



Staff Report to the Zoning Administrator

Application Number: 181055

Applicant: Carl Washburn
Owner: Washburn
APN: 029-121-01
Site Address: 1920 Maciel Avenue

Agenda Date: June 21, 2019
Agenda Item #: 4
Time: After 9:00 a.m.

Project Description: Proposal to demolish seven non-habitable accessory structures, construct a new approximately 3,500 square foot single family dwelling with an approximately 1500 square foot garage with storage at the second floor, and convert an existing Accessory Dwelling Unit to third single family dwelling. Results in a three-unit Dwelling Group on a parcel in the R-1-6-D zone district. Requires a Residential Development Permit for construction of a dwelling group and non-habitable accessory structure in excess of 1,000 square feet and Design Review to exceed the allowed height of 28 feet (29 foot 5 inches) for the proposed single family dwelling.

Location: Property located on the east side of Maciel Avenue (1920 Maciel Avenue) at approximately 200 feet north of the intersection with Encina Drive.

Permits Required: Residential Development Permit

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 181055, based on the attached findings and conditions.

Project Description & Setting

The subject property is approximately 2 acres (30,000 net square feet) in size and developed with an existing single family dwelling and detached accessory dwelling unit. Multiple accessory structures (greenhouses) are located at the rear of the parcel and used for family gardening.

The property is located on the east side of Maciel Avenue approximately mid-block between the intersections of Capitola Road to the south and Mattison Lane to the north. A plan line has been adopted for Maciel Avenue which requires installation of curb gutter and sidewalks along the frontage of the subject property and connect with existing curb gutter and sidewalk to the south. The property is constrained by a riparian corridor along the south and east side and two sanitary easements traverse the interior of the property.

The surrounding area is developed with a combination of single family and multi-family development consisting of a variety of architectural designs. Parcels to the north and south are of comparable size to the subject property with smaller parcels across Maciel Avenue.

This is a proposal to demolish the existing greenhouse structures at the rear of the parcel and construct a new 3,500 square foot single family dwelling with a 1,500 square foot detached garage with storage loft. Inclusion of the existing homes along with the proposed dwelling results in a three unit dwelling group requiring a Residential Development Permit. A pre-fabricated portion of the proposed home containing a second story stairwell exceeds the allowed height of 28 feet (29 feet 5 inches) and requires Design Review.

Zoning & General Plan Consistency

The subject property is an approximately two acre parcel (30,500 net square feet) located in the R-1-6-D (Single Family Residential - 6,000 square foot minimum) zone district with a Park Dedication overlay, a designation which allows residential uses.

Pursuant to SCCC 15.01.090(C), County Parks staff has reviewed the proposed development and prepared a Park Site Review of the subject parcel. It was concluded, as stated in Exhibit G, County Parks does not recommend acquisition of the subject parcel for inclusion in a future development of a community park.

The proposed dwelling group is an allowed use within the zone district and the project is consistent with the site's R-UL, O-U (Urban Low Density Residential, Urban Open Space) General Plan designation. As proposed, the project complies with the R-UL density range of 6,000 to 10,000 square feet per dwelling unit.

The portion of the subject parcel containing the Urban Open Space designation is also constrained by the riparian corridor and buffer. As proposed, no new development is proposed within the portion of the parcel designated as Urban Open Space. Pursuant to General Plan Policy 5.1.12, a condition of approval requires removal of any miscellaneous debris from within the riparian buffer.

Design Review

The proposed development is subject to Design Review pursuant to SCCC 13.11.040. As designed, the project complies with the requirements of the County Design Review Ordinance, in that the project incorporates existing mature vegetation to ensure the natural aesthetic qualities of the parcel are preserved. Further, the proposed color and materials will be natural and complimentary to the site. The project will retain existing housing stock consisting of an existing single family dwelling and ADU which are characteristic of the style of homes found in the vicinity. The proposed dwelling and non-habitable accessory structure will be compatible with the surrounding pattern of development and architectural styles found in the vicinity. The location of the proposed home toward the rear of the parcel will be a sufficient distance from public road and adjoining parcels to reduce potential visual impacts of the proposed development resulting from the proposed increase in height. The project includes installation of roadside improvements pursuant to the adopted Plan Line for Maciel Avenue.

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 **181055**, based on the attached findings and conditions.

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

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

Report Prepared By: Nathan MacBeth
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3118
E-mail: nathan.macbeth@santacruzcounty.us

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Will-serve letters
- H. Comments & Correspondence

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: 181055

Assessor Parcel Number: 029-121-01

Project Location: 1920 Maciel Avenue

Project Description: Proposal to construct a third single family dwelling resulting in a three unit dwelling group.

Person or Agency Proposing Project: Carl Washburn

Contact Phone Number: (831) 588-0651

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

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

F. Reasons why the project is exempt:

Construct a new single family dwelling in an area designated for residential uses.

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

Nathan MacBeth, Project Planner

Date: _____

EXHIBIT A

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. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

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 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 R-1-6-D (Single Family Residential - 6,000 square foot minimum, Park Dedication) zone district as the primary use of the property will continue to be residential. The proposed three-unit dwelling group is an allowed use in the zone district.

The proposal includes construction of a 1,500 square foot detached non-habitable accessory structure (garage). Findings can be made to approve the proposed accessory structure in excess of 1,000 square feet in that the structure will be consistent with the existing pattern of development in the surrounding neighborhood. As proposed, the project complies with all current site standards for the zone district.

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

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the R-UL, O-U (Urban Low Density Residential, Urban Open Space) land use designation in the County General Plan. The project site is approximately 30,500 square feet of net site area (less rights of way and riparian corridor). A riparian and oak woodland vegetation and buffer determination was prepared by Jodi McGraw Consulting dated October 8, 2015. As proposed, the development complies with the density range of the General Plan and all development activities will be located outside of the established riparian buffer.

The proposed use will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties. The project 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 proposed single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed single family dwelling and resulting dwelling group 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). The proposed single family dwelling and non-habitable accessory structure will comply with the site standards for the R-1-6-D zone district (including setbacks, lot coverage, floor area ratio, 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.

The proposed dwelling group is consistent with the site's R-UL, O-U (Urban Low Density Residential, Urban Open Space) General Plan designation. As proposed, the project complies with the R-UL density range of 6,000 to 10,000 square feet per dwelling unit.

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

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

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be one peak trip per day (one peak trip per dwelling unit), such an increase will not adversely impact existing roads or intersections in the surrounding area. Will-serve letters from the County Sanitation District and City of Santa Cruz Water Department have been obtained.

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 structures are located in a mixed neighborhood containing a variety of architectural styles, and the proposed dwelling group and non-habitable accessory structure are consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed single family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The proposed increased height of 29 feet 5 inches will be in harmony with the character of the site. The portion of the structure for which the increased height is requested contains architectural elements that are in character with the agricultural nature of the project site. The proposed Silo element of the proposed home will be sufficiently set back from the public right of way (200 feet) and the approximately two-foot increase in height will not be readily apparent at that distance.

Conditions of Approval

Exhibit D: Project plans, prepared by MFG Engineering, revised 8/13/18.

- I. This permit authorizes the construction of a single family dwelling as indicated on the approved Exhibit "D" for this permit. 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 for the existing greenhouses and detached toilet structure.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- 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. Drainage plan that complies with the requirements set forth in 2016 California Building Code (CBC) Section 1804.4 and the recommendations of the soils engineer.
 4. A stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual.
 5. Detailed grading plans showing overexcavation and recompaction as recommended by a Geotechnical Engineer.
 6. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 30 feet (silo structure).
 7. Details showing compliance with fire department requirements.
- B. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Please refer to Discretionary comments dated 10/4/18.
 - C. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
 - D. Meet all requirements of the Environmental Planning section of the Planning Department.
 - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - H. Pay the current fees for Parks and Child Care mitigation for 4 bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - I. Pay the current fees for Roadside and Transportation improvements for 4

bedrooms. Please contact the Department of Public Works for a current list of these fees.

- J. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling 3,001 square feet up to 4,000 square feet is \$10 per square foot (\$35,000).
- K. Provide required off-street parking for eight (8) 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.
- L. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The construction of frontage improvements (curb, gutter, sidewalk, etc.) as per Plan Lines for Maciel Avenue is required. Right of way dedication shall be required for the area fronting Maciel Avenue.
- D. Restoration of the riparian buffer is required and shall include removal of any debris from the riparian buffer area. You are encouraged to discuss this condition with Environmental Planning staff prior to conducting activities within the riparian area.
- E. The project must comply with all recommendations of the approved soils reports.
- F. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
 - B. Earthwork is prohibited during the rainy season (October 15-April 15) unless a winter grading permit is approved by the Planning Director.
- 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.

Application #: 181055
APN: 029-121-01
Owner: Washburn

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

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

Approval Date: _____

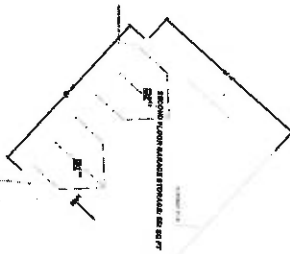
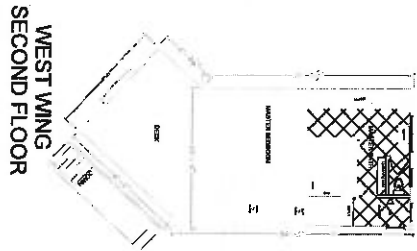
Effective Date: _____

Expiration Date: _____

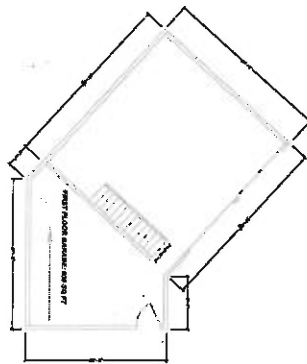
Jocelyn Drake
Deputy Zoning Administrator

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.

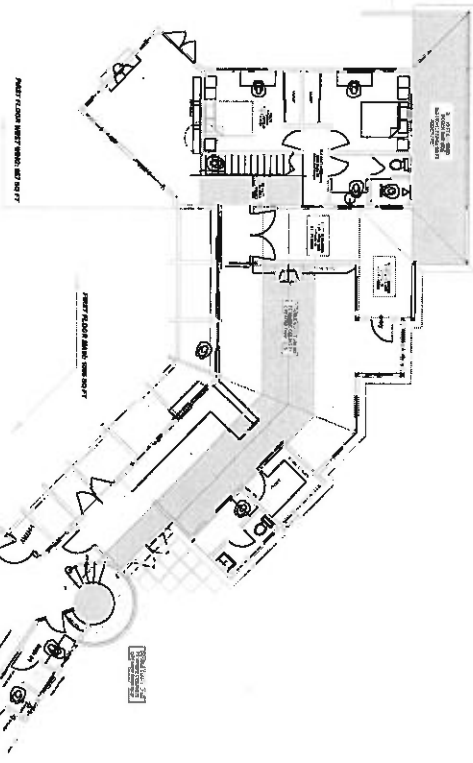




GARAGE
SECOND FLOOR



GARAGE
FIRST FLOOR



GROSS BUILDING AREA:

FLOOR AREA BY ROOMING AREA:

1. LIVING ROOM (10' x 12')	120
2. KITCHEN (10' x 12')	120
3. DINING ROOM (10' x 12')	120
4. BREAKFAST ROOM (10' x 12')	120
5. BEDROOM (10' x 12')	120
6. BEDROOM (10' x 12')	120
7. BEDROOM (10' x 12')	120
8. BATH (10' x 12')	120
9. HALL (10' x 12')	120
10. CLOSET (10' x 12')	120
11. PORCH (10' x 12')	120
12. TERRACE (10' x 12')	120
13. DRIVE (10' x 12')	120
14. GARAGE (10' x 12')	120
15. ATTIC (10' x 12')	120
16. TOTAL	1200

LOT COVERAGE: 3552 SQ FT / 80831 SQ FT = +OR- 4%

FAR CALCULATION

NET SITE AREA: 90,831 SQ FT (2.085 ACRES)
GROSS BUILDING AREA: 5438 SQ FT
FLOOR AREA RATIO: .0598

HABITABLE FLOOR
AREA:

FLOOR AREA BY ROOMING AREA:

1. LIVING ROOM (10' x 12')	120
2. KITCHEN (10' x 12')	120
3. DINING ROOM (10' x 12')	120
4. BREAKFAST ROOM (10' x 12')	120
5. BEDROOM (10' x 12')	120
6. BEDROOM (10' x 12')	120
7. BEDROOM (10' x 12')	120
8. BATH (10' x 12')	120
9. HALL (10' x 12')	120
10. CLOSET (10' x 12')	120
11. PORCH (10' x 12')	120
12. TERRACE (10' x 12')	120
13. DRIVE (10' x 12')	120
14. GARAGE (10' x 12')	120
15. ATTIC (10' x 12')	120
16. TOTAL	1200

FLOOR AREA:

FLOOR AREA BY ROOMING AREA:

1. LIVING ROOM (10' x 12')	120
2. KITCHEN (10' x 12')	120
3. DINING ROOM (10' x 12')	120
4. BREAKFAST ROOM (10' x 12')	120
5. BEDROOM (10' x 12')	120
6. BEDROOM (10' x 12')	120
7. BEDROOM (10' x 12')	120
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13. DRIVE (10' x 12')	120
14. GARAGE (10' x 12')	120
15. ATTIC (10' x 12')	120
16. TOTAL	1200

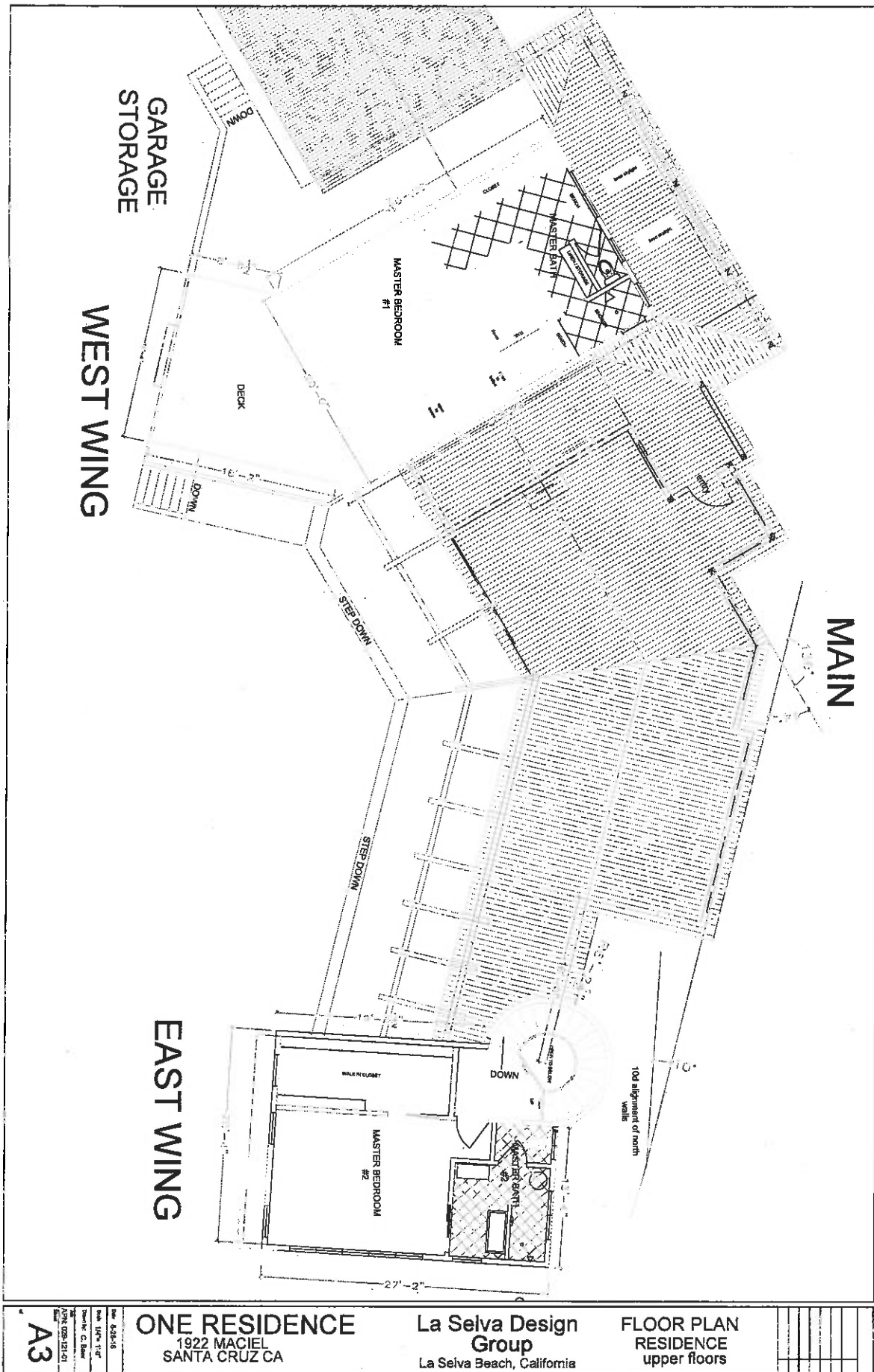
NOTE THAT PROPOSED GARAGE AND ATTIC ARE NOT "INCLUDED WITHIN EXTERIOR WALLS OF BUILDING". GARAGE IS DETACHED. NOTE THAT FLOOR AREA BY EITHER METHOD IS LESS THAN 5000 SQ FT.

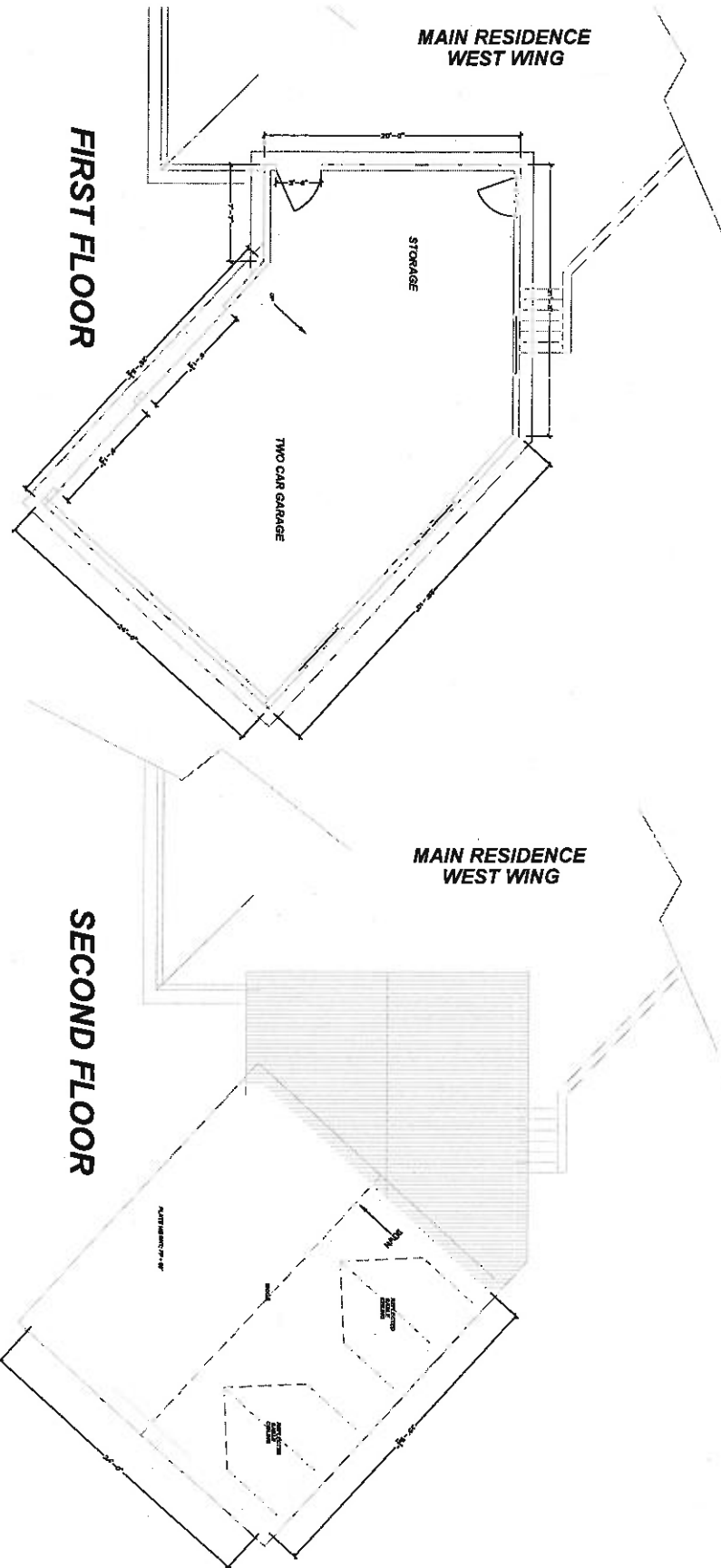
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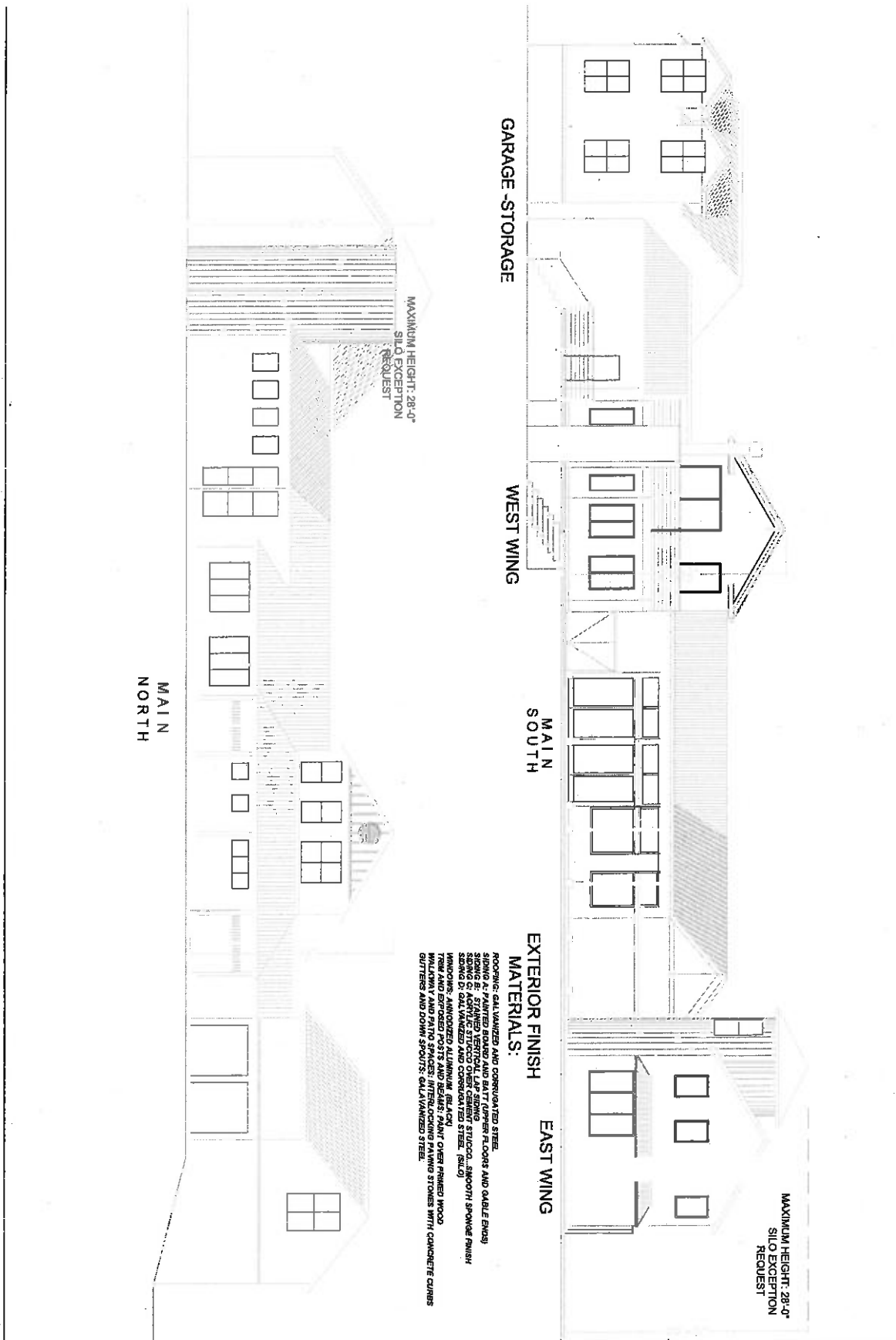
WASHBURN - MARSE
RESIDENCE
1922 MACIEL
SANTA CRUZ CA

La Selva Design
Group
La Selva Beach, California

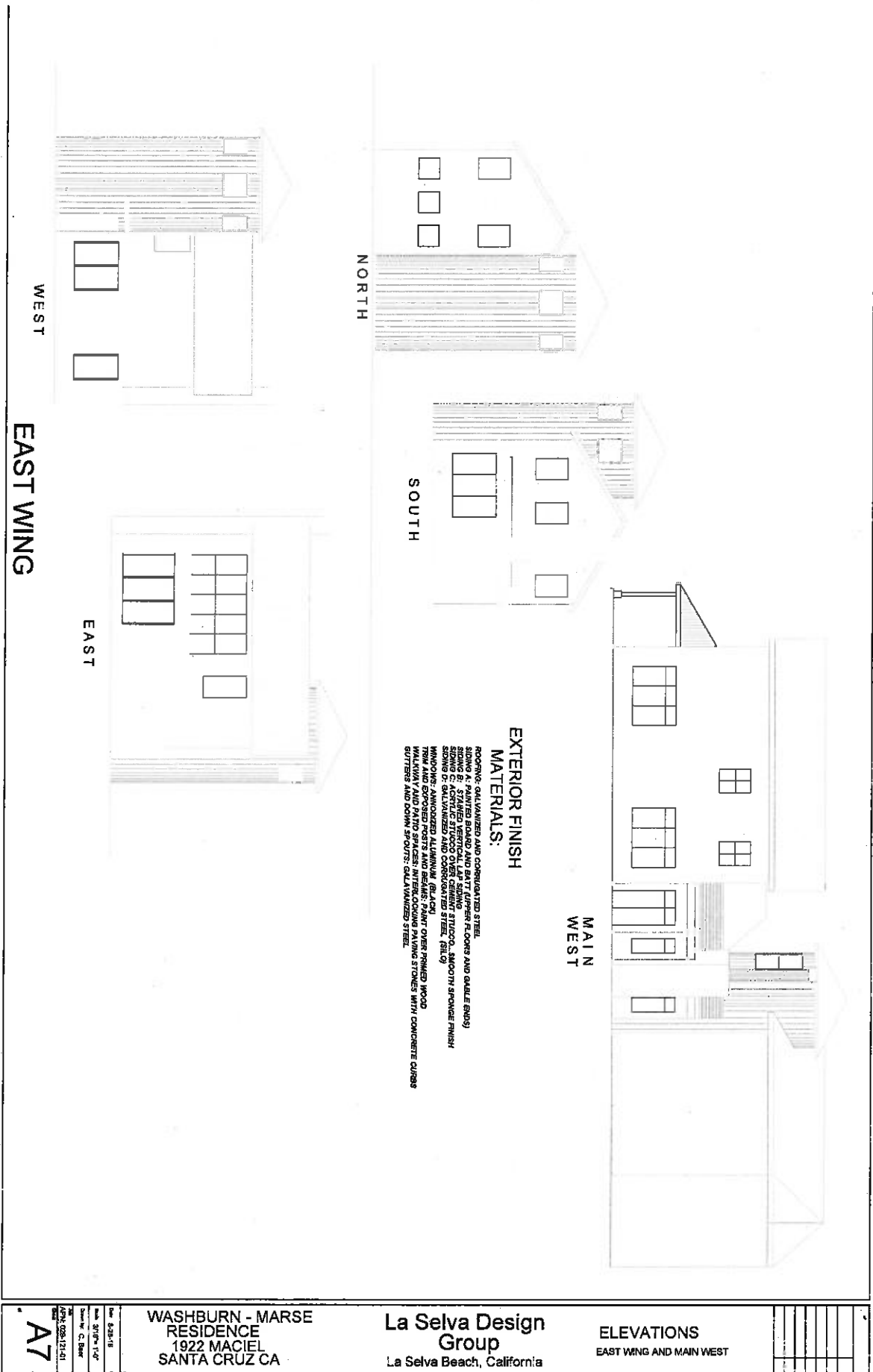
FAR
CALCULATION

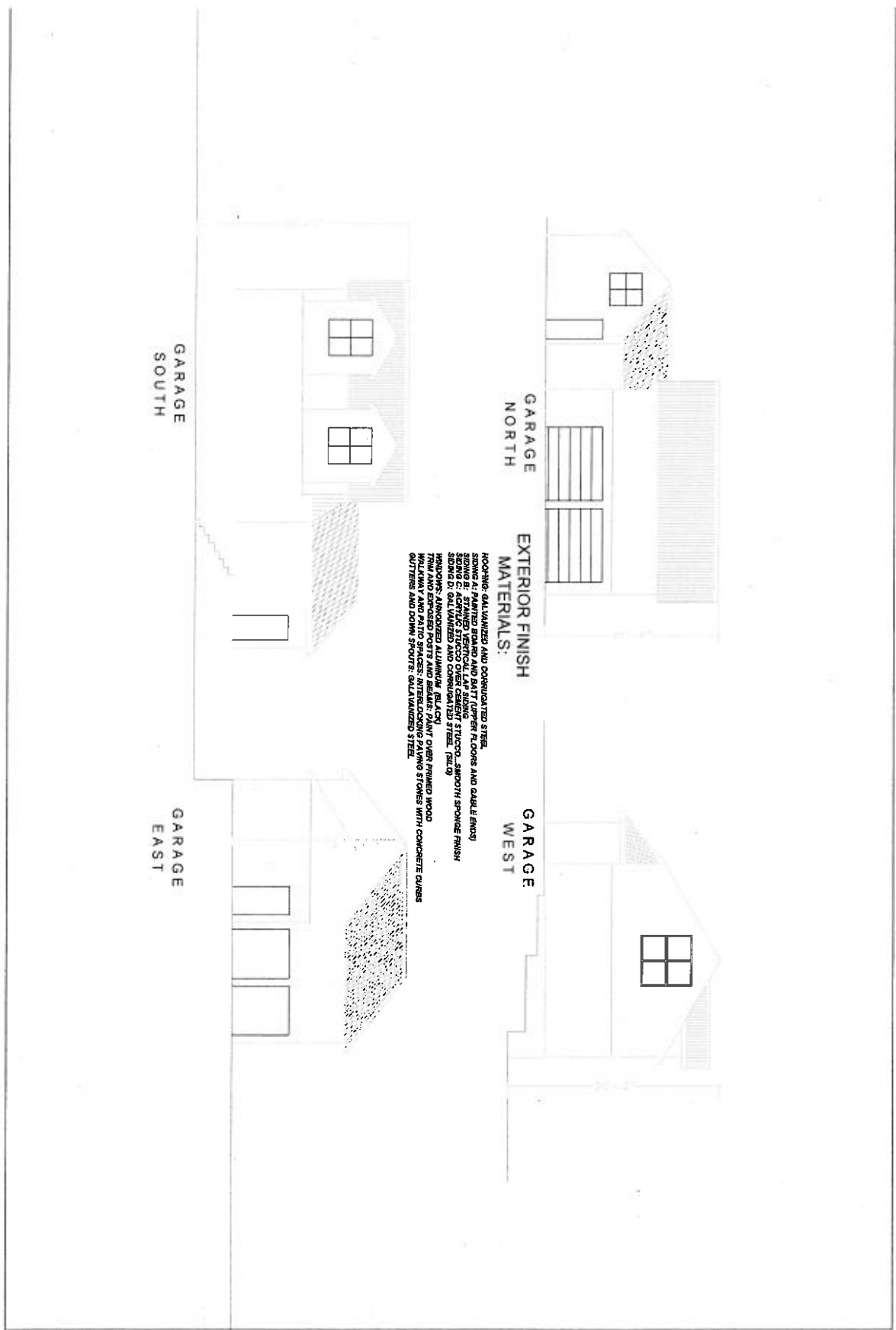


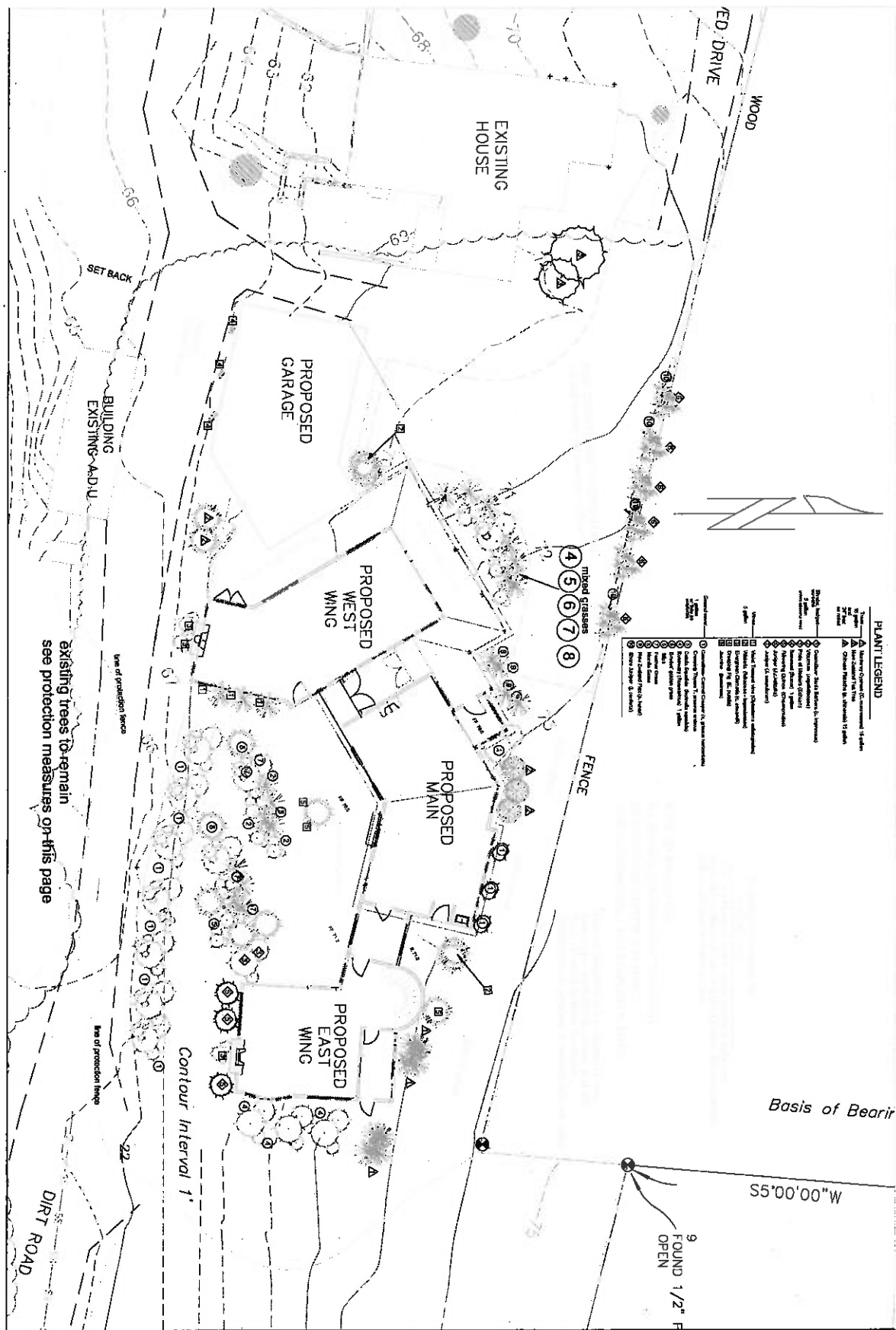




A6	WASHBURN - MARSE RESIDENCE 1922 MACIEL SANTA CRUZ CA	La Selva Design Group La Selva Beach, California	ELEVATIONS NORTH - SOUTH
	Date: 8-28-18	Drawn: J. L. Davis	Scale: 3/8" = 1'-0"
	Checked: C. Davis	Project: 008-211-01	Sheet: 1 of 1
	Title:	Notes:	Revision:







<p>A9</p>	<p>WASHBURN - MARSE RESIDENCE 1922 MACIEL SANTA CRUZ CA</p>	<p>La Selva Design Group La Selva Beach, California</p>	<p>LANDSCAPE PLAN</p>
	<p>Scale: 1/8" = 1'-0"</p>		
	<p>DATE: 08/17/01</p>		
	<p>BY: [Signature]</p>		

25-3

**SHEET METAL ROOFING OVER
3/4" CDX ROOF SHEETING ON
2X12 DF RAFTERS AT 24" O.C.**

**1" ACX T&G SHEETING GLUED AND NAILED ON
12" BCI ENGINEERED FLOOR JOIST**

5/8" TYPE X SHEETROCK

DECK
2 LAYERS OF BUTHTHENE 3000 OVER
1" ACX T&G SHEETING GLUED AND NAILED ON
12" BCI ENGINEERED FLOOR JOIST

DECK RAIL @ 42" ABOVE FF

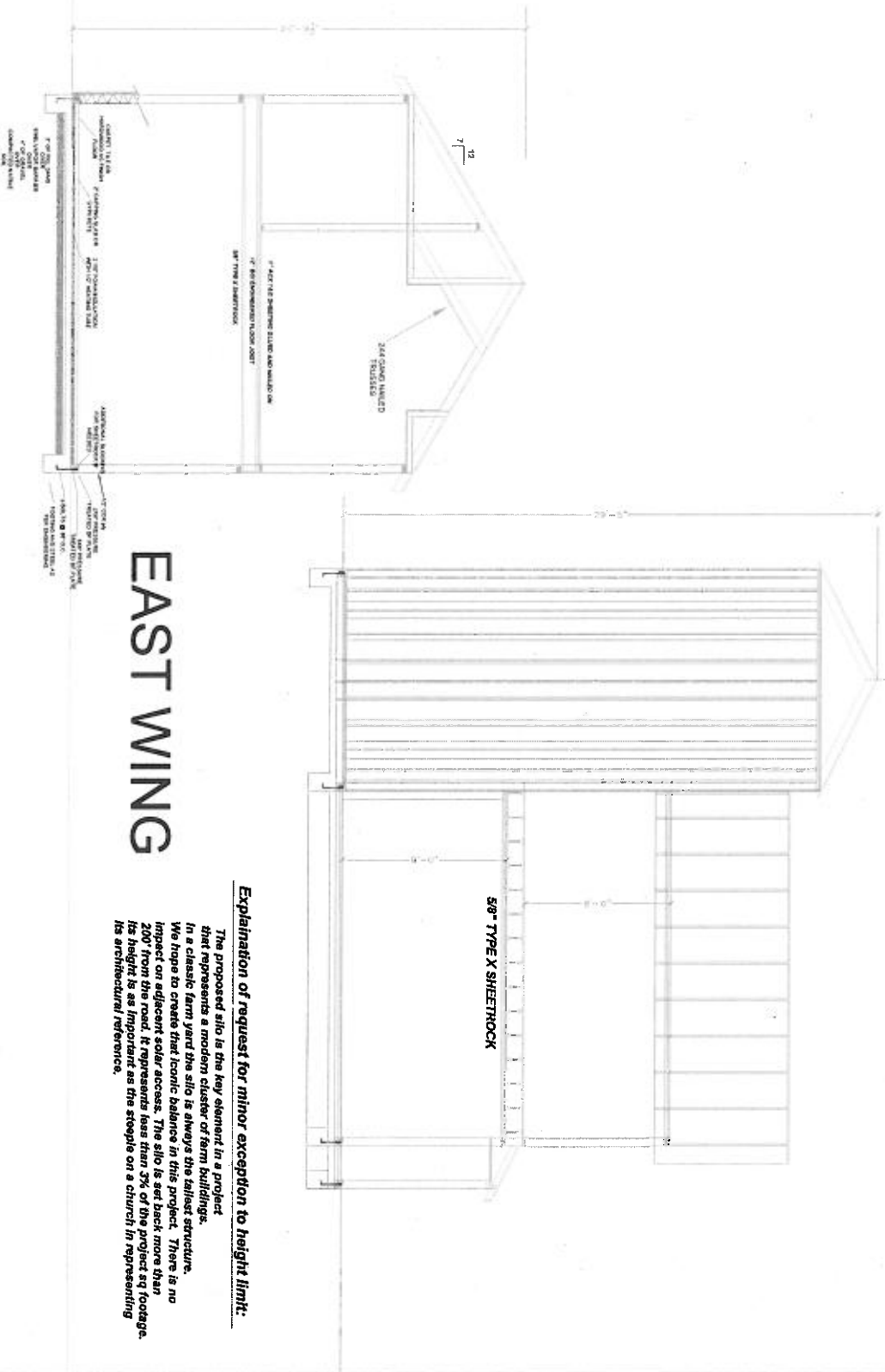
WEST WING

A11

WASHBURN - MARSE
RESIDENCE
1922 MACIEL
SANTA CRUZ CA

**La Selva Design
Group**
La Selva Beach, California

SECTIONS
WEST WING

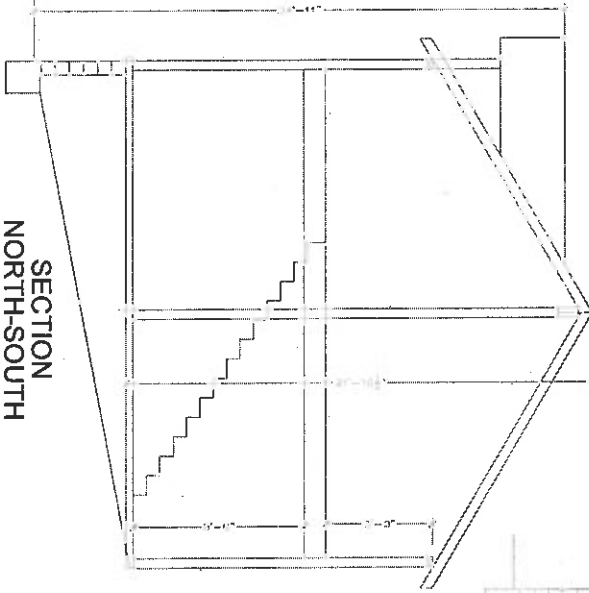


EAST WING

Explanation of request for minor exception to height limit:

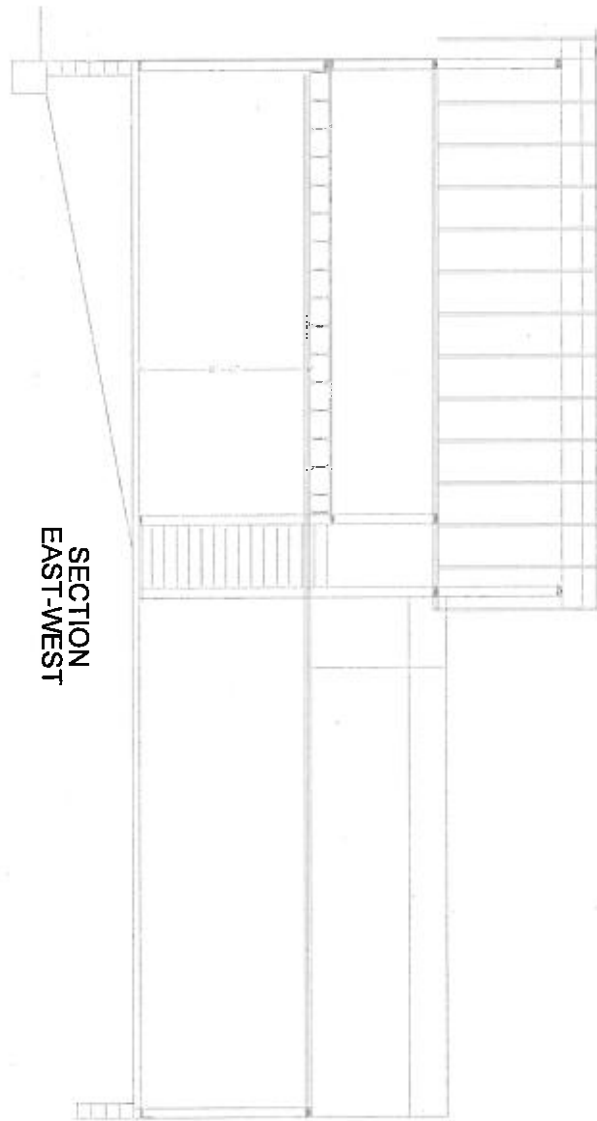
The proposed silo is the key element in a project that represents a modern cluster of farm buildings. In a classic farm yard the silo is always the tallest structure. We hope to create that iconic balance in this project. There is no impact on adjacent solar access. The silo is set back more than 200' from the road. It represents less than 3% of the project sq footage. Its height is as important as the steeply pitched roof in representing its architectural reference.

SECTION
NORTH-SOUTH



GARAGE STORAGE

SECTION
EAST-WEST



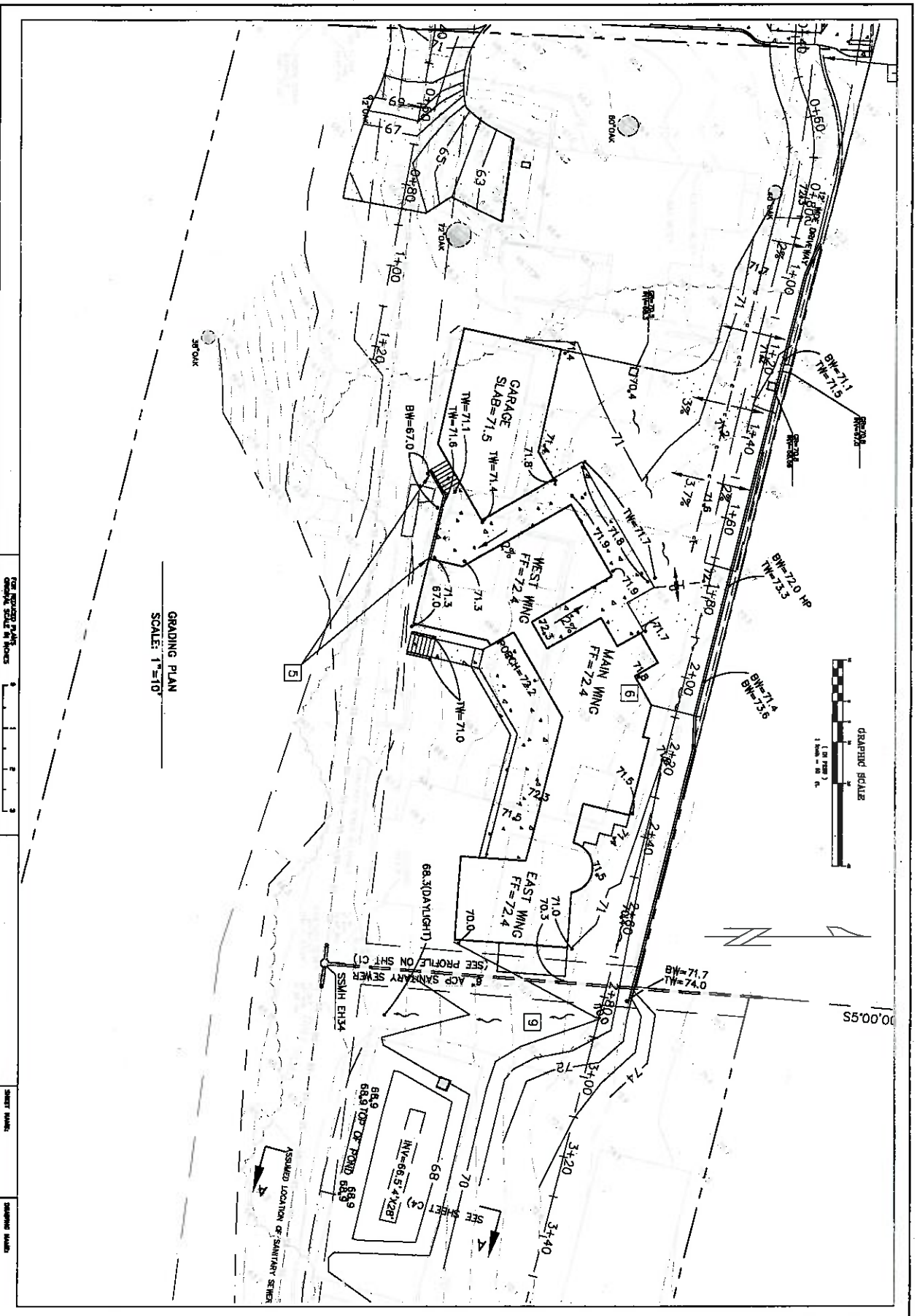
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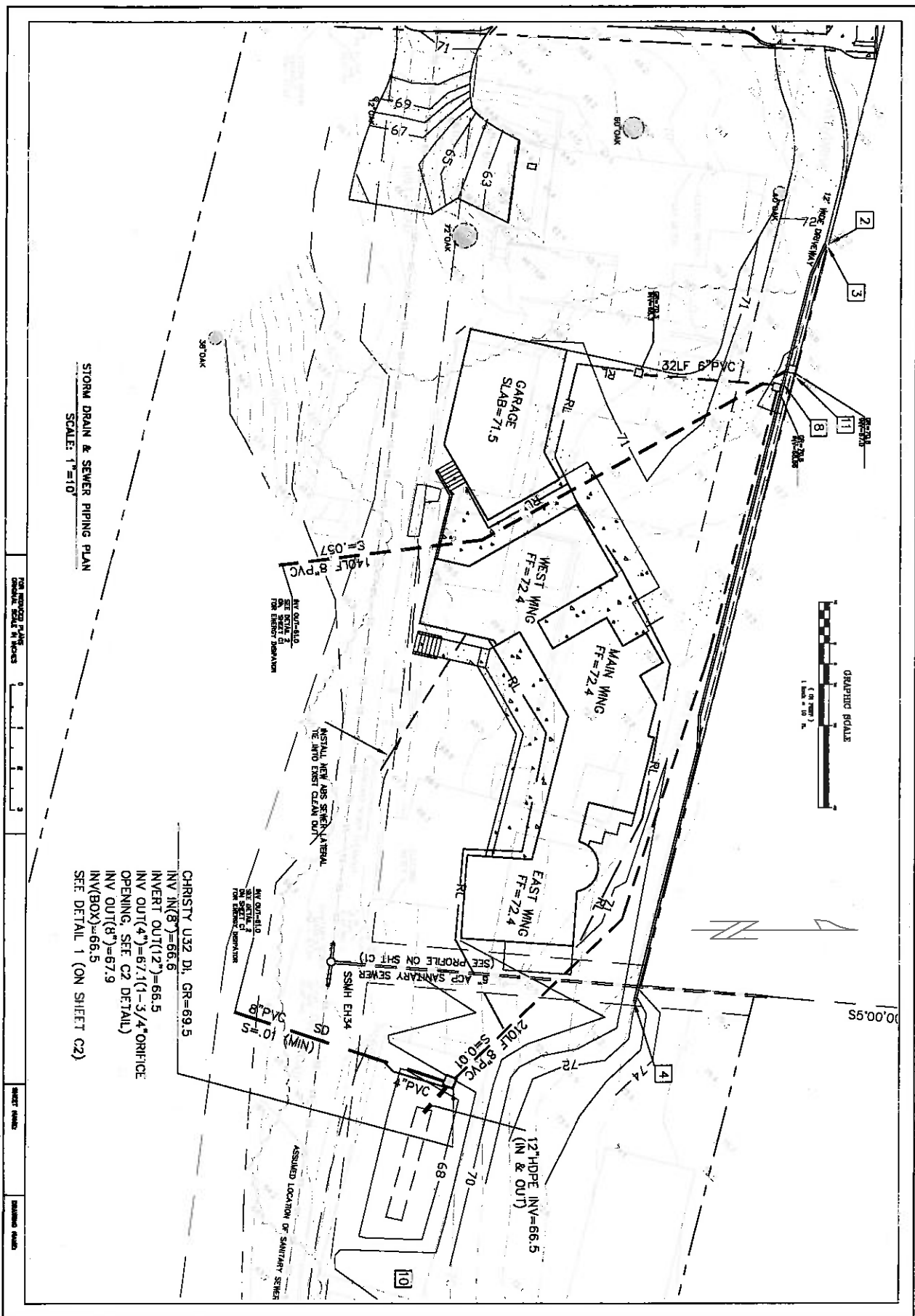
DATE: 02-08-18
SCALE: 3/8" = 1'-0"
DRAWN BY: C. BAKER
APP. 02/08/18-01

WASHBURN - MARSE
RESIDENCE
1922 MACIEL
SANTA CRUZ CA

La Selva Design
Group
La Selva Beach, California

SECTIONS
WEST WING

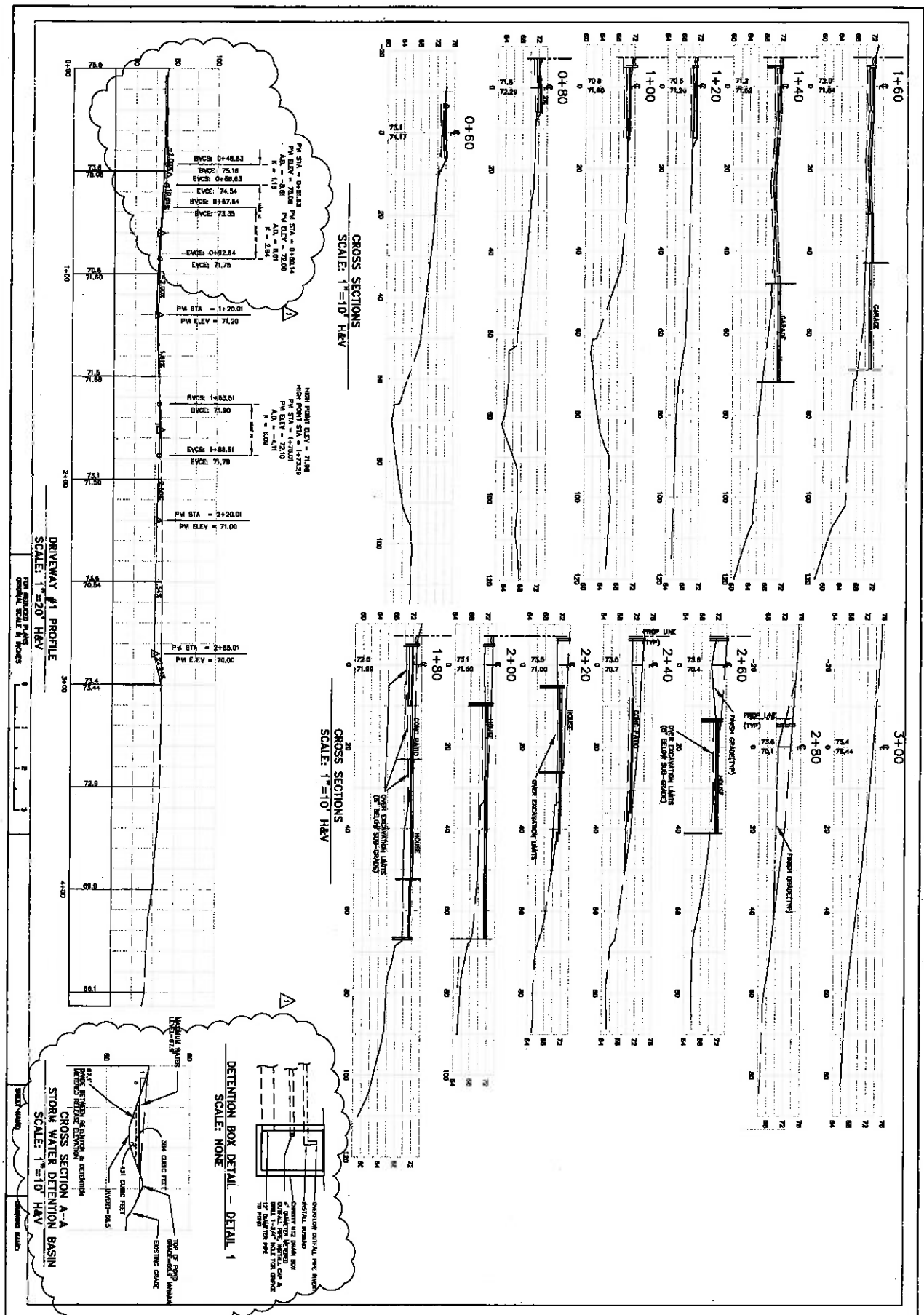





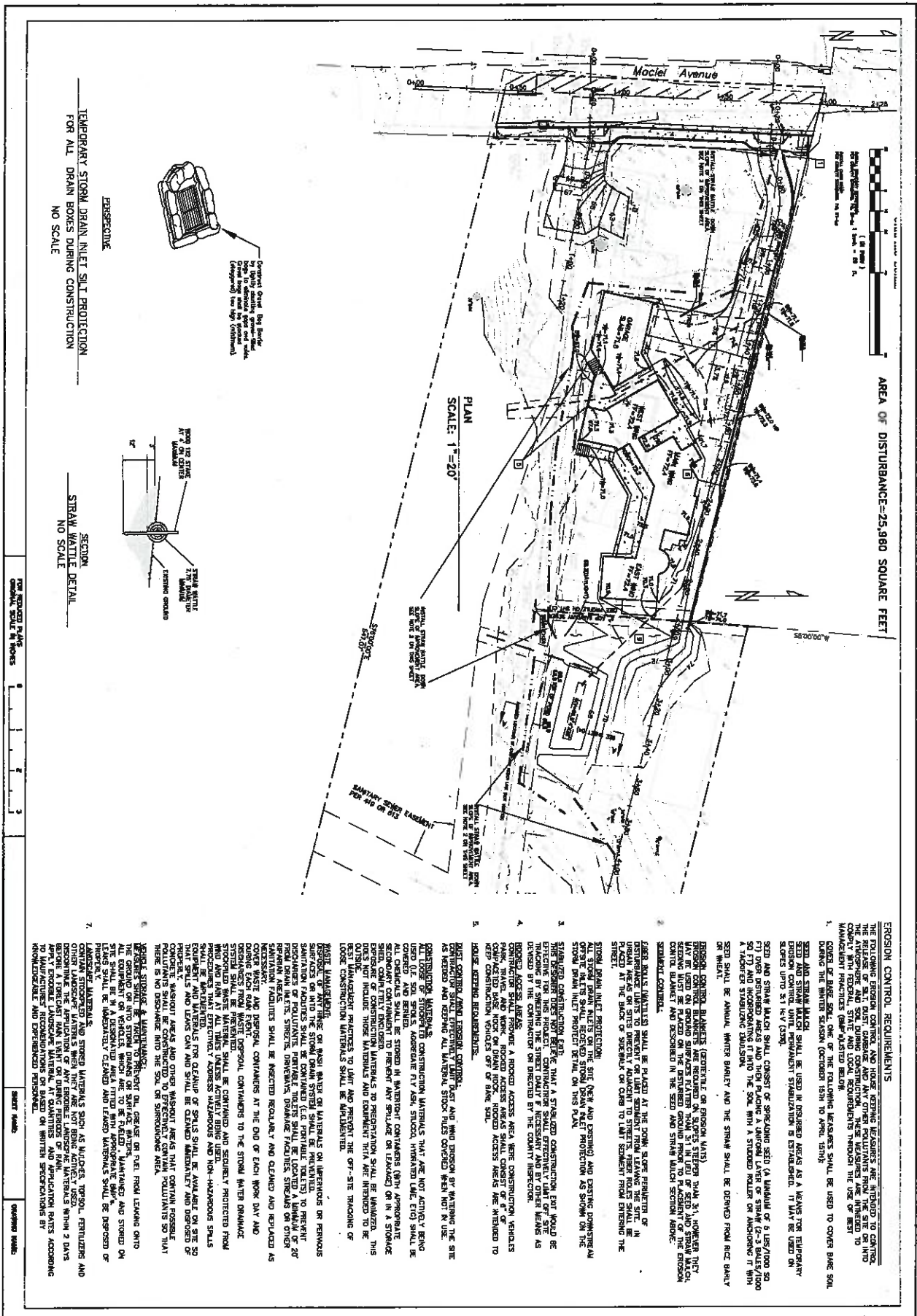
STORM DRAIN & SEWER PIPING PLAN
SCALE: 1"=10'

CHRISTY U32 DI. GR=69.5
INV IN(8")=66.6
INVERT OUT(12")=66.5
INV OUT(4")=67.1(1-3/4" ORIFICE
OPENING, SEE C2 DETAIL)
INV OUT(8")=67.9
INV(BOX)=66.5
SEE DETAIL 1 (ON SHEET C2)

SHEET C3 of 8	DATE: 8/20/18 SCALE: 1"=10'	PROJECT ENGINEER MFG Engineers, Inc. 945 BOX 151 APTOS, CA 95001 (831) 763-1661 CEL (831) 601-9519	DATE: 8/23/18 REVISION: 1 ADDS THIS VIEW FOR CLARITY	BY: MFG
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SHEET C4 of 8	DRAWN BY CHECKED BY DATE 1/2018 BUILD NOTED	APN 029-121-01 PROFILE, CROSS SECTIONS, DETAILS 1922 MACIEL AVENUE, SANTA CRUZ, CA	PROJECT ENGINEER MFG Engineers, Inc. PO BOX 1914 APTOS, CA 95001 (831) 763-1661 CEL (831) 601-9516		DATE 1/2018 REVIEWER 1. RESPONSE TO PLAN CHECK COMMENTS 2. REVISIONS 3. REVISIONS 4. REVISIONS 5. REVISIONS 6. REVISIONS 7. REVISIONS 8. REVISIONS 9. REVISIONS 10. REVISIONS 11. REVISIONS 12. REVISIONS 13. REVISIONS 14. REVISIONS 15. REVISIONS 16. REVISIONS 17. REVISIONS 18. REVISIONS 19. REVISIONS 20. REVISIONS 21. REVISIONS 22. REVISIONS 23. REVISIONS 24. REVISIONS 25. REVISIONS 26. REVISIONS 27. REVISIONS 28. REVISIONS 29. REVISIONS 30. REVISIONS 31. REVISIONS 32. REVISIONS 33. REVISIONS 34. REVISIONS 35. REVISIONS 36. REVISIONS 37. REVISIONS 38. REVISIONS 39. REVISIONS 40. REVISIONS 41. REVISIONS 42. REVISIONS 43. REVISIONS 44. REVISIONS 45. REVISIONS 46. REVISIONS 47. REVISIONS 48. REVISIONS 49. REVISIONS 50. REVISIONS 51. REVISIONS 52. REVISIONS 53. REVISIONS 54. REVISIONS 55. REVISIONS 56. REVISIONS 57. REVISIONS 58. REVISIONS 59. REVISIONS 60. REVISIONS 61. REVISIONS 62. REVISIONS 63. REVISIONS 64. REVISIONS 65. REVISIONS 66. REVISIONS 67. REVISIONS 68. REVISIONS 69. REVISIONS 70. REVISIONS 71. REVISIONS 72. REVISIONS 73. REVISIONS 74. REVISIONS 75. REVISIONS 76. REVISIONS 77. REVISIONS 78. REVISIONS 79. REVISIONS 80. REVISIONS 81. REVISIONS 82. REVISIONS 83. REVISIONS 84. REVISIONS 85. REVISIONS 86. REVISIONS 87. REVISIONS 88. REVISIONS 89. REVISIONS 90. REVISIONS 91. REVISIONS 92. REVISIONS 93. REVISIONS 94. REVISIONS 95. REVISIONS 96. REVISIONS 97. REVISIONS 98. REVISIONS 99. REVISIONS 100. REVISIONS
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EROSION CONTROL REQUIREMENTS

THE FOLLOWING EROSION CONTROL AND SILTATION REQUIREMENTS ARE INTENDED TO PREVENT THE RELEASE OF SOIL, DUST, GRASS, AND ANY OTHER POLLUTANTS FROM THE SITE OR INTO THE ADJACENT STREETS AND WATERWAYS. THESE REQUIREMENTS ARE INTENDED TO PREVENT THE RELEASE OF SOIL, DUST, GRASS, AND ANY OTHER POLLUTANTS FROM THE SITE OR INTO THE ADJACENT STREETS AND WATERWAYS. THESE REQUIREMENTS ARE INTENDED TO PREVENT THE RELEASE OF SOIL, DUST, GRASS, AND ANY OTHER POLLUTANTS FROM THE SITE OR INTO THE ADJACENT STREETS AND WATERWAYS.

SEED AND STRAW MULCH: SHALL BE USED IN DISTURBED AREAS AS A MEANS FOR TEMPORARY STABILIZATION OF SOIL. SEED SHALL BE USED IN DISTURBED AREAS AS A MEANS FOR TEMPORARY STABILIZATION OF SOIL. SEED SHALL BE USED IN DISTURBED AREAS AS A MEANS FOR TEMPORARY STABILIZATION OF SOIL. SEED SHALL BE USED IN DISTURBED AREAS AS A MEANS FOR TEMPORARY STABILIZATION OF SOIL.

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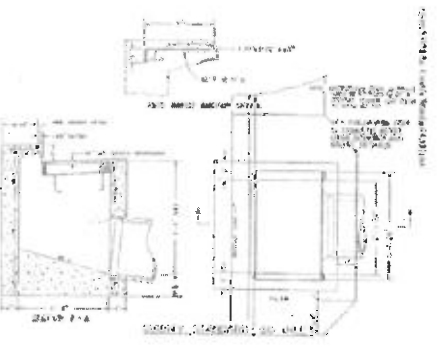
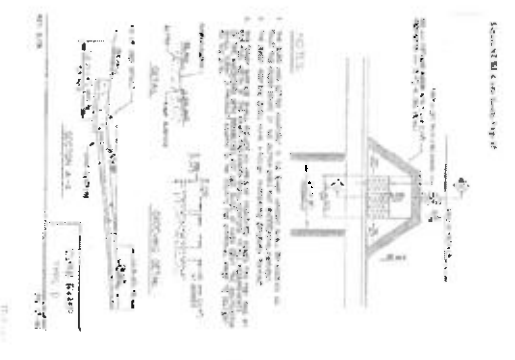
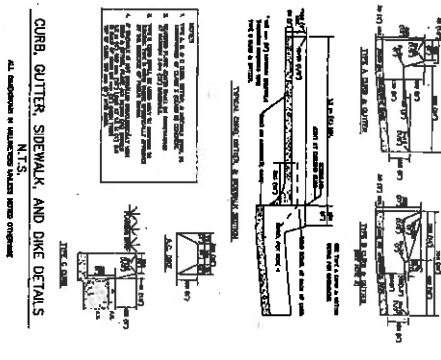
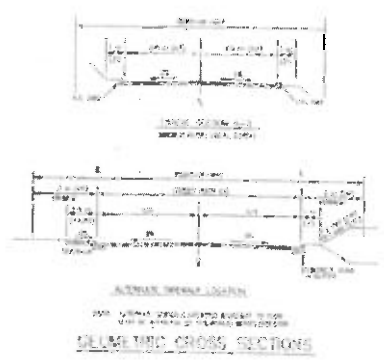
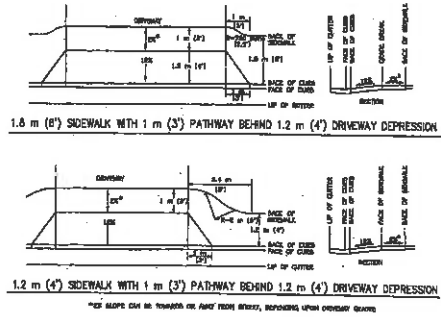
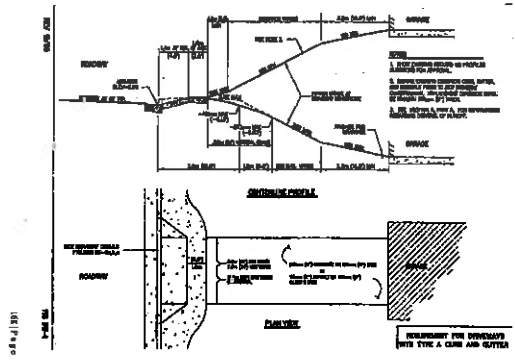
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<p>APN 029-121-01</p> <p>WATER POLLUTION CONTROL PLAN</p> <p>1922 MACIEL AVENUE, SANTA CRUZ, CA</p>	<p>PROJECT ENGINEER</p> <p>MFO Engineers, Inc.</p> <p>PO BOX 1914</p> <p>APTOS, CA. 95001</p> <p>CEL (831) 763-1661</p> <p>CEL (831) 601-8519</p>	<p>DATE</p> <p>1/20/18</p>	<p>BY</p> <p>[Signature]</p>
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DRAWING NO. C8	SHEET NO. 8	PROJECT ENGINEER MFG Engineers, Inc. PO BOX 1914 APTOS, CA. 95001 TEL (831) 783-1861 CEL (831) 601-9419	DATE 8/2/16	REVISION 1. ADDED THIS SHEET	BY MFG
APN 029-121-01 COUNTY STANDARD DRAWINGS 1922 MACIEL AVENUE, SANTA CRUZ, CA					

FOR TAX PURPOSES ONLY

PDR. OF SEC. 16, T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

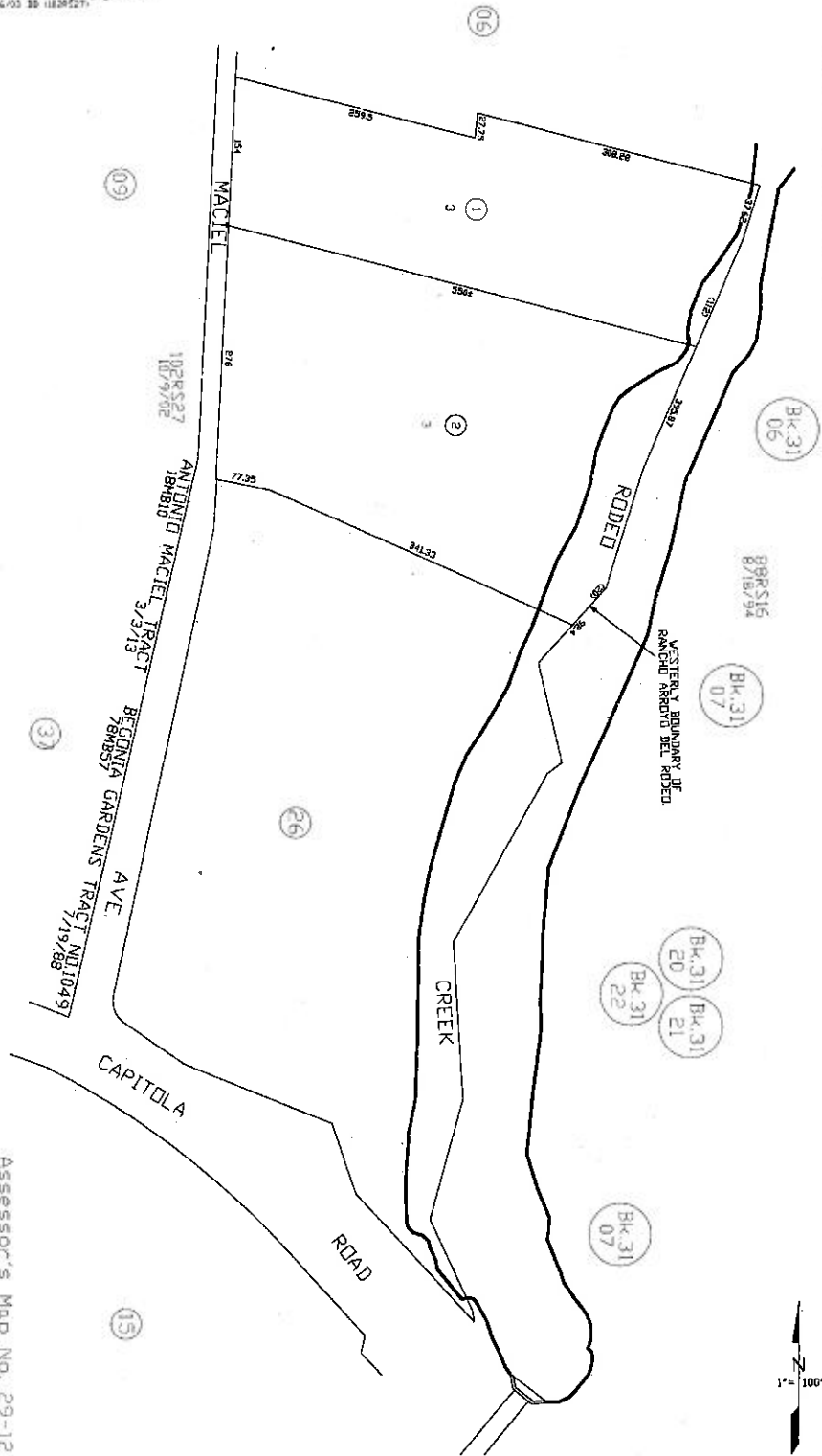
29-12

THE ASSessor MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ASSessor'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ASSessor'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ASSessor'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

Electronically Reprinted 1/24/97
Rev. 5/92/98 KTOA (CONSOLIDATED) rev.
Rev. 4/9/00 rev. (changed page refs.)
Rev. 2/26/02 SS 11835227

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

Assessor's Map No. 29-12
County of Santa Cruz, Calif.
January, 1997



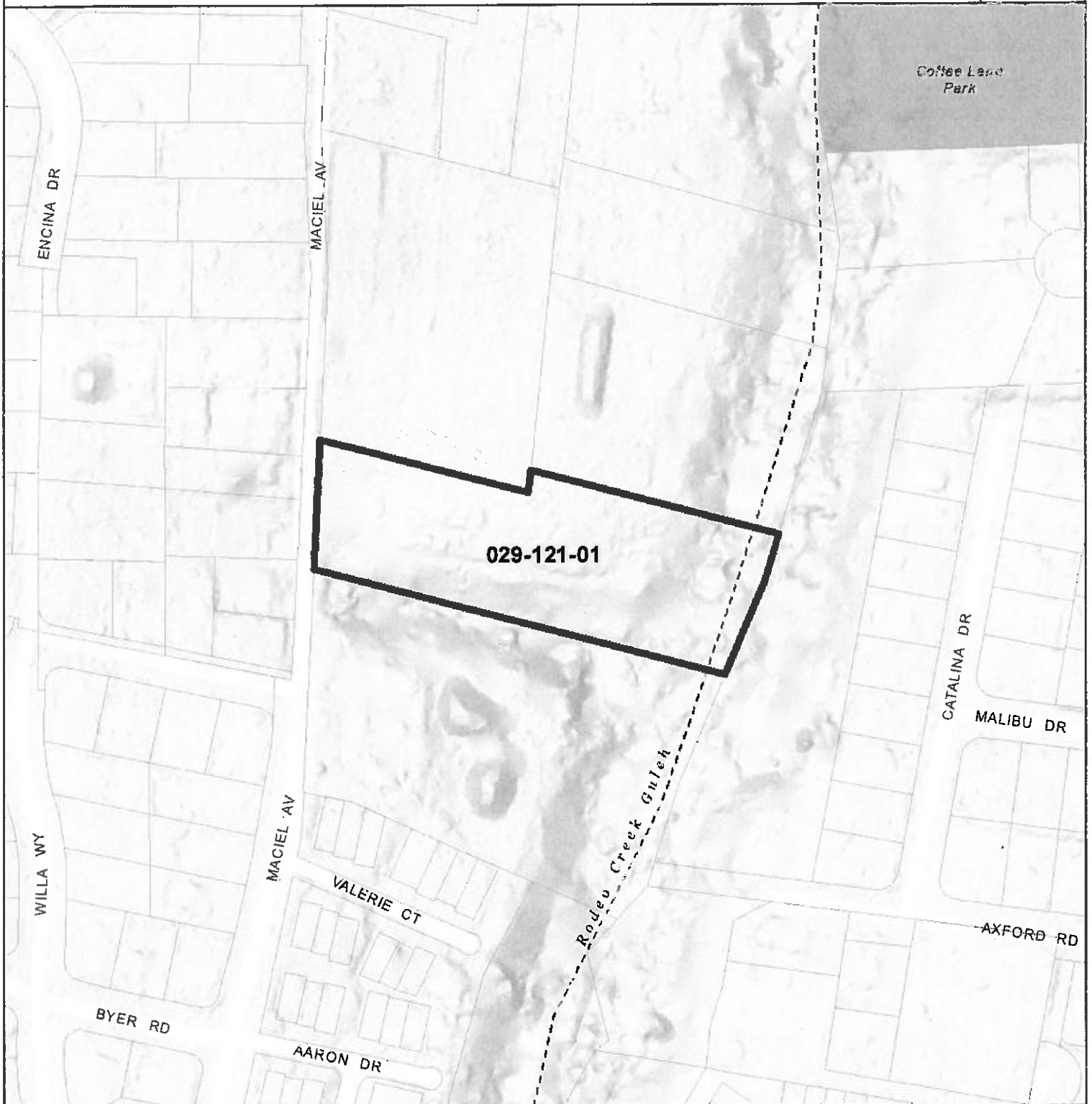


SANTA CRUZ COUNTY PLANNING DEPARTMENT




Parcel Location Map



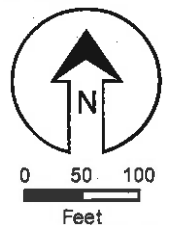
Mapped Area



Parcel: 02912101

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 5 Jun. 2019



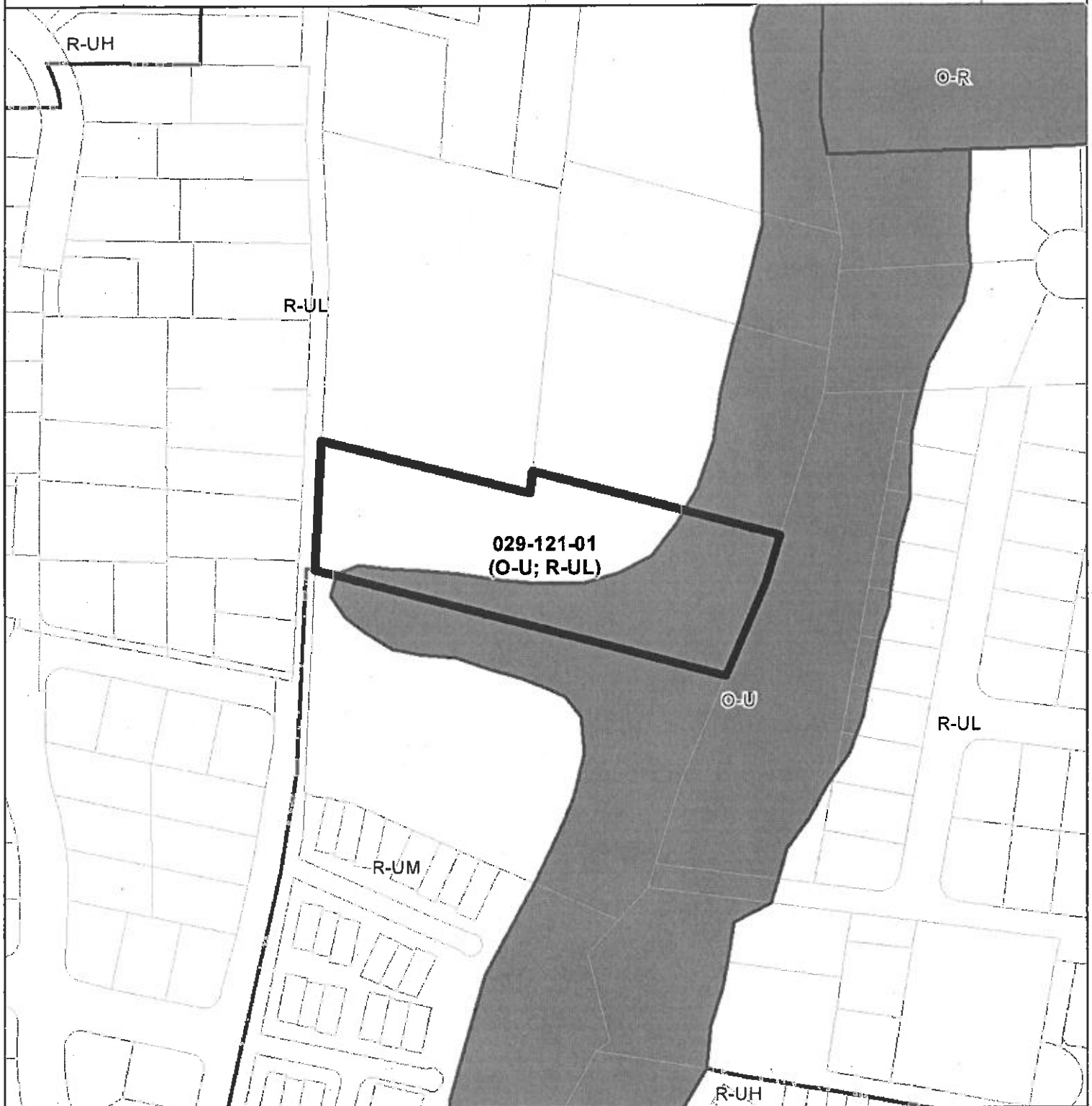







SANTA CRUZ COUNTY PLANNING DEPARTMENT

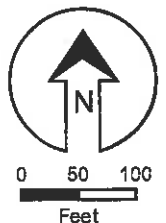
Parcel General Plan Map



Mapped
Area



-  O-R Parks, Recreation & Open Space
-  O-U Urban Open Space
-  R-UH Res. Urban High Density
-  R-UM Res. Urban Medium Density
-  R-UL Res. Urban Low Density



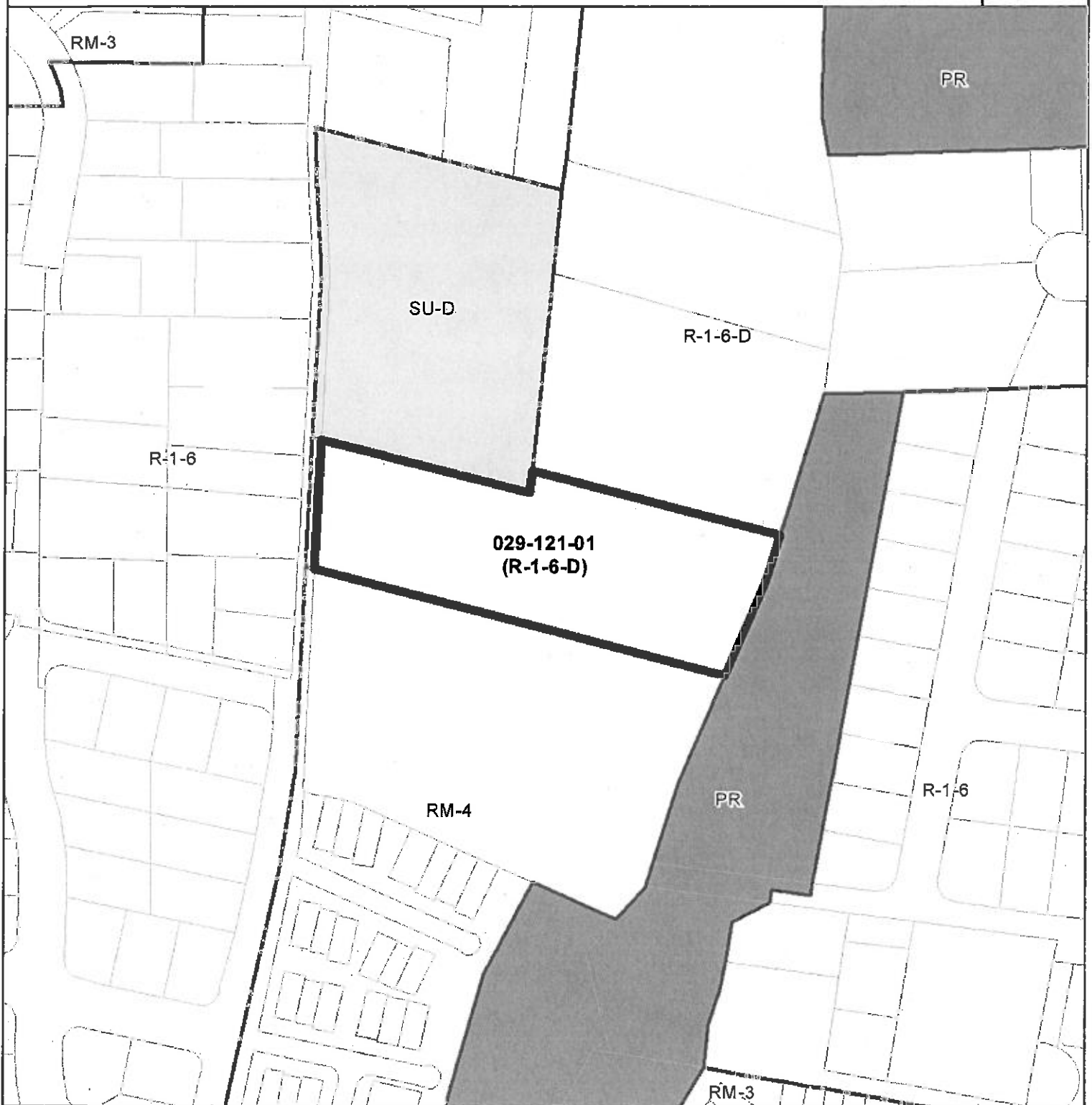


SANTA CRUZ COUNTY PLANNING DEPARTMENT

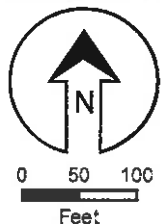
Parcel Zoning Map



Mapped
Area



- PR Parks, Recreation, & Open Space
- R-1 Single-Family Residential
- RM Residential Multi-Family
- SU Special Use



Parcel Information

Services Information

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

Parcel Information

Parcel Size: 90,000 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Maciel Avenue
Planning Area: Live Oak
Land Use Designation: R-UL, O-U (Urban Low Density Residential, Urban Open Space)
Zone District: R-1-6-D (Single Family Residential - 6,000 square foot minimum, Park Dedication)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm.: ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: Gradual cross slope toward riparian corridor
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 658 cubic yards
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Not mapped

Rebt Hambe to



Santa Cruz County Sanitation District

701 OCEAN STREET, SUITE 410, SANTA CRUZ, CA 95060-4073
(831) 454-2180 FAX (831) 454-2089 TDD: (831) 454-2123

JOHN J. PRESLEIGH, DISTRICT ENGINEER

JUNE 22, 2017

CARL WASHBURN
1920 MACIEL AVE.
SANTA CRUZ, CA 95062

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR
THE FOLLOWING PROPOSED DEVELOPMENT

APN: 029-121-01

APPLICATION NO.: N/A

PARCEL ADDRESS: 1920 MACIEL AVE.

PROJECT DESCRIPTION: ADD TWO NEW RESIDENCES TO TWO EXISTING
RESIDENCES

Dear Mr. Washburn,

The subject property is served by sewer mains that flow into the Rodeo Gulch Trunkline, a trunkline that has been declared to be OVERCAPACITY AND/OR ENVIRONMENTALLY AT RISK. In 2005, the Board of Directors of the sanitation district passed Resolution No. 05-18, including the wording:

"Now, therefore, the Board of Directors of the Santa Cruz County Sanitation District, after a public hearing, have found the Arana and Rodeo Gulch trunklines to be overcapacity and/or environmentally at risk.

Be it further resolved and ordered that a maximum of four sanitary sewer connections per vacant lot or one thousand gallons per day discharge for commercial projects shall be allowed to connect to the Arana and Rodeo Gulch sanitary sewer trunklines."

The project description you provided indicates a maximum of four residential units, and therefore would be allowable according to this resolution.

Note that the District has recently updated the flow modelling and has re-evaluated the flows in this trunkline. There appears to remain only one short segment of pipe that has been identified as overcapacity along the Rodeo Gulch trunkline. It is anticipated that this particular section of pipe will be replaced within the next 6-8 months and that, once this section of pipe is replaced, the District Engineer will present a recommendation to the District Board that the determination overcapacity for the Rodeo Gulch trunkline be rescinded.

CARL WASHBURN
PAGE 2

Three public sewer mains are located on the property. If 20' easements have not yet been offered to the District, then 20' easements will be required to be offered, accepted, and recorded before any new connection permits can be issued. It will be a condition of any development permit that the existing sewer system line and easement shall be surveyed and plotted on the site plan for the development or building permit application. No new permanent improvements may be constructed within these easement boundaries. (See "Design Guidelines", Part 4, Section E, paragraphs 1, 2, and 3.) It is not the intent of the District to require relocation of any existing residence or sewer main at this time in order to clear any easement of existing permanent structures. A review of the available aerial photographs on record indicate no serious conflict between the existing residence(s) and public sewer mains, however, any existing improvements within those easements will need to be removed as required to allow sufficient access if and when the District needs to replace or repair a sewer main. (Sanitation District Code section 7.04.430)

If approved cleanout and overflow devices have not yet been installed on any existing sewer laterals, then prior to any close of escrow, an approved cleanout and overflow devices must be installed at the owners sole cost, and be inspected by the District Inspector. (Sanitation District Code section 7.04.375.A.4.c)

This notice is valid for one year from the date of this letter. If, after this time frame, this project has not yet received approval from the Planning Department, then this determination of availability will be considered to have expired and will no longer be valid.

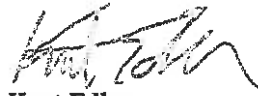
Also, for your reference, we have attached a list of common items required during the review of sanitation projects.

Thank you for your inquiry. If you have any questions, please call Robert Hamblen at (831) 454-2160.

Yours truly,

JOHN J. PRESLEIGH
District Engineer

By:



Kent Edler
Sanitation Engineer

RLH/tlp:136



**WATER SERVICE
INFORMATION FORM**



March 09, 2018

Owner: Washburn Carlyle L & Allyson A
Site Address: 1920 Maciel, Live Oak
Site APN: 029-121-01
Project Description: New SFD in addition to existing SFD & ADU

Dear Carl Washburn:

Your project is located within the City of Santa Cruz Water Service area. The subject parcel is currently a developed lot, with an existing water service, and is subject to the following conditions:

1. Fire service as required by Central Fire. Please complete Fire Protection Requirements Form with Central Fire and submit completed form to SCWD prior to obtaining water permit. Central Fire phone number: (831) 479-6842.
2. The existing 3/4" water service which currently serves the existing SFD is estimated to be retrofitted into a new 1" sized domestic by fire combination service is required to be installed as per SCWD Detail 4A, the existing 3/4" domestic water service will be required to be retired as per SCWD standard specifications.
3. After performing a detailed plumbing fixture count it has been determined that the existing 5/8" sized water meter is not sufficiently sized to serve your project therefore a new 1" sized water meter is required.
4. A traffic rated B-36 Christy box is required if located in a driveway or accessible to vehicle traffic.
5. Please see attached customer handout, standard detail 4A and list of certified water service installation contractors which are required to perform water service work. All water permit fees are due and water service retrofit work to be completed for this project prior to signing off on the building permit final.

If you have any questions, please contact the Water Department Engineering Division at (831) 420-5210

Sincerely,

BJ Dericco
City of Santa Cruz | Water Dept., Engineering
212 Locust Street, Suite C
Santa Cruz, CA 95060