



## **Staff Report to the Zoning Administrator**

**Application Number: 191161**

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**Applicant:** Derek Van Alstine

**Agenda Date:** May 15, 2020

**Owner:** Randolph & Celia Wedding

**Agenda Item #:** 1

**APN:** 028-156-17

**Time:** After 9:00 a.m.

**Site Address:** 135 16<sup>th</sup> Avenue, Santa Cruz

**Project Description:** Proposal to demolish an existing 1,817 square foot one-story dwelling and construct a new two-story 3,431 square foot single-family dwelling with an attached garage and a 167 square foot detached habitable accessory structure (art studio), located in the R-1-6 (Single-family Residential) zone district.

**Location:** Property located on the west side of 16<sup>th</sup> Avenue approximately 630 feet south of the intersection with Geoffroy Avenue in Live Oak (135 16<sup>th</sup> Avenue).

**Permits Required:** Coastal Development Permit

**Supervisory District:** District 1 (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 191161, based on the attached findings and conditions.

### **Project Description & Setting**

The parcel is located on the west side of 16<sup>th</sup> Avenue approximately 630 feet south of the intersection with Geoffroy Avenue in Live Oak. The neighborhood is developed with one- and two-story single-family homes with a variety of architectural styles. The subject parcel is relatively flat with an existing 1,817 square foot dwelling, which is nonconforming relative to the southern side yard setback. A large juniper hedge, which is proposed to be retained, is located along the front property line. The property owner proposes to demolish the existing dwelling and construct a two-story dwelling with an attached garage and a small habitable accessory structure to be used as an art studio.

A Coastal Development Permit is required because the project is located within the appeals jurisdiction of the coastal zone and does not qualify for an exclusion per County Code section 13.20.071.

## **Zoning & General Plan Consistency**

The subject property is a 7,200 square foot lot, located in the R-1-6 (Single-family Residential, 6,000 square-foot minimum) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation. The project complies with the site standards of the R-1-6 zone district, including height, setbacks, lot coverage and floor area ratio. The proposed habitable accessory structure complies with Santa Cruz County Code (SCCC) 13.10.611 which limits the size, height and number of habitable accessory structures allowed per parcel. Including the habitable accessory structure, the project requires three parking spaces and four have been provided.

## **Design Review**

The proposed project is subject to the County's Design Review Ordinance and the design criteria for coastal zone developments (SCCC 13.11 & 13.20.130) because of the subject parcel's location within the coastal zone. The existing home is a one-story, ranch style home with gray wood and stucco siding and a composition shingle roof. The proposed dwelling is traditional in design with taupe colored wood siding, rear and side facing second story decks, a covered front entryway, and a standing seam metal roof. The proposed dwelling has a partial second story which is setback 55 feet, nine inches from the front property line. Although the house will mostly be screened by the existing juniper hedge, where the house is visible, the substantial setback will reduce the visual impact of the second story on the 16<sup>th</sup> Avenue streetscape. In addition, a 167 square foot habitable structure will be located in front of the home north of the attached garage and finished in the same materials and colors as the primary dwelling. The front and side yards will be landscaped with complementary drought tolerant plants. The project is located in a developed neighborhood with one- and two-story homes with similar materials, styles and colors allowing it to blend and be compatible with houses in the surrounding neighborhood.

## **Local Coastal Program Consistency**

The proposed single-family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Coastal access to the nearest beach is approximately 550 feet south down 16<sup>th</sup> Avenue and east along Geoffroy Drive. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

## **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 191161, 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](http://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. Geotechnical (Soils) Report review letter

# 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: 191161

Assessor Parcel Number: 028-156-17

Project Location: 135 16<sup>th</sup> Avenue

**Project Description:** Proposal to construct a new two-story 3,431 square foot single-family dwelling with an attached garage and a 167 square foot detached habitable accessory structure.

**Person or Agency Proposing Project:** Derek Van Alstine

**Contact Phone Number:** (831) 426-8400

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

Specify type: Class 2 – Replacement or Reconstruction (Section 15302)

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

Construction of a replacement 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.

\_\_\_\_\_  
Elizabeth Cramblet, Project Planner

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

**EXHIBIT A**

## Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-6 (Single-family Residential), a designation which allows residential uses. The proposed project is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

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

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

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style in that the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top. The new home is traditional in design with taupe colored wood siding, rear and side facing second story decks, a covered front entryway and a standing seam metal roof. The 167 square foot habitable structure located in front of the home will be finished in the same materials and colors as the primary dwelling. The front and side yards will be landscaped with drought tolerant plants to complement the front of the home.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is approximately 550 feet south down 16<sup>th</sup> Avenue and east along Geoffroy Drive.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single-family Residential) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

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This finding can be made, in that although the project site is not located between the shoreline and the first public road, it will not interfere with public access to the beach, ocean, or any nearby body of water since no access to the beach is available through the property and there is existing beach access available from Geoffroy Drive. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

## **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 single-family dwelling and habitable accessory structure and the conditions under which they would be maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single-family Residential) zone district as the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

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

This finding can be made, in that the proposed single-family dwelling use is consistent with the use and density requirements specified for the R-UL (Urban Low Density Residential) land use designation in the County General Plan.

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

The proposed single-family dwelling and habitable accessory structure 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 structures will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed single-family dwelling and habitable accessory structure are to be constructed on an existing developed lot. No additional traffic will be generated by the proposed 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 proposed project is located in a mixed neighborhood containing a variety of architectural styles, and the proposed project is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed project 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 existing home is a one story, ranch style home with gray wood and stucco siding, and a composition shingle roof. The proposed dwelling is traditional in design with taupe colored wood siding, a rear and side facing second story decks, a covered front entryway and a standing seam metal roof. The 167 square foot habitable structure located in front of the home will have the same materials and colors as the primary dwelling. The front and sides will be landscaped with drought tolerant plants to complement the front of the home.

The proposed project is in conformance with the County's certified Local Coastal Program, in that the structures are designed to be visually compatible and in scope with the character of the surrounding neighborhood. The project site is surrounded mostly by single-family dwellings with a variety of architectural styles.



## Conditions of Approval

Exhibit D: Project plans, prepared by Derek Van Alstine, Designer, dated 2/12/2020.

- I. This permit authorizes the construction of a new 3,431 square foot two-story single-family dwelling with an attached garage and a 167 square foot detached habitable accessory structure 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.
  - 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. 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 28 feet.
  5. 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. Drainage fees will be assessed on the net increase in impervious area. Following are additional conditions of approval:
- a) 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.
- C. Meet all requirements for Driveway/Encroachment including the following conditions of approval:
- a) The property has vegetation and planters in the frontage of the property that restrict public parking. A note is to be placed on the building permit plans requiring the planters and vegetation to be removed from the right-of-way.
  - b) The frontage will be paved to ensure that the flow of roadside drainage is unobstructed. This will be tied into the driveway pavement Please note this on the plans.
  - c) The proposed driveway new approach must conform to Figure DW-5 of the County of Santa Cruz Design Criteria (See Part 6 Driveways and Encroachments). Please include Figure DW-5 on the plans to facilitate proper construction by the contractor. The design criterial can be found on the internet at:  
<http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/DCDriveways.pdf>
  - d) Please show all utility trenches and any work needed in the right-of-way of 16<sup>th</sup> Avenue. Before your building application can be approved, please submit an encroachment permit application with 2 sets of the plans (only the sheets showing work in R-O-W) directly to the Department of Public Works, 701 Ocean Street, Room 410 or electronically to [Kristine.conley@santacruzcounty.us](mailto:Kristine.conley@santacruzcounty.us). If pedestrian, bicycle or vehicle traffic will be impacted, please include a traffic control plan. The encroachment permit application form can be found on the internet at:

<http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/EncroachmentEditable.pfd>

- D. Meet all requirements of the Santa Cruz City Water District. Proof of water service availability is required prior to application for a Building Permit.
- E. 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.
- F. Meet all requirements of the Environmental Planning section of the Planning Department. Following are additional conditions of approval:
  - a) Building permit application plans shall reference the soils report and updates, include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.
  - b) Building permit application plans shall clearly represent all proposed grading, including any overexcavation and recompaction as recommended by the geotechnical engineer.
  - c) The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual, available here: <http://www.sccoplanning.com/Portals/2/County/Planning/env/ConstructionstormwaterbMPManual-Oct%20312011version.pdf>.
  - d) The applicant shall submit a 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.
  - e) The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: [www.sccoplanning.com](http://www.sccoplanning.com), under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form."
  - f) Operational Conditions: Earthwork is prohibited during the rainy season (October 15-April 15) unless a winter grading permit is approved by the Planning Director.
- G. Meet all requirements and pay any applicable plan check fee of the Central Fire

**EXHIBIT C**

Protection District.

- H. Submit 2 copies of a soils report and updates prepared and stamped by a licensed Geotechnical Engineer once it has been accepted.
  - I. Pay the current fees for Parks and Child Care mitigation for 1 bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
  - J. Pay the current fees for Roadside and Transportation improvements for 1 bedroom. Currently, these fees are, respectively, \$1,000 and \$1,000 per bedroom.
  - K. Pay the current Affordable Housing Impact Fee. The fees are based on the net new square footage greater than 500 square feet and is calculated at \$2 per square foot. Final square footage is determined by the Building Department.
  - L. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - M. 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.
  - N. Complete and record a Declaration of Restriction to construct a 167 square foot habitable accessory structure. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- 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 applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant

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and/or the owner.

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

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

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

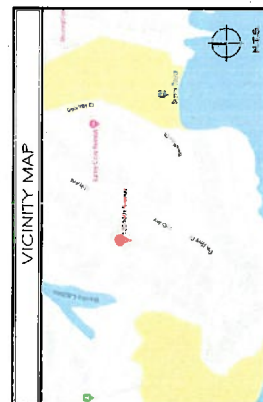
Effective Date: \_\_\_\_\_

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

\_\_\_\_\_  
Jocelyn Drake  
Deputy Zoning Administrator

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

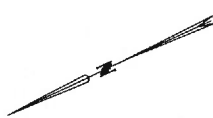
T1  
TITLE SHEET[illegible]

<b>BUILDING INFORMATION SUMMARY</b>		
<b>PROJECT DESCRIPTION:</b>		
REVISION OF EXISTING SINGLE STORY, 1 A, 17 SQ. FT. SINGLE FAMILY DWELLINGS AND CONSTRUCTION OF A NEW INDUSTRY, 2,253 S.F., SINGLE FAMILY DWELLING WITH ATTACHED 2S P.B.R. GARAGE AND 187 SQ.FT. DETACHED STUDIO.		
<b>PROPERTY ADDRESS:</b>		
125 16TH AVENUE SANITA CRUZ, CA 95562		
<b>PARCEL NUMBER:</b>		
026-186-17		
<b>ZONING:</b>		
R 1-6		
<b>LOT AREA:</b>		
7,630 sq.ft.		
<b>SITEBACK INFORMATION:</b>		
NEIGHBOR	FRONT YARD	SIDE YARD
PROPOSED	30'-0"	5'0" + 4.0' 0"
	30'-0"	5'0" + 4.0' 0"
<b>PARKING (PROVIDED):</b>		
2 COVERED AND 8 UNCOVERED		
<b>CODE NOTE:</b>		
ALL WORK INDICATED ON THE PLANS SHALL COMPLY WITH THE FOLLOWING CODES: • 2018 CALIFORNIA BUILDING CODE • 2018 CALIFORNIA FIRE CODE • 2018 CALIFORNIA MECHANICAL CODE • 2018 CALIFORNIA ELECTRICAL CODE • 2018 CALIFORNIA PLUMBING CODE • 2018 CALIFORNIA LAND DEVELOPMENT CODE • 2018 CALIFORNIA GREEN BUILDING STANDARDS • 2018 CALIFORNIA ENVIRONMENTAL HEALTH & SAFETY CODE • SANTA CRUZ COUNTY CODE AMENDMENTS		

## FIRE PROTECTION NOTES

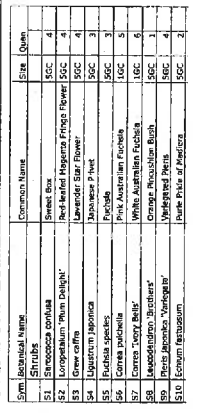
- 1) THESE NOTES ARE TO GOVERN WITH CALIFORNIA BUILDING AND FIRE CODES (CIBFC) AND CALIFORNIA FIRE PROTECTION DISTRICTS.
- 2) BUILDINGS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE PROTECTION SYSTEM.
- 3) AUTOMATIC FIRE PROTECTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE PROTECTION DISTRICTS SPECIFICATIONS.
- 4) THE SUPPLEMENTARY DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF AUTOMATIC FIRE PROTECTION SYSTEMS TO THE CALIFORNIA FIRE PROTECTION DISTRICTS FOR REVIEW AND APPROVAL. THE SUPPLEMENTARY DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF AUTOMATIC FIRE PROTECTION SYSTEMS TO THE CALIFORNIA FIRE PROTECTION DISTRICTS FOR REVIEW AND APPROVAL. THE SUPPLEMENTARY DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF AUTOMATIC FIRE PROTECTION SYSTEMS TO THE CALIFORNIA FIRE PROTECTION DISTRICTS FOR REVIEW AND APPROVAL.
- 5) AN APPROVED SPARK ARRESTOR SHALL BE INSTALLED ON TOP OF CHIMNEY. FIRE SHALL NOT BE EXCEED 4 INCH.
- 6) ROOF COVERING SHALL BE NO LESS THAN CLASS B RATED ROOF.
- 7) UNINSULATED HYDRANTS, WATER STORAGE TANKS, AND / OR UPSTREAM ROADWAYS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- 8) ADDRESS NUMBERS SHALL BE MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUNDS.
- 9) A 4'-0" FOOT CLEARANCE WILL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AND ALL STRUCTURES.
- 10) FIRE HYDRANT INFORMATION:
  - STATION NUMBER: 14525
  - LOCATION: 14525 1/2 ELY AVE.
  - STATUS: REPAIR BY (PS) INC.
  - DATE TESTED (CIBFC) 11/15/14
  - FLOW (GPM) @ 150 PSI: 1500
  - DATE TESTED (CIBFC) 11/15/14
  - DATE TESTED (CIBFC) 11/15/14
  - CONNECTED TO 4" WATER MAIN

DRAWING INDEX	
T1	TITLE SHEET
C1	LANDSCAPE PLAN
A1	EXISTING AND PROPOSED SITE PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	ROOF PLAN
A5	INTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS
<b>CIVIL DESIGN</b>	
C0.1	COVER SHEET
C1.1	CONCRETE AND REINFORCEMENT PLAN
C1.2	FOUNDATION DETAIL PLAN
C2.2	STORM WATER MANAGEMENT PLAN
C3.1	EROSION CONTROL PLAN
C4.1	CONSTRUCTION DETAILS



4444 SCOTT VALLEY DR. #7 SCOTT VALLEY, CA 95066 (831) 439-4453		P.O. BOX 1148 NORMAN HILL, CA 95036 (831) 435-4453		TOPOGRAPHIC MAP OF 135 16TH AVENUE SANTA CRUZ		SHEET 1 OF ONE
1" = 10'		DATE: 2/28/79		JOB# 2019-014		SANTA CRUZ COUNTY



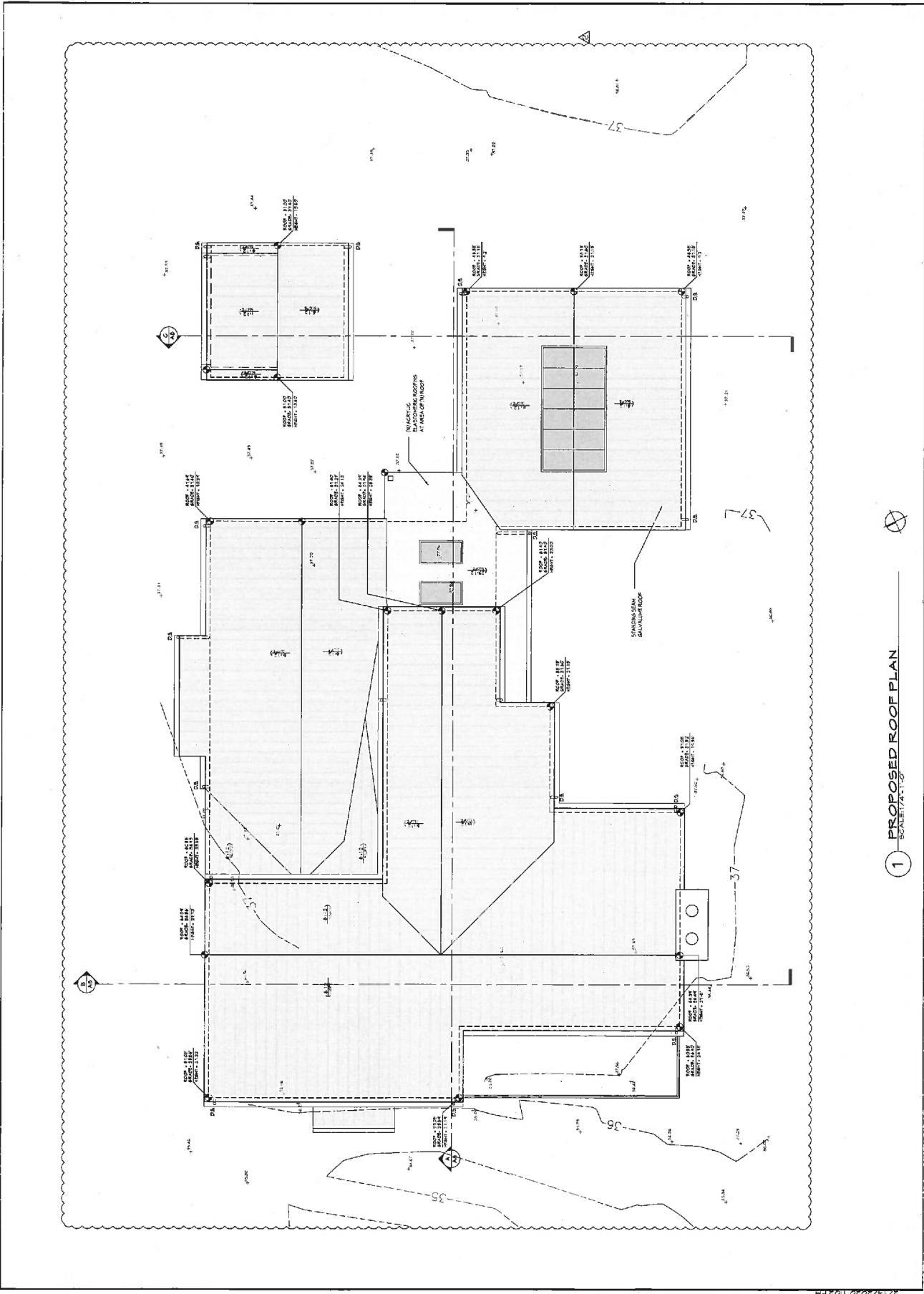


## Planting Plan

18





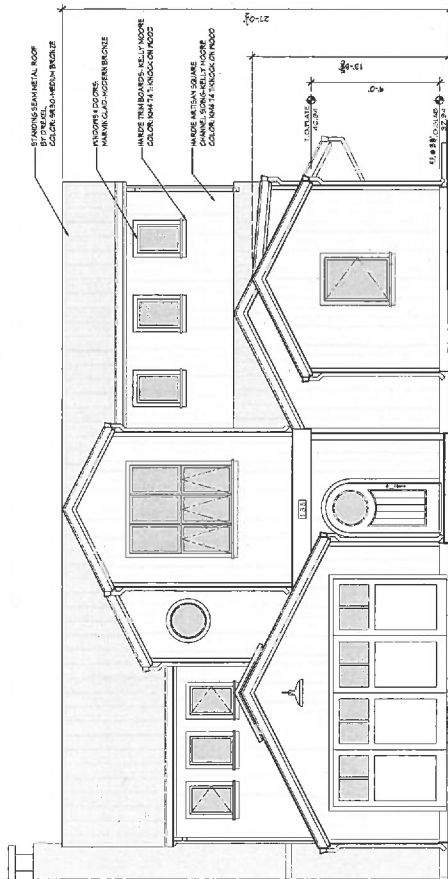


1 PROPOSED ROOF PLAN  
SCALE: 1/8" = 1'-0"

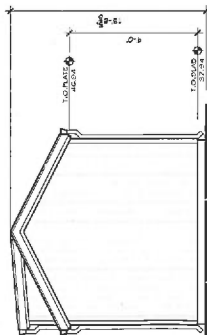
A4



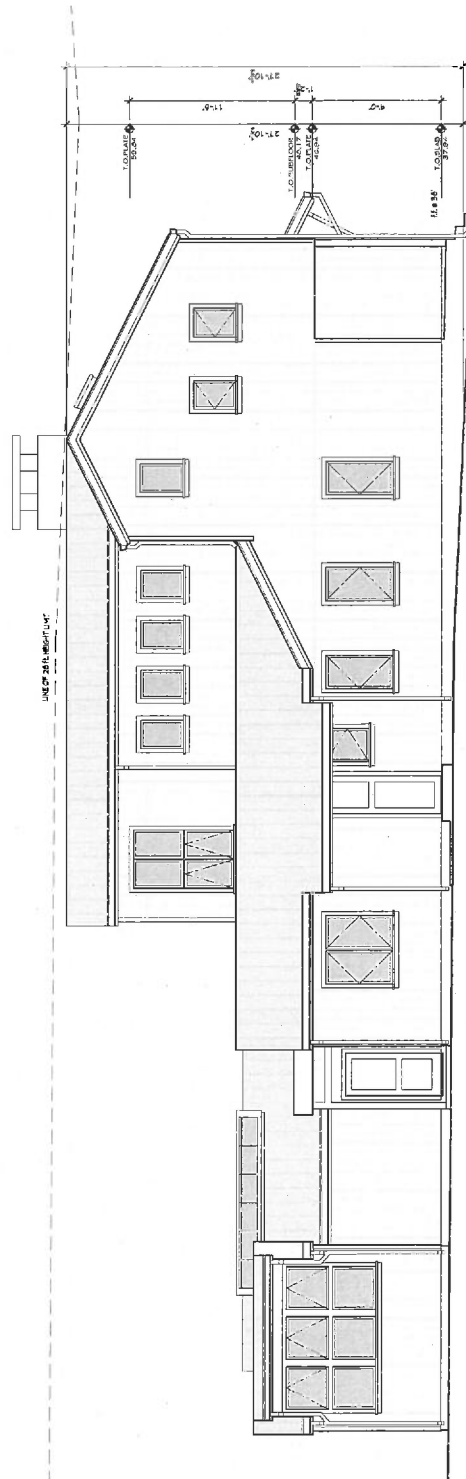




8 WEST STUDIO ELEVATION  
SCALE: 1/4" = 1'-0"

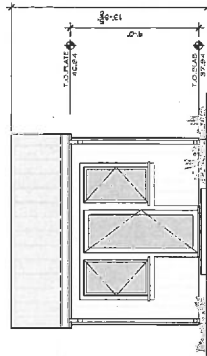


7 EAST ELEVATION W/STUDIO  
SCALE: 1/4"=1'-0"



5 NORTH ELEVATION W/ STUDIO  
SCALE 1/4" = 1'-0"

5 SOUTH STUDIO ELEVATION  
SCALE: 1/4" = 1'-0"







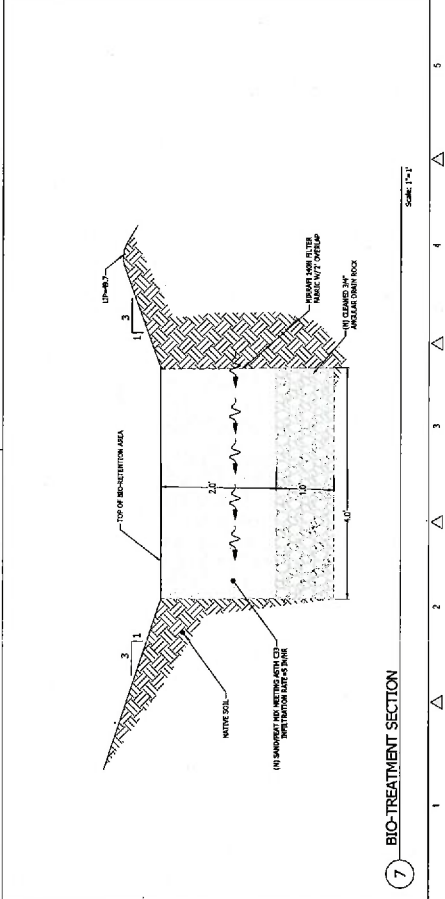










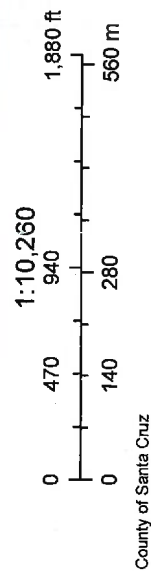
C4.1  
of 5 sheets



# Parcel Location Map (028-156-17)

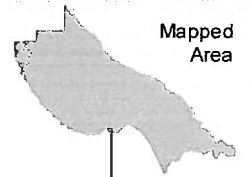


April 8, 2020





# Parcel Location Map



Mapped  
Area

Twin Lakes  
State Beach

BLACK POINT LN




16TH AV

028-156-17

16TH AV

GEOFFROY DR

**Parcel: 02815617**

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 8 Apr. 2020



0 20 40  
Feet

EXHIBIT E





# Parcel General Plan Map



Mapped  
Area



- O-R *Parks, Recreation & Open Space*
- R-UL *Res. Urban Low Density*





EXHIBIT E

Feet



## Parcel Zoning Map



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

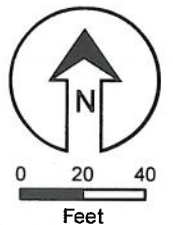
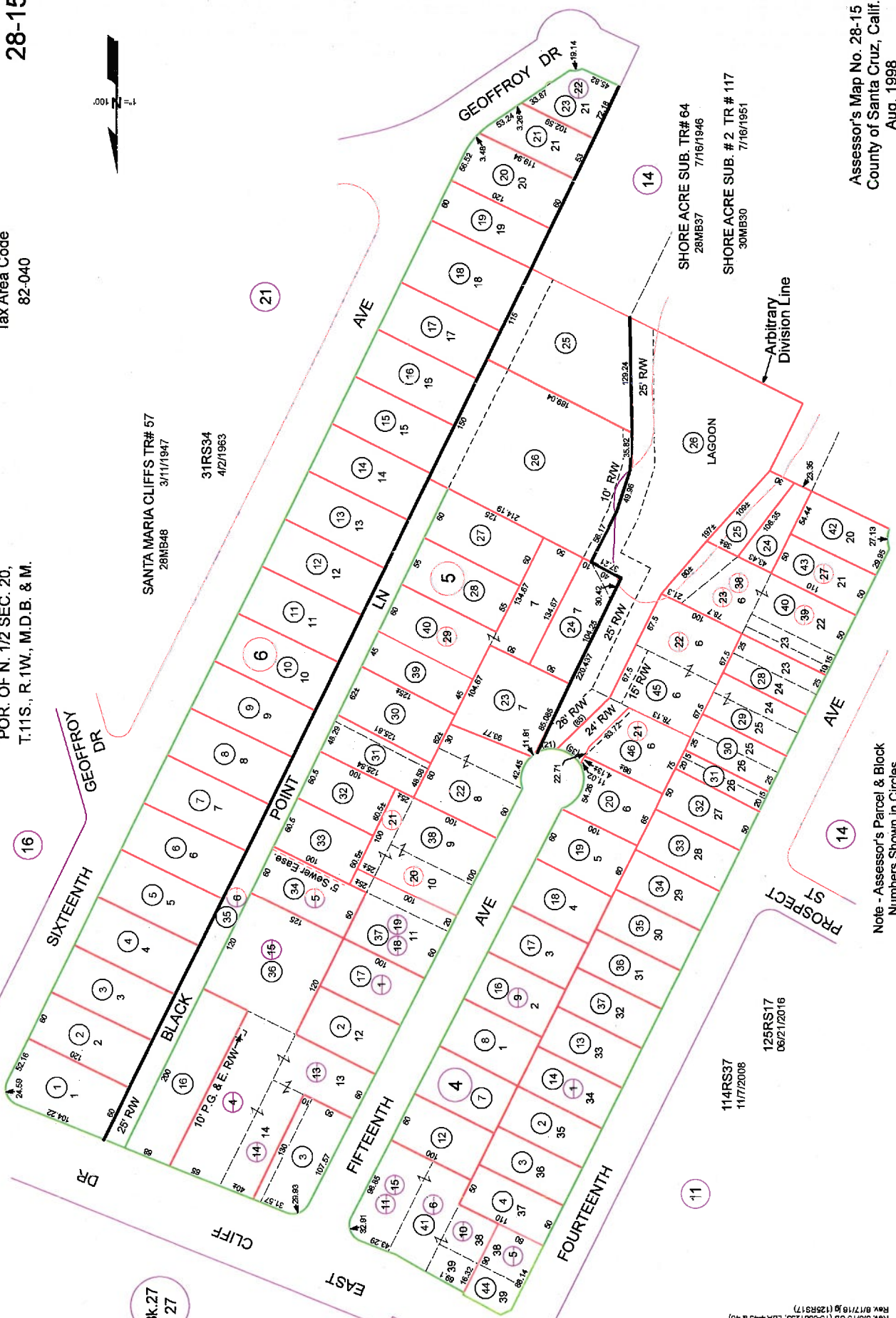
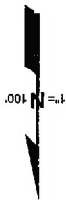


EXHIBIT E

Tax Area Code  
82-040

POR. OF N. 1/2 SEC. 20,  
T.11S., R.1W., M.D.B. & M.



Assessor's Map No. 28-15  
County of Santa Cruz, Calif.  
Aug. 1998

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

FOR TAX PURPOSES ONLY  
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

Electronically Redrawn 8/15/98  
Rev 1/28/01 CB (Cor to dim)  
Rev 1/28/02 CB (Comb. Form 5-38)  
Rev 1/28/02 CB (LBA 2002-000103-5-37)  
Rev 1/28/02 CB (LBA 2002-000103-5-39)  
Rev 1/28/02 CB (LBA 2002-000103-5-40)  
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Rev 1/28/02 CB (LBA 2002-000103-6-00)

Application #: 191161  
APN: 028-156-17  
Owner: Randolph & Celia Wedding

## Parcel Information

### Services Information

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

### Parcel Information

Parcel Size:	7,200 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Portola Drive and 16 <sup>th</sup> Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-6 (Single-family Residential)
Coastal Zone:	<u>  X  </u> Inside <u>    </u> Outside
Appealable to Calif. Coastal Comm.	<u>  X  </u> Yes <u>    </u> No

**Technical Reviews:** Geotechnical Report Review

### Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	Net ten cubic yards-cut
Tree Removal:	One 15" juniper to be removed
Scenic:	Not a mapped resource
Archeology:	Not mapped/no physical evidence on site



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY, PLANNING DIRECTOR

2 August 2019

Derek Van Alstine  
1535 Seabright Ave., Ste. 200  
Santa Cruz, CA 95063

Subject: Review of the Geotechnical Investigation - Design Phase for Proposed Addition to Single Family at 135 16<sup>th</sup> Avenue/APN 028-12-156-17 dated 6 December 2018 by Rock Solid Engineering, Inc. – Project No. 18039

Project Site: 135 16th Avenue  
APN 028-12-156-17  
Application No. B-191075

Dear Applicant:

The Planning Department has accepted the subject report. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the report.
2. Final plans shall reference the subject report by title, author, and date. Final Plans should also include a statement that the project shall conform to the report's recommendations.
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The Consultants Plan Review Form (Form PLG-300) is available on the Planning Department's web page. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by last revision date.

Any updates to report recommendations necessary to address conflicts between the reports and plans must be provided via a separate addendum to the soils report.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: [www.sccoplanning.com](http://www.sccoplanning.com), under "Environmental", "Geology & Soils", and "Assistance & Forms".

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

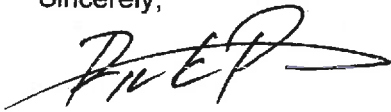
EXHIBIT G

Review of the Geotechnical Investigation - Design Phase for Proposed Addition to Single Family  
at 135 16<sup>th</sup> Avenue/APN 028-156-17 dated 6 December 2018 by Rock Solid Engineering  
APN 028-156-17  
2 August 2019  
Page 2 of 3

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: [http://www.sccoplanning.com/html/devrev/plnappeal\\_bldg.htm](http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm)

If we may be of any further assistance, please contact the undersigned at (831) 454-3168 or [rick.parks@santacruzcounty.us](mailto:rick.parks@santacruzcounty.us)

Sincerely,



Rick Parks, GE 2603  
Civil Engineer – Environmental Planning

Cc: Rock Solid Engineering, Inc, Attn: Dusty Osburn, PE  
Environmental Planning, Attn: Leah MacCarter  
Owner: Randolph Wedding

Attachments: Notice to Permit Holders



**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,  
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.