



Staff Report to the Zoning Administrator

Application Number: **131100**

Applicant: Richard Emigh
Owner: Khayam-Bashi
APN: 028-232-27

Agenda Date: 2/21/14
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to construct an approximately 1,600 square foot second-story addition to an existing single family dwelling on a parcel in the R-1-4-PP zone district. Results in a 4 bedroom, 3 and ½ bathroom single family dwelling on site with a swimming pool. Requires a Coastal Development Permit.

Location: Project is located at 155 24th Ave in Santa Cruz, CA

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

Permits Required: Coastal Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131100, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	8,276.4 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Public Road
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Residential)
Zone District:	R-1-4-PP (Single Family Residential (4,000 square foot

Coastal Zone: minimum) Pleasure Point Combining District
X Inside ___ Outside
Appealable to Calif. Coastal
Comm. X Yes ___ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: To be reviewed with Building Permit
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: To be reviewed with Building Permit
Archeology: Not mapped/no physical evidence on site

Services Information

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

History

The subject parcel is developed with an existing 3 bedroom, 2 ½ bath single family dwelling with attached garage that was originally permitted in 1966. Subsequent to the issuance of a building permit for the single family dwelling, permits for a swimming pool and pool enclosure were issued for the property.

Project Setting

The subject parcel is located in an area containing a variety of architectural styles primarily developed with 2-story single family dwellings. The proposed development is fronted by 24th Avenue and there are currently, two undeveloped lots immediately behind the subject parcel (west) that are situated between the subject parcel and the top of a coastal bluff above Corcoran Beach.

The subject parcel is approximately 100 feet from the top of the bluff and located within the Pleasure Point Combining District.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 8,300 square feet, located in the R-1-4-PP (Single Family Residential (4,000 square foot minimum) Pleasure Point Combining District) zone district, a designation which allows residential uses. The proposed addition is a principal permitted use within the zone district and the zoning is consistent with the site's (R-UM) Urban Medium Residential General Plan designation. With the removal of the roof above an existing pool enclosure, the project is consistent with all site standards for the zone district with respect to setbacks, lot coverage, floor area ratio, and height.

Local Coastal Program Consistency

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

Design Review

The proposed residential addition complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as the use of natural color to reduce the visual impact of the proposed development on surrounding land uses and landscape.

Though the proposed development will be visible from Corcoran Beach, the existing house and several other existing homes on 24th Avenue are readily visible from the beach in this area that is developed at an urban density.

Environmental Review

The proposed development qualifies for a Class 1 Exception under the California Environmental Quality Act and is exempt from further environmental review.

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 **131100**, 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: Nathan MacBeth
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Santa Cruz CA 95060
Phone Number: (831) 454-3118
E-mail: nathan.macbeth@co.santa-cruz.ca.us

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: 131100

Assessor Parcel Number: 028-232-27

Project Location: 155 24th Ave, Santa Cruz

Project Description: Construct a second story addition to and existing single family dwelling

Person or Agency Proposing Project: Richard Emigh

Contact Phone Number: (831) 479-1452

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

Specify type: Class 1 - Existing facilities

F. Reasons why the project is exempt: Addition to an existing single family dwelling

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

Nathan MacBeth, 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-1-4-PP (Single Family Residential (4,000 square foot minimum) Pleasure Point Combining District), a designation which allows residential uses. The proposed residence is a principal permitted use within the zone district, and the zoning is consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

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

This finding can be made in that no such easements or restrictions are known to encumber the project site.

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top. While the proposed second story addition will be visible from Corcoran Beach, many other existing structures, including the single story structure on the site are readily visible.

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 even though the project site is located between the shoreline and the first public road public access exists within ¼ mile of the site, at Moran Lake to the east and 20th Avenue to the west. Consequently, the addition will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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-1-4-PP (Single Family Residential (4,000 square foot minimum) Pleasure Point Combining District) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family

dwelling. Size and architectural styles vary widely in the area, and the design submitted is consistent with the scale of new development and 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 addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks for the Pleasure Point Combining District to 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 addition 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-1-4-PP (Single Family Residential (4,000 square foot minimum) Pleasure Point Combining District) zone district as the primary use of the property will be one single family dwelling. With the removal of the roof over the existing pool enclosure, all structures onsite would be in conformance with 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 Urban Medium Residential (R-UM) land use designation in the County General Plan.

The proposed addition 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 addition will not adversely shade adjacent properties, and will meet current setbacks for the zone district including the Pleasure Point Design Criteria, specifically, increased setbacks for second stories.

The proposed addition 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 residence will comply with the site standards for

the R-1-4-PP zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed addition is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is not expected to increase above existing levels, therefore no adverse impact to existing roads or intersections in the surrounding area is anticipated.

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 addition is consistent with the land use intensity and density of the neighborhood. The proposed addition will not interfere with access to sun and light to adjacent properties and will preserve the character of 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 addition 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.

Two undeveloped lots are located immediately behind the subject parcel (west) and are situated between the subject parcel and the top of a coastal bluff above Corcoran Beach. At least one of the parcels has an issued building permit for construction of a new single family dwelling. Though the proposed development will be visible from Corcoran Beach, several existing homes are also visible from the beach in this area of urban density development.

Furthermore, size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles.

Conditions of Approval

Exhibit D: 6 Sheets Prepared by Richard Emigh Dated 9/11/13

- I. This permit authorizes the construction of an addition to an existing single family dwelling. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit for the pool house from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - E. 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.
- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - C. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - D. Meet all requirements and pay any applicable plan check fee of the Fire Protection District.
 - E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - F. Pay the current fees for Parks and Child Care mitigation for 1 bedroom. Currently, these fees are, respectively, \$1000 and \$109 per bedroom.
 - G. Pay the current fees for Roadside and Transportation improvements for 1 bedroom. Please contact Department of Public Works staff for correct fees.
 - 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 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.

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

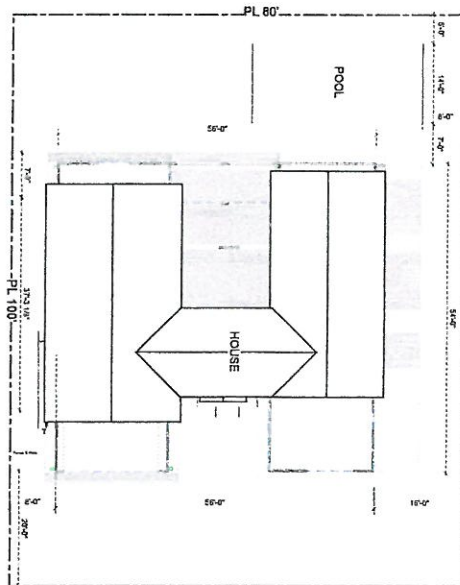
Nathan MacBeth
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

THE FOLLOWING ARE THE TERMS AND CONDITIONS OF THE SALE OF THE REAL PROPERTY OF THE SELLER TO THE BUYER:

1. THE SELLER HAS ADEQUATELY TITLED THE PROPERTY TO BE SOLD OR CONVEYED TO THE BUYER.
2. THE BUYER SHALL PAY THE PURCHASE PRICE OF THE PROPERTY IN FULL AT THE TIME OF THE CLOSING OF THE TRANSACTION.
3. THE BUYER SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TAXES AND FEES ASSOCIATED WITH THE TRANSACTION.
4. THE BUYER SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS OF TITLE INSURANCE AND RECORDING.
5. THE BUYER SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS OF THE CLOSING OF THE TRANSACTION.
6. THE BUYER SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS OF THE DELIVERY OF THE DEED TO THE COUNTY CLERK.
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SITE MAP



SITE MAP

ALL WORK-HALL CONFORM TO THE 2010 CALIFORNIA BUILDING CODE, 2010 CALIFORNIA FIRE CODE, 2010 CALIFORNIA PLUMBING CODE, 2010 CALIFORNIA MECHANICAL CODE, 2010 CALIFORNIA ELECTRICAL CODE, 2008 CALIFORNIA ENERGY STANDARDS, 2010 CALIFORNIA GREEN BUILDING CODE AND THE 2010 CALIFORNIA RESIDENTIAL CODES.

OWNER

OWNER

OWNER:
HANS BASHI
24th AVE.
SANTA CRUZ CA 95062

415-317-5005

PRINCIPAL DESIGNER: RICHARD DEMIGH
413 CAPITOL AVE

410 CAPITOLA AVE.
CAPITOLA, CA 95010

831-470-1452 PM

0314/9-14/8 FAX

DESIGNER: DONNA EMIGH FLOOR

413 CAPITOLA AVE.
CAPITOLA, CA 95010

831-331-7377 PH

831-470-1476 FAX

SHEET	PAGE	DESCRIPTION
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C-1	1	COVER SHEET & SITE PLAN
A-1	2	EXISTING FLOOR PLAN
A-2	3	NEW FLOOR PLAN
A-3	4	NEW SECOND FLOOR PLAN
A-4	5	EXISTING ELEVATIONS
A-5	6	NEW ELEVATIONS

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24TH AVE

RICHARD L. EMIGH **A.I.B.D.**
DRAFTING, DESIGNING & LAND USE ANALYSIS

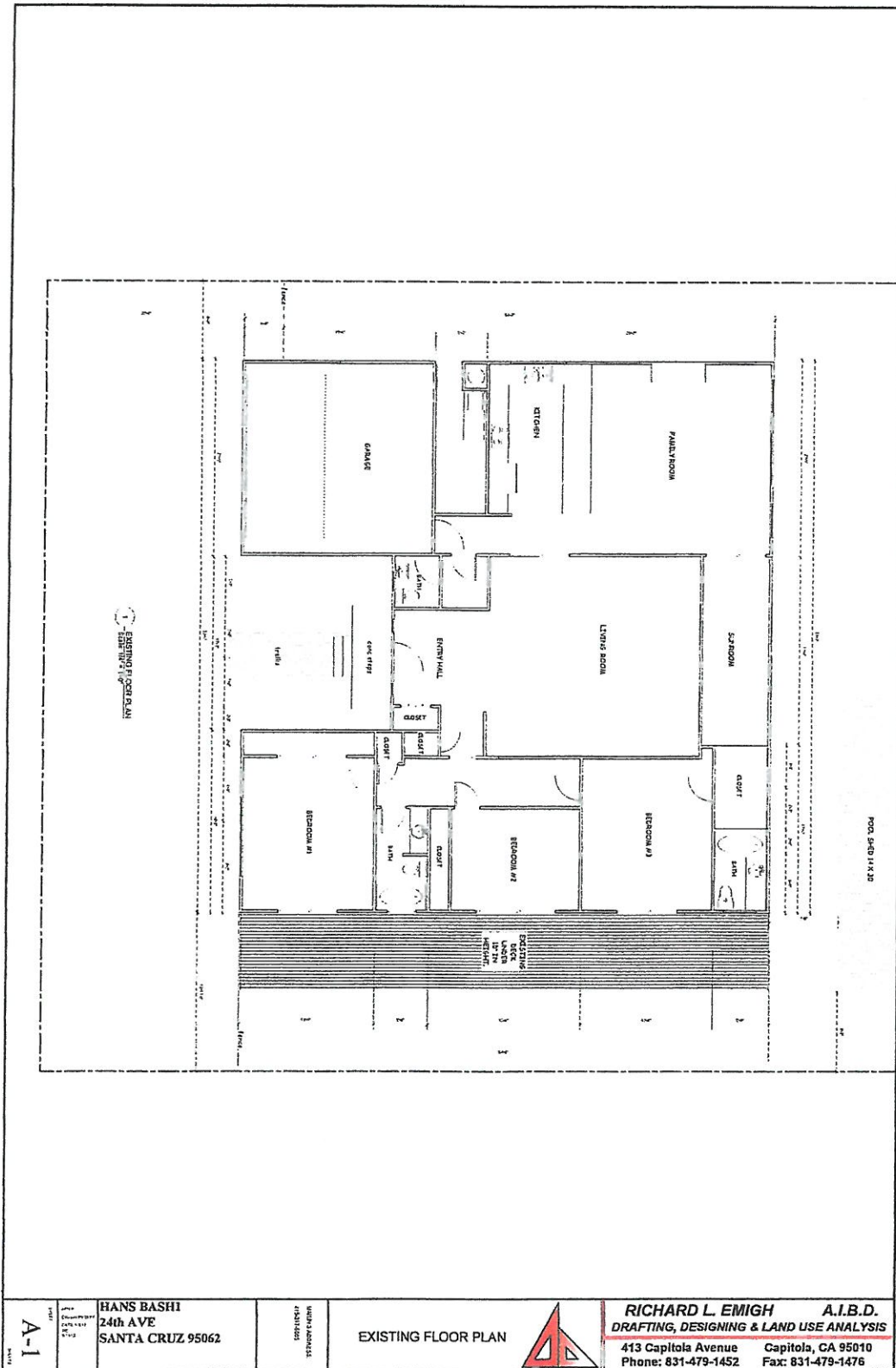
413 Capitola Avenue Capitola, CA 95010
Phone: 831-479-1452 Fax: 831-479-1476

SITE PLAN

BUILDING INFO

HANS BASHI
24th AVE
SANTA CRUZ 95062

C-1



<p>A-1</p>	<p>HANS BASHI 24th AVE SANTA CRUZ 95062</p>	<p>DATE: 11/11/05 BY: HANS BASHI</p>	<p>EXISTING FLOOR PLAN</p>	<p>RICHARD L. EMIGH A.I.B.D. DRAFTING, DESIGNING & LAND USE ANALYSIS 413 Capitola Avenue Phone: 831-479-1452 Capitola, CA 95010 Fax: 831-479-1476</p>
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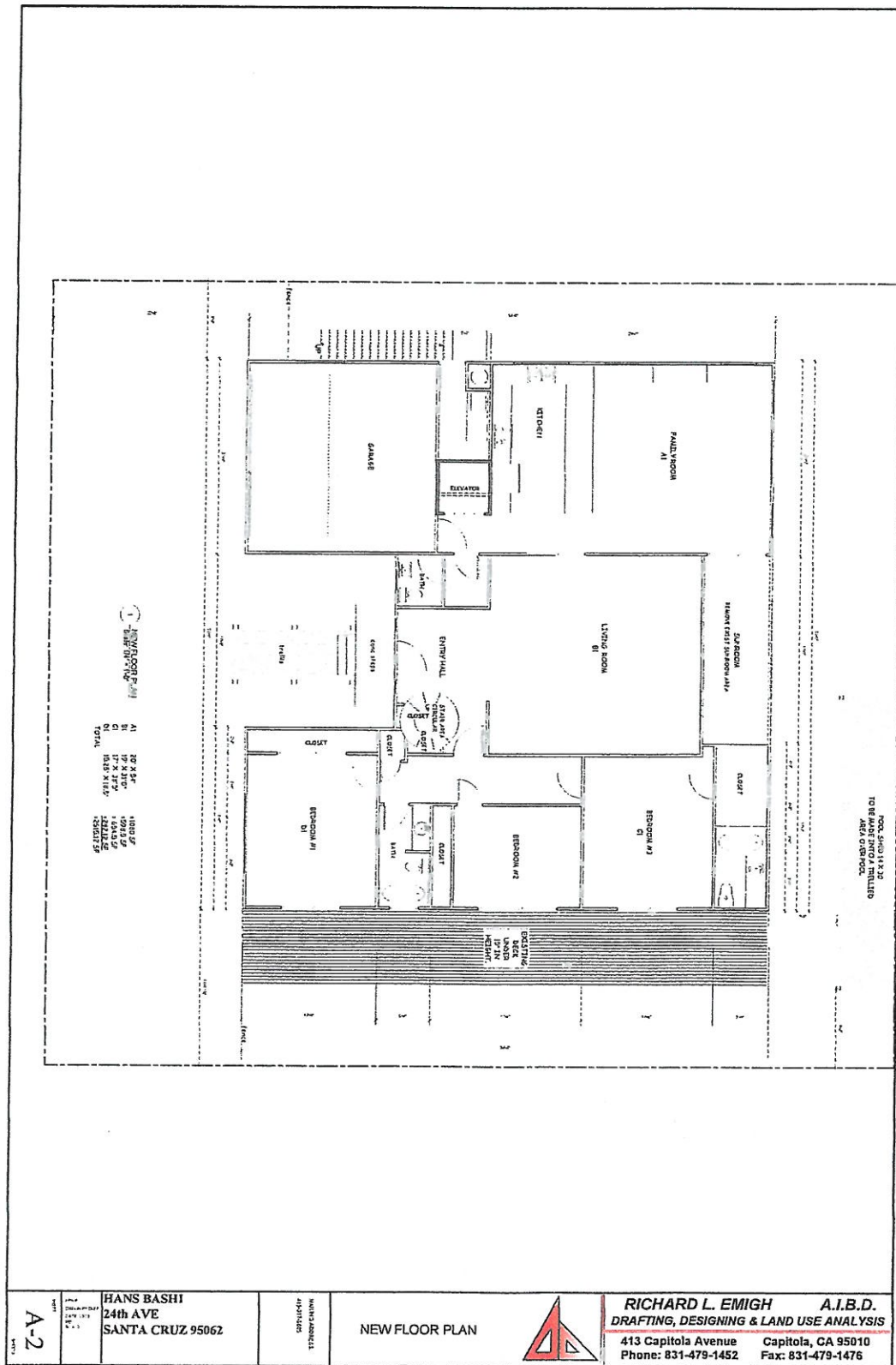
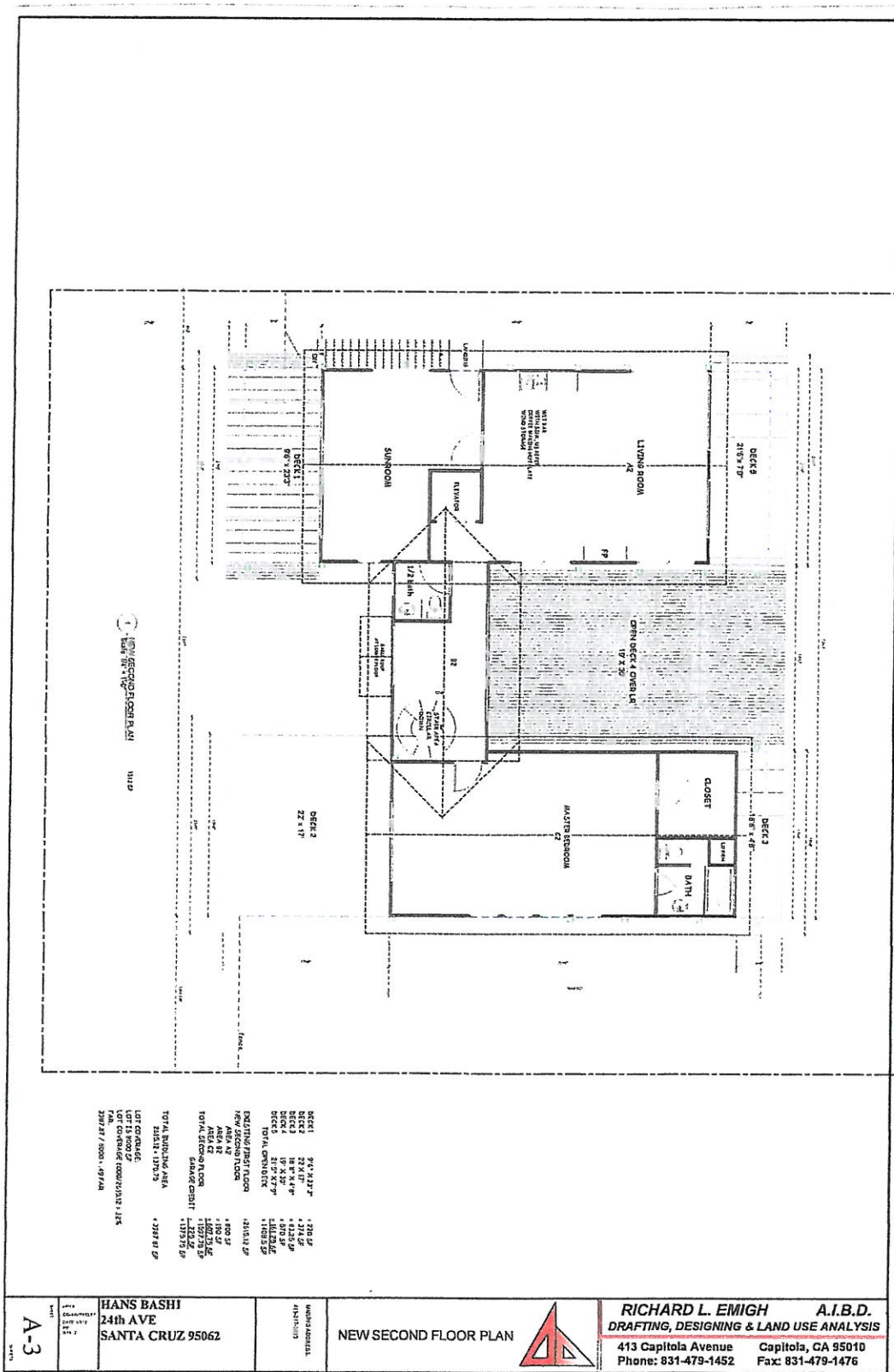


EXHIBIT D



Deck 1	9'0" x 27'0"	+ 250 SF
Deck 2	21'0" x 17'0"	+ 360 SF
Living Room	21'0" x 27'0"	+ 570 SF
Dining Room	12'0" x 17'0"	+ 200 SF
Kitchen	10'0" x 11'0"	+ 110 SF
Breakfast Room	10'0" x 11'0"	+ 110 SF
Sunroom	8'0" x 22'0"	+ 176 SF
Hallway	10'0" x 11'0"	+ 110 SF
Master Bedroom	12'0" x 17'0"	+ 200 SF
Bedroom	12'0" x 17'0"	+ 200 SF
Bathroom	5'0" x 7'0"	+ 35 SF
Closet	2'0" x 4'0"	+ 8 SF
Utility Room	10'0" x 11'0"	+ 110 SF
Staircase	10'0" x 11'0"	+ 110 SF
TOTAL BUILDING AREA		+ 2,380 SF
DECK AREA		+ 416 SF
TOTAL COVERED AREA		+ 2,796 SF
TOTAL COVERED FLOOR AREA		+ 2,796 SF
GRAND TOTAL		+ 3,212 SF

A-3 1/4" = 1'-0" 1/8" = 1'-0" 1/16" = 1'-0"	HANS BASHI 24th AVE SANTA CRUZ, 95062	NEW SECOND FLOOR PLAN	 RICHARD L. EMIGH DRAFTING, DESIGNING & LAND USE ANALYSIS 413 Capitola Avenue Phone: 831-479-1452 Capitola, CA 95010 Fax: 831-479-1476	A.I.B.D.

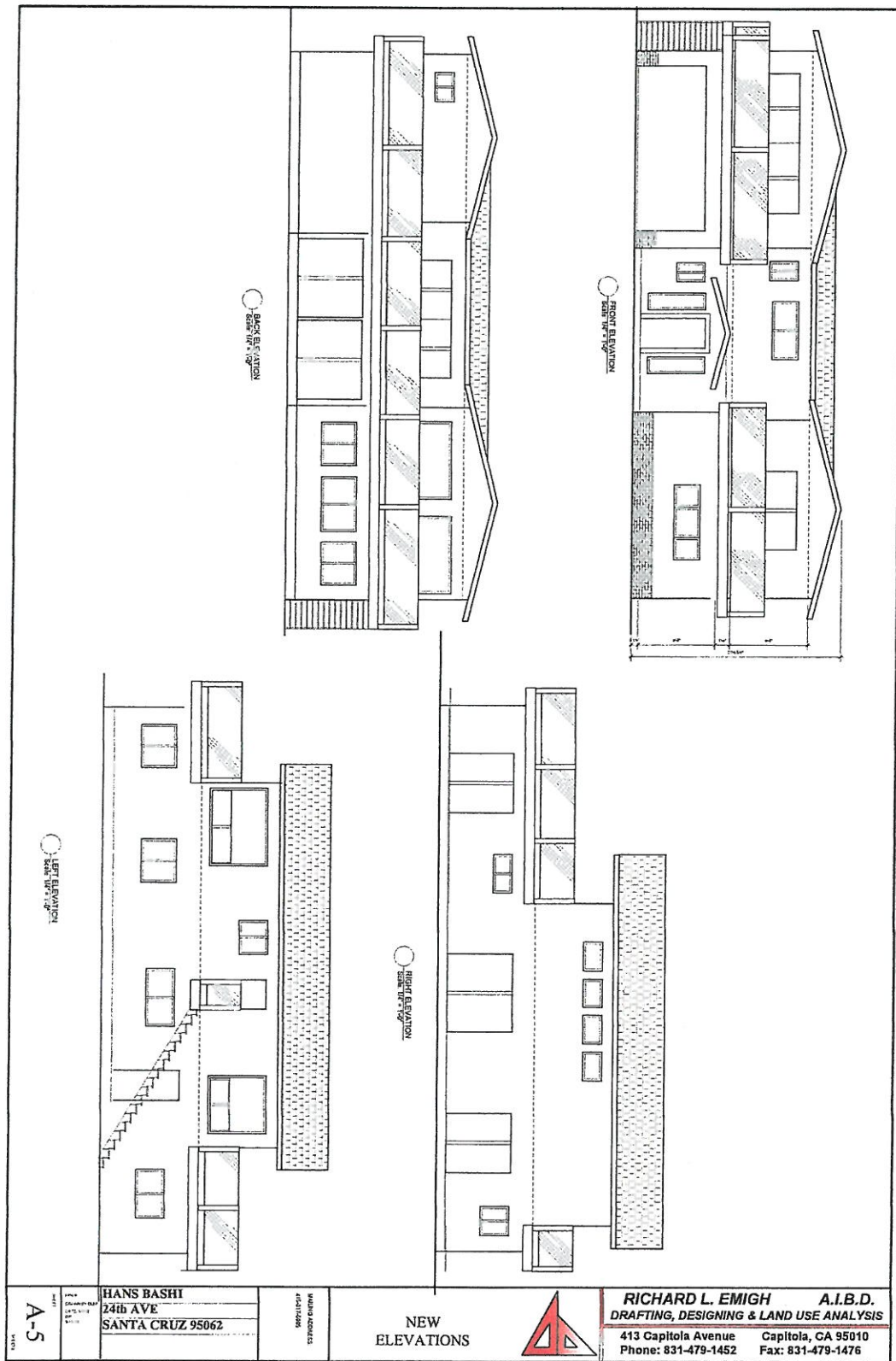


EXHIBIT D

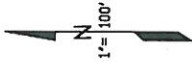


FOR TAX PURPOSES ONLY
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. MAP TO BE INTRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

44 POR, RANCHO ARROYO DEL RODEO
 SEC. 20 & 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code
 82-003 82-040

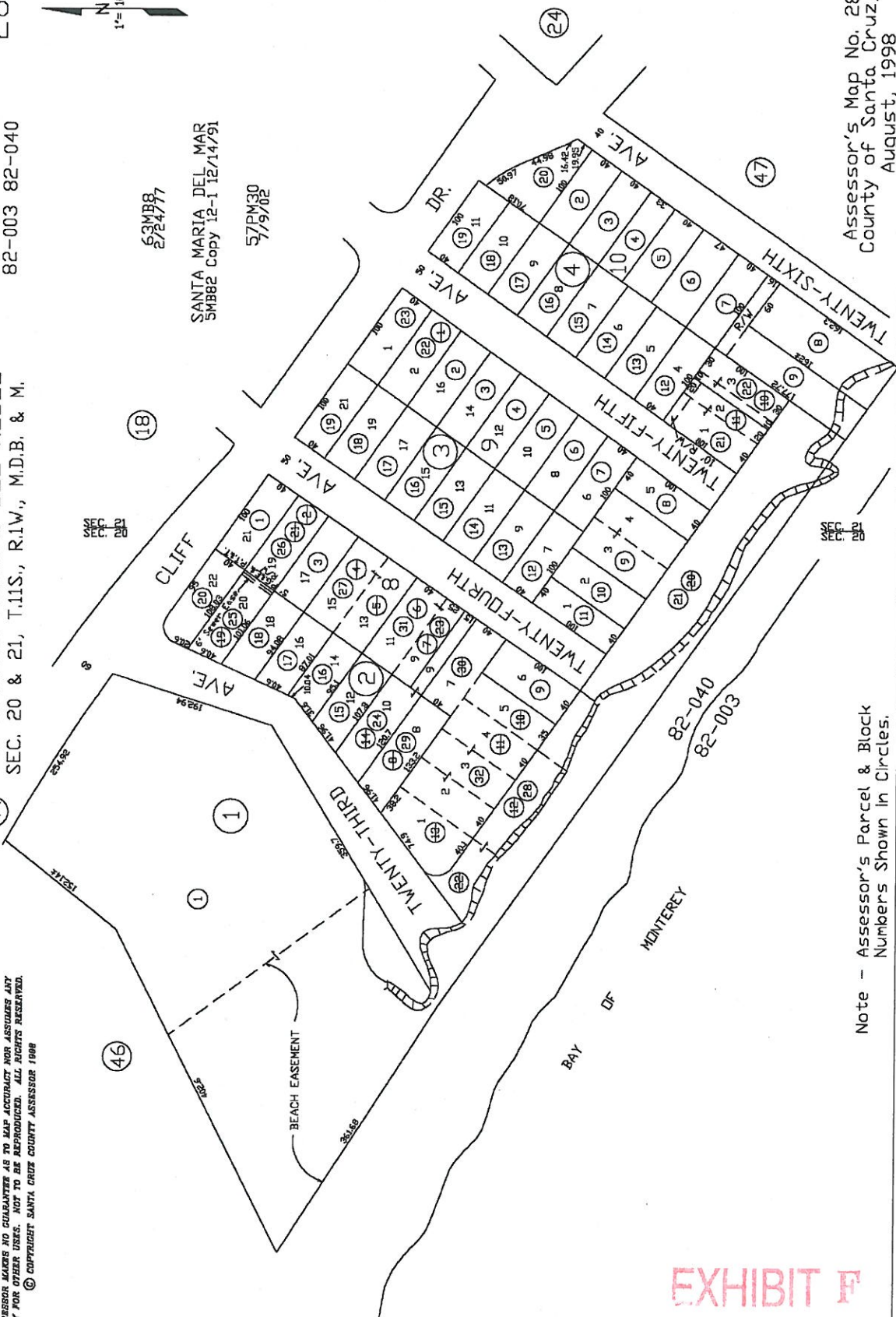
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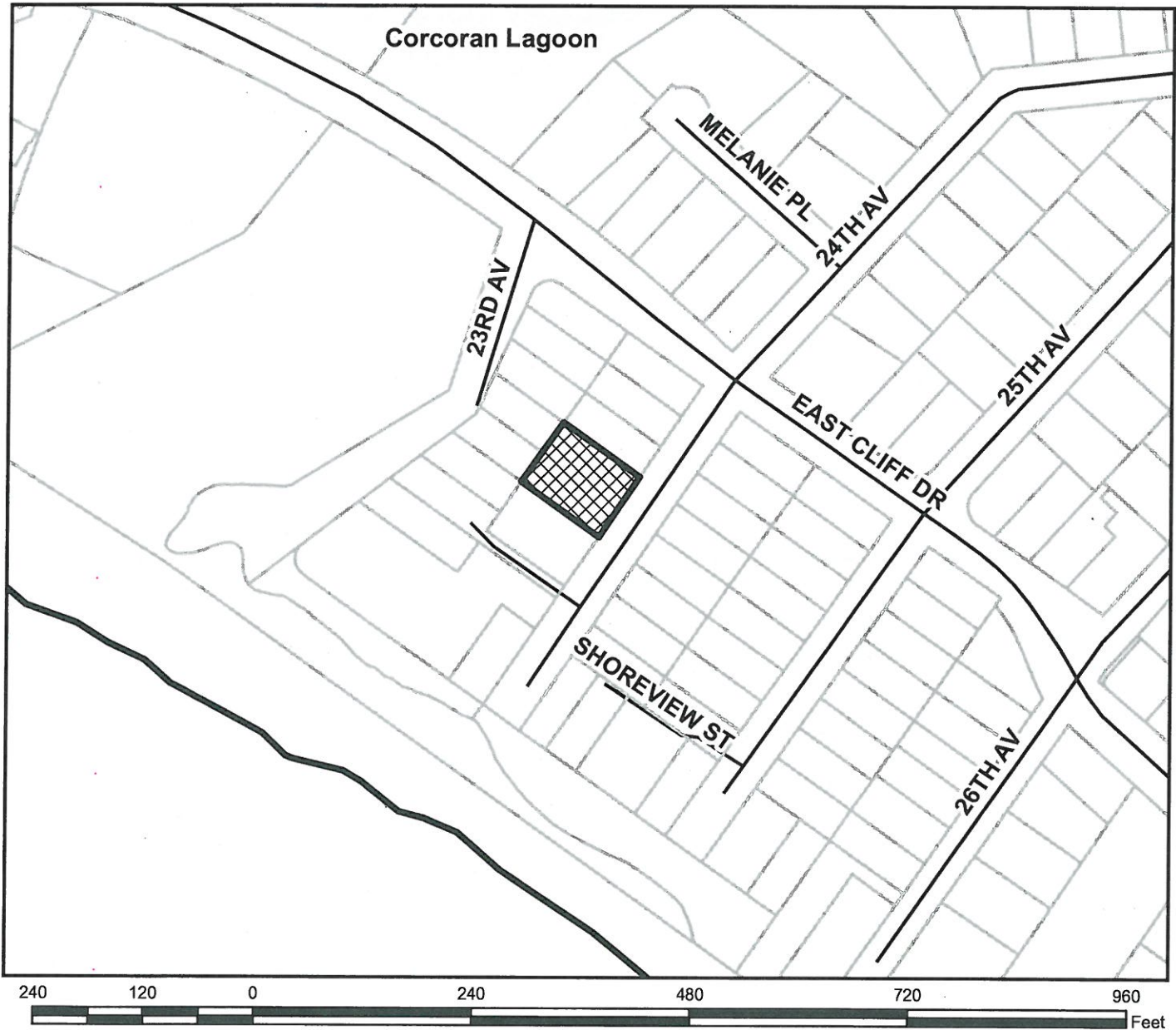
Assessor's Map No. 28-23
 County of Santa Cruz, Calif.
 August, 1998

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

Electronically Redrawn 8/20/98
 Rev. 10/21/95 EG (Remove R/V)
 Rev. 4/1/91 mfm (changed page refs)
 Rev. 7/12/02 DD (S7PM30, 3-22 & 23)



Location Map



LEGEND

-  APN: 028-232-27
-  Assessors Parcels
-  Streets
-  County Boundary
-  Lakes

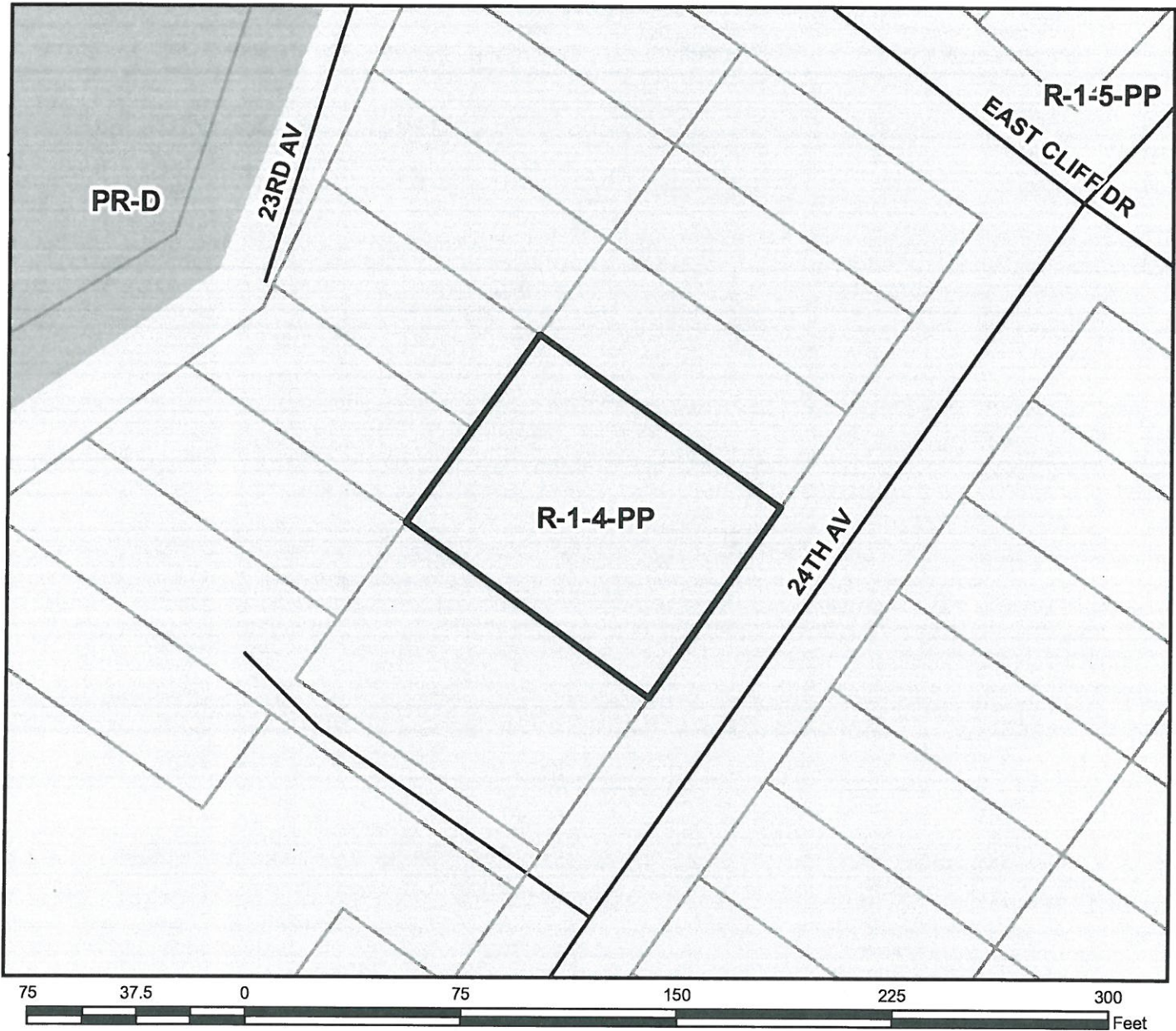


Map Created by
County of Santa Cruz
Planning Department
April 2013

EXHIBIT F



Zoning Map



LEGEND

-  APN: 028-232-27
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY
-  PARK

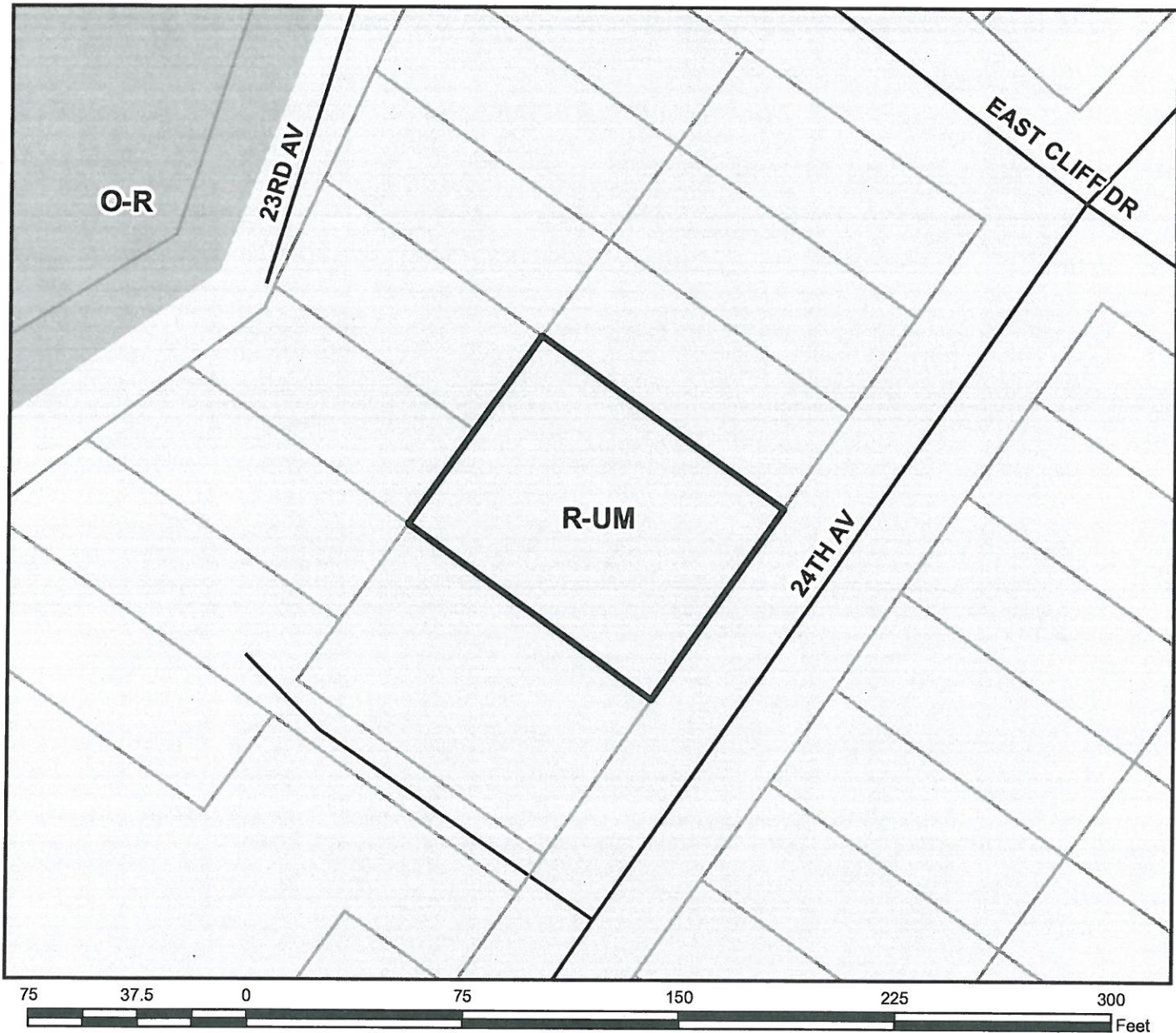


Map Created by
County of Santa Cruz
Planning Department
April 2013

EXHIBIT F



General Plan Designation Map



LEGEND



APN: 028-232-27



Assessors Parcels



Streets



Residential - Urban Medium Density



Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
April 2013

EXHIBIT F



Discretionary Application Comments 131100

APN 028-232-27

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.

Coastal Commission Review

Routing No: 1 | Review Date: 04/19/2013

NATHAN MACBETH (NMACBETH) : No Response

Fire Review

Routing No: 1 | Review Date: 04/10/2013

KAREN MILLER (KMILLER) : Complete

Date: April 5, 2013
To: Hassan & Tooran Khayam-Bashi
Applicant: Richard Emigh
From: Jim Dias
Subject: Appl 131100
Address 155 24th Avenue Santa Cruz, CA 95062-5301
APN: 028-232-27
OCC: 028-232-27
Permit: 131100

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 that these plans are in compliance with California Building and Fire Codes (2010) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and SPRINKLERED (e.g., R-3, Type V-B, Sprinklered).

EXHIBIT G



Fire Review

Routing No: 1 | Review Date: 04/10/2013

KAREN MILLER (KMILLER) : Complete

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:

Show additional smoke detectors in the following locations:

- 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.

NOTE on the plans that a 100-foot clearance will be maintained with non-combustible vegetation around all structures.

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.

EXHIBIT G



Fire Review

Routing No: 1 | Review Date: 04/10/2013

KAREN MILLER (KMILLER) : Complete

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.

Project Review

Routing No: 1 | Review Date: 04/19/2013

NATHAN MACBETH (NMACBETH) : Incomplete

Incomplete:

Please call out the lot coverage and floor area ratio calculations. These calculations should clearly labeled and preferably be on the same plan sheet. Both calculations should reference the maximum threshold and the square footage of the lot (8,000 square feet).

Sheet A-3: The note "No increase to lot coverage" appears to be incorrect. The new exterior stairs on the south side of the home should be included in the lot coverage calculations. Additionally, the structure labeled "trellis" on the plans is currently a shed. Please clarify if work is proposed to this structure or it is slated for demolition. Though the proposal of a trellis would not be counted toward lot coverage, a shed is counted and should be included in your calculations. **Please provide a copy of the Residential Records from the Assessor's office.**

Sheet A-2: Please label this sheet "New First Floor Plan". The calculations at the bottom of this sheet should be clearly labeled and reference an area of the proposed floor plan used in the area calculations.

Sheet A-3: Please clarify if the calculations on this sheet include floor area ratio (See comment #1). Please also reference the area on the proposed floor plan that was used in the area calculations.

Please submit a color and material board on an 8 ½"x 11" display and provide visual renderings of the proposed development as seen from the beach.

Compliance:

Please note that the allowed lot coverage for this lot is 40% (3,200 square feet). If the current lot



Discretionary Application Comments 131100

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Project Review

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NATHAN MACBETH (NMACBETH) : Incomplete

coverage exceeds this number, the site is considered non-conforming and subject to County regulations for alterations to a non-conforming structure County Code Section 13.10.260 through 265. Determination of whether non-conforming regulations apply will be made once the lot coverage calculations have been submitted.

Miscellaneous:

The "Sunroom" meets the definition of a bedroom resulting in proposal of a five bedroom single-family dwelling. The project description will be amended to reflect this change.

Please note that Central Fire has requested payment of a plan check fee in the amount of \$115.00. Please see comments from Fire for more information on this requirement.

Road Engineering Review

Routing No: 1 | Review Date: 04/17/2013

ANWARBEG MIRZA (AMIRZA) : Complete

Completeness Comments: Application Complete? ☒ Yes ☐ No

Policy Considerations and Compliance Issues:

Permit Conditions and Additional Information:

Live Oak GP- Capitol Improvement Fee (Roadside improvement and Transportation improvement) will be added at Building Permit.

Nathan MacBeth

From: Karen Frederick [kfrederick@me.com]
Sent: Monday, February 10, 2014 9:21 AM
To: Nathan MacBeth
Cc: bill frederick
Subject: Item #1 131100 - 155 24th Ave Santa Cruz APN: 028-232-27

Hello Nathan,

We are the neighbors directly across from the owners of 155 24th Ave that have submitted the proposal to construct a 1600 sq foot second story addition to their current dwelling. We will be greatly impacted by the rise in elevation of their home as it will change our coastal view. We currently can see the homes across the Santa Maria beach area including the sunset in the summer. To us this changes the value of the view that we invested when we purchased our home in 2005.

Can you please forward to us information that will be presented at the meeting along with any website links so we understand requirements and stipulations. We will then submit our concerns or issues to you via email if that is appropriate. We have also been in contact with the owners ... we do also appreciate that it is not equitable for us to state 'we deserve our view' knowing that our expansion by the previous owners impacted the view of other neighbors.

Thank you very much for your attention to this.

Karen Frederick

Karen Frederick
kfrederick@mac.com
Home: 408.997.7125
Cell: 408.621.7125