



Staff Report to the Zoning Administrator

Application Number: 111126

Applicant: Derek Van Alstine
Owner: Doug & Cheryl Knapp
APN: 027-172-26

Agenda Date: 12/16/11
Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to demolish all site improvements including an existing single family dwelling, carport, and shed and to construct a 2,247 square foot single family dwelling. Requires a Coastal Zone Development Permit, Design Review, and Soils Report Review.

Location: Property located on the west side of 9th Avenue (121 9th Avenue), approximately 300 feet north of East Cliff Drive.

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

Permits Required: Coastal Development Permit

Technical Reviews: Design Review, Soils Report Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application **111126**, based on the attached findings and conditions.

Exhibits

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map
- F. Location, Zoning Map, General Plan Map
- G. Design Review
- H. Comments & Correspondence

Parcel Information

Parcel Size: 4500 square feet gross, 60' by 75'
Existing Land Use - Parcel: Single Family Dwelling
Existing Land Use - Surrounding: Single Family Residential
Project Access: 9th Avenue, 40 foot right-of-way
Planning Area: Live Oak
Land Use Designation: R-UH (Urban High Residential)
Zone District: R-1-3.5 (Single family residential – 3,500 square feet)
Coastal Zone: x Inside Outside
Appealable to Calif. Coastal Comm. Yes x No

Environmental Information

Geologic Hazards: N/A
Soils: Soils Report Review complete. Project required to comply with recommendations.
Fire Hazard: Not a mapped constraint
Slopes: Site is gently sloping from the southeast to southwest
Env. Sen. Habitat: Proposed home located beyond 100 foot riparian setback to Schwan lake
Grading: 4 cu.yds. Cut, 46 cu.yds. fill, a grading permit is not required for less than 100 cu.yds.
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Project conditioned to comply with Public Works Drainage requirements.
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: x Inside Outside
Water Supply: Santa Cruz Water Department
Sewage Disposal: Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5 Flood Control District

Project Setting

The subject property is located on the west side of 9th Avenue approximately 300 feet north of East Cliff Drive and Twin Lakes Beach. The site is approximately 130 feet west from Schwan Lake and approximately 250 feet north from Twin Lakes State Beach. The subject property is approximately 60 feet in width by 75 feet in length. The site is not identified within a scenic

corridor.

The property contains an existing small bungalow located at the property line. A detached garage and carport are located at the rear of the site. The subject property is surrounded on the south by an old single story residence in poor condition, located at the front property line along 9th Avenue, and a two story dwelling on the north side, situated approximately 7 to 11 feet from the front property line. Two story dwellings are located on adjoining properties to the west.

Detailed Project Description

The applicant is proposing to clear the entire property including demolition of the existing 718 square foot dwelling, 200 square foot detached garage, 1200 square foot carport, a deck and hot tub, and associated hard-scape. Demolition work also involves removal of an existing rock-wall planter located in the 9th Avenue right-of-way.

The applicant proposes to construct a new 2,420 square foot single family dwelling (gross size) consisting of a 1053 square foot first floor, 887 square foot second floor, and a 480 square foot garage. A 2,247 net square footage is proposed once a credit is provided for the garage. The plans also provide approximately 350 square feet of open first story rooftop decking and an open stairway to this area. The structure provides shingle wood and vertical wood siding, pitched roofs, a porch entry, divided windows, and painted trim. The decking includes horizontal cable railing.

The area between the unimproved portion of the right-of-way and the property line is proposed as asphalt concrete for public parking within the County right-of-way. A low retaining wall, between two to three feet, is proposed along the property line.

Zoning & General Plan Consistency

The subject property is zoned R-1-3.5 (Single family residential – 3,500 square feet), a designation, which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-UH) Urban High Residential General Plan designation.

Setbacks

The applicable setbacks are based on a parcel width of 60 feet and a parcel size of 4500 square foot lot.

Setback Table			
	Front	Side	Rear
Required	*15' front 20' to garage	5 & 8	15'
Proposed	20' to garage, *13' to stairway, 15' to rest of home	9'6" (north side), 5' to stairs/deck (south side) and 9' to house (south side)	15'

*County Code Section 13.10.323 (e) (7) allows front yard averaging for the first floor of the building. The minimum front yard setback to a structure, with exception of garages, is allowed to be the average depth of the front yards on the improved sites adjoining the side lines of the site, but not less than 10 feet. This allows fairness to properties proposed adjacent to existing properties with established non-conforming setbacks. The site is situated adjacent to a corner lot and an interior lot. The front yard of the corner lot is located along 9th Avenue and the street side yard is along Bonnie Street. This frontage of this corner lot is allowed to be used for purposes of front yard averaging for the proposed dwelling. Thus, the below table provides the front yard averaging analysis.

Front Yard Averaging Table				
APN	Existing Front Yard Setback	Average Front Yard Setback of parcels on either side of subject property	Minimum Front Yard Required per Averaging Code	Minimum Setback Provided
027-172-25 (house north of subject property)	7 feet			
027-172-17 (house south of subject property)	6 Inches			
		3 feet 9 inches	10 feet	13

The front yard setback of the house to the north of the subject property is 7 feet and the front yard setback of the house to the south of the subject property is 6 inches. The average front yard setback is 3 feet 9 inches. Therefore, the minimum setback of 10 feet applies to this property.

The applicant proposes to provide a 13 foot front yard setback for a 16 square foot interior stairway extension (2 feet x 8 feet). The 13 foot setback exceeds the minimum 10 feet required by the front yard averaging provisions. A 15 foot setback is proposed for the rest of the house.

The coastal regulations provided under County Code Section 13.20.130 also note that “front yard averaging shall only be allowed where the front setback so established does not adversely impact significant public viewsheds (including those associated with shoreline fronting roads, public access-ways, parks, beaches, trails, natural areas, etc.) and community character.”

Schwan Lake and Twin Lakes Beach are in the viewshed of the neighborhood containing the subject parcel. A front yard setback reduction to 13 feet for a 2 foot building projection will not significantly impact views of Schwan Lake and will have limited impact on views to Twin Lakes Beach and Monterey Bay afforded to the house located to the north (northern house) of the subject property. The northern house sits significantly closer to the property line (7 to 11 feet) than the proposed dwelling (13 to 20 feet, 20 feet at the north). A 9 foot 6 inch side yard setback is proposed along the north property line where a 5 foot side yard setback is required. This affords the north house angled views across the front of the subject property toward Twin Lakes Beach and Monterey Bay.

The proposed dwelling will eliminate setback non-conformities of the existing dwelling, where a zero front yard setback is currently provided and a 13 foot setback is proposed. The proposed dwelling will be substantially more recessed than both adjacent homes to the north and south and will provide an undulating street front appearance and visual relief. In addition, the 9th Avenue right-of-way will be improved for public parking by removal of existing improvements within the right-of-way. An encroachment permit will be required for surface improvements in the right-of-way.

Planter Wall

The plans also show a proposed split face concrete block planter wall with a setback of 8 feet 9 inch setback. This structure is approximately 2 feet 5 inches to 3 feet in height and meets the maximum 3 foot height allowed for fences/walls located within the front yard.

Floor Area Ratio (FAR)

The following table depicts the proposed floor area ratio information.

Proposed Floor Area	
First Floor	887 square feet
Second Floor	1053 square feet
Garage	480 square feet
Gross Size	2420 square feet
Overhangs beyond 140 square feet	52 square feet
	Sub Total 2472 square feet
Garage Credit	-225 square feet
	Total 2247 square feet/4500 net lot size = 49.9 percent lot coverage
Uncounted Open Decking Area	340*

*The unenclosed decking and stairways are not required to be calculated in the floor area value.

Floor area calculations are provided on the front sheet of the plan set. A careful assessment of the floor area was completed to verify the proposed square footage shown on the project plans since the floor area is proposed near the maximum proposed. These calculations confirmed that the square footage does not exceed the figures shown above and does not exceed the 50 percent floor area ratio maximum allowed by the Ordinance.

Lot Coverage

The lot coverage definition provided by the County Code is noted as the percentage of the lot covered by structures, measured by dividing the horizontal area covered by structures, not including eaves or uncovered cantilevered decks, by the horizontal area of the lot.

The floor area of the first story and garage equal approximately 1367 square feet. Miscellaneous and non-cantilevered deck area covers approximately 100 square feet. Total coverage equals approximately 1467 square feet of the parcel. Lot coverage is approximate 32 percent of the parcel and is significantly less than the 40% coverage allowed by Code.

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 area contain one and two story single-family dwellings. The size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range. The structure provides a one story element adjacent to an existing one story bungalow structure to the south and proposes a two story element adjacent to an existing two story dwelling to the north. Roof height will be a maximum 26 feet height with pitched roofs consistent with the character of surrounding structures. In addition, the dwelling incorporates the recommended design and materials required of Harbor area structures by providing wood siding, pitched roofs, porch entry, shingle siding and painted trim, etc.

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. The proposed project removes all right-of-way encroachments and will provide on-street parking on 9th Avenue for shoreline access where none existed before.

Design Review

The applicant provided a visual simulation of the proposed structure within the context of adjoining dwellings. Design review, including a determination of neighborhood compatibility, was completed by the Urban Designer and is attached as Exhibit G. The proposed dwelling has been found to be in compliance with the Design Review ordinance, County Code Chapter 13.11.

Environmental Review

A preliminary determination has been made that the project is exempt from the California Environmental Quality Act and a notice of exemption has been attached as Exhibit D.

Conclusion

As proposed and conditioned, the project is consistent with 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 111126, based on the attached findings and

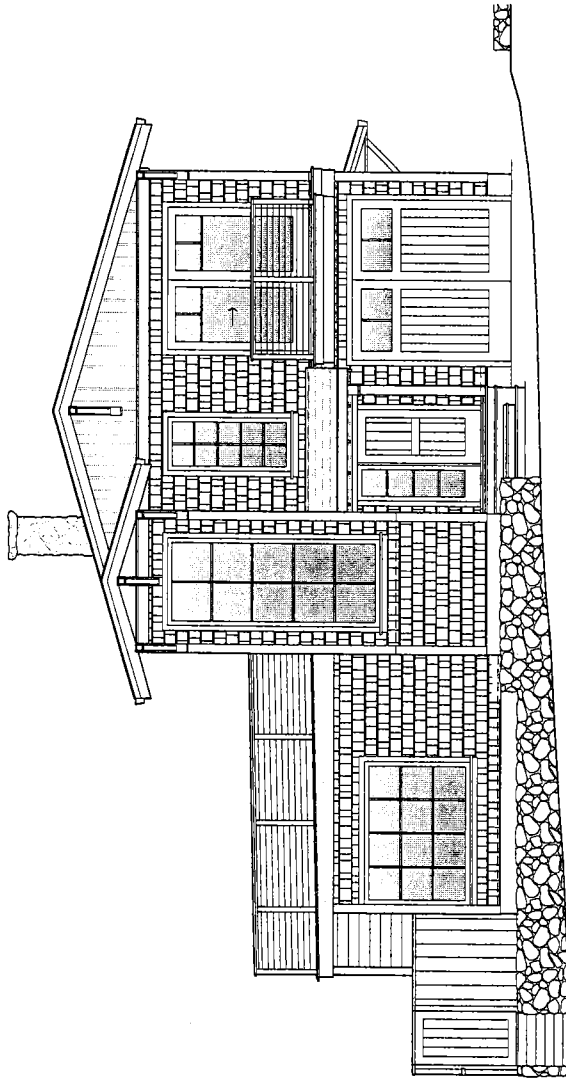
conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Sheila McDaniel
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3439
E-mail: sheila.mcdaniel@co.santa-cruz.ca.us

KNAPP RESIDENCE



DRAWING INDEX

BUILDING DESIGN
 T1 TITLE SHEET
 T2 FLOOR PLAN
 T3 ROOF PLAN
 T4 SITE PLAN
 T5 FIRST & SECOND FLOOR PLAN
 T6 ROOF PLAN
 T7 EXTERIOR ELEVATIONS
 T8 EXTERIOR ELEVATIONS

LANDSCAPE DESIGN
 L1 LANDSCAPE PLAN
 L2 DESIGN CONTROL PLAN
 L3 DESIGN CONTROL DETAILS

CONTACTS

OWNER:
 DEREK VAN ALSTINE
 1030 WESTWOOD DRIVE
 SAN JOSE, CA 95128
 PH: (408) 298-1125

PROJECT DESIGNER:
 DEREK VAN ALSTINE
 RESIDENTIAL DESIGN, INC.
 716 S. BROADWAY, SUITE A
 SAN JOSE, CA 95128
 PH: (408) 456-2400
 FAX: (408) 456-2446

LANDSCAPE ARCHITECT:
 DEREK VAN ALSTINE
 1030 WESTWOOD DRIVE
 SAN JOSE, CA 95128
 PH: (408) 298-1125
 FAX: (408) 298-1125

ARCHITECT:
 DEREK VAN ALSTINE
 1030 WESTWOOD DRIVE
 SAN JOSE, CA 95128
 PH: (408) 298-1125
 FAX: (408) 298-1125

3D MODEL & RENDERING:
 AGENTARTISTS
 1000 S. BROADWAY, SUITE A
 SAN JOSE, CA 95128
 PH: (408) 335-7446
 FAX: (408) 335-7446

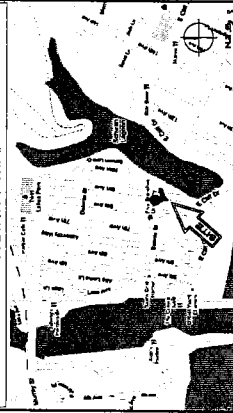
GEOTECHNICAL ENGINEER:
 ROCK SOLID ENGINEERING
 VICTOR M. WILSON, P.E.
 1000 S. BROADWAY, SUITE A
 SAN JOSE, CA 95128
 PH: (408) 335-7446
 FAX: (408) 335-7446

KNAPP RESIDENCE
 121 9TH AVE
 SANTA CRUZ, CA 95062

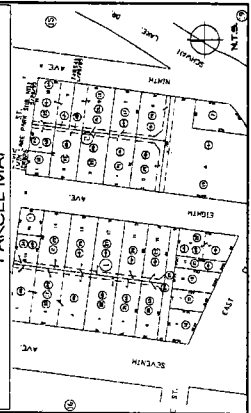
DVRD
 408-298-1125

DEREK VAN ALSTINE
 RESIDENTIAL DESIGN, INC.
 716 S. BROADWAY, SUITE A, SANTA CRUZ, CALIFORNIA
 (408) 456-2400 PHONE (408) 456-2446 FAX

VICINITY MAP



PARCEL MAP

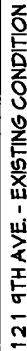
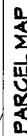


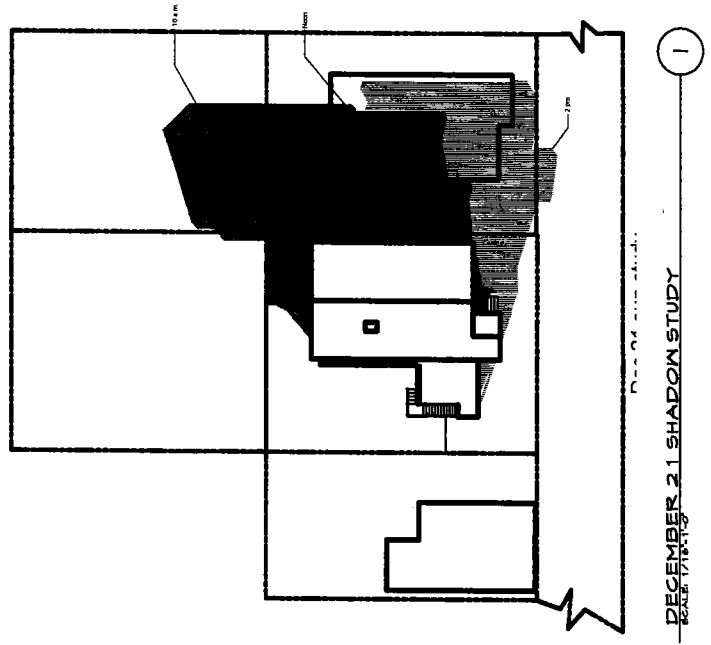
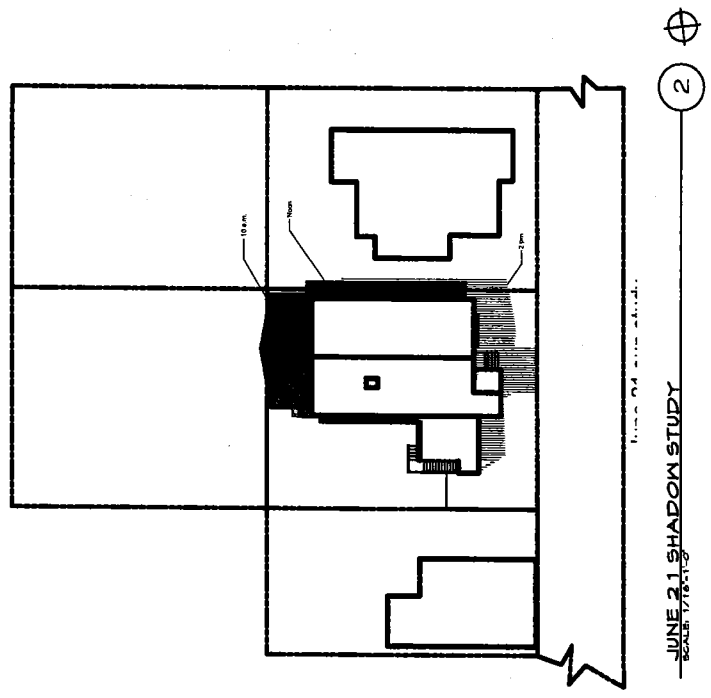
GROSS BUILDING AREA WORKSHEET

FLOOR AREA CALCULATION BY TYPES OF SPACE			
1. FIRST FLOOR	2. SECOND FLOOR	3. ATTIC	4. TOTAL FLOOR AREA
1.1. TOTAL FLOOR AREA	1.2. TOTAL FLOOR AREA	1.3. TOTAL FLOOR AREA	1.4. TOTAL FLOOR AREA
1.5. TOTAL FLOOR AREA	1.6. TOTAL FLOOR AREA	1.7. TOTAL FLOOR AREA	1.8. TOTAL FLOOR AREA
1.9. TOTAL FLOOR AREA	1.10. TOTAL FLOOR AREA	1.11. TOTAL FLOOR AREA	1.12. TOTAL FLOOR AREA
1.13. TOTAL FLOOR AREA	1.14. TOTAL FLOOR AREA	1.15. TOTAL FLOOR AREA	1.16. TOTAL FLOOR AREA
1.17. TOTAL FLOOR AREA	1.18. TOTAL FLOOR AREA	1.19. TOTAL FLOOR AREA	1.20. TOTAL FLOOR AREA
1.21. TOTAL FLOOR AREA	1.22. TOTAL FLOOR AREA	1.23. TOTAL FLOOR AREA	1.24. TOTAL FLOOR AREA
1.25. TOTAL FLOOR AREA	1.26. TOTAL FLOOR AREA	1.27. TOTAL FLOOR AREA	1.28. TOTAL FLOOR AREA
1.29. TOTAL FLOOR AREA	1.30. TOTAL FLOOR AREA	1.31. TOTAL FLOOR AREA	1.32. TOTAL FLOOR AREA
1.33. TOTAL FLOOR AREA	1.34. TOTAL FLOOR AREA	1.35. TOTAL FLOOR AREA	1.36. TOTAL FLOOR AREA
1.37. TOTAL FLOOR AREA	1.38. TOTAL FLOOR AREA	1.39. TOTAL FLOOR AREA	1.40. TOTAL FLOOR AREA
1.41. TOTAL FLOOR AREA	1.42. TOTAL FLOOR AREA	1.43. TOTAL FLOOR AREA	1.44. TOTAL FLOOR AREA
1.45. TOTAL FLOOR AREA	1.46. TOTAL FLOOR AREA	1.47. TOTAL FLOOR AREA	1.48. TOTAL FLOOR AREA
1.49. TOTAL FLOOR AREA	1.50. TOTAL FLOOR AREA	1.51. TOTAL FLOOR AREA	1.52. TOTAL FLOOR AREA
1.53. TOTAL FLOOR AREA	1.54. TOTAL FLOOR AREA	1.55. TOTAL FLOOR AREA	1.56. TOTAL FLOOR AREA
1.57. TOTAL FLOOR AREA	1.58. TOTAL FLOOR AREA	1.59. TOTAL FLOOR AREA	1.60. TOTAL FLOOR AREA
1.61. TOTAL FLOOR AREA	1.62. TOTAL FLOOR AREA	1.63. TOTAL FLOOR AREA	1.64. TOTAL FLOOR AREA
1.65. TOTAL FLOOR AREA	1.66. TOTAL FLOOR AREA	1.67. TOTAL FLOOR AREA	1.68. TOTAL FLOOR AREA
1.69. TOTAL FLOOR AREA	1.70. TOTAL FLOOR AREA	1.71. TOTAL FLOOR AREA	1.72. TOTAL FLOOR AREA
1.73. TOTAL FLOOR AREA	1.74. TOTAL FLOOR AREA	1.75. TOTAL FLOOR AREA	1.76. TOTAL FLOOR AREA
1.77. TOTAL FLOOR AREA	1.78. TOTAL FLOOR AREA	1.79. TOTAL FLOOR AREA	1.80. TOTAL FLOOR AREA
1.81. TOTAL FLOOR AREA	1.82. TOTAL FLOOR AREA	1.83. TOTAL FLOOR AREA	1.84. TOTAL FLOOR AREA
1.85. TOTAL FLOOR AREA	1.86. TOTAL FLOOR AREA	1.87. TOTAL FLOOR AREA	1.88. TOTAL FLOOR AREA
1.89. TOTAL FLOOR AREA	1.90. TOTAL FLOOR AREA	1.91. TOTAL FLOOR AREA	1.92. TOTAL FLOOR AREA
1.93. TOTAL FLOOR AREA	1.94. TOTAL FLOOR AREA	1.95. TOTAL FLOOR AREA	1.96. TOTAL FLOOR AREA
1.97. TOTAL FLOOR AREA	1.98. TOTAL FLOOR AREA	1.99. TOTAL FLOOR AREA	1.100. TOTAL FLOOR AREA

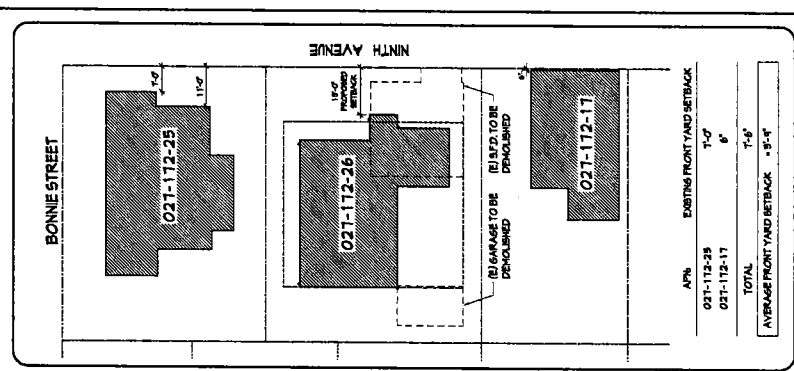
BUILDING INFORMATION SUMMARY

PROJECT DESCRIPTION:	DEREK VAN ALSTINE, 1030 WESTWOOD DRIVE, SAN JOSE, CA 95128
PROJECT ADDRESS:	121 9TH AVENUE, SANTA CRUZ, CA 95062
PARCEL NUMBER:	097-172-26
OCCUPANCY TYPE:	R-1.5
SETBACK INFORMATION:	FRONT YARD: 19'-0", SIDE YARD: 5'-0", REAR YARD: 19'-0"
LOT AREA:	4,500 SQ. FT.
PARKING (PROVIDED):	1 COVERED AND 2 UNCOVERED
CODE NOTE:	THESE PLANS CONFORM TO THE 2010 CALIFORNIA RESIDENTIAL BUILDING CODE (R.B.C.), 2009 IBC, UNIFORM CODE AND 2009 NEC AS AMENDED BY THE STATE OF CALIFORNIA AND THE TOWN OF LOS GATOS









AVERAGE FRONT YARD SETBACK CALCULATION

ESTIMATED GRADING QUANTITIES

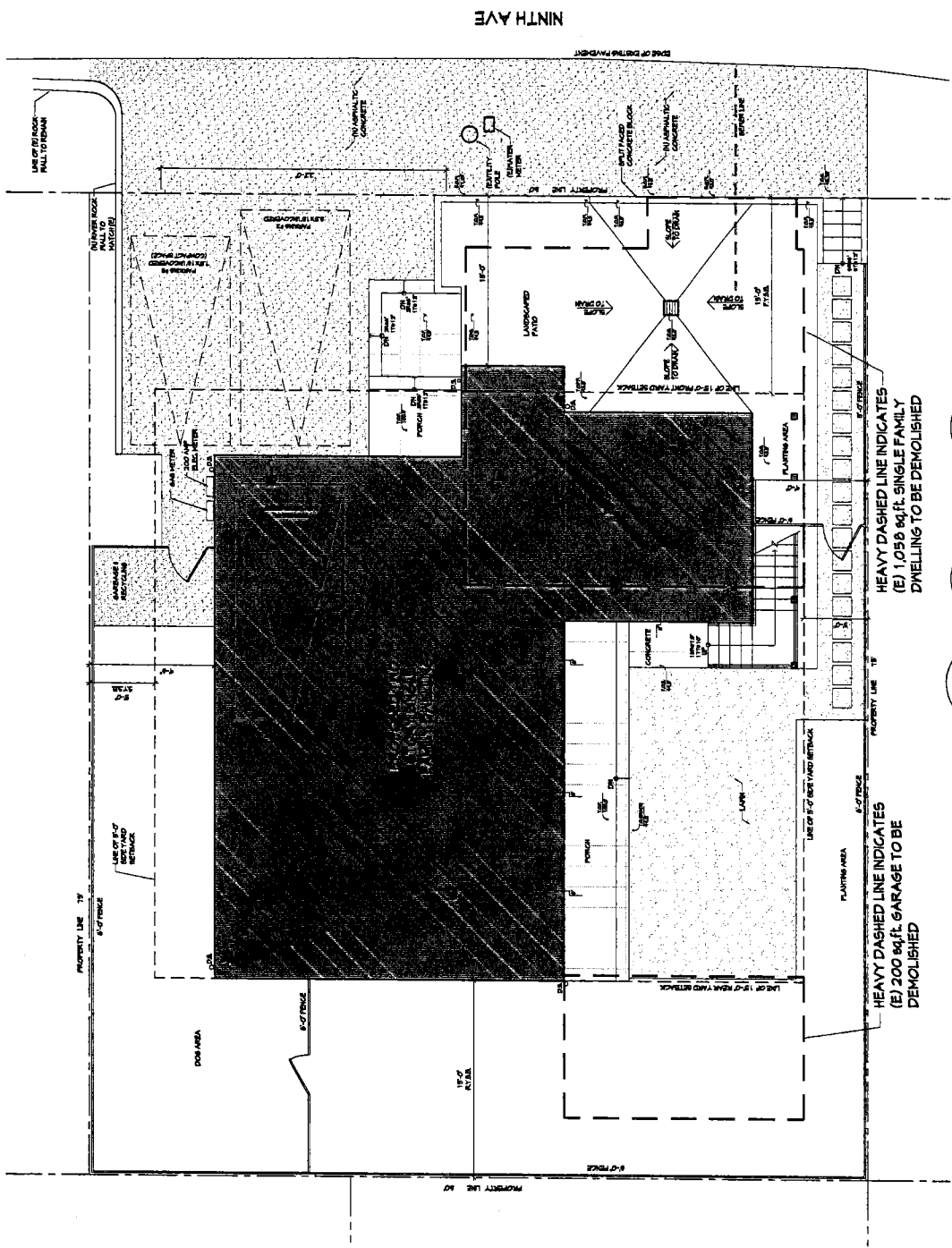
	Cost	P.L.
BALANCE OF INTS (INCLUDES SLOW)	4.38 ea ypk	44.11 ea ypk
ESTIMATED TOTAL OF INVENTORY		4,136 ea ypk

NOTES:

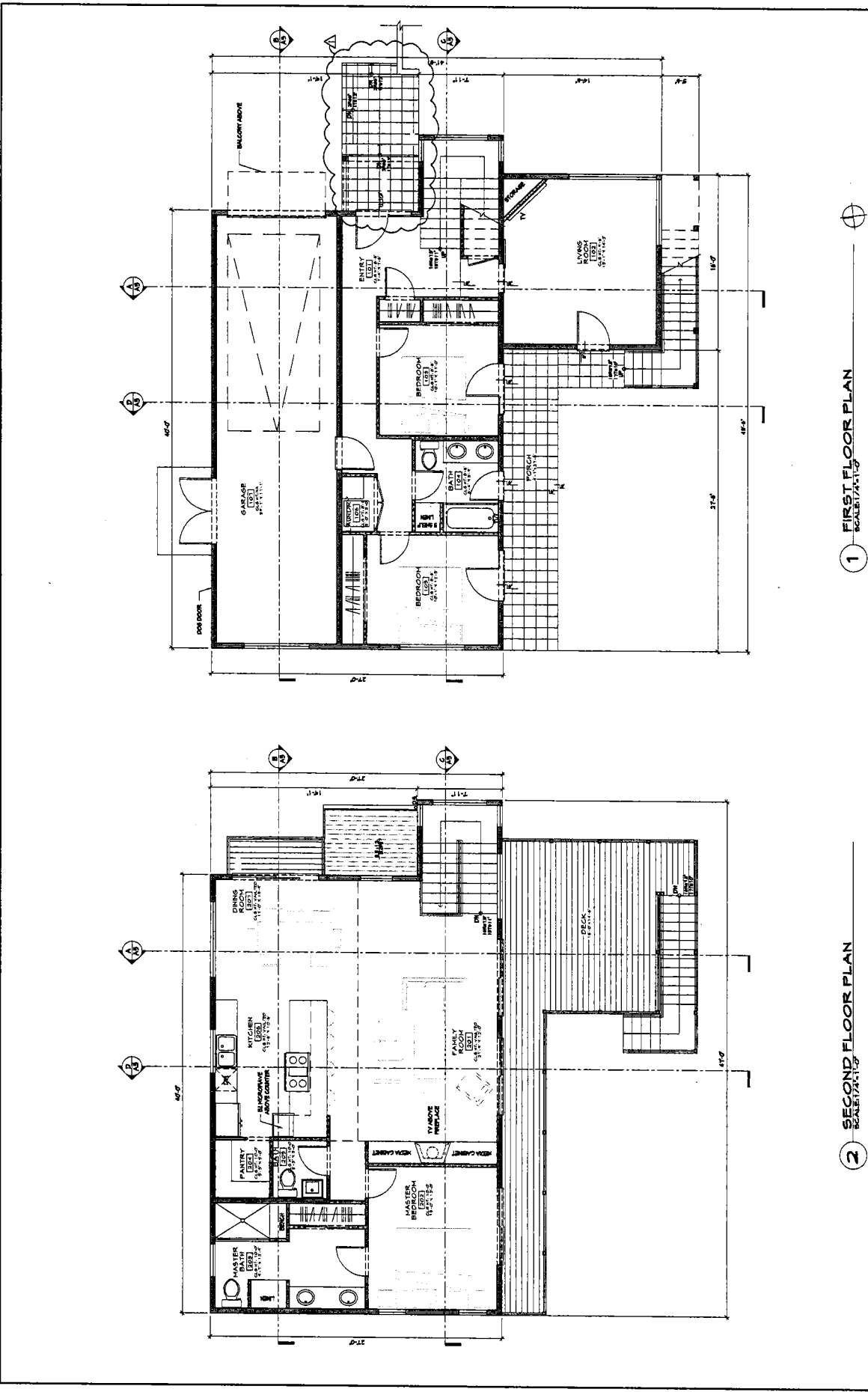
- 1) ESTIMATES PROVIDED ARE FOR PERMITS IN IMPROVED ONLY.
- 2) ESTIMATE DOES NOT INCLUDE BECAUSE SLOW INVENTORY INCREASES ON ANY OTHER VOLUMES AS REQUESTED BY SITE CONDITIONS.

PROPOSED IMPERVIOUS AREA

TOTAL LOT AREA:	4,900 sq ft.
PROPOSED INTERVIEWS AREA	
(1) BUILDING FOOTPRINT:	1,891 sq ft.
(2) INTERVIEWS BENCHES:	1,241 sq ft.
TOTAL (1) INTERVIEWS AREA:	2,602 sq ft.
(2) INTERVIEWS AREA:	3,600 / 4,900 = 73.5%
(3) INTERVIEWS AREA:	
TOTAL REDUCTION OF INTERVIEWS AREA: 25%	

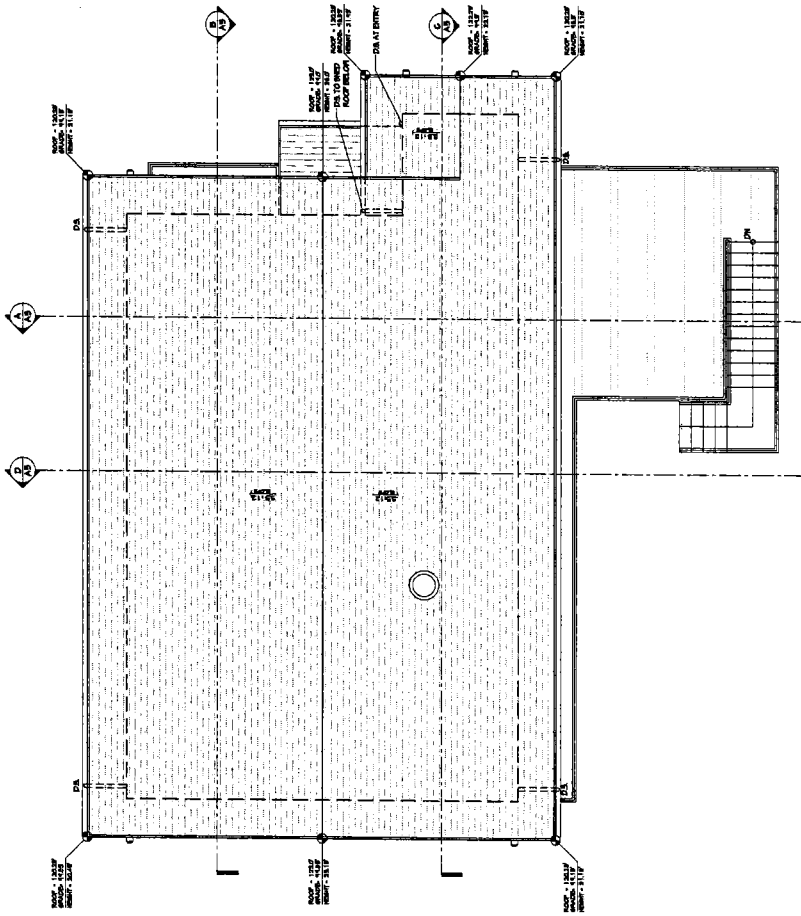


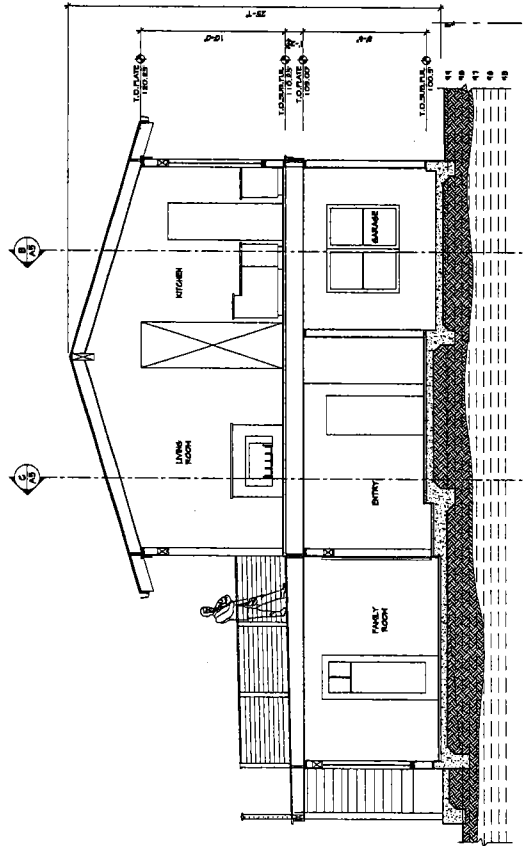
1 SITE PLAN
SCHEDULE



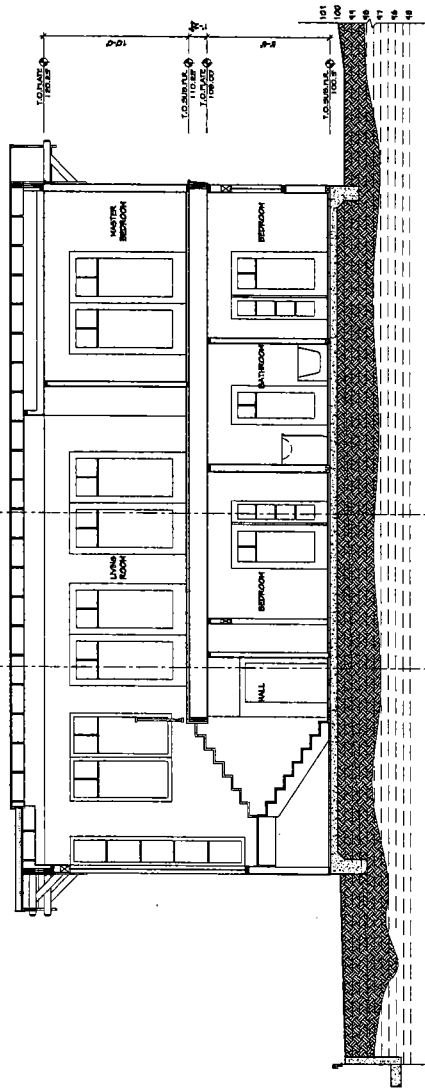
WALL LEGEND

NEW 2x4 STUD WALL
NEW 2x4 STUD WALL

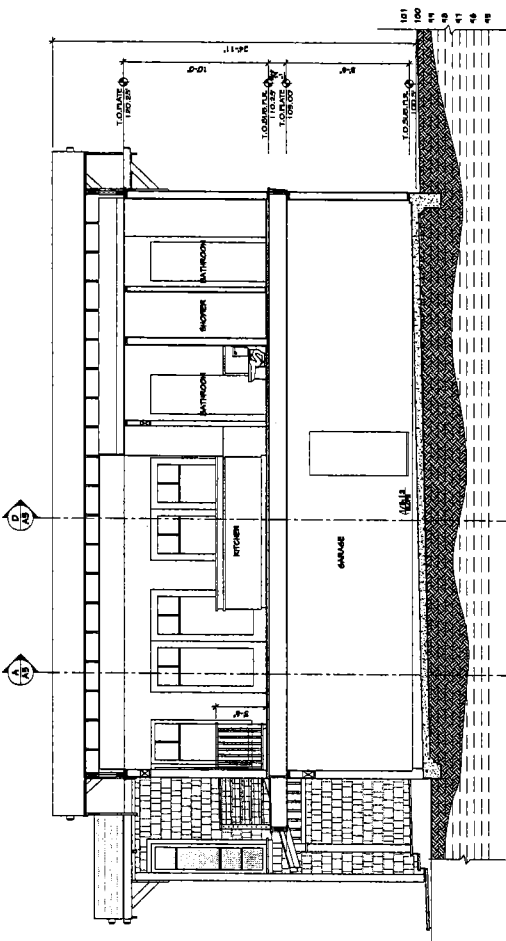




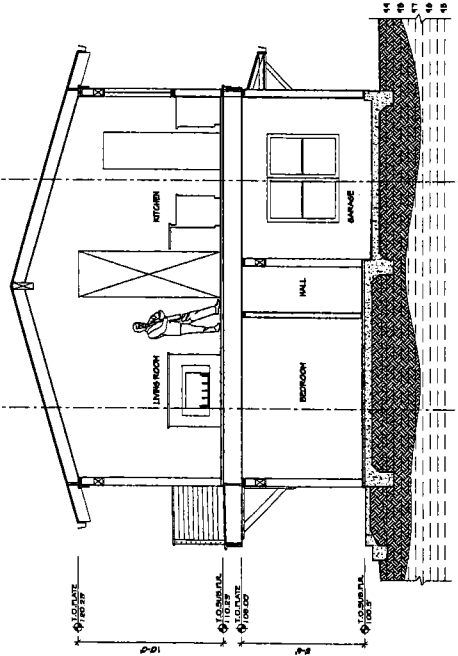
A BUILDING SECTION
SCALE 1/4"=1'-0"



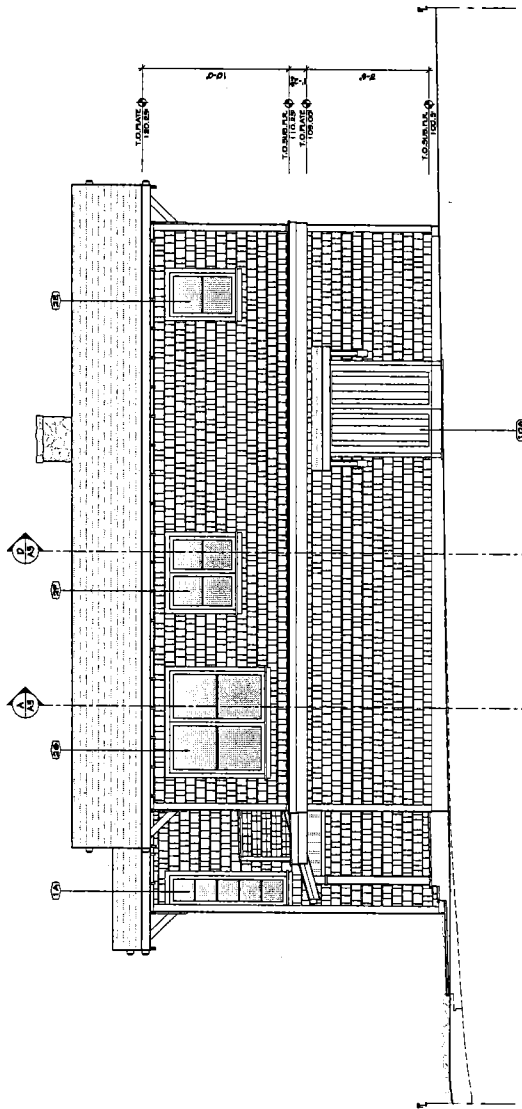
C BUILDING SECTION
SCALE 1/4"=1'-0"



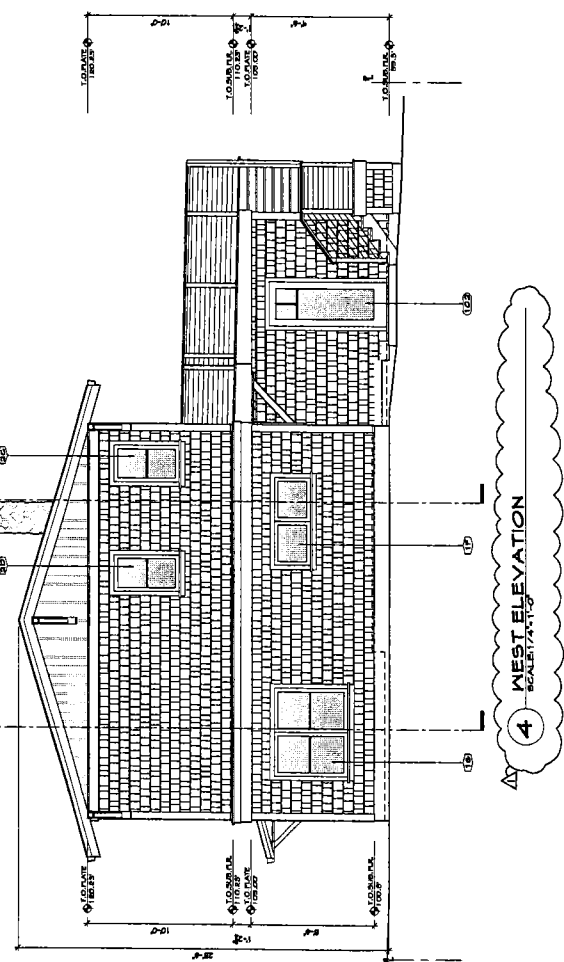
B BUILDING SECTION
SCALE 1/4"=1'-0"



D BUILDING SECTION
SCALE 1/4"=1'-0"



3 NORTH ELEVATION
SCALE 1/4" = 1'-0"



4 WEST ELEVATION
SCALE 1/4" = 1'-0"

Legend

Sym	Botanical Name	Common Name	Size	Quan
T1	Syagrus coronata	Queen Palm	15' x 10'	3
T2	Heisteria ciliolata	Calicut Tree	15' x 10'	3
S1	Platanus occidentalis	Platanus	15' x 10'	6
S2	Quercus agrifolia	Oak Bush	5' x 5'	2
S3	Red-barked Paper Flower	Red-barked Paper Flower	5' x 5'	3
S4	Hydrangea	Hydrangea	5' x 5'	2
S5	Hydrangea macrophylla	Hydrangea	5' x 5'	2
S6	Hydrangea macrophylla	Hydrangea	5' x 5'	2
S7	Chrysanthemum	Chrysanthemum	5' x 5'	2
S8	Chrysanthemum	Chrysanthemum	5' x 5'	2
S9	Chrysanthemum	Chrysanthemum	5' x 5'	2
S10	Chrysanthemum	Chrysanthemum	5' x 5'	2
S11	Chrysanthemum	Chrysanthemum	5' x 5'	2
S12	Chrysanthemum	Chrysanthemum	5' x 5'	2
S13	Chrysanthemum	Chrysanthemum	5' x 5'	2
S14	Chrysanthemum	Chrysanthemum	5' x 5'	2
S15	Chrysanthemum	Chrysanthemum	5' x 5'	2
S16	Chrysanthemum	Chrysanthemum	5' x 5'	2
S17	Chrysanthemum	Chrysanthemum	5' x 5'	2
S18	Chrysanthemum	Chrysanthemum	5' x 5'	2
S19	Chrysanthemum	Chrysanthemum	5' x 5'	2
S20	Chrysanthemum	Chrysanthemum	5' x 5'	2
S21	Chrysanthemum	Chrysanthemum	5' x 5'	2
S22	Chrysanthemum	Chrysanthemum	5' x 5'	2
S23	Chrysanthemum	Chrysanthemum	5' x 5'	2
S24	Chrysanthemum	Chrysanthemum	5' x 5'	2
S25	Chrysanthemum	Chrysanthemum	5' x 5'	2
S26	Chrysanthemum	Chrysanthemum	5' x 5'	2
S27	Chrysanthemum	Chrysanthemum	5' x 5'	2
S28	Chrysanthemum	Chrysanthemum	5' x 5'	2
S29	Chrysanthemum	Chrysanthemum	5' x 5'	2
S30	Chrysanthemum	Chrysanthemum	5' x 5'	2
S31	Chrysanthemum	Chrysanthemum	5' x 5'	2
S32	Chrysanthemum	Chrysanthemum	5' x 5'	2
S33	Chrysanthemum	Chrysanthemum	5' x 5'	2
S34	Chrysanthemum	Chrysanthemum	5' x 5'	2
S35	Chrysanthemum	Chrysanthemum	5' x 5'	2
S36	Chrysanthemum	Chrysanthemum	5' x 5'	2
S37	Chrysanthemum	Chrysanthemum	5' x 5'	2
S38	Chrysanthemum	Chrysanthemum	5' x 5'	2
S39	Chrysanthemum	Chrysanthemum	5' x 5'	2
S40	Chrysanthemum	Chrysanthemum	5' x 5'	2
S41	Chrysanthemum	Chrysanthemum	5' x 5'	2
S42	Chrysanthemum	Chrysanthemum	5' x 5'	2
S43	Chrysanthemum	Chrysanthemum	5' x 5'	2
S44	Chrysanthemum	Chrysanthemum	5' x 5'	2
S45	Chrysanthemum	Chrysanthemum	5' x 5'	2
S46	Chrysanthemum	Chrysanthemum	5' x 5'	2
S47	Chrysanthemum	Chrysanthemum	5' x 5'	2
S48	Chrysanthemum	Chrysanthemum	5' x 5'	2
S49	Chrysanthemum	Chrysanthemum	5' x 5'	2
S50	Chrysanthemum	Chrysanthemum	5' x 5'	2
S51	Chrysanthemum	Chrysanthemum	5' x 5'	2
S52	Chrysanthemum	Chrysanthemum	5' x 5'	2
S53	Chrysanthemum	Chrysanthemum	5' x 5'	2
S54	Chrysanthemum	Chrysanthemum	5' x 5'	2
S55	Chrysanthemum	Chrysanthemum	5' x 5'	2
S56	Chrysanthemum	Chrysanthemum	5' x 5'	2
S57	Chrysanthemum	Chrysanthemum	5' x 5'	2
S58	Chrysanthemum	Chrysanthemum	5' x 5'	2
S59	Chrysanthemum	Chrysanthemum	5' x 5'	2
S60	Chrysanthemum	Chrysanthemum	5' x 5'	2
S61	Chrysanthemum	Chrysanthemum	5' x 5'	2
S62	Chrysanthemum	Chrysanthemum	5' x 5'	2
S63	Chrysanthemum	Chrysanthemum	5' x 5'	2
S64	Chrysanthemum	Chrysanthemum	5' x 5'	2
S65	Chrysanthemum	Chrysanthemum	5' x 5'	2
S66	Chrysanthemum	Chrysanthemum	5' x 5'	2
S67	Chrysanthemum	Chrysanthemum	5' x 5'	2
S68	Chrysanthemum	Chrysanthemum	5' x 5'	2
S69	Chrysanthemum	Chrysanthemum	5' x 5'	2
S70	Chrysanthemum	Chrysanthemum	5' x 5'	2
S71	Chrysanthemum	Chrysanthemum	5' x 5'	2
S72	Chrysanthemum	Chrysanthemum	5' x 5'	2
S73	Chrysanthemum	Chrysanthemum	5' x 5'	2
S74	Chrysanthemum	Chrysanthemum	5' x 5'	2
S75	Chrysanthemum	Chrysanthemum	5' x 5'	2
S76	Chrysanthemum	Chrysanthemum	5' x 5'	2
S77	Chrysanthemum	Chrysanthemum	5' x 5'	2
S78	Chrysanthemum	Chrysanthemum	5' x 5'	2
S79	Chrysanthemum	Chrysanthemum	5' x 5'	2
S80	Chrysanthemum	Chrysanthemum	5' x 5'	2
S81	Chrysanthemum	Chrysanthemum	5' x 5'	2
S82	Chrysanthemum	Chrysanthemum	5' x 5'	2
S83	Chrysanthemum	Chrysanthemum	5' x 5'	2
S84	Chrysanthemum	Chrysanthemum	5' x 5'	2
S85	Chrysanthemum	Chrysanthemum	5' x 5'	2
S86	Chrysanthemum	Chrysanthemum	5' x 5'	2
S87	Chrysanthemum	Chrysanthemum	5' x 5'	2
S88	Chrysanthemum	Chrysanthemum	5' x 5'	2
S89	Chrysanthemum	Chrysanthemum	5' x 5'	2
S90	Chrysanthemum	Chrysanthemum	5' x 5'	2
S91	Chrysanthemum	Chrysanthemum	5' x 5'	2
S92	Chrysanthemum	Chrysanthemum	5' x 5'	2
S93	Chrysanthemum	Chrysanthemum	5' x 5'	2
S94	Chrysanthemum	Chrysanthemum	5' x 5'	2
S95	Chrysanthemum	Chrysanthemum	5' x 5'	2
S96	Chrysanthemum	Chrysanthemum	5' x 5'	2
S97	Chrysanthemum	Chrysanthemum	5' x 5'	2
S98	Chrysanthemum	Chrysanthemum	5' x 5'	2
S99	Chrysanthemum	Chrysanthemum	5' x 5'	2
S100	Chrysanthemum	Chrysanthemum	5' x 5'	2

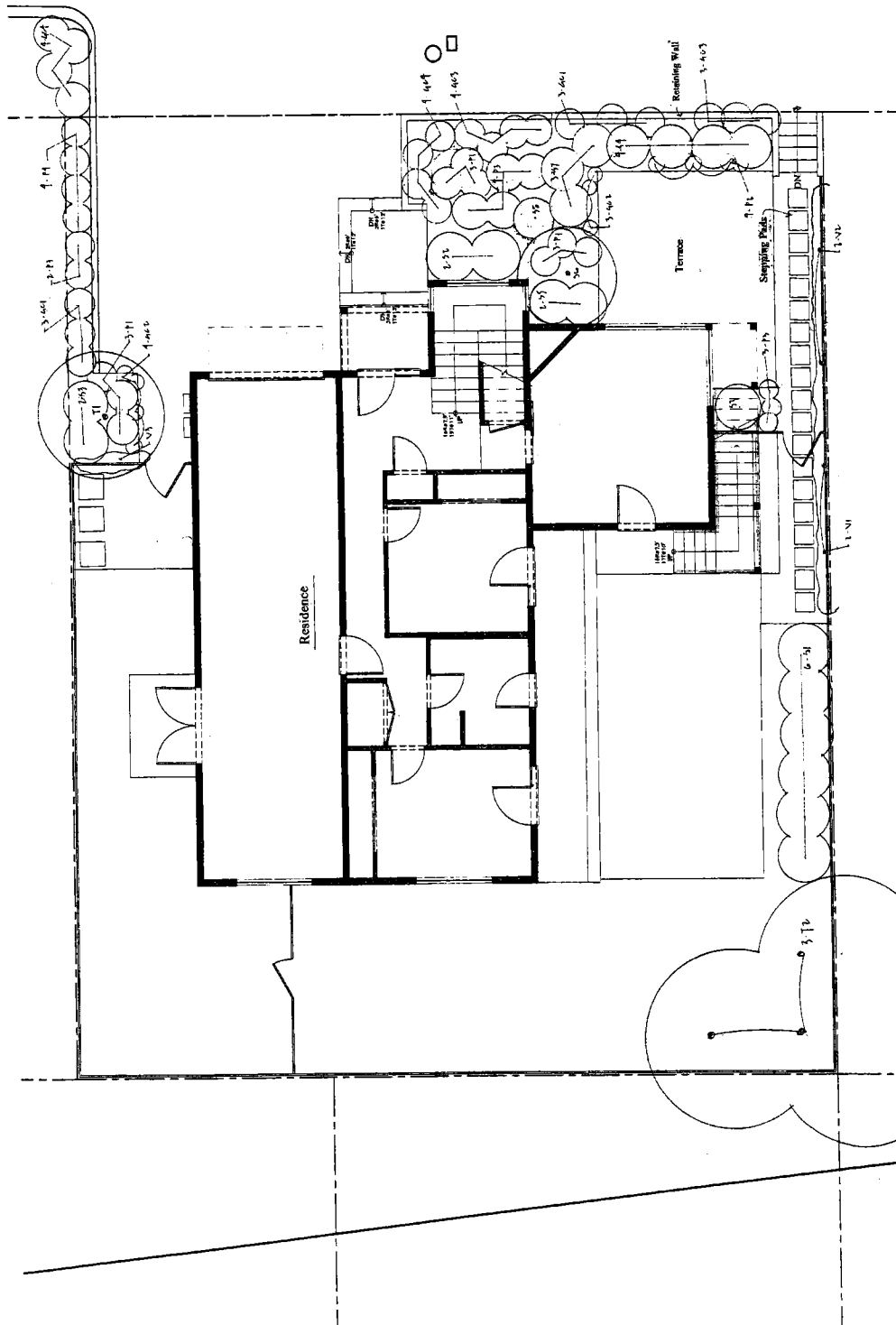
Planting Notes

PLANTING AREA PREPARATION

1. Remove soil as required to accommodate soil amendments and ensure positive drainage away from all structures.
2. After the completion of all grading and underground construction, all planting areas shall be backfilled, to smooth, even surface with positive drainage per approved plans.
3. All planting areas shall be backfilled with 2" of approved backfill, to back or other approved material.
4. All trees shall be planted with 1" x 12" ridge pole pine tree stakes placed around the trunk.
5. No rootstock of plants or materials to be used shall be located within the drip line of any existing or proposed plant.

QUALITY OF PLANT MATERIALS

1. All plant material shall be healthy, well grown, and free from disease and insect damage.
2. Plants not conforming to common nursery standards or found unacceptable by the Landscape Architect shall be considered defective and shall be replaced at the additional cost to the owner.
3. All plants shall be protected from drying out, wind burn and injury during handling and storage.
4. All plants shall be as deep as the root ball and 2" lines the width of the root ball.
5. Backfill for the planting holes shall be 50% soil and 50% 20-40 mesh material.
6. All plants shall be planted with 1" x 12" ridge pole pine tree stakes placed around the trunk.
7. The contractor shall guarantee all plant material for 30 days or until all plants have been balled out.



1 LANDSCAPE PLAN



DATE: 28 SEPTEMBER 2011 A.P. 11-228 REVISED: 11-228	ELLEN COOPER LANDSCAPE ARCHITECT CALIC. # 8347 831 - 484 - 6443 PROJECT: KRAFT RESIDENCE 1000 SAN ANTONIO SANTA CRUZ, CA 95062	SHEET # L1
---	---	---------------

Legend

- Existing Contours
- Proposed Spot Elevation
- Down Spout
- Splash Block/Concrete
- Direction of Surface Drainage
- Straw Roll
- Silt Fence
- Construction Entrance
- Solid PVC Drain Line
- Bio Swale
- 4" Perforated PVC Drain Line at Base of Footing, in 1'-0" Wide Trench of Drain Rock, Wrapped in Filter Fabric - Slope Pipe 1% Minimum
- Drywell with Overflow Bubbler

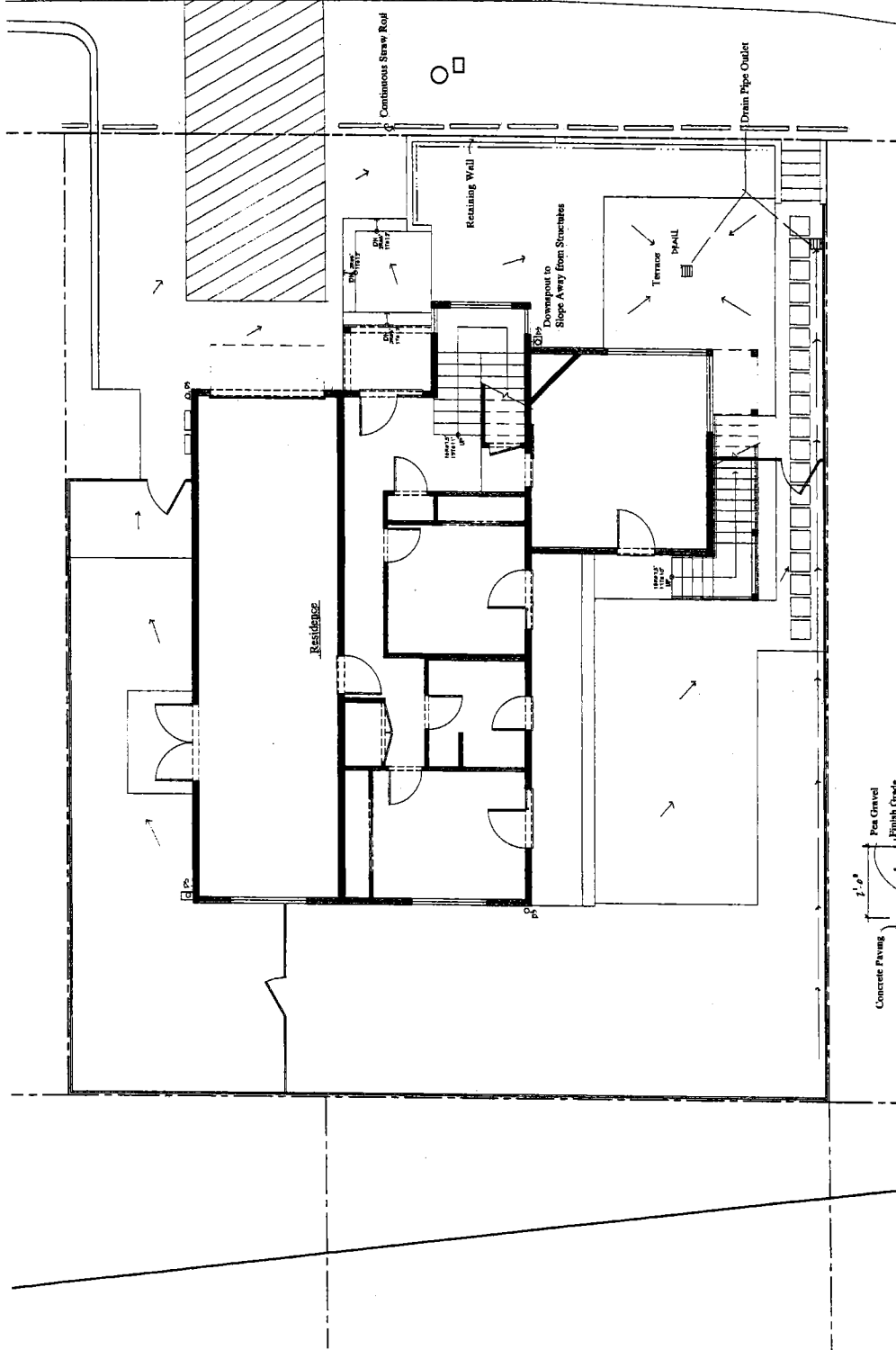
Erosion Control Notes

No clearing, grading or excavation shall take place between October 15th and April 15th. Any deviation from this condition requires review and approval by the Planning and Building Department. The property owner shall be responsible for implementing and maintaining site erosion control measures at all times.

Unnecessary grading and soil disturbance shall be avoided.

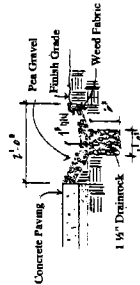
All excavated material shall be removed to an approved disposal site or stockpiled on the site and covered with plastic sheeting during periods of rain.

Upon completion of construction, all remaining exposed soils shall be planted or mulched.



Drainage and Erosion Control Plan

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

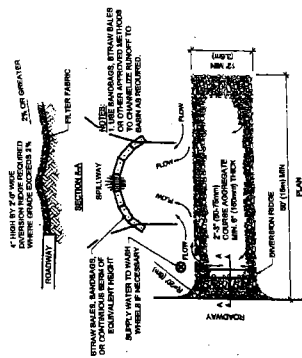


Bio Swale Detail

Not to Scale

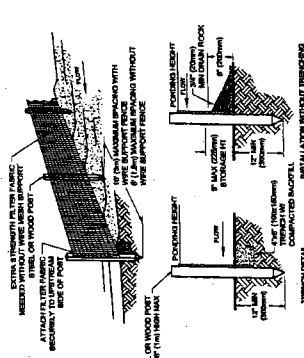
DATE: 06 SEPTEMBER 2011	SHEET
APP: 11-1-2010	ELLEN COOPER
PROJECT: KUMAR RESIDENCE	LANDSCAPE ARCHITECT
PROJECT: KUMAR RESIDENCE	CA LIC. # 8937
PROJECT: KUMAR RESIDENCE	ASI - REG. 00413
PROJECT: KUMAR RESIDENCE	2100 AVENUE
PROJECT: KUMAR RESIDENCE	SAN FRANCISCO, CA 94102

L 2



CONSTRUCTION ENTRANCE

SCALE: NT9

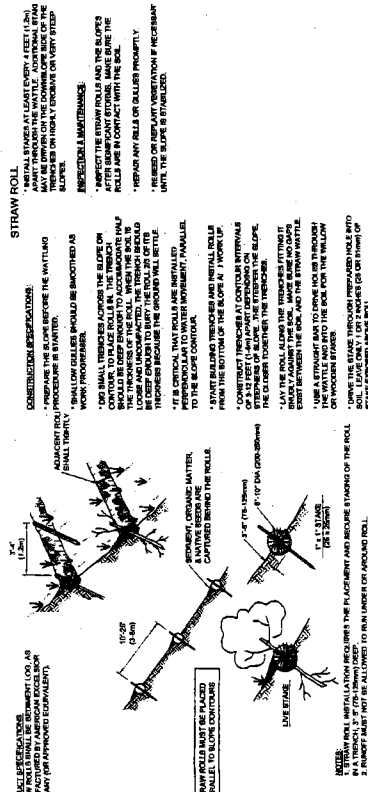


SILT FENCE

SCALE: MTR

- [illegible]

- [illegible]



STRAW ROLL

SCALE: NTS

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 feet), a designation, which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, 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 the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements 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 proposed dwelling has been designed to comply with the design criteria enumerated in County Code Section 13.20.130 and special design standards of the Yacht Harbor Special Community enumerated in County Code Section 13.20.144 (b).

Pursuant to County Code Section 13.20.130, the dwelling has been sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas by providing the one story element of the building adjacent to the existing one story dwelling located to the south and the 2nd story element adjacent to the existing two story dwelling located to the North. Secondly, only a small amount of grading is proposed (approximately 46 cubic yards of fill). Third, the proposed dwelling is not located within a significant public view shed, as mapped by the Local Coastal Program. Nonetheless, the proposed structure complies with all required setbacks of the ordinance and is set back farther than existing structures on either side. This results in a dwelling that will be physically recessed from the street, providing an undulating street front appearance relative to surrounding structures. Finally, though a small portion of the structure (2 feet x 8 feet) is allowed by the front yard averaging provision, this reduction does not adversely affect the views of surrounding properties because surrounding structures are significantly closer to the street than the proposed dwelling.

EXHIBIT B

EXHIBIT B

County Code Section 13.20.144 (b) also states that "New development in the single-family 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."

The proposed residence provides elements of the craftsman bungalow style architectural detailing of older homes in the harbor and immediate homes on either side of the structure. The residence is comprised of simple one and two story elements with divided glass windows throughout the structure, a first story deck, pitched roof and porch style entry. The exterior is proposed as cream colored painted shingle siding, cloud sky (sea greenish) painted wood trim, and burgundy colored vertical wood garage and house door.

The proposed design complements the site and immediately surrounding structures. The house to the north is a two story structure with a porch entry. The house to the south is a simple single story structure. The proposed home provides the 2nd story element adjacent to the existing two story structure to the north and the first story element adjacent to the single story structure to the south.

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 is not located between the shoreline and the first public road and the proposed 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. The proposed project will remove all right-of-way encroachments and create on-street parking, where none existed before, for public access to the shoreline.

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 feet) zone district of the area, as well as the R-UH General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

EXHIBIT B

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources. The proposed single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets the current setbacks that ensure access to light, air, and open space in the neighborhood. It should be noted that the solar orientation of the subject property creates shading on the house to the north in the winter months. The applicant relocated the dwelling from the required 5 foot setback to approximately 9'6 from the property line to alleviate winter shading as much as possible and improve natural light. The house to the north is otherwise afforded substantial periods of light for the majority of the year.

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

This finding can be made, in that the proposed location of the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-3.5 (Single family residential - 3500 square feet) zone district in that the primary use of the property will be one single family dwelling.

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

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

The proposed single family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the R-1-3.5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

EXHIBIT B

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

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

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing developed lot that is served by public utility providers. The expected level of traffic generated by the proposed project is not anticipated to increase the trips per day (1 peak trip per dwelling unit) since it will replace an existing dwelling.

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

This finding can be made, in that the proposed structure is located in a mixed use neighborhood containing a variety of architectural styles, and the proposed single family dwelling is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed single family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. Design review was completed by the Urban Designer. The design was determined to be consistent with all provisions of the ordinance (design review, attached as Exhibit G).

EXHIBIT B

EXHIBIT B

Conditions of Approval

Exhibit A: Plans prepared by Derek Van Alstine, dated July 2, 1011

- I. This permit authorizes the demolition of existing site improvements including an existing dwelling, carport, and detached garage and to construct a new 2,247 square foot single family dwelling with attached garage. 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.
 - D. 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.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit and or Demolition Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.

- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- D. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area. Submit plans meeting all requirements of the County Department of Public Works and specifically address the following issues:
 - 1. Address how run-off will be handled at the discharge point of the proposed drainage swale on the north side of the site.
 - 2. Address how the overflow from the proposed dry well pit will be handled without causing adverse impacts to downstream properties.
 - 3. Plans shall include all proposed patio surfaces and include, where feasible, semi-pervious surfaces.
 - 4. A drainage fee will be assessed on the net increase in impervious area. Reduced fees area assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials. A \$280.00 additional review fee shall be applied to all re-submittals starting with the third routing.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District as noted in comments dated August 8th, 2011 by Karen Miller.
- F. Plans submitted for the building application shall meet the following criteria:
 - 1. Plans shall comply with all recommendations of the geotechnical engineer and the conditions of the geotechnical report acceptance letter from Carolyn Banti dated 10/25/11.
 - 2. Show the extent and note the depth of over-excavation and re-compaction, as recommended by the soils engineer, on the site plan.
 - 3. Show the depth and note the extent of over-excavation and re-compaction, as recommended by the soils engineer, on the foundation details.
 - 4. The grading, drainage, and erosion control plans shall be prepared by a licensed civil engineer.

- G. Meet all requirements of the County Department of Public Works Sanitation.
 - H. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved geotechnical report.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval

("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

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: 111126

Assessor Parcel Number: 027-172-26

Project Location: 121 9th Avenue, Santa Cruz, CA 95062

Project Description: Proposal to demolish all existing site improvements including an existing single family dwelling, carport, and shed and to construct a 2,247 square foot single family dwelling. Requires a Coastal Zone Development Permit, Design Review, and Soils Report Review.

Person or Agency Proposing Project: Derek Van Alstine

Contact Phone Number: (831) 426-8400

- 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, Section 15303: **New Construction or Conversion of Small Structures;**
Class 3 consists of construction and location of limited numbers of new, small facilities or structures such as construction of a new single family

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

Proposal to construct replacement Single family Dwelling

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



Sheila McDaniel, Project Planner

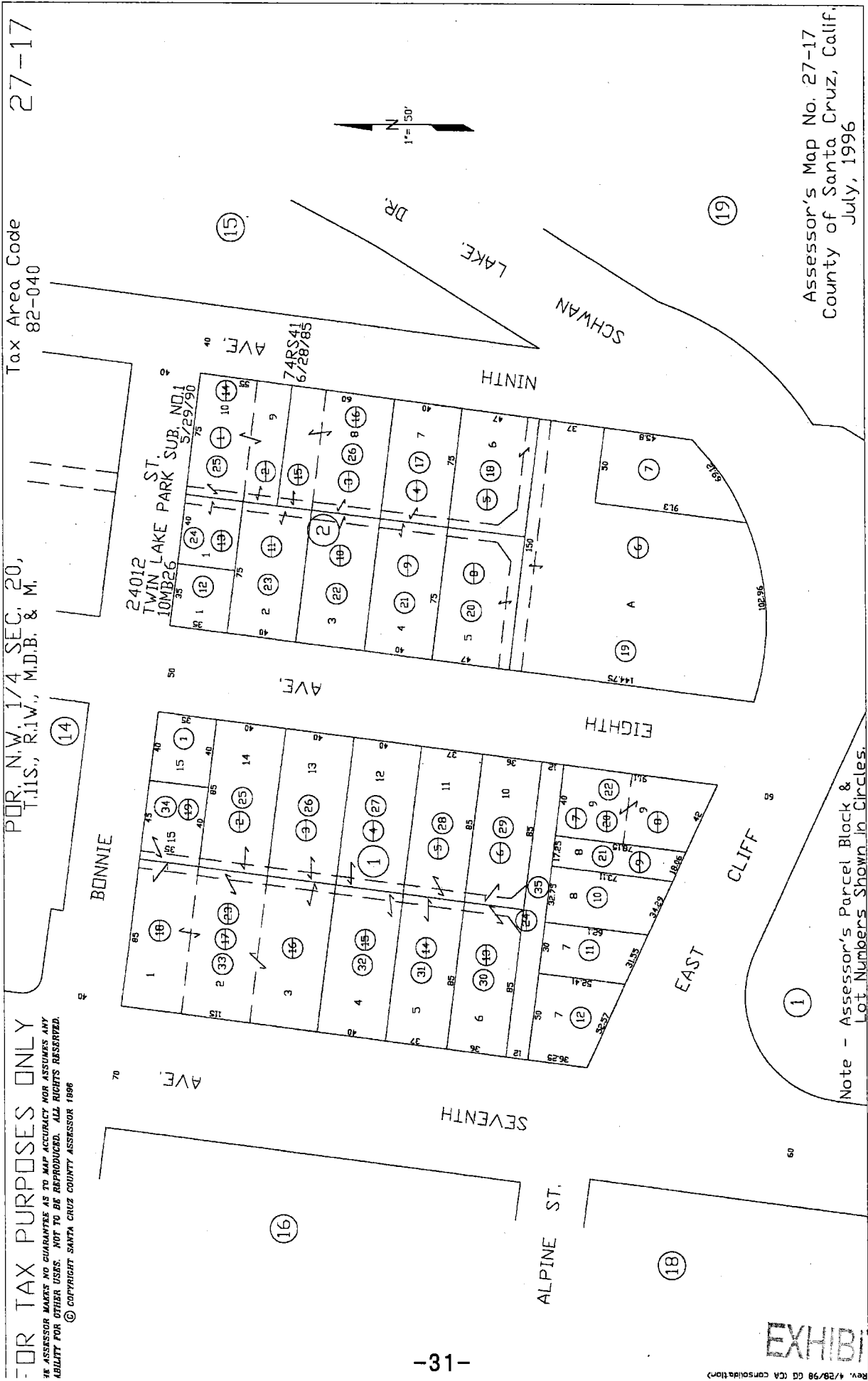
Date: 11/30/11

FOR TAX PURPOSES ONLY
 IF ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1996

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

Tax Area Code
 82-040

27-17



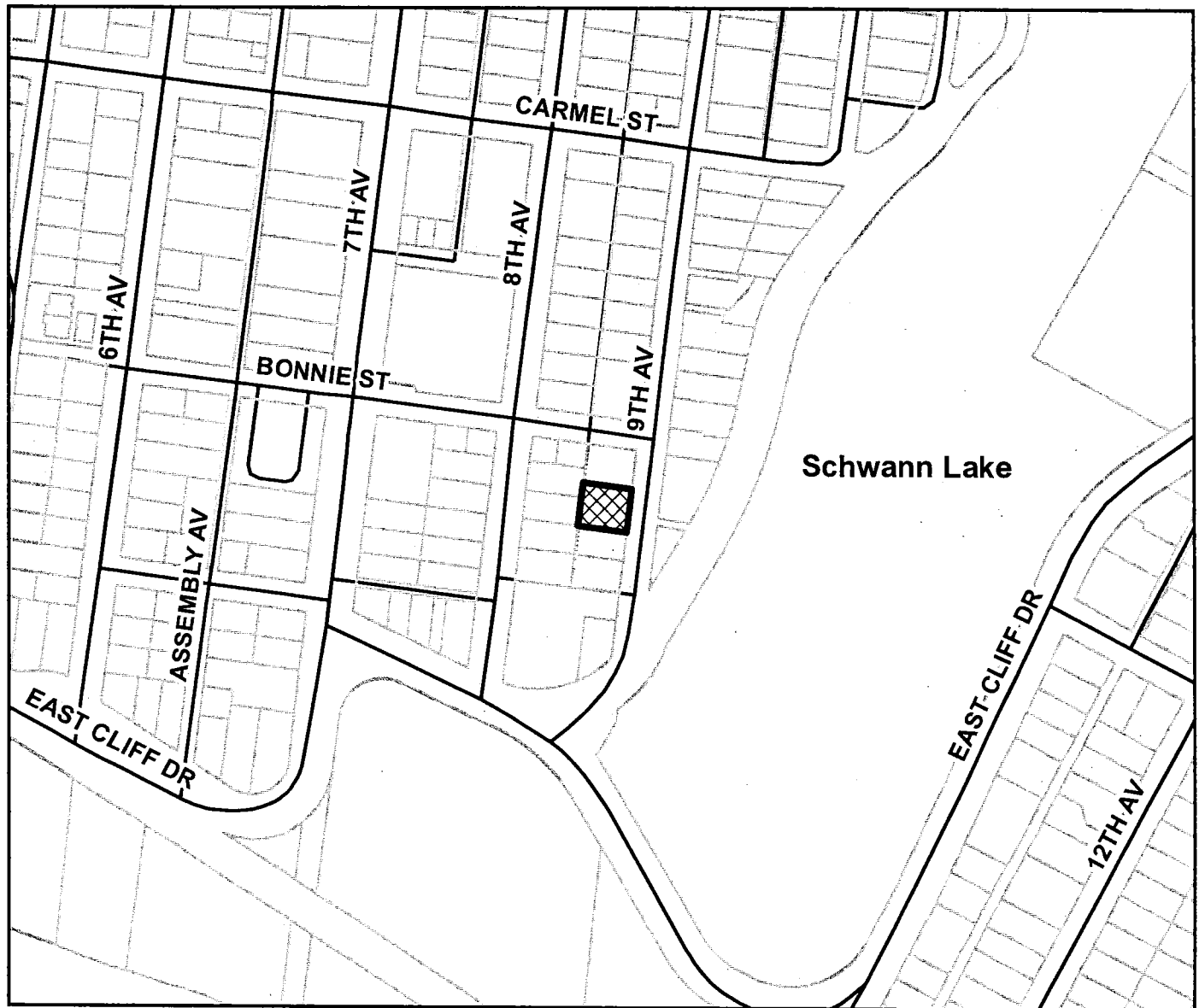
Assessor's Map No. 27-17
 County of Santa Cruz, Calif.
 July, 1996

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





EXHIBIT E

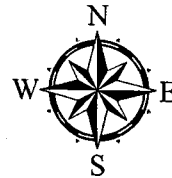


Location Map



LEGEND

-  APN: 027-172-26
-  Assessors Parcels
-  Streets
-  Lakes

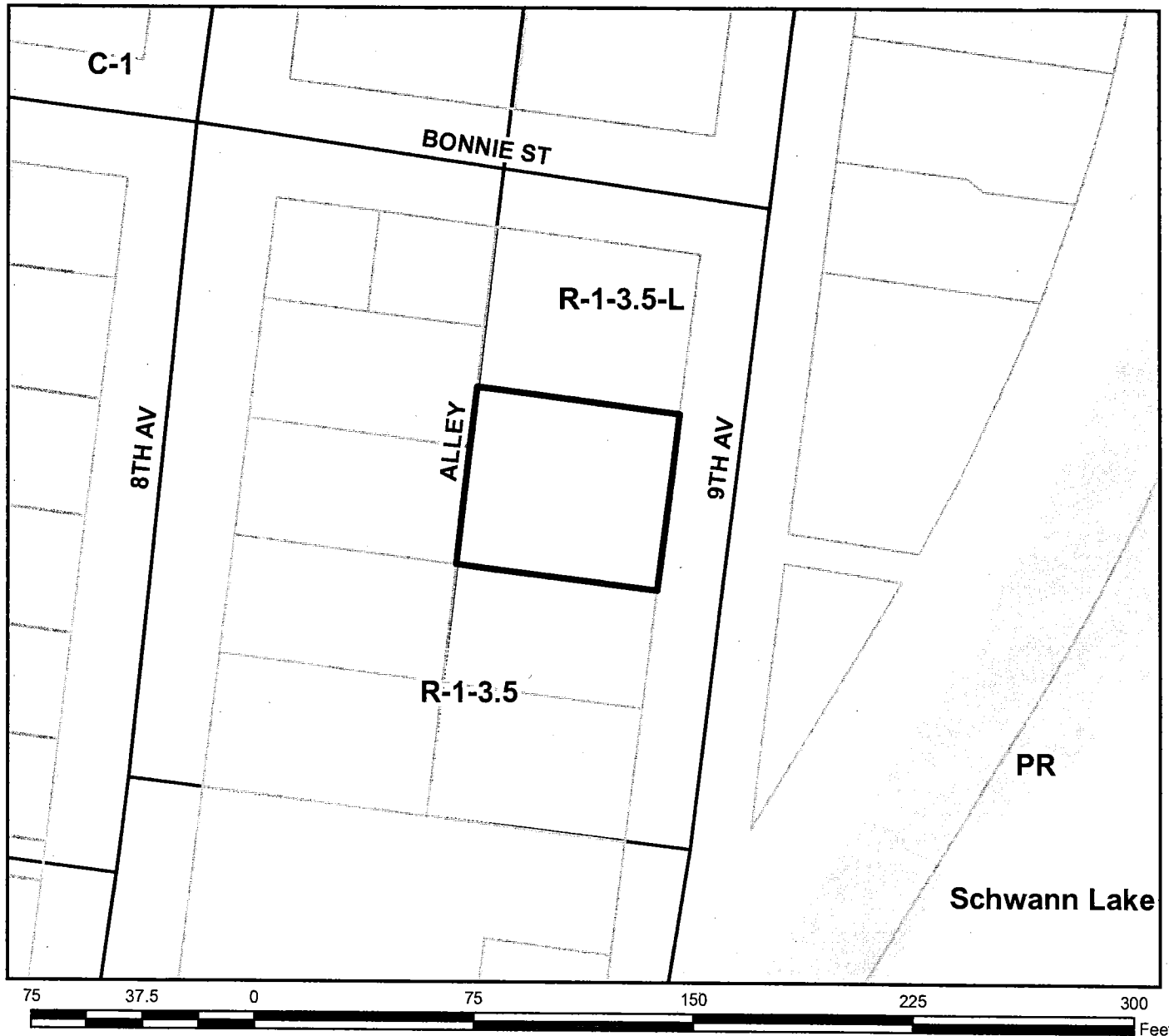


Map Created by
County of Santa Cruz
Planning Department
August 2011


EXHIBIT F

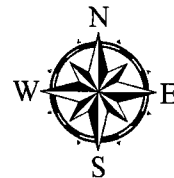


Zoning Map



LEGEND

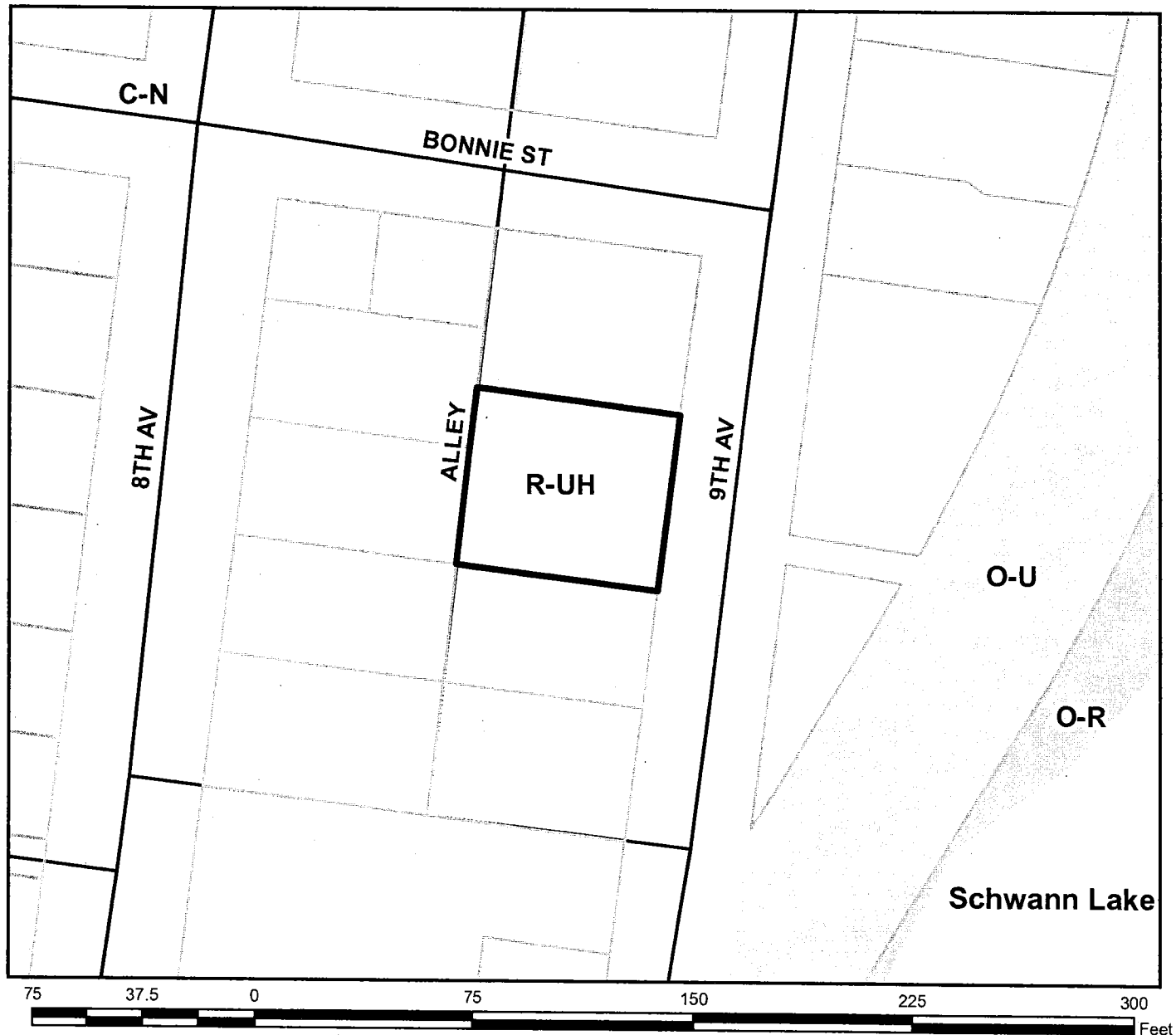
-  APN: 027-172-26
-  Assessors Parcels
-  Streets
-  Lakes
-  RESIDENTIAL-SINGLE FAMILY
-  COMMERCIAL-NEIGHBORHOOD
-  PARK











Map Created by
County of Santa Cruz
Planning Department
August 2011

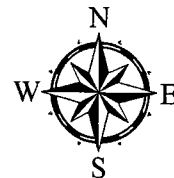


General Plan Designation Map



LEGEND

-  APN: 027-172-26
-  Assessors Parcels
-  Streets
-  Lakes
-  Residential - Urban High Density
-  Commercial-Neighborhood
-  Urban Open Space
-  Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
August 2011

INTEROFFICE MEMO

APPLICATION NO: 111126

Date: August 1, 2011

To: Sheila McDaniel, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: New residence at 121 9th Avenue, Santa Cruz

Design Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A



County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 111126

APN 027-172-26

Your plans have been sent to several agencies for review. The comments that were received are printed below. Please read each comment, noting who the reviewer is and which of the three categories (Completeness, Policy Considerations/Compliance, and Permit Conditions/Additional Information) the comment is in.

Completeness: A comment in this section indicates that your application is lacking certain information that is necessary for your plans to be reviewed and your project to proceed.

Policy Considerations/Compliance: Comments in this section indicate that there are conflicts or possible conflicts between your project and the County General Plan, County Code, and/or Design Criteria. We recommend that you address these issues with the project planner and the reviewer before investing in revising your plans in any particular direction.

Permit Conditions/Additional Information: These comments are for your information. No action is required at this time. You may contact the project planner or the reviewer for clarification if needed.

Drainage Review

Routing No: 1 Review Date: 08/15/2011

GERARDO VARGAS (GVARGAS) : Complete

Application No.: 111126

G_V

8/15/11

Completeness Comments:

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

Miscellaneous

According to the drainage plan a drainage swale will be constructed on the north side of the property; however the plan is not showing how runoff will be handled at the discharge point.

How will overflow from the dry well pit be handled without causing adverse impacts to downstream properties?

Please indicate on the plan the proposed patio surfaces. Please consider using alternative semi-pervious surfaces (pavers, gravel, flagstone over sand, etc.).

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$1.08 per square foot, and are assessed upon permit issuance.

Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary



Discretionary Application Comments 111126

APN 027-172-26

Drainage Review

Routing No: 1 Review Date: 08/15/2011

GERARDO VARGAS (GVARGAS) : Complete

additional routings. A \$280.00 additional review fee shall be applied to all re-submittals starting with the third routing.

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

Driveway/Encroachment Review

Routing No: 2 Review Date: 10/14/2011

DEBRA LOCATELLI (DLOCATELLI) : Complete

Plans revised to address previous comments. Complete

Environmental Planning

Routing No: 2 Review Date: 10/25/2011

ANTONELLA GENTILE (AGENTILE) : Complete

Project is complete.

The soils report was accepted by Carolyn Burke, Associate Civil Engineer. See the letter dated 10/25/2011 for the conditions of acceptance.

Conditions of Approval

Project shall comply with all recommendations provided by the soils engineer.

Project shall comply with all conditions set forth in the soils report acceptance letter from Carolyn Burke dated 10/25/2011.

Plans submitted for the building application shall meet the following criteria:

1. Show the extent and note the depth of overexcavation and recompaction, as recommended by the soils engineer, on the site plan.
2. Show the depth and note the extent of overexcavation and recompaction, as recommended by the soils engineer, on the foundation details.
3. The grading, drainage, and erosion control plans shall be prepared by a licensed civil engineer.

Fire Review

Routing No: 1 Review Date: 08/08/2011

KAREN MILLER (KMILLER) : Complete

Date: August 5, 2011

To: Derek Van Alstine

Applicant: same

From: Tom Wiley

Subject: 111126

Address 121 9th Ave.

APN: 027-172-26

OCC: 2717226



Fire Review

Routing No: 1 Review Date: 08/08/2011

KAREN MILLER (KMILLER) : Complete

Permit: 20110148

We have reviewed plans for the above subject project.

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

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and SPRINKLERED as determined by the building official and outlined in the 2010 California Building Code (e.g., R-3, Type V-B, Sprinklered).

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

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

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

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

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

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

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

Show the location of the CO detector outside each sleeping room and on each level at a minimum of the residence

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

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

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



Discretionary Application Comments 111126

APN 027-172-26

Fire Review

Routing No: 1 Review Date: 08/08/2011

KAREN MILLER (KMILLER) : Complete

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

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

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
2717226-080511

Project Review

Routing No: 2 Review Date: 11/10/2011

SHEILA MCDANIEL (SMCDANIEL) : Complete

Road Engineering Review

Routing No: 1 Review Date: 08/04/2011

ANWARBEG MIRZA (AMIRZA) : Complete

Completeness Comments: Application Complete? ☒ Yes ☐ No

Policy Considerations and Compliance Issues:

Please see the following comments to be addressed at building application stage.

Permit Conditions and Additional Information:

Landscape, Planter Box, Retaining Wall and/or any other structures are not recommended in public/county right-of-way. Please remove all structures in right-of-way.

The driveway must construct per County of Santa Cruz Design Criteria standards.

If you have any questions, please call Anwar Mirza at (831) 454 2160.

Sanitation Review

Routing No: 1 Review Date: 07/26/2011

SHEILA MCDANIEL (SMCDANIEL) : Complete

Sanitation District not required to review the plans since it is a proposed replacement dwelling.
Fees to be refunded.



County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 111126

APN 027-172-26

Urban Designer Review

Routing No: 2 Review Date: 11/10/2011

SHEILA MCDANIEL (SMCDANIEL) : Complete



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

October 25, 2011

Derek Van Alstine
716A Soquel Ave.
Santa Cruz, CA 95062

Subject: Review of Geotechnical Investigation by Rock Solid Engineering, Inc.
Dated April 14, 2011: Project: 11004
APN 027-172-26, Application #: REV111050

Dear Mr. Van Alstine,

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.

Please submit two copies of the accepted soils report with your building permit application. 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.

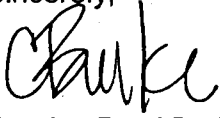
(over)

EXHIBIT 11

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.

Sincerely,



Carolyn Banti Burke
Civil Engineer

Cc: Sheila McDaniel, Project Planner
Rock Solid Engineering, Inc.