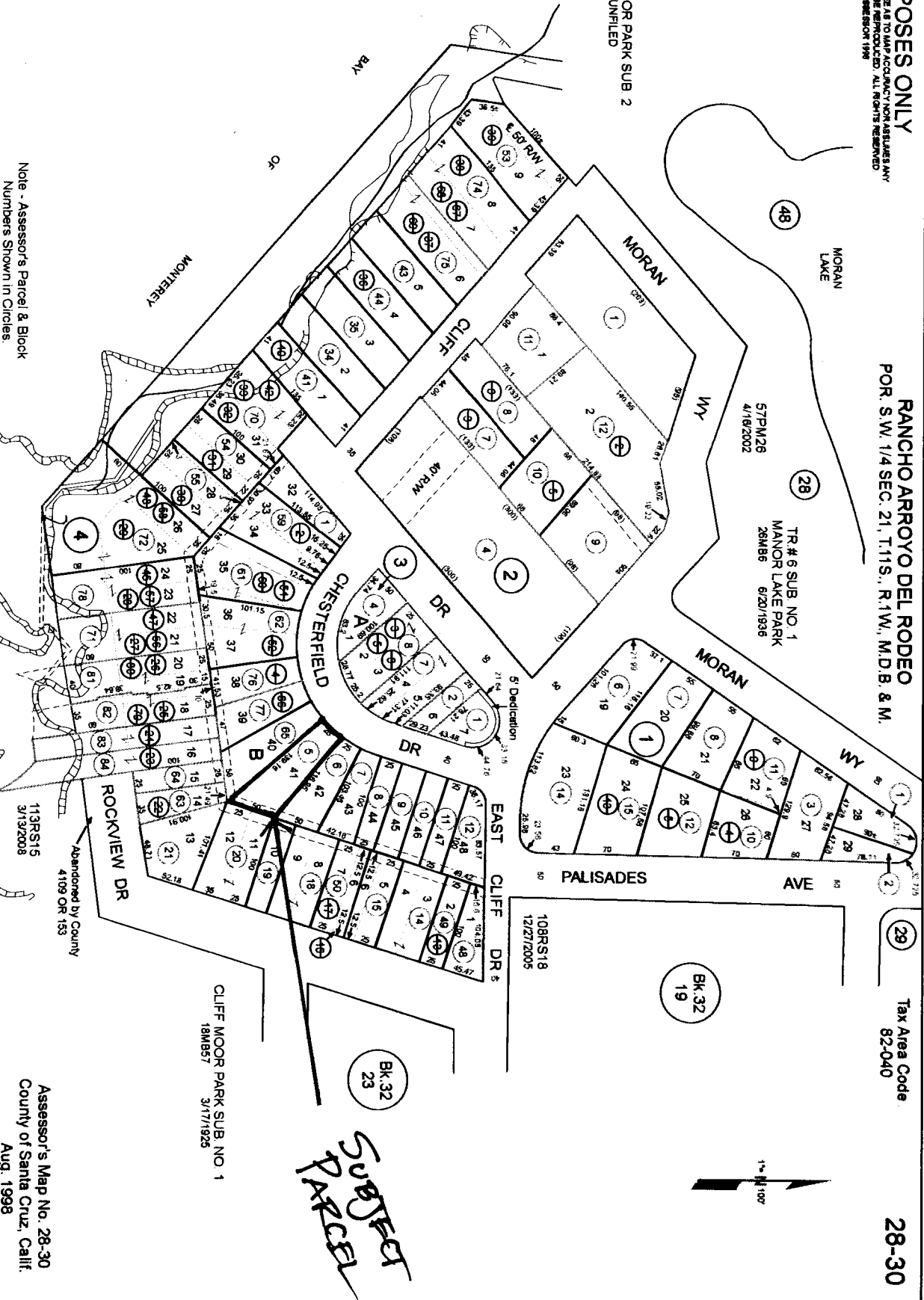
**28-30**

Electronically Redrawn 6/21/98 rw  
 Rev. 6/14/98 CB (Cor to 4-23, 24 & 64)  
 Rev. 6/27/00 GG (Comb. Form 4-72)  
 Rev. 6/27/01 GG (LBA 2001-0050166, 69, 70 & 71, 3-04, 05, 06, 07)  
 Rev. 4/22/02 CB (57PM26, 2-11 & 12)  
 Rev. 5/18/02 GG (LBA 2001-0074255, 4-74 & 75)  
 Rev. 2/24/03 DD (2-0091450, combo 3-8)  
 Rev. 11/30/05 mmm (Comb. form, 4-78)  
 Rev. 5/21/07 Id (106RS18)  
 Rev. 1/29/08 CB (7-0030923, Comb. 4-79 & 80)  
 Rev. 1/29/08 CB (7-0063697 & 98, 4-81 & 82)  
 Rev. 6/15/10 CB (113RS15)  
 Rev. 6/15/10 CB (4106/156, LBA 1-83 & 84)

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

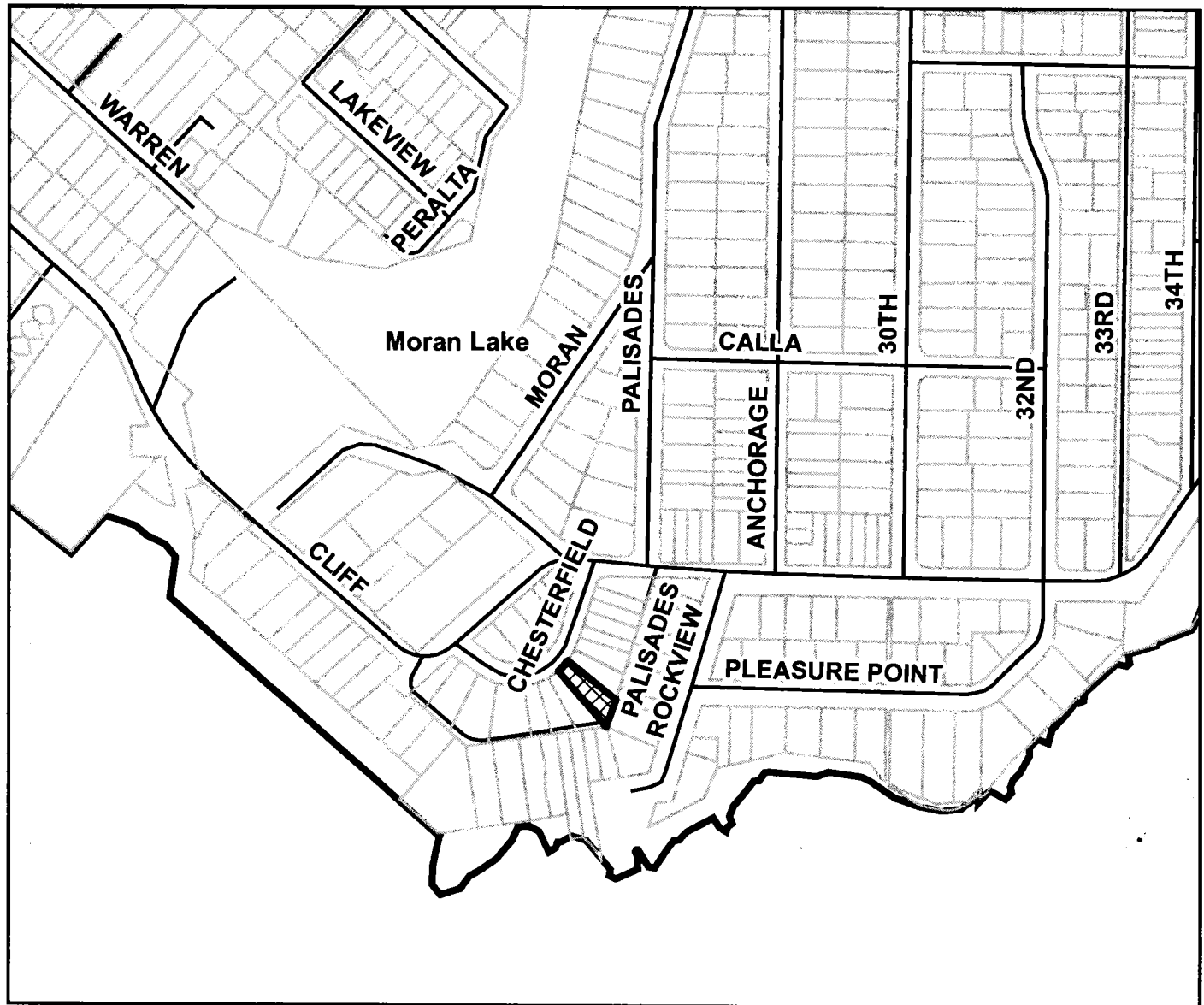
Abandoned by County  
 4109 OR 153  
 113RS15  
 3/13/2008

Assessor's Map No. 28-30  
 County of Santa Cruz, Calif.  
 Aug. 1998



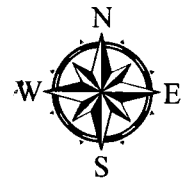


# Location Map



## LEGEND

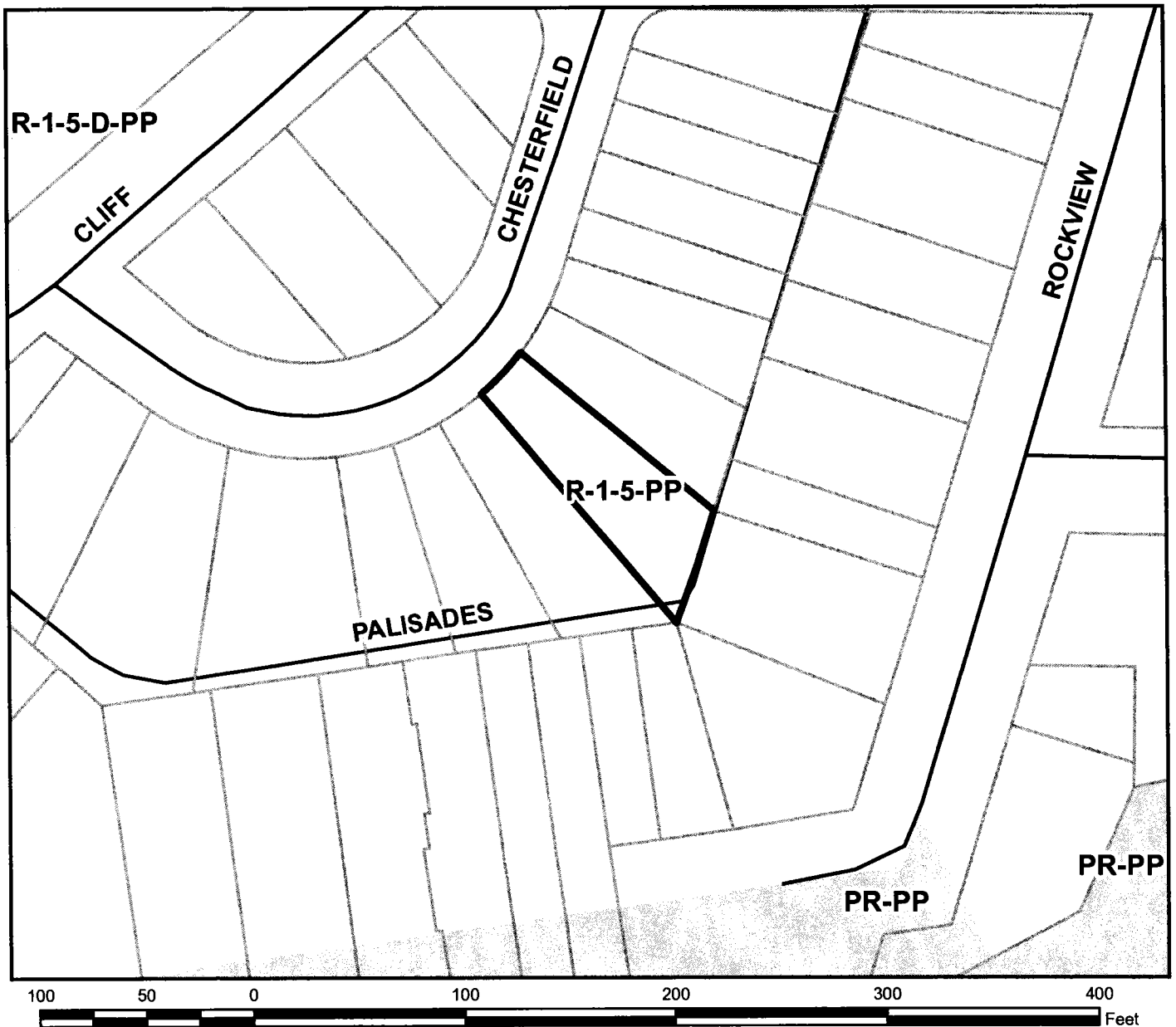
-  APN: 028-304-05
-  Assessors Parcels
-  Streets
-  County Boundary
-  Lakes






Map Created by  
County of Santa Cruz  
Planning Department  
August 2010

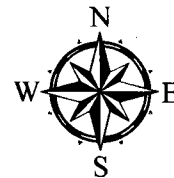


# Zoning Map



## LEGEND

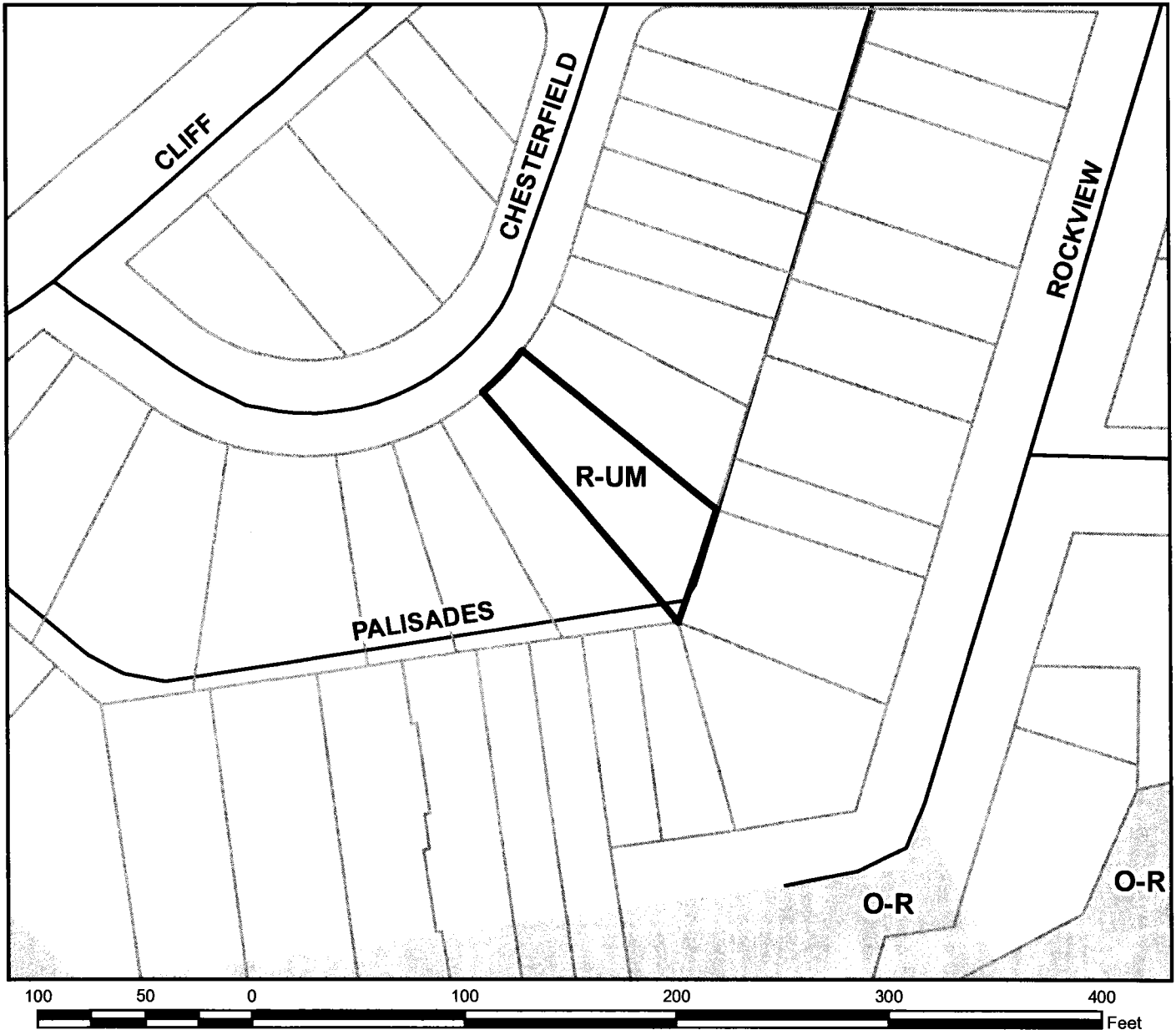
-  APN: 028-304-05
-  Assessors Parcels
-  Streets
- RESIDENTIAL-SINGLE FAMILY
- PARK



Map Created by  
County of Santa Cruz  
Planning Department  
August 2010



# General Plan Designation Map



## LEGEND



APN: 028-304-05



Assessors Parcels

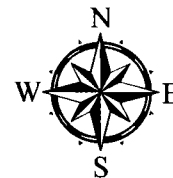


Streets

Residential - Urban Medium Density



Parks and Recreation



Map Created by  
County of Santa Cruz  
Planning Department  
August 2010



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## Coastal Commission Review

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**Routing No: 1 | Review Date: 08/25/2010**

ROBIN BOLSTER (RBOLSTER) : No Response

**Routing No: 2 | Review Date: 01/24/2011**

ROBIN BOLSTER (RBOLSTER) : Not Required

## Drainage Review

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**Routing No: 1 | Review Date: 08/25/2010**

GERARDO VARGAS (GVARGAS) : Incomplete

Application No.: 101039

G\_V

8/25/10

Completeness comments:

The percolation trenches have been designed for a two year storm event. This means that overflow out of the trenches can be expected for larger storm events. Sufficient space should be provided down slope of the trench, such that the overflow is not a hazard beyond the property line. Please consider the adequacy of the downstream overflow path of this structure. Please include the source of data on which the soil percolation rate was based. Is the rate based on the drop of a vertical column of water? Is it adjusted to account for trench sidewalls or just bottom area? Is direct rainfall on the percolation area considered?

Note: The project location is known for having low infiltration rates; due to this is retention feasible on this site?

Specify the ultimate offsite destination of runoff to an existing storm drain system, natural drainage courseway or other safe point of release. Include erosion control measures where necessary. Demonstrate conclusively that added runoff will not adversely impact adjacent or downslope properties or existing drainage facilities.

Projects are required to minimize impervious surfacing. This project is proposing an extensive paving. The requirement to minimize impervious surfacing can be achieved by the use of porous pavement, pavers, or baserock etc.. where feasible.



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## Drainage Review

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**Routing No: 1 | Review Date: 08/25/2010**

GERARDO VARGAS (GVARGAS) : Incomplete

### 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.

You may be eligible for fee credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures to establish eligibility. Documentations such as assessor's records, surveys records, or other official records that will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted.

Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans: In order to clear the Hold, one of these options has to be exercised:

1. The civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient.
2. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.
3. The civil engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built



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## Drainage Review

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**Routing No: 1 | Review Date: 08/25/2010**

GERARDO VARGAS (GVARGAS) : Incomplete

drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license and phone #. The civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold if the submittal is satisfactory.

A recorded maintenance agreement will be required for the proposed retention system. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at:  
<http://www.dpw.co.santa-cruz.ca.us/Storm%20Water/FigureSWM25.pdf>

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.

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements.

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: 02/16/2011**

GERARDO VARGAS (GVARGAS) : Complete

Application No.: 101039

G\_V

2/15/11

Completeness Comments:

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



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## Drainage Review

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**Routing No: 2 | Review Date: 02/16/2011**

GERARDO VARGAS (GVARGAS) : Complete

### Miscellaneous

The application was approved on concept; however relocating the retention pits maybe necessary to avoid future downstream impacts. Please revise design so that the overflow has time to percolate before leaving the site.

A recorded maintenance agreement will be required for the proposed retention system. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at:  
<http://www.dpw.co.santa-cruz.ca.us/Storm%20Water/FigureSWM25.pdf>

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$1.07 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.

You may be eligible for fee credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures to establish eligibility. Documentations such as assessor's records, surveys records, or other official records that will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted.

Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans: In order to clear the Hold, one of these options has to be exercised:

1. The civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient.
2. As-built plans stamped by the civil engineer may be submitted



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## Drainage Review

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**Routing No: 2 | Review Date: 02/16/2011**

GERARDO VARGAS (GVARGAS) : Complete

in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.

3. The civil engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license and phone #. The civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold if the submittal is satisfactory.

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.

## Driveway/Encroachment Review

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**Routing No: 1 | Review Date: 08/25/2010**

DEBRA LOCATELLI (DLOCATELLI) : Not Required

Not adjacent to county maintained road.

**Routing No: 2 | Review Date: 01/24/2011**

ROBIN BOLSTER (RBOLSTER) : Not Required



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## Environmental Planning

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**Routing No: 1 | Review Date: 08/19/2010**

ROBERT LOVELAND (RLOVELAND) : Complete

Conditions of Approval:

1. Submit a soils report (2 original signed and stamped) completed by a California licensed geotechnical engineer for review and approval.
2. Obtain a grading permit if required.

**Routing No: 2 | Review Date: 01/24/2011**

ROBIN BOLSTER (RBOLSTER) : Not Required

## Fire Review

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**Routing No: 1 | Review Date: 08/26/2010**

ROBIN BOLSTER (RBOLSTER) : Complete

See attached comments

**Routing No: 2 | Review Date: 01/24/2011**

ROBIN BOLSTER (RBOLSTER) : Not Required

## Project Review

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**Routing No: 1 | Review Date: 08/25/2010**

ROBIN BOLSTER (RBOLSTER) : Incomplete

Completeness:

1. The garage is not set back the required 20 feet from the edge of the alley right-of-way. Please clarify whether the intention is to request a variance to the 20 foot garage setback requirement. If not, please revise the plans to provide the proper 20 foot setback for the garage.
2. The plans show two parking spaces at the Chesterfield frontage. County Code limits the amount of front yard area devoted to parking and drive aisles to 50%. Given the parking configuration at the alley, the additional space at Chesterfield does not appear to be necessary. Please clarify whether the intention is to request a variance to the 50% driveway/parking limitation at the Chesterfield front yard or revise the plans to eliminate one of the parking spaces and associated driveway.

Compliance:

**Routing No: 2 | Review Date: 02/18/2011**

ROBIN BOLSTER (RBOLSTER) : Complete



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## Redevelopment Agency Review

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

SHEILA MCDANIEL (SMCDANIEL) : Complete

Thank you for routing the plans to the Agency for review and comment.

The applicant is proposing to demolish an existing single family dwelling and construct a replacement single family dwelling. The project requires a Coastal Development Permit. The property is sandwiched between Chesterfield Drive and South Palisades Avenue.

The Agency has the following comments.

The agency does not anticipate future roadway improvements along Chesterfield or South Palisades. However, please require the project plans to conform to the design standards of the recently adopted Pleasure Point Community Plan.

RDA appreciates this opportunity to comment. Thank you.

**Routing No: 2 | Review Date: 01/24/2011**

ROBIN BOLSTER (RBOLSTER) : Not Required

## Road Engineering Review

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**Routing No: 1 | Review Date: 09/23/2010**

ANWARBEG MIRZA (AMIRZA) : Complete

-----2ND REVIEW COMMENTS-----09/29/10-----

Disc. Application: COMPLETED

Misc. Comments:

Discretionary application shall be conditioned to read as follows:

Owner shall be responsible for maintaining the landscaping and/or natural vegetation year round to avoid hazards site obstructions.

-----1ST REVIEW COMMENTS-----08/23/10-----

1. Chesterfield Dr and S Palisades Ave intersects E Cliff Drive which is a county maintained Road. Development projects obtaining access to a county road needs to meet county road requirements.

It is therefore required to the building applicant to show on the plans existing conditions of Chesterfield Dr and E Cliff Drive and bring the intersection up to county standards. Proposed development to the intersection must be shown on the resubmittal. Requirements are in the Santa Cruz Design Criteria and is available online at this website:

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



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## Road Engineering Review

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**Routing No: 1 | Review Date: 09/23/2010**

ANWARBEG MIRZA (AMIRZA) : Complete

2. An encroachment permit is required for all work in the County right-of-way.

Please contact DPW Road Engineering staff for questions.

**Routing No: 2 | Review Date: 02/18/2011**

ROBIN BOLSTER (RBOLSTER) : No Response

## Sanitation Review

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**Routing No: 1 | Review Date: 08/25/2010**

ROBIN BOLSTER (RBOLSTER) : No Response

**Routing No: 2 | Review Date: 08/20/2010**

DIANE ROMEO (DROMEO) : Complete

Sanitation District staff has no comment. No public sewer mains are affected by this proposed project. No further routing of this application is necessary.

**Routing No: 3 | Review Date: 01/24/2011**

ROBIN BOLSTER (RBOLSTER) : Not Required

## Urban Designer Review

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**Routing No: 1 | Review Date: 08/25/2010**

LAWRENCE KASPAROWITZ (LKASPAROWITZ) : Complete

- a. because the lot is 25 ft. at front and wedge shaped, the second floor setback does not apply, however the design must conform to the requirements of lots that are less than 30 ft. wide (i.e. 22 ft. plate ht. and "clipped" after that at 45 degrees.
- b. no issue with street façade.
- c. one side has large area of unbroken wall...suggest that the designer look at use of expansion joints, reveals, change of color for bottom and aggregating windows on each level.

**Routing No: 2 | Review Date: 02/18/2011**

ROBIN BOLSTER (RBOLSTER) : Not Required



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

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

**Date:** August 6, 2010  
**To:** Dennis Anderson  
**Applicant:** Jenna Jeantet  
**From:** Tom Wiley  
**Subject:** 101039  
**Address:** 2874 Chesterfield Dr.  
**APN:** 028-303-05  
**OCC:** 2830305  
**Permit:**

We have reviewed plans for the above subject project. THE PLANS HAVE BEEN DENIED.

Please have the DESIGNER add appropriate NOTES and DETAILS showing this information and **RESUBMIT plans, VIA COUNTY, with an annotated copy of this letter.**

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

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. Cut sheets shall include, but not limited to piping, valves, gauges, and sprinkler heads.

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

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](mailto: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.  
2830405-080610