



## Staff Report to the Zoning Administrator

Application Number: **131229**

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**Applicant:** Derek Van Alstine  
**Owner:** Tara Sweatt  
**APN:** 026-272-16

**Agenda Date:** 9/6/2013  
**Agenda Item #:** 1  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to construct a 5,052 square foot two story single family dwelling, with a 796 square foot attached garage, and a 640 foot square foot second unit, and to grade approximately 232 cubic yards cut and 93 cubic yards fill within an R-1-6 zone district. Requires a Coastal Development Approval, a preliminary grading review, and an Environmental Exemption to the California Environmental Quality Act.

**Location:** The property is located at the north end of Mello Lane, approximately 500 feet east of 7<sup>th</sup> Avenue within the Live Oak Planning area.

**Supervisory District:** 1<sup>st</sup> District (District Supervisor: Leopold)

**Permits Required:** Coastal Development Permit, Preliminary Grading Approval

**Technical Reviews:** Soils

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131229, based on the attached findings and conditions.

### Exhibits

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

### Parcel Information

Parcel Size:	15,934 square feet
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Residential
Project Access:	Mello Lane, 50 foot right-of-way
Planning Area:	Live Oak

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County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Land Use Designation: R-UM, O-U (Residential Urban Medium, Urban Open Space)  
Zone District: R-1-6 (Single Family Residential, 6000 square feet per unit)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Building approval subject to compliance with soils report recommendations  
Fire Hazard: Not a mapped constraint  
Slopes: Site is generally flat, with slight sloping to the west toward the yacht harbor coastal bluff  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: 232 cut, 93 fill  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Drainage plan to be approved prior to building permit issuance.  
Archeology: Not mapped/no physical evidence on site

### Services Information

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

### History/Setting

The property was created by minor land division Permit 85-219 with access provided via the Mello Lane cul-de-sac, a 50 foot right-of-way extending from 7<sup>th</sup> Avenue. The permit required public access to the upper harbor via a stairway located along the southern most parcel of the land division. An offer of dedication was made to the port district for this access. An additional pedestrian easement along the rear of the lots above the upper harbor was required to be dedicated for development of pedestrian access around the upper harbor. The pedestrian easement along the rear of the residential lots was not accepted by the Board of Supervisors upon map filing and has not been accepted subsequent to that action.

The map created building envelopes, with setbacks typical of the R-1-6 zone district that are subject to the residential site development standards of 13.10.323. Three of the four approved parcels have been developed with large residential dwellings. The subject property is the last remaining vacant lot on Mello Lane. The property is surrounded to the north, east and south by residentially developed lots.

The rear setback established by the minor land division follows the mapped coastal exclusion zone line. The proposed single family dwelling was initially determined to be excluded from a coastal development permit as shown in the Geographic Information System mapped coastal exclusion zone. Following submittal of a building permit, Coastal Commission staff notified the Department that the exclusion zone was mapped in error, as the exclusion zone, per County Code Section 13.20.071, does not include projects located within 300 feet of the inland extent of any beach or of the mean high tide line where there is no beach, or within 300 feet of the top of the seaward face of any coastal bluff, whichever is the greater distance. The mapping shown in the GIS system includes a 100 foot setback rather than a 300 foot setback. Thus, a coastal permit has been required by the Coastal Commission.

### **Project Description**

The proposed dwelling has approximately 3,011 square feet of first floor area, including approximately 2,215 square feet of living area and a garage area of approximately 796 square feet. The second floor is approximately 2,837 gross square feet in size. The proposed dwelling and attached garage total approximately 5,848 gross square feet.

A 638 square foot, one story detached second unit is proposed on the northeast portion of the property.

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

The subject property is a parcel of approximately 15,835 square feet, located in the R-1-6 (Single Family Residential, 6,000 square feet per unit) zone district, a designation which allows Residential uses. The proposed 5,052 square foot, two story single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's (R-UM, O-U) Residential Urban Medium, Urban Open Space General Plan designation. The Urban Open Space area is the area at the rear of the site along the slope where no improvements are shown.

The development complies with the setback standards established by the minor land division and with the site standards of the R-1-6 zone district; in that, it meets the required 15 foot front yard setback from the east property line (established as a rear yard setback, as this part of the site backs up to an adjoining rear yard), 10 foot side yard setbacks (north and east sides), and 50 foot geologic stability setback line established by the Geotechnical Update Report dated January 29, 2013. Site standards for the R-1-6 zone district, enumerated in County Code Section 13.10.323 (D) Site and Structural Dimension exceptions relating to Parcels, allow structural encroachments within the required setbacks, including the proposed 3 foot side yard stairway encroachment and 6 foot rear yard cantilevered deck encroachment. Furthermore, the proposed development meets the maximum 30 percent lot coverage (26% shown) permitted for the property and the floor area ratio maximum of 50%.

### **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 and integrated with the character of the surrounding neighborhood. Parcels created by the 1985 minor land division contain single family dwellings of similar size. Size and architectural styles

vary widely in the area, and the design submitted is consistent with the existing range of sizes and styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. While the pedestrian easement at the rear of the property was never accepted by the County, the proposed residence will not create conflicts with the pedestrian easement. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

### **Design Review**

The proposed two story single family dwelling complies with the requirements of the County Design Review Ordinance. While the home is 5,052 square feet and considered larger than most homes in general, the size of the dwelling suits the larger size of the property, which is approximately a half acre (15,835 square feet) in size. Lot coverage for the footprint of the structure falls under 30 percent of the lot area, which acts to limit the massing of the structure and ensure adequate open space on the property adjacent to other surrounding structures. The required 10 foot side yard setback establishes adequate light, air, and open space relative to surrounding properties, especially given the combined setbacks of adjoining homes to their property lines, thus providing a 20 foot setback between adjacent buildings on both the north and south side. The floor area ratio regulations further restrict structural massing to approximately half of the lot size with a few additional credits for the garage and other minor design elements.

Staff has recommended landscaping along the north property line, which is included as a condition of approval, to soften the effect of the two story wall plane adjoining the residential properties to the north. The dwelling provides an undulated building design on the south side, which reduces visual impacts of the proposed development on surrounding residences to the north and no design changes are recommended there.

### **Environmental Review**

The California Environmental Quality Act (CEQA) provides exemptions for classes of projects which do not have a significant effect on the environment. Code section 15303, Class 3, "New Construction or Conversion of Small Structures" exempts both new, small facilities and conversions of existing small structures from one use to another. Small facilities are defined as including up to three single family dwellings may be constructed in the urban area. A preliminary determination has been made that a categorical exemption from the California Environmental Quality Act may be granted and a notice of exemption has been attached as Exhibit A.

### **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 **131229**, based on the attached findings and conditions.

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

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

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# 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: 131229

Assessor Parcel Number: 026-272-16

Project Location: The property is located at the end of Mello Lane, approximately 500 feet west of 7<sup>th</sup> Avenue within the Live Oak Planning area.

**Project Description:** Proposal to construct a 5,052 square foot two story single family dwelling, a 796 square foot attached garage, and a 640 square foot square second unit and to grade approximately 232 cubic yards cut and 92 cubic yards fill within an R-1-6 zone district. Requires a Coastal Development Permit, a Preliminary Grading Approval, and an Environmental Exemption to the California Environmental Quality Act (CEQA).

**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).  
E. **X** **Categorical Exemption**

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

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

Up to three residential units are allowed under this exemption. The project is a proposal to construct a single family dwelling, attached garage, and a second unit, which is within the limit of the exemption.

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

\_\_\_\_\_  
Sheila McDaniel, Project Planner

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

## 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-1-6 (Single Family Residential, 6000 square feet per unit), 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-UM, O-U) Residential Urban Medium, Urban Open Space 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 accepted easements or restrictions are known to encumber the project site.

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

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.

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, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single Family Residential, 6000 square feet per unit) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles.

## **Development Permit Findings**

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to these amenities.

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 maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single Family Residential, 6,000 square feet per unit) zone district as the primary use of the property will be one, single family dwelling and detached second unit that meets all current site standards for the zone district.

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 Residential Urban Medium, Urban Open Space (R-UM, O-U) land use designation in the County General Plan.

The proposed single family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the Single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed single family dwelling will be properly proportioned to the parcel size and 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-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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



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

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only 10 peak trips per day (10 peak trip per dwelling unit); such an increase will not adversely impact existing roads or intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family 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. Landscape plans have been provided to soften the wall plane of the north elevation and to screen the building from adjoining residential dwellings.

## Conditions of Approval

Exhibit D: Project plans, prepared by Derek Van Alstine, dated 7/16/2013

- I. This permit authorizes the construction of a 5,052 square foot two story single family dwelling, with a 796 square foot attached garage, and a 640 foot square foot second unit, and to grade approximately 232 cubic yards cut and 93 cubic yards fill within an R-1-5 zone district. 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 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.
  - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
  - D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" 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. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.
    2. Grading, drainage, and erosion control plans.

3. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
  4. Landscape plans shall be provided that include trees and/or shrubs of a sufficient height that will eventually soften the two story wall plane along the north side of the building. Landscape plans shall be reviewed and approved by staff. An entire row of trees in the entire side yard is not required.
- B. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management, as noted in the building permit plan check, dated May 8, 2013. Drainage fees will be assessed on the net increase in impervious area.
- C. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District, as noted in Building Plan check comments dated April 26, 2013.
- D. Meet all requirements of Environmental Planning, as required by the Building Plan check comments, dated May 8, 2013.
- E. Meet all requirements of the Building Plan check comments, dated May 8, 2013.
- F. Pay the current fees for Parks and Child Care mitigation for 8 bedroom(s). Currently, these fees are, respectively, \$872.00 and \$109 per bedroom.
- G. Pay the current fees for Roadside and Transportation improvements for 8 bedroom(s). Currently, these fees are, respectively, \$16,000 and \$2000 per bedroom.
- H. Provide required off-street parking for 7 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.
- J. Complete and record a Declaration of Restriction to construct a second unit. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following

conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, 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.

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

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

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

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

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

\_\_\_\_\_  
Wanda Williams  
Deputy Zoning Administrator

\_\_\_\_\_  
Sheila McDaniel  
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.

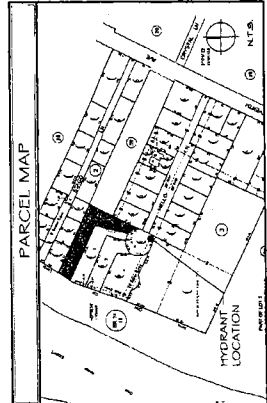
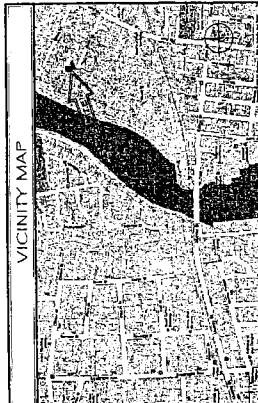
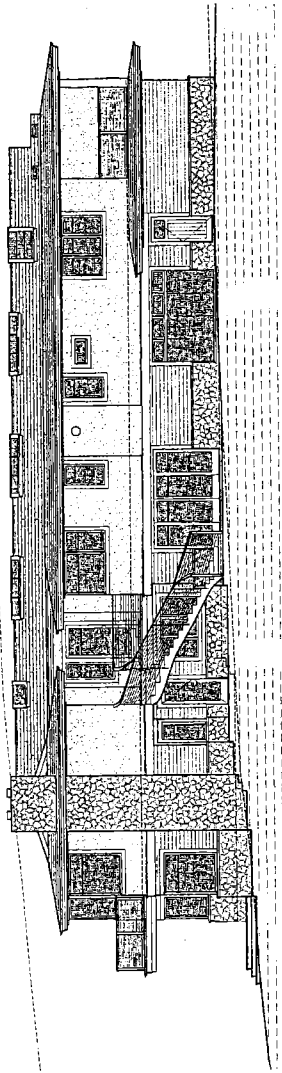
# SWEATT RESIDENCE

## GROSS BUILDING AREA WORKSHEET

LOT COVERAGE CALCULATION		HEATED SPACE CALCULATION	
1. ZONE DISTRICT:	2.1.1	1. TOTAL UNHEATED SPACE:	2.2.1.1
2. PAVEMENT AREA:	1,135.00	A) FIRST FLOOR:	2,877.00
3. AREA OF RIGHTS OF WAY:	1,135.00	B) SECOND FLOOR:	630.00
4. NET PAVEMENT AREA (A-B):	1,135.00	C) SECOND DWELLING UNIT:	3,507.00
5. COVERAGE BY STRUCTURE:	1,135.00		
6. PERCENT COVERAGE (A/C):	100%		

FLOOR AREA CALCULATION BY TYPES OF SPACE	
1. FIRST FLOOR:	2,877.00
2. SECOND FLOOR:	630.00
3. TOTAL FLOOR AREA:	3,507.00
4. SECONDARY DWELLING UNIT:	3,507.00
5. TOTAL FLOOR AREA (A+B):	3,507.00
6. TOTAL GARAGE AREA:	3,507.00
7. TOTAL AND AROUND:	3,507.00



## BUILDING INFORMATION SUMMARY

**PROJECT DESCRIPTION:**  
CONSTRUCTION OF 2,022 S.F. SINGLE FAMILY DWELLING WITH 756 S.F. ATTACHED GARAGE AND 630 S.F. SECONDARY DWELLING UNIT.

**PROJECT ADDRESS:**  
495 & 497 MELLO LANE  
SANTA CRUZ, CA 95062

**PARCEL NUMBER:**  
086-372-16

**OCCUPANCY TYPE:**  
RESIDENTIAL

**LOT AREA:**  
15,435 S.F. (INCLUDING 1,850 S.F. RIGHT OF WAY)

**SETBACK INFORMATION:**  
FRONT YARD: 15' 0"  
SIDE YARD: 10' 0" / 10' 0"  
REAR YARD: 15' 0" / 10' 0"

**PARKING (PROVIDED):**  
3 COVERED AND 1 UNCOVERED FOR ALL.

**CODE NOTE:**  
THESE PLANS CONFORM TO THE 2010 CALIFORNIA RESIDENTIAL MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODE (I.E., 2009 IBC, INC. IBC, INC. AND 2006 IBC) AS AMENDED BY THE STATE OF CALIFORNIA, STRUCTURAL ENGINEERING CONFORMANT TO 2016 CBC.

**FIRE PROTECTION NOTES:**  
1) THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (CBC) AND CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS.  
2) BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH THE EDITION OF NFPA, 30 CURRENTLY ADOPTED IN CHAPTER 33 OF THE CALIFORNIA BUILDING CODE.  
3) FIRE SPRINKLER DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE UNDERGROUND AND OVERGROUND RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO SANTA CRUZ FIRE DEPARTMENT FOR APPROVAL. INSTALLATION SHALL FOLLOW STREET ADDRESS BY THE CALIFORNIA STRUCTURAL ENGINEERING CONFORMANT TO 2016 CBC.  
4) AN APPROVED SPARK ARRESTOR SHALL BE INSTALLED ON TOP OF CHIMNEY. VENT MUST NOT EXCEED 3 INCH.  
5) ROOF COVERING SHALL BE NO LESS THAN CLASS B RATED ROOF.  
6) NEW/UPGRADED HYDRANTS, WATER STORAGE TANKS, AND/OR UPGRADED ROADSIDE SHALL BE INSTALLED PRIOR TO CONSTRUCTION.  
7) ADDRESS NUMBERS SHALL BE MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.  
8) FIRE HYDRANT INFORMATION:  
HYDRANT #1703 (PUB) 82  
RESIDUAL PRESSURE (PSI): 72  
FLOW @ 20 PSI (GPM): 2,011

## CONTACTS

**OWNER:**  
TARA AND NANCY SWEATT  
495 & 497 MELLO LANE  
SANTA CRUZ, CA 95062  
PH: (831) 345-3351

**PROJECT DESIGNER:**  
DEREK VAN ALSTINE  
495 & 497 MELLO LANE  
SANTA CRUZ, CA 95062  
PH: (831) 452-2400  
derek@vanalstine.com

**STRUCTURAL ENGINEER:**  
WARD SURYOK  
622 ROCKY AVENUE  
SANTA CRUZ, CA 95062  
PH: (831) 435-3005

**MECHANICAL ENGINEER:**  
REDWOOD ENGINEERING  
1041 HOGAN AVE  
SANTA CRUZ, CA 95062  
PH: (831) 452-8446

**ELECTRICAL ENGINEER:**  
HARTMAN ELECTRICAL  
714 S. SOCIAL AVENUE, SUITE A  
SANTA CRUZ, CA 95062  
PH: (831) 452-8446

**GEOTECHNICAL ENGINEER:**  
PERCIVAL KNOWLES ASSOCIATES  
1041 HOGAN AVE  
SANTA CRUZ, CA 95062  
PH: (831) 452-8446

**CIVIL ENGINEER:**  
H.E. ENGINEERING, INC.  
303 PORTER ST. STE. 42-20  
SANTA CRUZ, CA 95062  
PH: (831) 452-3800

**ENERGY COMPLIANCE:**  
ANITA TIEZ  
P.O. BOX 2014  
SANTA CRUZ, CA 95062  
PH: (831) 335-5252

## DRAWING INDEX

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T5 SURVEY  
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EXHIBIT C



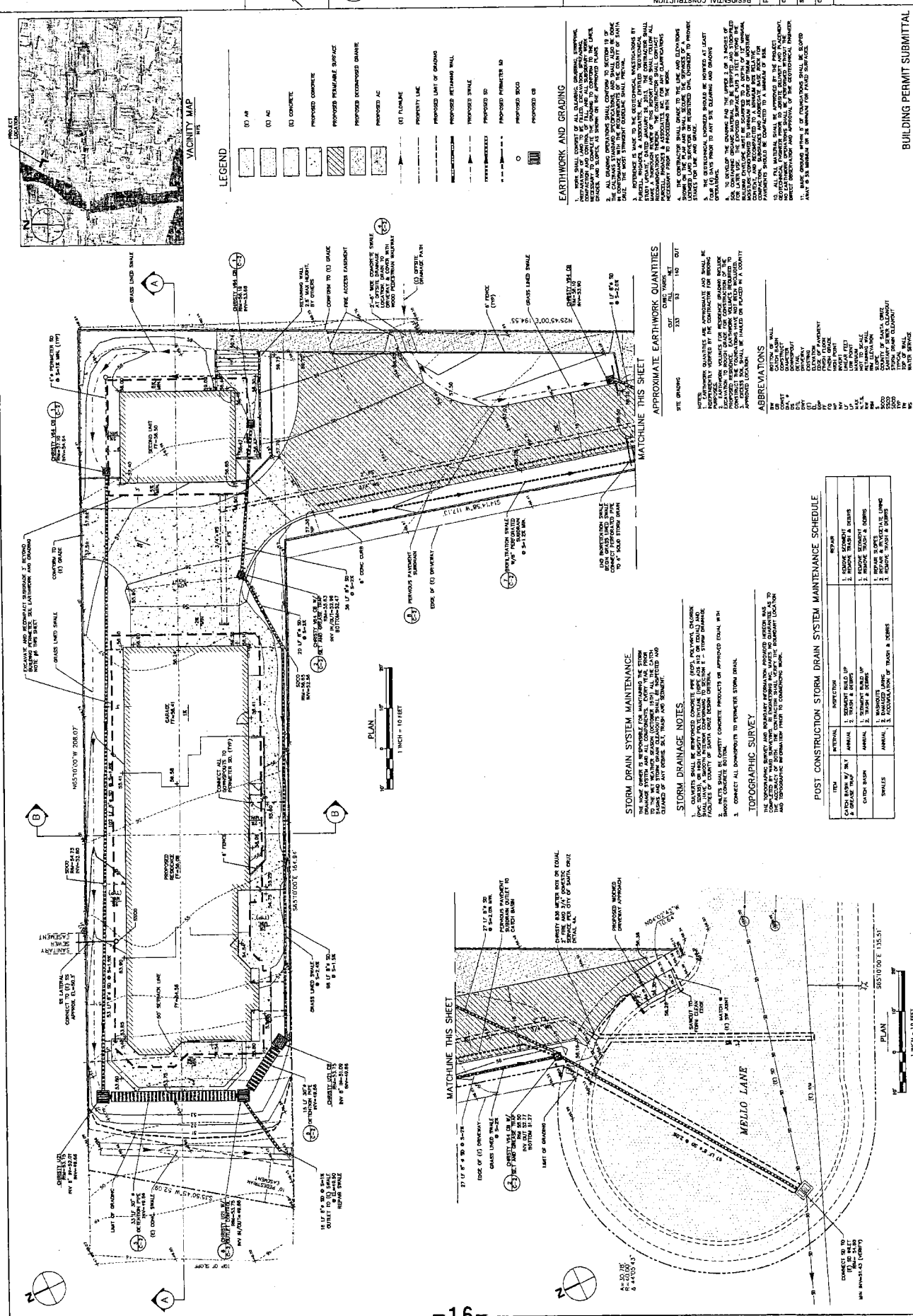
BUILDING PERMIT SUBMITTAL

C-1

DATE: 13-01-13  
BY: JUNE 2013  
FOR: AS SHOWN  
SHEET: 1 OF 1

RESIDENTIAL CONSTRUCTION  
SMITH RESIDENCE  
SANTA CRUZ, CA 95062  
APN 0025-272-16  
GRADING & DRAINAGE PLAN

RI Engineering, Inc.  
831-425-3901 www.riengineering.com  
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060



**EARTHWORK AND GRADING**

1. THE EXISTING GRADE OF ALL EXISTING DRIVEWAYS, SIDEWALKS, AND PAVEMENT SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW DRIVEWAYS, SIDEWALKS, AND PAVEMENT SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

2. ALL EXISTING DRIVEWAYS SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW DRIVEWAYS SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

3. ALL EXISTING SIDEWALKS SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW SIDEWALKS SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

4. ALL EXISTING PAVEMENT SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW PAVEMENT SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

5. ALL EXISTING GRADES SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW GRADES SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

6. ALL EXISTING ELEVATIONS SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW ELEVATIONS SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

7. ALL EXISTING SLOPES SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW SLOPES SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

8. ALL EXISTING DRAINAGE SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW DRAINAGE SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

9. ALL EXISTING UTILITIES SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW UTILITIES SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

10. ALL EXISTING STRUCTURES SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW STRUCTURES SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

11. ALL EXISTING LANDSCAPE SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW LANDSCAPE SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

12. ALL EXISTING FENCES SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW FENCES SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

13. ALL EXISTING SIGNAGE SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW SIGNAGE SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

14. ALL EXISTING LIGHTING SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW LIGHTING SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

15. ALL EXISTING UTILITIES SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW UTILITIES SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

16. ALL EXISTING STRUCTURES SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW STRUCTURES SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

17. ALL EXISTING LANDSCAPE SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW LANDSCAPE SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

18. ALL EXISTING FENCES SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW FENCES SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

19. ALL EXISTING SIGNAGE SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW SIGNAGE SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

20. ALL EXISTING LIGHTING SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW LIGHTING SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

**APPROXIMATE EARTHWORK QUANTITIES**

ITEM	UNIT	QUANTITY
1. EXISTING GRADE	SQ. YD.	1,234.56
2. EXISTING SIDEWALK	SQ. YD.	567.89
3. EXISTING DRIVEWAY	SQ. YD.	123.45
4. EXISTING PAVEMENT	SQ. YD.	789.01
5. EXISTING GRADE	SQ. YD.	234.56
6. EXISTING SIDEWALK	SQ. YD.	345.67
7. EXISTING DRIVEWAY	SQ. YD.	456.78
8. EXISTING PAVEMENT	SQ. YD.	567.89
9. EXISTING GRADE	SQ. YD.	678.90
10. EXISTING SIDEWALK	SQ. YD.	789.01
11. EXISTING DRIVEWAY	SQ. YD.	890.12
12. EXISTING PAVEMENT	SQ. YD.	901.23
13. EXISTING GRADE	SQ. YD.	012.34
14. EXISTING SIDEWALK	SQ. YD.	123.45
15. EXISTING DRIVEWAY	SQ. YD.	234.56
16. EXISTING PAVEMENT	SQ. YD.	345.67
17. EXISTING GRADE	SQ. YD.	456.78
18. EXISTING SIDEWALK	SQ. YD.	567.89
19. EXISTING DRIVEWAY	SQ. YD.	678.90
20. EXISTING PAVEMENT	SQ. YD.	789.01

**STORM DRAIN SYSTEM MAINTENANCE**

ITEM	UNIT	QUANTITY
1. EXISTING STORM DRAIN	LINEAL FT.	1,234.56
2. EXISTING STORM DRAIN	LINEAL FT.	567.89
3. EXISTING STORM DRAIN	LINEAL FT.	123.45
4. EXISTING STORM DRAIN	LINEAL FT.	789.01
5. EXISTING STORM DRAIN	LINEAL FT.	234.56
6. EXISTING STORM DRAIN	LINEAL FT.	345.67
7. EXISTING STORM DRAIN	LINEAL FT.	456.78
8. EXISTING STORM DRAIN	LINEAL FT.	567.89
9. EXISTING STORM DRAIN	LINEAL FT.	678.90
10. EXISTING STORM DRAIN	LINEAL FT.	789.01
11. EXISTING STORM DRAIN	LINEAL FT.	890.12
12. EXISTING STORM DRAIN	LINEAL FT.	901.23
13. EXISTING STORM DRAIN	LINEAL FT.	012.34
14. EXISTING STORM DRAIN	LINEAL FT.	123.45
15. EXISTING STORM DRAIN	LINEAL FT.	234.56
16. EXISTING STORM DRAIN	LINEAL FT.	345.67
17. EXISTING STORM DRAIN	LINEAL FT.	456.78
18. EXISTING STORM DRAIN	LINEAL FT.	567.89
19. EXISTING STORM DRAIN	LINEAL FT.	678.90
20. EXISTING STORM DRAIN	LINEAL FT.	789.01

**POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE**

ITEM	INTERVAL	DESCRIPTION
1. EXISTING STORM DRAIN	ANNUAL	1. INSPECT STORM DRAIN
2. EXISTING STORM DRAIN	ANNUAL	2. CLEAN STORM DRAIN
3. EXISTING STORM DRAIN	ANNUAL	3. REPAIR STORM DRAIN
4. EXISTING STORM DRAIN	ANNUAL	4. REPLACE STORM DRAIN
5. EXISTING STORM DRAIN	ANNUAL	5. MAINTAIN STORM DRAIN
6. EXISTING STORM DRAIN	ANNUAL	6. INSPECT STORM DRAIN
7. EXISTING STORM DRAIN	ANNUAL	7. CLEAN STORM DRAIN
8. EXISTING STORM DRAIN	ANNUAL	8. REPAIR STORM DRAIN
9. EXISTING STORM DRAIN	ANNUAL	9. REPLACE STORM DRAIN
10. EXISTING STORM DRAIN	ANNUAL	10. MAINTAIN STORM DRAIN

**STORM DRAINAGE NOTES**

1. THE EXISTING STORM DRAIN SYSTEM SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW STORM DRAIN SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

2. ALL EXISTING STORM DRAIN SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW STORM DRAIN SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

3. ALL EXISTING STORM DRAIN SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW STORM DRAIN SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

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10. ALL EXISTING STORM DRAIN SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL NEW STORM DRAIN SHALL BE CONFORM TO THE CITY OF SANTA CRUZ SPECIFICATIONS.

**TOPOGRAPHIC SURVEY**

THE TOPOGRAPHIC SURVEY AND ELEVATION INFORMATION PROVIDED HEREON WAS OBTAINED FROM THE CITY OF SANTA CRUZ RECORDS. THE ELEVATION INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

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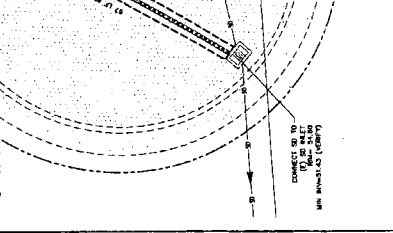
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C-3

13-013-1

JUNE 2013  
SHEET NO. 13-013-1  
SHEET TITLE  
CIVIL 2.000

STORMWATER POLLUTION  
CONTROL PLAN  
303 POWER ST., Suite 42-202, Santa Cruz, CA 95060  
831-425-3901 www.rliengineering.com  
R.I. Engineering, Inc.



BUILDING PERMIT SUBMITTAL

TOTAL AREA OF DISTURBANCE = 0.35 ACRES

SITE HOUSEKEEPING REQUIREMENTS

1. ALL MATERIALS, INCLUDING CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY USED, SHALL BE STORED IN A MANNER THAT PREVENTS EROSION, SEDIMENTATION, AND POLLUTION OF ADJACENT AREAS.
2. ALL MATERIALS SHALL BE COVERED AND PROTECTED FROM WEATHER AND WIND.
3. ALL MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS EROSION, SEDIMENTATION, AND POLLUTION OF ADJACENT AREAS.
4. ALL MATERIALS SHALL BE COVERED AND PROTECTED FROM WEATHER AND WIND.
5. ALL MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS EROSION, SEDIMENTATION, AND POLLUTION OF ADJACENT AREAS.
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10. ALL MATERIALS SHALL BE COVERED AND PROTECTED FROM WEATHER AND WIND.

EROSION CONTROL MEASURES

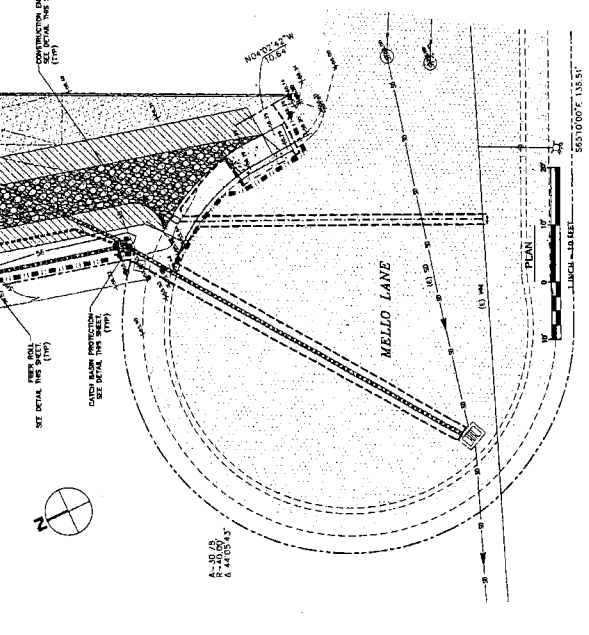
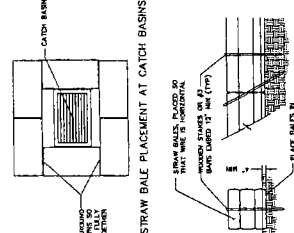
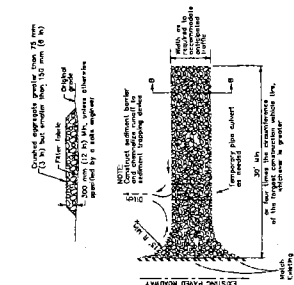
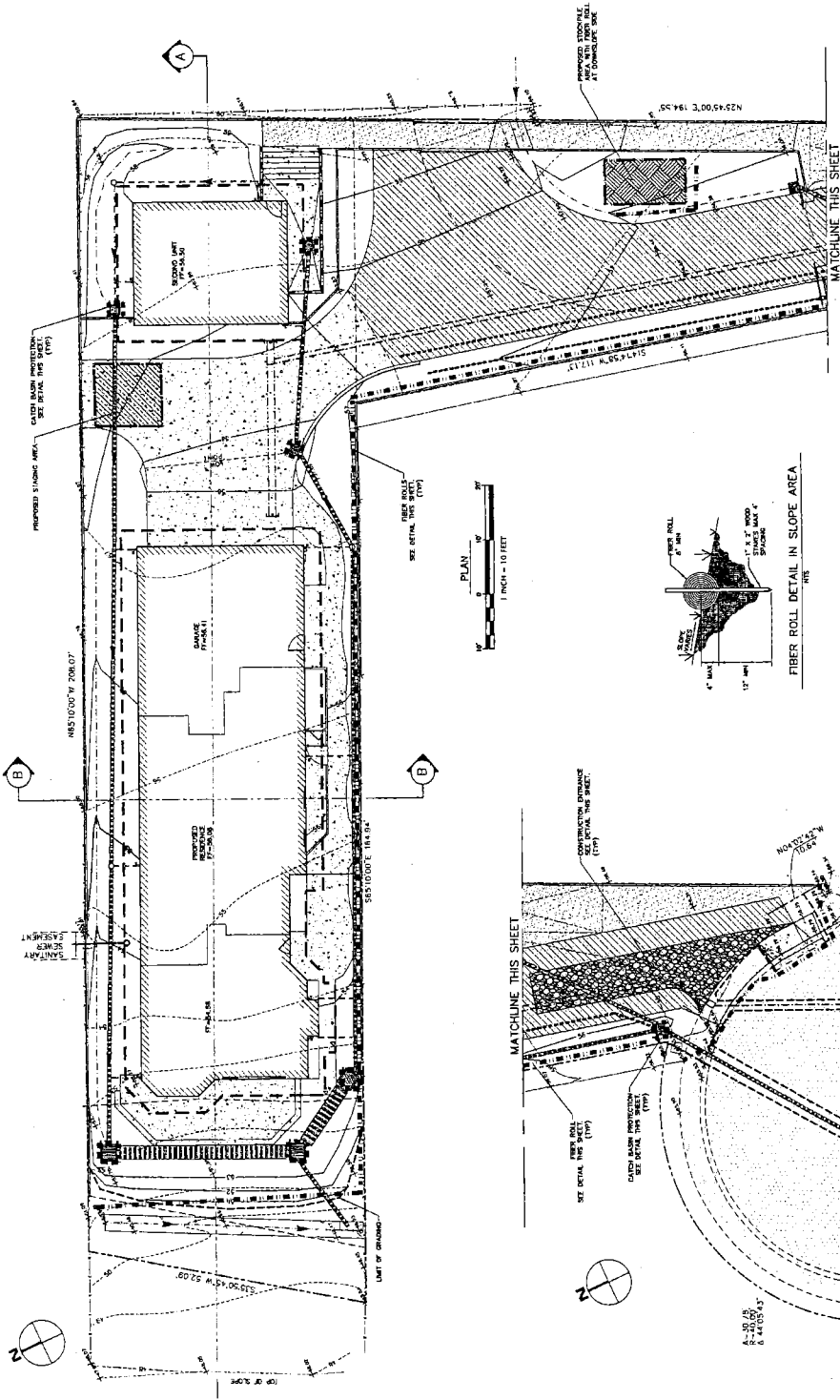
1. EROSION IS TO BE CONTROLLED AT ALL TIMES BY THE FOLLOWING MEASURES:
2. EROSION IS TO BE CONTROLLED AT ALL TIMES BY THE FOLLOWING MEASURES:
3. EROSION IS TO BE CONTROLLED AT ALL TIMES BY THE FOLLOWING MEASURES:
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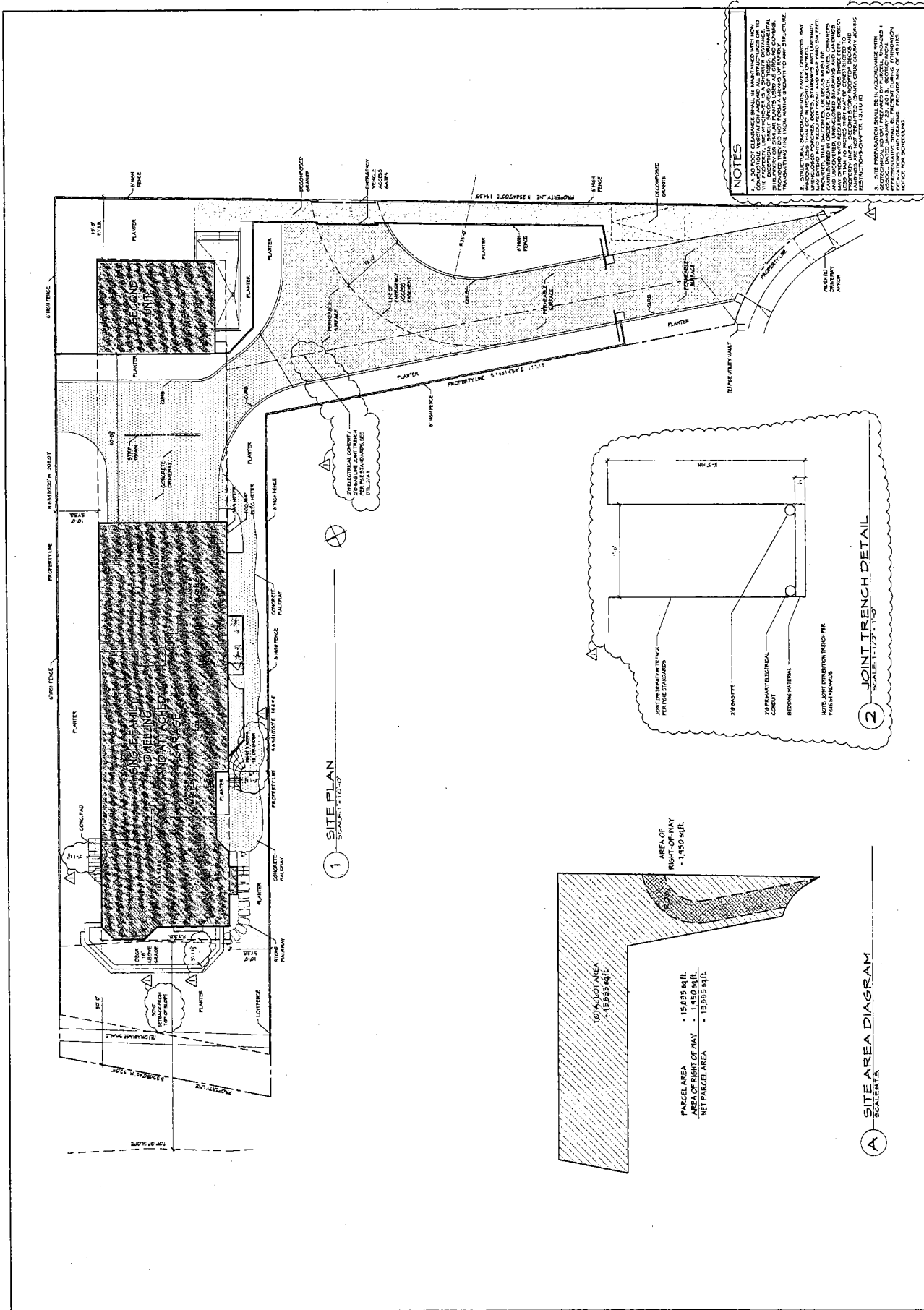
EXPOSED SLOPE MEASURES

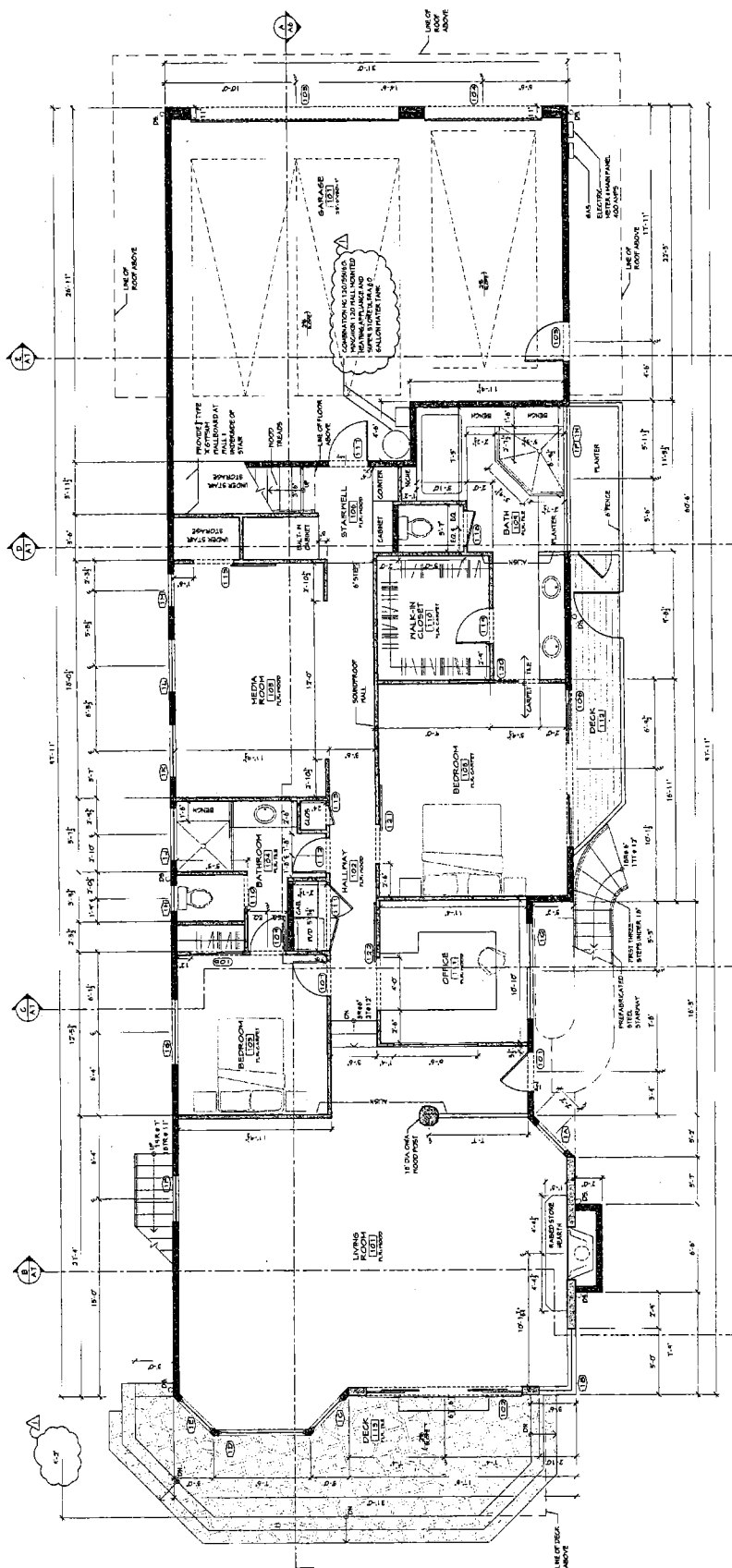
1. CONTROL ALL EXPOSED SLOPES.
2. STABILIZE EXPOSED SLOPES WITH SEEDING.
3. STABILIZE EXPOSED SLOPES WITH SEEDING.

EROSION CONTROL LEGEND

- 1. EROSION CONTROL LEGEND
- 2. EROSION CONTROL LEGEND
- 3. EROSION CONTROL LEGEND
- 4. EROSION CONTROL LEGEND
- 5. EROSION CONTROL LEGEND
- 6. EROSION CONTROL LEGEND
- 7. EROSION CONTROL LEGEND
- 8. EROSION CONTROL LEGEND
- 9. EROSION CONTROL LEGEND
- 10. EROSION CONTROL LEGEND



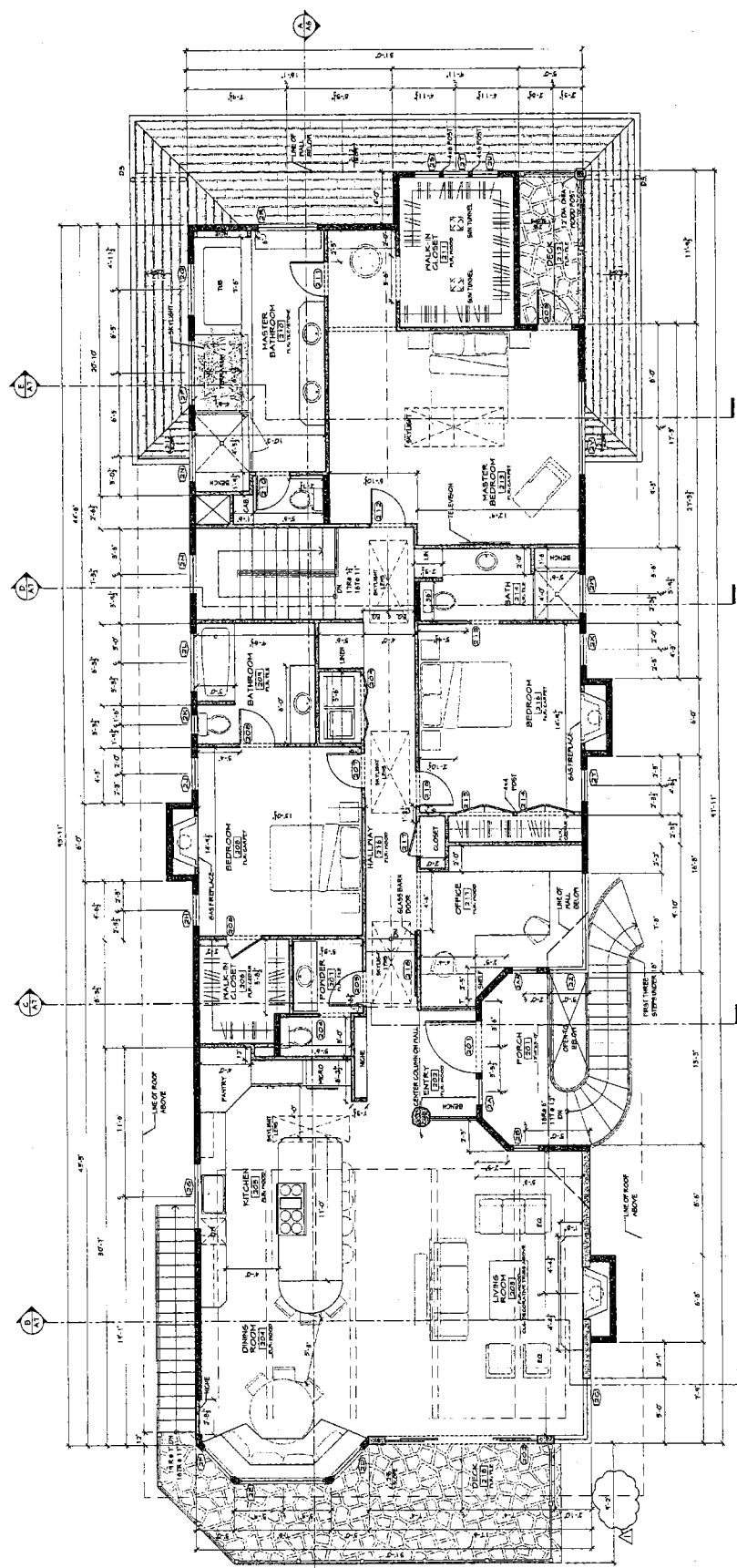




1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"








### WALL LEGEND

NEW 2x4 STUD WALL  
NEW 2x6 STUD WALL  
NEW 2x6 STUD WALL  
EXISTING WALLS TO BE  
EXISTING WALLS TO BE

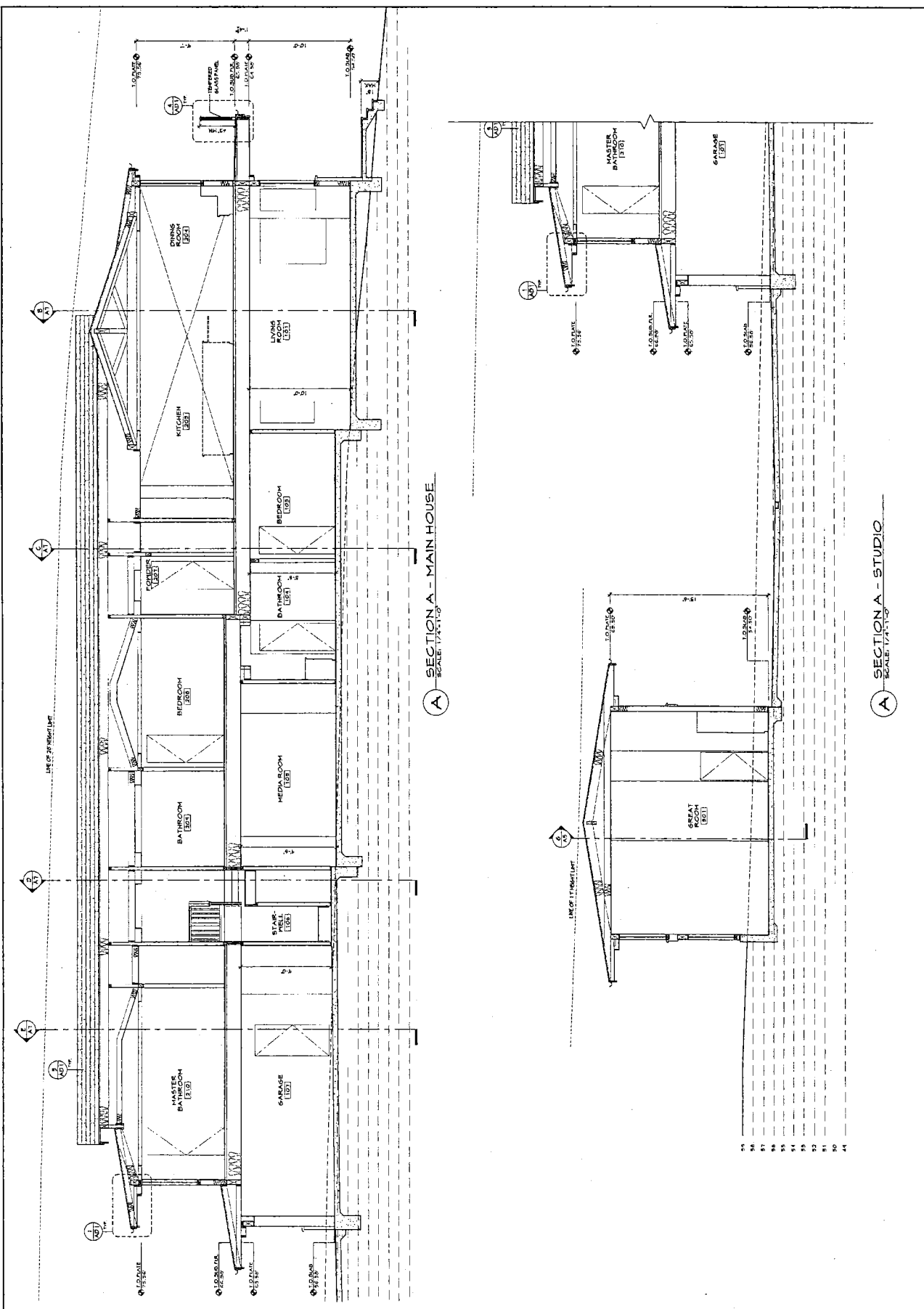


2 SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"

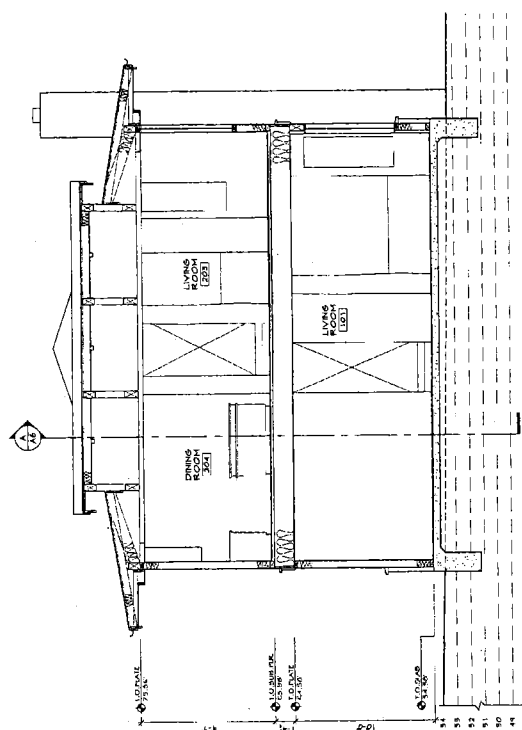
**WALL LEGEND**

	THIN 2-4 WALL
	THIN 2-6 WALL
	THIN 2-6 PT. AWH
	THIN 2-6 PT. BWH
	EXISTING
	TO BE REMOVED
	TO BE REMOVED

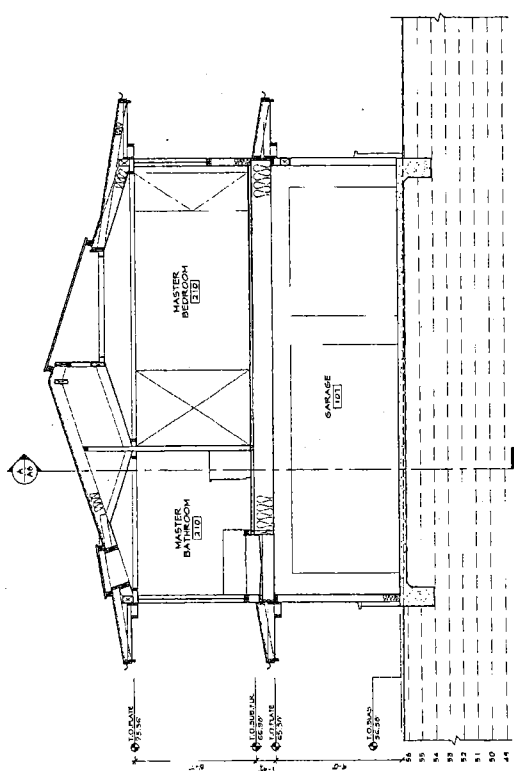
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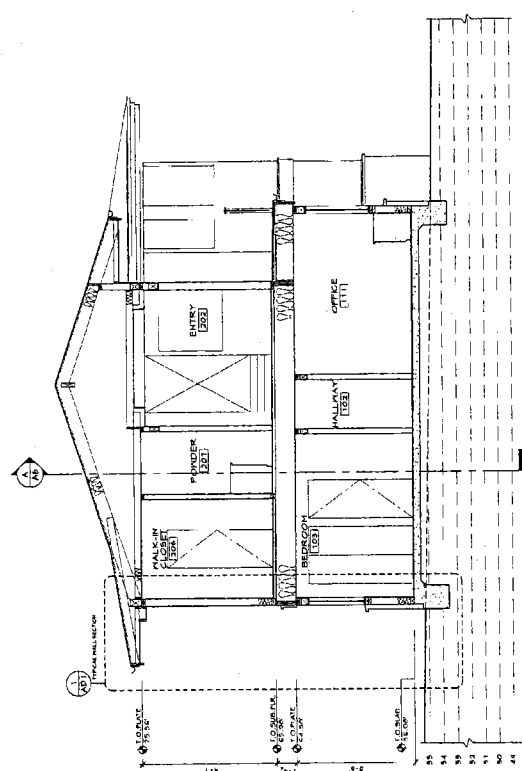
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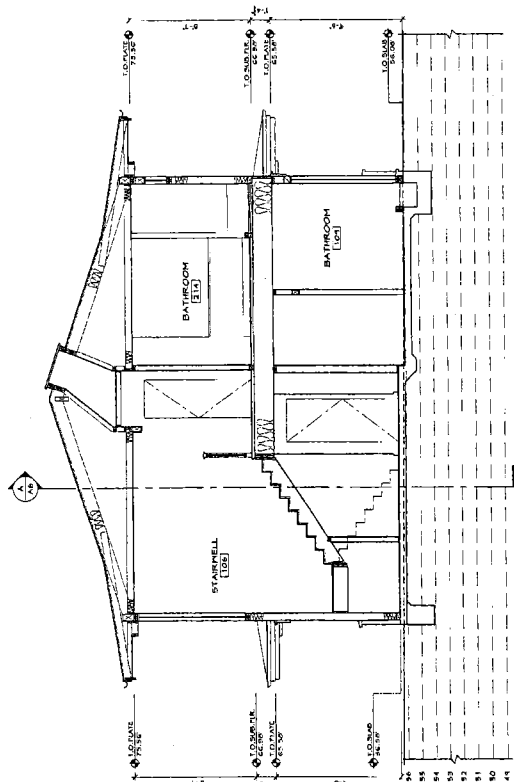
B SECTION B  
SCALE 1/4"=1'-0"



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

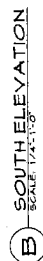


C SECTION C  
SCALE 1/4"=1'-0"



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





AIR RETARDING WRAP (CERTIFIED COMPLIANCE):

- A. THE AIR RETARDING WRAP MUST BE APPLIED TO THE TRANSIT CONTAINER WITHIN 96 HOURS OF MANUFACTURE APPROVED TAPE
- B. ALL HORIZONTAL SEAMS MUST BE TAPPED IN A SINGLE-UP LINE MARKER AND TAPPED
- C. ALL VERTICAL SEAMS MUST BE TAPPED
- D. ALL WINDINGS AND PENETRATIONS MUST BE TAPPED OR CALULZED
- E. THE AIR RECORDING WRAP MUST BE TAPPED ON

EX-100

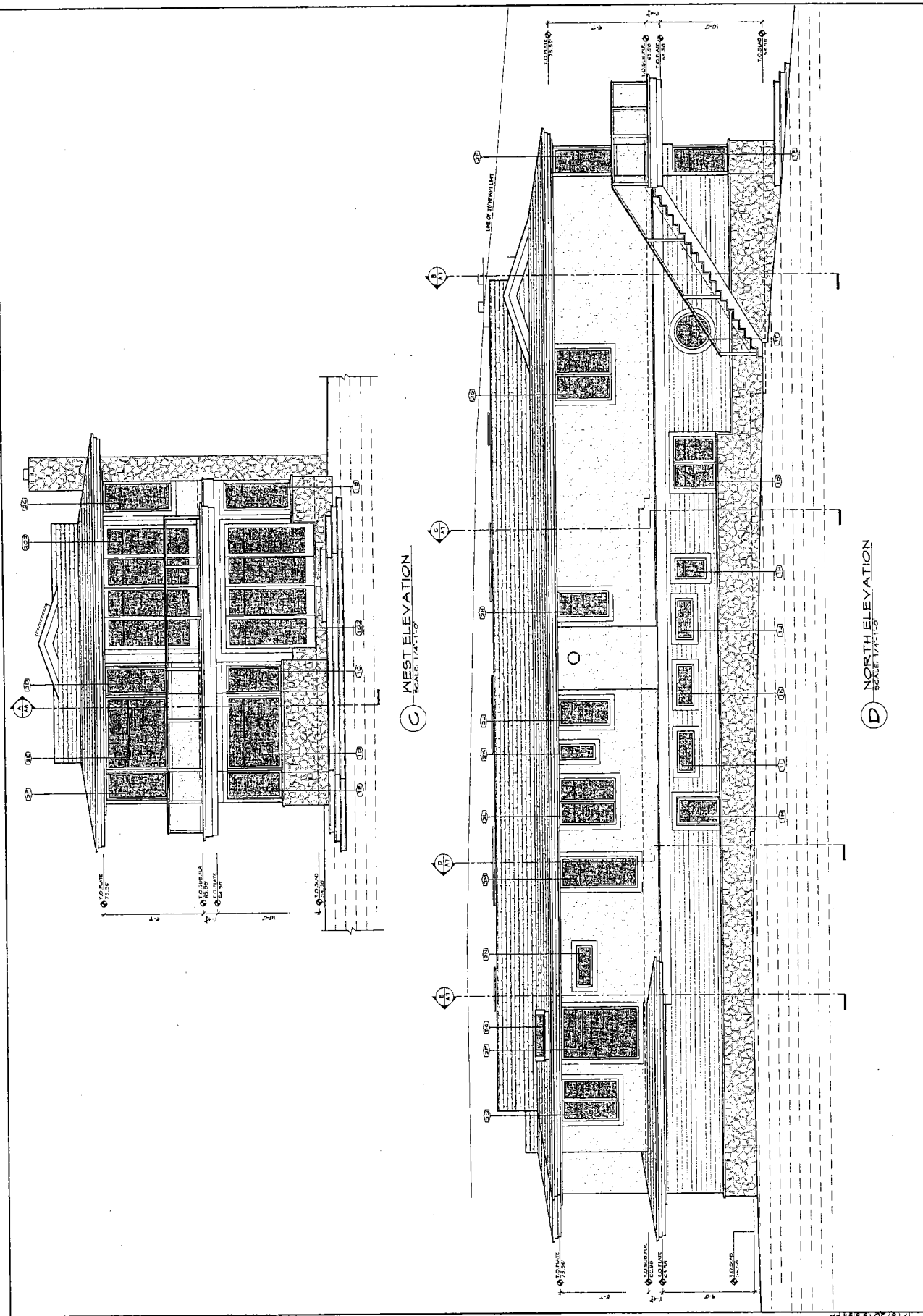
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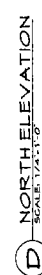
REVISIONS

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

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

DEREK VAN ALSTINE RESIDENTIAL DESIGN INC. 116 SOUTH AVENUE STREET A SANTA CRUZ, CALIFORNIA 95062 TEL: 831-224-1111 FAX: 831-224-1112		SWEATT RESIDENCE 495 & 497 MELLO LANE SANTA CRUZ, CA 95062		PROJECT NO: 03-14-337-A DATE: 03/14/03 DRAWN BY: JVA CHECKED BY: JVA APPROVED BY: JVA DATE: 03/14/03 PLOT NO: 03-14-337-A PLOT NO: 03-14-337-A PLOT NO: 03-14-337-A	
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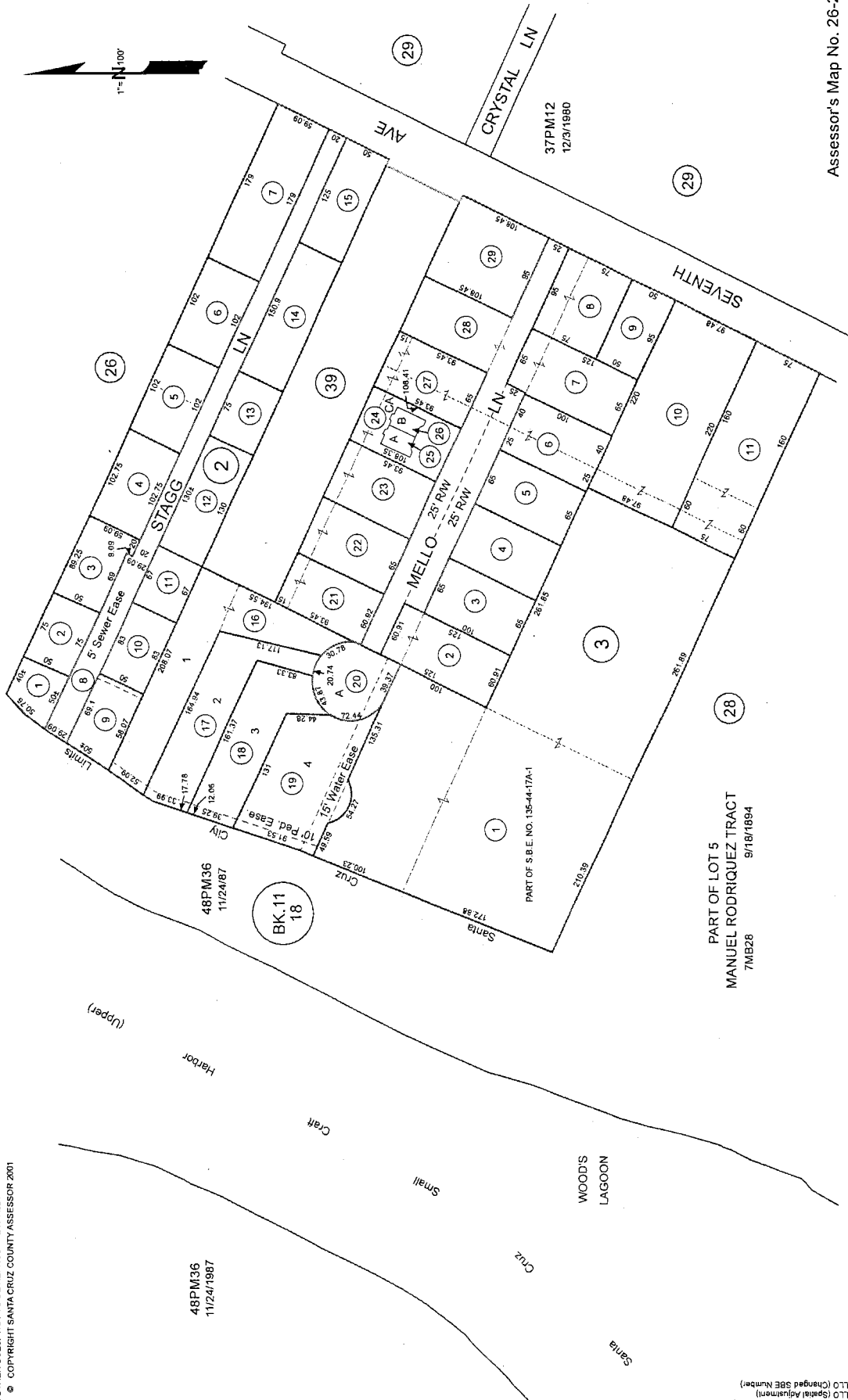
# FOR TAX PURPOSES ONLY

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POR. OF W. 1/2 SEC. 17,  
T.11S., R.1W., M.D.B. & M.

Tax Area Code  
82-040

26-27



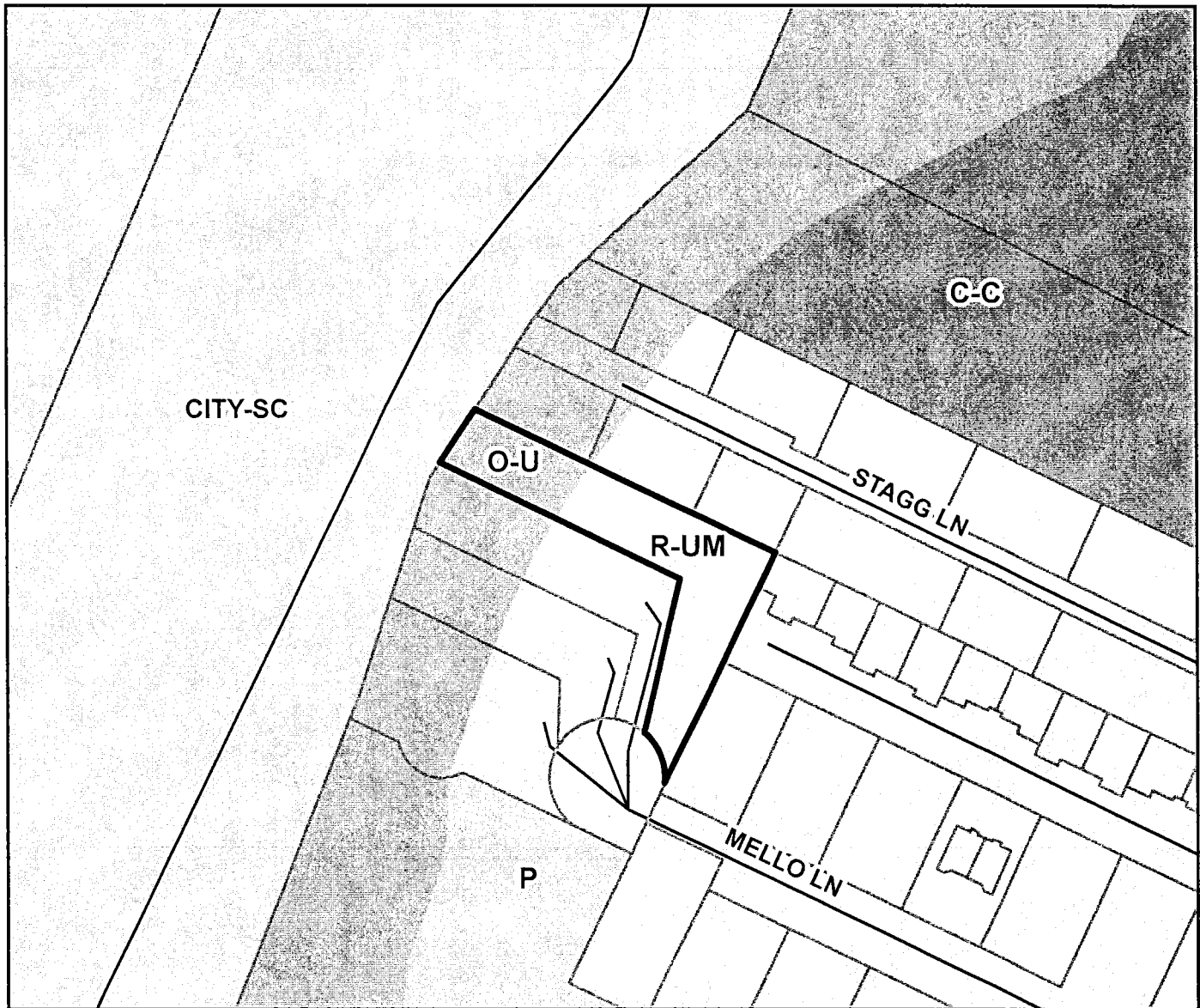
Note - Assessor's Parcel & Block  
Numbers are Shown in Circles.

Assessor's Map No. 26-27  
County of Santa Cruz, Calif.  
Dec. 2001

Electronically Reproduced 12/26/01 KSA  
Rev Santa Cruz City Reassignment 12/26/01 KSA  
Rev 8/21/03 C8 (Paid Easement from 48PM36)  
Rev 4/7/06 LLO (Spatial Adjustment)  
Rev 4/7/06 LLO (Changed SBE Number)

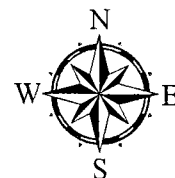


# General Plan Designation Map



## LEGEND

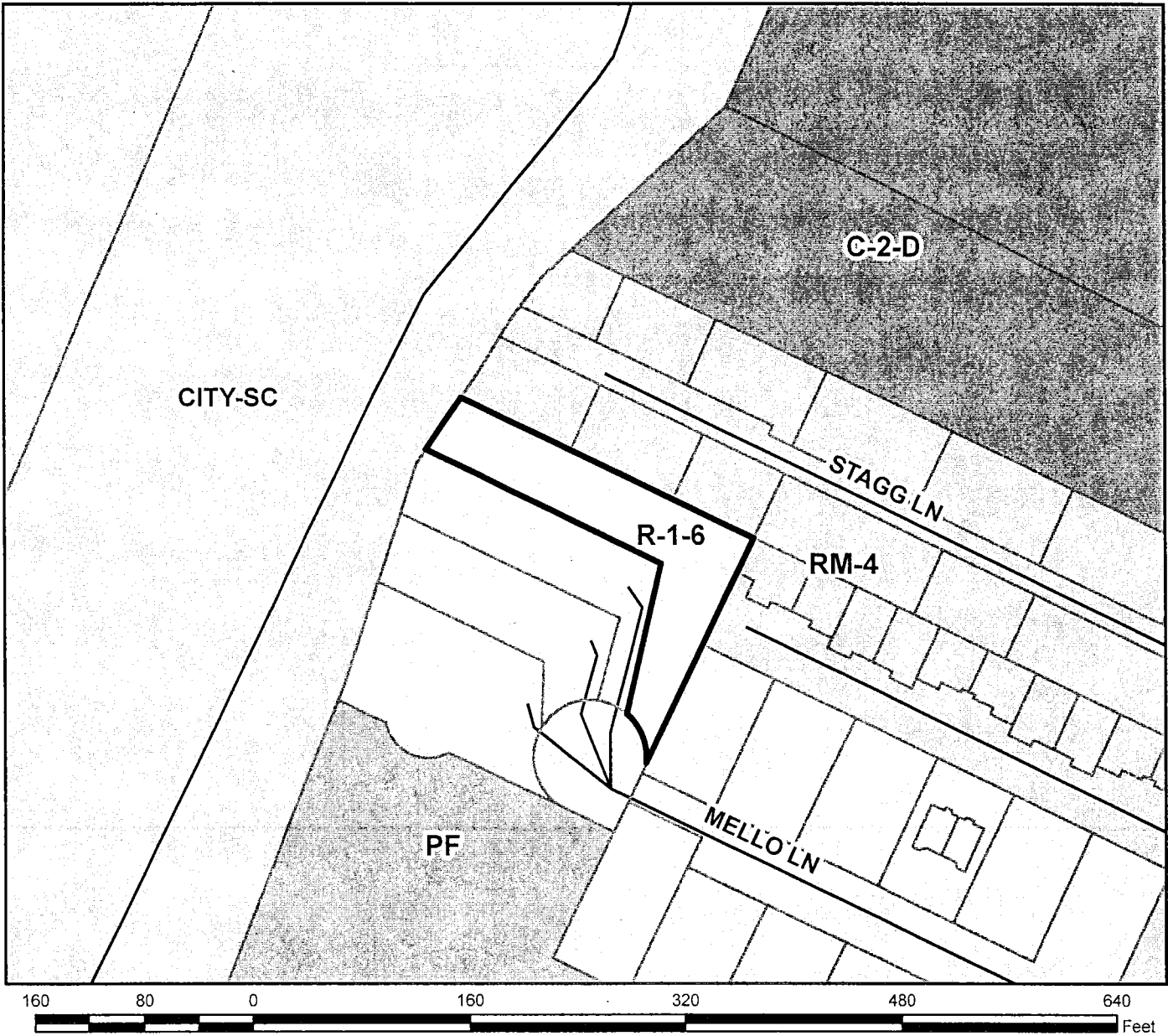
- APN: 026-272-16
- Assessors Parcels
- Streets
- SANTA CRUZ
- Residential - Urban Medium Density
- Urban Open Space
- Public Facilities
- Commercial-Community



Map Created by  
County of Santa Cruz  
Planning Department  
August 2013

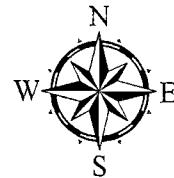


# Zoning Map



## LEGEND

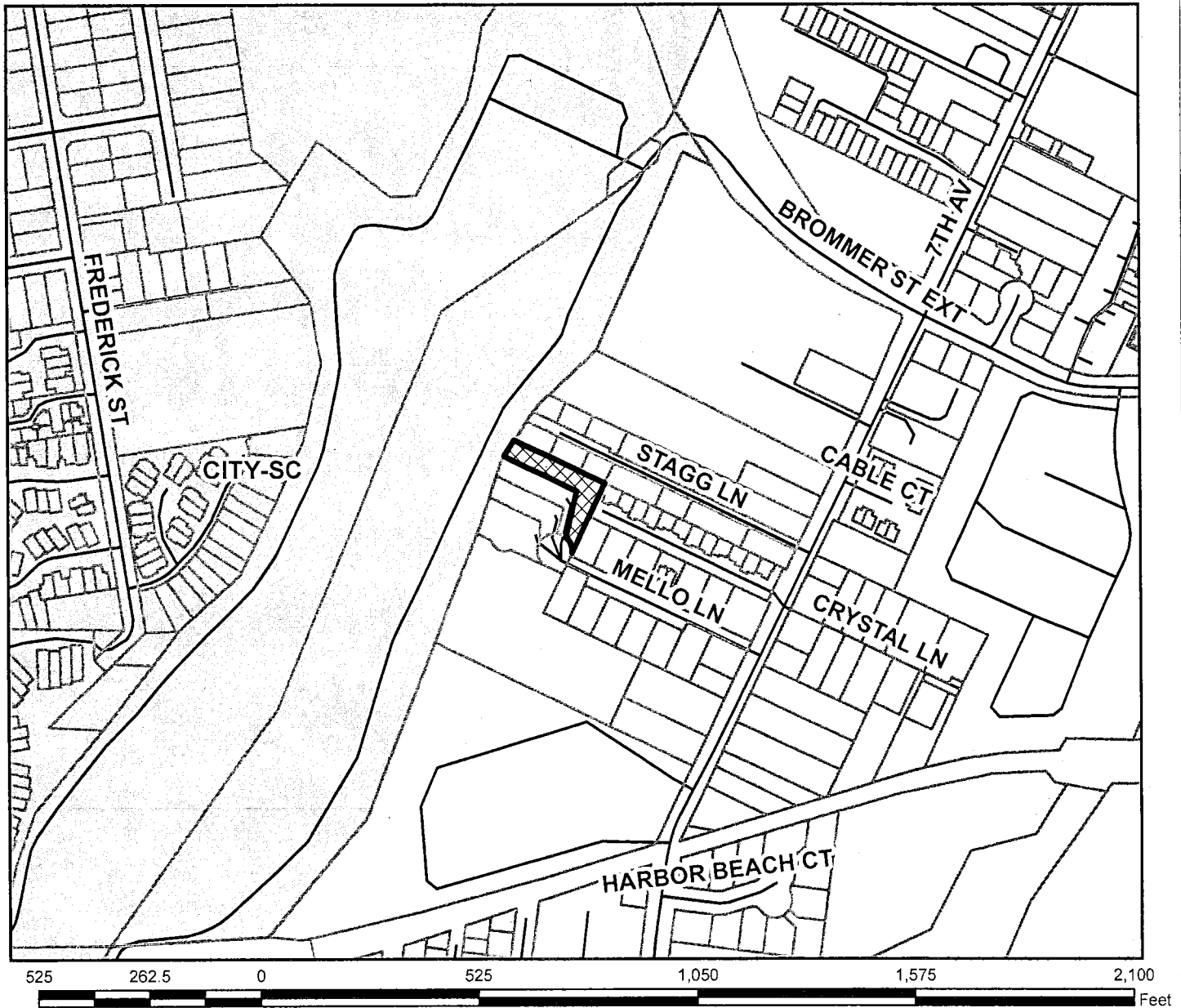
- APN: 026-272-16
- Assessor's Parcels
- Streets
- SANTA CRUZ
- RESIDENTIAL-SINGLE FAMILY
- RESIDENTIAL-MULTI FAMILY
- PUBLIC FACILITY
- COMMERCIAL-COMMUNITY







Map Created by  
County of Santa Cruz  
Planning Department  
August 2013

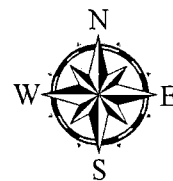


# Location Map



## LEGEND

-  APN: 026-272-16
-  Assessors Parcels
-  Streets
-  SANTA CRUZ



Map Created by  
County of Santa Cruz  
Planning Department  
August 2013

EXHIBIT B



# 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

May 8, 2013

Application # APP-131010  
Assessor's Parcel # 026-272-16

Derek Van Alstine  
716 Soquel Ave Ste A  
Santa Cruz, Ca 95062

Dear Property Owner,

All agencies have completed the review of your Building Permit Application. The agencies listed below have not approved your application and have listed specific deficiencies in a checklist that you must address. The contact information for each reviewer is also listed. Please contact them directly if you have any questions.

Please submit \_\_\_\_ sets of revised plan sheets and two copies of any additional required letters/reports that have been requested for a second review.

**(Do not submit complete sets of plans).**

Carefully follow the drawing conventions shown in the enclosed handout. A copy of the Deficiency Letter must be included for each agency indicating the location the plans of each item. **Revised plans that do not meet these requirements will not be accepted or processed.** Submit all required review materials at one time to one of the Department's two building counters during the **hours of operation** listed below:

701 Ocean Street, Santa Cruz - Please visit our website for hours of operation.

**Note that while the fees paid with the submission of your application cover the cost of the initial and second reviews, additional reviews will result in additional charges.**

To complete the checklist, a response, such as a sheet or detail number where the revision can be found, must be placed to the left of each comment. Your second review materials will not be accepted without a checklist from each agency that is listed on the deficiency letter.

### Agency Review Comment Checklist

SFD	Env Planning Review	Correction	(831)454-3164	ANTONELLA GENTILE
(show location of revision with sheet/detail number if applicable)				
	1. We have received the Geotechnical Update Report dated January 29, 2013. Please provide 2 copies of the original report for review by the Civil Engineer.			
	2. Revise plans as necessary to comply with the recommendations of the geotechnical engineer, as specified in the original report.			
	3. Please show the 50-foot setback line as required by the geotechnical engineer on the civil sheets and the site plan.			
	4. After plans are prepared that are acceptable to all reviewing agencies, please submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. Please note that the plan review form must reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website at <a href="http://www.sccoplanning.com">www.sccoplanning.com</a> , under Environmental / Geology & Soils / Assistance & Forms / Soils Engineer Plan Review Form.			



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SFD	Fire Review	Correction	(831)479-6842	KAREN MILLER
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(show location of revision with sheet/detail number if applicable)

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central fire

**Date:** April 26, 2013

**To:** Tara Rain Sweatt Trustee

**Applicant:** SAME

**From:** Jim Dias

**Subject:** Appl. 131010

**Address** 495 & 497 Mello Lane Santa Cruz CA 95062

**APN:** 02627216

**OCC:** 2627216

**Permit:** B131010

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

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

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.

NOTE on the plans "a 30-foot clearance shall be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.

EXCEPTION: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure."

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 jimd@csgengr.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.

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SFD	Plan Check Review	Correction	(831)454-3166	JAMES HEANEY
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(show location of revision with sheet/detail number if applicable)

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APP-131010 First Review 4/17/13 by JEH

1. Please provide a soils review letter by the geotechnical engineer of record confirming that the proposed plans are in general conformance with the recommendations of the soils report.
2. T 2: Please update note 17.5 to 1.28 GPF and note 19.2 to the 2010 CBC.
3. A 1: Please provide a utility plan for the site that locates electrical, water, and gas service lines. Indicate all pipe, conduit, valves sizes.

**4. A 11: It appears that windows 1F, 2A 2B, 2F and 2M require safety glazing. Please note on the window schedule type of safety glazing. CRC R308.4**

5. A 14: Please note that proposed LED lighting shall be Cal Energy Commission Certified.
6. A 14, A 16, A 17: Please indicate on the floor plan that the exterior lights which appear to be proposed as incandescent will be controlled by a photo motion sensor.
7. A 17: Please indicate the proposed whole house fan will have a rating of one sone or less.
8. AD 1, Detail 1: Please provide a weep screed detail for exterior "stucco stone" walls assembly. CBC 2512.1.2
9. AD 1, Detail 1: In areas where the probability of termite infestation is "very heavy" extruded and expanded polystyrene and other foam plastics shall not be installed on the exterior face or under interior or exterior foundation walls or slab foundations located below grade. The clearance between foam plastics installed above grade and exposed earth shall be at least 6 inches. Exception 2, when in addition to the requirements of Section R318.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is used. CRC R318.4
10. AD 1, Detail 1: Minimum slope for clay and concrete tile 2.5 units vertical to 12 units horizontal per CRC R905.3.2. The plans indicate a 2 in 12 slope.
11. AD 1, Detail 3: Please call out fastening hardware for the corbels.
12. AD 1, Detail 4: Please provide details for the tempered glass rail. Please indicate size and thickness of the glass panels. Glass shall be firmly supported on all 4 sides or an alternate may proposed and prepared by a registered design professional. CBC 2403.2
13. AD 1, Detail 4: Please specify the proposed listed waterproofing to be used to protect the wood sheathing below the stone/tile deck material. Please provide manufacture's installation instructions.
14. AD 1, AD 2: Compliance credit was taken in the energy analysis for House Wrap / Air Infiltration Barrier. Please detail how compliance will be met. Requirements are included in the 2008 Building Energy Efficiency Standards Residential Compliance Manual section 3.5.3.  
[http://www.energy.ca.gov/title24/2008standards/residential\\_manual.html](http://www.energy.ca.gov/title24/2008standards/residential_manual.html)
15. Please indicate that handrails shall be provided for each continuous run of treads or flight with four or more risers. Please detail size and height. CRC R311.7.7
16. Please indicate proposed rise and run for the exterior stairs. CRC R311.7.4.1, .2
17. EC 1, EC 2: The proposed roof material for structures is concrete tile. It is modeled asphalt/light.

Please update CF-1R.

18. EC-2: The average ceiling height appears to be off by a factor of 10 and is indicated as 155.1 ft. Please update CF-1R.

19. Please specify the mechanical equipment which is proposed as a combined hydronic and domestic hot water system.

20. Please provide a gas line schematic that indicates BTU values of all proposed gas appliances, the developed length from the meter to each appliance outlet, the minimum pipe size and the proposed gas pipe material. CPC 1209.1 (and Table 12-8)

21. SN 1: Timber Notes indicate that some wall studs are 2x4 at exterior walls. The energy analysis (R-19 wall insul) and sheets S1 and S3 appear to imply 2x6 exterior wall studs. Please clarify.

22. SN 1: Welding and Structural Steel are special inspection items. Please complete two copies of the Special Inspection and Testing Agreement and two copies of the Statement of Special Inspection. Be sure to fill out all of the appropriate sections including signatures of owner, designer, contractor, and the special inspection agency you will retain for services. You may download a copy of these forms from our website at <http://www.sccoplanning.com/> (go to Forms under the Building & Safety tab). Note: Selected inspection agency must be pre-approved by the Building Official. Refer to the approved agency list.

23. The proposed steel stairs need to be provided by an approved fabricator. There are several accepted commonly recognized ways to become an approved fabrication shop as follows: 1. The International Accreditation Service, Inc. (IAS). For the procedure and criteria, see the web address [www.iasonline.org](http://www.iasonline.org) and search for the document titled Accreditation Criteria For Fabrication Programs For Structural Steel-AC172, 2.

Certification process through the American Institute of Steel Construction (AISC), see the web address [www.aisc.org](http://www.aisc.org) for information, or 3. American Welding Society (AWS), Qualifications of Welding Fabricator, see the web address [www.aws.org](http://www.aws.org) CBC 2205

24. S 2: Please provide structural details for the lower roof framing which wraps the garage on three sides.

If you have any questions regarding these comments, please call Jim Heaney between the hours of 8:00 am - 4:00 pm at (831) 454-3166 or email [pln645@co.santa-cruz.ca.us](mailto:pln645@co.santa-cruz.ca.us).

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SFD	Public Works Storm Water	Correction	(831)454-2160	TRAVIS RIEBER
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(show location of revision with sheet/detail number if applicable)

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1. Per part 3 Section C #1c of the Design Criteria this is a "large project". Per Section C #3a large projects are required to provide quantification demonstrating maintenance of the pre-development 2 year, 2-hour as well as the 10 year, 15-minute discharge rates. Please note that no downstream analysis will be required since the system was analyzed in with the MLD in 1985 and a county project in 2004. The design criteria can be found on the internet at:

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

2. Please provide cross section construction details for all the proposed permeable surfaces onsite, the proposed silt and grease traps and all mitigations proposed to meet comment #1 above.

3. The property owner is responsible for securing easements for construction and maintenance of any proposed offsite work.

4. A recorded maintenance agreement is required for the proposed drainage system. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at:

[http://www.dpw.co.santa-cruz.ca.us/Storm\\_Water/FigureSWM25A.pdf](http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FigureSWM25A.pdf)

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

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

2. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.

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

The applicant is encouraged to discuss the above comments with the reviewer, Travis Rieber, to avoid unnecessary additional routings. A \$285.00 additional review fee shall be applied to all re-submittals starting with the third routing.

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

SFD	Zoning Review	Correction	(831)454-2315	DARCY HOUGHTON
(show location of revision with sheet/detail number if applicable)				

The square footage of the second unit is over 640 (I estimate 646).

Please record a Declaration of Restrictions for a Second Unit.

A Coastal Exclusion is being processed. NO!

Corrected 5/29/13 - Per the Coastal Commission, a Coastal Permit is required. Sheila McDaniel is the project planner.

All determinations by reviewers of this Building Permit Application, including those contained in this letter and those in subsequent correspondence, are appealable. For appeal procedures, go to [www.sccoplanning.com](http://www.sccoplanning.com), appeals.

#### **Extension Policy**

Unless otherwise indicated by a court of law, you have until the expiration date of this application to resolve all deficiencies and obtain your permit. Per County Code, the expiration date is two years after the application date or six months from the date the application is approved, whichever comes first. **Extensions of the expiration date are rarely granted and only in extreme cases where extenuating circumstances can be shown.**

Thank you.



# 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

## PROOF OF SERVICE

I, the undersigned, state that I am a citizen of the United States and employed in the County of Santa Cruz, State of California. I am over the age of 18 years and not a party to the within action. My business address is County of Santa Cruz Planning Department, 701 Ocean Street, Fourth Floor, Santa Cruz, California, 95060. On the date set out below, I served a true copy of the following on the person(s)/entity(ies) listed below:

### BUILDING PERMIT APPLICATION DENIAL LETTER

- ☐ by **service by mail** by placing said copy enclosed in a sealed envelope and depositing the sealed envelope with the United States Postal Service with the postage fully prepaid.
- ☐ by **service by mail** by placing said copy enclosed in a sealed envelope and placing the envelope for collection and mailing on the date and at the place shown below following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service with postage fully prepaid.
- ☐ by **personal service** at \_\_\_\_\_ a.m./p.m. at \_\_\_\_\_
- ☐ by **express or overnight mail** by depositing a copy in a post office, mailbox, sub-post office, substation, mail chute, or other like facility regularly maintained by the United States Postal Service for receipt of express mail or a mailbox, mail chute, or other like facility regularly maintained by an overnight mail company, in a sealed envelope, with express mail postage paid addressed to the below listed person(s):
- ☐ by **express or overnight mail** by arranging for pick-up by an employee of an express/overnight mail company on:
- ☐ by **facsimile service** at the number listed below and have confirmation that it was received by:

Derek Van Alstine  
 716 Soquel Ave Ste A  
 Santa Cruz, Ca 95062

Executed May 8, 2013, at Santa Cruz, California.

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Print name