



## Staff Report to the Zoning Administrator

Application Number: **211189**

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**Applicant:** Chris Hinck Design

**Owner:** Andrew Cohen

**APN:** 027-132-08

**Site Address:** 601 Bonnie St, Santa Cruz

**Agenda Date:** December 17, 2021

**Agenda Item #:** 1

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

**Project Description:** Proposal to demolish an existing dwelling and garage to construct a new, 1,970 square foot single-family dwelling and a 384 square foot accessory dwelling unit (ADU) above a detached garage. Proposal requires a Coastal Development Permit, a Variance to reduce the required distance from street to garage door (from 20 to 6 feet), and a Geotechnical Report Review (REV211401).

**Location:** Property is located at the intersection of Bonnie Street and 6th Avenue (601 Bonnie St)

**Permits Required:** Coastal Development Permit, Variance

**Supervisory District:** 3rd District (District Supervisor: Ryan Coonerty)

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 211189, based on the attached findings and conditions.

### Project Description & Setting

The subject property is located approximately 500 feet north of the intersection of 6<sup>th</sup> Avenue and East Cliff Drive. The property is bound on the west side by 6<sup>th</sup> Avenue, the south side by Bonnie Street, and on the east side by a 15-foot-wide alley (sometimes referred to as an extension of Assembly Avenue). To the north of the property is a developed residential property.

Existing development on the property consists of an approximately 1,600 square foot, two-story single-family dwelling and a two-car garage originally constructed in 1933 and remodeled as recently as 1981. Both structures are nonconforming to setbacks. The 6<sup>th</sup> Avenue side of the home is approximately 12.75 feet from the property line, the Bonnie Street side is approximately 9.8 feet from the property line, and the garage door meets Bonnie Street directly at the property line. Vegetation on-site ranges in size, from 6" diameter at breast height (DBH) redwoods planted on the north property line to larger mature trees, including a 48" DBH redwood at the north property line and a 32" avocado tree at the south property line adjacent to the garage.

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The proposed project includes demolition of all of the existing structures and the removal of an 18" dbh fruit tree in order to build a new home with a detached ADU above a single-car garage. The proposed home is a 1,700 square foot, two story home. The detached garage and ADU will be built in the northeast corner of the property, with garage access from the alleyway. The garage door will open to the alley at the rear of the property and will be set back six feet from the rear property line, which is less than the 20 feet required by County Code and requires a Variance. The project site is located within the Coastal Zone and is not mapped in one of the residential exclusion areas; the proposal to demolish and develop in excess of 500 square feet triggers a Coastal Development Permit.

### **Variance and Setback Reduction for Garage**

The proposed location of the garage, and the distance from the garage door to the street, are non-compliant with the 15-foot setback and 20-foot minimum to garage door entrance standards described in SCCC 13.10.323 and require a Variance.

The six-foot distance from the garage door to the street can be supported in that there is a similar pattern of development found along Assembly Avenue, where many of the structures are non-conforming. Multiple other homes along the street, including 236 6<sup>th</sup> Avenue and 225 7<sup>th</sup> Avenue, are developed with garages or carports with openings at less than 20 feet from the street. An argument could be made to rotate the garage 90 degrees and to provide driveway access via Bonnie Street, however that alternative would result in a more cluttered site with an increase in impervious area (more driveway area) compared to the proposed design. The proposed design also provides a new, public parking space on Bonnie Street where the garage door was previously located.

The location of the garage within the setback can be further supported, in that Santa Cruz County Code allows for garages to be located within the rear and side yard setbacks. As proposed, the garage complies with all of the criteria contained within SCCC 13.10.323, however, due to the configuration of the parcel having frontage on three sides, a variance is required for a reduced setback (from 15-feet to 6-feet) at the Assembly Avenue frontage. As proposed, the garage will not be detrimental or injurious to property or improvements in the neighborhood, and will not unreasonably infringe on adequate light, air or privacy of adjacent residence; the garage does not include any doors or windows on the north side of the property and the one-story garage portion of the structure does not impact adjacent properties when compared to a structure that met the required setback. It is noted that a two-story ADU could be permitted in the same location without discretionary approval.

The proposed reductions can further be supported in that a 48" DBH redwood tree to the rear of the proposed structure prevents a greater setback from the alley being achieved. A 32" DBH avocado tree located adjacent to the existing garage also reduces area for new development.

### **Design Review**

The project site is located in the Harbor Special Community and pursuant to the County Design Review Ordinance (SCCC 13.11) is subject to Design Review. The proposed single-family dwelling complies with the requirements of the ordinance, in that the project will incorporate compatible site design, preserve natural amenities, and provides compatible building design.

The site design maintains a similar pattern of development on-site as pre-project conditions, including the retention of a modest home size and a detached garage. Lot coverage increases by just 100 square feet and the replacement dwelling will be sited in a similar area as the existing home. Except for one 18" fruit tree located in the footprint of the proposed garage and ADU, all existing trees on the property will remain, including a 48" DBH redwood, five 6" DBH redwoods, one 32" avocado, and a 12" cypress.

The proposed home shares the pitched roof design of the original dwelling. The south elevation of the home incorporates a shed dormer which breaks up the roof plane and provides building articulation. The porch provides pedestrian interest along Bonnie Street. The use of wood siding, retained between existing and proposed structures, is also directed as a design element of the Harbor Special Community, which is discussed later in this report.

### **Harbor Special Community**

The project site is located within the Harbor Special Community. As specified in SCCC 13.20.144(B)), designs in this area are required to "incorporate the characteristics of older dwellings in the area (e.g., the small scale, clean lines, pitched roofs, predominately wood construction, wood or wood-like (including cementitious) siding, or shingles that resemble wood)."

The proposed design reflects the criteria of the Harbor Special Community in the roof design and the use of wood siding. The proposed house and ADU both incorporate a steeply pitched roof and the horizontal wood siding found on the existing home and garage is incorporated into the proposed designs of the new home, garage, and ADU. The lines provided by the roof ridge, the eaves on the dormer, and the porch provide a clean contrast to the vertical lines of the window frames and wood columns on the porch.

### **Zoning & General Plan Consistency**

The subject property is a 7,143 square foot lot, located in the R-1-3.5 (Single family residential - 3,500 square feet) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UH (Urban High Density Residential) General Plan designation.

The proposed home design is consistent with development standards of the R-1-3.5 zone district. The 15-foot front yard will remain off of 6<sup>th</sup> Avenue, the 10-foot side yard is measured off Bonnie Street, the 5-foot side yard will be on the north side of the property adjacent to 210 6<sup>th</sup> Avenue, and the rear yard will be adjacent to the 15-foot alleyway. Lot coverage (27%) and floor area ratio (45%) are well below the 40% and 50% maximums specified for the zone district. The three required parking spaces for the home will be located off of Assembly Avenue.

The garage and ADU are proposed in the northeast corner of the property, five feet from the north property line and six feet from the rear property line with access into the garage via Assembly Avenue. The proposed second story ADU, a 384 square foot unit with 175 square feet of deck, complies with site and development standards for construction of an ADU above a garage, including the 20-foot wall height and 24-foot roof height, established by the ADU development

standards in SCCC 13.10.681(D)(7)(b). The 384 square foot garage will provide the one required parking space for the ADU.

### **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. 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 **211189**, 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)**

Report Prepared By: Evan Ditmars  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3227  
E-mail: [evan.ditmars@santacruzcounty.us](mailto:evan.ditmars@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. 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: 211189

Assessor Parcel Number: 027-132-08

Project Location: 601 Bonnie St, Santa Cruz, CA 95060

**Project Description: Proposal to demolish an existing single-family dwelling and replace with a new single-family dwelling with garage and ADU**

**Person or Agency Proposing Project: Chris Hinck Design**

**Contact Phone Number: 831-295-3887**

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

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

Construction of a 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.

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Evan Ditmars, Project Planner

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

## 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 property is built on the corner of two streets and backs up to an alley which sees a moderate amount of traffic generated from other garages and dwelling units taking access from the alley, resulting in a property that is negatively affected by increased traffic on three sides of the home when compared to a traditional lot with one or two street frontages. The granting of the variance would allow the owner the benefit of a larger yard area creating a buffer from increased traffic around the project site.

In a strict application of the garage-to-street setbacks described zoning ordinance, development on the property would be concentrated at the middle of the property with little area available for private enjoyment. The existing trees on-site prevent alternative, zone district compliant, locations for the garage to be built. Further, other properties in the vicinity enjoy the benefit of vehicular access from the alleyway.

Garages are permitted with reduced setbacks to rear and interior side yards, without discretionary approval, pursuant to Santa Cruz County Code 13.10.323(E)(6)(f). However, the configuration of this property doesn't allow for utilization of the setback reduction because it has frontage on three sides; if this were a traditional parcel with a front, a rear, and two sides, the garage could be approved in this location ministerially.

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 proposed variance is in harmony with the purpose of the R-1-3.5 zone district, in that it complies with purpose (A)(4) of Santa Cruz County Code Chapter 13.10.321 (Purposes of residential districts), in that the proposed pattern of development is compatible with the physical limitations of the land and the natural resources found on that land. The proposed project proposes to retain, as opposed to impair, the natural features (trees) found on-site.

The development allowed as a result of the variance is not considered detrimental to adjacent properties since an ADU could be built in the same location as the proposed garage portion of the structure without discretionary approval or a variance to reduce the required setback to the alley (Assembly Avenue). The structure meets the required side yard setback between the closest adjacent property and the variance only allows an encroachment towards a public alleyway.

The garage meets the 5-foot required side yard setback but is built within the 15-foot secondary front yard setback. The proposed 6-foot rear yard setback is consistent with allowances for reduced setbacks for garages, described in SCCC 13.10.323(E)(6)(f)(iii).

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 the 6-foot distance from the garage door to the street can be supported in that there is a similar pattern of development found along Assembly Avenue, where many of the structures are non-conforming. Multiple other homes along the street, including 236 6th Avenue and 225 7th Avenue, are developed with garages or carports with openings at less than 20 feet from the street. The adjacent property, 210 6<sup>th</sup> Avenue, was granted variances to their garage door- to-street setback.

## 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-1-3.5 (Single family residential - 3,500 square feet), a designation which allows residential uses. The proposed single family dwelling and ADU are principal permitted use within the zone district, and the zoning is consistent with the site's R-UH (Urban High 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; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

The proposed design reflects the criteria of the Harbor Special Community (SCCC 13.20.144) in the roof design and the use of wood siding. The proposed house and ADU both incorporate a steeply pitched roof and the horizontal wood siding found on the existing home and garage is incorporated into the proposed designs of the new home, garage, and ADU. The lines provided by the roof ridge, the eaves on the dormer, and the porch provide a clean contrast to the vertical lines of the window frames and wood columns on the porch.

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 available at Twin Lakes State Beach, approximately 500 feet south of the project site. The project is located within the Live Oak Parking area. As proposed, the project will result in an increase in available on street parking.

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-1-3.5 (Single family residential - 3,500 square feet) 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. The project has been designed to retain trees to the extent feasible however removal of one 18-inch dbh

fruit tree is necessary for the construction of the detached garage with ADU above.

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.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

## 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 the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-3.5 (Single family residential - 3,500 square feet) zone district as the primary use of the property will be one single-family dwelling with an ADU above a detached garage. As proposed the project meets all current site standards for the zone district except for the reduced setback for which variance findings can be made for construction of the detached garage.

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

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

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

The proposed use will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the R-1-3.5 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. ADUs of up to 800 square feet are allowed to be constructed within 4 feet of the side and rear property lines without discretionary approval, pursuant to SCCC 13.10.681.

The project is located within the Harbor Special Community though 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 will replace an existing single-family dwelling. While the proposed replacement dwelling is not expected to generate additional traffic, the construction of the ADU is anticipated to be only peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads or intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family dwelling and ADU are consistent with the land use intensity and density of the neighborhood. The proposed home shares the pitched roof design of the original dwelling. The south elevation of the home incorporates a shed dormer which breaks up the roof plane and provides building articulation. The porch provides pedestrian interest along Bonnie Street. As proposed, the ADU/garage share similar design features to that of the proposed home to ensure the project complies with SCCC 13.10.681.

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 single-family dwelling complies with the requirements of the Design Review Ordinance, in that the project will incorporate compatible site design, preserve natural amenities, and provides compatible building design. The site design maintains a similar pattern of development on-site as pre-project conditions, including the retention of a modest home size and a detached garage. Lot coverage increases by just 100 square feet and the replacement dwelling will be sited in a similar area as the existing home. With the exception of one 18" fruit tree located in the footprint of the proposed garage and ADU, all existing trees on the property will remain, including a 48" DBH redwood, five 6" DBH redwoods, one 32" avocado, and a 12" cypress.

The proposed home shares the pitched roof design of the original dwelling. The south elevation of the home incorporates a shed dormer which breaks up the roof plane and provides building articulation. The porch provides pedestrian interest along Bonnie Street.

The proposed design reflects the criteria of the Harbor Special Community (SCCC 13.20.144) in the roof design and the use of wood siding. The proposed house and ADU both incorporate a steeply pitched roof and the horizontal wood siding found on the existing home and garage is incorporated into the proposed designs of the new home, garage, and ADU. The lines provided by the roof ridge, the eaves on the dormer, and the porch provide a clean contrast to the vertical lines of the window frames and wood columns on the porch.



## Conditions of Approval

Exhibit D: Project plans, prepared by Chris Hinck Design Build, dated 4-22-21.

- I. This permit authorizes the construction of a single-family dwelling and a detached garage and accessory dwelling unit 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.

**Exhibit C**

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.
  6. Show any utility trenches and offsite improvements on your civil drawings.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management, including:
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. The project shall be designed to accommodate any existing upstream runoff. Please provide a watershed area map showing areas that currently drain toward the site.
  3. Final stormwater management plans and final construction cross-section details for mitigations (including permeable gravel driveway) shall be submitted with the building permit application.
  4. Please perform a site assessment and add a note to the plans that states whether there are any existing drainage issues on or near the site and if any issues or impacts are anticipated resulting from the proposed improvements.
  5. Zone 5 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-impervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials.
- C. Meet all requirements of the Santa Cruz County Sanitation District, including:
1. Project shall satisfy all Department of Public Works County of Santa Cruz Design Criteria and Santa Cruz County Sanitation District (SCCSD) requirements.
  2. A sewer lateral abandonment permit shall be secured by the applicant and completed/inspected prior to demolition of the structure.
  3. SCCSD sewer service, connection and fixture fees shall be administered.

Reference Title 5, Chapter 5.04, Section 5.04.080 “New Facilities” and Section 5.04.160 “Sewer Service Charges” of the SCCSD code

4. Sewer laterals shall not be placed within stormwater retention areas.
- D. Provide proof of sanitary sewer service availability is required prior to application for a Building Permit.
- E. Meet all requirements of the Environmental Planning section of the Planning Department, including:
  1. The applicant shall provide a copy of the accepted soils report and update(s).
  2. Building permit application plans shall reference the soils report and update(s), include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.
  3. Building permit application plans shall clearly represent all proposed grading, including any overexcavation and recompaction as recommended by the geotechnical engineer.
  4. 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>.
  5. The applicant shall submit a drainage plan that complies with the requirements set forth in 2019 California Building Code (CBC) Section 1804.4 and the recommendations of the soils engineer.
  6. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. 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”.
  7. The applicant shall consult with a certified arborist to review the building plans and provide branch and root pruning recommendations for the work to be completed near the 48” Redwood and the 12” Cypress. The arborists recommendations shall be submitted as a report/letter with the building permit application and shown on the plans, as applicable.
  8. Grading plans shall clearly show tree protection measures for all trees

shown as retained.

- F. Meet all requirements of the Aptos/La Selva/Central Fire Protection District.
  - G. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$2 per square foot.
  - H. Pay the current Affordable Housing Impact Fee for ADU's. The fees are based on unit size and the current fee for an accessory dwelling unit is \$2 per square foot.
  - I. Provide required off-street parking for 4 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.
  - J. 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.
  - B. The property should maintain the frontage as to not have any vegetation to block public parking. We suggest paving the frontage, 8 ft from the white line to allow for less maintenance and to help the flow if drainage into the drain inlet.

## 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 and/or the owner.
- 

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.

**Exhibit C**





## SITE PLAN

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

## DRAINAGE

GROUND SURFACE TO BE SLOPED 5% FOR 10 FEET  
AWAY FROM FOUNDATIONS.  
LOT IS FLAT. DOWNSPOUT TO SPLASHBLOCK

STORMWATER PROTECTION MEASURES SHALL BE IMPLEMENTED AT THE INITIAL PHASE OF CONSTRUCTION ACTIVITY. PROJECTS SHALL PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE THROUGH THE USE OF A BARRIER SYSTEM, WATTLE, OR OTHER APPROVED METHOD. SEE SHEET 1.2

## DEFERRED SUBMITTALS

NOTE: FIRE SPRINKLERS WILL BE REQUIRED PER SCMC  
TITLE 19.05.220. FIRE SPRINKLERS BY SEPARATE PERMIT TO  
SCFD.  
SEE SHEET 1.2 FOR FIRE DEPT. NOTES

NOTE: DOCUMENTS FOR DEFERRED SUBMITTAL SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING DIVISION WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING DIVISION.

## SUMMARY LIST OF STRUCTURAL SPECIAL INSPECTIONS

## SOILS ENGINEERING NOTES

1. A PRE-GRADING MEETING WITH SOILS ENGINEER SHALL OCCUR TO ACCESS THE EXTENT OF DISTURBED GROUND AND HOW TO MITIGATE IT.

## SHEET INDEX

1	SITE PLAN	
1.1	ENLARGED SITE PLAN	
1.2	STORMWATER PLAN	
1.3	CONDITIONS OF APPROVAL	1
TP-1	TOPOGRAPHIC SURVEY	
2	MAIN HOUSE FLOOR PLANS	
3	MAIN HOUSE ELEVATIONS	
4	MAIN HOUSE SECTION	
5	MAIN HOUSE MECH.	
6	MAIN HOUSE ROOF PLAN	
7	ADU/GARAGE FLOOR PLANS & ELEV.	
8	ADU SECTION	
9	ADU/GARAGE MECH.	
10	FINISHES	
S1.0	SPECIFICATIONS	
S1.1	TYP. FOUNDATION NOTES	
S1.2	TYP. FRAMING NOTES	
S1.3	SHEAR WALL NOTES	
S2.0	FOUNDATION PLAN	
S3.0	2ND FLR. FRAMING PLAN	
S4.0	ROOF FRAMING	
S5.0	ADU FRAMING PLANS	
S6.0	FOUNDATION DETAILS	
S7.0	FRAMING DETAILS	
T24-1	ENERGY COMPLIANCE MAIN HOUSE	
T24-2	ENERGY COMPLIANCE MAIN HOUSE	
T24-3	ENERGY COMPLIANCE ADU	
T24-4	ENERGY COMPLIANCE ADU	

## PROJECT DATA

OWNER: ANDREW AND PATRICIA COHEN

ADDRESS: 601 BONNIE ST.  
SANTA CRUZ CA 95062

## CODE ANALYSIS

**OCCUPANCY CLASSIFICATION:** DWELLING : R-3/U

**CONSTRUCTION TYPE: VB/ SPRINKLERED**

**ZONING:** R 1-3.5

## PROJECT DESCRIPTION

PROPOSAL TO DEMOLISH AN EXISTING SINGLE-FAMILY DWELLING AND GARAGE TO CONSTRUCT A NEW, 1970 SQ. FT. SINGLE-FAMILY DWELLING AND A 384 SQ. FT. ACCESSORY DWELLING UNIT(ADU) ABOVE A DETACHED GARAGE. PROPOSAL REQUIRES A COASTAL DEVELOPMENT PERMIT, A VARIANCE TO REDUCE THE REQUIRED DISTANCE FROM THE STREET TO GARAGE DOOR (FROM 20 TO 6 FEET), AND A GEOTECHNICAL REVIEW (REV211401). PROPERTY IS LOCATED AT THE INTERSECTION OF BONNIE ST AND 6TH AVE. (601 BONNIE ST.).

## AREA CALCULATIONS

LOT SIZE:	7200	SQ. FT.
EXIST. MAIN HOUSE : 1ST. FLR. (T.B. REMOVED)	1045	SQ. FT.
EXIST. MAIN HOUSE: 2ND. FLR.	555	SQ. FT.
EXISTING GARAGE (T.B. REMOVED):	395	SQ. FT.

TOTAL BUILT AREA:

NEW MAIN HOUSE:	1ST. FLR.	1000	SQ. FT.
NEW MAIN HOUSE:	2ND.. FLR.	658	SQ. FT.
	2ND. FLR. STORAGE	312	SQ. FT.
FRONT PORCH/STEPS:		182	SQ. FT.
BACK PORCH/STEPS:		206	SQ. FT.
GARAGE:		384	SQ. FT.
ADU:		384	SQ. FT.
ADU DECK:		177	SQ. FT.
TOTAL:		3303	SQ. FT.

FLOOR AREA RATIO:  $3303/7200 = 45.8\%$

### LOT COVERAGE

EXISTING MAIN HOUSE:	1045 SQ. FT.
EXISTING GARAGE:	395 SQ. FT.
EXISTING FLATWORK:	420 SQ. FT.
TOTAL:	1860 SQ. FT.

NEW MAIN HOUSE: 1000 SQ. FT.  
FRONT PORCH/STEPS: 182 SQ. FT.  
FRONT WALKWAY : 60 SQ. FT.  
BACK PORCH/STEPS: 206 SQ. FT.  
NEW GARAGE: 384 SQ. FT.  
GARAGE PATIO: 128 SQ. FT.  
TOTAL: 1960 SQ. FT. -1860 = 100 SQ. FT. ADDITIONAL

SEE SHEET 1.2 STORMWATER FOR IMPERVIOUS/PERVIOUS CALC.S

## GENERAL NOTES

ALL WORK TO BE DONE IN ACCORDANCE  
WITH THE FOLLOWING:

2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA FIRE CODE AND  
CENTRAL FIRE DISTRICT AMENDMENTS  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CA. GREEN BUILDING STANDARDS  
2019 CALIFORNIA ENERGY STANDARDS  
AND THE SANTA CRUZ COUNTY CODE  
AMENDMENTS

## CONTACTS

OWNER  
ANDREW AND PATRICIA COHEN  
601 BONNIE ST.  
SANTA CRUZ CA 95062  
AJCOHEN@ONEDIGITAL.COM

**GEOTECHNICAL**  
BUTANO GEOTECHNICAL ENGINEERING, INC.  
231 GREEN VALLEY ROAD, SUITE E  
WATSONVILLE CA 95019  
WWW.BUTANOGEOTECH.COM


STRUCTURAL DESIGN

BUCHANAN ENGINEERING  
1515 CAPITOLA ROAD  
SANTA CRUZ / CA 95062  
VOICE: (831) 476-3145  
E-MAIL: BUCHENGR@ICLOUD.COM

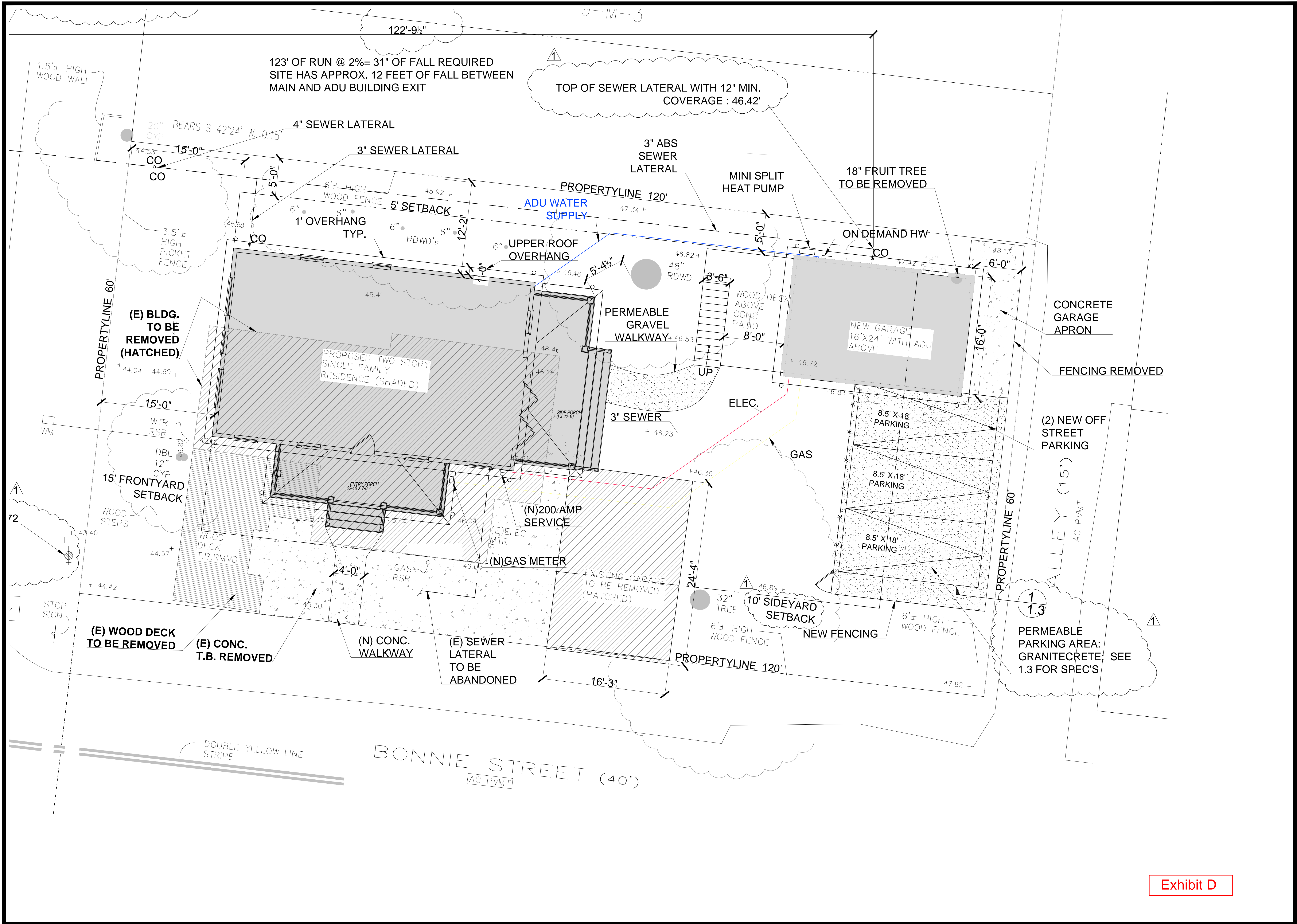
**DESIGNER**  
CHRIS HINCK DESIGN -BUILD  
302 ANTHONY ST.  
SANTA CRUZ / CA 95060  
VOICE: (831) 458-3376  
E-MAIL: CHRISHINCK@GMAIL.COM

**SURVEYOR**  
**BOWMAN AND WILLIAMS**  
**3949 RESEARCH PARK CT., SUITE 100**  
**SOQUEL CA 95073**  
**(831) 426-3560**

**ENERGY CONSULTANT**  
FRI ENERGY CONSULTANTS  
21 N. HARRISON AVE.  
CAMPBEL CA 95008  
(408) 866-1620

REVISIONS BY	
1	7-8-21 C.J.H.
DISCRETIONARY	
2	11-23-21
<div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> <p>CHRIS HINCK DESIGN BUILD 831.458.3376</p> </div> <div style="text-align: center;">  <p>CHRIS HINCK CA. CLASS B LIC. # 870785</p> </div> </div>	
<p>601 BONNIE ST.</p>	
<p>SITE PLAN</p>	
<p><b>Exhibit D</b></p>	
DATE	4-22-21
SCALE	$\frac{1}{8}'' = 1'-0''$
DRAWN	C.J.H.
JOB	20-23
SHEET	1

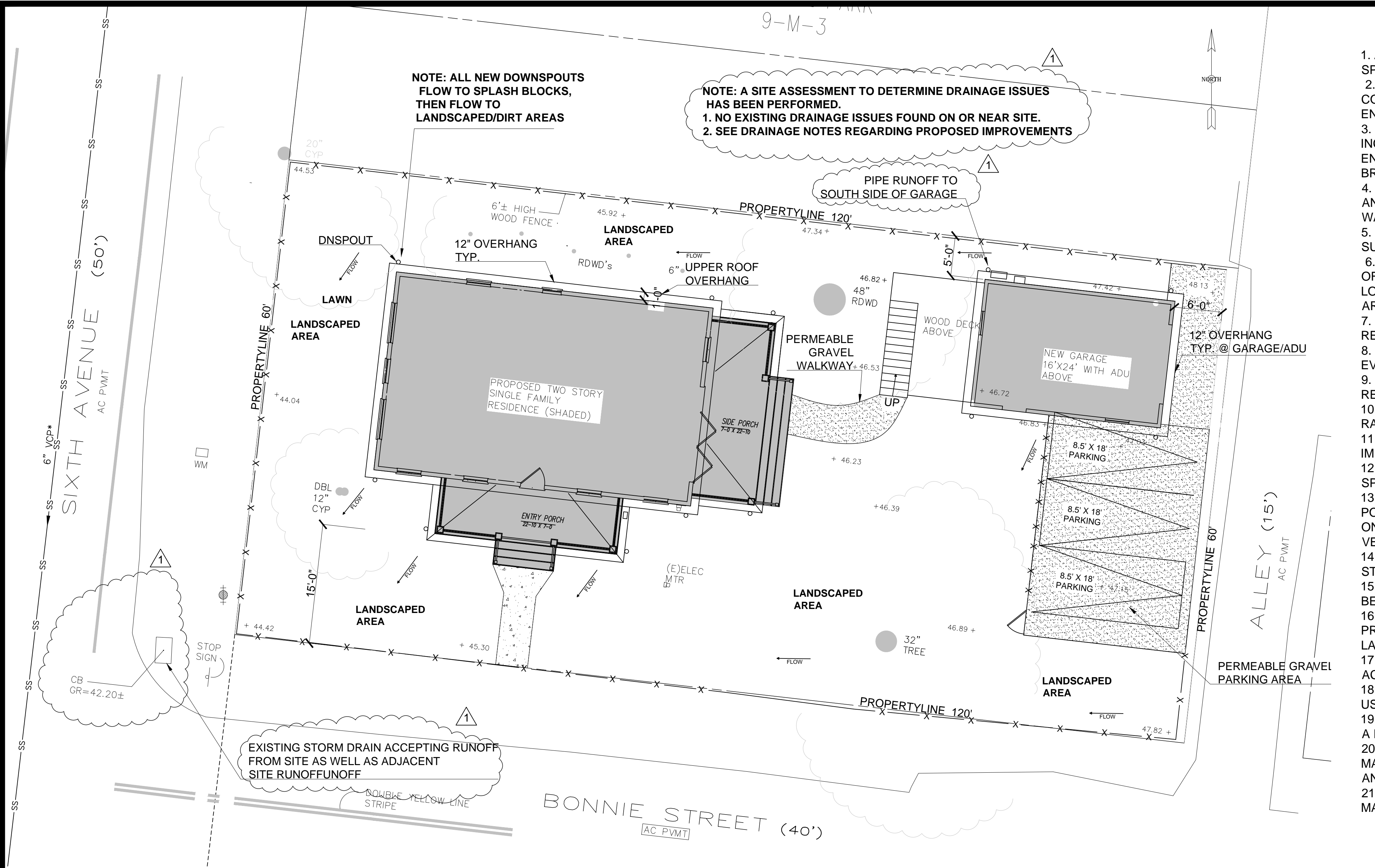




REVISIONS		BY
1	7-8-21	C.J.H.
CHRIS HINCK		
DESIGN BUILD		
831.458.3376		
601 BONNIE ST.		
ENLARGED SITE PLAN		
DATE	4-22-21	
SCALE		
DRAWN		
JOB	20-23	
SHEET	1.1	

Exhibit D





- CONSTRUCTION BEST MANAGEMENT PRACTICES
1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (IE. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
  2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS ( WITHAPPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
  3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRICIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTGORS, INSULATORS, BRICKS, ETC.).
  4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.
  5. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
  6. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
  7. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
  8. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
  9. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
  10. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
  11. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
  12. EQUIPMENT AND MATERILS FOR CLEAN UP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND
  13. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
  14. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TOTHE GROUDN, STORM DRAINS OR SURFACE WATERS.
  15. ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DFIGNATED AREA FITTED WITH APPROPRIATE BMPS.
  16. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.
  17. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
  18. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NO ACTIVELY BEING USED.
  19. DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
  20. APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
  21. STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

- FIRE DEPARTMENT NOTES
1. THESE BUILDING PLANS ARE IN COMPLIANCE WITH THE CURRENT CALIFORNIA BUILDING AND FIRE CODES AND CHAPTER 9 OF TITLE 8 OF CENTRAL FIRE DISTRICT MUNICIPAL CODE. (8-9. 101 MUNICIPAL CODE)
  2. OCCUPANCY CLASSIFICATION: R3/U, TYPE VB SPRINKLERED.
  3. ALL BUILDINGS SHALL BE PROTECTED WITH A FIRE SPRINKLER SYSTEM TO COMPLY WITH THE CURRENT ADOPTED ISSUE OF N.F.P.A 13-D, AND ADOPTED STANDARDS OF THE SANTA CRUZ FIRE CHIEFS' ASSOCIATION. (WMC CHAPTER 9 903.2.1)
  - 4.THE DESIGNER/INSTALLER WILL SUBMIT TWO SETS OF PLANS AND CALCULATIONS FOR UNDERGROUND AND OVERHEAD AUTOMATIC SPRINKLER SYSTEM FOR APPROVAL PRIOR TO CONSTRUCTION.
  5. SMOKE ALARMS SHALL BE HARD-WIRED, INTERCONNECTED, WITH A 10 YEAR BATTERY BACKUP. SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS AND APPROVED BY THE CENTRAL FIRE PROTECTION DISTRICT.  
A. ONE SMOKE DETECTOR ADJACENT TO EACH SLEEPING AREA (HALL,FOYER,ETC.)  
B. ONE SMOKE DETECTOR IN EACH SLEEPING ROOM.  
C. ONE SMOKE DETECTOR AT THE TOP OF STAIRWAY.
  6. CARBON MONOXIDE ALARMS SHALL BE LOCATED OUTSIDE ALL SLEEPING AREAS, IN THE IMMEDIATE VICINITY, AND AT LEAST ONE ON EVERY LEVEL. CARBONMONOXIDE ALARMS SHALL BE HARD-WIRED, INTERCONNECTED, AND WITH A TEN-YEAR BATTERY BACKUP.
  6. STREET ADDRESS NUMBERS WILL BE POSTED AND MAINTAINED PLAINLY VISIBLE FROM THE STREET. THE NUMBERS SHALL BE 6" MIN. HIGH AND OF CONTRASTING COLOR WITH THEIR BACKGROUND. WHERE NUMBERS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET. (CFC 1505.1.2) SEE SHEET 6, MECH. PLAN FOR LOCATIONS
  7. ROOF COVERING SHALL BE NOT LESS THAN CLASS "B" FIRE RATED.
  8. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON SITE DURING INSPECTIONS.
  9. A MINIMUM OF 48 HOURS NOTICE TO THE FIRE DEPARTMENT IS REQUIRED PRIOR TO INSPECTIONS. (CFC 105.3.5)

- DRAINAGE NOTES
1. ALL ROOF EAVES SHALL BE GUTTERED WITH DOWNSPOUTS PROVIDED. DOWNSPOUTS SHALL DISCHARGE TO SPLASHBLOCKS DIRECTED TO VEGETATED AREAS SAFELY AWAY FROM BUILDING FOUNDATIONS.
  2. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL FOUNDATIONS. SLOPE GRADES AWAY FROM NEW FOUNDATION AREAS A MINIMUM OF 5 PERCENT FOR THE FIRST 10 FEET. IMPERVIOUS SURFACES SHALL SLOPE AWAY FROM FOUNDATIONS AT LEAST 2 PERCENT FOR THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10 FEET, DRAINS OR VEGETATED SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
  3. IRRIGATION SHALL BE DONE IN A CONTROLLED AND REASONABLE MANNER.
  4. GRADE PAVED AREAS TO SHEET FLOW TO ADJACENT LANDSCAPED AREAS, SAFELY AWAY FROM BUILDING FOUNDATIONS.

PROJECT NORTH

## STORMWATER PLAN

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

### APPENDIX A-PROJECT DESCRIPTION CALCULATIONS

LOT COVERAGE	
A: TOTAL LOT SIZE:	7200 SQ. FT.
B: EXISTING PERMITTED IMPERVIOUS AREA:	
EXISTING MAIN HOUSE:	1045 SQ. FT.
EXISTING GARAGE:	395 SQ. FT.
EXISTING FLATWORK:	420 SQ. FT.
TOTAL:	1860 SQ. FT.
C: REPLACED PERMITTED IMPERVIOUS AREA:	1860 SQ. FT.
D: REPLACED PERMITTED SEMI-IMPERVIOUS AREA:	0 SQ. FT.
D: PROPOSED NEW SELF TREATING AREA:	
REAR PARKING:	520 SQ. FT.
E: PROPOSED NEW IMPERVIOUS AREA AREA:	
NEW MAIN HOUSE:	1000 SQ. FT.
FRONT PORCH/STEPS:	182 SQ. FT.
FRONT WALKWAY :	60 SQ. FT.
BACK PORCH/STEPS:	206 SQ. FT.
NEW GARAGE:	384 SQ. FT.
GARAGE PATIO:	128 SQ. FT.
TOTAL:	1960 SQ. FT. -1860 = 100 SQ. FT.
F: PROPOSED NEW SEMI IMPERVIOUS AREA:	
BACK WALKWAY :	75 SQ. FT.

### DRAINAGE NOTES

1. INSURE DRAINAGE ON NORTHSIDE OF NEW GARAGE WILL FALL AWAY FROM GARAGE FOUNDATION AS WELL AS DRAINING EAST TOWARDS ALLEY EITHER THROUGH GRADING, DRAINAGE SWALE, OR COMBINATION .
2. PIPE RUNOFF FROM NORTHWEST GARAGE DOWNSPOUT TO SPASHBLOCK AT SOUTHWEST CORNER OF NEW GARAGE

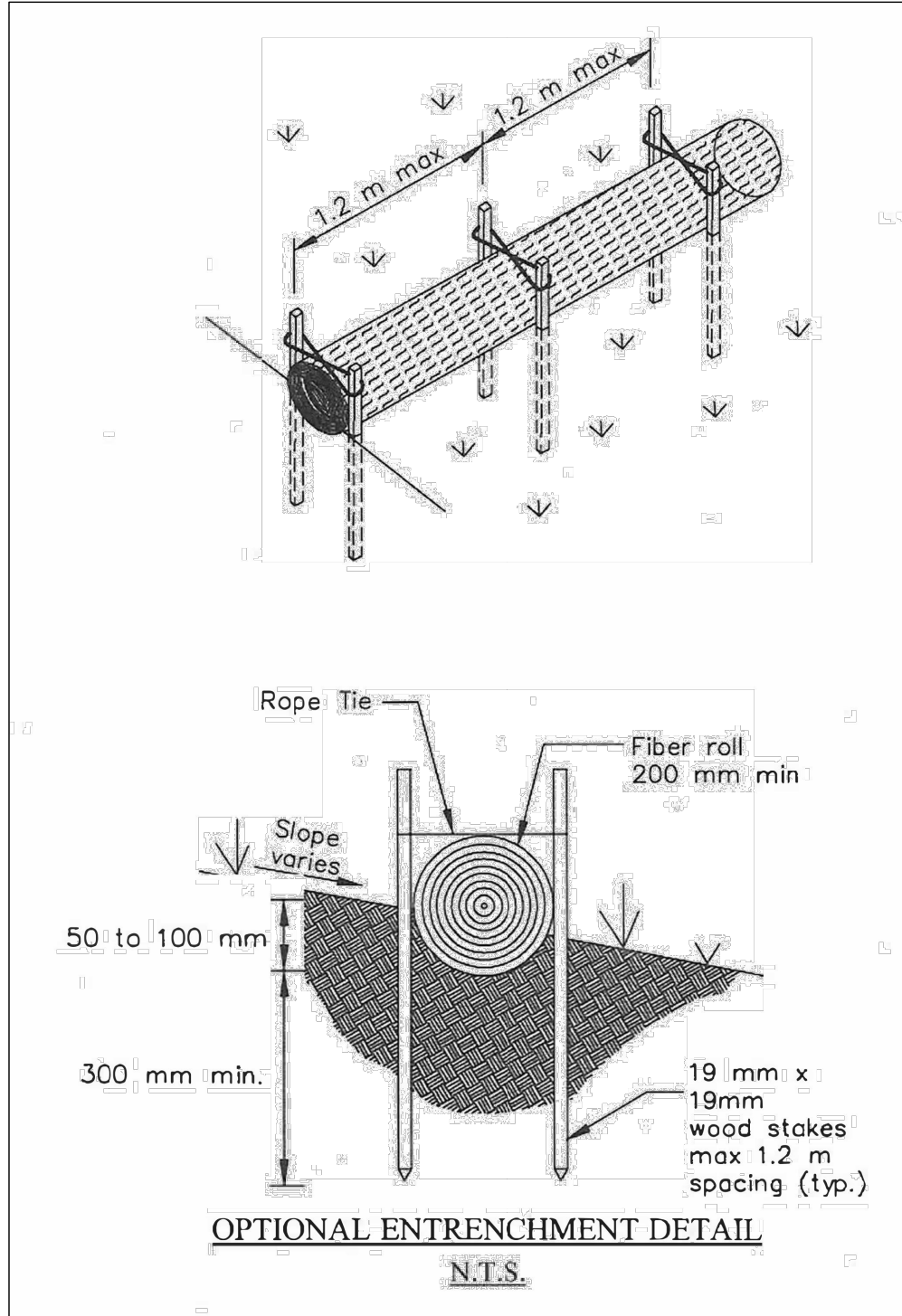


Exhibit D

REVISIONS	BY
1 7-8-18	C.J.H.

CHRIS HINCK  
DESIGN BUILD  
831.458.3376

CHRIS HINCK  
CA. CLASS B  
LIC. # 870785

601 BONNIE ST.

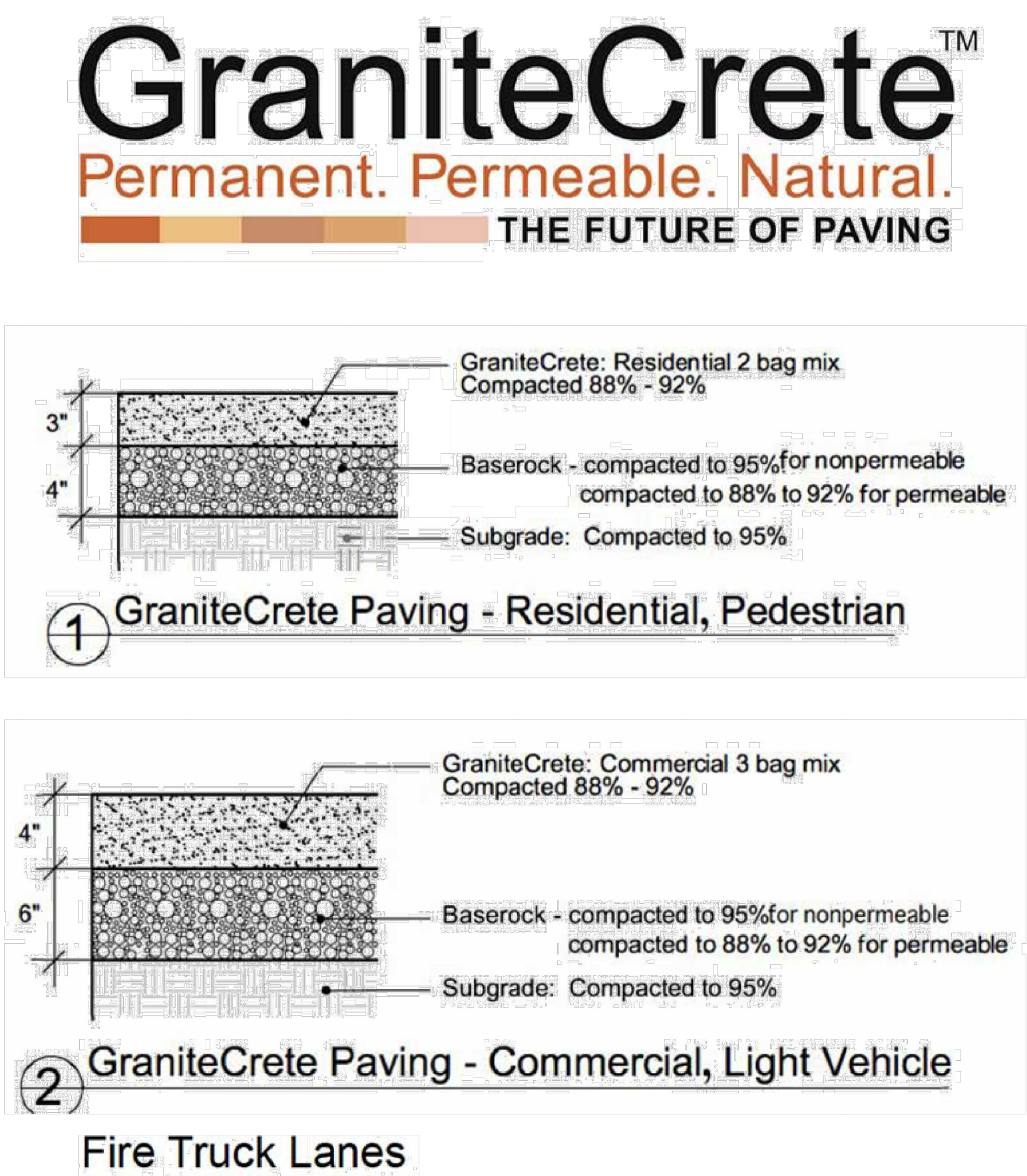
STORMWATER PLAN

DATE	4-22-21
SCALE	1/8"=1'-0"
DRAWN	C.J.H.
JOB	20-23
SHEET	1.2



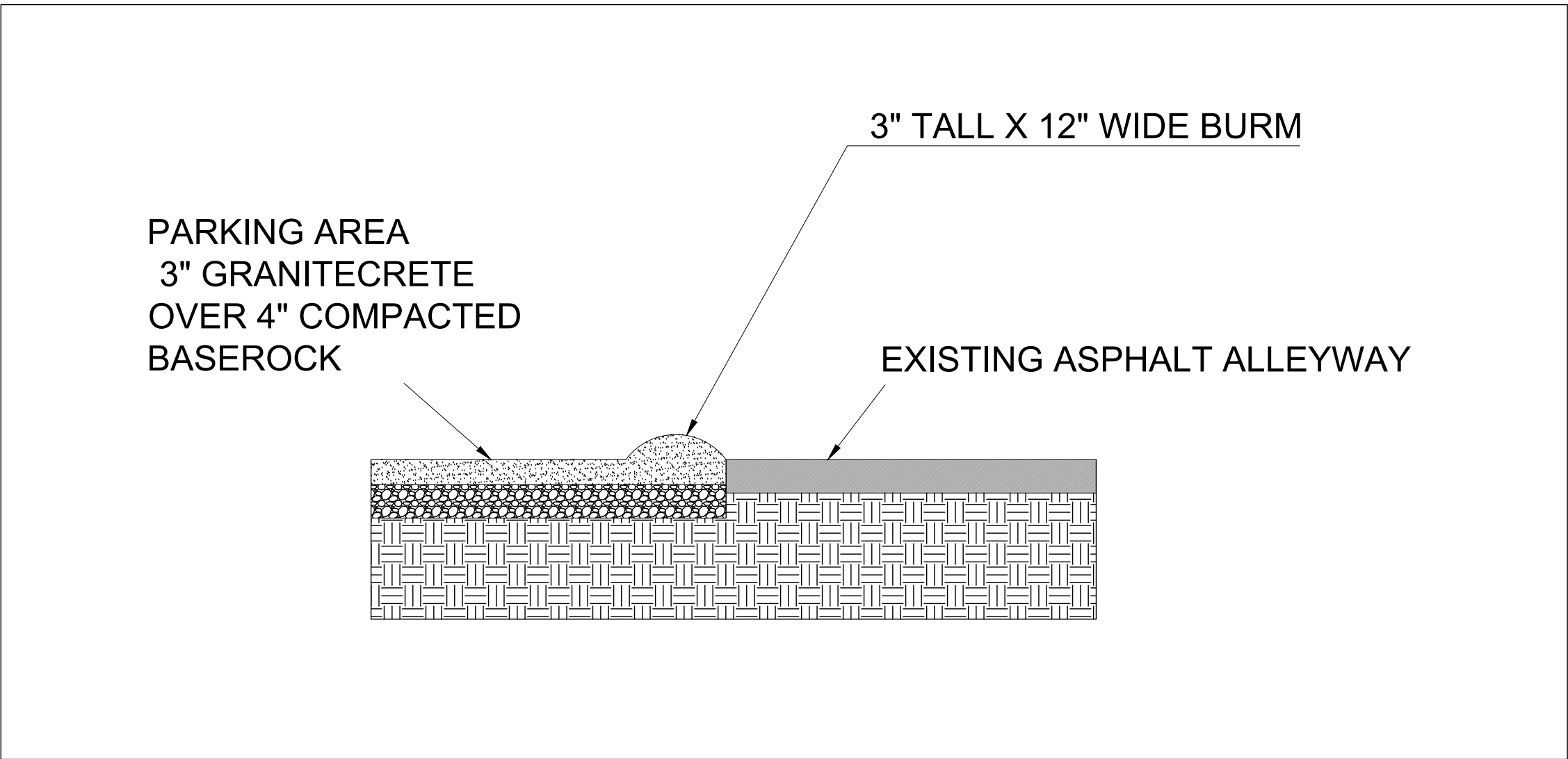
Conditions of Approval: DRAINAGE

- 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. The project shall be designed to accommodate any existing upstream runoff. Please provide a watershed area map showing areas that currently drain toward the site.
- 3. Final stormwater management plans and final construction cross-section details for mitigations (including permeable gravel driveway) shall be submitted with the building permit application.
- 4. Please perform a site assessment and add a note to the plans that states whether there are any existing drainage issues on or near the site and if any issues or impacts are anticipated resulting from the proposed improvements.
- 5. Zone 5 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-impervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials.



Conditions of Approval: SANITATION

- I. Project shall satisfy all Department of Public Works County of Santa Cruz Design Criteria and Santa Cruz County Sanitation District (SCCSD) requirements.
- II. Prior to building permit issuance, the following conditions shall be completed to satisfy the Department of Public Works Sanitation requirements:
  - a. A sewer lateral abandonment permit shall be secured by the applicant and completed/inspected prior to demolition of the structure.
  - b. A sewer lateral inspection video, completed by a licensed plumber, shall be submitted prior to OR in concurrence with the building permit application for review by DPW Sanitation staff. If defects or other issues are identified, a no-cost Sanitation permit, will be required to complete the necessary repairs to the private lateral prior to building permit issuance. Work will be inspected by DPW Sanitation staff.
  - c. SCCSD sewer service, connection and fixture fees shall be administered. Reference Title 5, Chapter 5.04, Section 5.04.080 "New Facilities" and Section 5.04.160 "Sewer Service Charges" of the SCCSD code

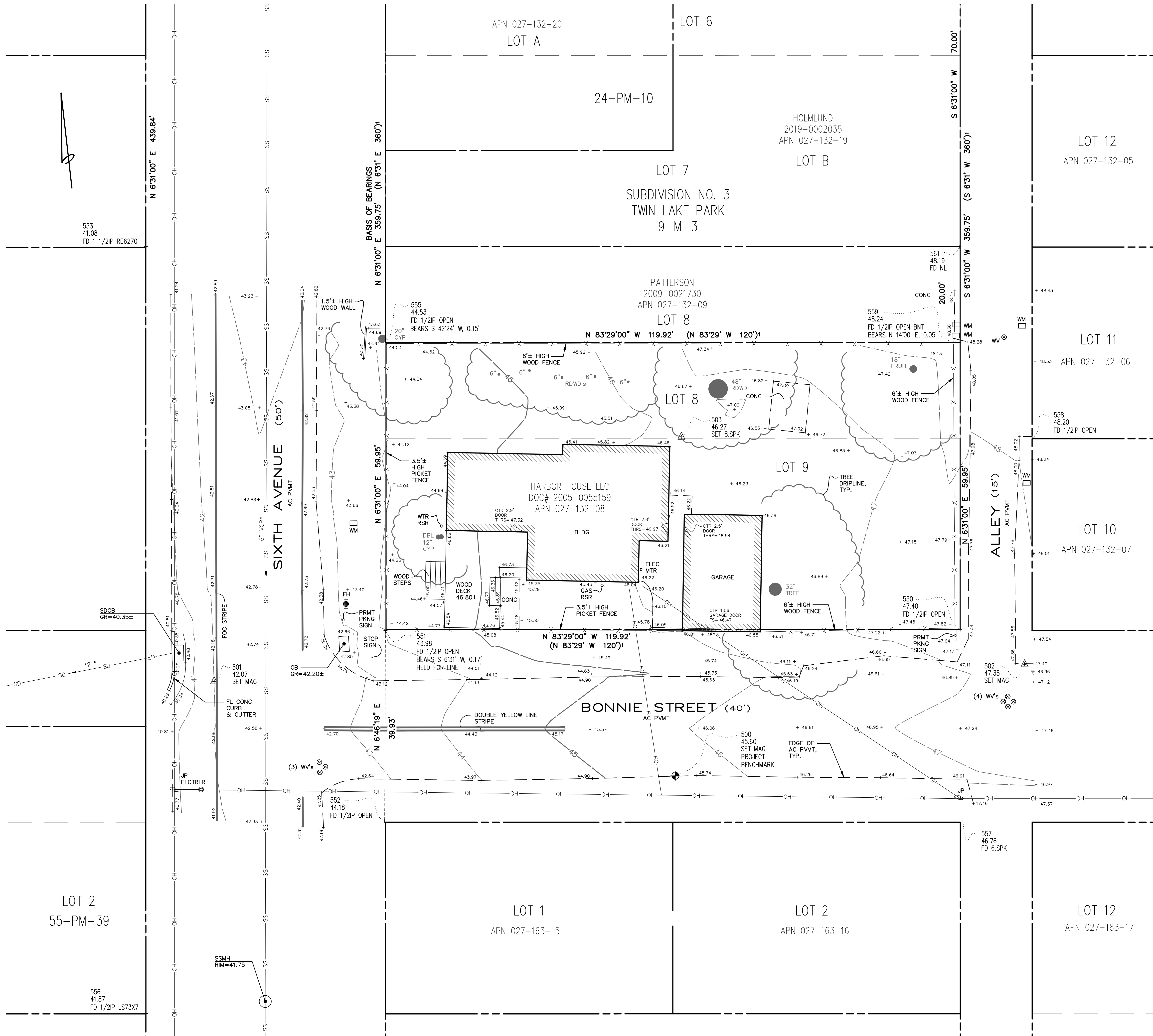


1  
1.3

Exhibit D

REVISIONS	BY
1 7-8-18	C.J.H.
CHRIS HINCK	DESIGN BUILD
	831.458.3376
CHRIS HINCK	James Hinck
	CA. CLASS. B
	LIC. # 870785
601 BONNIE ST.	
CONDITIONS OF APPROVAL	
DATE	7-9-21
SCALE	1/8"=1'-0"
DRAWN	C.J.H.
JOB	20-23
SHEET	1.3





ABBREVIATIONS

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BNT	BENT
CB	CATCH BASIN
CONC	CONCRETE
CTR	CENTER
CYP	CYPRESS
DBL	DOUBLE
ELECTRLR	ELECTROLIER
ELEC	ELECTRIC
FD	FOUND
FH	FIRE HYDRANT
FS	FINISH SLAB
GR	GRATE
IP	IRON PIPE
JP	JOINT POLE
MAG	MAGNETIC
MTR	METER
±	PLUS OR MINUS
PKNG	PARKING
PRMT	PERMIT
PVMT	PAVEMENT
RDWD	REDWOOD
RISR	RISER
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SPK	SPIKE
SS	SANITARY SEWER
ST	SET
THRS	THRESHOLD
TYP.	TYPICAL
VCP	VITRIFIED CLAY PIPE
WM	WATER METER
WV	WATER VALVE

LEGEND

	BENCHMARK
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	ELECTROUER
	FENCE LINE
	FIRE HYDRANT
	JOINT POLE
	OVERHEAD LINE
	PROPERTY LINE
	SANITARY SEWER LINE
	SET RANDOM NAIL
	SIGN
	SPOT ELEVATION
	STORM DRAIN LINE
	TREE AS NOTED
	VALVE AS NOTED

CONTOUR INTERVAL = 1 FOOT  
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

UTILITY INFORMATION SHOWN WITH AN ASTERISK ( \* )  
FROM THE SANTA CRUZ COUNTY GIS WEBSITE.

RECORD DATA

(100)<sup>1</sup> RECORD DATA PER 9-M-3

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST SIDELINE OF SIXTH AVENUE AS SHOWN ON SUBDIVISION NO. 3 OF TWIN LAKE PARK, FILED IN VOLUME 9 OF MAPS AT PAGE 3, SANTA CRUZ COUNTY RECORDS, AND FROM MONUMENTS FOUND

= N 6°31'00" E

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS SANTA CRUZ COUNTY BENCHMARK 8.

DESCRIPTION: LOCATED 1' NE OF ARNOLD M. BALDWIN DEDICATION PLAQUE TO THE LANDS AROUND SCHWAN LAKE, 101' N FROM C/L OF E. CLIFF DR. & AT EASTERLY EDGE OF 9TH AVE. STD BRASS CAP SET IN CONC

ELEV = 21.43 NAVD88

PROJECT BENCHMARK

THE PROJECT BENCHMARK FOR THIS SURVEY IS POINT #500, A SET MAGNETIC NAIL IN AC PAVEMENT (BONNIE STREET).

ELEV = 45.60 NAVD88

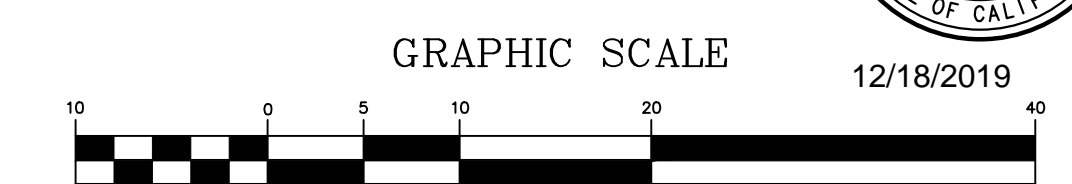
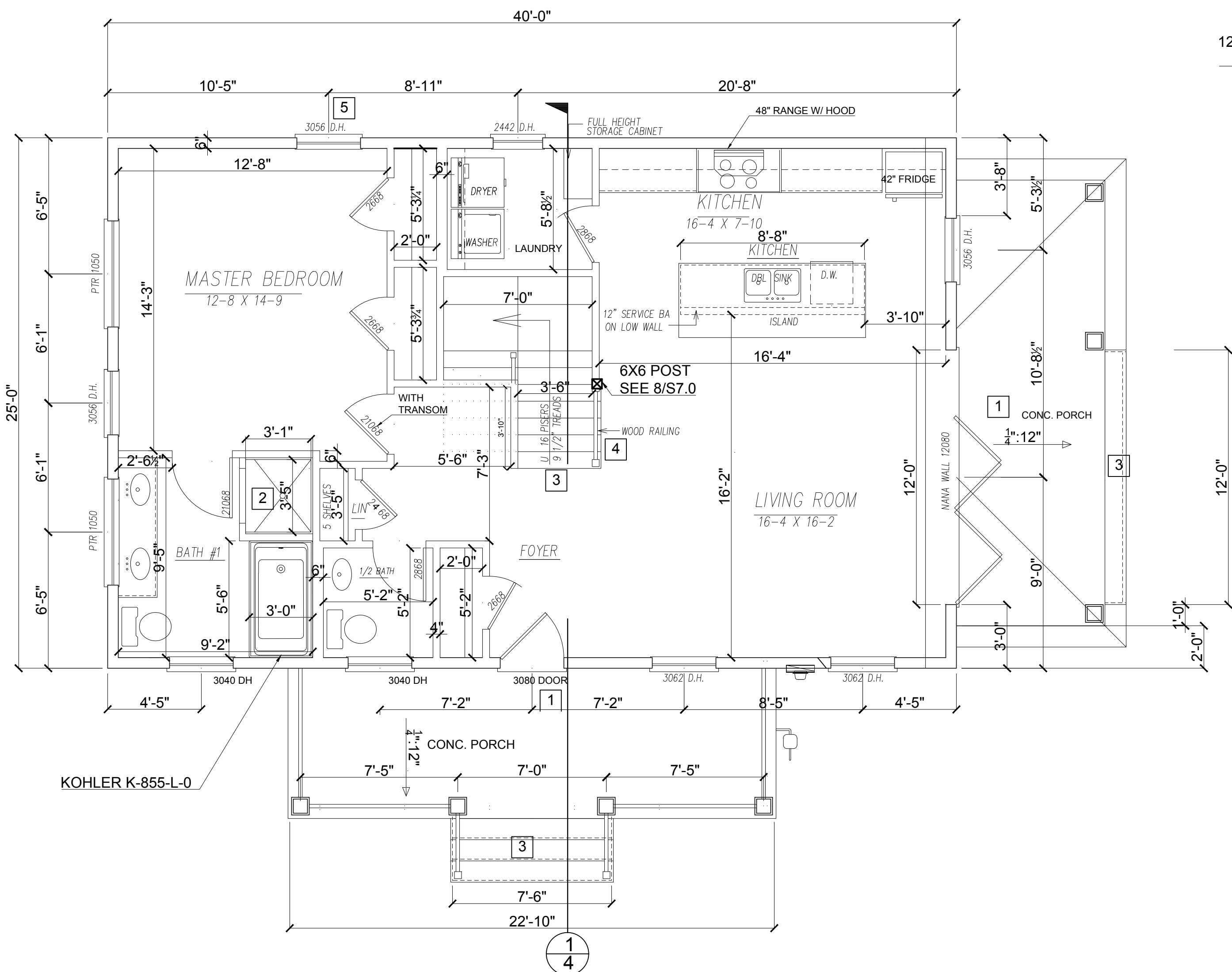


Exhibit D

APN 027-132-08			
REVISED			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073 (831) 426-3560		TOPOGRAPHIC MAP & BOUNDARY SURVEY  HARBOR HOUSE LLC 601 BONNIE STREET SITUATE IN SANTA CRUZ, CALIFORNIA	
SCALE 1" = 10'	DRAWN DLN	JOB NO. 27800	SHEET
DATE DECEMBER 18, 2019	CHECKED BFH	INDEX LIVE OAK 27	TP-1
DESIGN	DWG NAME 27800TPO	FILE NO. 27800	OF 1



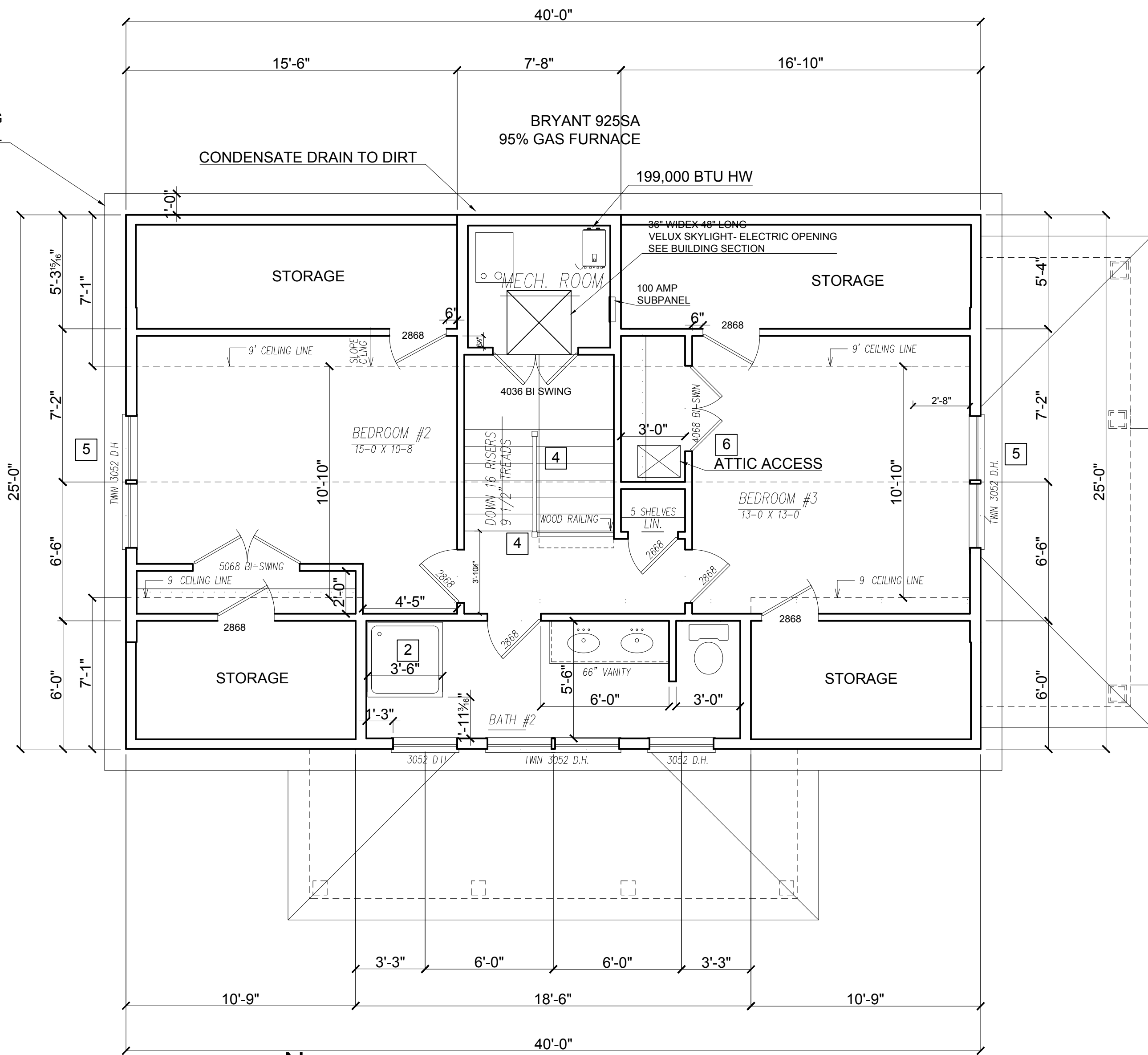
FIRST FLOOR PLAN

CONDITIONED SPACE: 1000 SQ. FT.

KEYNOTES

- 1 LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" (38 MM) LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 7 3/4" (196 MM) BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING FLOOR.
- 2 SHOWER STALL TO BE FINISHED WITH NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE FLOOR PER CRC R307.2
- 3 TREAD 10" MIN. RISER 7 3/4" MAX.
- 4 1 1/2" HANDRAIL, 36" ABOVE NOSELINE, 1 1/2" CLEARANCE
- 5 EGRESS WINDOWS TO HAVE MIN. NET CLEAR OPENING OF 5.7 SQ. FT. MIN. NET CLEAR OPENING HT. OF 24", AND MIN. NET CLEAR OPENING WIDTH OF 20". BOT. OF CLEAR OPENING NOT MORE THAN 44" ABOVE FINISH FLOOR.
- 6 22" X 30" MIN. OPENING, 30" MIN. CLEAR HEADROOM ABOVE OPENING

12' OVERHANG TYP.



SECOND FLOOR PLAN

CONDITIONED SPACE: 547 SQ. FT. @ BDRMS 111 SQ. FT. @ BATHROOM  
TOTAL 2ND FLR. CONDITIONED SPACE: 658 SQ. FT.

REVISIONS	BY

CHRIS HINCK  
DESIGN BUILD  
831.458.3376

CHRIS HINCK  
*James Hinck*  
CA. CLASS B  
LIC. # 870785

601 BONNIE ST.

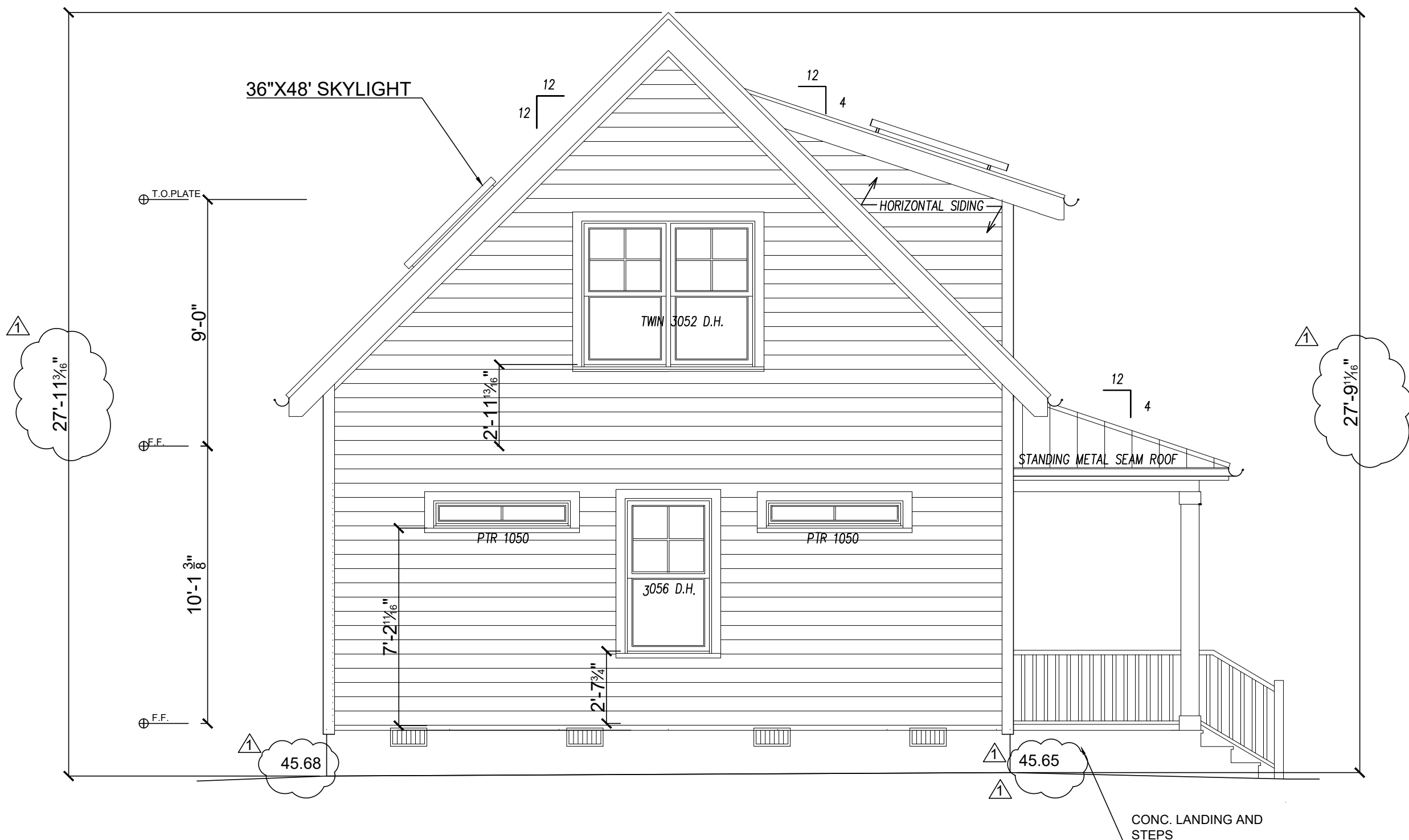
FLOOR PLANS

DATE	4-22-21
SCALE	1/4"=1'-0"
DRAWN	C. J. H.
JOB	20-23
SHEET	

2

Exhibit D





WEST ELEVATION

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



EAST ELEVATION

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

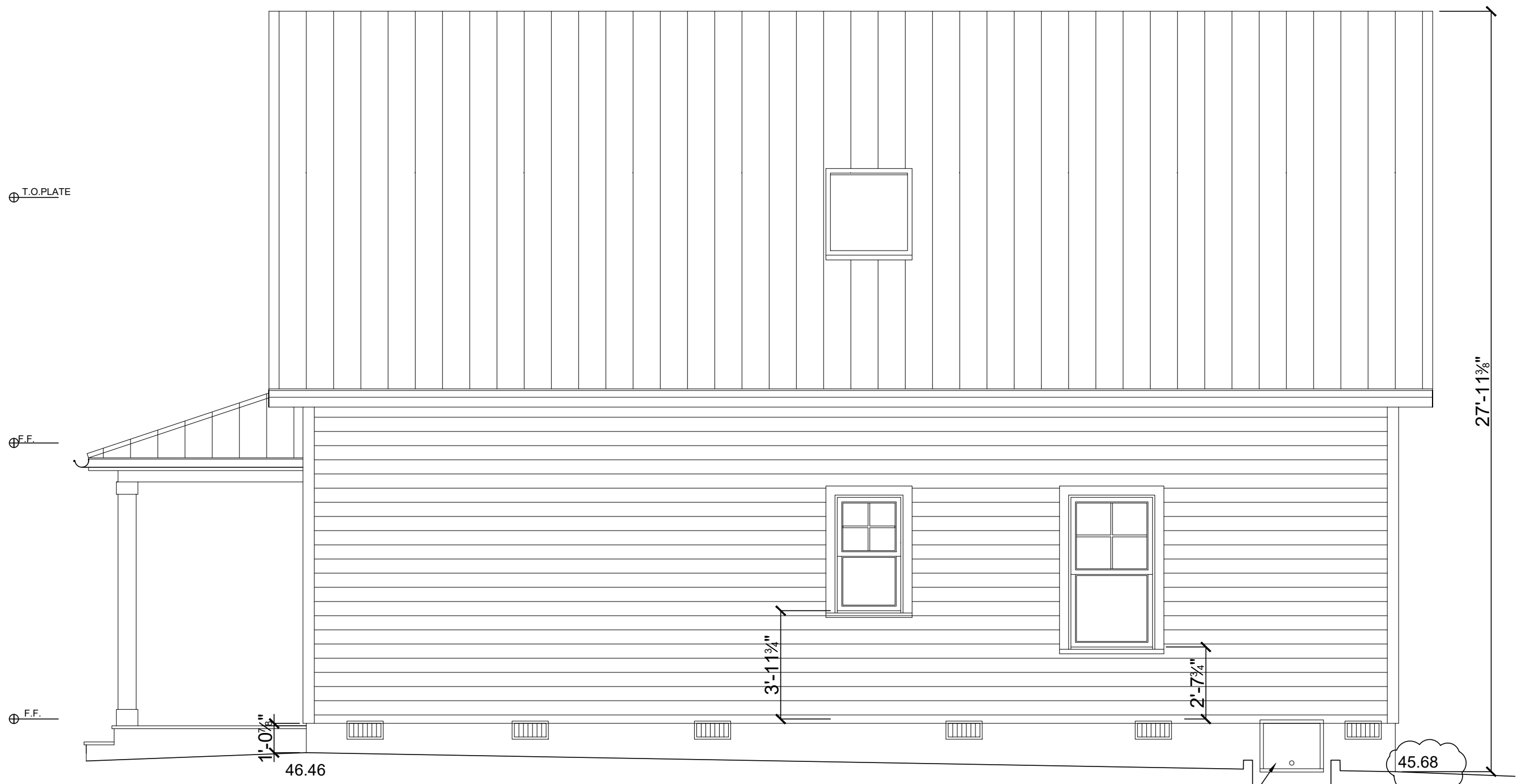
CRAWLSPACE VENTING NOTES

1. PROVIDE ONE FOUNDATION VENT WITHIN 3 FEET OF EACH CORNER
2. 1000 SQ. FT/150 = 6.66 SQ. FT. VENTING REQUIRED 14\"X6\" VENT = .58 SQ. FT 12 VENTS REQUIRED MINIMUM
3. GROUND SURFACE TO BE COVERED WITH AN APPROVED CLASS 1 VAPOR RETARDER PER CRC 408.2



SOUTH ELEVATION

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



NORTH ELEVATION

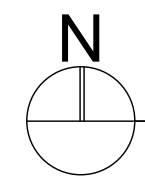
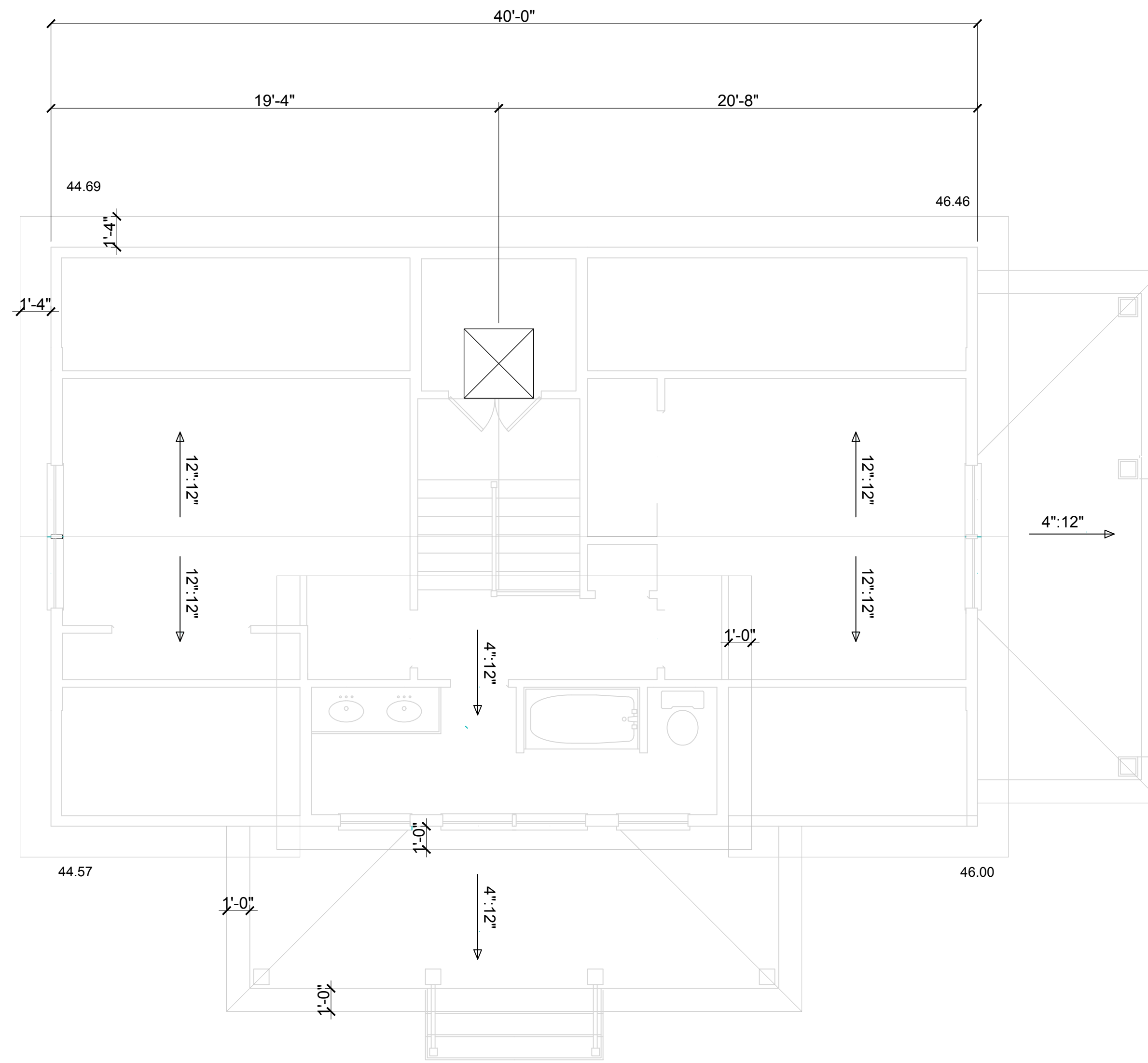
SCALE: 3/4"=1'-0"

SUBFLOOR ACCESS  
18\"X24\" MIN.  
SEE S2.0 FOR INTERIOR FOOTING  
ACCESS LOCATIONS

Exhibit D

REVISIONS		BY
CHRIS HINCK		
DESIGN BUILD		
831.458.3376		
CHRIS HINCK		
James Hinck		
CA. CLASS B		
LIC. # 870785		
601 BONNIE ST.		
ELEVATIONS		
DATE	4-22-21	
SCALE	1/4\"=1'-0"	
DRAWN	C. J. H.	
JOB	20-23	
SHEET	3	





SCALE: 1/4" = 1'-0"

ROOF PLAN. PLAN

Exhibit D

REVISIONS	BY

CHRIS HINCK  
DESIGN BUILD  
831.458.3376



601 BONNIE ST.

ROOF PLAN

DATE	4-22-21
SCALE	1/4" = 1'-0"
DRAWN	C. J. H.
JOB	20-23
SHEET	

6



**1** LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1  $\frac{3}{4}$ " (38 MM) LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 7  $\frac{3}{4}$ " (196 MM) BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING FLOOR.

3 TREAD 10" MIN. RISER 7  $\frac{3}{4}$ " MAX.

4 1 1/2' HANDRAIL, 36" ABOVE NOSELINE, 1 1/2' CLEARANCE

5 42" HIGH GUARDRAIL AT DECK STAIR. MAX. 4" OPENING

6 WALLS SEPARATING THE GARAGE FROM THE DWELLING TO BE PROVIDED WITH  $\frac{1}{2}$ " GYPSUM BOARD ON THE GARAGE SIDE(CRC TABLE R302.6) AND SHALL BE SUITABLY FIRE TAPED AND HAVE THE NAIL HEADS SPOTTED WITH TAPING COMPOUND

1. HEIGHT. UP TO A FIVE PERCENT INCREASE IN ALLOWED HEIGHT.  
PER ZONING REGULATIONS CHAPTER 13.10.235 (B) 1.



GARAGE: 384 SQ. FT.



CONDITIONED SPACE: 384 SQ. FT.

DECK: 177 SQ. FT.



SCALE:  $\frac{1}{4}" = 1'-0"$



SCALE:  $\frac{1}{4}" = 1'-0"$



SCALE:  $\frac{1}{8}" = 1'-0"$



SCALE:  $\frac{1}{8}" = 1'-0"$

REVISIONS	BY
1 2-27-20	CJH

**CHRIS HINCK  
DESIGN BUILD  
831.458.3376**

CHRIS HINCK  
*James Hinck*  
CA. CLASS B  
LIC. # 870785

601 BONNIE ST.

## ADU PLAN AND ELEV.

DATE	4-22-21
SCALE	$\frac{1}{4}"=1'-0"$
DRAWN	C. J. H.
CHECKED BY	20-23
PROJECT	

7

Exhibit D

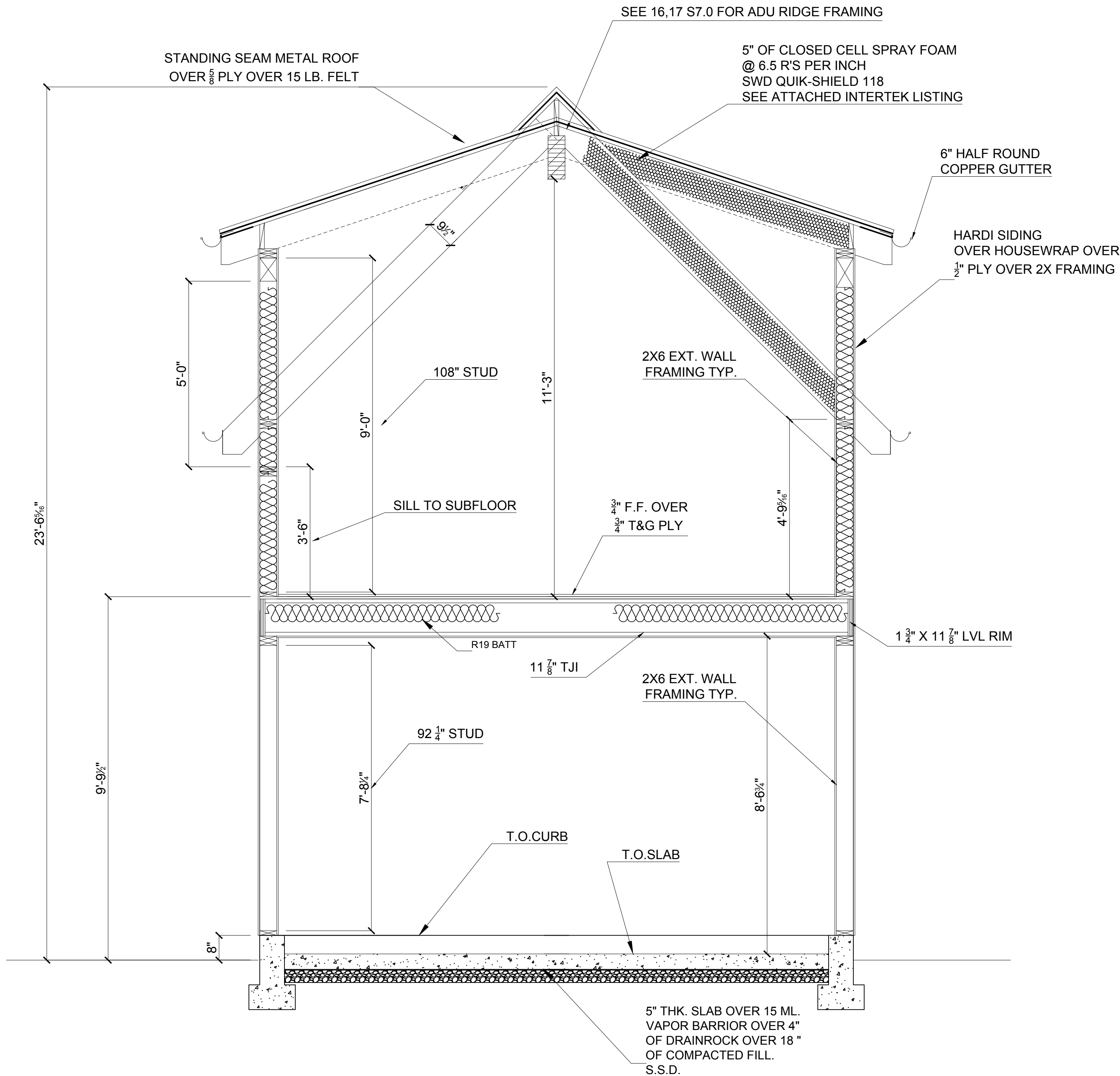


UNVENTED ROOF ASSEMBLY NOTES

PER SECTION R806.5, OF THE 2016 CRC UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES

UNVENTED ATTIC ASSEMBLIES (SPACES BETWEEN THE CEILING JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) AND UNVENTED ENCLOSED RAFTER ASSEMBLIES ( SPACES BETWEEN CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS/ RAFTERS AND THE STRUCTURAL ROOF SHEATHING AT THE TOP OF THE ROOF FRAMING MEMBERS/ RAFTERS) SHALL BE PERMITTED IF ALL THE FOLLOWING CONDITIONS ARE MET:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY CONTAINED IN THE BUILDING ENVELOPE.
2. NO INTERIOR CLASS 1 VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED RAFTER ASEMBLY.
3. WHERE WOOD SHINGLES OR SHAKES ARE USED, A MIN.  $\frac{1}{4}$ " VENTED AIR SPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
4. IN CALIFORNIA CLIMATE ZONES 14 AND 16, ANY AIR IMPERMEABLE INSULATION SHALL BE A CLASS 11 VAPOR RETARDER, OR SHALL HAVE A CLASS 111 VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION. SEE TITLE 24, PART 6, FIG. 100, 1-A.
5. EITHER ITEMS 5.1, 5.2, OR 5.3 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES, OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS LAYER SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER WHICH HAS A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD.
- 5.1. AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
- 5.2. AIR-PERMEABLE INSULATION ONLY. IN ADDITION TO THE AIR PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION WITH AN R-VALUE OF R-4 SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING FOR CONDENSATION CONTROL.
- 5.3. AIR-IMPERMEABLE AND AIR PERMEABLE INSULATION. THE AIR IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING FOR CONDENSATION CONTROL. THE AIR PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
- 5.4. WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.



1  
8

BUILDING SECTION

SCALE:  $\frac{1}{8}$ " = 1'-0"

REVISIONS	BY

CHRIS HINCK  
DESIGN BUILD  
831.458.3376

CHRIS HINCK  
*James Hinck*  
CA. CLASS B  
LIC. # 870785

601 BONNIE ST.

ADU SECTION

DATE	4-22-21
SCALE	$\frac{1}{8}$ "=1'-0"
DRAWN	C. J. H.
JOB	20-23
SHEET	8

Exhibit D

8

FINISH NOTES:

1. ADU FINISHES, TRIM,AND ROOFING TO MATCH MAIN HOUSE.



Exhibit D

REVISIONS		BY
CHRIS HINCK		DESIGN BUILD
601 BONNIE ST.		831.458.3376
FINISHES		
DATE	4-22-21	
SCALE	NTS	
DRAWN	C. J. H.	
JOB	19-22	
SHEET	10	



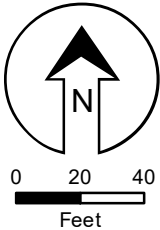
# Parcel Location Map



**Parcel: 02713208**

- Study Parcel
- Assessor Parcel Boundary

**Exhibit E**





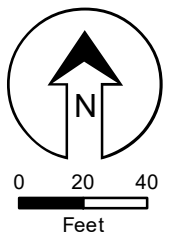
# Parcel General Plan Map



Mapped  
Area



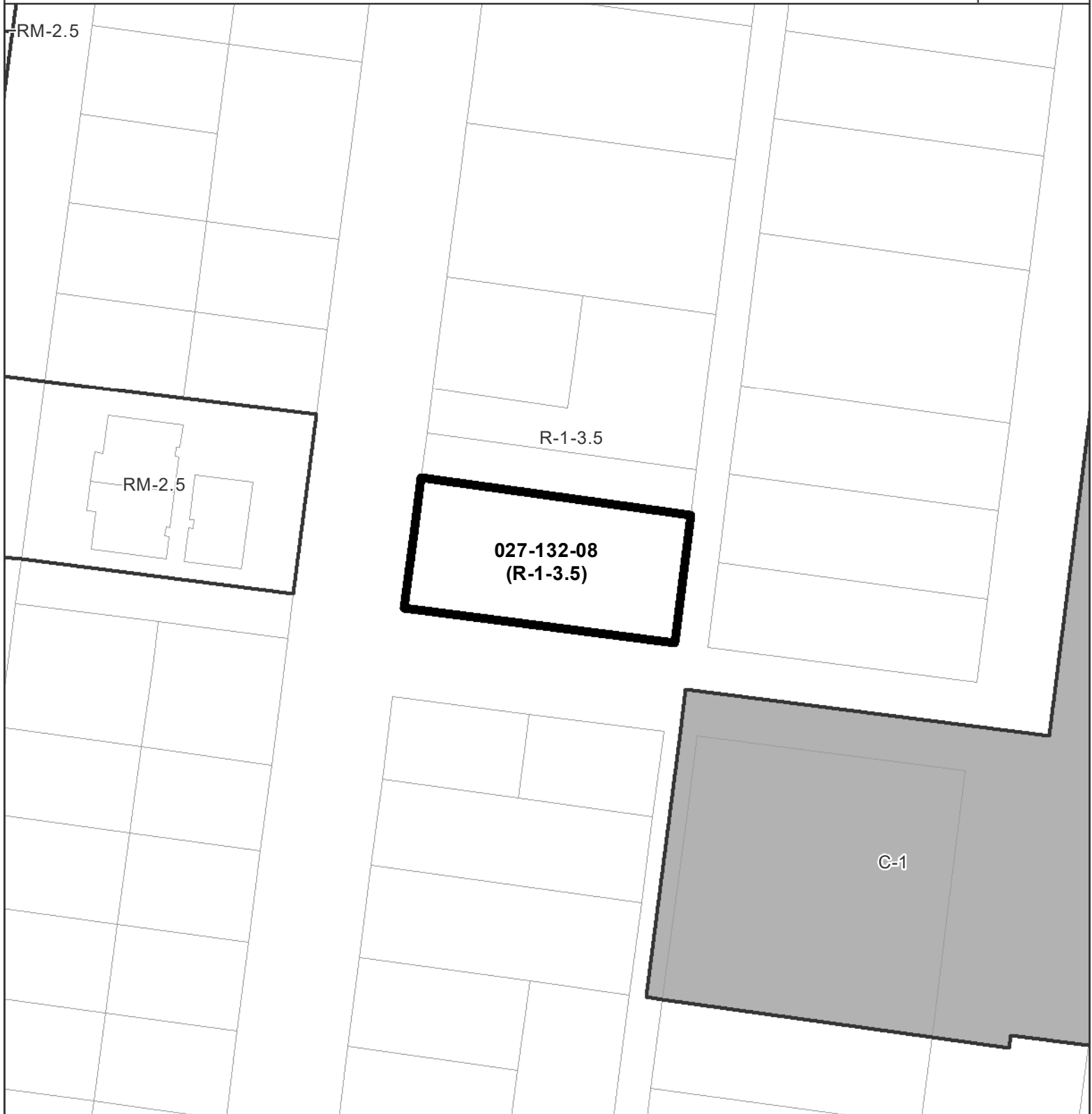
- C-N Commercial Neighborhood
- R-UH Res. Urban High Density






**Exhibit E**

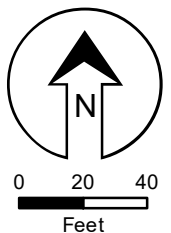


# Parcel Zoning Map



-  C-1 Neighborhood Commercial
-  R-1 Single-Family Residential
-  RM Residential Multi-Family

**Exhibit E**





## Evan Ditmars

---

**From:** Evan Ditmars  
**Sent:** Thursday, December 9, 2021 11:27 AM  
**To:** sondra cohelan  
**Subject:** RE: Please consider and Help

Good morning,

Thank you for the comment, it will be included in the staff report as public correspondence.

I discuss the location of the garage in my staff report (which will be made available shortly) but the reasons I am supporting the project include some of the following:

Since the fence is already built at the property line, with a zero foot setback, it looks to me like the garage at 6 feet will be an improvement over existing conditions. The project will also add on-site parking to the site and make street spaces available to the public (along Bonnie St). Finally, State law allows for the ADU to be built in this location without any discretionary approval, so stacking the garage and ADU in that building envelope result in a less cluttered site.

Evan Ditmars  
Santa Cruz County Planning  
831-454-3227

---

**From:** sondra cohelan <sondracohelan@yahoo.com>  
**Sent:** Thursday, December 9, 2021 9:44 AM  
**To:** Evan Ditmars <Evan.Ditmars@santacruzcounty.us>  
**Subject:** Please consider and Help

**\*\*\*\*CAUTION:** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. \*\*\*\*

Dear Evan Ditmars,

I am one of many neighbors who will be highly affected by the result of an upcoming Public Hearing, on Friday, December 17, 2021.

Item #1. 211189 \*\*

601 Bonnie St., Santa Cruz, 95062

APN:027-132-08

This hearing is to discuss:

Demolishing an existing dwelling and garage on a 3 corner lot that is 120 feet on Bonnie Street, 60 feet on 6<sup>th</sup> Avenue and 60 feet Assembly Avenue. It is proposing to construct a new 1,970 square foot single-family dwelling and a 384 square foot accessory dwelling Unit (ADU) above a detached garage.

A variance is asking to relocate the existing garage from its present location on 40' wide Bonnie St. to the 15' wide Assembly Avenue and to reduce the required setback distance of the garage/ADU on Assembly Avenue, from the average required setback of 20' to 6'.

To relocate the Garage/ADU from the 40' wide Bonnie Street to 15' wide Assembly and reduce the setback distance to 6' raises many concerns for human safety, fire, emergency and delivery vehicles, on an already highly impacted narrow residential vehicle street. There is already existing parking for 30 or more residents that park daily on Assembly Avenue, between the cross Streets of Bonnie and Carmel.

Directly across the proposed site for the garage/ADU on Assembly Avenue we have 2 parking sites which are needed to provide parking for residents and guests at our 211 7<sup>th</sup> Avenue home. This parking is used daily due to our loss of parking sites in front of our 7<sup>th</sup> Avenue home, when the much-needed safety Crosswalk was installed on the corner of 7<sup>th</sup> Avenue and Bonnie Street. A red curb zone was placed the length of our lot to the corner of Bonnie St. eliminating our front street parking .

Placing a garage/ADU directly across from our Assembly Avenue parking with only a 6' setback will create a hazard and hardship for both sides of the 15' wide Assembly Avenue.

We, and many other neighbors, are very concerned by this variance request.  
Can you help us in anyway?

Sincerely,  
Terrence & Sondra Cohelan  
211 - 7th Avenue  
Santa Cruz, CA 95062  
831-476-9328

## Evan Ditmars

---

**From:** Evan Ditmars  
**Sent:** Thursday, December 2, 2021 4:22 PM  
**To:** Marcia White  
**Subject:** RE: I WAS OFF

I'm supporting this project because I think there is a pattern of development in this area that places garages closer than 20 feet from the alley and because I think it's a superior design.

Evan Ditmars  
Santa Cruz County Planning  
831-454-3227

---

**From:** Marcia White <whiteme8@gmail.com>  
**Sent:** Thursday, December 2, 2021 2:12 PM  
**To:** Evan Ditmars <Evan.Ditmars@santacruzcounty.us>  
**Subject:** I WAS OFF

**\*\*\*\*CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

I re-measured the distance from the property line to the garage door and you were right, it's not 20 feet - it's 19 feet and 8 inches. To the building it's 19 feet.

If you are saying a precedent was set give a variance to reduce the required 20 foot setback to 18 feet, it appears that the operative word is variance, not the reduction in setback. If the precedent was the reduction of the setback from 20 feet to 18 feet, a reduction to 6 feet would not follow precedent. So in this case, I think you are saying that because a variance was once granted to the adjacent property, a precedent was set to grant another variance no matter the size (7 times greater than first variance) or impact on the adjacent property. Just need to get these straight as I explain them to the neighbors. Thanks, Marcia

MARCIA WHIT  
[whiteme8@gmail.com](mailto:whiteme8@gmail.com)  
408 891-2999



## Evan Ditmars

---

**From:** Marcia White <whiteme8@gmail.com>  
**Sent:** Tuesday, November 30, 2021 6:25 PM  
**To:** Evan Ditmars  
**Subject:** Re: App # 211189 APN 027-132-08

\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

I will re-measure....I assume the property line is the paving in front of the garage door but you never know. I will double check my measurement

Either way, It does seem a stretch to say a reduction of 2 feet sets a precedent for a reduction of 16 feet....

MARCIA WHITE

[whiteme8@gmail.com](mailto:whiteme8@gmail.com)

408 891-2999

On Nov 30, 2021, at 4:32 PM, Evan Ditmars <[Evan.Ditmars@santacruzcounty.us](mailto:Evan.Ditmars@santacruzcounty.us)> wrote:

Marcia,

This is the project description for 210 6<sup>th</sup> Avenue in the system:

98-0362 Proposal to construct a second story room addition to an existing two-story single-family dwelling to include a kitchen expansion and a deck; to demolish an existing detached garage and to construct a detached replacement garage with a bedroom above. Requires a Coastal Zone Permit, a Variance to reduce the required 5-foot side yards to 3 feet-4 inches and 1 foot-10 inches to match the existing setbacks; to reduce the required 20-foot setback to the garage to 18-feet at the alley; to increase the 50 percent maximum allowed floor-area-ratio to about 63 percent; and a Residential Development Permit for a Habitable Accessory Structure that exceeds one-story and 17 feet. Located on the east side of 6th Avenue (at 210 6th Avenue), approximately 60-feet north of Bonnie Street.

I will look into whether or not they changed their project scope to no longer require the variance. However, my larger point is that 601 Bonnie would still not be the only house on the street that has a garage door opening less than 20 feet from the street.

Evan Ditmars  
Santa Cruz County Planning  
831-454-3227

---

**From:** Marcia White <[whiteme8@gmail.com](mailto:whiteme8@gmail.com)>  
**Sent:** Tuesday, November 30, 2021 4:13 PM  
**To:** Evan Ditmars <[Evan.Ditmars@santacruzcounty.us](mailto:Evan.Ditmars@santacruzcounty.us)>  
**Subject:** Re: App # 211189 APN 027-132-08

\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Hi Evan...my neighbor just sent me a copy of your email re: the above. As the owner of 210 6th Ave I invite you to come over and measure the distance from the garage to the property line...it is 20 feet. The original garage was 15 feet from the property line and we were required to move it back to 20'. Perhaps you were referring to the side setbacks for which needed a variance as the original house ( the footprint in our remodel) are not per code. A 20 foot wide lot is tricky, but since the house and garage pre-existed any codes, we were given the variance, although as I have said, we were required to create a 20 foot garage/property line distance. We also got a minor variance on the FAR because we reduced the original coverage % by more than the increased FAR %. Both less than 2 or 3%. I think we have a copy of the signed off plans somewhere; I would like to straighten out this misunderstanding? Thanks, Marcia

MARCIA WHITE  
[whiteme8@gmail.com](mailto:whiteme8@gmail.com)  
408 891-2999

On Nov 22, 2021, at 11:19 AM, Evan Ditmars <[Evan.Ditmars@santacruzcounty.us](mailto:Evan.Ditmars@santacruzcounty.us)> wrote:

Hi Marcia,

1. Sheet 1 is the project I am bringing to hearing. I will have the applicant revise 1.1 to show the third parking space. Please let me know if there was something else that differed between the two.
2. The patio is below the deck. Its described as a concrete patio.
3. That project description is a relic from previous proposals and needs to be removed. The project originally came in with a taller ADU and it was brought down to comply with County Code. No exception is needed for the ADU height. The overall height will be 23.5 feet and the exterior wall height is 19.5 feet.
  - a. House height will be slightly over 27.5 feet.

Please let me know if you have other questions. I appreciate the consolidation of neighborhood feedback.

Evan Ditmars  
Santa Cruz County Planning  
831-454-3227

---

**From:** Marcia White <[whiteme8@gmail.com](mailto:whiteme8@gmail.com)>  
**Sent:** Monday, November 22, 2021 10:32 AM

To: Evan Ditmars <[Evan.Ditmars@santacruzcounty.us](mailto:Evan.Ditmars@santacruzcounty.us)>

Subject: App # 211189 APN 027-132-08

**\*\*\*\*CAUTION:** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Good morning Evan...I have shown the plans for the above referenced project to several neighbors and -to be more efficient and save you time - they have asked me for the following clarifications on the plans you provided.

1. There are 2 different plans with the same date (4/22/21)- page 1 entitled "SitePlan" and page 1.1 entitled "Enlarged Site Plan". Please confirm that it is the plan on page 1 that has been submitted and that the plan on page 1.1 is not the plan under consideration.
2. In the Code Analysis section on page 1 it refers to the garage patio. Is that the area under the second story deck off of the garage/ADU?
3. On the "Project Description" on page 1 it says :  
"A MINOR EXEMPTION TO ALLOW A 29-FOOT MAXIMUM HEIGHT, A RESIDENTIAL DEVELOPMENT PERMIT TO CONSTRUCT A GARAGE WITHIN THE 15-FOOT REAR YARD SETBACK, AND A RESIDENTIAL DEVELOPMENT PERMIT TO CONSTRUCT AN ADU WITH A WALL HEIGHT IN EXCESS OF 20- FEET. "  
Does this mean that a "minor exemption" is being requested for the height of house and the ADU wall height?

What is the height of the house i.e. as shown on the elevations provided and what is the wall height of the ADU - we were unable to find that on the plan.

Thanks for your help.

MARCIA WHITE  
[whiteme8@gmail.com](mailto:whiteme8@gmail.com)  
408 891-2999

## Evan Ditmars

---

**From:** Evan Ditmars  
**Sent:** Monday, November 22, 2021 2:41 PM  
**To:** sondra cohelan  
**Subject:** RE: Proposed Development Application #: 211189

Sondra,

Nearly every property along Assembly Avenue has a garage that is less than 20 feet from the road. I am sure there are more, but specifically a variance was granted for a garage less than 20 feet from Assembly at 210 6<sup>th</sup> Avenue.

Evan Ditmars  
Santa Cruz County Planning  
831-454-3227

---

**From:** sondra cohelan <sondracohelan@yahoo.com>  
**Sent:** Monday, November 22, 2021 2:38 PM  
**To:** Evan Ditmars <Evan.Ditmars@santacruzcounty.us>  
**Subject:** Re: Proposed Development Application #: 211189

\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Thanks Evan for a quick response...I am confused where you mention that there is precedent of existing development built closer to Assembly Ave than allowed under traditional zone district standards. Can you tell what property you are referring to?

Sincerely,  
Sondra Cohelan

On Monday, November 22, 2021, 10:42:43 AM PST, Evan Ditmars <[evan.ditmars@santacruzcounty.us](mailto:evan.ditmars@santacruzcounty.us)> wrote:

Good morning,

This property has some unique circumstances compared to properties in the neighborhood in that they have streets on 3 sides and have a couple of large trees that prevent building in a more traditional location.

I also think that since an ADU is already allowed to be built in that location, that sticking a garage under the same footprint improves the design of the site; the design requires fewer structures and less impervious surface and also retains a large portion of the yard. There is also a precedent of existing development built closer to Assembly Avenue than allowed under traditional zone district standards.

Please let me know if you'd like me to clarify any of these items.

Evan Ditmars

Santa Cruz County Planning

831-454-3227

---

**From:** sondra cohelan <[sondracohelan@yahoo.com](mailto:sondracohelan@yahoo.com)>  
**Sent:** Sunday, November 21, 2021 5:05 PM  
**To:** Evan Ditmars <[Evan.Ditmars@santacruzcounty.us](mailto:Evan.Ditmars@santacruzcounty.us)>  
**Subject:** Proposed Development Application #: 211189

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Dear Mr. Ditmars,

Application #: 211189, is asking for a Detached Garage variance to reduce distance from Street ( on 15' wide Assembly) to Garage Door (From 20 to 6 Feet).

Why is this variance needed?

Best regards,

Sondra Cohelan

211 - 7th Avenue

Santa Cruz, CA 95062

## Parcel Information

### Services Information

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

### Parcel Information

Parcel Size:	7,144 square feet
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Single-family residential, multi-family residential
Project Access:	Public, via Bonnie St.
Planning Area:	Live Oak
Land Use Designation:	R-UH (Urban High Density Residential)
Zone District:	R-1-3.5 (Single family residential - 3,500 square feet)
Coastal Zone:	<u>X</u> Inside    ___ Outside
Appealable to Calif. Coastal Comm.	___ Yes <u>X</u> No

**Technical Reviews:** Geotechnical Report Review REV211401

### Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	Flat site
Env. Sen. Habitat:	No physical evidence on site
Grading:	Grading for foundation only
Tree Removal:	18-inch fruit tree proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Not mapped