



Staff Report to the Zoning Administrator

Application Number: **191260**

Applicant: Gavin Maxwell

Owner: Gavin Maxwell

APN: 066-241-05

Site Address: 66 Forest Road, Mt. Hermon CA 95041

Agenda Date: 2/7/2020

Agenda Item #: 2

Time: After 9:00 a.m.

Project Description: Proposal to reconstruct a non-conforming fire damaged dwelling, including the reconstruction of a carport, a new addition above the existing entry, and the construction of a second story deck.

Location: Approximately 0.3 miles from the intersection of Graham Hill Rd and Summit Drive (66 Forest Road)

Permits Required: Proposal requires a Variance to reduce the front yard setback from 20 feet to 3 feet and a Variance to exceed the 28-foot height limit for residential structures (33-foot proposed maximum height)

Supervisory District: 5th District (District Supervisor: Bruce McPherson)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 191260 based on the attached findings and conditions.

Project Description & Setting

The subject dwelling was severely damaged by a fire in October 2018 and rendered uninhabitable. In addition to the owner's desire to reconstruct the dwelling, he has also requested to reconfigure the entry to allow access directly from the carport instead of having to descend stairs to the main entry. The proposed addition will extend from the carport, which is at street level, to the rear of the house and open to a deck. The additions are proposed to exceed the 28-foot maximum allowed height for residential structures and requires a variance. A porch attached to the carport is also proposed to encroach into the front yard setback, beyond the footprint of the original carport.

The subject parcel is developed with two residences, a residence and a "guest house". The main house was constructed in 1978 and remodeled to its present configuration in 1985 and 1987. The house, at 32 feet, is also nonconforming relative to zone district standard height limit of 28 feet and a small portion is nonconforming relative to the front yard setback. The second dwelling (guest

house) is located downslope from the main residence, was not damaged by the fire and is not proposed to be modified as part of this project.

The existing home sits on an extremely steep parcel, with slopes in excess of 30% over the site. A two-car carport at street level provides parking and access to the house eight feet below by way of stairs. The guest house is accessed by a long set of stairs on the east side of the property. The home consists of a main floor, a lower floor, and an underfloor (accessed from the exterior of the home). The rear of the home has decks at each level which overlook the guest house and provide for the only open space on the steep property.

The neighboring home to the west of the subject parcel was destroyed during the fire and the parcel is unlikely to be redeveloped. Beyond that lot, 40 feet uphill from the subject parcel, is 70 Forrest Road, a lot developed with a single-family dwelling. No vegetation or screening is present between these parcels. The east side of the project site, however, is pushed against a stand of mature trees and almost completely screens project site from the neighboring properties. Views from parcels to the north are varied; downhill parcels are screened by trees and homes across the valley have unobstructed views of the dwelling.

Zoning & General Plan Consistency

The subject property is a 9,932 square foot lot, located in the R-1-15 (Single-family residential, 15,000 square foot parcel size) zone district, a designation which allows residential uses. The residence is a principal permitted use within the zone district and the zoning is consistent with the site's R-S (Suburban Residential) General Plan designation.

The proposed lot coverage (28%) and floor area ratio (39%) are consistent with the development standards for the R-1-15 zone district. The parcel size is less than 80% of the zone district 15,000 square foot minimum parcel size. Pursuant to 13.10.323(D)(2), the applicable setbacks are those of the R-1-9 zone district (five- and eight-foot side yard setbacks as opposed to ten feet on each side). The existing house conforms to the required setbacks except for a small portion of the front of the house which encroaches into the required front yard setback.

The applicant proposes a replacement carport at approximately three feet from the front property line. The existing carport, heavily damaged by the fire, was granted a variance approval to construct up to zero feet from the front property line in 1990 under discretionary permit 90-0200. The new carport is proposed to be constructed in the same location with approximately the same dimensions as the previous 20' x 20' carport. County regulations for non-conforming structures, 13.10.262(A)(6), allow for reconstruction with only a building permit to occur following a catastrophic event, provided the reconstruction is in substantially the same location as the prior structure. The porch, proposed where stairs previously descended to the front door, requires a variance to reduce the front yard setback. A legally constructed portion of the front of the house, located approximately three feet into the front yard setback, is proposed to be rebuilt in its prior location under the provisions of the non-conforming structures ordinance.

Two on-site parking spaces were provided by the carport prior to the fire. The proposed carport addition will not provide any additional on-site parking. However, the proposed additions do not constitute adding additional bedrooms and pursuant to Santa Cruz County Code 13.10.552, no additional parking is required. Two on-site parking spaces are proposed as a result of the project.

On the rear of the house, the applicant proposes a deck above the second story and adjacent to the proposed third story entry. Planning Department Policy Interpretation, DECKS-01 (Exhibit G) states that rooftop decks can be permitted when they are no higher than the floor level of an adjacent uphill portion of the dwelling.

Variance for Additional Height

As noted, the existing house is 32 feet high, which reflects the constraint of building on a steep lot. For the current project, the applicant would like to take advantage of the unplanned reconstruction to create an entryway above the existing second story. The addition would result in a three-story dwelling, which is allowed outside the urban services line by Santa Cruz County Code 13.10.323(E)(4). However, the addition would exceed the 28-foot height limit allowed for the zone district. The roof, proposed with a 2:12 slope, would be 32 ft. 6 in. above grade at the highest point. The downslope portion of the roof falls just under the height limit at 27 ft. 11 in. The roof could be flattened to fall under the 28-foot height limit, but the appearance of the structure is improved with the proposed design.

The proposed deck is entirely above the 28-foot height limit for the zone district, with a maximum railing height of 32 ft. 5 in. The existing structure was constructed up to, and above, the height limit despite being only two-stories. The addition of the deck allows the property owner to take advantage of daylight on a parcel surrounded by trees and which otherwise has no open space. The deck would function as a backyard for this property. Further, the alternative to a deck would be a flat, featureless roof (to conform to height regulations). The proposed deck, while exceeding the height limit, improves the design of the structure without contributing to the bulk of the structure. The design mitigates the perceived height with railings set back from the edge of the building.

When viewed from the street, the over height portions of the structure on the rear of the house have a reduced visual impact. Since the house sits downhill from the street, the south elevation indicates just 20.5 feet of height from grade. The home appears to be a standard, one-story dwelling when viewed from the street.

Variance to Front Yard Setback

While reconstruction of the carport is proposed in substantially the same location as the previous carport, a porch opening off the carport was not included in the original design and requires variance approval. The proposed decking and entry would be built where a stairway and small porch previously existed. The proposed setback reduction would result in a minimal addition to the existing structure in the front yard and would not result in significant added bulk or visual impacts viewed from the street.

Submitted plans (Exhibit D), propose for a portion of the entry, including the front door, to extend into the setback approximately five feet. As a condition of approval for the project, this projection will be required to be relocated to meet the required 20-foot front yard setback. Variance approval is recommended only for those portions of the porch extending from the front of the carport to the entry (including a roof covering).

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 **191260**, 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.sccoplanning.com

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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. Planning Department Policy Administrative Practice Guideline "DECKS-01"

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: 191260

Assessor Parcel Number: 066-241-05

Project Location: 66 Forest Rd, Mt. Hermon CA 95041

Project Description: Proposal to reconstruct a fire-damaged dwelling and to construct an entryway addition at the front of the house

Person or Agency Proposing Project: Gavin Maxwell

Contact Phone Number: 831-600-6502

- 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 15302 Replacement or Reconstruction

F. Reasons why the project is exempt:

The proposed project is for the reconstruction of an existing single-family dwelling which was damaged by a fire. The proposed addition will not substantially increase the size or capacity of the dwelling.

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

Evan Ditmars, 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 recommendation of the soils report completed for the project, 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 single-family residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances, with the exception of the proposed height and the front yard setback reduction, and the purpose of the R-1-15 (Single-family residential 15,000 square foot parcel size) zone district as the primary use of the property will be one single-family residence that meets all current site standards for the zone district. Since the parcel is substandard for the zone district, the applicable setbacks for the parcel are from the R-1-9 zone district, which has lesser setbacks than the R-1-15 zone district. The proposed dwelling is consistent with the setbacks of the R-1-9 zone district, except for the front yard setback for which a variance is requested.

The requested variance to height, to exceed the 28-foot height limit, is consistent with the allowances provided by the County Code for increased height of residential structures. County Code provides for several different methods of review for height exceptions: Administrative Review with increased setbacks, Minor Exceptions, and Design Review with Zoning Administrator approval. The requested height exceeds what could be permitted with a Minor Exception but is consistent with heights allowed with increased setbacks and those allowed with Design Review. However, the size of the parcel does not provide for the ability to increase the setbacks.

Despite adding a third story to the home, the proposed addition is just 419 square feet and results in a 3,400 square foot structure. Floor Area Ratio (39%) and Lot Coverage (28%) as a result of the addition are well within the allowances provided for residences in the R-1-15 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-S (Suburban Residential) land use designation in the County General Plan.

The proposed single-family residence 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, with the exception of the height and front yard setback, as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single-family residence will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed single-family residence 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 residence will comply with the site standards for the R-1-15 zone district's lot coverage and floor area ratio. The proposed dwelling meets the applicable setbacks (five- and eight-feet) for the R-1-9 zone district, as allowed by SCCC 13.10.323(D)(2). The project will result in a structure consistent with a design that could be approved on any similarly configured lot in the vicinity.

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 residence is to be reconstructed on an existing developed lot. No increase in the level of traffic is anticipated as result of the project.

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 structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single-family residence is consistent with the land use intensity and density of the neighborhood. Other homes in the vicinity have been developed to a similar extent.

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the special circumstance affecting the parcel is its very steep slope which exceeds 30% over the majority of the site. Steep slopes significantly constrain construction as reflected in the existing structure which is 32 feet high (i.e., four feet over the zone district height limit) and a carport location which required a variance to the front yard setback. The current proposal, which requests a variance to allow a height of 32 feet 6 inches where 28 feet is allowed and a variance to reduce the required 20 foot front yard setback to three for the porch, both reflect the constraints of building on a steep slope.

The project proposes a new entryway at the same level as the carport with a deck opening off the addition (over the second story roof). The roof of the addition would be a maximum of 33 feet 6 inches and the railings for the deck would be a maximum of 33 feet 5 inches. The proposed entryway addition allows for a more functional home, with direct access from the street as opposed to the current configuration which requires the residents to walk down exterior stairs to the front door. The deck is proposed to take advantage of available sunlight in a neighborhood which is surrounded by large trees. The topography of the lot limits the outdoor space for use by the residents and the proposed deck will be used in the same way as a backyard would be used on a flatter lot. The existing second story roof is already above the 28-foot height limit and the project would increase the overall height of the structure by six inches.

A variance to the front yard setback was granted to construct the existing carport to within zero feet of the front property line. The carport subsequently burned and the owner is now proposing reconstruction. The owner proposes to reconstruct the carport in the same the same location as the previously approved variance. The proposed porch addition, not included with the previous variance approval, is required to access the new entryway. Where a stairway previously existed, the owner proposes an elevated porch to the front entry. Access to the front of the house from the street cannot be provided without a structure built into the front yard setback or without reducing parking within the existing footprint of the carport. County Code recognizes the constraints of parking on steep parcels in that SCCC 13.10.323(D)(5) allows carports to be constructed within five feet of the property line or right-of-way when the parcel is very steep. In this case, it is reasonable to provide relief for the steep slopes by allowing the porch to be constructed in line with the existing approved front setback.

2. That the granting of such variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the purpose of the height regulations for residential structures is to protect light, air, and privacy for adjacent parcels. The proposed increase in height will not infringe on any adjacent structures, as the nearest structures are over 60 feet away from the home.

The proposal includes the reconstruction of a carport previously approved with a variance to the front yard setback. The porch, which requires a new variance approval, would not obstruct public

access or infringe vehicular traffic in front of the house along Forest Road. The proposed safety railings on the sides of the carport do not exceed 42 inches and the open construction would not limit line of sight from the carport to the road. The proposed encroachment does not detrimentally affect neighboring improvements.

3. That the granting of such variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that any other parcel with similar characteristics to the subject parcel could be permitted to exceed the height limit or to encroach into the front yard setbacks. County Code provides for minor exceptions to height, increased height with additional setbacks, and increased height with Design Review. Parcels with steep slopes are permitted to construct carports to within five feet of the property line and for safety railings to be constructed up to the property line. Any parcel in the neighborhood could be constructed to the same height or setbacks as the proposed residence.

Conditions of Approval

Exhibit D: Project plans, prepared by William Mayfield, dated September 16, 2019.

- I. This permit authorizes the construction of a single-family residence, including an new second story entryway addition with a maximum height of 33 feet, 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.
 - 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.
- 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. 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 33 feet.

5. 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.
 6. The front door and entryway shall meet the required 20-foot front yard setback. The porch and roof covering to the porch are permitted to be constructed up to three feet from the property line.
- B. Meet all requirements of and pay Zone 8 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area. Additional Drainage Review conditions include:
1. The application submittal shall adhere to Part 3 Section C of the CDC and County Code 7.79. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 2. A downstream assessment shall be performed to ensure that runoff will not adversely impact neighboring properties or drainage pathways
 3. Construction cross-section details shall be provided for all permanent mitigation features and any proposed flatwork. The details must include all necessary information for the accurate construction of the proposed features.
 4. A maintenance schedule shall be provided on the plans for permanent stormwater runoff mitigation features. The maintenance schedule shall include inspection frequency, signs of failure, and maintenance requirements for each of the stormwater mitigation features proposed.
 5. Zone 8 fees will be assessed on the net increase in permitted impervious area following the Unified Fee Schedule in place at building permit issuance. Reduced fees (50%) are assessed for semi-pervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials. For credit for existing impervious area provide documentation that demonstrates the impervious area was installed with a previously approved permit or were in place prior to establishment of Zone 8 in 1977.
- C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- 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 Felton Fire Protection District.
 - F. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - G. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an addition up to 2,000 square feet is \$2 per square foot.
 - H. Provide required off-street parking for 2 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval

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

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

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

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

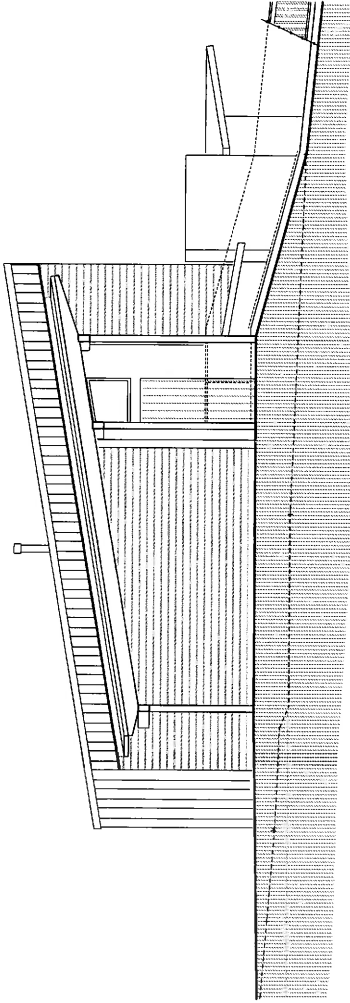
Approval Date: _____

Effective Date: _____

Expiration Date: _____

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.



A DEVELOPMENT PERMIT APPLICATION
FOR THE RECONSTRUCTION OF AN
EXISTING FIRE DAMAGED
RESIDENCE
FOR THE
THE MAXWELL FAMILY

66 FOREST ROAD
MOUNT HERMON
CALIFORNIA 95041

SEPTEMBER 16, 2019 - FIRST SUBMISSION
OCTOBER 24, 2019 - REVISED

APN: 066-241-05

MAYFIELD ARCHITECTS

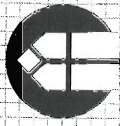


MAXWELL RESIDENCE APN: 066-241-05



EXHIBIT D





MAYFIELD ARCHITECTS
2000 S. 10th
2000 S. 10th
Mountain View, California 94041
Phone: (831) 355-0211
website: mofieldarchitects.com

PROJECT

FIRE DAMAGE
RECONSTRUCTION

OF
661 FOREST ROAD

for
THE MAXWELLS

MOUNT HERMON
CALIFORNIA 95041

APN: 066-021-105

CONSULTANT

REGISTRATION



Valerie E. Mayfield
Professional Engineer
No. 50888
12/2008

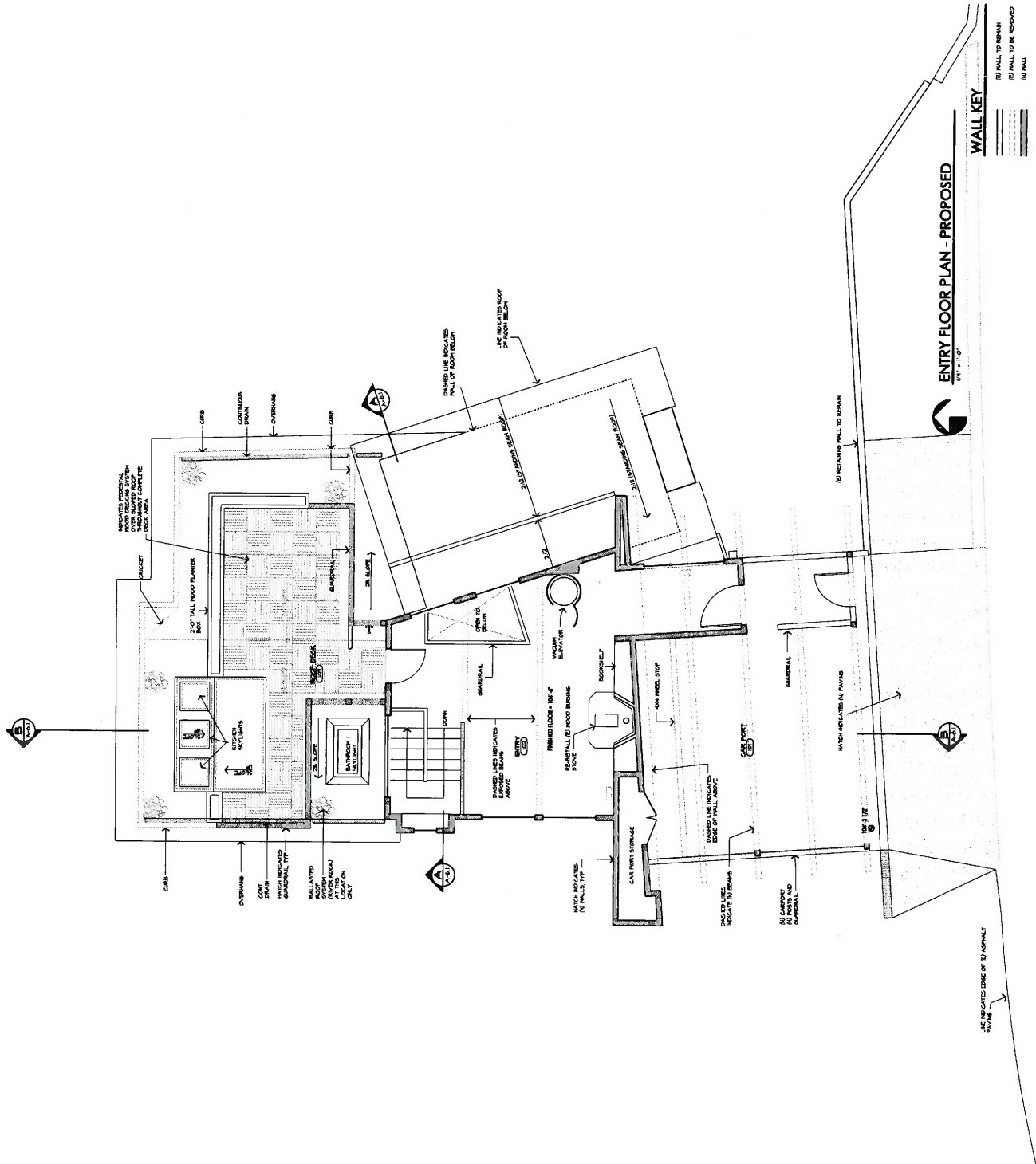
PERMIT APPROVAL STAMP

DRAWING INDEX

ENTRY FLOOR PLAN -
Proposed

DRAWN BY: SM
DATE: OCTOBER 1, 2014
REVISIONS: OCTOBER 14, 2014
NOV 26, 2014

A-2.1



ENTRY FLOOR PLAN - PROPOSED
1/4" = 1'-0"

WALL KEY


TO WALL TO BE REMAIN
TO WALL TO BE REMOVED
IN WALL

EXHIBIT D



WALL KEY

(U) WALL TO REMAIN
(U) WALL TO BE REMOVED
(U) WALL



MAYHED ARCHITECTS
P.O. Box 340
207 Park
Mount Hermon, California 95041
Phone: 831-355-0271
website: mayhefarchitects.com


PROJECT

FIRE DAMAGE RECONSTRUCTION
CT
for
66 FOREST ROAD

THE MAXWELLS
MOUNT HERMON
CALIFORNIA 95041
APN: 066-241-05

CONSULTANT

REGISTRATION



PERMIT APPROVAL STAMP

DRAWING INDEX

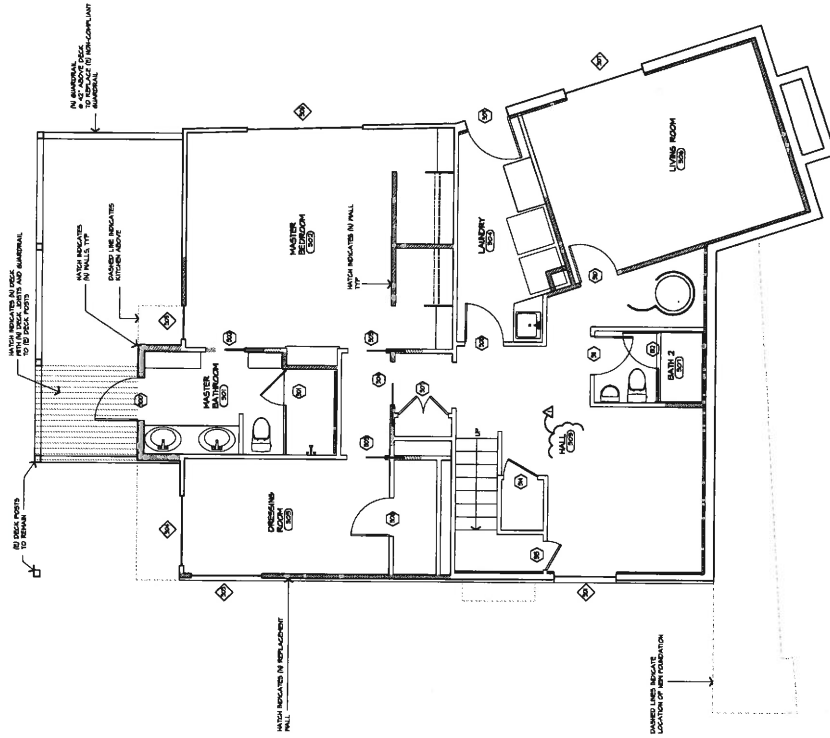
FLOOR PLAN - LOWER LEVEL

A-2.3

DRAWN BY: GH

DATE: OCTOBER 3, 2014

REVISIONS: A OCTOBER 24, 2014

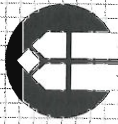




LOWER FLOOR PLAN - PROPOSED
1/4" = 1'-0"

WALL KEY

---	IF WALL TO BE REMAIN
---	IF WALL TO BE REMOVED
---	IF WALL



MAYFIELD ARCHITECTS
P.O. Box 340
20 Plaza
Mount Herman, California 95041
Phone: 831-335-0211
website: mayfieldarchitects.com

PROJECT

**FIRE DAMAGE
RECONSTRUCTION**

65 FOREST ROAD
for

THE MAXWELLS
MOUNT HERMON
CALIFORNIA 95041

APN: 066-241-05

CONSULTANT

REGISTRATION



PERMIT APPROVAL STAMP

DRAWING INDEX

**FLOOR PLAN -
CRAWL SPACE**

DRAWN BY: GW
 DATE: OCTOBER 9, 2014
 REVISIONS: OCTOBER 24, 2014

A-2.4

CRAWL SPACE PLAN - PROPOSED
1/4" = 1'-0"

WALL KEY

_____	(2) WALL TO REMAIN
_____	(2) WALL TO BE REMOVED
_____	(2) WALL



WALL KEY

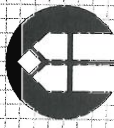
(2) WALL TO REMAIN
 (2) WALL TO BE REMOVED
 (2) WALL



LOWER FLOOR PLAN - EXISTING / DEMO

WALL KEY

_____	(1) WALL TO REMAIN
_____	(2) WALL TO BE REMOVED
_____	(3) WALL




MAXWELL ARCHITECTS
P.O. Box 540
30 Plaza
Mountain View, California 95041
Phone: 831-335-0211
website: maxwellarchitects.com

PROJECT
**FIRE DAMAGE
RECONSTRUCTION**
OF
44 FOREST ROAD
FOR
THE MAXWELLS
MOUNT HEMLOCK
CALIFORNIA 98041
APN: 066-241-405

CONSULTANT

REGISTRATION



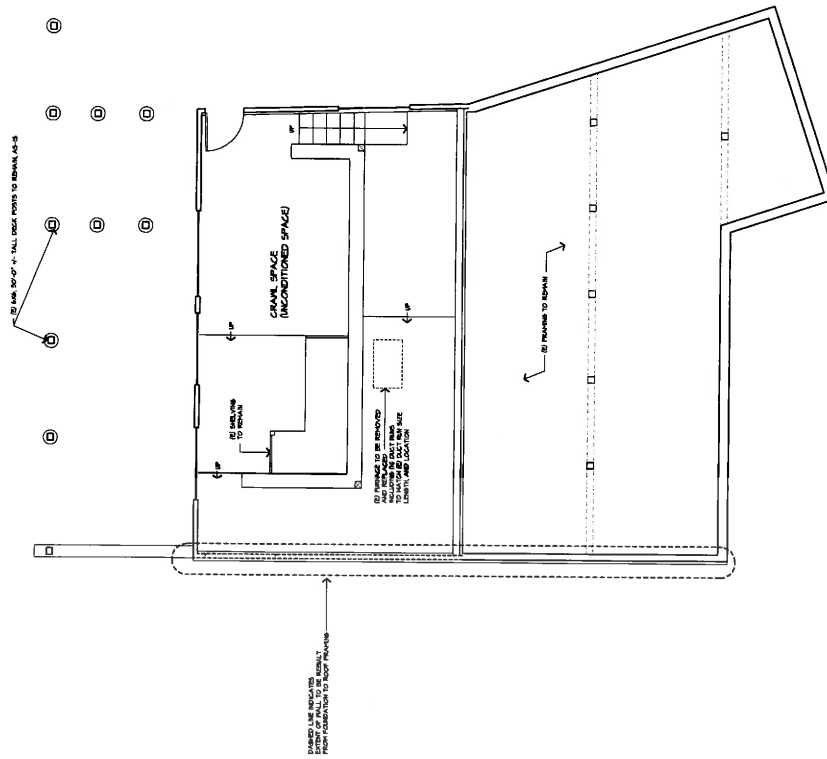
PERMIT APPROVAL STAMP

DRAWING INDEX

**CRAWL SPACE
EXISTING DEMO**

DRAWN BY: **AM**
DATE: **SEPTEMBER 16, 2014**
REVISIONS:

A-2.7





CRAWL SPACE PLAN - EXISTING / DEMO
(1/4" = 1'-0")

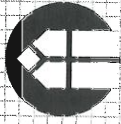
WALL KEY

	TO WALL TO REMAIN
	TO WALL TO BE REMOVED
	NO WALL



SOUTH ELEVATION - Proposed

SOUTH ELEVATION - Existing



MAXWELL ARCHITECTS
P.O. Box 940
20 Plaza
Mount Hermon, California 95041
Phone: 831-355-0211
website: maxwellarchitects.com

PROJECT

FIRE DAMAGE
RECONSTRUCTION
OF
66 FOREST ROAD
for
THE MAXWELLS
MOUNT HERMON
CALIFORNIA 95041
APN: 066-241-05

CONSULTANT

REGISTRATION



PERMIT APPROVAL STAMP

DRAWING INDEX

EXTERIOR ELEVATIONS

DRAWN BY: GH
DATE: OCTOBER 8, 2014
REVISIONS: OCTOBER 24, 2014

A-5.2

TO FIRE DAMAGED ROOF AND ROOF STRUCTURE
TO BE REMOVED

TO FIRE DAMAGE GARMENT TO BE REMOVED
INCLUDING DECOR AND POSTS

WEST ELEVATION - EXISTING

1/4" = 1'-0"

TOP OF IN ROOF BEYOND
AND PROPOSED ROOF PLAN
RELATIVE TO RU GRADE

REMOVED POSTS AND
DECOR ORNAMENT
NO MATERIAL & NO
PAINT
NO FULL BROWN PAINT TYPE 1/2

NO STANDING BEAM WITH ROOF
TYPICAL THROUGHOUT

INDICATES EXTENT OF NEW CONSTRUCTION

WEST ELEVATION - PROPOSED

1/4" = 1'-0"

TO FIRE DAMAGED SING, PRISONS AND WALL PLANNING
TO BE REMOVED

TO FIRE DAMAGED SHUTTER
TO BE REMOVED

DASHED LINE INDICATES
20'-0" HEIGHT LIMIT

TO CONCRETE STEEL WALLS
TO BE REMOVED

TO REMOVED SING, PRISONS
TO BE REMOVED

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TO BE REMOVED

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TO BE REMOVED

 $1/4^{\circ} \times 1/4^{\circ}$

PROJECT

**FIRE DAMAGE
RECONSTRUCTION**
at
66 FOREST ROAD
for

THE MAXWELLS

MOUNT HERMON
CALIFORNIA 95041

APN: 066-241-05

CONSULTANT

• **REGISTRATION**



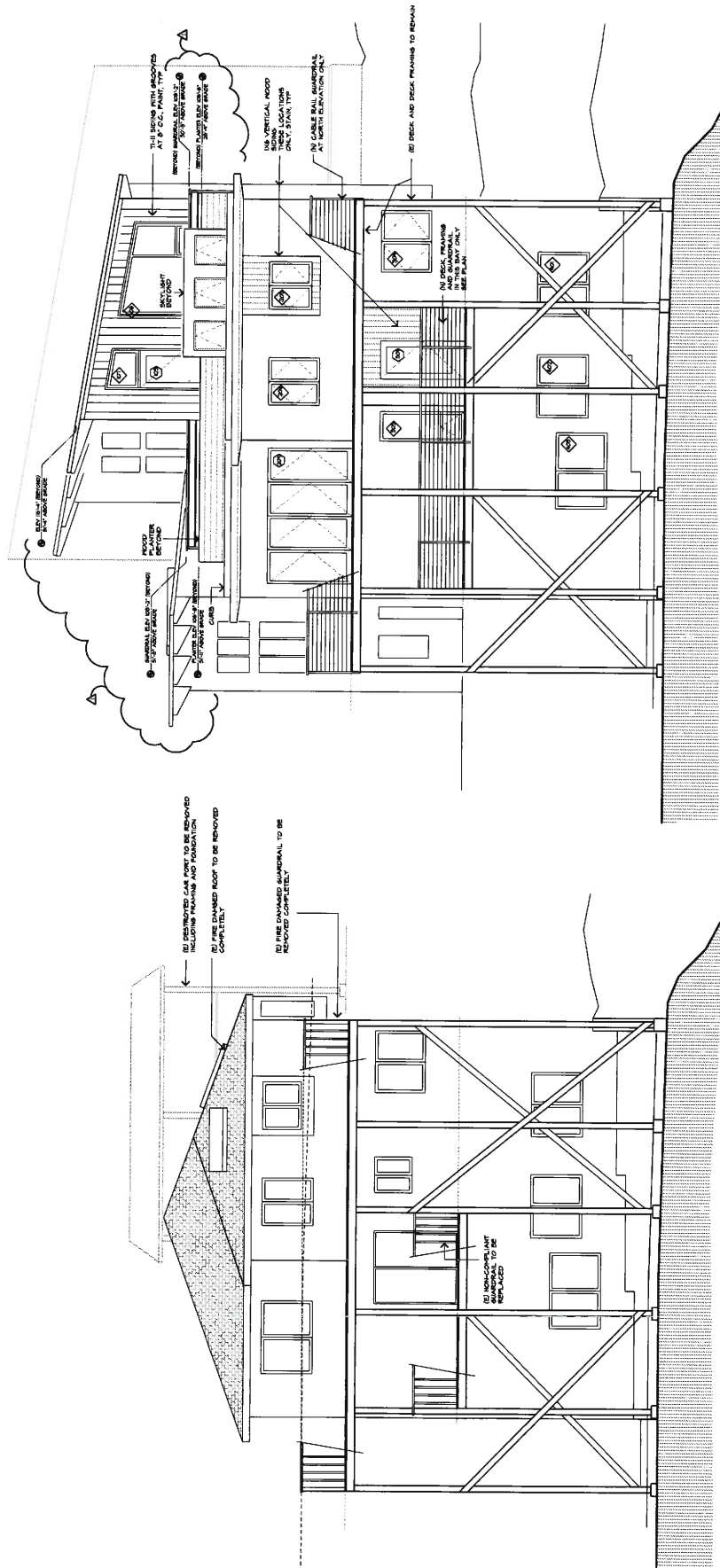
PERMIT APPROVAL STAMP

DRAWING INDEX

EXTERIOR ELEVATIONS

DRAWN BY: 6M
DATE: OCTOBER 5, 2014
REVISIONS: A OCTOBER 5, 2014

A-5.4



NORTH ELEVATION - Existing

NORTH ELEVATION - Proposed
1/4" = 1'-0"



MAYFIELD ARCHITECTS
P.O. Box 540
231 Plaza
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Website: mayfieldarchitect.com

PROJECT

FIRE DAMAGE
RECONSTRUCTION
OF
64 FOREST ROAD
for

THE MAXWELLS
MOUNT HERMON
CALIFORNIA 95041
APN: 066-024-05

CONSULTANT

REGISTRATION

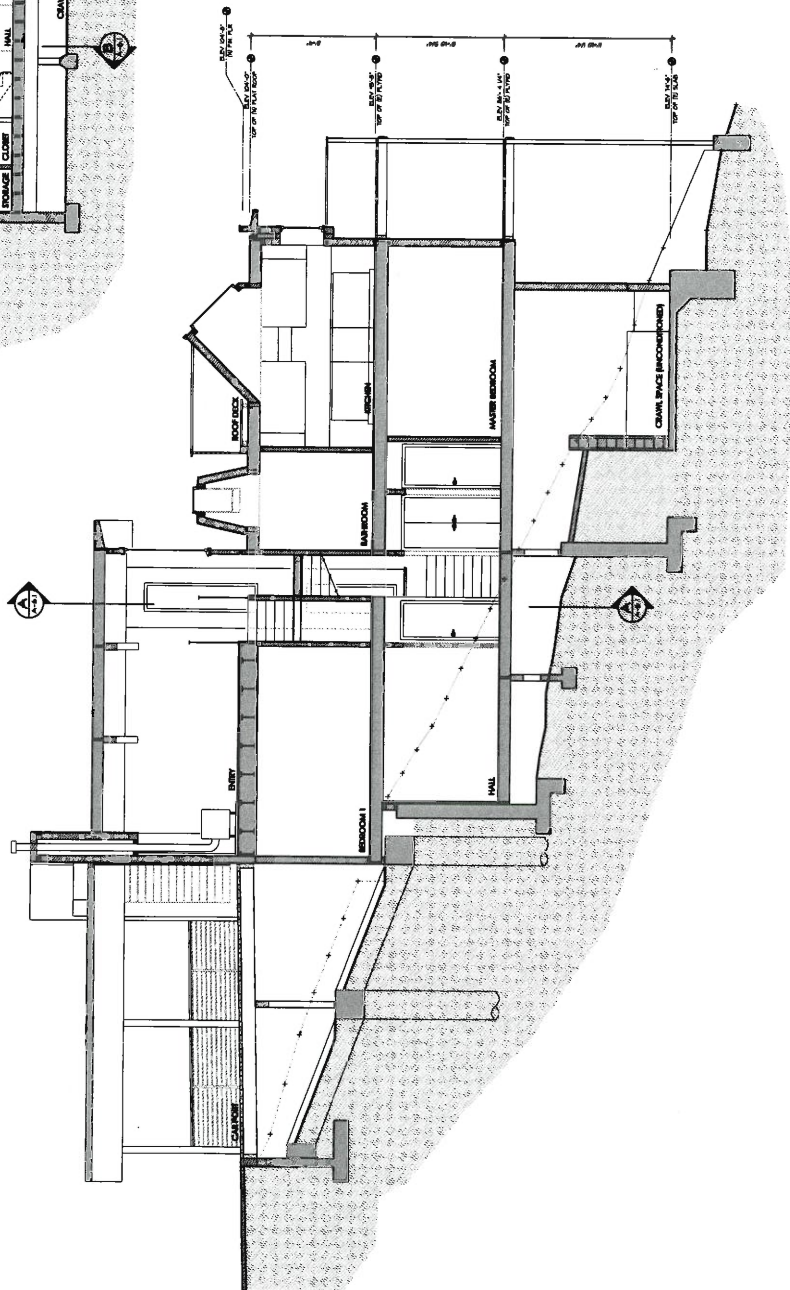
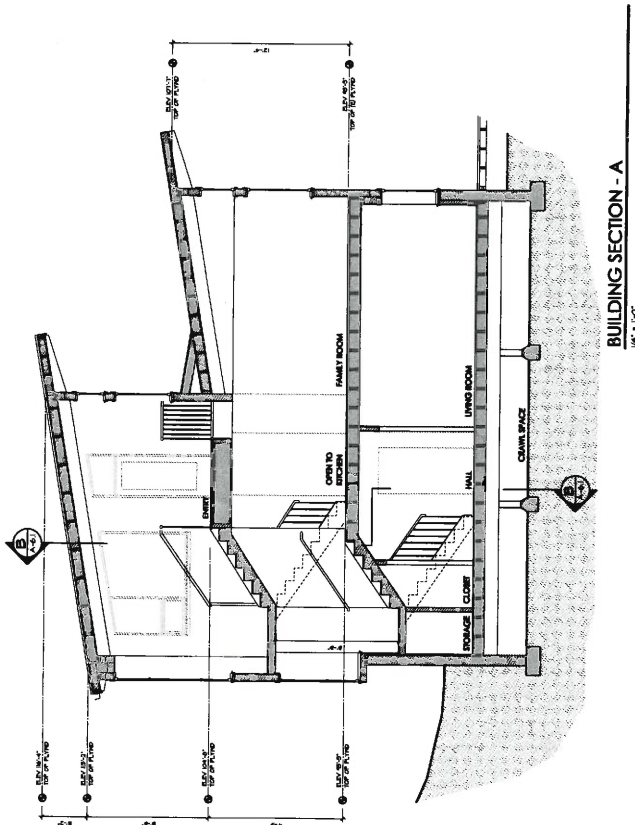


DRAWING INDEX

BUILDING SECTIONS

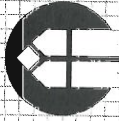
DRAWN BY: G4
DATE: NOV. 26, 2014
REVISIONS:

A-6.1



BUILDING SECTION - B
1/4\"/>





AA RED JACOBI & PONS
ARCHITECTS
1000 16th St
20th Floor
Mountain View, California 94041
Phone: 831-335-0211
website: maxwellsarchitects.com

PROJECT

FIRE DAMAGE
RECONSTRUCTION
OF

44 FOREST ROAD
for

THE MAXWELLS
MOUNT HERMON
CALIFORNIA 95041

APR 06/24/05

CONSULTANT

REGISTRATION



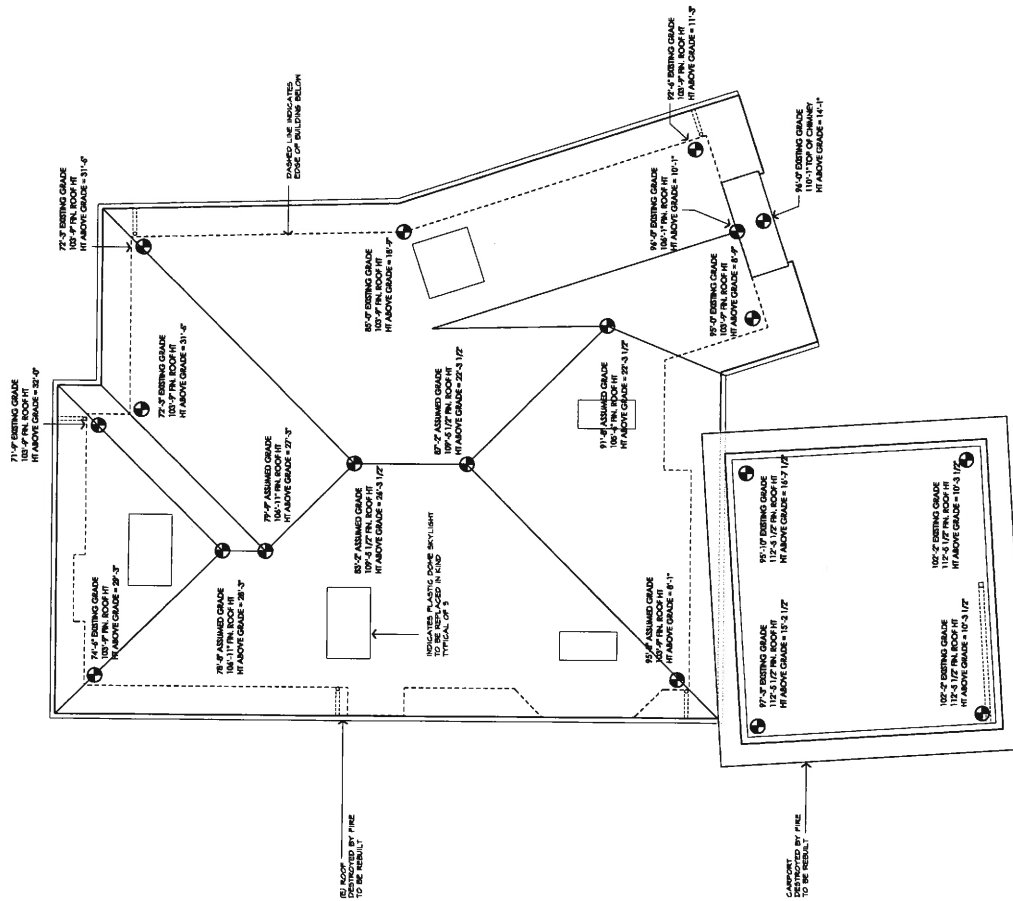
PERMIT APPROVAL STAMP

DRAWING INDEX

ROOF PLAN
EXISTING

DRAWN BY: JAC
DATE: SEPTEMBER 11, 2004
REVISIONS

A-7.2



ROOF PLAN - EXISTING
1/4" = 1'-0"



EXHIBIT D

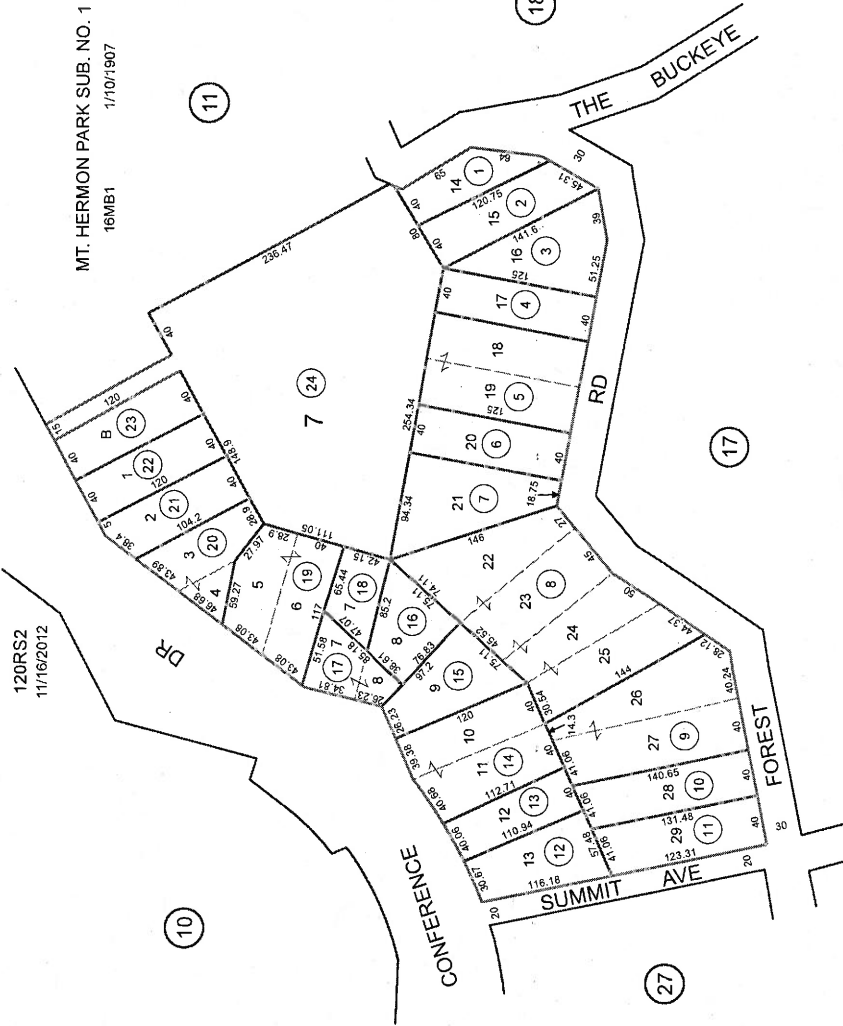
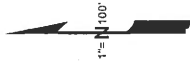
66-24

Tax Area Code
90-010

POR. ZAYANTE RANCHO
POR. SEC. 22, T.10S., R.2W., M.D.B. & M.

FOR TAX PURPOSES ONLY

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Assessor's Map No. 66-24
County of Santa Cruz, Calif.
Sept. 1999

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

Electronically redrawn 9/25/99 KSA
Rev. 9/25/99 KSA (Per. from Pg. 11)
Rev. 8/7/01 mwm (changed page refs.)
Rev. 9/24/13 CB (120RS2)





SANTA CRUZ COUNTY PLANNING DEPARTMENT

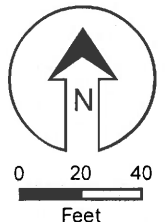
Parcel Location Map



Parcel: 06624105

-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 6 Jan. 2020

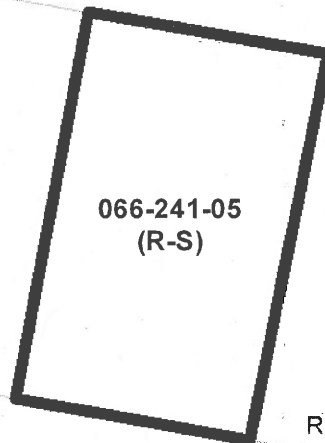




Parcel General Plan Map

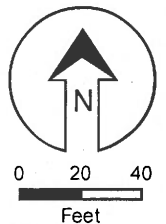


Mapped
Area



R-S

☐ R-S Residential Suburban





SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map





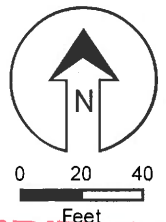
Mapped
Area

PR

066-241-05
(R-1-15)

R-1-15

-  PR *Parks, Recreation, & Open Space*
-  R-1 *Single-Family Residential*



Parcel Information

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Mt Hermon Association
Sewage Disposal: Septic
Fire District: Felton Fire Protection District
Drainage District: Flood Zone 8

Parcel Information

Parcel Size: 9,932
Existing Land Use - Parcel: residential
Existing Land Use - Surrounding: residential
Project Access: Public, Via Forest Rd
Planning Area: San Lorenzo Valley
Land Use Designation: R-S (Suburban Residential)
Zone District: R-1-15 (Single-family residential 15,000 square foot parcel size)
Coastal Zone: Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Technical Reviews: REV191131 (Geotechnical)

**SANTA CRUZ COUNTY PLANNING DEPARTMENT POLICY/ORDINANCE
INTERPRETATION**

Interpretation No.: DECKS-01 (Second Story Rooftop Decks)
Effective Date: 11/04/10
Originally Issued:

Question

Are second story rooftop decks allowed when they are not located on the uppermost story?

Applicable Ordinance Section(s)

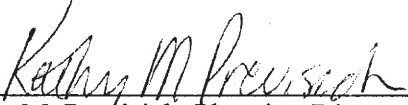
13.10.323(e)1: Second story rooftop decks and landings are not permitted.

INTERPRETATION:

Second story rooftop decks are allowed when they are no higher than the floor level of an adjacent uphill portion of a multi-level dwelling.

Reason:

The Board of Supervisors added the prohibition of second story rooftop decks into the County Code as a result of complaints and concerns about invasions of privacy. Prior to this prohibition, decks could be constructed on the top of or on the sloping side of roofs. Because the Board of Supervisors was concerned about smaller—generally urban—parcels, the ordinance language focused on second story rooftop decks and did not address multi-level dwellings where the second story deck is not located on the highest portion of the house and there is, in fact, an adjacent portion of the house located upslope. Since a supported or cantilevered deck could be approved at the same level if there is no enclosed space below, it is appropriate to allow the deck to be placed on the top of the two-story element as long as it is no higher than the floor level of the adjacent uphill portion of the dwelling.


Kathy M. Previsich, Planning Director

11-2-2010
Date

13.10.323(e)1

EXHIBIT G