



Staff Report to the Zoning Administrator

Application Number: **161089**

Applicant: Bill Kempf
Owner: Mark & Mary Dettle
APN: 028-101-29

Agenda Date: October 21, 2016
Agenda Item #:
Time: After 9:00 a.m.

Project Description: Proposal to demolish two existing dwellings and related improvements, remove trees—including a 78-inch in diameter eucalyptus tree--, and construct a two-story single-family dwelling and detached garage.

Location: 435 13th Avenue, Santa Cruz

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

Permits Required: Coastal Development Permit, Residential Development Permit, Administrative Site Development Permit

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 161089, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	4,800 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential to west, south and east; Commercial to the north
Project Access:	13 th Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UH (Urban High Residential)

Zone District: R-1-3.5 (Single-family Residential, 3,500 square foot minimum)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils report required at building permit stage
Fire Hazard: Not a mapped constraint
Slopes: 0-5%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Less than 100 cubic yards of grading proposed
Tree Removal: Two significant trees (eucalyptus), an oak tree and a plum tree
Scenic: Not a mapped resource
Drainage: Preliminary drainage plan reviewed and accepted
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting and History

The subject parcel is located near Twin Lakes State Beach in a neighborhood that is in transition, with many of the smaller summer homes being redeveloped with two-story homes. The East Cliff Shopping Center, as well as several restaurants and other businesses, is located within walking distance.

The subject parcel, until recently, was part of a larger parcel located on the southwest corner of E. Cliff Drive and 13th Avenue. In January of 2016, the property owner applied for a Certificate of Compliance (lot legality study) which found that the larger parcel was composed of two legal lots (Discretionary File 151243), a corner lot located at E. Cliff Drive and 13th Avenue, and an interior lot with frontage on 13th Avenue. The proposed dwelling and related improvements are to be constructed on the interior lot, i.e. the lot that fronts 13th Avenue.

One issue noted in the staff report accompanying the Certificates of Compliance is that the interior parcel is developed with the parking area serving the two dwellings located on the parcel fronting E. Cliff Drive. Given this, and the fact that both of these dwellings are dilapidated and one is a hazard because of its proximity to E. Cliff Drive traffic, this application includes a request to demolish both of those dwellings. This will eliminate the need to provide parking on the subject parcel.

As a part of this application, a large eucalyptus tree and two other trees are proposed for removal because of their location within the building area of the proposed new dwelling. One other eucalyptus with four trunks, and a hedge along E. Cliff Drive are recommended by staff to be removed because they compromise drivers' line of sight. This is discussed in greater detail below.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 4,800 square feet, located in the R-1-3.5 (Single-family Residential, 3,500 square foot minimum) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UH (Urban High Residential) General Plan designation. The proposed dwelling and garage comply with zone district standards.

Local Coastal Program Consistency

The proposed single-family dwelling and detached garage are in conformance with the County's certified Local Coastal Program and County Code 13.20.130, in that the structures are 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, and the design submitted is consistent with the existing range of styles.

The proposed home is Craftsman in style and will be finished in shingles with board and batten at the gables and Craftsman details such as brackets. The roof will be varied, with offsets and projections that provide shadow patterns. The visual impact on the view from 13th Avenue has been significantly reduced by "tucking" the second floor into the roof. A dormer provides light and air to the second story. In addition, the garage is detached and setback behind the house which minimizes the visual impact of the garage on the streetscape. 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.

Detached Garage

On residential parcels less than 10,000 square feet in size, a garage may be located on the rear or interior side property line with the approval of an Administrative Site Development Permit. In this case, the garage is proposed to be sited in the parcel's northwest corner on the parcel's northern property line and three feet from its rear property line. Access to the garage will be from 13th Avenue. Because an alley is located directly behind the subject parcel (i.e. to the west) and the garage is less than 17 feet in height, its solar impacts will fall mostly on the alley and the parcel to the north which is currently owned by the same property owner. Given this, and the fact that it is a non-habitable structure, the proposed garage will not unreasonably infringe upon the adjacent neighbors' access to light, air or privacy.

Tree Removal and Line of Sight at 13th Avenue and E. Cliff Drive

An arborist report by Nigel Belton, Consulting Arborist, was submitted. The report evaluates five trees: a 78-inch in diameter Blue Gum eucalyptus, a multi-stemmed wild plum, and three oak trees. Of these five trees, the eucalyptus, plum and one of the oak trees are proposed for removal. In addition, staff is recommending that a large eucalyptus that has four trunks be removed on the adjacent parcel to improve the line of sight for drivers turning onto E. Cliff Drive from 13th Avenue.

County Code 13.20.130(B)2 requires that mature trees over six inches in diameter be incorporated into the site plan except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species. In this case, the trees proposed for removal are located within the prime building site. Given the small size of this urban lot, there is no feasible alternative building site. In addition, the project arborist has identified structural weaknesses in the tree that could result in limb failure. Given the density of this residential neighborhood, a limb failure could result in substantial property damage and/or bodily harm. Two other trees—both oaks—which are located along the parcel's frontage, are proposed to be retained and protected.

In addition, staff recommends the removal of the large eucalyptus tree with four trunks (46-, 13-, 14-, and 34 inches in diameter) that is located at the southwest corner of the intersection of 13th Avenue and E. Cliff Drive because it poses a hazard to drivers. The removal is necessary to protect the health, safety and welfare of drivers turning onto E. Cliff Drive from 13th Avenue. Several neighbors have submitted written support for improving the line of sight at this intersection (Exhibit G). With the removal of the tree, the hedge beyond the tress, and the dwelling that currently encroaches into E. Cliff Drive, the line of sight will be substantially improved.

Environmental Review

A project is exempt from further review under the California Environmental Quality Act if it is eligible for a Categorical Exemption. In this case, the proposed project is exempt under Article 19 Categorical Exemption 15303, Class 3 which includes exemptions for up to three new single-family dwellings in urbanized areas. The subject parcel is located in an urbanized area and the project proposes just one new single-family dwelling. Given this, this application 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

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

- **APPROVAL** of Application Number **161089**, based on the attached findings and conditions.

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

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

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Coastal Development Permit Findings

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

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

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

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

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to Section 13.20.130 and Section 13.20.140 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.

The proposed dwelling will be visually compatible with the character of the surrounding neighborhood in that it is a traditional Craftsman-style design finished in shingles with board and batten at the gables. Although there is a range of architectural styles in the area, many homes are of a traditional, pitched roof design with simple lines. Rather than providing a blocky two-story design, the mass and bulk of the proposed dwelling will be broken up by "tucking" the second floor into the roof, using a dormer window to provide light and air to the second floor. This will minimize the structure's visual impact on the public view from 13th Avenue. In addition, the garage is set back behind the dwelling which will further reduce the visual impact of the development on the 13th Avenue streetscape.

The design criteria for Coastal Zone developments (County Code 13.20.130) calls for including all mature trees over six inches in diameter into the site plan except where circumstances require their removal. Examples of circumstances where tree removals are warranted include when trees obstruct the building site, are dead or diseased or are nuisance species. In this case, within the building area, two trees greater than six inches in diameter are proposed for removal-- a 78-inch in diameter eucalyptus tree and a multi-stem plum (an oak tree that is less than six inches in diameter is also proposed for removal). Both of these trees obstruct the building site. Given that this is a relatively small, urban lot, the building area is circumscribed and no reasonable alternative design is feasible. The survey of the subject parcel (Sheet SU-1) shows that the eucalyptus tree and its canopy occupy more than one-half of the subject parcel. In addition, the arborist report by Nigel Belton, consulting arborist, indicates that the eucalyptus appears to have structural weaknesses (see page 2 of the arborist report). If such a weakness resulted in a limb failure in this relatively dense neighborhood, it could cause substantial property damage and/or

bodily injury. Given these two factors—the tree’s location in the building site and its structural weaknesses as determined by the arborist, staff supports the tree’s removal.

In addition to these tree removals, staff supports the removal of a eucalyptus tree with four trunks of 46-, 13-, 14-, and 34-inches in diameter, because its location compromises the line of sight of drivers trying to turn onto E. Cliff Drive from 13th Avenue. The tree is located on the adjacent parcel. Many neighbors have submitted their support for improving the line of sight at this intersection. With the removal of the eucalyptus, a hedge beyond it, and the dwelling that encroaches into the E. Cliff Drive right-of-way, the line of sight at this intersection will be significantly improved.

Given that the project complies with the design criteria for Coastal Zone developments, the project also complies with the requirements of the County’s Site, Architectural, and Landscape Design Review ordinance.

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 the nearest through 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 and detached garage 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-1-3.5 (Single-family Residential, 3,500 square foot minimum) 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. The proposed tree removals are being done in accordance with County Code 13.20.130.

A minimum of site disturbance will be required given that the subject parcel is essentially flat. A landscape plan is included as a condition of approval to soften the impact of the proposed new home. The landscape plan will comply with the water efficiency requirements of the City of Santa Cruz Water Department. No impact to public views will occur given that this project is located at a distance from protected public views.

Significant Tree Removal Findings

Per the Significant Trees Protection ordinance (County Code 16.34.060) one or more of the following findings must be made in order to grant approval for the removal of a significant tree:

1. That the significant tree is dead or is likely to promote the spread of insects or disease.
2. That the removal is necessary to protect health, safety, and welfare.

Nigel Belton, consulting arborist, has provided an evaluation of the 78-inch in diameter Blue Gum eucalyptus. In his evaluation, he writes, "This tree has relatively poor structural condition because of its co-dominant growth pattern and the development of narrow areas of attachment between the five stems.... I noted that a number of these narrow areas between the co-dominant stems appear to exhibit areas of trapped bark (known as bark inclusions). This condition represents a structural weakness in these areas" (page 2). Given that this large tree is located in an area of relatively dense residential development, a structural failure in this area could have catastrophic consequences for nearby property and residents.

In addition, there is a four-trunk eucalyptus tree located at the corner of 13th Avenue and E. Cliff Drive. It poses a serious line of sight issue for drivers turning onto E. Cliff Drive from 13th Avenue. Its removal, in conjunction with the hedge and house beyond it (i.e. to the west), will significantly improve the line of sight of drivers. Multiple neighbors have provided written support for the tree's removal and improving the line of sight.

3. That removal of a non-native tree is part of a plan approved by the county to restore native vegetation and landscaping to an area.
4. That removal will involve a risk of adverse environmental impacts such as degrading scenic resources.
5. That removal is necessary for active or passive solar facilities, and that mitigation of visual impacts will be provided.
6. That removal is necessary in conjunction with another permit to allow the property owner an economic use of the property consistent with the land use designation of the Local Coastal Program land use plan.

As the survey (SU-1) in the project plans shows, the 78-inch in diameter Blue Gum eucalyptus' trunk and canopy occupies approximately half of the subject parcel. This is a relatively small, urban lot, and there is no alternative site plans that would facilitate the tree's preservation. Given that the tree obstructs the prime building site and there is no alternative, staff supports the tree's removal to facilitate the property owner's economic use of the property.

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7. That removal is part of a project involving selective harvesting for the purpose of enhancing the visual qualities of the landscape or for opening up the display of important views from public places.
8. That removal is necessary for new or existing agricultural purposes consistent with other County policies and that mitigation of visual impacts.

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 and detached garage 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. An Administrative Site Development Permit is included in this application to allow the detached garage to be located on the northern side property line and three feet from the rear property line.

A eucalyptus tree with four trunks, which is located on the adjacent parcel at the corner of 13th Avenue, along with a hedge and dwelling which encroaches into the E. Cliff Drive right-of-way is proposed for removal. As a result of the tree, hedge and house's removal, the health, safety and welfare of persons residing or working in the neighborhood or the general public will be informed because the line of sight for drivers turning onto to E. Cliff Drive from 13th Avenue will be significantly improved.

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 detached garage and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-3.5 (Single-family Residential, 3,500 square foot minimum) zone district as the primary use of the property will be one single-family dwelling and detached garage. An Administrative Site Development Permit is included in this application to allow the garage to be located on the northern side property line and three feet from the rear property line.

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 R-UH (Urban High Residential) land use designation in the County General Plan.

The proposed single-family dwelling and detached garage 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 and detached garage will not adversely shade adjacent properties, and will meet current setbacks for the zone district. Findings for an Administrative Site Development Permit to allow the garage to be located on the northern side property line and three feet from the rear property line are included (see below). The shading impacts of the garage will be minimal give that it is less than 17 feet in height. Because the subject parcel abuts an alley that is 15 feet wide, the effective setback to the neighbor to the west will be 18 feet.

The proposed single-family dwelling and detached garage 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 and detached garage will comply with the site standards for the R-1-3.5 zone district (including setbacks as modified by the Administrative Site Development Permit, 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 and detached garage is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day, 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 and detached garage is consistent with the land use intensity and density of the neighborhood. The proposed Craftsman style home with shingle exterior finish material will fit within the existing range of architectural style.

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 and detached garage will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The design of the structures will be Craftsman in style with shingles as the primary finish material and board and batten as the gable finish material. The visual impact of the project on the 13th Avenue streetscape has been substantially reduced by locating the garage behind the house and “tucking” the second story into the roof, using a dormer window to provide light and air to the second floor. This traditional site plan coupled with the Craftsman

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architectural style will result in the proposed development being compatible with the surrounding neighborhood where there is a range of architectural styles.

Administrative Site Development Permit Findings

The following findings are those that are required for an Administrative Site Development Permit in addition to the Development Permit findings provided on the preceding page.

6. Any additional parking requirements created by the project can be met in accordance with Section 13.10.551.

This finding can be made, in that the proposed project does not result in the requirement for additional parking on the project site.

7. The proposed project will not significantly impair economic development goals or key land use goals of the General Plan.

This finding can be made, in that the proposed garage's location on the northern side property line and three feet from the rear property line will not impair economic development goals or key land use goals of the General Plan. County Code 13.10.323(D)6(d) allows garages to be located at 0 feet from the side and rear property lines when the garage will not be detrimental or injurious to property or improvements in the neighborhood and will not unreasonably infringe on adequate light, air or privacy of adjacent residences.

In this case, the garage will not be detrimental or injurious to property or improvements in the neighborhood, in that the entrance to the garage is about 95 feet from 13th Avenue which will provide ample sight distance for drivers exiting the subject garage. In addition, because the garage is less than 17 feet in height, its impact on neighboring solar access will be minimal. Further, the garage, which is a non-habitable structure, will provide a physical buffer for the property to the north. In between the subject parcel and the neighbor to the west is a 15-foot wide alley. This alley, plus the three -foot setback of the garage, will provide an effective setback of 18feet. Given this, the solar impacts to this property will be negligible.

Conditions of Approval

- Exhibit D: 7 architectural sheets by William C. Kempf, architect, revised to 6/15/16.
3 civil engineering sheets by Mark M. Grofcsik, Registered Professional Engineer, of R.I. Engineering Inc., dated April 2016.
1 Boundary & Topographic Map, by Paul J. Hanagan, Professional Land Surveyor, of Hanagan Land Surveying, Inc., dated 9/1/2015.
- I. This permit authorizes the removal of the two existing dwellings, removal of trees—including a 78-inch in diameter eucalyptus tree and a four-trunk eucalyptus tree—and the construction of a single-family dwelling and detached garage. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official, if required.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - F. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
- A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "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. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. 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 sheet in 8 1/2" x 11" format for Planning Department review and approval.
 3. Grading, drainage, and erosion control plans.
 4. 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.
 5. Provide a landscape plan for the new home. The landscape plan shall include the replacement tree(s) required by Environmental Planning staff for the removal of the 78-inch in diameter eucalyptus tree.
- B. Comply with the requirements of Environmental Planning, including:
1. The applicant shall provide two copies of a soils report with the building permit application for review by Environmental Planning.
 2. Plans shall reference the soils report and include a statement that the project shall conform to the report's recommendations.
 3. Tree protection fencing shall be shown on the grading plan and stormwater pollution control plan.
 4. Replacement tree(s) shall be provided as recommended by the project arborist. Irrigation specifications shall be included per the arborist's recommendations.
 5. The applicant shall provide a plan review letter from the project arborist approving the final revised plans once all agency comments have been addressed.
 6. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall 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.
- 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.
1. Projects are required to minimize impervious surfacing. This project is

- proposing an extensive paved driveway. The requirement to minimize impervious surfacing can be achieved by the use of porous pavement, pavers, etc. where feasible. A drainage fee will be assessed on the net increase in impervious area. The fees are currently \$1.20 per square foot, and are subject to increase based on the fee amount applicable at the time of permit issuance. Reduced fees (50%) are assessed for semi-pervious surfacing.
2. A recorded maintenance agreement is required.
 3. 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. Follow the DPW, Drainage requirements for clearing the "Hold."
- D. Meet all requirements of the Department of Public Works, Road Engineering section, including:
1. Building permit plans will need to show driveway compliance with County Design Criteria Figure DW-5.
- E. Meet all requirements of the Department of Public Works, Encroachment section, including:
1. Please note on the plans that the proposed driveways shall conform to Figure DW-5 of the County of Santa Cruz Design Criteria. Please include Figure DW-5 on the plans.
 2. The 12-inch oak tree located in the County right-of-way is to be maintained by the property owner in perpetuity. The tree shall be maintained so as not to obstruct traffic sight distance. Please see figure ST-3 of the design criteria. In the event the tree needs to be removed, the property owner will be responsible for its removal.
 3. An encroachment permit is required for all trenching in the County right-of-way. Before your building application can be approved, submit an encroachment application with two sets of plans directly to the Department of Public Works. If you have questions, contact Kristine Conley at 831-454-2372. The encroachment permit can be found online.
 4. All of the proposed work in the right-of-way can be completed in the same permit.
- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- G. Pay the current fees for Parks and Child Care mitigation for four bedrooms. Currently, these fees are, respectively, \$1000 and \$109 per bedroom.
- H. Pay the current fees for Roadside and Transportation improvements for one dwelling. Currently, these fees are, respectively, \$3000 and \$3000 per unit.
- I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an 2,001-2,500 square foot unit is \$3 per square foot.

- J. Provide required off-street parking for three 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.
 - K. 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.
 - L. Complete and record a Declaration of Restriction to construct a Non-habitable Accessory Structure (i.e. the detached garage). **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. Prior to site disturbance: A preconstruction meeting shall be scheduled 1-4 days prior to commencement of earthwork. Attendees shall include Environmental Planning staff, the arborist, the grading contractor, the soils engineer and the civil engineer. Tree protection fencing and perimeter erosion control will be inspected by Environmental Planning staff. In addition, findings of the bird and bat surveys (if required) will be reviewed.
 - B. Limit all construction to the time between 8:00 AM and 5:00 PM weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation.
 - C. Earthwork is prohibited during the rainy season (October 15-April 15) unless a separate winter grading permit is approved by the Planning Director.
 - D. In order to prevent impacts to monarch butterflies, tree removal activities shall be limited to the period between April 1 and August 31, if feasible. If the tree must be removed outside of the timeframe above, removal shall occur only on a day when the high temperature is expected to be below 57 degrees Fahrenheit. The applicant shall contact the resource planner 48 hours before tree removal is scheduled to begin to confirm the forecast.
 - E. In order to prevent impacts to nesting birds, tree removal activities shall be limited to the period between September 1 and February 1, if feasible. If the trees must be removed outside of the timeframe above, a qualified biologist shall conduct surveys for raptor or migratory songbird nests 3-4 days prior to site disturbance. A report with the biologist's findings shall be provided to the Planning Department, in care of the Resource Planner, prior to removal of the tree. If protected birds are nesting within the project area, tree removal shall be avoided until the young have fledged.

- F. In order to avoid impacts to special status bats, tree removal activities shall be limited to the months between November 1 and March 1, if feasible. If the trees must be removed outside of the timeframe above, a qualified biologist shall conduct surveys for special status bats 3-4 days prior to site disturbance. A report with the biologist's findings shall be provided to the Planning Department, in care of the Resource Planner, prior to removal of the tree. If protected bats are roosting within the project area, tree removal shall be avoided until the roosts are vacated.
- G. All existing and required replacement trees shall be maintained by the property owners, unless approved for removal and appropriate replacement with a either a note to the file (if the tree is dead, almost dead, or diseased as established by an arborist) or a minor variation to this permit.
- H. All site improvements shown on the final approved Building Permit plans shall be installed.
- I. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- J. The project must comply with all recommendations of the approved soils reports.
- K. 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. When the parcel located at the corner of 13th Avenue and E. Cliff Drive is developed, replacement trees to compensate for the removal of the eucalyptus tree located on the southeast corner of the intersection of 13th Avenue and E. Cliff Drive. This tree was recommended for removal to improve the sight distance for drivers entering E. Cliff Drive from 13th Avenue.
- B. 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.
- C. All existing and required replacement trees shall be maintained by the property owners, unless approved for removal and appropriate replacement with a minor variation to this permit. All site improvements shown on the final approved Building Permit plans shall be installed.

- 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

Application #: 161089
APN: 028-101-29
Owner: Mark & Mary Dettle

the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 161089

Assessor Parcel Number: 028-101-29

Project Location: 435 13th Avenue

Project Description: Proposal to demolish the existing dwellings, remove trees, and construct a two-story house and detached garage

Person or Agency Proposing Project: Bill Kempf

Contact Phone Number: (831) 459-0951

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

F. Reasons why the project is exempt:

This project includes the removal of trees, demolition of two houses, and construction of a single-family dwelling and garage in an urbanized area. It is, therefore, exempt from further Environmental Review.

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


Annette Olson, Project Planner

Date: 10/11/16

435 THIRTEENTH AVENUE, SANTA CRUZ, CA 95062



NEW RESIDENCE FOR:
THE DETTLE FAMILY
435 THIRTEENTH AVENUE, SANTA CRUZ, CA 95062
VICINITY MAP, PROJECT DATA, GENERAL NOTES

DRAWING DATE:	APRIL 1, 2016
A.P.N.:	078-101-79
CLIENT NAME:	DTLLE
PROJECT NAME:	11TH AVENUE

[illegible]

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UNLAWFUL USE IS PROHIBITED.

A

ABBREVIATIONS & SYMBOLS			GENERAL NOTES		SHEET INDEX	
1. AND AT	ROCK	INSULATION	1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES. COVERS AND REINFORCEMENTS SHALL BE CONFORMANT WITH THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES.	A1	VICINITY MAP, PROJECT DATA, AREA CALC.	
2. B	BRICK	BRICK	2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.	A2.1	EXISTING AND PROPOSED SITE PLANS	
3. C	CONCRETE	CONCRETE	3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.	A2.2	DEMOLITION SITE PLAN	
4. D	DOOR	DOOR	4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.	A3	PROPOSED FLOOR PLANS	
5. E	EXTERIOR	EXTERIOR	5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.	A4	PROPOSED ROOF AND EXTERIOR ELEVATIONS	
6. F	FLOOR	FLOOR	6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.	A5	PROPOSED EXTERIOR ELEVATIONS	
7. G	GARAGE	GARAGE	7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.	A6	PERSPECTIVE VIEWS	
8. H	HALL	HALL	8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.	C-1	GRADING AND DRAINAGE PLAN	
9. I	INTERIOR	INTERIOR	9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.	C-2	DETAILS & CROSS SECTIONS	
10. J	JOB	JOB	10. ALL EXTERIOR WOOD FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES.	C-3	STORM WATER POLLUTION CONTROL PLAN	
11. K	KITCHEN	KITCHEN	11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.	SU-1	SURVEY & TIE LOCATION MAP	
12. L	LIVING	LIVING	12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.			
13. M	MATERIAL	MATERIAL	13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.			
14. N	NORTH	NORTH	14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.			
15. O	OPENING	OPENING	15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.			
16. P	PAINT	PAINT	16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.			
17. Q	QUARTER	QUARTER	17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.			
18. R	REAR	REAR	18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.			
19. S	SEMI	SEMI	19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.			
20. T	TILE	TILE	20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.			
21. U	UNIT	UNIT	21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.			
22. V	VAN	VAN	22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.			
23. W	WALL	WALL	23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.			
24. X	WOOD	WOOD	24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.			
25. Y	YARD	YARD	25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.			
26. Z	ZONE	ZONE	26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES, THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.			



DISCLAIMER

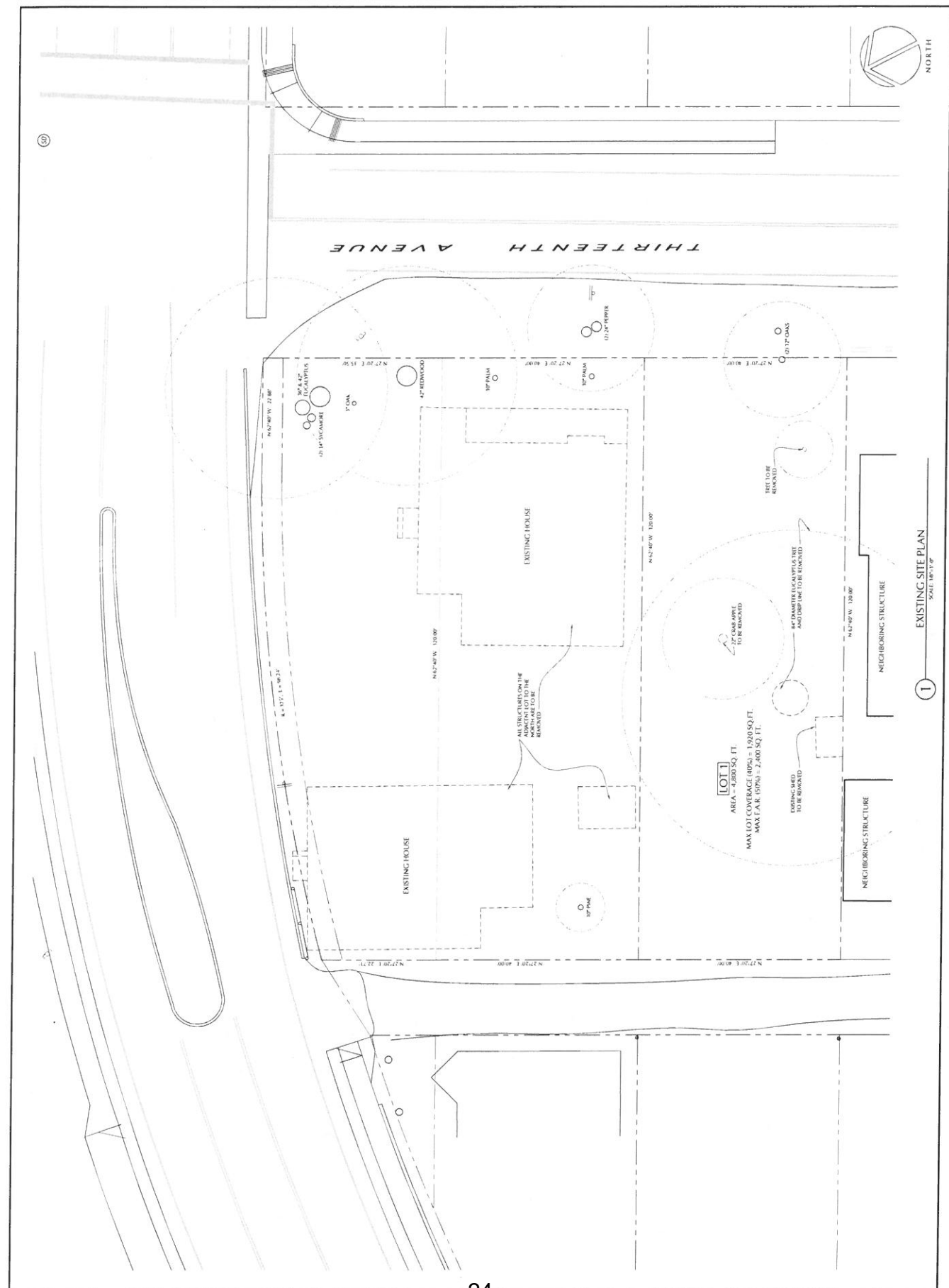
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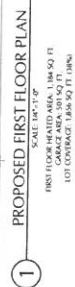
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DRAWING DATE: NOVEMBER 4, 2015	DATE: 02/01/2016	PROJECT NAME: 13TH AVENUE
APP: _____	CLIENT NAME: DUTHIE	

NEW RESIDENCES FOR:
MARK ROBERT DETTLE
435 THIRTEENTH AVENUE, SANTA CRUZ, CA 95062
DEMOLITION SITE PLAN

WILLIAM C. KEMPF
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
331.459.0951
will@wckempf.com







THE DETTLE FAMILY
NEW RESIDENCE FOR:
435 THIRTEENTH AVENUE, SANTA CRUZ, CA 95062
PROPOSED ROOF PLAN & EXTERIOR ELEVATIONS

DRAWING DATE:	APRIL 1, 2016
PIN:	028-101-29
CLIENT NAME:	DTFF
PROJECT NAME:	1110 AVENUE

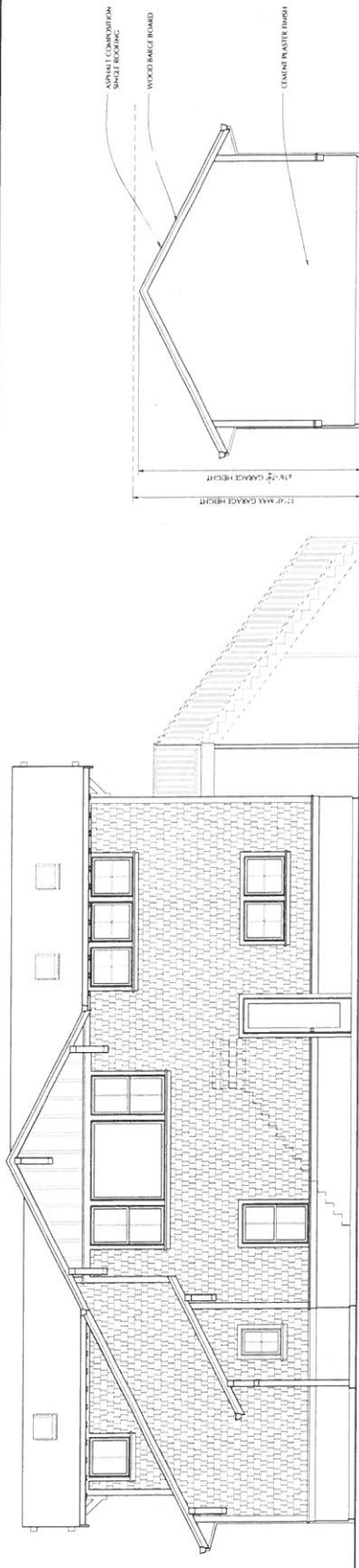
REVISED			DATE
	DESCRIPTION	PLANNING	6/7/78



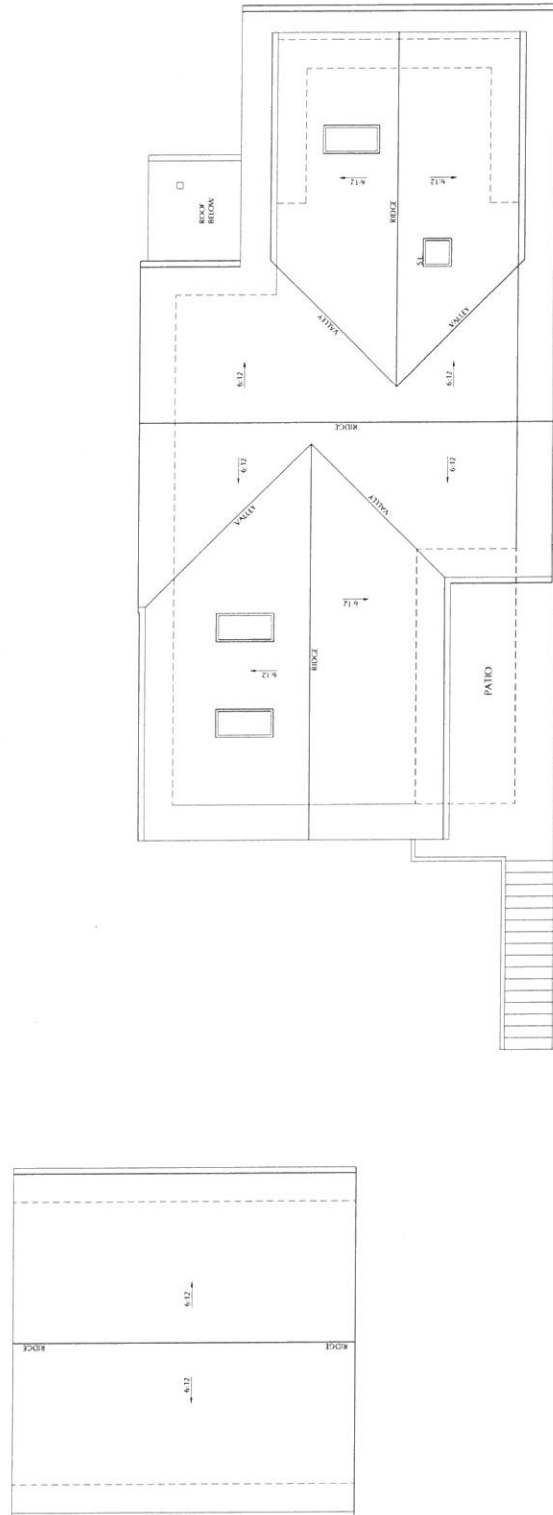
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A4



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



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



THE DETTLE FAMILY
NEW RESIDENCE FOR:
435 THIRTEENTH AVENUE, SANTA CRUZ, CA 95062
EXTERIOR ELEVATIONS

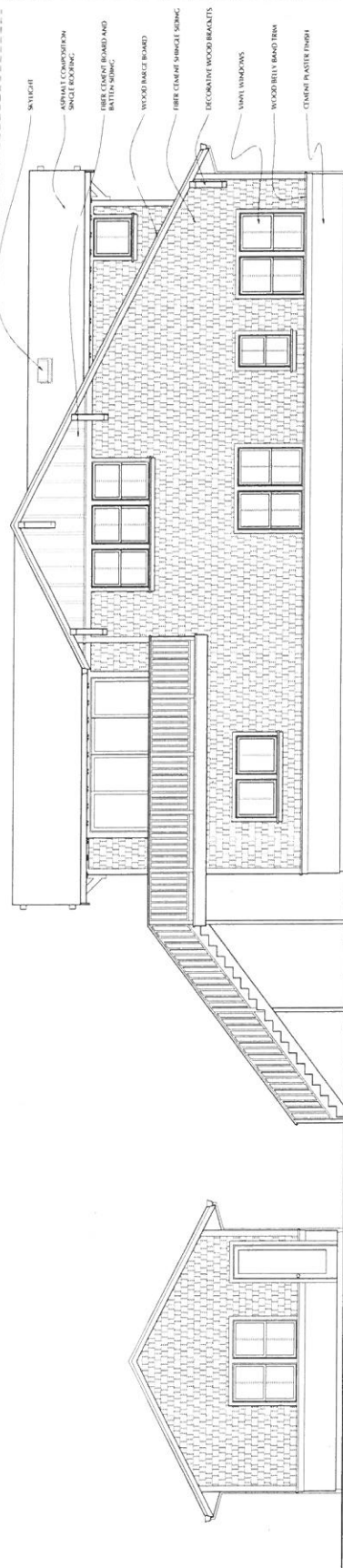
RAWING DATE:	APRIL 3, 2016
P N:	07B 101 29
CLIENT NAME:	DETLE
PROJECT NAME:	13TH AVENUE

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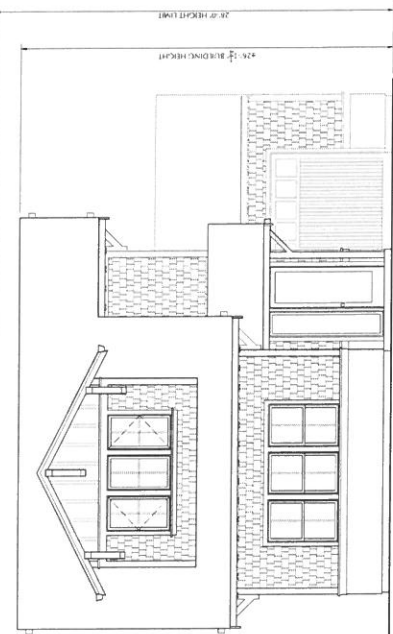
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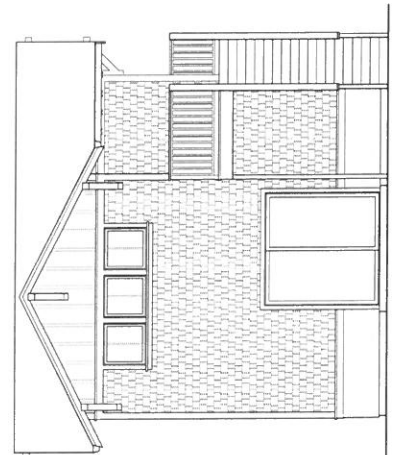
A5



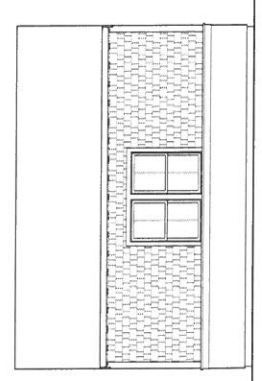
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4"=1'-0"



4 WEST ELEVATION HOUSE
SCALE: 1/4" = 1' 0"



5 WEST ELEVATION GARAGE
SCALE: 1/4" = 1'-0"



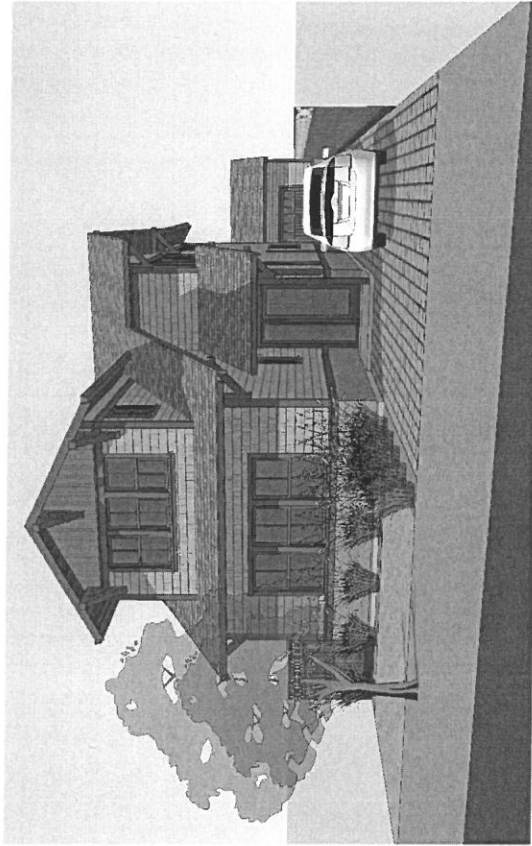
THE DETTLE FAMILY
NEW RESIDENCE FOR:
PERSPECTIVE VIEWS
435 THIRTEENTH AVENUE, SANTA CRUZ, CA 95062

DRAWING DATE: APRIL 1, 2014	CLIENT NAME: DETLE
A.P.N.:	PROJECT NAME: 11TH AVENUE

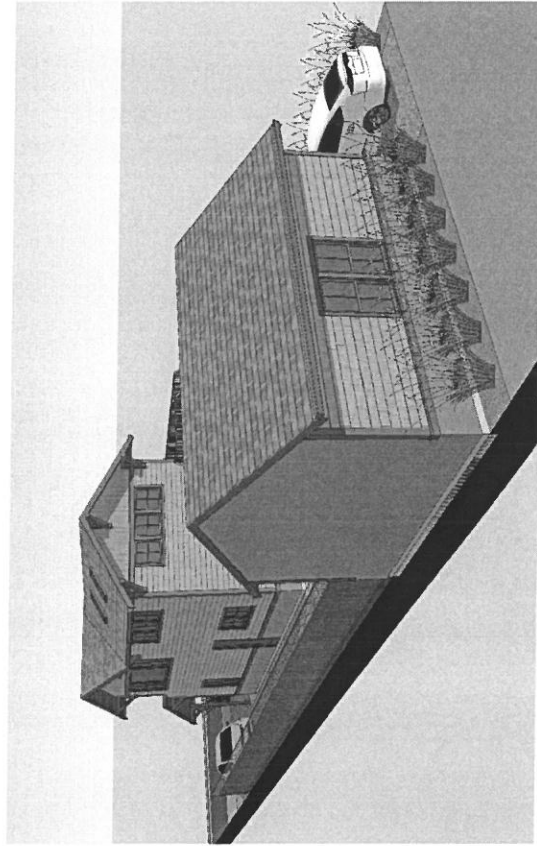
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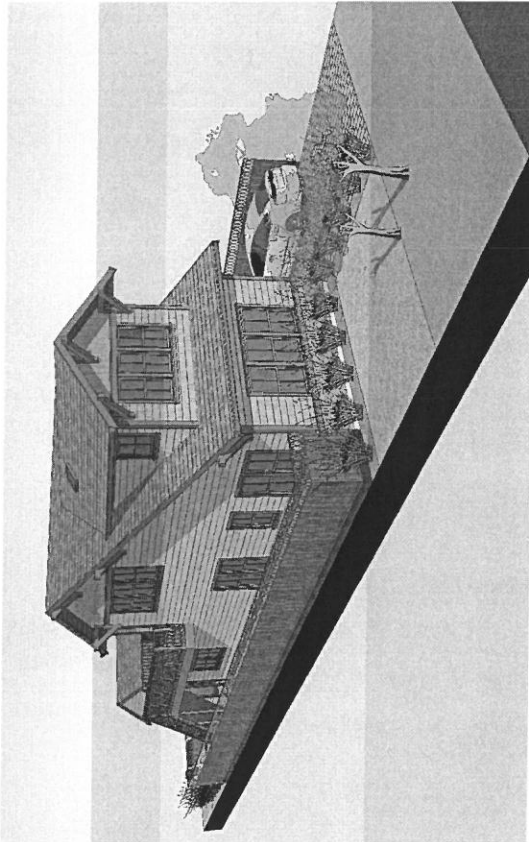
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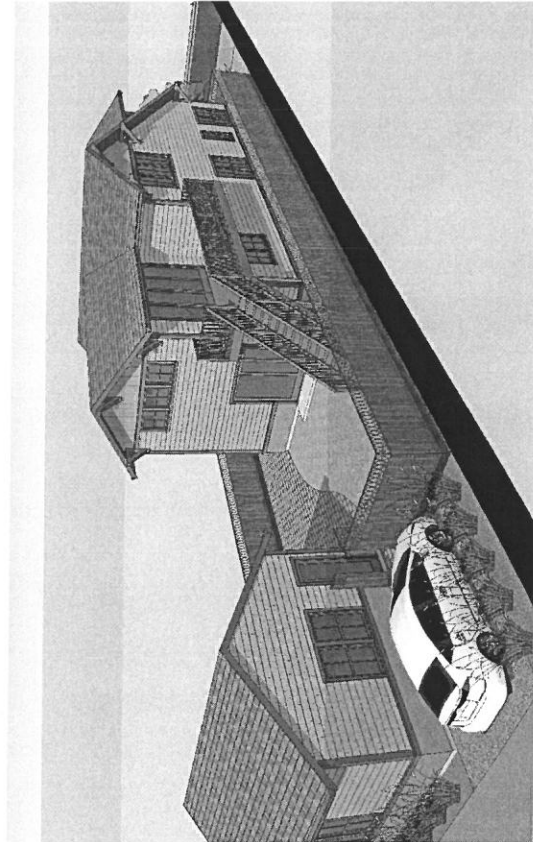
VIEW 1



VIEW 2



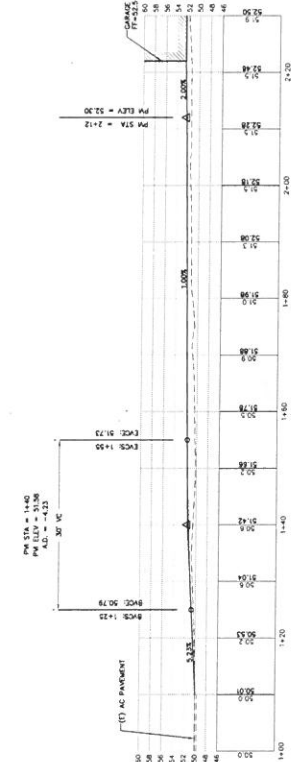
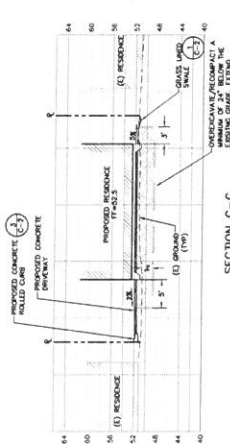
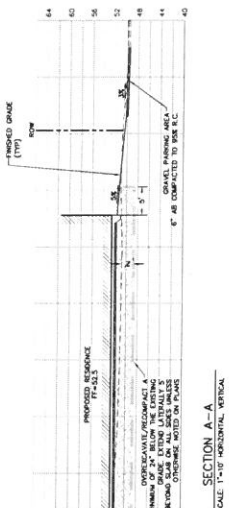
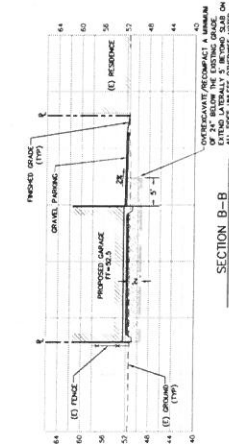
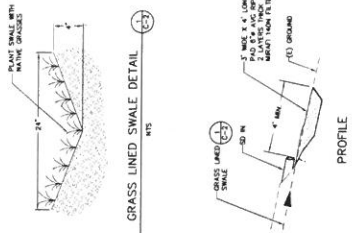
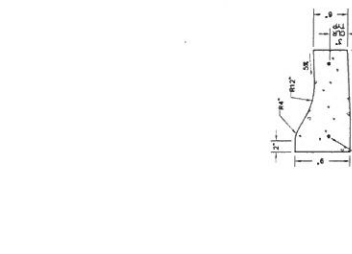
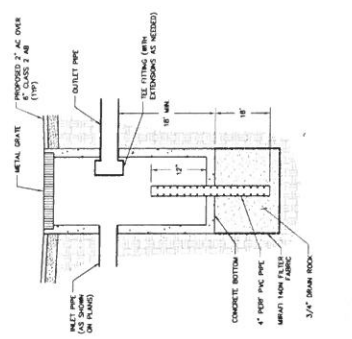
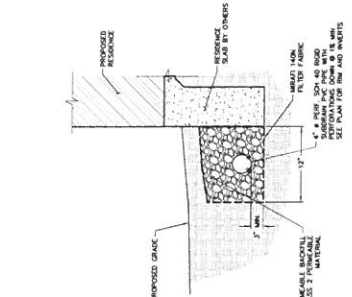
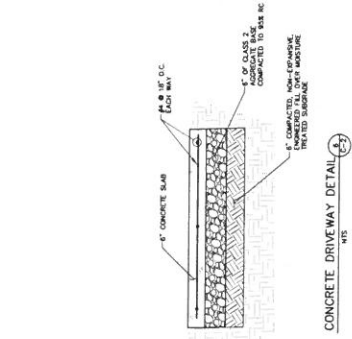
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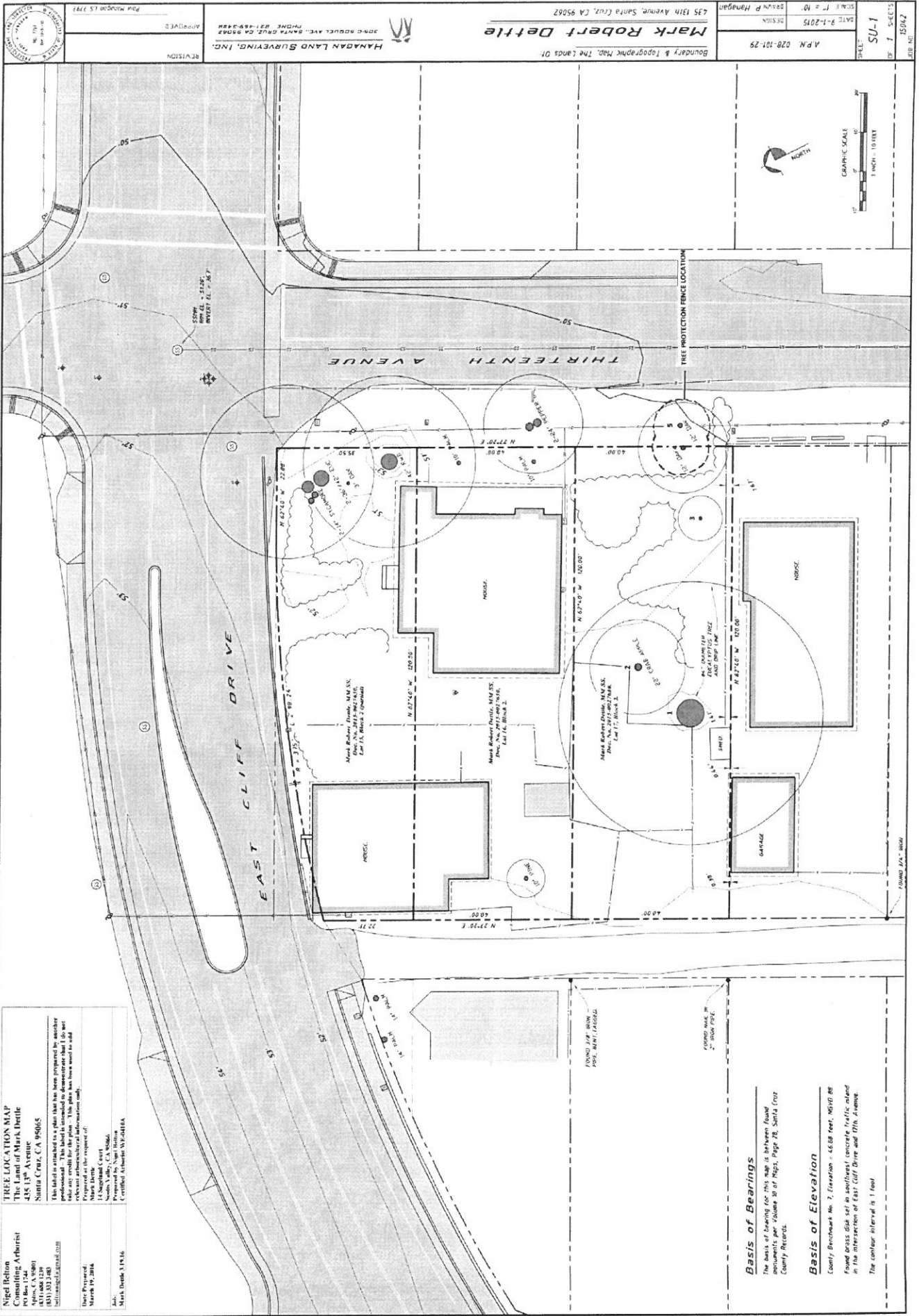


VIEW 4

NEW RESIDENCE
MARK DETTLE
21226 EAST CLIFF DRIVE
SANTA CRUZ COUNTY, CALIFORNIA
APR 02/10/13
DETAILS AND CROSS SECTIONS

RI Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831.425.3901 www.riengineering.com





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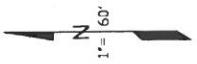
POR. OF N.W. 1/4 SEC. 20,
T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

28-10

Bk.27
21

DR. S S



Bk.27
20

17PM25
12/20/74

TWIN LAKES PARK SUB. NO. 5
10MB28 9/26/90

EAST CLIFF

PROSPECT

TWELFTH

THIRTEENTH

ST.

42PM34
2/16/83

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

Assessor's Map No. 28-10
County of Santa Cruz, Calif.
August, 1998





Electronically Redrawn 8/18/98 r.e.
Rev. 4/4/01 r.m. (changed page refs.)



Location Map



LEGEND

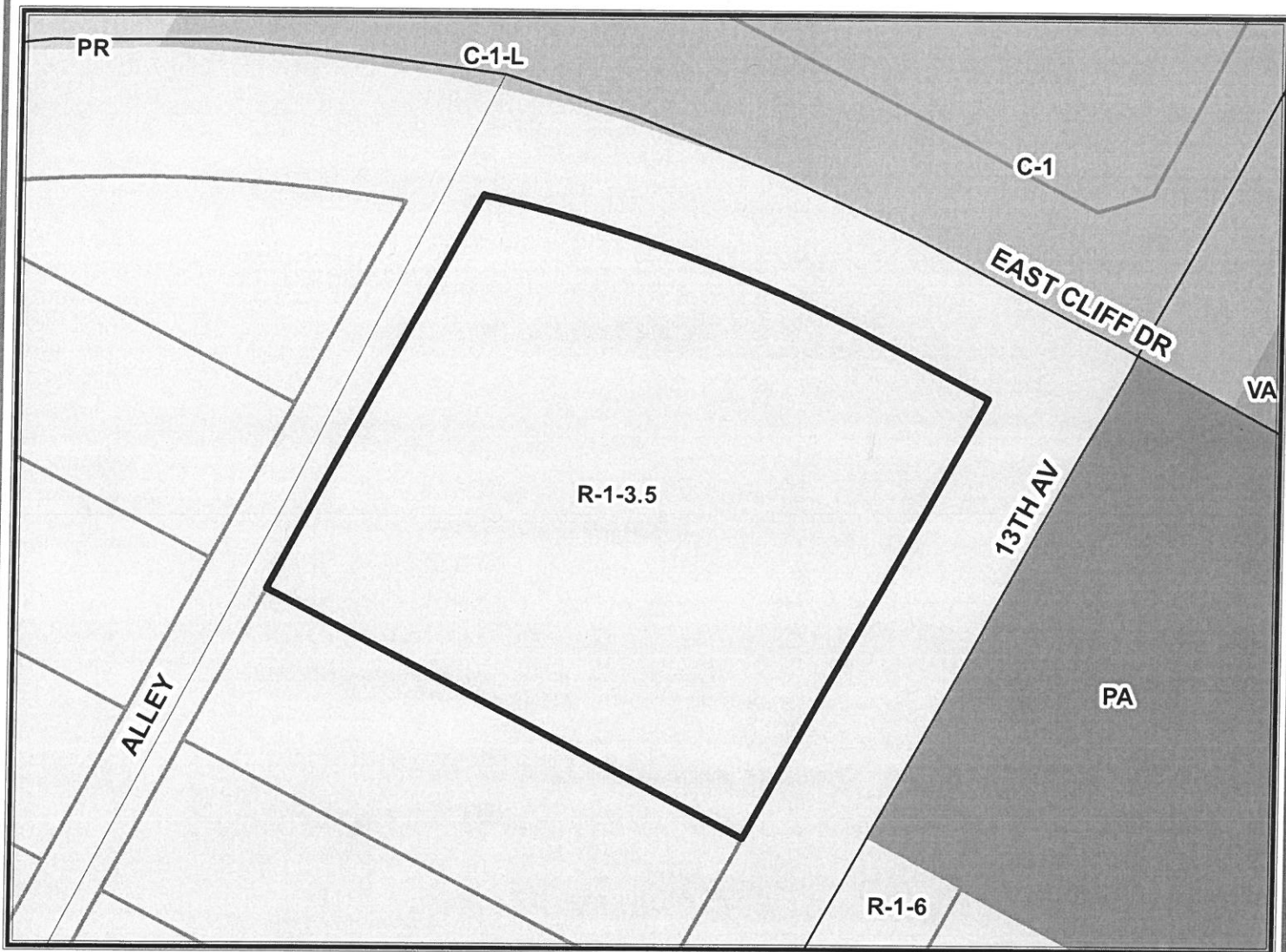
-  APN: 028-101-29
-  Assessors Parcels
-  Street
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
October 2016



Zoning Map



LEGEND

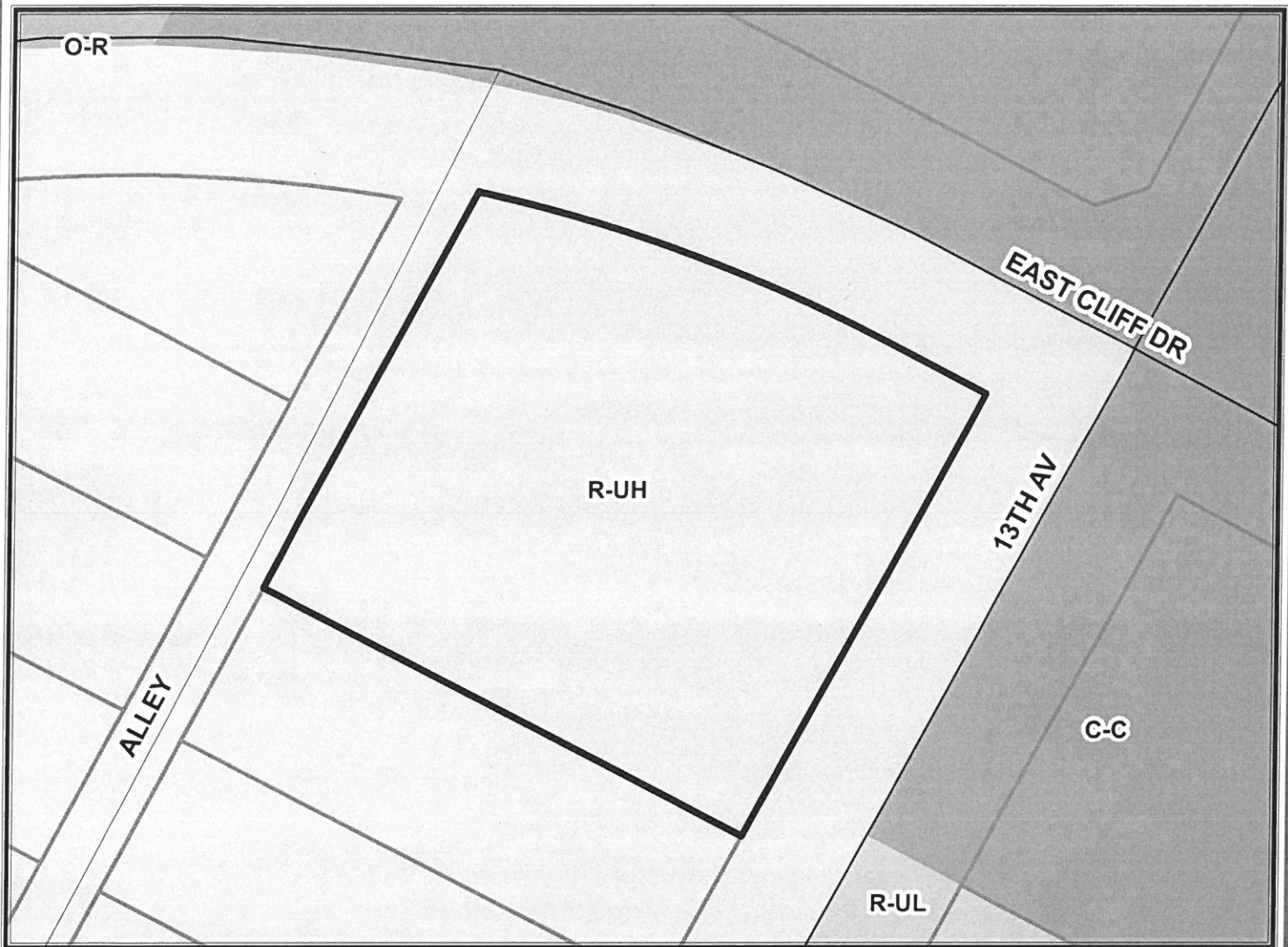
- APN: 028-101-29
- Assessors Parcels
- Street
- RESIDENTIAL-SINGLE FAMILY
- PARK
- COMMERCIAL-NEIGHBORHOOD
- COMMERCIAL-VISITOR ACCOM.
- COMMERCIAL-PROF OFFICE



Map Created by
County of Santa Cruz
Planning Department
October 2016



General Plan Designation Map



LEGEND

- APN: 028-101-29
- Assessors Parcels
- Street
- Residential - Urban High Density
- Residential - Urban Low Density
- Parks and Recreation
- Commercial-Community



Map Created by
County of Santa Cruz
Planning Department
October 2016

Nigel Belton

Consulting Arborist

June 23, 2016

Mark Dettle
14 Sageland Court
Scotts Valley, CA 95066
mmld@sbcglobal.net

**A Letter of Plan Review Approval Concerning the Preservation of Two Coast Live Oak Trees
on the Lands of Mark Dettle at 435 13th Avenue, Santa Cruz
– APN 028-101-29 –**

Dear Mr. Dettle,

Please be advised that I have reviewed the most recent plans prepared by the Civil Engineer (R.I. Engineering) and the Architect (William C. Kempf, Architect), concerning the protection of the two Coast Live Oak Trees during proposed construction at the 13th Avenue project site. I noted that the Tree Protection Zone fence location surrounding both of these trees is shown correctly on these plans and that the Tree Protection Notes I provided, are also shown on such plans.

The reviewed plans include the following sheets:

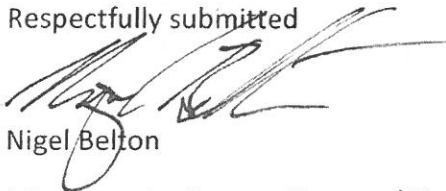
A-2.2 – Demolition Plan (Revision date - 6/15/16)

C-1 – Grading and Drainage Plan (Revision date - 6/8/2016)

The Tree Protection Notes and the Tree Protection Zone Fence location as shown on these plans, are completed to my satisfaction.

Please contact me if you have any questions or require further information.

Respectfully submitted


Nigel Belton

Attachment – Assumptions and Limiting Conditions



Ph / Fax (831) 688-1239

P.O. Box 1744 ~ Aptos, CA 95001 ~ CCI # 657930 ~ beltonnigel@gmail.com

EXHIBIT F

Nigel Belton

Consulting Arborist

THE INSPECTION OF TREES WITHIN THE PROXIMITY OF PROPOSED CONSTRUCTION
THE LANDS OF MARK DETTLE - 435 THIRTEENTH AVENUE - SANTA CRUZ
APN 028-101-29

Prepared at the request of:

Mark Dettle
14 Sageland Court
Scotts Valley, CA 95066
mmld@sbcglobal.net

Site visit by:

Nigel Belton - ISA Certified Arborist WE-0410A
February 19, 2016

Job - Dettle 3.19.16



WE-0410A

Ph / Fax (831) 688-1239

P.O. Box 1711 - Santa Cruz, CA 95066 - Cell # 437030 - nbelton@sbcglobal.net

**THE INSPECTION OF TREES WITHIN THE PROXIMITY OF PROPOSED CONSTRUCTION
THE LANDS OF MARK DETTLE - 435 THIRTEENTH AVENUE - SANTA CRUZ
APN 028-101-29**

Summary:

Five trees are included in this tree survey and report. The report pertains to the impacts of the proposed construction of a new residence on the welfare of these trees and it identifies which trees can be preserved and those trees that must be removed. The large Blue Gum Eucalyptus Tree on this site qualifies as a protected tree within the Coastal Zone. There are also three young oaks and one Wild Plum within this survey area.

The Blue Gum Eucalyptus Tree must be removed because it is located near the center of this narrow lot and will be situated within the proposed construction area. The Wild Plum and a small Oak must be removed for the same reasons. Two Coast Live Oaks near Thirteenth Avenue are suitable for preservation and merit protection during the design and construction phases of this project.

Background:

Mark Dettle contacted me regarding the mature Blue Gum Eucalyptus Tree and three Coast Live Oaks located on his property at 435 Thirteenth Avenue, Santa Cruz. Mr. Dettle plans to build a new residential structure on the most southern of the three lots that comprise of this property. He asked me to provide an assessment of these trees as a requirement of the building permit process.

Assignment:

This assignment entails the provision of a tree inspection and an accompanying arborist's report concerning the four subject trees of concern. These trees are identified with numbered tags affixed to their trunks. The tag numbers correspond to the numbers utilized in a Tree Survey Chart, the Arborist's Report and an accompanying Tree Location Map. The Tree Survey Chart serves to document tree dimensions and condition ratings pertaining to their health and structures. The Arborist's report provides more detailed observations regarding tree conditions, provides an outline of the proposed property improvements and provides recommendations pertaining to tree preservation or removal.

Limiting Conditions:

This is a preliminary report based on limited information regarding the proposed development on this site. A detailed tree protection report including a final plan review is recommended.

The inspection of the four subject trees was made from the ground. None of these trees were examined below the soil grade to inspect their root structures. Inspections of the tree's structures were limited to visual examinations only.

Discussion Regarding the Proposed Improvements:

The conceptual design for the new residence shows that the western footprint of this structure will encroach into the trunk of the large Blue Gum Eucalyptus Tree, if it is left on site (Conceptual Design prepared by William C. Kempf – Architect). A two car garage is also shown to be located towards the western end of this narrow lot, closer to the existing service alley. This garage will be situated within 12-feet of the trunk of the Eucalyptus Tree, the trunk of which is shown to be situated between both of these structures.

Observations:

Site Attributes:

The four subject trees are located on the most southern of the three lots that comprise of the Dettle Property. This narrow lot comprises of relatively flat grades and has been overgrown by dense vegetation which has not been maintained for many years. No existing structures are situated within the boundaries of this lot.

Tree #1 – 78-inch Diameter at Breast Height - Blue Gum Eucalyptus (*Eucalyptus globulus*):

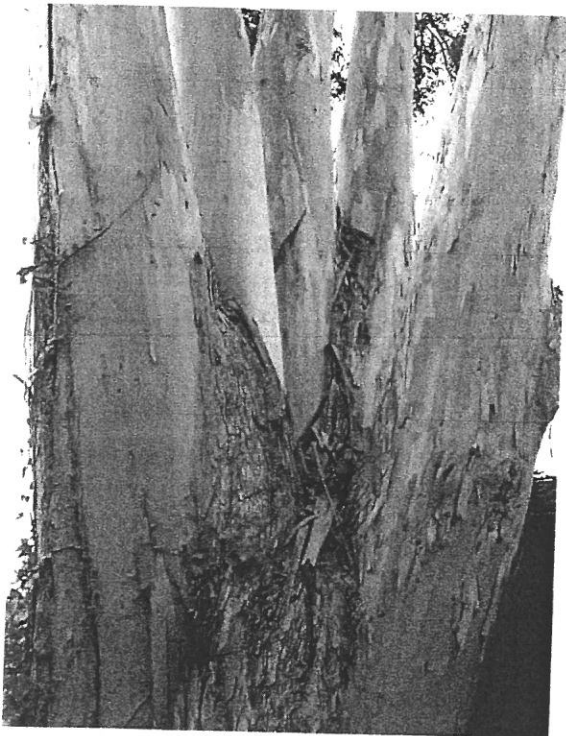
This large tree is situated near the center of the most southern of the three lots that comprise of this property.

I estimate that the tree approximates 110-feet in height. The tree exhibits good health as evidenced by the condition of its foliage and the amount annual tip growth in branch ends.

This tree has a relatively poor structural condition because of its co-dominant growth pattern and the development of narrow areas of attachment between the five stems that emanate from its common trunk at between seven and eleven feet above soil grade. I noted that a number of these narrow areas between the co-dominant stems appear to exhibit areas of trapped bark (known as bark inclusions). This condition represents structural weaknesses in these areas. The tree has a relatively vertical growth pattern and exhibits a symmetrical canopy form.

THE INSPECTION OF TREES WITHIN THE PROXIMITY OF PROPOSED CONSTRUCTION - THE LANDS OF MARK DETTLE
435 THIRTEENTH AVENUE - SANTA CRUZ - Site inspection by Nigel Belton, ISA Certified Arborist WE-0410A
February 19, 2016

Page 2



THE INSPECTION OF TREES WITHIN THE PROXIMITY OF PROPOSED CONSTRUCTION - THE LANDS OF MARK DETTLE
435 THIRTEENTH AVENUE - SANTA CRUZ - Site inspection by Nigel Belton, ISA Certified Arborist WE-0410A
February 19, 2016

Page 3

Tree #2 – 6/7/12/12-Inch DBH Wild Plum (*Prunus sp.*):

This Wild Plum grew from a stone. It exhibits good health and has a poor structural condition due to its co-dominant form and heavy growth pattern.



Tree #3 – 5.5-inch DBH Coast Live Oak (*Quercus agrifolia*):

This young oak has been heavily shaded from competition by adjacent vegetation. It has developed an asymmetrical canopy form as a result.

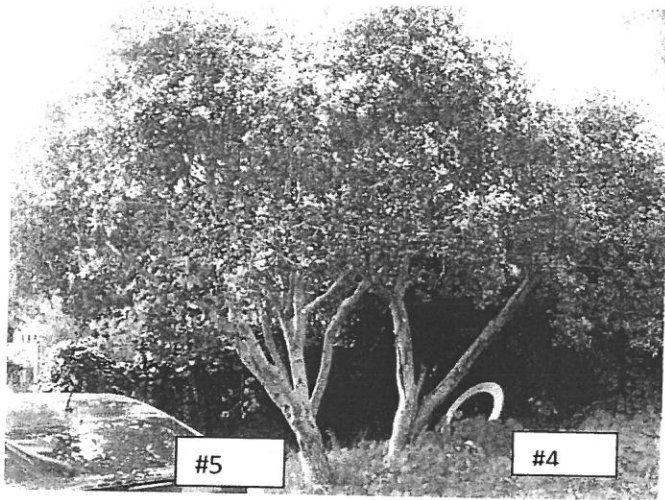


THE INSPECTION OF TREES WITHIN THE PROXIMITY OF PROPOSED CONSTRUCTION - THE LANDS OF MARK DETTLE
435 THIRTEENTH AVENUE - SANTA CRUZ - Site inspection by Nigel Belton, ISA Certified Arborist WE-0410A
February 19, 2016

Page 4

Tree #4 – 7 and 6-inch DBH Coast Live Oak:

This tree is situated next to the frontage of thirteenth Avenue.



The oak exhibits good health but has a poor structure due to the presence of significant bark inclusions in the areas of attachment between the limb structure and the trunk. These limbs appear to be vulnerable to failure at this time.

Tree #5 – 5.5-inch DBH Coast Live Oak:

This tree is located in the Public right of Way next to Thirteenth Avenue.

This oak exhibits good health but has a poor structure due to the presence of significant bark inclusions in the areas of attachment between the limb structure and the trunk. These limbs appear to be vulnerable to failure at this time.

Recommendations Pertaining to Individual Trees:

Tree #1 – 78-inch Diameter at Breast Height - Blue Gum Eucalyptus (*Eucalyptus globulus*):

I recommend that this large tree is removed because of its location within the center of the narrow lot and its poor structural condition. The size and location of this tree is not compatible with the design of the proposed residence, the size of which is already by the limited dimensions of this lot. I also noted that in the event that this design is modified in order to move the footprint of the new residence further away from the trunk, this tree will still incur significant root loss and damage during the construction period. Such damage will precipitate a decline in tree health and most significantly, will likely predispose this large tree to whole tree failure as a result of root loss. I noted that there are a number of adjacent residences and streets located within its falling radius, all of which could potentially be struck in such an event.

THE INSPECTION OF TREES WITHIN THE PROXIMITY OF PROPOSED CONSTRUCTION - THE LANDS OF MARK DETTLE
435 THIRTEENTH AVENUE - SANTA CRUZ - Site inspection by Nigel Belton, ISA Certified Arborist WE-0410A
February 19, 2016

Page 5

Tree #2 – 6/7/12/12-Inch DBH Wild Plum (*Prunus sp.*):

This tree must be removed because it will be located within the footprint of the proposed structure.

Tree #3 – 5.5-inch DBH Coast Live Oak (*Quercus agrifolia*):

This young oak must be removed because it will be located within the footprint of the proposed structure.

Tree #4 – 7 and 6-inch DBH Coast Live Oak:

I recommend that this oak is preserved and that it is protected during both the design and construction phases of this project.

Such protection must entail the preservation of the Critical Root Zone within the canopy drip line of this tree (identified as the Tree Protection Zone). Recommended tree protection measures must include the routing of underground services and drains outside of designated Tree Protection Zones where possible. In the event that such services have to be routed within these areas, such work must be performed under the supervision of the project arborist in order to minimize root damage. Tree Protection Zone Fencing must be installed before any site work proceeds. This fence should comprise of either chain-link steel construction or plastic snow fence attached to steel standards. These protective fences must remain in place throughout the entire construction period and not be moved or dismantled without the approval of the project arborist. No grading and equipment must not encroach within these protected areas, nor can materials be stored or disposed of in these locations. Laminated Tree Protection Zone notices must be attached to these fences at no more than 10 foot intervals (see attached sample).

I recommend that this tree is pruned by a competent tree service provider to improve its structure and reduce the chance of limb failures.

Tree #5 – 5.5-inch DBH Coast Live Oak:

I recommend that this oak is also preserved and that it must be protected as specified in the tree preservation and protection notes outlined under the recommendations for Tree #4.

Please contact me if you have any questions.

Respectfully submitted



Nigel Belton

Attachments:

- Assumptions and Limiting conditions
- Tree Survey Chart
- Tree Location Map Showing TPZ Fence Locations
- Sample TPZ Fence notice

Annette Olson

From: Mark Dettle [mmld@sbcglobal.net]
Sent: Thursday, September 08, 2016 2:47 PM
To: Annette Olson
Cc: donalvarado1@gmail.com; Bill Kempf
Subject: Fwd: Dettle property 13th ave, santa cruz

Hi Annette

Not sure if you received this letter from our neighbors on 13th Ave.

Mark Dettle

Begin forwarded message:

-----Original Message-----

From: Don Alvarado [mailto:donalvarado1@gmail.com]
Sent: Wednesday, September 07, 2016 12:14 PM
To: annette.olson@santacruz.us
Cc: Sam Alvarado; Mark Dettle
Subject: Dettle property 13th ave, santa cruz

hello Annette! I was speaking with mark dettle concerning his plans for the 13th avenue property. my wife, sam, and I own the adjacent property at 425 13th. We are very pleased with his property development plans. we are REALLY excited to hear that the plans include the removal of the large eucalyptus tree near the alley. that tree has scared us for decades. it sheds leaves and branches regularly, emits a nasty oil that has ruined all of our gutters and down spouts along that side and when the winter storms arrive we sleep with one eye open hoping nothing crashes through our roof. please please send that tree to the dumps. thank you, don and sam alvarado

Annette Olson

From: Rex Walker [400walker@sbcglobal.net]
Sent: Sunday, August 21, 2016 2:33 PM
To: Annette Olson
Subject: Application 161089 Comments

Annette Olson,

Re: Application #161089, apn# 028-101-29, 13th Ave and E Cliff Dr.

Friday I noticed the posing for this proposed project.

As a neighbor my concern is how the pedestrian and traffic visibility/safety issues are addressed. Presently the sidewalk stops at this property location causing a pedestrian to step out onto the pavement of busy E. Cliff Drive creating a dangerous situation. One of the existing homes is within inches of E. Cliff Dr. blocking visibility for vehicles turning in both direction from 13th Ave onto E Cliff. Existing vegetation at this property further blocks visibility. Building the proposed garage on the property line blocks visibility at the 13th and E Cliff intersection.

This 13th, 12th, and Prospect Ave neighborhood access onto E Cliff is limited to these three streets. Making a left turn from Prospect is dangerous, from 12th it's on the curve and is extremely dangerous if not impossible. Although 25 is the posted speed limit on E. Cliff, most drivers are driving much faster.

I would challenge anyone to make a left (or right) turn onto E Cliff from any one of these three streets in the later afternoon.

Perhaps my concerns are already addressed?

Can you send me the proposed Plot Plan for this project?

Please keep me informed about this project.

We need to continue the sidewalk and create a clear line of sight traffic/intersection visibility for this location.

Thank you,

Rex Walker

400 12th Ave

400walker@sbcglobal.net

Annette Olson

From: John [jomil1@yahoo.com]
Sent: Tuesday, September 13, 2016 10:33 PM
To: Annette Olson
Subject: East Cliff Dr and 13th Ave project

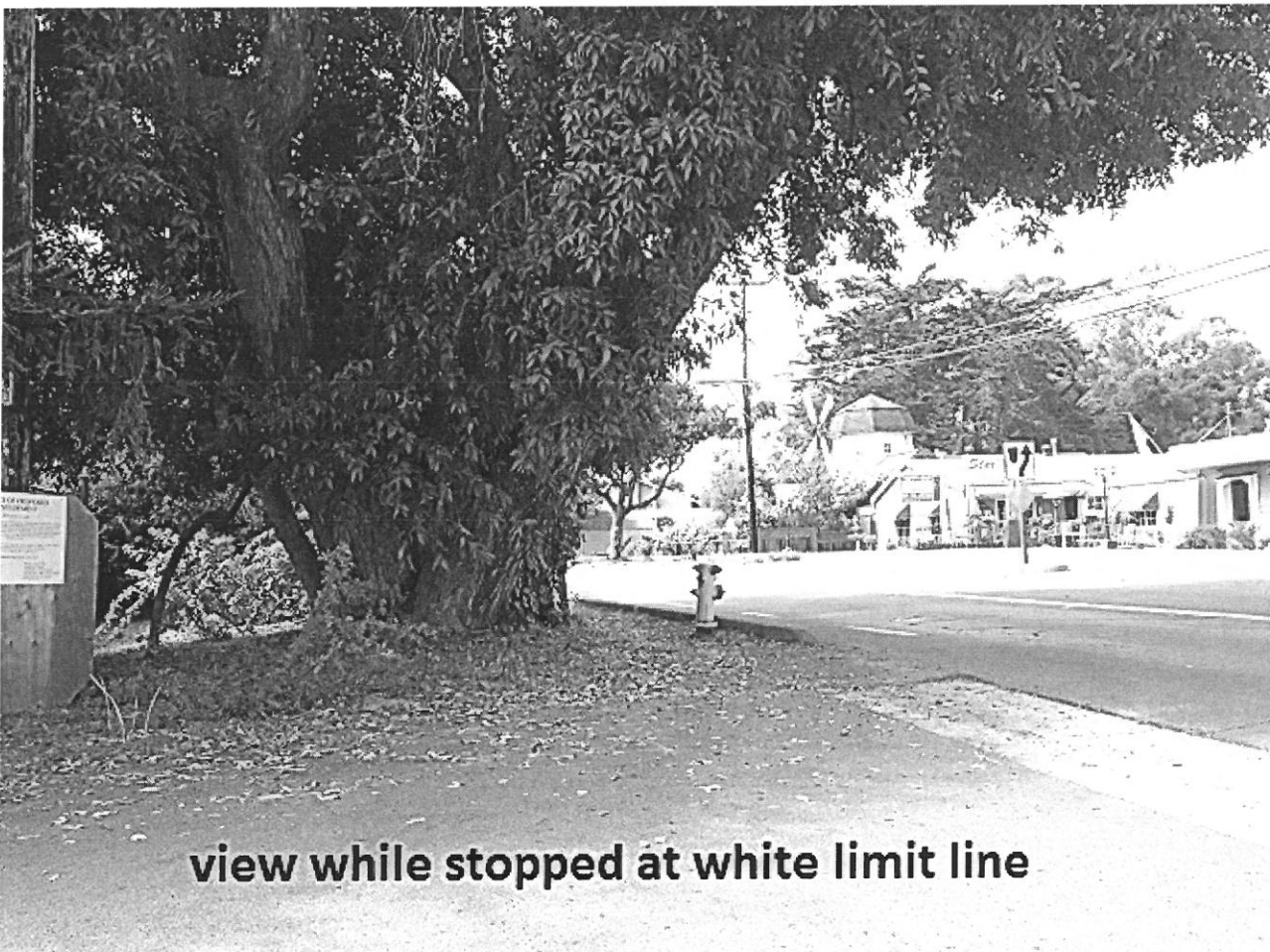
Hi Annette,

It was nice speaking with you Monday regarding the project at 13th and East Cliff.

I have attached a quick picture illustrating the dangerous condition at the end of 13th ave while attempting a turn onto or across East Cliff traffic. As you can see in the picture, the large tree near the corner is the primary visibility obstruction from the corner of 13th. I expect if the tree was not there, the house directly on east cliff (due to be removed) would be the next visual obstruction. I firmly believe both must go to for safe egress from 13th ave.

Also, the other house I mentioned that eliminated its on property parking is 424 13th ave. Any information you can provide regarding the legality of the on property parking elimination would be most appreciated

Thanks
John
(831) 818-9434



Annette Olson

From: rama@cruzio.com
Sent: Monday, September 26, 2016 2:28 PM
To: Annette Olson
Subject: Application # 161089, 435 East Cliff Drive

Annetee

I am writing concerning Application #161089, 435 East Cliff Drive. The only comment I have on the proposed development at 435 East Cliff Drive and its adjacent properties is to request that you insure that once the properties are redeveloped there is adequate 13th Avenue/East Cliff Drive

(west) clear corner vision to at least maintain the current sight distance or improve the sight distance at this very tight corner.

As I am sure you have seen pulling out of 13th Avenue turning right on East Cliff Drive is very challenging due to the traffic rounding the corner on East Cliff Drive directly west of this property. When one pulls out turning right it is always a challenge and you hope that a fast moving car does not clear the corner just as you pull out. Better clear corner vision would be welcome improvement.

Otherwise the homes on the property are very old and a replacement seems in order given their current structural condition.

Thank you

Joe Hall
email: rama@cruzio.com

Annette Olson

From: Mike [mikejcampi@gmail.com]
Sent: Sunday, October 09, 2016 3:26 PM
To: Annette Olson
Subject: Application #161089

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Olson

I am a resident of 1225 Prospect St between 12th and 13th Avenues. I understand the property at the corner of 13th and E Cliff is proposed for development. As somebody whose family uses this intersection frequently, I would urge the County to ensure that there are appropriate set backs required for this property. The line of sight while attempting to negotiate this intersection is terrible leading to severe safety concerns. Now seems like the perfect time to address a problem that has existed for a long time. Let's take this opportunity to fix a situation that could lead to harm or worse for the citizens in our County.

Thank you for your time and attention.

Sincerely

Michael Campi

Sent from my iPad

Annette Olson

From: Roger/Teresa Douglass [rogntre@comcast.net]
Sent: Saturday, October 08, 2016 7:17 PM
To: Annette Olson
Subject: CDP Application 161089 -- trees

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Olson

I don't know what the plan is for removing trees on the 435 13th Ave property. The development sign there only mentions removing one significant tree, which I assume is the 100 ft eucalyptus.

The large tree at the extreme NE corner of the lot verging on the right of way of both 13th and East Cliff Dr. blocks views of oncoming cars for drivers turning from 13th Ave onto East Cliff. Eastbound cars come pretty fast around the bend on East Cliff. Waiting at the stop sign on 13th to pull onto East Cliff you can only see them coming a couple of car lengths away.

I hope your plan will provide better visibility at this corner. Perhaps the development could include a sidewalk on three sides of the lot, 12th, E Cliff, and 13th. There already is a sidewalk extending for many blocks along E Cliff east of 13th Ave.

Thanks,

Roger Douglass
210 13th Ave.

Annette Olson

From: Kitty Steffen [kittysteffen@comcast.net]
Sent: Saturday, October 08, 2016 11:16 AM
To: Annette Olson
Subject: Application #161089

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Annette,

This is in reference to the above application. I am hoping that in the building of this structure they are taking into consideration the removal of trees and creating a sidewalk as part of the project.

This corner in particular is one of the very bad intersections on East Cliff Drive. Cars come flying down or up East Cliff Drive never taking into consideration that there could be another car exiting. The vision from the corner of 13th is blocked by the very large trees so it is hard to see what is coming around the slight turn after 12th. If you are on foot you are in a dangerous situation unless you tromp through the unkept weeds, dirt and dog dirt while walking. There really needs to be some planning of this project and not just creating another structure without thought to the surroundings and the safety of others.

Thank you for taking this into consideration.

Catherine J Steffen, Homeowner on 13th

Annette Olson

From: Lynn Dunn [dunnreimers@mac.com]
Sent: Thursday, October 06, 2016 5:00 PM
To: Annette Olson
Cc: Carolyn Burke; Antonella Gentile; Wanda Williams
Subject: Re: Removal Significant Trees 028-101-29/APN 161089

Annette.

I was hoping your response after all the public input it would have resulted in Carolyn Burke making an exception to the county policy and requesting the county's contracting arborist for recommendations. Again, an extremely difficult task for non professionals in like of the number of significant trees removed, lot size, configuration and location. Hopefully, the community will not be shocked.

Again, pls. include this email in the official file.

Thank you, Lynn Dunn & Charles Reimers
On Oct 6, 2016, at 12:39 PM, Annette Olson wrote:

Hi Lynn.

You raise good points about selecting appropriate tree replacements. I will rely on our Environmental Planning staff to provide their recommendation which I will share with you once it is finalized. I welcome your and your family's thoughts on the replacement recommendation. The "clump" of trees at the corner has been identified by the arborist. It is a four trunk (46/13/14/34- inch DBH) Scarlet Flowering Gum, i.e. a type of eucalyptus tree.

As soon as I hear back from Antonella, I will let you know.

Thanks,
Annette

From: Lynn Dunn [mailto:dunnreimers@mac.com]
Sent: Thursday, October 06, 2016 12:08 PM
To: Annette Olson
Cc: Carolyn Burke; Antonella Gentile; Wanda Williams
Subject: Re: Removal Significant Trees 028-101-29/APN 161089

Annette:

Carolyn & Antonella reviewed the tree mapping with us. As I said, we left the meeting with them and went directly to the site and looked at the the Eucalyptus and Redwood trees location was not accurate. Since Carolyn said the tree replacement policy is global response not specific location therefore the canopy replacement is the county goal, we want to know their specific recommendations to achieve the county policy.

You refer to the removal of the clump of trees for safety and we agree but you, Carolyn & Antonella are not arborists. Again, my brother in law a retired landscape architect worked for the city of Santa Monica, and provided the City of Santa Monica appropriate replacement trees. It takes a knowledgeable arborist or landscape architect. So it is critical what the County's recommends and for it to be finalized by choices from the county's tree replacement list by county staff without credentials does not inspire public confidence in the process. As you know, once your staff report is finalized, the public's only recourse is 3 minutes at a public hearing and in my opinion and Commissioner Guth is biased against the neighborhood residents.

FYI, I provided Carolyn a leaf from what you describe as a clump of trees, the specifics has not been identified.

Based on the owner's lack of up keep of their properties, our expectation, the county will approve the removal of trees with no consideration by professionals for appropriate replacement.

Let us know when your report is available. Please make sure all of our emails are included in the official file.

Thanks, Lynn Dunn & Charles Reimers
On Oct 6, 2016, at 9:58 AM, Annette Olson wrote:

Hi Lynn.

My staff report is still in draft form, so if that's the report you are referring to, it's not yet finalized. My goal is to have it ready for release about a week before the hearing at which time I'll make sure you have access to it. As soon as I hear back from Antonella, I will let you know our recommendation for tree replacements as I believe that's your primary interest at this point. If there are other issues you are concerned about, please let me know.

In your previous email, I think you mentioned that you were concerned about the accuracy of the tree mapping. This project did include a survey. Surveyors cannot always be relied upon for identifying tree species, however they are reliable for identifying tree location. Is there a specific concern you have regarding the survey relative to the trees?

If you are here before noon today, maybe we'll have a chance to go over this.

Thanks,
Annette

From: Lynn Dunn [<mailto:dunnreimers@mac.com>]
Sent: Wednesday, October 05, 2016 2:21 PM
To: Annette Olson
Cc: Carolyn Burke
Subject: Re: Removal Significant Trees 028-101-29/APN 161089

Annette,

I do prefer email, I travel over the hill frequently to help my Mom in Santa Clara. The official maps are not correct in the placement of the eucalyptus and redwood trees. We want to review Environmental tree replacement conditions before you finalize it in your staff report. As I told Senior Engineer Burke, we are available to review the report in the file room, tomorrow Thursday.

Thanks, Lynn Dunn & Charles Reimers
On Oct 5, 2016, at 1:02 PM, Annette Olson wrote:

Hi Lynn.

Thanks for copying me on your emails. I was hoping to talk to you to get some additional clarification on your concerns and to see if there's anything that I can do to address them. If you prefer to email, that's fine too. I'm hoping to finalize my staff report this week so would love your input now.

Thanks very much,
Annette

Annette Olson
Development Review Planner
County of Santa Cruz
(831) 454-3134
Work Schedule: 8:30 - 1:30: M, W, Th, F

From: Carolyn Burke
Sent: Wednesday, October 05, 2016 12:31 PM
To: 'Lynn Dunn'
Cc: Wanda Williams; Annette Olson
Subject: RE: Removal Significant Trees 028-101-29/APN 161089

Dear Ms. Dunn,

Thank you for meeting with Antonella and I regarding parcel 028-101-29 to discuss the proposed development and site constraints considered under Coastal Development Permit No. 161089. The project planner, Annette Olson, is preparing the staff report for consideration of the Zoning Administrator, and has been copied here to ensure she is aware of your concerns. Tree replacement recommendations will be incorporated into the staff report and accompanying Conditions of Approval to address the trees proposed for removal under the Coastal Development Permit.

As I stated during our meeting, and would like to clarify here, the Coastal Development Permit application is subject to "at-cost" billing. This means all staff time spent performing duties related to the processing of the permit (including phone, email and in-person correspondence with interested parties) must be paid for by the owner on an hourly basis. Thus, Antonella's time spent during our meeting will be charged to the owner.

I will pass along your request to be notified when the final conditions of approval are available for review to the project planner.

Sincerely,

Carolyn Burke, P.E.

Civil Engineer, Environmental Planning
(831) 454-5121

From: Lynn Dunn [<mailto:dunnreimers@mac.com>]
Sent: Tuesday, October 04, 2016 3:50 PM
To: Carolyn Burke
Cc: Wanda Williams; Annette Olson
Subject: Removal Significant Trees 028-101-29/APN 161089

Senior Engineer Burke:

These are our findings based on the meeting with you and Antonella Gentile on Monday, October 3, 2016.

Findings:

1. Directly following the meeting, we drove to site and examined the protected eucalyptus tree and redwood tree. The official site plan does not accurately pin point the eucalyptus nor the redwood tree.
2. The county review did not question owner arborist Nigel Belton's report and accepted the tree removal recommendations in it's entirety.
3. The planner will condition the permit to remove the "clump" of trees on east cliff and 13th Ave corner.
4. The county has no conditions regarding the replacement of trees proposed for removal shown on a site plan and or landscape plan. Again, no conditions re: SC County Significant Tree Replacement, of trees when full grown providing visual mitigation(canopy) for the removed trees.
5. No ariel pictures provided of trees on both lots to discuss the global tree replacement policy. There are at least 10 trees.
6. The county decided not to make an exception to county policy and send Arborist Nigel Belton's report to the County contracting arborist for review/recommendations.
7. The county will not charge the owner for the time of the meeting.

Follow up:

Based on our findings we are requesting a copy of Antonella's Gentile conditions requiring replacement of trees removed.

Thank you,

Lynn Dunn & Charles Reimers
165 13th Ave.

Annette Olson

From: Kevin Donnelly [kdonn2020@gmail.com]
Sent: Monday, October 10, 2016 2:01 PM
To: Annette Olson
Cc: kevin gmail
Subject: feedback on 435 East Cliff

Dear Annette,

I understand that you are the Santa Cruz County Project Planner for **Application Number 161089**, a proposal to remove and rebuild structures at 435 East Cliff (corner of 13th Ave and East Cliff Drive).

I'm a homeowner on 13th Ave. I want to be clear that I have no concerns with removing the existing structures and rebuilding. However, I want to call your attention to the fact that views at the intersection are quite obscured, causing a traffic safety issue, and I am hoping that will be addressed as part of the rebuilding project plans.

Specifically, the existing trees and foliage are overgrown. When making a right turn from 13th Ave onto east-bound East Cliff, it is extremely difficult to see oncoming traffic as it heads up the hill and around the corner past 12th Ave. I (and my family) make this right turn daily, and find it to be a very dangerous intersection.

I would like to request that the project plan approval for this site include some consideration of the traffic issue, and specifically look at ways to improve the sightline for cars in this intersection.

Thanks for your attention on this matter.

Sincerely,

Kevin Donnelly
135 13th Ave
Santa Cruz
kdonn2020@gmail.com
650-823-6255

Annette Olson

From: Stanley D Stevens [sstevens@ucsc.edu]
Sent: Monday, October 10, 2016 1:15 PM
To: Annette Olson
Subject: 435 East Cliff Drive App. #161089

Dear Ms. Olson:

My wife and I have lived on 13th Avenue for the past 40 years. We are abundantly familiar with the corner of 13th that intersects with East Cliff Drive.

It is a dangerous corner. The Eastbound traffic that comes around East Cliff Drive toward

that corner is much faster than it should be for the lines-of-sight for auto drivers trying to enter East Cliff Drive, and for pedestrians trying to cross to homes and businesses on the north side of East Cliff Drive.

My concern is that the Project Proposal will not improve the conditions for drivers and pedestrians.

I hope that your presentation at the Public Hearing on Friday, October 21st will address these concerns.

Sincerely,

Stanley D. Stevens
231 13th Avenue
Santa Cruz 95062

Annette Olson

From: John [jomil1@yahoo.com]
Sent: Tuesday, October 11, 2016 12:39 PM
To: Annette Olson
Subject: Project # 161089 East Cliff and 13th Ave
Attachments: Safety Request to Planner .pdf

Hi Annette,

I wanted to submit a more formalized document for the project 161089. My document attached outlines the three safety obstructions that I feel need to be addressed. As only one of these obstructions (the house that sits on East Cliff Dr.) is part of the current project, I wanted to be sure the other two obstructions on the lot not being developed are taken into consideration at this time.

I understand you have been getting letters from residents regarding visual safety improvements for the corner of 13th Ave and East Cliff Dr. and you have informed them that you support the safety improvements. I hope that all the improvements are approved/implemented.

Thanks for your help!

John Miller

Dear Ms Olson,

I am a resident of Prospect Street between 12th and 13th Ave in Live Oak. I use the intersection of 13th Ave and East Cliff drive daily. This has been a dangerous intersection for years due to vegetation located at the corner lot (13th ave and East cliff) as well as the house located at the corner of East cliff and the alleyway between 12th and 13th avenues..

I understand the redevelopment project (application number 161089) is primarily to remove the existing structures on both parcels and build a new house on only one parcel. I also understand the proposal involves removing one large eucalyptus tree on one of the lots.

I am requesting that improvements be made as part of this project to improve the line of sight for those trying to turn right or left from 13th Ave onto East Cliff drive, as well as those drivers turning left from East Cliff Dr. onto 13th Ave. Line of sight improvements will also greatly improve safety for pedestrians using the crosswalk at 13th Ave. and East Cliff Dr.

I believe to improve the line of sight, three obstructions must be removed:

- a) The large tree on the corner of 13th Ave and East Cliff (tagged #10)
- b) The vegetation/hedge bordering East Cliff drive between 13th and the alley
- c) The house that sits on the edge of East Cliff Drive.

I have included three pictures to illustrate the line of sight obstruction.

Picture 1 – view from 13th Ave while stopped at the stop sign. The large tree with tag marked “10”, closest to the fire hydrant is the first level obstruction.

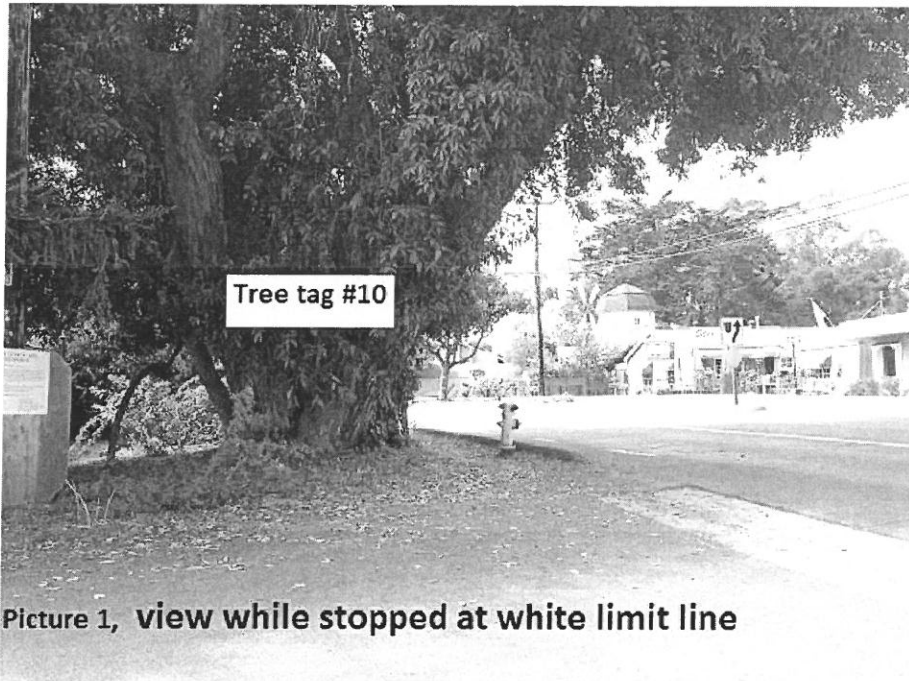
Picture 2 - Behind tree tagged as “10” , there is a hedge a couple feet back from the curb that runs along East Cliff. This is a second level of obstruction

Picture3 – Past the hedge, is the house on East Cliff and the alley. This is the third level of obstruction

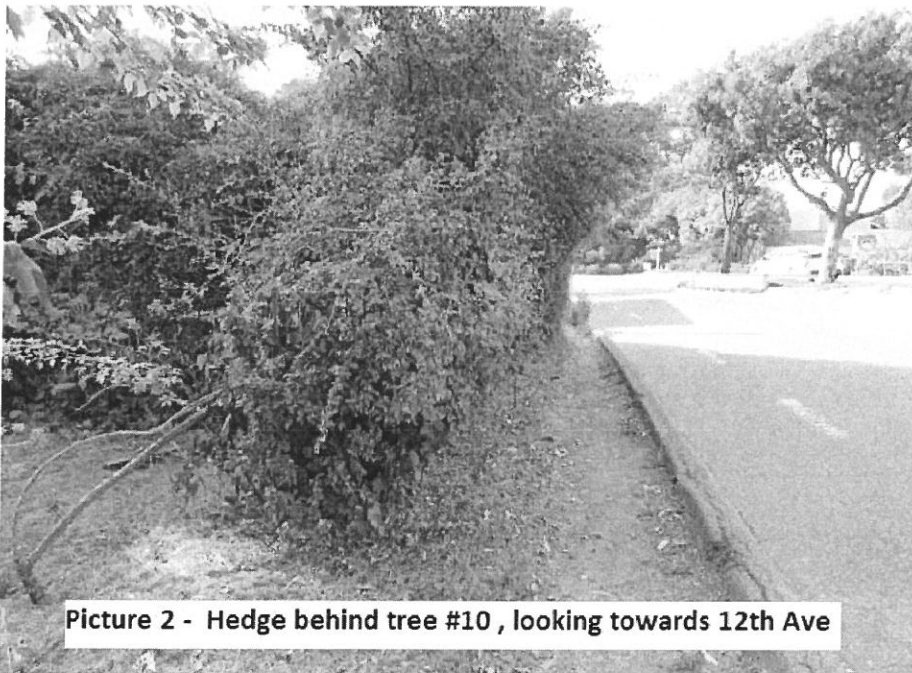
Referring to the three obstructions I’ve noted as “a”, “b”, “c” above, I believe the current project will remove the house obstruction “c”. Though the current project does not include construction on the lot which obstructions “a” and “b” exist, I am requesting that these also be removed at this time. Please consider these safety improvements in the current project.

Thank You,

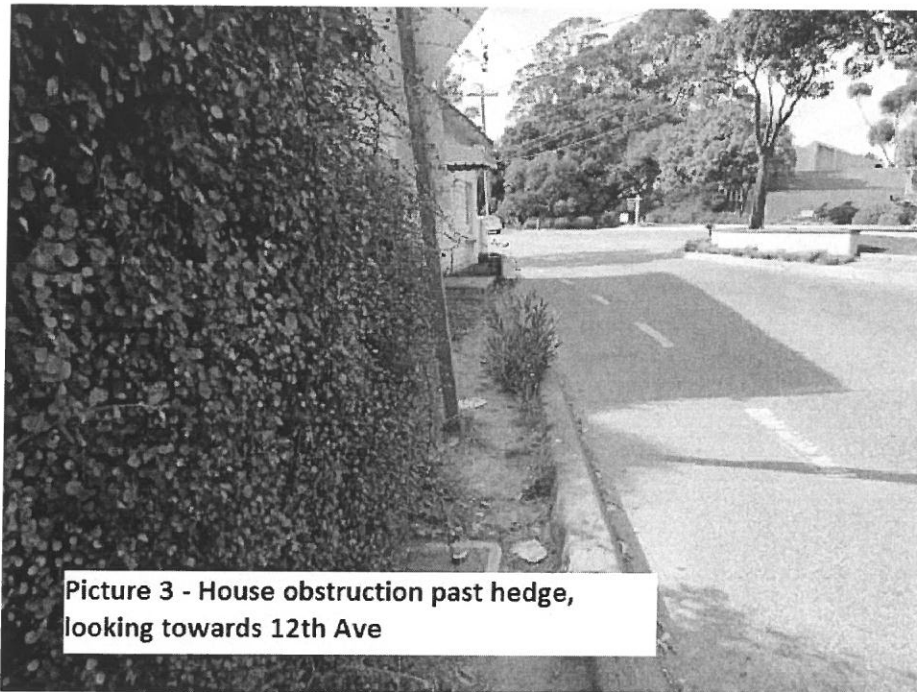
John Miller
1230 Prospect Street



Picture 1, view while stopped at white limit line



Picture 2 - Hedge behind tree #10, looking towards 12th Ave



Picture 3 - House obstruction past hedge,
looking towards 12th Ave