Staff Report to the Zoning Administrator

Application Number: 111080

Applicant: Michael Helm
Owner: Douglas W Davis Trustees
APN: 027-172-12

Agenda Date: October 7, 2011
Agenda Item #: 1
Time: After 10:00 a.m.

Project Description: Proposal to reconstruct an existing nonconforming single-family dwelling, add a second floor, and a non-habitable basement.

Location: Property located on the southeast corner of 8th Avenue and Bonnie Street (152 8th Avenue).

Supervisoral District: First District (District Supervisor: John Leopold)

Permits Required: Requires a Coastal Development Permit; a Variance to reduce the front yard setback to five feet from the required 15 feet to recognize the existing nonconforming structure and proposed second floor deck; a Variance to reduce the street side yard setback to one foot, six inches from the required 10 feet to recognize the existing nonconforming structure; a Variance to reduce the rear yard setback from the required 15 feet to 3 feet for the proposed garage, and to six feet for the proposed second floor addition; a Variance to reduce the garage setback from the required 20 feet to 10 feet; a Variance to reduce the required off-street parking from two spaces to one space; a Variance to increase the allowed floor area ratio from the allowed 50% to 60.7%; and a Variance to increase the lot coverage from the allowed 40% to 55.5%.

Technical Reviews: Soils Report

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 111080, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	1,225 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential and Commercial
Project Access:	8th Avenue and Bonnie Street
Planning Area:	Live Oak
Land Use Designation:	R-UH (Urban High Residential)
Zone District:	R-1-3.5 (Single-family residential, 3,500 square foot minimum parcel size)
Coastal Zone:	X Inside __ Outside
Appealable to Calif. Coastal Comm.	__ Yes X No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Soils report submitted and accepted
Fire Hazard:	Not a mapped constraint
Slopes:	0-2%
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	21 cubic yards, plus 149 cubic yards for basement
Tree Removal:	Three locust trees to be removed, all six-inches in diameter or less (see survey, sheet 1)
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:	City of Santa Cruz
Sewage Disposal:	County of Santa Cruz
Fire District:	Central Fire Protection District
Drainage District:	Zone 5

History

This area was part of the Twin Lake Park subdivision which was recorded in 1914. At the time, 8th Avenue was called "Avenue C" and Bonnie was referred to as "Second Street". According to

County Assessor's records, the existing single-story dwelling was constructed in 1931, a date that precedes the requirement to obtain a building permit, and that preceded the existence of the County Zoning Ordinance.

Project Setting

The subject parcel is located on the southeast corner of the intersection of 8th Avenue and Bonnie Street, in an area which is designated in the General Plan as within the Harbor Area Special Community. A small neighborhood commercial district is located on the northwest corner of 8th Avenue and Bonnie and extends to 7th Avenue, an arterial roadway providing access to the beaches located one long block to the south of the subject parcel. The rest of the neighborhood is residential with a wide range of architectural styles. This is a neighborhood in transition, with many of the original single-story vacation cottages being reconstructed as two-story dwellings used throughout the year. This area is a part of the Live Oak Parking Program which establishes permit parking April through September, from 11 AM to 5 PM Saturdays and Sundays and three holidays (Memorial Day, Independence Day and Labor Day).

The existing dwelling on the subject parcel is significantly nonconforming with respect to the street side yard and front yard setbacks because both are within five feet of the right-of-way. In addition, the dwelling's front porch, which is proposed to be removed, crosses the property line into the 8th Avenue right-of-way. The existing house is also nonconforming with respect to the rear yard setback. A fence associated with the subject parcel extends into the adjacent rights-of-way.

The current proposal is to retain the existing non-conforming walls along 8th Avenue and Bonnie Street, reconstruct the house and garage, and add a second floor bedroom and a non-habitable basement.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 1,225 square feet, located in the R-1-3.5 (Single-family residential, 3,500 square foot minimum parcel size) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UH (Urban High Residential) General Plan designation.

Local Coastal Program Consistency

The proposed single-family 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 residential portion of the neighborhood contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles. The proposed design is consistent with the design standards of the Harbor Area Special Community (see below). 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.

Because of the subject parcel's proximity to the beach area, the preservation of on-street parking is of particular importance to serve both the neighborhood and beach visitors. Currently, no parking is available on the subject parcel due to the lack of a parking apron, the small size of the garage, and the configuration of the dwelling. The proposed project would provide one parking space located entirely on the subject parcel. In addition, a picket fence currently extends almost ten feet into the 8th Avenue right-of-way and eight feet into the Bonnie Street right-of-way, eliminating on-street parking in front of the subject parcel. The project plans show this fence as being removed, which will create the width necessary for two parking spaces on the 8th Avenue shoulder and one on the Bonnie Street shoulder. The new on-site and shoulder parking together create four new parking spaces, a significant improvement over the existing conditions. A condition of approval is included requiring the elimination of all improvements—including landscaping—located within the rights-of-way to ensure that this area remains available for parking.

Design Review

The proposed single-family 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 a second floor which is setback from the first floor, a pitched roof to reduce the apparent mass and bulk of the structure; and sufficient fenestration to break up the wall planes. Together, these features will reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The dwelling is to be finished in board and batten painted a beige color with green window frames and doors.

A section of the County's Design Review ordinance states that "Development shall protect the public viewshed, where possible (County Code section 13.11.072(b)(2)(i))". This proposal preserves the existing view down 8th Avenue to Twin Lakes Beach as much as is possible as the proposed structure's first floor front wall will be located where it has been since the 1930's, the proposed second floor meets the required 15-foot front yard setback, and the proposed deck encroaches no further into the front yard setback than is allowed by the County Code for cantilevered decks (see discussion below).

Harbor Area Special Community

As noted above, the subject parcel is within the Harbor Area Special Community. County Code 13.20.144 specifies the following design criteria for the Harbor Area Special Community:

> New development in the single-family (R-1) parts of the Harbor Area Special Community shall incorporate the characteristics of older dwellings in the area, e.g., the small scale, clean lines, pitched roofs, wood construction, and wood siding. Setbacks should conform to that predominant for other houses on the street.

This proposal will have clean lines, a pitched roof and, except for the garage wall on the east side, board and batten siding. In this case, the "wood" siding is a man-made material that looks like wood, a material better suited for the marine climate. The eastern garage wall will be finished in stucco to meet the requirements of the building code for a structure built within three

feet of a property line. The existing setbacks along the 8th Avenue and Bonnie Street frontages, which have existed since at least the 1930s, will be retained.

Variances

The special circumstances warranting the proposed variances are the small size of the subject parcel and dimensions of 35 feet by 35 feet. With just 1,225 square feet in area, the subject parcel is less than half the size of most lots in the area which typically range in size from 2,800 to 3,000 square feet. In addition, the subject parcel is only 35 percent of the minimum parcel size for the zone district. If the required setbacks were strictly applied, they would leave just 100 square feet for a structure, a size impractical for a single-family dwelling. The proposed remodel would facilitate a modern, updated home while minimizing the impact to the surrounding neighborhood by retaining the existing nonconforming walls and adding a basement and modest addition to the second floor. Given the small size of the parcel and its shallow depth, the variances described below are considered reasonable.

Variance to front yard setback. As noted above, the existing dwelling has a front porch which encroaches into the 8th Avenue right-of-way. The project plans show this porch as being removed, creating a four foot, ten inch front yard setback to the existing front wall. In addition, the plans show a new second story deck encroaching five feet into the front yard setback. A variance to the required front yard setback of 15 feet to recognize this proposal is considered reasonable for the following reasons.

The proposed design represents a significant improvement over the existing situation by removing the front porch. Given that the zone district setbacks would leave only a 5 foot by 20 foot area for the dwelling, a variance to setbacks is necessary to allow for even a modestly sized home. Since the existing structure is significantly nonconforming relative to both the front yard setback and the street yard setback and there are no known problems associated with this nonconformance, it is reasonable to allow for these walls to be retained. In addition, since the paved portion of the 8th Avenue right-of-way is almost 18 feet away from the dwelling, no vehicle conflicts or line of sight issues are anticipated to result from this variance.

Although the wall of the proposed second floor addition will conform to the 15 foot front yard setback, a second floor deck will encroach five feet into the front yard setback. The proposed deck is considered reasonable as the County Code allows cantilevered decks to encroach up to six feet into the required front yard setback (County Code Section 13.10.323(e)). In this case, it is impossible to cantilever the deck because of the existing nonconforming structure below. The use impacts to the neighborhood, however, would be identical to a cantilevered deck, and the deck will provide much-needed outdoor space on this constrained lot.

Variance to street side yard setback. Similar to the front yard setback variance request, a street side yard setback variance is requested to recognize the existing significantly nonconforming wall which is, at its closest point, 1.9 feet from the edge of the property line. The required street side yard setback is 10 feet. As noted, the subject dwelling has existed in this location since at least the 1930's with no known problems associated with the nonconforming walls. Given the size and dimensions of the parcel, a variance to setbacks is necessary to build even a modestly sized home. Retaining the nonconforming wall along Bonnie Street, which is 12.5 feet from the paved portion of the right-of-way, is a reasonable way to achieve sufficient area on which to

build a dwelling. The proposed second floor complies with the required 10 foot setback.

Variance to rear yard setback. For the R-1-3.5 (Single-family residential, 3,500 square foot minimum parcel size) zone district, a 15 foot rear yard setback is required. The existing garage has a rear yard setback of 1.3 feet (see Survey, Exhibit A, sheet 1) and the proposed new garage will have setback of three feet. A variance is warranted for the garage due to the fact that the parcel is only 35 feet deep. With a required front yard setback of 15 feet and a rear yard setback of 15 feet, only five feet of depth remains for the dwelling. Even when accounting for the nonconforming front wall which has a setback of about five feet, a 15 foot rear yard setback would leave only 15 feet for a dwelling and garage. The proposed design, with a rear yard setback of three feet, will allow for a modestly-sized dwelling and nine-foot wide one-car garage. Impacts to the neighbor will be minimized since the portion of the dwelling closest to the adjacent parcel is a non-habitable garage and not, for example, a bedroom or living room which would likely have greater privacy impacts. In addition, the garage will be constructed of fire-resistive material and to the current California Building Code standards which will be a significant safety improvement over the existing decrepit garage.

As noted above, the required rear yard setback is 15 feet. The proposed second floor, which is to be a bedroom and bathroom, complies with all of the required setbacks except for the deck discussed above and the rear yard setback which is proposed to be six feet. This six foot setback is to accommodate a fireplace, but the rear wall of the bedroom is proposed to be eight feet from the rear property line. Again, given the size and dimensions of the parcel, a 240 square foot second floor that complies with most of the required setbacks, is considered reasonable.

Variance to 20-foot garage setback. County Code Section 13.10.323 requires a 20-foot setback from the face of the garage to the property line. In this case with a parcel depth of 35 feet, the 20-foot garage setback combined with the five foot side yard setback, would leave just 10 feet in depth for a garage. A 10-foot deep garage does not meet the County Code length standard for parking spaces which is 18 feet. To provide for a standard garage, the applicant has proposed to reduce the required 20-foot garage setback to 10 feet.

Although garages are not required by County Code, they are valued for the benefits that they provide both to the property owner and the neighborhood. For the property owner, garages offer a secure place to store vehicles and household goods. In addition, if a door is provided into the dwelling, garages offer a convenience during inclement weather. For the neighborhood, garages provide aesthetic and practical benefits. A garage hides vehicles and other household goods such as bicycles and surfboards, which decreases visual clutter and lowers the demand for on-street parking. Given these benefits, staff supports the inclusion of a garage in this project and also supports the proposed variance based upon the argument relating to the dimensional constraints of the subject parcel. With the paved portion of the right-of-way located over 20 feet from the face of the garage, no line of sight issues are anticipated to result from this variance.

Variance to parking requirement. For a one-bedroom dwelling, County Code Section 13.10.552 requires two 8.5 feet by 18 feet parking spaces. The proposed site plan shows space for one vehicle to be located within the garage and a 10-foot long driveway. Since no vehicles can currently park on-site—the existing garage is too small for modern vehicles—this proposal is a significant improvement over the existing situation. And given the size of the parcel, where two parking spaces would cover 25% of the parcel area, this proposal balances the parking needs of

the subject parcel's residents, the surrounding neighborhood and beach visitors (see discussion of parking under "Local Coastal Program" above).

Variance to floor area ratio maximum. County Code allows for a maximum of .5 floor area ratio (FAR), meaning that the size of the structure cannot exceed 50% of the net site area. For the subject parcel, with 1,225 square feet in net site area, this means that the maximum-sized home could be 612.5 square feet. The project proposes a floor area ratio of 60.7% or 744 square feet. Given the small size of the parcel, this modestly sized dwelling is considered reasonable.

Variance to lot coverage. County Code Section 13.10.323 limits lot coverage to 40% of the parcel, which in the case of the subject parcel would be just 490 square feet of coverage. The existing lot coverage is 56.7%. The proposed remodel of the dwelling would reduce the lot coverage to 55.5%. Although this is an improvement, it is in excess of the 40% limit, and a variance is required. Given the size of the subject parcel, and the constraints created by the setback requirements, the proposed lot coverage of 55.5% balances the intent of the County Code to limit lot coverage with the need to construct a reasonably sized home.

Non-habitable Basement

This proposal includes an approximately 504 square foot basement that is accessed by a staircase from within the dwelling. The basement meets the County Code definition of basement in that more than 50% of the basement's exterior perimeter wall is below grade and no portion of the perimeter exterior wall exceeds 5 feet 6 inches above the exterior grade. Because the ceiling is less than 7 feet 6 inches, it is not included in the floor area ratio calculation. To ensure that the basement is constructed as designed, a condition of approval is proposed which would require that the building plans provide the finished slab elevation of the basement and finished floor elevations for the two floors above.

Given the small size of the proposed home and garage, it is reasonable to allow for a laundry area and room for storage. In addition, a non-habitable basement with adequate room for storage, will help ensure that the garage is used for parking a vehicle and not storage. A declaration to maintain this basement as non-habitable is required as a condition of approval. A non-habitable area may not be used as a bedroom.

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 **111080,** 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

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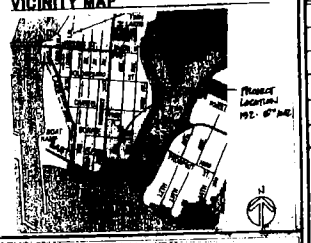
DAVIS RESIDENCE
APN 027-172-12
152 - Eighth Avenue Santa Cruz, California

VICINITY MAP



EROSION CONTROL NOTES

1. No land clearing, grading, or excavation shall be done between October 15th and April 15th. Any deviation from this condition requires review and approval of a separate winter erosion control plan by Environmental Planning prior to beginning such construction. The developer shall be responsible for implementing and maintaining site erosion control at all times.
2. Unnecessary grading and disturbing of soil shall be avoided.
3. Between October 15th and April 15th exposed soil shall be protected from erosion at all times. Hay bales, filter berms, silt fences or other means shall be employed to prevent sediment from leaving the site or entering any watercourse.
4. During construction, no turbid water shall be permitted to enter the channel or storm drain system. Use of silt traps, filter berms, hay bales, silt fences or other means shall be used to prevent such discharge.
5. All excavated material shall be removed to an approved disposal site or disposed of on-site in a manner that will not cause erosion.
6. Any material stockpiled on-site shall be covered with plastic, especially during the winter months or during periods of rain.
7. Exposed soil on slopes greater than 20% shall be seeded, covered with 2 inches of straw and an erosion control blanket. The erosion control blanket shall be staked in place.
8. Erosion control planting or permanent landscaping shall be completed by October 15, 2011.
9. Permanent landscape areas require auto- irrigation.
10. Hydro-mulching is the best effective seeding method for large areas. Best time for planting is September-October, unless there is a sprinkler system.
11. Broadcast is approved for small areas. In this case apply fertilizer before seeding, after seeding apply straw or hay mulch.
12. Apply erosion control material on all drainage swales, cuts and fill, also any location where any existing vegetation has been removed.
13. If mulching, seeding, or fertilizing manually, mulch with straw or hay at 4000 lbs/acre. Fertilize with Ammonium Phosphate with Sulphur (16-20-0) at 350 lbs/acre. If Hydro-mulching, use wood fiber mulch at 2000 lbs/acre.

GRASS/LEGUME SEED MIX FOR EROSION CONTROL

Seed Mix	Rate of Application
Blando Brome	15 lbs/acre
Rose Clover	12 lbs/acre
Zorro Annual Fescue	9 lbs/acre
Creeping Red Fescue	6 lbs/acre
Apply seed mix at rate of	85 lbs/acre or 8 lbs/ 10,000 Sq. Ft. or 9/ lbs/ 1000 Sq. Ft.
Fertilizer (16-20-0)	350 lbs/acre or 8 lbs/1000 Sq. Ft.

GRADING NOTES

1. Excavated material shall be placed in the fill areas designated or shall be hauled away from the site. Where fill material is to be placed on natural grade it shall be stripped of all vegetation. To achieve proper bond with the fill material, the surface of the ground shall be scarified to a depth of 6" before the fill is placed. Where natural ground is steeper than 5:1, it shall be benched and the fill keyed in to achieve stability. Where new fill is to be placed on existing fill, the existing fill shall be removed, until material compacted to 90% relative density is exposed. The new fill shall be placed per these construction notes. Fill material shall be placed in uniform lifts not exceeding 6" in compacted thickness. Before compaction begins the fill shall be brought to a water content that will permit proper compaction by either (1) aerating the fill if it is too wet, or (2) moistening the fill with water if it is too dry. Each lift shall be thoroughly mixed before compaction to insure uniform distribution of moisture.
2. No organic material shall be placed in any fill.
3. The upper 8" of subgrade below driveway or parking area shall be compacted to 90% relative density.
4. Maximum cut slopes shall be 2 horizontal to 1 vertical. Maximum fill slopes shall be 2 horizontal to 1 vertical.
5. Soils Engineer to be retained to inspect compaction of fill, foundation placement, slopes of all cuts and fills, and provide final letter of inspection on all Grading and Soils Work. Compaction shall be certified by the Soils Engineer to the Building Department prior to foundation placement.
6. A minimum of 15 ft. of slope rounding shall be provided at the top of all cuts.
7. Residence location and pad elevation to be done by a licensed Surveyor or Civil Engineer prior to grading.
8. Contractor shall arrange a pre-grading meeting with County Inspector prior to beginning any work.
9. No potable water to be used for any grading purposes on this project.
10. Permitted hours of work are 7:30AM to 6:00PM, Monday through Friday.
11. All utilities to be underground, typical. Provide Check Valve on Water service.
12. Erosion control planting or permanent landscaping shall be completed by October 15, 2011.
13. Soils Investigation project # SCR- 0460 (MAR. '11 by Dees & Associates, Tel: 831-427-1770

GREEN BUILDING STANDARDS
Residential Mandatory Measures

CATEGORY

PLANNING & DESIGN
- 4.106.2 Storm Water Drainage Management Plan
- 4.106.3 Grading & Drainage Plan

ENERGY EFFICIENCY
- 4.201.1 Exceed CEC Minimum Standard Design

WATER EFFICIENCY & CONSERVATION
- 4.303.1 Reduce indoor water use 20 % with water saving fixtures and flow restrictors
- 4.303.2 Shower heads shall not exceed max. flow rates
- 4.303.3 Plumbing fixtures and fittings shall comply with specified performance requirements
- 4.304.1 Auto irrigation sys. shall have weather or soil moisture based sensors

MATERIAL CONSERVATION & RESOURCE EFFICIENCY
- 4.408.1 Joints and Openings sealed
- 4.408.1 Recycle minimum 50% of Construction Waste
- 4.408.2 Construction Waste Management Plan
- 4.410.1 Provide Operation & Maintenance Manual

ENVIROMENTAL QUALITY
- 4.503.1 Gas fireplaces to be direct-vent, wood-burning shall be EPA Phase II Approved
- 4.504.1 Duct openings to be covered during construction
- 4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC limits
- 4.504.2.2 Paints, stains & coatings shall be compliant with VOC limits
- 4.504.2.3 Aerosol paints and coatings shall be compliant with MIR limits for ROC compounds
- 4.504.2.4 Documentation of VOC compliant finishes shall be verified by Inspector
- 4.504.3 Carpet shall be compliant with VOC limits
- 4.504.5 Particleboard, MDF & Hardwood Plywood shall comply with Low-formaldehyde emissions stds.
- 4.505.2 Vapor retarder & capillary break at conc. slabs
- 4.505.3 Moisture content of materials checked before enclosure
- 4.506.1 Exhaust fans to terminate at exterior
- 4.507.1 Whole house exhaust fan
- 4.507.2 Duct systems to be sized, designed and equip. selected according to ACCA 29-D or equal.

FIRE PROTECTION NOTES

These plans are in compliance with the California Building and Fire Codes (2010) and District Amendments.

Occupancy Classification: R-3 / U-1
Building Construction Type: V-B
Fire Rating: Sprinklered

This project is to be equipped with a Standard 13-D residential automatic fire sprinkler system. Automatic fire sprinkler system shall be installed in accordance with adopted edition of NFPA 13-D, and adopted standards of the authority having jurisdiction. All fire protection equipment shall be installed per the latest edition of the National Fire Code.

Job copies of the approved Building and Fire system plans must be on-site during inspections.

Sprinkler system design/installer shall submit three (3) sets of plans and calculations for the underground and overhead residential automatic fire sprinkler system to the Fire Protection District for approval. Installation shall follow guide sheet.

Address numbers will be posted to the right of the garage door at eye level. Numbers shall be a minimum of 4 inches in height and of a color contrasting to their background. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.

Install an approved spark arrestor at the top of the chimney, with wire mesh not to exceed 1/2 inch openings. Maintain a 30 foot clearance with non-combustible around all structures.

GENERAL NOTES

1. All Glazing to be double pane insulated glass (garage excepted).
2. Provide tempered glass at all hazardous locations per CBC 2406.36 & CRC R 308.1
3. Skylights shall comply with CBC 2409 & CRC R 308.6
4. All interior passageway doors shall have a 30 inch net clear opening.
5. Provide 5/8" type "X" gypsum board, fire-taped, on garage side walls and ceiling between garage and living areas. Provide a tight fitting 1-3/4" min. thick solid core door with auto closer.
6. Stairways to comply with CBC 1009
   - A) The closets under the stairs are enclosed usable areas and shall have the walls and soffits protected on the enclosed side with 5/8" type "X" gypsum board as required for one-hour fire resistive construction per CBC 717.2.4 & 1009.5.3.
   - B) Provide stair stringers at 18" on center for one-hour construction.
   - C) Handrails shall comply with CBC 1009.10. Handrail to be 34"-38" above the nosing of the treads. Provide handrails at all stairs of 4 risers or more.
7. Guardrails shall be 42" min. high and have intermediate rails spaced so that a 4 inch diameter sphere will not pass through per CBC 1015.4 & CRC R 312
8. Openings around gas vents, ducts, pipes, chimneys & fireplaces at ceiling and floor levels shall have fire blocking per CBC 717.1 & CRC R 1003.19, 1001.12 & 602.8
9. Strap water heater at points within the upper third and lower third of height and 4" min. above controls.
10. Type M copper shall not be used for water piping. Copper, galvanized or plastic piping shall not be installed under building slab. All solder joints to be lead free.
11. Showers shall be finished with a smooth, hard, non-absorbent surface to height of at least 70" above the drain outlet per CBC 1203.5 & CRC R 307.2
12. Provide low flow showerheads and waterclosets that do not use more than 1.6 gallons per flush.
13. Provide smoke detectors per CBC 907.2.10.1.1 & CRC R 314. Smoke alarms are to be 110v with battery back-up and are to be audible in all sleeping areas.
14. Hearth dimensions shall comply with CBC 2111.9 & 2111.10.
15. Provide combustion air openings in mechanical room doors for furnace and water heater per CMC 702.1, 703, 707, and table 7A. Provide 100 sq. in. min. vent within 12" of ceiling and 100 sq. in. min. vent within 12" of the floor.
16. Floor and ceiling assemblies shall be draft stopped so that the area of concealed space does not exceed 1000 sq. ft. The draft stops shall divide the concealed space into approximately equal areas per CBC 717.3.7 & CRC R 302.12
17. Dumbwaiter shaft and linen chute shall comply with CBC 707.1 & 707.14. Line shaft with 26 gauge (min.) galvanized sheet metal. Openings into shaft shall have self-closing 1-3/4" (min.) thick solid wood doors.
18. Recycle minimum 50% of Construction Waste. Retain receipts for inspector verification. Contractor to provide Building Department with a Construction Waste Management Plan prior to Construction.
19. Contractor to provide an Operation & Maintenance Manual to the building Owner.
20. Carpet shall be compliant with VOC limits.
21. Documentation of VOC compliant finishes shall be verified by Inspector.
22. Particleboard, MDF & Hardwood Plywood shall comply with Low-formaldehyde emissions standards.

PROJECT CONSULTANTS

ARCHITECT	Michael Helm & Associates 909 Seventh Avenue, Suite #110 Santa Cruz, CA 95062 831-476-5866
SOILS	Dees & Associates, Inc. 504 Mission Street, Suite 6A Santa Cruz, CA 95060 831-427-1770
STRUCTURAL	George Reynolds, S. E. 144 Youngflow Avenue Santa Cruz, CA 95060 831-426-5637
ENERGY	Archigraphics P.O. Box 4014 Felton, CA 95018-4014 831-335-3658

PROJECT DATA

OWNER	Doug Davis P.O. Box 820199 Woodside, CA 94062 650-533-4892	
APN	027-172-12	
LOT AREA	1225 SF	
LOT COVERAGE	Max 40% = 490 SF	
	Existing Lot Coverage	
	House	569
	Garage	129
	Total Existing Coverage	698 SF = 56.7%
	Proposed Lot Coverage	
	Residence	504
	Garage	176
	Total ProposedCoverage	680 SF = 55.5%
FAR	Max 50% = 612.5 SF	
	Existing FAR	
	House	569
	Garage	NC
	Total Existing FAR	569 SF = 46.4%
	Proposed FAR	
	Residence Main Floor	504
	Residence Upper Floor	240
	Garage	NC
	Basement	NC
	Total FAR	744SF = 60.7%
BUILDING AREA	Main Level	504
	Upper Level	240
	Total Heated Area	744SF
	Garage	176
	Basement	504
	Total Un-Heated Area	680SF
	Total Building Area	1424SF
APPLICABLE CODES	2010 California, Building, Electrical, Fire, Mechanical, Plumbing, Green Building Standards and Energy Codes	

SHEET INDEX

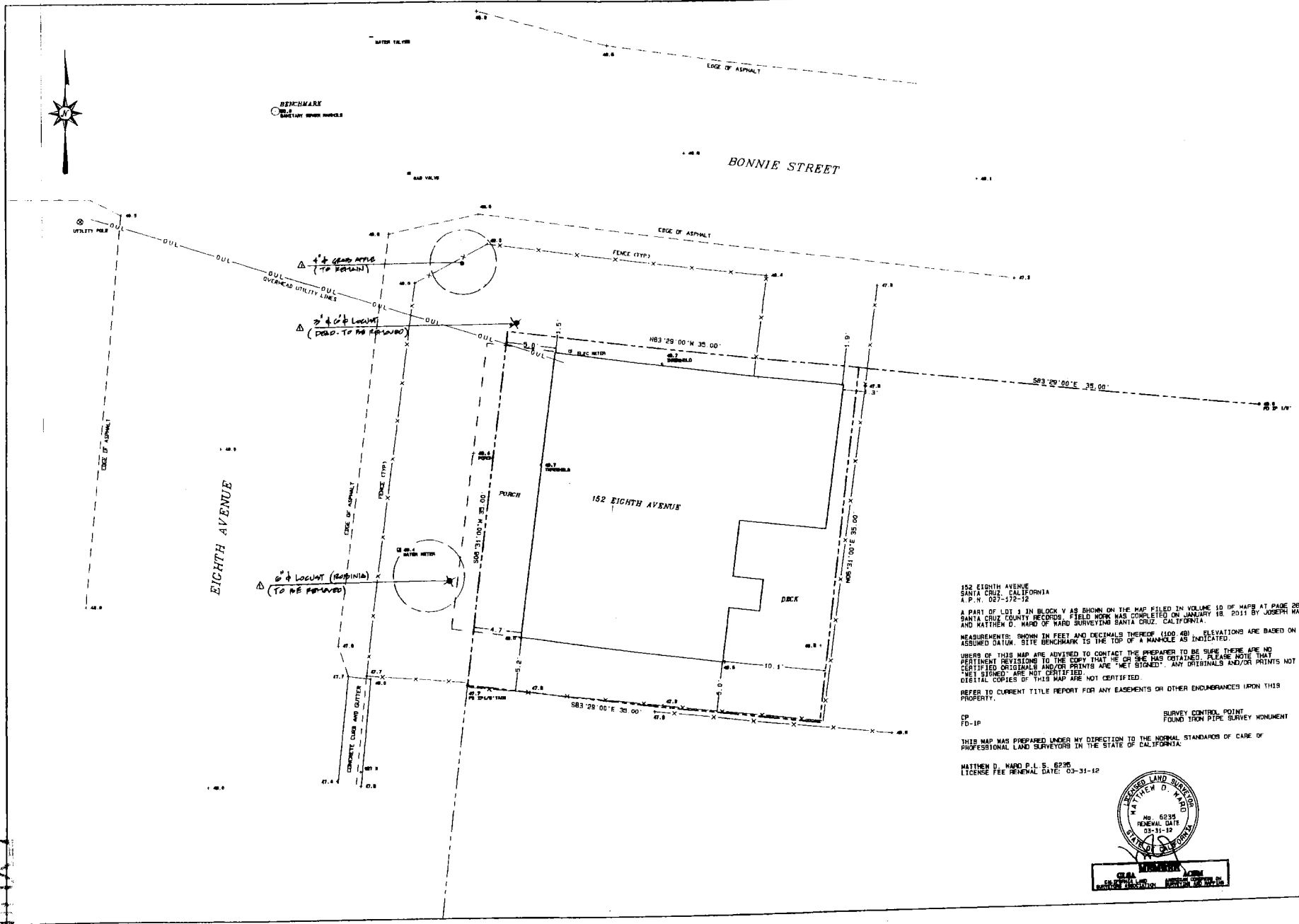
ARCHITECTURAL

Michael Helm, AIA Architect & Associates
909 Seventh Avenue, #110 Santa Cruz, California 95062 (831) 476-5866

DAVIS RESIDENCE
APN 027-172-12
152 - Eighth Avenue Santa Cruz, California

4-14-11
N.T.S.
MHA
1005
C

EXHIBIT A



152 EIGHTH AVENUE
SANTA CRUZ, CALIFORNIA
A.P.N. 027-172-12

A PART OF LOT 1 IN BLOCK V AS SHOWN ON THE MAP FILED IN VOLUME 10 OF MAPS AT PAGE 26 SANTA CRUZ COUNTY RECORDS. FIELD WORK WAS COMPLETED ON JANUARY 18, 2011 BY JOSEPH WARD AND MATTHEW D. WARD OF WARD SURVEYING SANTA CRUZ, CALIFORNIA.

MEASUREMENTS: SHOWN IN FEET AND DECIMALS THEREOF (100 4B). ELEVATIONS ARE BASED ON AN ASSUMED DATUM. SITE BENCHMARK IS THE TOP OF A MANHOLE AS INDICATED.

USERS OF THIS MAP ARE ADVISED TO CONTACT THE PREPARER TO BE SURE THERE ARE NO PERTINENT REVISIONS TO THE COPY THAT HE OR SHE HAS OBTAINED. PLEASE NOTE THAT CERTIFIED ORIGINALS AND/OR PRINTS ARE "WET SIGNED". ANY ORIGINALS AND/OR PRINTS NOT "WET SIGNED" ARE NOT CERTIFIED.
DIGITAL COPIES OF THIS MAP ARE NOT CERTIFIED.

REFER TO CURRENT TITLE REPORT FOR ANY EASEMENTS OR OTHER ENCUMBRANCES UPON THIS PROPERTY.

CP — SURVEY CONTROL POINT
FD-IP — FOUND IRON PIPE SURVEY MONUMENT

THIS MAP WAS PREPARED UNDER MY DIRECTION TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS IN THE STATE OF CALIFORNIA.

MATTHEW D. WARD P.L.S. 6235
LICENSE FEE RENEWAL DATE: 03-31-12

LICENSED LAND SURVEYOR
MATTHEW D. WARD
No. 6235
RENEWAL DATE
03-31-12
STATE OF CALIFORNIA

CLSA — CALIFORNIA LAND SURVEYORS ASSOCIATION
ACSM — AMERICAN CONGRESS ON SURVEYING AND MAPPING

WARD SURVEYING
622 SEVENTH AVENUE
SANTA CRUZ, CA. 95062
(831) 425-6005

Michael Helm, AIA Architect & Associates
205 Seventh Avenue, #100 Santa Cruz, California 95062 (831) 425-3384

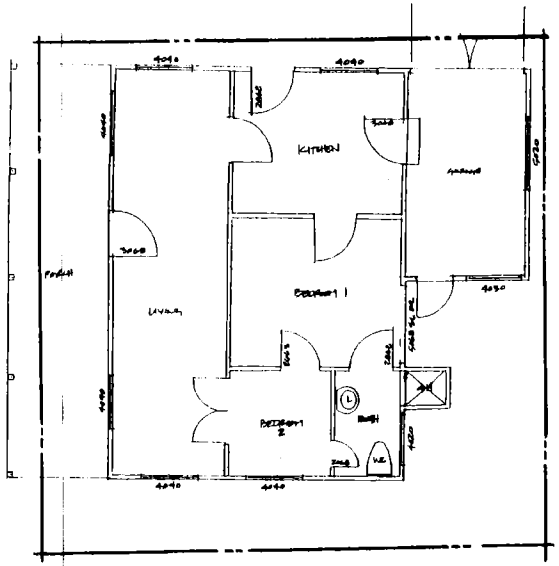
DAVIS RESIDENCE
APN 027-172-12
152 - Eighth Avenue, Santa Cruz, California

REVISIONS
1 (01-19-11) 6-19-11 DMW

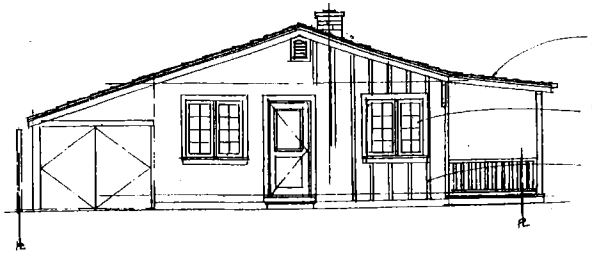
JOB # 10197
PLOT #1
DATE 01.18.11
DRAWN JW
SCALE 1" = 1'

SHEET
1

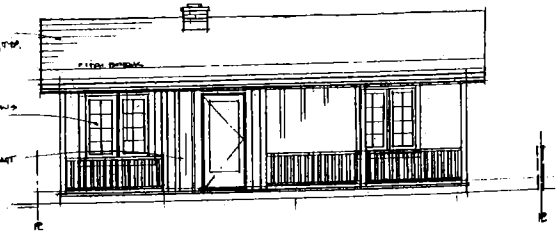
EXHIBIT A



ORIGINAL - FLOOR PLAN
1/4"=1'-0"



NORTH
(EXISTING)



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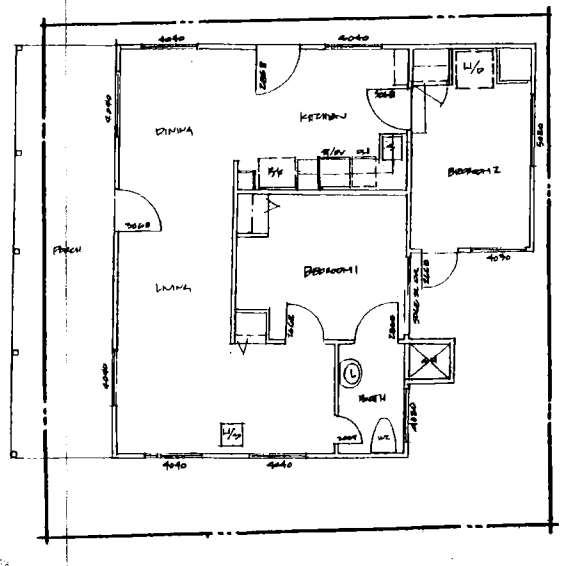

EXISTING - FLOOR PLAN
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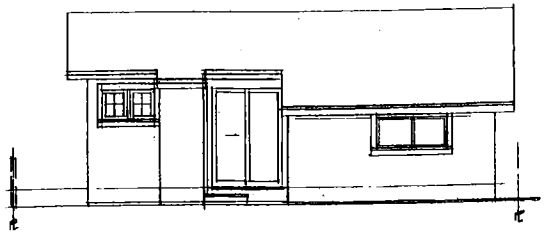

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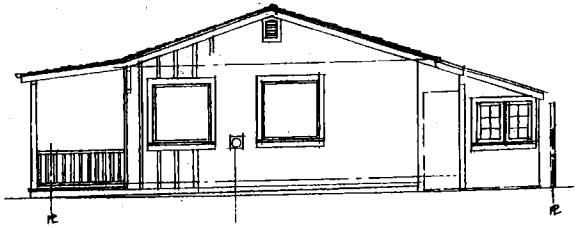

SOUTH
(EXISTING)

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DAVIS RESIDENCE
APN 027-172-12
188 - Eighth Avenue Santa Cruz, California

EXISTING - EXTERIOR ELEVATIONS
EXISTING - FLOOR PLAN

3-16-11
1/4"=1'-0"
1003

2

GRADING NOTES

1 Excavated material shall be placed in the fill areas designated or shall be hauled away from the site. Where fill material is to be placed on natural grade it shall be stripped of all vegetation. To achieve proper bond with the fill material, the surface of the ground shall be scarified to a depth of 6" before the fill is placed. Where natural ground is steeper than 5:1, it shall be benched and the fill keyed in to achieve stability. Where new fill is to be placed on existing fill, the existing fill shall be removed, until material compacted to 90% relative density is exposed. The new fill shall be placed per these construction notes. Fill material shall be placed in uniform lifts not exceeding 6" in compacted thickness. Before compaction begins the fill shall be brought to a water content that will permit proper compaction by either (1) aerating the fill if it is too wet, or (2) moistening the fill with water if it is too dry. Each lift shall be thoroughly mixed before compaction to insure uniform distribution of moisture.

2 No organic material shall be placed in any fill.

3 The upper 6" of subgrade below driveway or parking area shall be compacted to 95% relative density.

4 Maximum cut slopes shall be 2 horizontal to 1 vertical. Maximum fill slopes shall be 2 horizontal to 1 vertical.

5 Soils Engineer to be retained to inspect compaction of fill, foundation placement, slopes of all cuts and fills, and provide final letter of inspection on all Grading and Soils Work. Compaction shall be certified by the Soils Engineer to the Building Department prior to foundation placement.

6 A minimum of 15 ft. of slope rounding shall be provided at the top of all cuts.

7 Residence location and pad elevation to be done by a licensed Surveyor or Civil Engineer prior to grading.

8 Contractor shall arrange a pre-grading meeting with County Inspector prior to beginning any work.

9 No potable water to be used for any grading purposes on this project.

10 Permitted hours of work are 7:30AM to 6:00PM, Monday through Friday.

11 All utilities to be underground, typical. Provide Check Valve on Water service.

12 Erosion control planting or permanent landscaping shall be completed by October 15, 2011.

13 Soils Investigation project # MCR-0470 by Dees & Associates, Tel: 831-427-1770 MAR. 29, 2011

EROSION CONTROL NOTES

1 No land clearing, grading, or excavation shall be done between October 15th and April 15th. Any deviation from this condition requires review and approval of a separate winter erosion control plan by Environmental Planning prior to beginning such construction. The developer shall be responsible for implementing and maintaining site erosion control at all times.

2 Unnecessary grading and disturbing of soil shall be avoided.

3 Between October 15th and April 15th exposed soil shall be protected from erosion at all times. Hay bales, fiber berms, silt fences or other means shall be employed to prevent sediment from leaving the site or entering any watercourse.

4 During construction, no turbid water shall be permitted to enter the channel or storm drain system. Use of silt traps, fiber berms, hay bales, silt fences or other means shall be used to prevent such discharge.

5 All excavated material shall be removed to an approved disposal site or disposed of on-site in a manner that will not cause erosion.

6 Any material stockpiled on-site shall be covered with plastic, especially during the winter months or during periods of rain.

7 Exposed soil on slopes greater than 20% shall be seeded, covered with 2 inches of straw and an erosion control blanket. The erosion control blanket shall be staked in place.

8 Erosion control planting or permanent landscaping shall be completed by October 15, 2011.

9 Permanent landscape areas require auto- irrigation.

10 Hydro-mulching is the best effective seeding method for large areas. Best time for planting is September-October, unless there is a sprinkler system.

11 Broadcast is approved for small areas. In this case apply fertilizer before seeding, after seeding apply straw or hay mulch.

12 Apply erosion control material on all drainage swales, cuts and fill, also any location where any existing vegetation has been removed.

13 If mulching, seeding, or fertilizing manually, mulch with straw or hay at 4000 lbs/acre. Fertilize with Ammonium Phosphate with Sulphur (16-20-0) at 350 lbs/acre. If Hydro-mulching, use wood fiber mulch at 2000 lbs/acre.

GRASS/LEGUME SEED MIX FOR EROSION CONTROL

Seed Mix	Rate of Application
Blando Brome	15 lbs/acre
Rose Clover	12 lbs/acre
Zorro Annual Fescue	3 lbs/acre
Creeping Red Fescue	5 lbs/acre
Apply seed mix at rate of	35 lbs/acre or 8 lbs/ 10,000 Sq. Ft. or .8/ lbs/ 1000 Sq. Ft.
Fertilizer (16-20-0)	350 lbs/acre or 8 lbs/1000 Sq. Ft.

FIRE PROTECTION NOTES

These plans are in compliance with the California Building and Fire Codes (2010) and District Amendments.

Occupancy Classification: R-3 / U-1
Building Construction Type: V-B
Fire Rating: Sprinklered

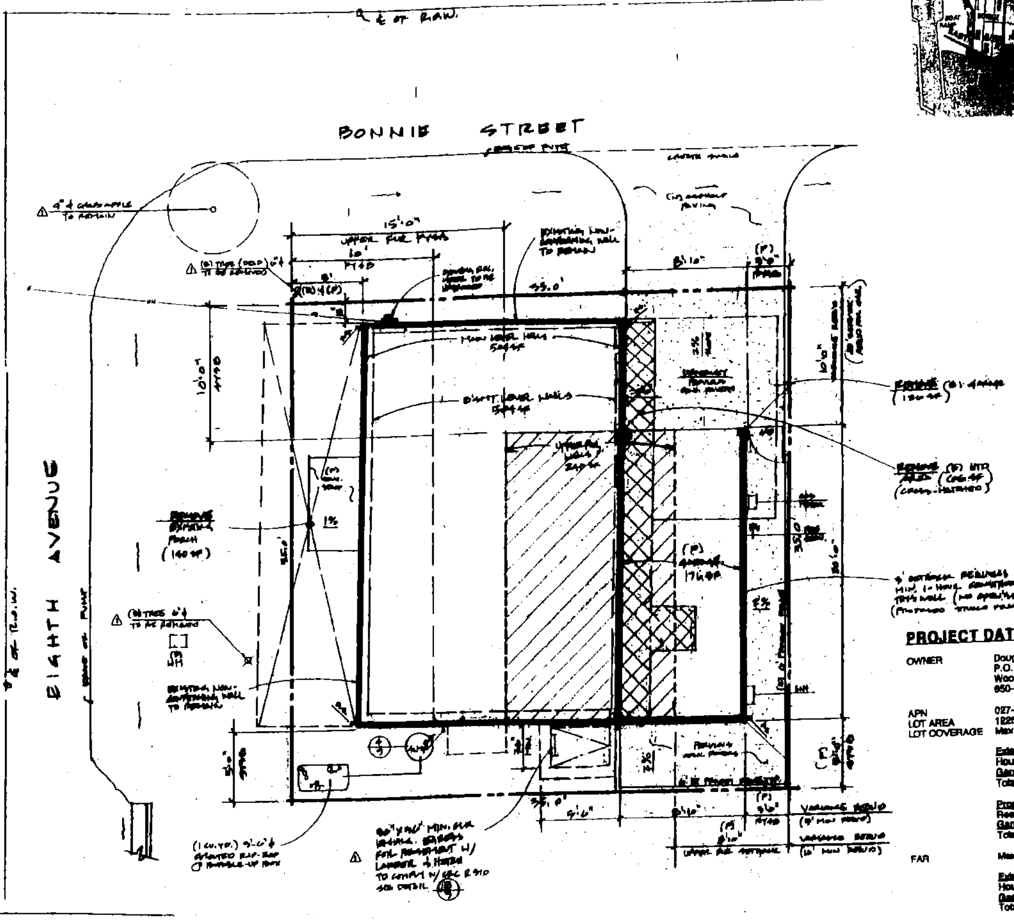
This project is to be equipped with a Standard 13-D residential automatic fire sprinkler system. Automatic fire sprinkler system shall be installed in accordance with adopted edition of NFPA 13-D, and adopted standards of the authority having jurisdiction. All fire protection equipment shall be installed per the latest edition of the National Fire Code.

Job copies of the approved Building and Fire system plans must be on-site during inspections.

Sprinkler system designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead residential automatic fire sprinkler system to the Fire Protection District for approval. Installation shall follow guide sheet.

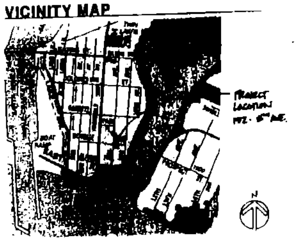
Address numbers will be posted to the right of the garage door at eye level. Numbers shall be a minimum of 4 inches in height and of a color contrasting to their background. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.

Install an approved spark arrestor at the top of the chimney, with wire mesh not to exceed 1/2 inch openings. Maintain a 30 foot clearance with non-combustible around all structures.



PROPOSED SITE PLAN
1/4"=1'-0"

VICINITY MAP



PROJECT DATA

OWNER	Doug Davis P.O. Box 620199 Woodside, CA 94062 650-533-4592	
APN	027-172-12	
LOT AREA	1225 SF	
LOT COVERAGE	Max 40% = 490 SF	
	Existing Lot Coverage	
	House	569
	Garage	126
	Total Existing Coverage	695 SF = 56.7%
	Proposed Lot Coverage	
	Residence	504
	Garage	176
	Total ProposedCoverage	680 SF = 55.5%
FAR	Max 50% = 612.5 SF	
	Existing FAR	
	House	569
	Garage	NC
	Total Existing FAR	569 SF = 46.4%
	Proposed FAR	
	Residence Main Floor	504
	Residence Upper Floor	240
	Garage	NC
	Basement	NC
	Total FAR	744SF = 60.7%
BUILDING AREA	Main Level	504
	Upper Level	240
	Total Heated Area	744SF
	Garage	176
	Basement	504
	Total Un-Heated Area	680SF
	Total Building Area	1424SF
APPLICABLE CODES	2010 California, Building, Electrical, Fire, Mechanical, Plumbing, Green Building Standards and Energy Codes	

Michael Helm, AIA Architect & Associates
200 Seventh Avenue, #110 · Santa Cruz, California [illegible]

4-5-11
4-14-11
△ 6-16-11

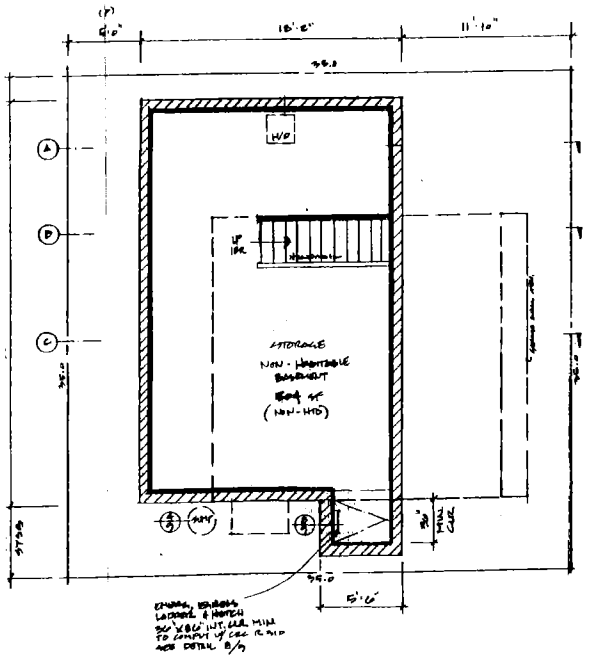
DAVIS RESIDENCE
APN 027-172-12
[illegible] Eighth Avenue Santa Cruz, California

PROPOSED SITE PLAN

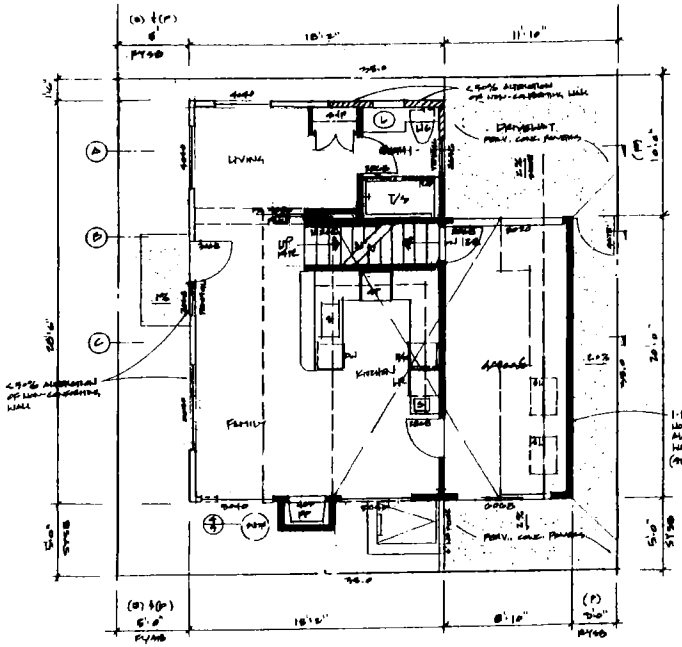
5-16-11
1/4"=1'-0"

3

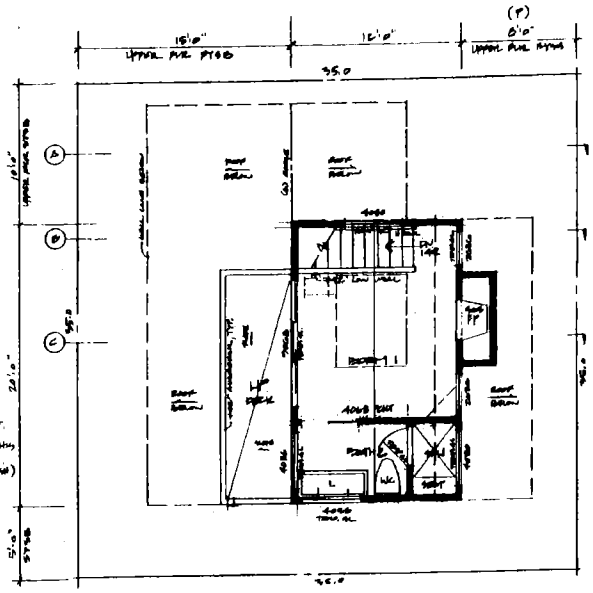
EXHIBIT A



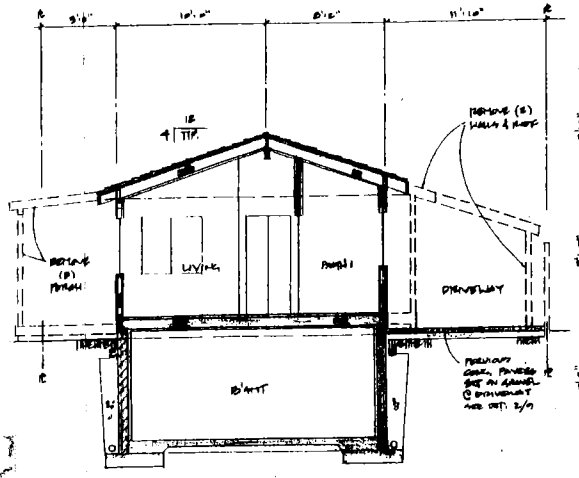
PROPOSED - BASEMENT LEVEL FLOOR PLAN △ (604 SF UNHTD)
1/4"=1'-0"



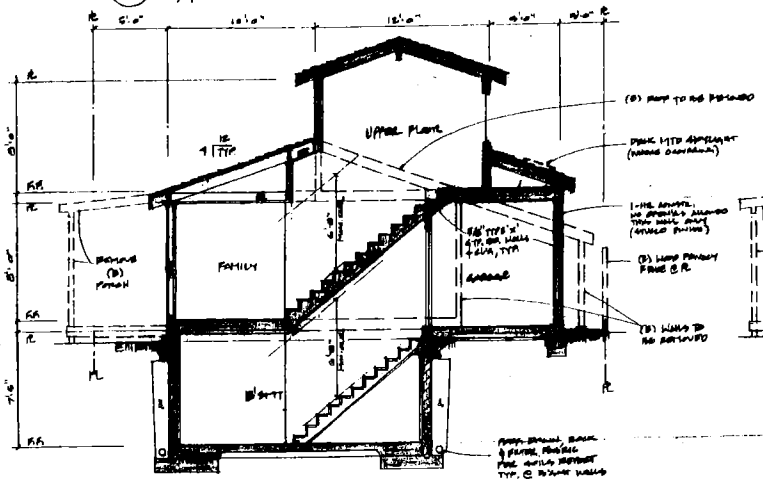
PROPOSED - MAIN LEVEL FLOOR PLAN △ (604 SF HTD)
1/4"=1'-0" (176 SF UNHTD. GARAGE)



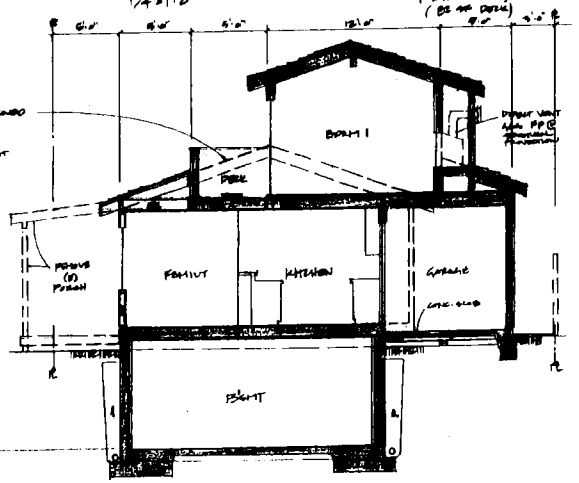
PROPOSED - UPPER LEVEL FLOOR PLAN △
1/4"=1'-0" (340 SF HTD) (82 SF DECK)



A SECTION △
1/4"=1'-0"



B SECTION THRU STAIR △
1/4"=1'-0"



C SECTION △
1/4"=1'-0"

4-7-11	
4-14-11	
△ 6-15-11	

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200 Seventh Avenue, #130 Santa Cruz, California 95062 (831) 426-8386

DAVIS RESIDENCE
APN 027-172-12
112 - Eighth Avenue Santa Cruz, California

PROPOSED - PLANS, PLANS
PROPOSED - BUILDING, ELEVATIONS

4-4-11
1/4"=1'-0"
1007

4

CONSTRUCTION SCHEDULE

Foundations: Perimeter: reinforced concrete spread footings with 8" stemwall & 5/8" X 12" anchor bolts, per structural drawings

Garage slab: 5" thick concrete slab w/ # 4 bars @ 16" o.c. each way, on 2" sand on 10 mil vapor barrier on 8" crushed rock

Retaining walls: reinforced 8" CMU's with all cells grouted solid, per structural drawings

Concrete Mix: Substitute portland cement with recycled flyash, 35% by volume, typical, Keep receipts for inspector verification

Treated Lumber: Substitute ACQ pressure treatment for CCA products, typical

Form Boards: Clean and reuse for scaffolding, forms, blocking, etc.

Form Release Agent: Use Non-toxic soy based 0 VOC form release agent by BIO-GUARD CO. or architect approved equal

Floors: TJI joists @ 16" o.c. with 3/4" T&G plywood subfloor glued and nailed with 10d @ 6" o.c. edges & 10" o.c. field, U.N.O. with R-19 insulation.

Walls: Garage: 3 coat stucco finish over two layers of grade 'D' paper with wire lath per CBC, Float texture, over "Tyvek" House wrap on 1/2" CDX plywood sheathing, nailed w/ 10d @ 6" o.c. edges and 12" o.c. field, U.N.O., on 2x6 studs @ 16" o.c. with R-21 high-density insulation. 5/8" gypsum board interior finish, typ., 5/8" type "X" Gypsum board typical at garage walls & ceiling. Use Low/No VOC exterior paint.

House: 5/16" James Hardie HZ10 cedarmill vertical siding with 3/4" X 2-1/2" nailed batten boards over Hardiewrap weather barrier on 1/2" plywood on 2 X6 studs @ 16" o.c. w/ R-19 insulation, 5/8" gypsum board on interior, typical

Roof: Asphalt Comp. Shingle Roofing, installation per mfg. specs over Dbl layer 30 lb. felt over 5/8" DF CDX plywood sheathing nailed with 10d @ 6" o.c. edges & 12" o.c field u.n.o. to 2 x rafters @ 24" o.c., with insulation per schedule. Use plywood clips @ all unsupported edges, typ

Fascia: 2X kiln-dried spruce, back-primed & mitered at all corner joints

Gutters & Downspouts: 4" High 20 oz. copper half round gutters, on 2x. Spruce fascia w/ 2" dia. round 20 oz. copper downspouts. Connect all downspouts to new underground drainage system.

Valley, Step & Roof/wall Flashings: 20 oz. copper where shown or required. Pan flash all sills with 20 oz. copper, solder all joints, typical

Windows & Ext. Glass Drs. Alum. Clad/Wood Sash with dbl. insul. Low -E glass, provide screens at all operable sash, typical

Entry Door: Custom Stain Grade

Garage Doors: Paint Grade 'Carriage Style'

Insulation:

Floors:	R-19 Fiberglass batts
Ext. Walls:	R- 21 High density Fiberglass batts
Int. Walls:	3-1/2" Sound batts
Roofs:	R-21 Fiberglass cathedral batts @ vaulted
Ceilings:	R-30 Fiberglass batts @ flat ceilings

Roof Jacks: Provide neoprene gaskets and 20 oz. copper roof jack/rain cap, typical. All exhaust vents shall be located a min. of 4' from or 1' above all roof or wall openings per CMC. All plumbing vents shall be located a min. of 10' from or 3' above all roof or wall openings per CPC.

Wall Penetrations: Use weatherproofing wall jacks by QUICKFLASH or approved equal for plumbing, electrical and mechanical penetrations

Paints, Stains, Adhesives & Sealers: Use Low/No VOC, water based products, Use solvent free adhesives, typical

HVAC: Install furnace with >90% AFUE, provide High Efficiency Air Filter (MERV 8+)

Appliances: ENERGY STAR rated, typical, provide cut sheet for inspector verification

Plumbing Fixtures: Install Low-flow toilets. Install Low-flow shower heads with chlorine filters

Cabinets & Interior Trim: Use formaldehyde-free particle board and MDF by MEDITE or approved equal for all cabinet and trim applications.

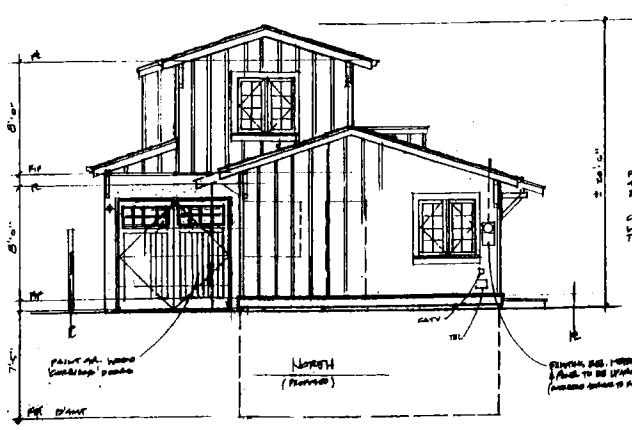
Exterior Deck: 1/2" Tile on 1" mortar bed over waterproof membrane on 3/4" T&G plywood subfloor glued and nailed with 10d @ 6" o.c. edges & 10" o.c. field, on sloped 2X joists @ 16" o.c.

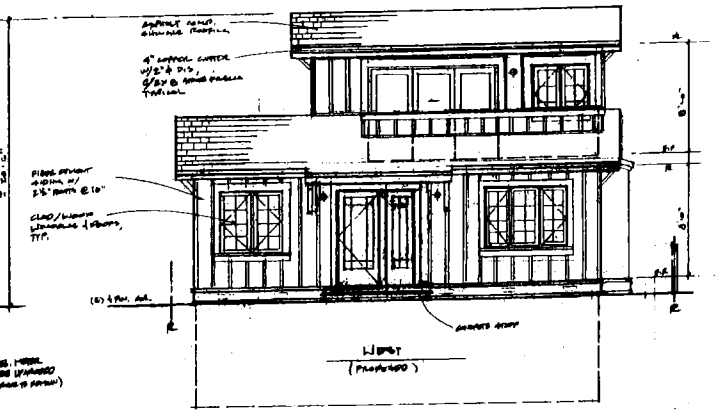
SECURITY SYSTEM NOTES

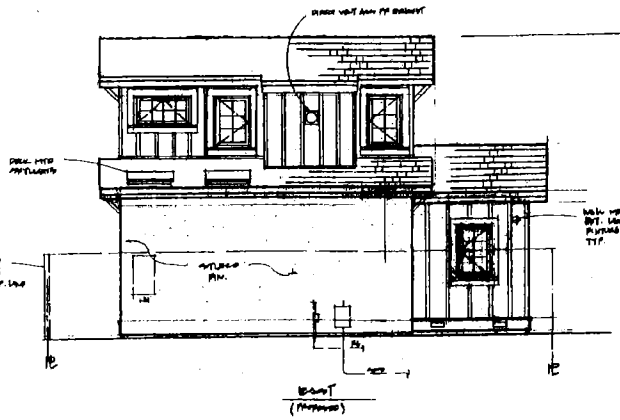
1. Provide Security system with magnetic contact sensors at all operable exterior windows and doors.
2. Provide interior motion dectector at Living Room & Garage.
3. Provide glass break sensors at Main Level fixed windows.
4. Locate Key pads at Front Entry & Garage.
5. Locate interior siren in [illegible] to upper floor.
6. Verify with Owner Exterior Video Surveillance System requirements.

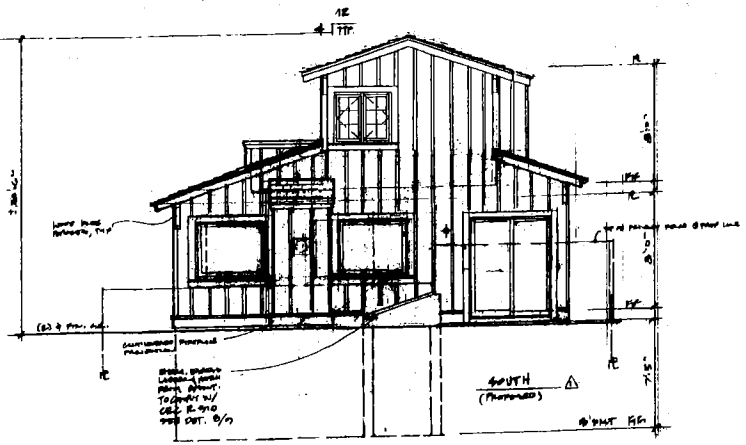
GENERAL NOTES

1. All Glazing to be double pane insulated glass (garage excepted).
2. Provide tempered glass at all hazardous locations per CBC 2406.95 & CRC R 308.1
3. Skylights shall comply with CBC 2409 & CRC R 308.6
4. All interior passageway doors shall have a 30 inch net clear opening.
5. Provide 5/8" type "X" gypsum board, fire-taped, on garage side walls and ceiling between garage and living areas. Provide a tight fitting 1-3/4" min. thick solid core door with auto closer.
6. Stairways to comply with CBC 1009
   - A) The closets under the stairs are enclosed usable areas and shall have the walls and soffits protected on the enclosed side with 5/8" type "X" gypsum board as required for one-hour fire resistive construction per CBC 717.2.4 & 1009.5.3.
   - B) Provide stair stringers at 16" on center for one-hour construction.
   - C) Handrails shall comply with CBC 1009.10. Handrail to be 34"-38" above the nosing of the treads. Provide handrails at all risers of 4 risers or more.
7. Guardrails shall be 42" min. high and have intermediate rails spaced so that a 4 inch diameter sphere will not pass through per CBC 1013.4 & CRC R 312
8. Openings around gas vents, ducts, pipes, chimneys & fireplaces at ceiling and floor levels shall have fire blocking per CBC 717.1 & CRC R 1003.19, 1001.12 & 802.8
9. Strap water heater at points within the upper third and lower third of height and 4" min. above controls.
10. Type M copper shall not be used for water piping. Copper, galvanized or plastic piping shall not be installed under building slab. All solder joints to be lead free.
11. Showers shall be finished with a smooth, hard, non-absorbent surface to height of at least 70" above the drain outlet per CBC 1203.3 & CRC R 307.2
12. Provide low flow showerheads and waterclosets that do not use more than 1.6 gallons per flush.
13. Provide smoke detectors per CBC 907.2.10.1.1 & CRC R 314. Smoke alarms are to be 110v with battery back-up and are to be audible in all sleeping areas.
14. Hearth dimensions shall comply with CBC 2111.9 & 2111.10.
15. Provide combustion air openings in mechanical room doors for furnace and water heater per CMC 702.1, 703, 707, and table 7A. Provide 100 sq. in. min. vent within 12" of ceiling and 100 sq. in. min. vent within 12" of the floor.
16. Floor and ceiling assemblies shall be draft stopped so that the area of concealed space does not exceed 1000 sq. ft. The draft stops shall divide the concealed space into approximately equal areas per CBC 717.3.7 & CRC R 802.12
17. Dumbwaiter shaft and linen chute shall comply with CBC 707.1 & 707.14. Line shaft with 26 gauge (min.) galvanized sheet metal. Openings into shaft shall have self-closing 1-3/8" (min.) thick solid wood doors.
18. Recycle minimum 50% of Construction Waste. Retain receipts for inspector verification. Contractor to provide Building Department with a Construction Waste Management Plan prior to Construction.
19. Contractor to provide an Operation & Maintenance Manual to the building Owner.
20. Carpet shall be compliant with VOC limits.
21. Documentation of VOC compliant finishes shall be verified by inspector.
22. Particleboard, MDF & Hardwood Plywood shall comply with Low-formaldehyde emissions standards.









4-7-11	
4-14-11	
6-15-11	

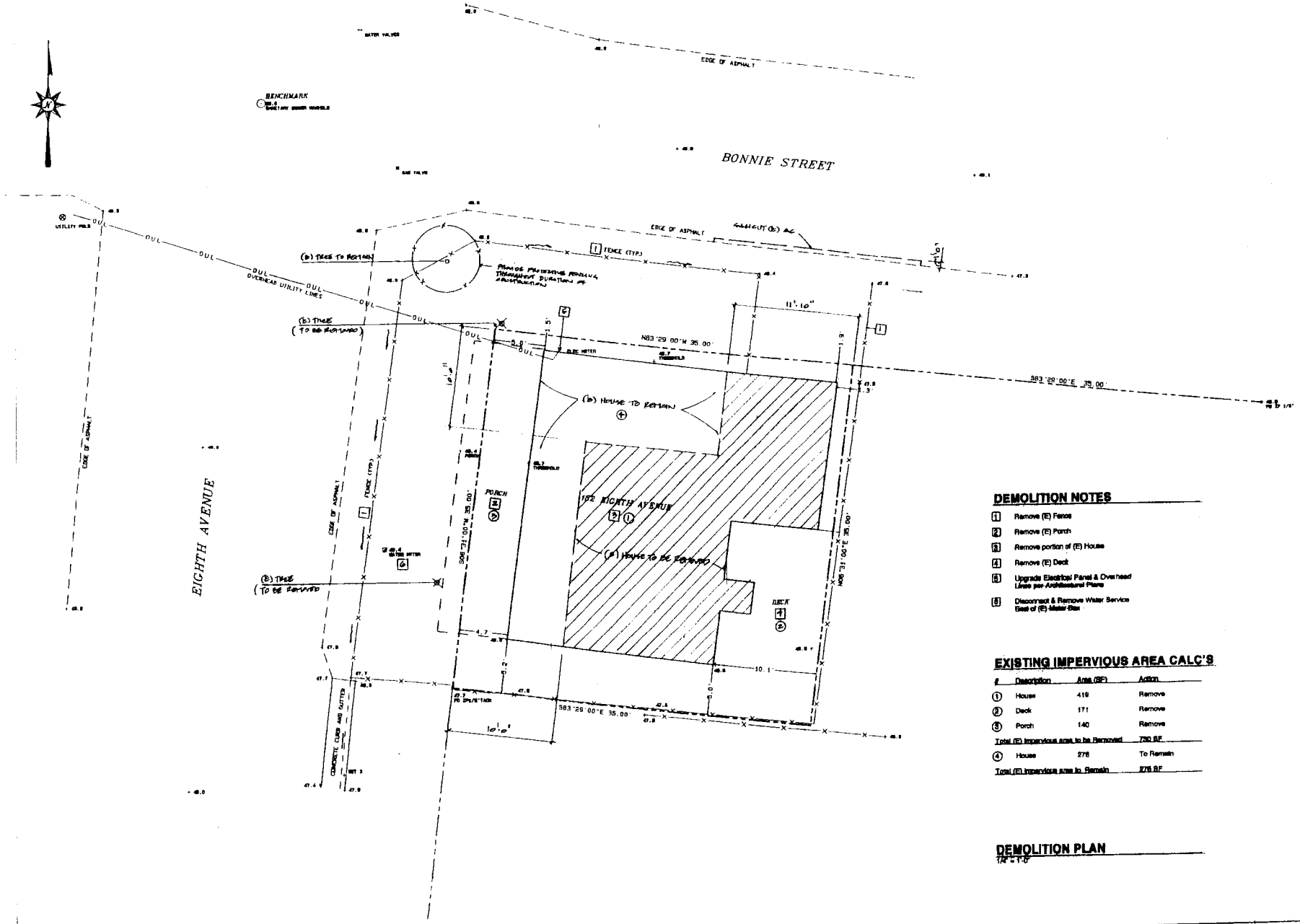
Michael Helm, AIA Architect & Associates
200 Bernardo Avenue, #110 Santa Cruz, California 95062 (831) 476-5599

DAVIS RESIDENCE
APN 027-172-12
180 - Magnolia Avenue Santa Cruz, California

Planning Submittal Submittal

3-16-11	
1/4"=1'-0"	
[illegible]	
1003	

5



DEMOLITION NOTES

1. Remove (E) Fence
2. Remove (E) Porch
3. Remove portion of (E) House
4. Remove (E) Deck
5. Upgrade Electrical Panel & Overhead Lines per Architectural Plans
6. Disconnect & Remove Water Service East of (E) Meter Box

EXISTING IMPERVIOUS AREA CALC'S

#	Description	Area (SF)	Action
1	House	419	Remove
2	Deck	171	Remove
3	Porch	140	Remove
Total (E) Impervious area to be Removed		730 SF	
4	House	276	To Remain
Total (E) Impervious area to Remain		276 SF	

DEMOLITION PLAN

1/4" = 1'-0"

Michael Helm, AIA Architect & Associates
220 Seventh Avenue, #110 Santa Cruz, California 95062 (831) 476-3566

DAVIS RESIDENCE
APN 027-172-12
152 - Eighth Avenue Santa Cruz, California

Demolition Plan

6-15-12
1/4" = 1'-0"
1844
1 of 3

6

EXHIBIT

GENERAL GRADING NOTES

1. DURING A DISCHARGE'S DOCKMASTER TO RESPOND TO GRIEVE COMPLAINT AND BUILDER REMEDIES CONTRACTOR AND OUR THE NAME PURPOSE AND TELEPHONE NUMBER OF THE DISCHARGE DOCKMASTER SHALL BE POSTED ON A SIGN VISIBLE WITHIN FROM THE ON-SITE NUMBER THE SIGNS SHALL THE PROJECT ENGINEER AND CONTRACTOR DURING THE DISCHARGE DOCKMASTER SHALL REPRESENT THE CONTRACTOR AND REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIVING A COMPLAINT OR REQUEST.

2. NO LAND CLEARING, GRADING OR DISCHARGE SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS A WINTER BASIS WINTER EROSION CONTROL PLAN IS APPROVED BY THE PLANNING DIRECTOR.

3. NO LAND DISTURBANCE SHALL TAKE PLACE PRIOR TO THE ISSUANCE OF BUILDING PERMITS, EXCEPT THE MINIMUM REQUIRED TO PERMIT PROJECT SUPPORTERS, PROVIDE ACCESS FOR COUNTY REQUIRED WORK OR TO CARRY OUT OTHER WORK SPECIFICALLY REQUIRED BY ANOTHER OF THESE CONDITIONS.

4. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE DAY.

5. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCK TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.

6. PURSUANT TO SECTIONS 16.40.040 AND 16.42.070 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 PREPARATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONSISTS OF HUMAN REMAINS, THE PLANNING DIRECTOR IF THE DISCOVERY CONSISTS OF HUMAN REMAINS, THE PROCEDURES DETAILED IN SECTIONS 16.40.070 AND 16.42.100, SHALL BE FOLLOWED.

7. SEDIMENT OF DIGGER 1B AND APRIL 1A, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF BARE VEGETATION OF ADEQUATE COVER. UPON COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.

8. ALL DIGGER SOIL SHALL BE OFF-HAULED TO ARCHEMALE LANDFILL.

LEGEND

PROPOSED	EXISTING	DESCRIPTION
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
W	W	WATER MAIN
GAS	GAS	GAS
FS	FS	FIRE SERVICE LINE
E	E	ELECTRICAL
		PROPERTY LINE
		CENTER LINE

SITE GRADING VOLUME TOTALS

Description	Cut cu. yds	Fill cu. yds	Net cu. yds
AC / Concrete	8	0	8 (c)
Pervious Pavers	13	0	13 (c)
Basement	149	0	149 (c)
Total	170	0	170 (c)

170 cu. yds. Export

The above quantities are for information purposes only. The Contractor is responsible to provide the necessary cut and fill to accomplish finish grade shown on these plans

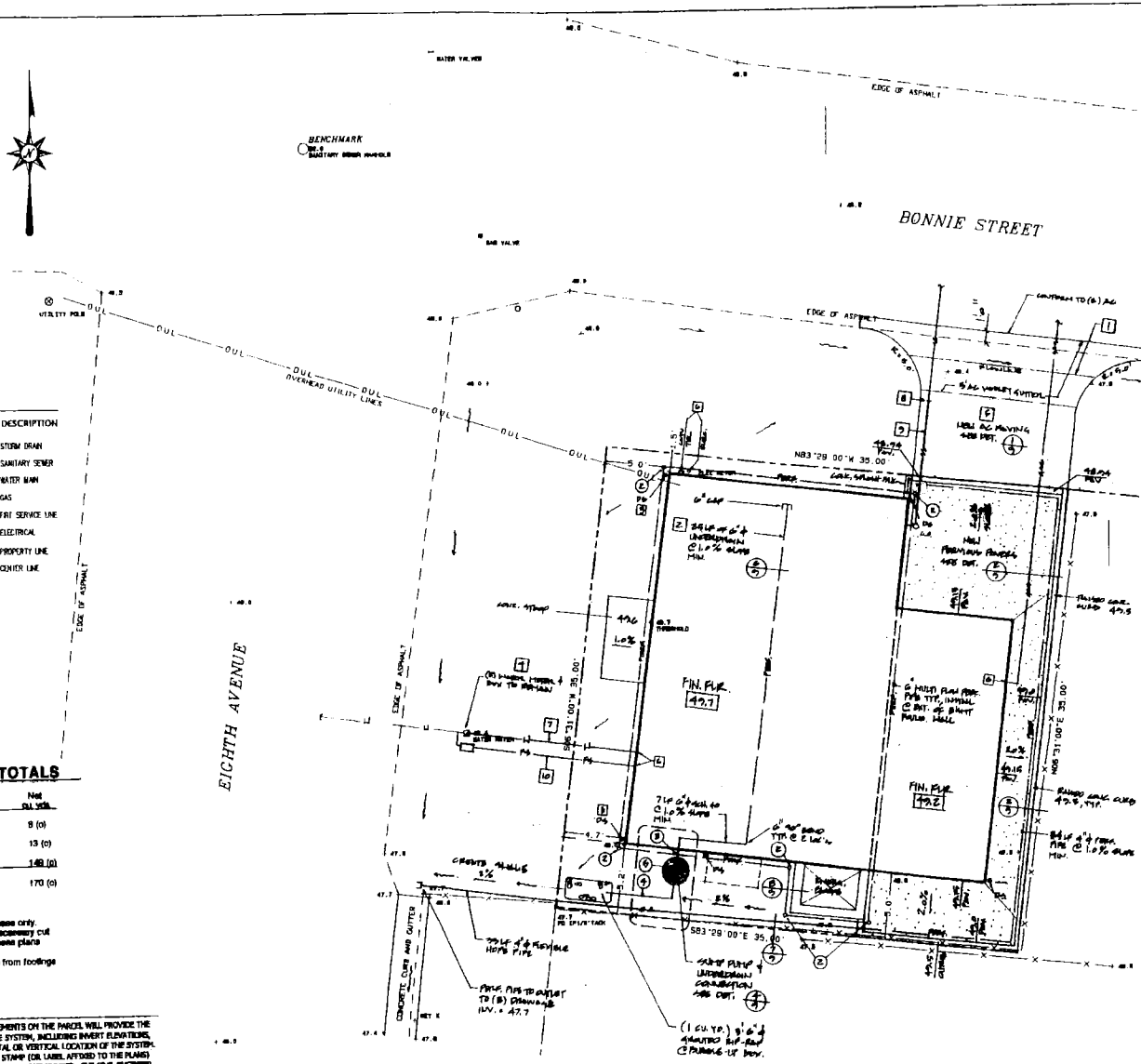
Quantities do not include strippings and spoils from footings and utility trenches

ASBUILT NOTE

THE CONTRACTOR INSTALLING THE DRAINAGE IMPROVEMENTS ON THE PARCEL WILL PROVIDE THE CIVIL ENGINEER AS-BUILT DRAWINGS OF THE DRAINAGE SYSTEM, INCLUDING INVERT ELEVATIONS, PIPE SIZES AND ANY MODIFICATIONS TO THE HORIZONTAL OR VERTICAL LOCATION OF THE SYSTEM. THE AS-BUILT DRAWINGS MUST BE IDENTIFIED WITH A STAMP (OR LABEL AFFIXED TO THE PLANS) STATING THE CONTRACTOR'S NAME, ADDRESS, LICENSE AND PHONE NUMBER. THE CIVIL ENGINEER OF RECORD WILL REVIEW AS-BUILT DRAWINGS FOR CONFORMANCE WITH THE DESIGN DRAWINGS.

ABBREVIATIONS

AB	AGGREGATE BASE	JT	JOINT TRENCH	STA	STATION
APPROX	APPROXIMATE	LF	LINEAR FOOT	SD	STORM DRAIN
AC	ASPHALT CONCRETE	LP	LOW POINT	BBR	TO BE REMOVED
CB	CATCH BASIN	MH	MANHOLE	TC	TOP OF CURB
CONC	CONCRETE	MBR	MEMBRANE	TW	TOP OF WALL
DWG	DRAWING	NTS	NOT TO SCALE	TYP	TYPICAL
DWY	DRIVEWAY	(N)	NEW	VC	VERTICAL CURVE
EP	EDGE OF PAVEMENT	PGE	PACIFIC GAS AND ELECTIC	V	VALVE
(E)	EXISTING	PRC	POINT OF REVERSE CURVE	WM	WATER METER
FC	FACE OF CURB	R/W	RIGHT OF WAY	WV	WATER VALVE
FG	FINISH GRADE	RIM	RIM ELEVATION	W/	WITH
FL	FLOW LINE	SS	SANITARY SEWER		
HP	HIGH POINT	SSCO	SANITARY SEWER CLEAN OUT		
INV	INVERT ELEVATION				



FIRE SPRINKLER SYSTEM NOTE

This 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.

GEOTECHNICAL ENGINEERS NOTE

All Work defined within this project shall comply to the recommendations shown in the Soil Investigation Report # SCR-0490, Mar. 11 by Dees & Associates, 831-427-1770

GRADING NOTES

1. Excavated material shall be placed in the fill areas designated or shall be hauled away from the site. Where fill material is to be placed on natural grade it shall be stripped of all vegetation. To achieve proper bond with the fill material, the surface of the ground shall be scarified to a depth of 6" before the fill is placed. Where natural ground is steeper than 5:1, it shall be benched and the fill keyed in to achieve stability. Where new fill is to be placed on existing fill, the existing fill shall be removed, until material compacted to 90% relative density is exposed. The new fill shall be placed per these construction notes. Fill material shall be placed in uniform lifts not exceeding 6" in compacted thickness. Before compaction begins the fill shall be brought to a proper content that will permit proper compaction by either (1) wetting the fill if it is too wet, or (2) moistening the fill with water if it is too dry. Each lift shall be thoroughly mixed before compaction to insure uniform distribution of moisture.
2. No organic material shall be placed in any fill.
3. The upper 8" of subgrade below driveway or parking area shall be compacted to 95% relative density.
4. Maximum cut slopes shall be 1.5 horizontal to 1 vertical. Maximum fill slopes shall be 2 horizontal to 1 vertical. Cut slope below watertable shall be shored.
5. Soils Engineer to be retained to inspect compaction of fill, foundation placement, slopes of all cuts and fills, and provide final letter of inspection on all Grading and Soils Work. Compaction shall be certified by the Soils Engineer to the Building Department prior to foundation placement.
6. A minimum of 15 ft. of slope rounding shall be provided at the top of all cuts.
7. Residence location and pad elevation to be done by a licensed Surveyor or Civil Engineer prior to grading.
8. Contractor shall arrange a pre-grading meeting with County Inspector prior to beginning any work.
9. No potable water to be used for any grading purposes on this project.
10. Permitted hours of work are 7:30AM to 5:00PM, Monday through Friday.
11. All utilities to be underground, typical. Provide Check Valve on Water service.
12. Erosion control planting or permanent landscaping shall be completed by October 15, 2011.
13. Soils investigation project # SCR - 0490 by Dees & Associates, Tel: 831-427-1770

GRADING, DRAINAGE & UTILITY NOTES

1. (N) Flowline shall align with (E) drainage
2. 6" dia. Perf. Pipe (underdrain) See Detail 6/9.
3. All downspouts shall splash on (N) splash blocks. See Detail 8/9.
4. Adjust Water Meter Box to match finish grade.
5. Construct Driveway Entrance to conform with FIG DW-5, Santa Cruz County Public Works.
6. Refer to architectural Plans to verify exact Utility Point of Connection to proposed building.
7. (N) 1" dia. Water Service Line (PE tubing).
8. Point of Connection for (N) 6ß Lateral. Contractor shall verify (E) 6ß Lateral size, material & depth prior to construction.
9. (N) PVC SCR-35 pipe @ 1 % min. slope.
10. (N) 2" dia. Fire Suppression Line (PE tubing) Joint trench w/ Water Service

SUMP PUMP SCHEDULE

1. Submersible Pump @ 0.5 HP (Zoeller Pro Pak 68 System Pre-assembled sump pump w/ battery back-up system)
2. 90 degree bend Multi Flow Fitting (# 0600N)
3. Side outlet Multi Flow Fitting (# 06005)
4. 4" dia. Forced outlet pipe
5. 6" dia. SCH 40 Inlet to Sump Pump

NEW IMPERVIOUS AREA CALC'S

#	Description	Area (SF)
1	Concrete Stoop	21
2	House & Garage	680
Total Impervious Area (To be Removed) Existing Impervious Area from Sheet 6		750 SF
Predevelopment Impervious Area		852 SF
Post Development Impervious Area		701 SF

DRAINAGE NOTE:

Impervious Area has been decreased from Predevelopment to Post Development by 151 SF. Because of this decrease, Detention and/or Infiltration is not required. Downspouts from proposed building will splash on grade as shown on this plan.

GRADING & DRAINAGE PLAN

1/4" = 1' - 0"

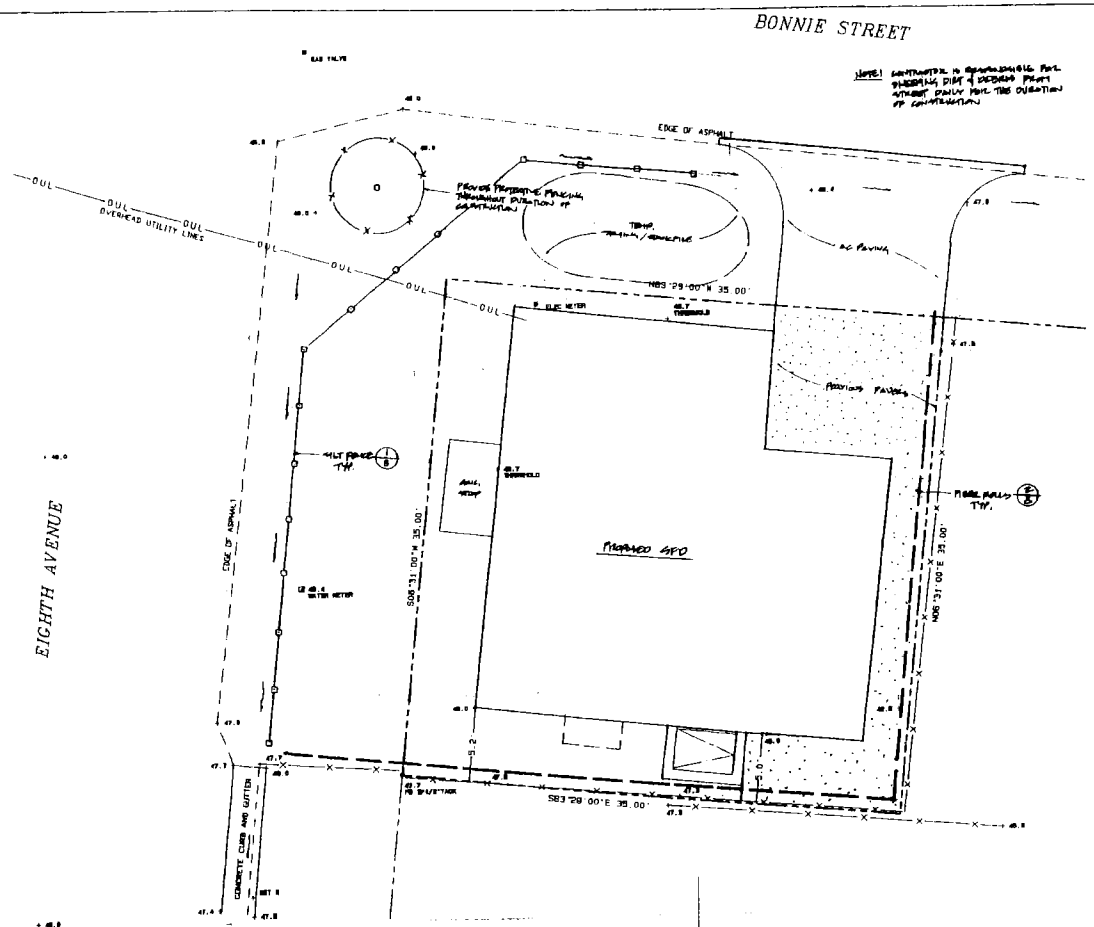
Michael Helm, AIA Architect & Associates
209 Bernardo Avenue, #110 Santa Cruz, California 95062 (831) 476-2086

DAVIS RESIDENCE
APN 027-172-12
180 - Eighth Avenue Santa Cruz, California

Grading & Drainage Plan

6-15-11
1/4" = 1' 0"
MAH
1005

7



EROSION CONTROL NOTES

1. No land clearing, grading, or excavation shall be done between October 15th and April 15th. Any deviation from this condition requires review and approval of a separate winter erosion control plan by Environmental Planning prior to beginning such construction. The developer shall be responsible for implementing and maintaining site erosion control at all times.
2. Unnecessary grading and disturbing of soil shall be avoided.
3. Between October 15th and April 15th exposed soil shall be protected from erosion at all times. Hay bales, filter berms, silt fences or other means shall be employed to prevent sediment from leaving the site or entering any watercourse.
4. During construction, no turbid water shall be permitted to enter the channel or storm drain system. Use of silt traps, filter berms, hay bales, silt fences or other means shall be used to prevent such discharge.
5. All excavated material shall be removed to an approved disposal site or disposed of on-site in a manner that will not cause erosion.
6. Any material stockpiled on-site shall be covered with plastic, especially during the winter months or during periods of rain.
7. Exposed soil on slopes greater than 20% shall be seeded, covered with 2 inches of straw and an erosion control blanket. The erosion control blanket shall be staked in place.
8. Erosion control planting or permanent landscaping shall be completed by October 15, 2011.
9. Permanent landscape areas require auto- irrigation.
10. Hydro-mulching is the best effective seeding method for large areas. Best time for planting is September-October, unless there is a sprinkler system.
11. Broadcast is approved for small areas. In this case apply fertilizer before seeding, after seeding apply straw or hay mulch.
12. Apply erosion control material on all drainage swales, cuts and fill, also any location where any existing vegetation has been removed.
13. If mulching, seeding, or fertilizing manually, mulch with straw or hay at 4000 lbs/acre. Fertilize with Ammonium Phosphate with Sulphur (16-20-0) at 350 lbs/acre. If Hydro-mulching, use wood fiber mulch at 2000 lbs/acre.

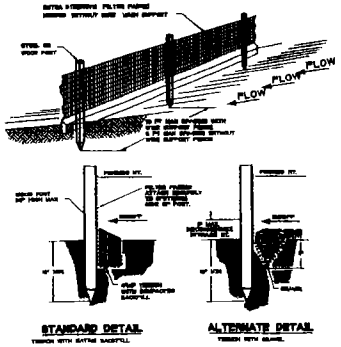
GRASS/LEGUME SEED MIX FOR EROSION CONTROL

Seed Mix	Rate of Application
Blando Brome	15 lbs/acre
Rose Clover	12 lbs/acre
Zorro Annual Fescue	8 lbs/acre
Creeping Red Fescue	5 lbs/acre
Apply seed mix at rate of	85 lbs/acre or 8 lbs/ 10,000 Sq. Ft. or 3/ lbs/ 1000 Sq. Ft.
Fertilizer (16-20-0)	350 lbs/acre or 8 lbs/1000 Sq. Ft.

EROSION CONTROL PLAN

1/4" = 1'-0"

CONSTRUCTION SPECIFICATIONS



1 SILT FENCE

Scale: NTS

CONSTRUCTION SPECIFICATIONS

Locate fiber rolls on level contours spaced as follows:

- Slope Inclination of 4:1 (H:V) or flatter: Fiber rolls should be placed at a maximum interval of 20 ft.
- Slope Inclination between 4:1 and 2:1 (H:V): Fiber rolls should be placed at a maximum interval of 15 ft. (a closer spacing is more effective).
- Slope Inclination of 2:1 (H:V) or greater: Fiber rolls should be placed at a maximum interval of 10 ft. (a closer spacing is more effective).

Turn the ends of the fiber roll up slope to prevent runoff from going around the roll.

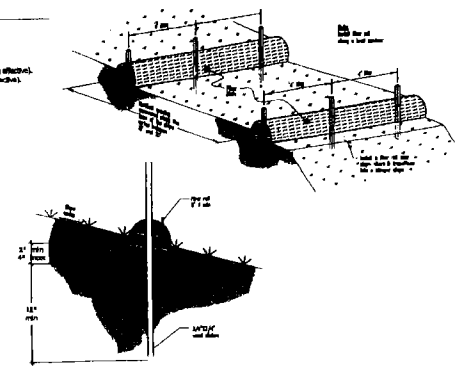
Stake fiber rolls into a 2 to 4 in. deep trench with a width equal to the diameter of the fiber roll.

- Drive stakes at the end of each fiber roll and spaced 4 ft maximum on center.
- Use wood stakes with a nominal classification of 0.75 by 0.75 in. and a minimum length of 24 in.

If more than one fiber roll is placed in a row, the rolls should be overlapped, not abutted.

Repair or replace split, torn, unravelling or slumping fiber rolls.

If the fiber roll is used as a sediment capture device, or as an erosion control device to maintain sheet flows, sediment that accumulates in the BMP must be periodically removed in order to maintain BMP effectiveness. Sediment should be removed when sediment accumulation reaches one-half the designated sediment storage depth. usually one-half the distance between the top of the fiber roll and the adjacent ground surface. Sediment removed during the maintenance may be incorporated into earthwork on the site or disposed at an appropriate location.



2 FIBER ROLLS

Scale: NTS

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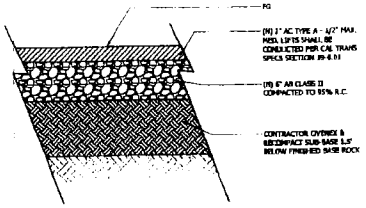
DAVIS RESIDENCE
APN 027-172-12
1400 - Eighth Avenue Santa Cruz, California

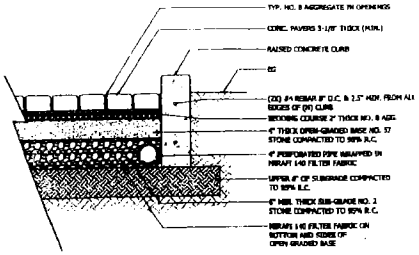
EROSION CONTROL PLAN

6-15-11
1/4" = 1'-0"
MAH
1003

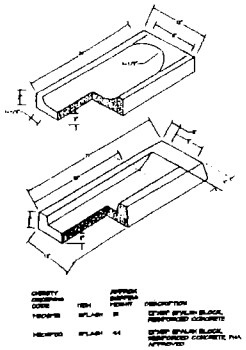
8



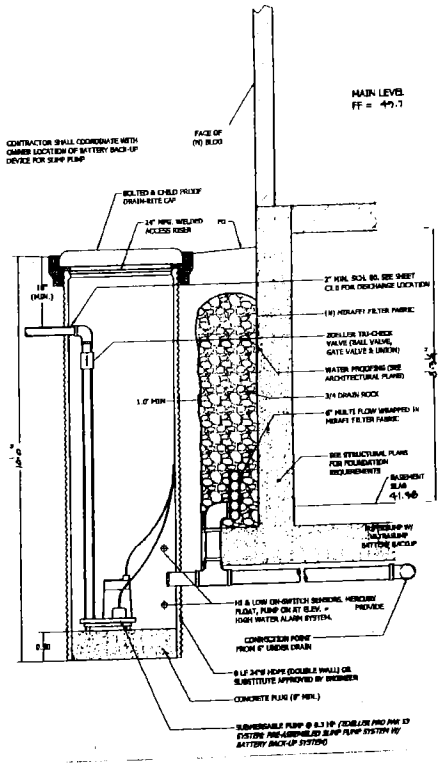
1 AC PAVING



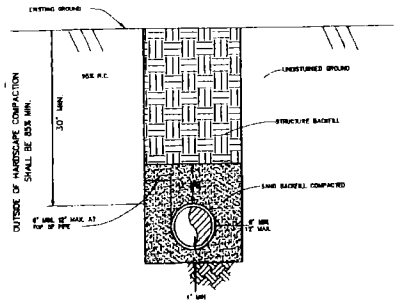
2 PERVIOUS PAVER CROSS SECTION



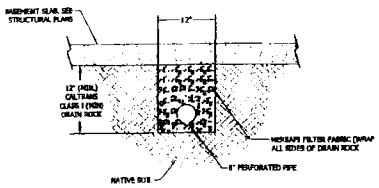
3 CHRISTY SPLASH BLOCK



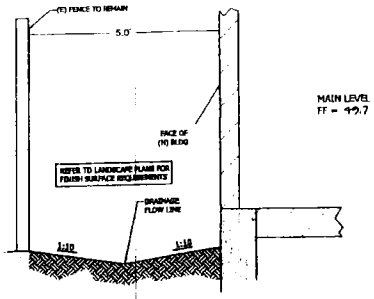
4 STORM SUMP PUMP & UNDERDRAIN DETAIL



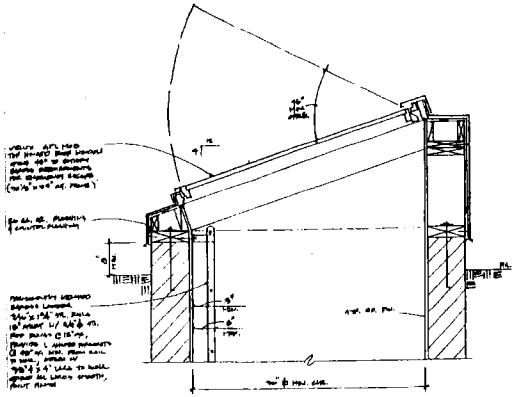
5 STANDARD TRENCH BACKFILL



6 BASEMENT UNDERDRAIN DETAIL



7 NORTHERLY SECTION



8 EMERGENCY EGRESS LADDER & HATCH
1"=1'-0"

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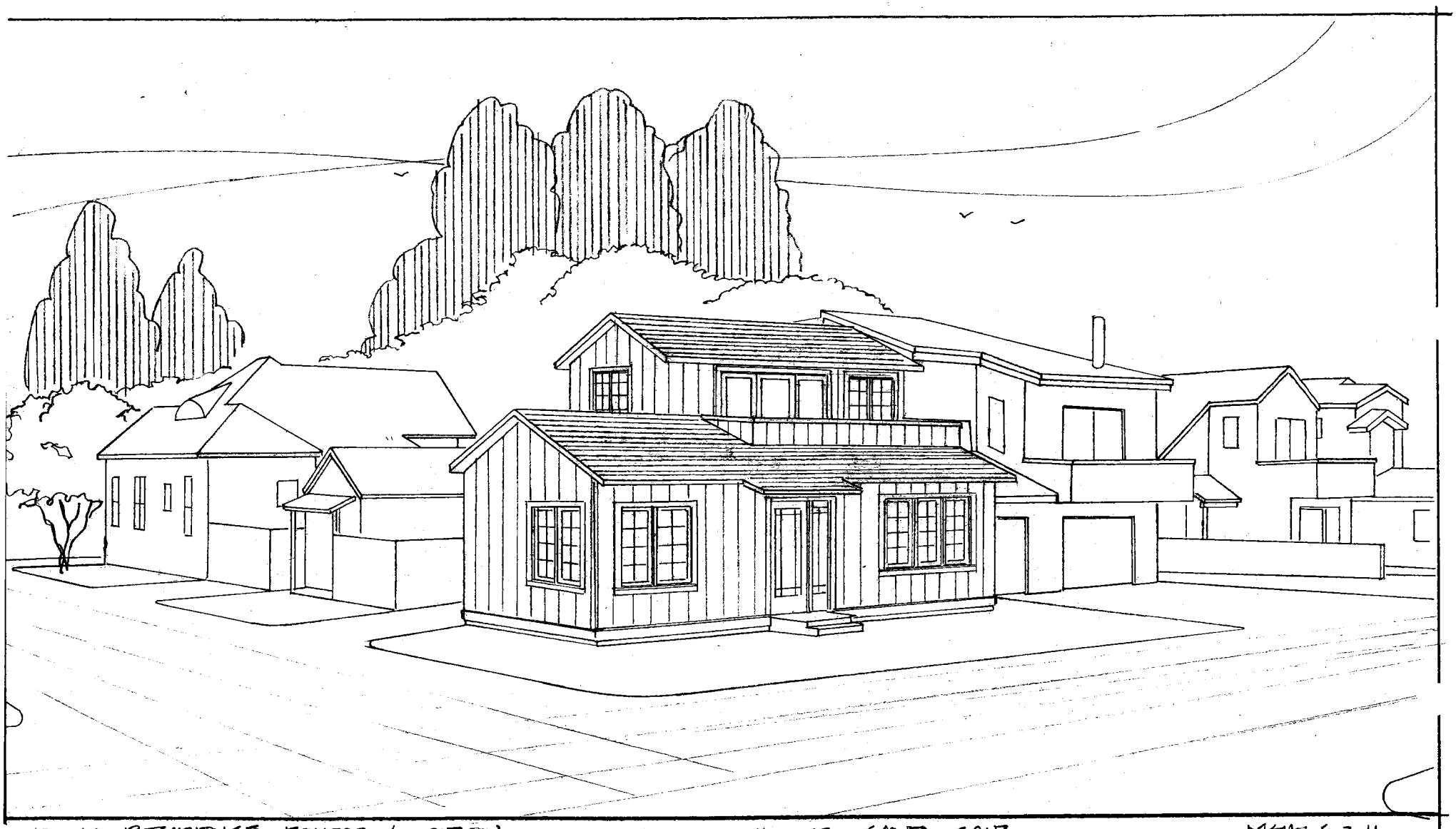
200 Seventh Avenue, #110 Santa Cruz, California 95062 (831) 476-3086

DAVIS RESIDENCE
APN 027-172-12
158 - Eighth Avenue Santa Cruz, California

CONSTRUCTION DRAWING

6-16-11
AW APPROVED
13614
1003

9



DAVIS RESIDENCE - REMODEL / ADDITION

152 - EIGHTH AVE., SANTA CRUZ

MSA 6.3.11

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-3.5 (Single-family residential, 3,500 square foot minimum parcel size), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UH (Urban High Residential General Plan designation).

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

This finding can be made, in that 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 are appropriate and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

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

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

Because of the subject parcel's proximity to the beach area, the preservation of on-street parking is of particular importance to serve both the neighborhood and beach visitors. Currently, no parking is available on the subject parcel due to the small size of the garage and the configuration of the dwelling. The proposed project would provide one parking space located entirely on the subject parcel. In addition, a picket fence currently extends almost ten feet into the 8th Avenue right-of-way and eight feet into the Bonnie Street right-of-way, which eliminates on-street parking in front of the subject parcel. The project plans show this fence as being removed, which will create the width necessary for two parking spaces on the 8th Avenue shoulder and one on the Bonnie Street shoulder. The new on-site and shoulder parking together create four new parking spaces, a significant improvement over the existing conditions. A condition of approval is included requiring the elimination of all improvements—including

landscaping—located within the rights-of-way to ensure that this area remains available for parking.

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-1-3.5 (Single-family residential, 3,500 square foot minimum parcel size) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain commercial buildings and single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles.

Variance Findings

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

This finding can be made, in that the special circumstances warranting the proposed variances are the small size of the subject parcel and its dimensions of 35 feet by 35 feet. With just 1,225 square feet in area, the subject parcel is less than half the size of most lots in the area which typically range in size from 2,800 to 3,000 square feet. In addition, the subject parcel is only 35 percent of the minimum parcel size for the zone district. If the required setbacks were strictly applied, they would leave an area of just 5 feet by 20 feet (100 square feet) for a structure, a dimension and size impractical for a single-family dwelling. The proposed reconstruction would facilitate a modern, updated home while minimizing the impact to the surrounding neighborhood by retaining the existing significantly nonconforming walls and adding a modest addition to the second floor. The strict application of the zoning ordinance with respect to setbacks would deprive the property owner of a reasonable amount of living space for their residence, a privilege enjoyed by other properties in the area. Given the small size of the parcel and its shallow depth, the variances described below are considered reasonable.

Variance to front yard setback. Given that the zone district setbacks would leave only a 5 foot by 20 foot area for the dwelling, a variance to setbacks is necessary to allow for even a modestly sized home on this small parcel. Since the existing structure is significantly nonconforming relative to both the front yard setback and the street yard setback and there are no known problems associated with this nonconformance, it is reasonable to allow for these walls to be retained.

County Code allows cantilevered decks to encroach six feet into the required front yard setback (County Code Section 13.10.323(e)). In this case, it is impossible to cantilever the deck because of the existing nonconforming structure below. The use impacts to the neighborhood, however, would be identical to a cantilevered deck, and the deck will provide much-needed outdoor space on this constrained lot.

Variance to street side yard setback. The required street side yard setback is 10 feet and the existing nonconforming wall is 1.9 feet from the property line. Given the size and dimensions of the parcel, a variance to setbacks is necessary to build even a modestly sized home.

Variance to rear yard setback. The proposed new garage will have a setback of three feet where County Code requires 15 feet. This variance is warranted because the parcel is only 35 feet deep. With a required front yard setback of 15 feet and a rear yard setback of 15 feet, only five feet of depth remains for the dwelling and garage. Even when accounting for the nonconforming front wall which has a setback of about five feet, a 15 foot rear yard setback would leave only 15 feet for a dwelling and garage.

The proposed second floor is to have a rear yard setback of six feet where 15 feet is required. Again, given the size and dimensions of the parcel, a 240 square foot second floor that complies with most of the required setbacks, is considered reasonable.

Variance to 20-foot garage setback. County Code requires a 20-foot setback from the face of the garage to the property line. In this case with a parcel depth of 35 feet, the 20-foot garage setback combined with the five foot side yard setback, would leave just 10 feet in depth for a garage. A 10-foot deep garage does not meet the County Code 18-foot length standard for parking spaces. A variance is therefore necessary to allow for a standard garage, which is a reasonable accessory structure on a residential parcel.

Variance to parking requirement. For a one-bedroom dwelling, County Code 13.10.552 requires two 8.5 feet by 18 feet parking spaces. The proposed site plan shows space for one vehicle to be located within the garage and a 10-foot long driveway. Since no vehicles can currently park on-site—the existing garage is too small for modern vehicles—this proposal is a significant improvement over the existing situation. And given the size of the parcel, where two parking spaces represents 25% of the parcel area, this proposal balances the parking needs of the subject parcel's residents, the surrounding neighborhood and beach visitors.

Variance to floor area ratio maximum. County Code allows for a maximum of .5 floor area ratio (FAR). For the subject parcel, with just 1,225 square feet in net site area, the maximum-sized home could be 612.5 square feet. The project proposes a floor area ratio of 60.7% or 744 square feet. Given the small size of the parcel, this modestly sized dwelling is considered reasonable.

Variance to lot coverage. County Code limits lot coverage to 40% of the parcel, which in the case of the subject parcel would be just 490 square feet of coverage. The existing lot coverage is 56.7%. The proposed remodel of the dwelling would reduce the lot coverage to 55.5%. Given the size of the subject parcel, the proposed lot coverage of 55.5% balances the intent of County Code to limit lot coverage with the need to construct a reasonably sized home on an existing parcel.

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

The proposed dwelling will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity, in that the project represents an overall improvement in the dwelling's conformance with County Code requirements, which reflect the general intent and purpose of zoning objectives.

The structure is currently significantly nonconforming as the existing front porch encroaches into the 8th Avenue right-of-way. The proposed remodel will eliminate this porch. Given that the subject dwelling has existed in this location since about 1931 with no known problems associated with the nonconforming walls along Bonnie Street and 8th Avenue, no safety issues are anticipated to result from recognizing these walls with a variance. In addition, the existing dwelling exceeds the 40% lot coverage maximum and the proposed dwelling will reduce the lot coverage to 55.5 percent, bringing the dwelling into closer conformance with the zone district site standards. In addition, no parking is currently provided on-site. The proposed remodel, however, will provide one full parking space on-site, which is a significant improvement over the existing condition. Finally, the proposed garage will conform to the California Building Code, where the existing, decrepit garage does not.

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

This finding can be made, in that the subject parcel is significantly smaller than most of the parcels in the area. The other parcels in the area typically range between 2,800 and 3,000 square feet in size, while the subject parcel is just 1,225 square feet. The County Code recognizes the development challenges associated with small parcels and, even outside of the variance arena, provides relief for sites that are substandard in area. A parcel that is less than 80% of the minimum lot area required by the zone district is allowed to utilize the site standards for the zone district that most closely fits the lot size. In this instance, there is no zone district corresponding to the 1,225 square foot lot size of the subject parcel so there is no relief and variances are required.

Granting the proposed variances to setbacks, lot coverage, floor area ratio and required parking does not constitute a grant of special privileges in that other, larger, properties are developed with reasonably sized dwellings. The granting of the variances to setbacks, lot coverage, floor area ratio and required parking will provide a reasonable amount of living space for a residence on the subject parcel. Denial of the proposed variances would result in a hardship for the property owner by extinguishing the ability to construct a reasonably sized dwelling. Several properties in the vicinity have been granted variances, including 821 Carmel St., 331 5th Ave., and 351 5th Ave.

Conditions of Approval

Exhibit A: Sheet 1, survey, by Mathew D. Ward of Ward Surveying, dated 1/18/11; and 9 sheets by Michael Helm, architect: sheet C, cover sheet, dated 4/14/11; sheet 2, existing exterior elevations and floor plan, dated 3/16/11; sheet 3, proposed site plan, dated 3/16/11; sheet 5, proposed exterior elevations, dated 3/16/11; sheet 6, demolition plan, dated 6/15/11; sheet 7, grading and drainage plan, dated 6/15/11; sheet 8, erosion control plan, dated 6/15/11; and sheet 9, construction details, dated 6/15/11.

I. This permit authorizes the remodel of an existing nonconforming single-family dwelling and the construction of a basement and second floor as shown in Exhibit A. 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.

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.

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:

1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.

2. Grading, drainage, and erosion control plans.

3. The building plans must include finished slab elevation of the basement and finished floor elevations for the two floors above.

4. All improvements must be shown as removed from the rights-of-way.

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. Environmental Planning:
1. If the basement excavation requires grading beyond the property line onto adjacent properties, please submit an owner-agent agreement form for each affected parcel that states the owner of that parcel agrees to allow the work proposed on their property.
2. Please submit an erosion control plan showing how sediment will remain onsite during and after construction. The plan should include a staging/stockpile location for excavated material and street sweeping notes.
3. Prior to building permit issuance, please submit a geotechnical plan review letter that states the project plans conform to the recommendations of the soils report.

D. Department of Public Works, Stormwater Management: 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.

1. Indicate how the existing site runoff drains and if there are any known problems. Clarify on the plans the existing site drainage pattern and any changes resulting from this project.
2. Show all drainage features on the plans. Although the downspout locations are shown on the plans, it is not clear how runoff will be controlled and directed to a safe point of release. This must be clarified. Demonstrate that the runoff will not adversely impact adjacent or downstream properties. Utilize Best Management Practices where feasible to treat development runoff onsite.
3. The proposed sump pump location is shown on the plans, however the location of the "bubble up box" is not. Show the location of the "bubble up box" and provide a cross-section construction detail of it. The sump pump should not create a diversion of runoff from the natural drainage pattern. Note on the plans that the sump pump is only for water collected

by the subsurface basement drain not for stormwater runoff from the impervious surfaces.

4. Please provide a cross-section construction detail of the proposed permeable concrete paver block driveway, walkway and patio.
5. For fee calculations, provide a tabulation of new impervious and semi-impervious areas resulting from the project. Clarify on the plans the limits of both the existing and new impervious areas by shading or hatching their limits. A drainage fee will be assessed on the net increase in impervious area with reduced fees assessed for semi-pervious surfacing (50%) to offset costs and encourage more extensive use of these materials.
6. The designer must inspect the drainage improvements on the parcel and provide Public Works with a letter confirming that the work was completed per the plans. The designer's letter shall be specific as to what was inspected. Notes of "general conformance to plans" are not sufficient. An as-built plan may be submitted in lieu of the letter. Upon approval of the project, a hold will b placed on the permit to be released once a satisfactory letter is received.

E. Department of Public Works, Driveway/Encroachment: Demonstrate on the plans that the driveway complies with the County of Santa Cruz Design Criteria. No concrete or pavers are allowed within the County right-of-way; existing concrete shall be required to be removed and must be reflected as such on the building permit plan set.

F. Fire: Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

G. Provide required off-street parking for 1 car. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.

H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

I. Complete and record a Declaration of Restriction to construct and maintain a non-habitable basement and garage. **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. Construction Hours: During construction, workers may assemble on-site as early as 7:30 AM, but no noise-generating activities may begin earlier than 8:00 AM. Noise-generating activities must cease by 6 PM. Workdays are limited to Monday through Friday. Should a circumstance arise in which a delivery can only be made

on a weekend day, call Planning Staff for approval at least 24 hours in advance of the delivery.

B. All site improvements shown on the final approved Building Permit plans shall be installed.

C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

D. The project must comply with all recommendations of the approved soils reports.

E. 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. The basement shall be maintained as a non-habitable area. As such, it shall not be used as a bedroom.

B. No improvements, including no landscaping, shall be located in the adjacent rights-of-way. This area must remain open for public parking.

C. 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, it officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be

responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and

2. COUNTY defends the action in good faith.

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

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

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney, AICP Deputy Zoning Administrator	Annette Olson 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: 111080
Assessor Parcel Number: 027-172-12
Project Location: 152 8th Avenue, Santa Cruz

Project Description: Proposal to remodel an existing nonconforming single-family dwelling, including adding a second floor and a non-habitable basement.

Person or Agency Proposing Project: Michael Helm

Contact Phone Number: (831) 476-5386

A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. _____ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. _____ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. __X__ **Categorical Exemption**

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

F. Reasons why the project is exempt:

New single family dwelling in a developed area zoned for single-family residences.

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

_____ Date: 9/20/11
Annette Olson, Project Planner

EXHIBIT D

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

Tax Area Code 82-040

27-17

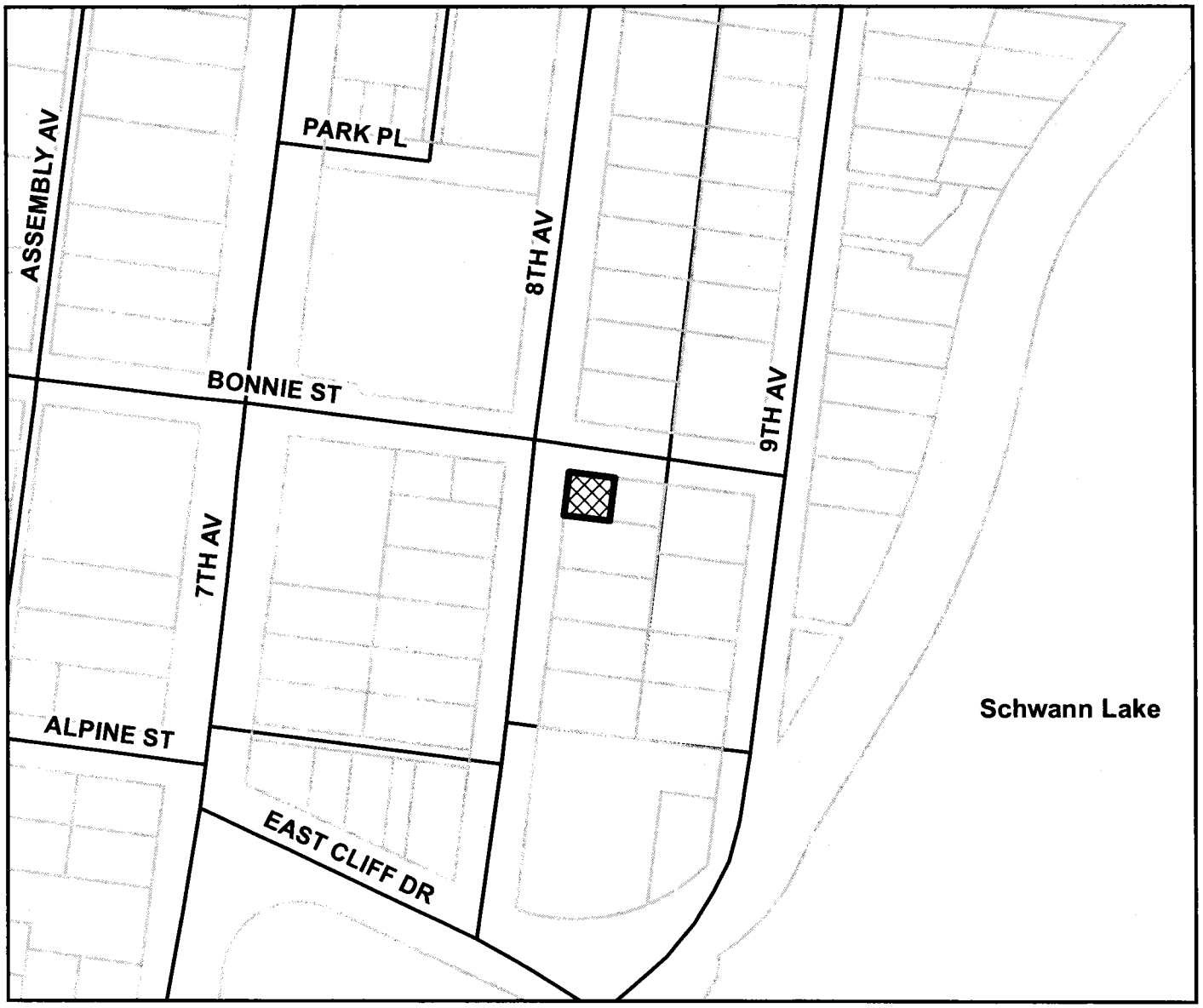
Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

Assessor's Map No. 27-17
County of Santa Cruz, Calif.
July, 1996

Rev. 4/28/98 GG (CA consolidation)

EXHIBIT E

Location Map



0 110 220 440 660 880 Feet

LEGEND

APN: 027-172-12

Assessors Parcels

Streets

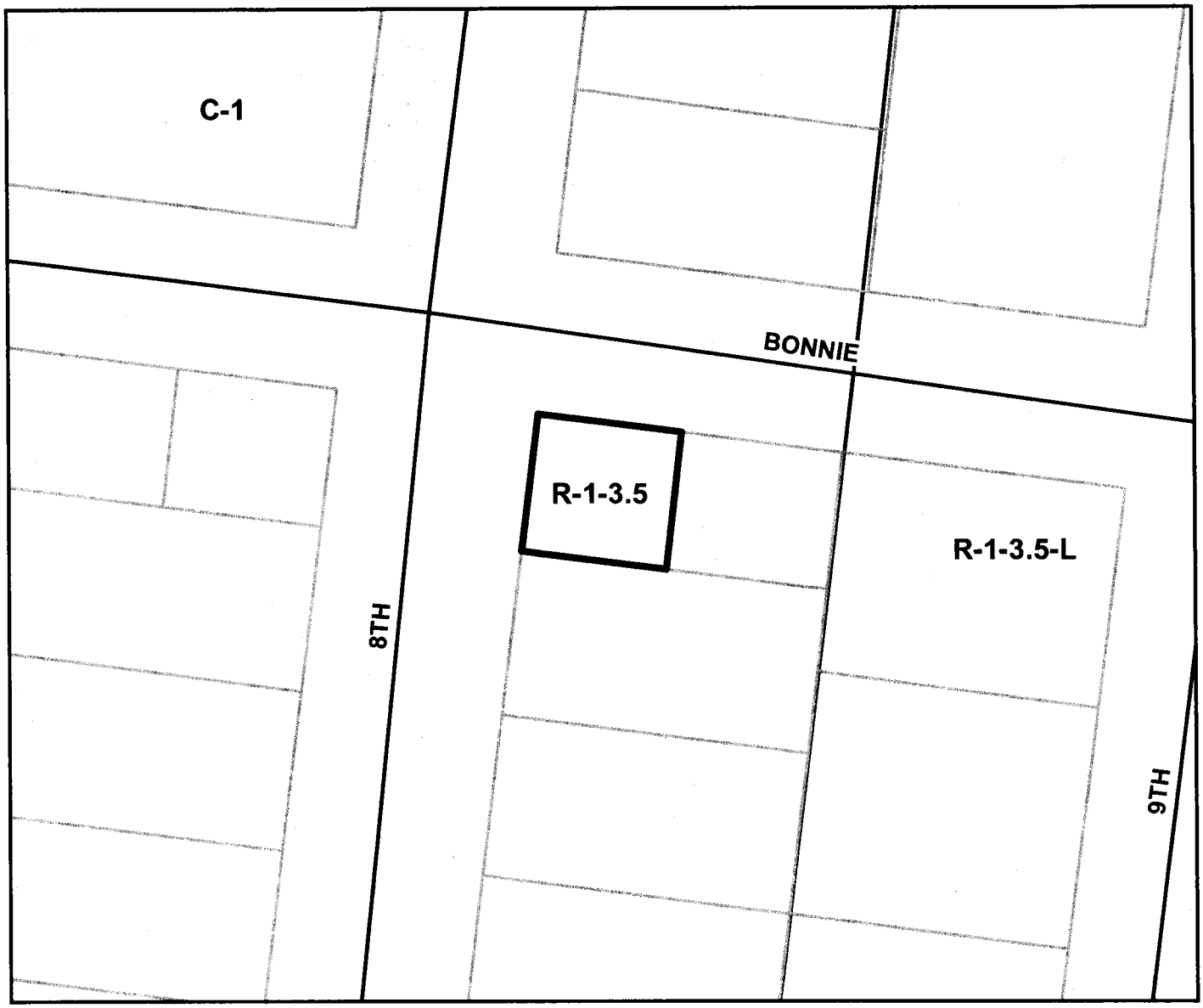
Lakes

N W E S

Map Created by
County of Santa Cruz
Planning Department
May 2011

EXHIBIT E

Zoning Map



0 35 70 140 210 280 Feet

LEGEND

APN: 027-172-12

Assessors Parcels

Streets

RESIDENTIAL-SINGLE FAMILY

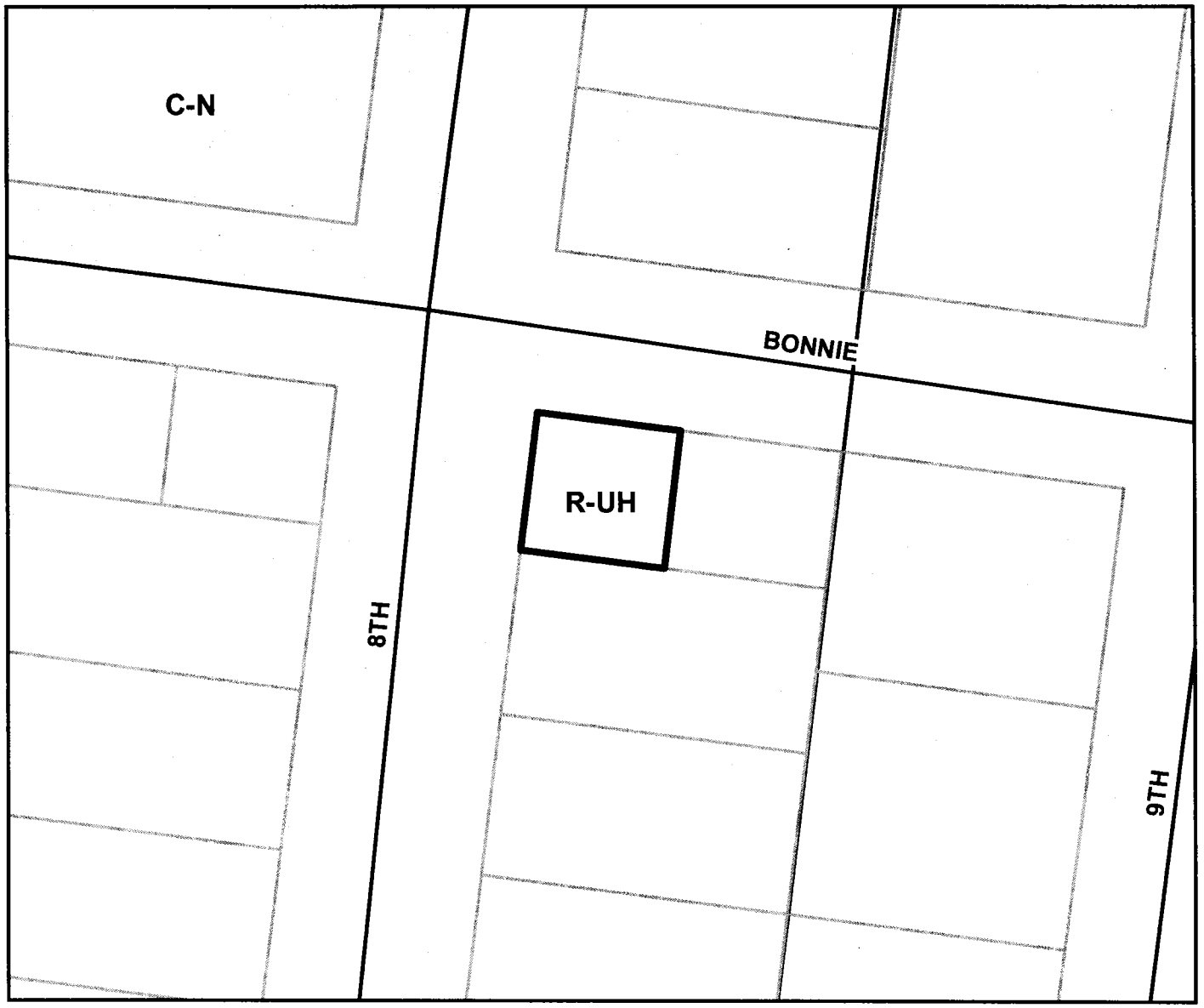
COMMERCIAL-NEIGHBORHOOD

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
May 2011

EXHIBIT P

General Plan Designation Map



0 35 70 140 210 280 Feet

LEGEND

APN: 027-172-12

Assessors Parcels

Streets

Residential - Urban High Density

Commercial-Neighborhood

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
May 2011

EXHIBIT C

County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 111080

APN 027-172-12

Drainage Review

Routing No: 1 | Review Date: 05/26/2011

TRAVIS RIEBER (TRIEBER) : Complete

Completeness Comments: Application Complete? _X Yes __ No

The site plan with revisions dated 4/14/11 has been received and is approved for the planning application stage. Please see the following permit conditions for additional information to be provided at the building application stage.

Policy Considerations and Compliance Issues:

Permit Conditions and Additional Information:

Planning application review fee note: The incorrect stormwater review fee was collected at intake. The correct fee for this project is W53 New SFD Typical.

1. How does the existing site runoff drain? Are there any problems? Please make clear on the plans the existing site drainage pattern and any changes as a result of this project.

2. The downspout locations are shown on the plans however it is not clear how runoff will be controlled and directed to a safe point of release. Please make clear on the plans how runoff will be controlled and directed to a safe point of release. Demonstrate that the runoff will not adversely impact adjacent or downstream properties. All drainage features should be shown on the plans.

Note: Projects are required to utilize Best Management Practices where feasible to treat development runoff onsite. Such measures include pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc.

3. The proposed sump pump location is show on the plans however the location of the proposed "bubble up box" is not shown on the plans. The sump pump should not create a diversion of runoff from natural drainage pattern. Please show on the plans the location of the proposed bubble up box; also provide a cross section construction detail of the bubble up box. It should be noted on the plans that the sump pump is only for water collect by the subsurface basement drain not for stormwater runoff from the impervious surfaces.

4. Please provide a cross section construction detail of the proposed permeable concrete paver block driveway, walkway and patio.

5. For fee calculations please provide tabulation of new impervious and semi-impervious (gravel,

EXHIBIT F

Drainage Review

Routing No: 1 | Review Date: 05/26/2011
TRAVIS RIEBER (TRIEBER) : Complete

base rock, paver blocks, pervious pavement) areas resulting from the proposed project. Make clear on the plans by shading or hatching the limits of both the existing and new impervious areas. To receive credit for the existing impervious surfaces to be removed please provide documentation such as assessor's records, survey records, aerial photos or other official records that will help establish and determine the dates they were built.

Note: A drainage fee will be assessed on the net increase in impervious area. Reduced fees are assessed for semi-pervious surfacing (50%) to offset costs and encourage more extensive use of these materials.

6. The designer 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 designer'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. An as-built plan may be submitted in lieu of the letter. Upon approval of the project a hold will be placed on the permit to be released once a satisfactory letter is received.

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

Routing No: 2 | Review Date:
() :

Driveway/Encroachment Review

Routing No: 1 | Review Date: 06/01/2011
DEBRA LOCATELLI (DLOCATELLI) : Complete

Driveway shall comply to the County of Santa Cruz Design Criteria. The details will be required for the building plans. No concrete or pavers allowed within the County right-of-way, existing concrete shall be required to be removed (do be reflected on building plans).

Routing No: 2 | Review Date:
() :

EXHIBIT F

Environmental Planning

Routing No: 1 | Review Date: 06/08/2011
CAROLYN BANTI (CBANTI) : Incomplete

Completeness

1. The soils report has been reviewed under REV111027. Although the review did yield some comments that must be addressed prior to report acceptance, the issues do not affect the feasibility of the project proposed under Application 111080.
2. Please document existing trees on the site plan. Please include the following information: - Include the location, size, and species of all trees on the site plan. Please note that this parcel is in the Coastal Zone, and trees that meet the definition of Significant Tree as defined in Chapter 16.34 of County Code are protected. This definition includes five or more trees on one parcel, or any sprout clump consisting of 5 or more stems, each of which is greater than 12 inches at breast height.

Compliance

1. If Significant Tree(s) are proposed for removal, please apply at the Zoning Counter for a Significant Tree Removal permit. Please note that specific findings must be made in order for this permit to be issued.

Conditions of Approval

1. If the basement excavation requires grading beyond the property line onto adjacent properties, please submit an owner-agent agreement form for each affected parcel that states the owner of that parcel agrees to allow the work proposed on their property.
2. Please submit an erosion control plan showing how sediment will remain onsite during and after construction. The plan should include a staging/stockpile location for excavated material and street sweeping notes.
3. Prior to building permit issuance, please submit a geotechnical plan review letter that states the project plans conform to the recommendations of the soils report.

Routing No: 2 | Review Date: 07/21/2011
ANNETTE OLSON (AOLSON) : Complete

Routing No: 3 | Review Date:
() :

Fire Review

Routing No: 1 | Review Date: 05/11/2011

 EXHIBIT F

Fire Review

Ken Hart (pln711) : Not Required

Routing No: 2 | Review Date:
() :

Project Review

Routing No: 1 | Review Date: 06/08/2011
ANNETTE OLSON (AOLSON) : Incomplete

See letter dated 6/8/11 in file.

Routing No: 2 | Review Date:
() :

Road Engineering Review

Routing No: 1 | Review Date: 05/11/2011
Ken Hart (pln711) : Not Required

Routing No: 2 | Review Date:
() :

Sanitation Review

Routing No: 1 | Review Date: 05/11/2011
Ken Hart (pln711) : Not Required

Routing No: 2 | Review Date:
() :

Urban Designer Review

Routing No: 1 | Review Date: 05/18/2011
LAWRENCE KASPAROWITZ (LKASPAROWITZ) : Complete

No comments.

EXHIBIT F

Urban Designer Review

Routing No: 2 | Review Date:

() :

EXHIBIT F

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

August 31, 2011

Michael Helm
200 7th Ave. #110
Santa Cruz, CA 95062

Subject: Review of Geotechnical Investigation by Dees and Associates, Inc. Dated March 23, 2011: Project: SCR-0490
APN 027-172-12, Application #: REV111027

Dear Mr. Helm,

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.

2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.

3. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. After plans are prepared that are acceptable to all reviewing agencies, please submit a geotechnical plan review letter that states the project plans conform to the recommendations of the geotechnical report. *Please note that the plan review letter must reference the final plan set by last revision date.* The author of the report shall write the *plan review letter*.

4. Please submit an electronic copy of the soils report in .pdf format via compact disk or email to: Carolyn.Burke@co.santa-cruz.ca.us. Please note that the report must be generated and/or sent directly from the soils engineer of record.

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

Please call the undersigned at (831) 454-5121 if we can be of any further assistance.

(over)

EXHIBIT F

Sincerely,

Carolyn Banti Burke
Civil Engineer

Cc: Annette Olson, Environmental Planning
Dees and Associates, Inc.
Douglas Davis

EXHIBIT F

NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.

2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.

3. **At the completion of construction,** a *final letter* from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

   If the *final soils letter* identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.

(over)

EXHIBIT F