



Staff Report to the Zoning Administrator

Application Number: 211256

Applicant: Carol Riewe

Owner: Carol Shennan

APN: 028-143-41

Site Address: 191 14th Avenue, Santa Cruz

Agenda Date: January 21, 2022

Agenda Item #: 1

Time: After 9:00 a.m.

Project Description: Proposal to add approximately 540 square feet to the rear of an existing single-family dwelling, construct a new 140 square foot non-habitable accessory structure, new and replacement decks, and interior remodel, located in the R-1-6 (Single-Family Residential) zone district, and a determination that this project is categorically exempt from further environmental review under CEQA.

Location: Property located on the northwest side of 14th Avenue approximately 400 feet southwest of Prospect Street in Santa Cruz (191 14th Avenue).

Permits Required: Coastal Development Permit.

Supervisory District: District 1 (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 211256, based on the attached findings and conditions.

Project Description & Setting

The parcel is located on the northwest side of 14th Avenue approximately 400 feet southwest of Prospect Street. The project site is located in a neighborhood with one- and two-story single-family homes with a variety of architectural styles, mostly consisting of traditional designs with some smaller bungalow homes. The front of the parcel is relatively flat and gradually slopes down towards the rear of the home then drops significantly (approximately 45%) leading to a drainage channel/easement at the rear of the parcel that runs north-south of the site. The easement has an existing swale that conveys runoff from north to south and discharges to Blacks Beach approximately 200 feet south of the site.

The parcel is currently developed with an 1,134 square foot single-family dwelling and a 576 square foot detached garage that is located in the front of the parcel with a nonconforming front setback of thirteen feet instead of the required twenty feet. The proposal includes a single-story

addition of approximately 540 square feet, new and replacement decks, a new 140 square foot non-habitable accessory structure, and interior remodel. All new square footage will comply with the required setbacks.

A Coastal Development Permit is required for the project because the property is located within the appeals jurisdiction of the coastal zone with an addition greater than 250 square feet.

Zoning & General Plan Consistency

The subject property is a 10,803 square foot lot, located in the R-1-6 (Single-Family Residential) zone district, a designation which allows residential uses. The single-family dwelling to which the additions are being made 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.

Design Review

The proposed project is subject to the County's Design Review Ordinance (County Code section 13.11 & 13.20.130) because it includes an addition over 500 square feet and requires a Coastal Development Permit. The existing home is a single-story, traditional style home with light yellow stucco siding and a hip composition shingle roof. The addition will add a new master bedroom and bath, and a new deck off the master bedroom with a gable roof. Siding and roof materials will match the existing home and maintain its traditional style which will be compatible with the houses in the surrounding neighborhood where a wide range of styles currently exist.

Local Coastal Program Consistency

The proposed project 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 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 is available approximately thirty feet south of the parcel where a short path leads to Twin Lakes Beach. 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 211256, 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

Report Prepared By: Elizabeth Cramblet
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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. Report review letters

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: 211256

Assessor Parcel Number: 028-143-41

Project Location: 191 14th Avenue

Project Description: Proposal to add approximately 540 square feet to the rear of an existing single-family dwelling, construct a new 140 square foot non-habitable accessory structure, new and replacement decks, and interior remodel, located in the R-1-6 (Single-Family Residential) zone district.

Person or Agency Proposing Project: Carol Riewe

Contact Phone Number: (831) 426-0658

- 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 1 – Existing Facilities

F. Reasons why the project is exempt:

Construct addition to an existing single-family dwelling on a parcel 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 existing single-family dwelling, to which the addition is proposed, 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. There is a drainage channel located in the rear of the parcel. None of the proposed construction will be in this area. The project was reviewed and approved by Environmental Planning.

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 proposed project is consistent with the surrounding neighborhood in terms of architectural style in that the proposed addition and deck expansion will enhance the traditional style of the existing home. 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.

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 coastal access is available approximately thirty feet south of the parcel where a short path leads to Twin Lakes Beach.

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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Owner: Carol Shennan

This finding can be made, in that the project site is located between the shoreline and the first public road; however, coastal access is available approximately thirty feet south of the parcel where a short path leads to Twin Lakes Beach. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

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 residential addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (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 residential 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 project will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the addition to the existing single-family dwelling and new non-habitable accessory structure in the rear will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed project 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 project, including the addition to the existing home and new non-habitable accessory structure 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 project is 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 structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed residential addition and non-habitable accessory structure are consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed 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 single-story, traditional style home with light yellow stucco siding and a hip composition shingle roof. The addition will add a new master bedroom and bath, and a new deck off the master bedroom with a gable roof. Siding and roof materials will match the existing home and maintain its traditional style which will be compatible with the houses in the surrounding neighborhood where a wide range of styles currently exist.

Conditions of Approval

Exhibit D: Project plans, prepared by Carol Riewe, Architect, dated 11/3/21.

- I. This permit authorizes the construction of approximately 540 square feet to the rear of an existing single-family dwelling, construction of a new 140 square foot non-habitable accessory structure, new and replacement decks, and interior remodel 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. Details showing compliance with fire department requirements.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area. Below are additional conditions of approval:
1. Please map and label the storm easement (as shown on WA-101 improvement plans) on the Grading & Drainage Plan.
 2. 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. Proof of sanitary sewer service availability is required prior to application for a Building Permit. Sewer connection fees and sewer service charges shall be owed in accordance with Santa Cruz County Sanitation District Code Title 5.
- D. Meet all requirements of the Environmental Planning section of the Planning Department. Below are additional conditions of approval:
1. Submit a signed and stamped copy of the accepted soils report with the building application.
 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 2016 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, under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form".
 7. Earthwork is prohibited during the rainy season (October 15 – April 15) unless a winter grading permit is approved by the Planning Director.
 8. Plans submitted for building permit approval shall show a 20-foot setback from the top-of-slope. The top of slope shall be defined as the 15-foot contour line, as shown on the plans prepared by RI Engineering, dated May 2021. A note shall be added to the plans stating that development, as defined in County Code section 16.10.040 is prohibited within the 20-foot setback.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - G. Pay the current Affordable Housing Impact Fee. The fees are based on 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.
 - H. Provide required off-street parking for three cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - J. Complete and record a Declaration of Restriction to construct a 140 square foot non-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 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.

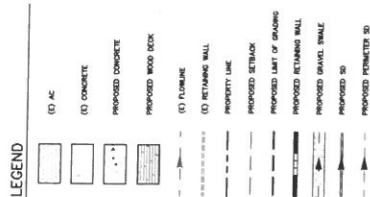
Approval Date: _____

Effective Date: _____

Expiration Date: _____

Jocelyn Drake
Deputy Zoning Administrator

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.



SITE GRADING	TOTAL VOLUMES			NET
	CUT	FILL	CUT/FILL	
	<0	<0	<0	

NOTES:

1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY MONITORED BY THE CONTRACTOR FOR BIDDING PURPOSES.
2. EARTHWORK VOLUMES FOR RESIDENCE GRADING INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE EXISTING RESIDENCE. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.
3. EXCESS CUT SHALL BE HAULLED OR PLACED IN A COUNTY APPROVED LOCATION.

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY ROPER ENGINEERING, INC. ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

COORDINATES IN THE DRAWING ARE BASED UPON STATE PLANE COORDINATES CA ZONE 3 2020 EPOCH.

ELEVATION DATUM IS BASED UPON NAVD 1988 USING SANTA CRUZ COUNTY BM7 AT PORTOLA @ 17TH.

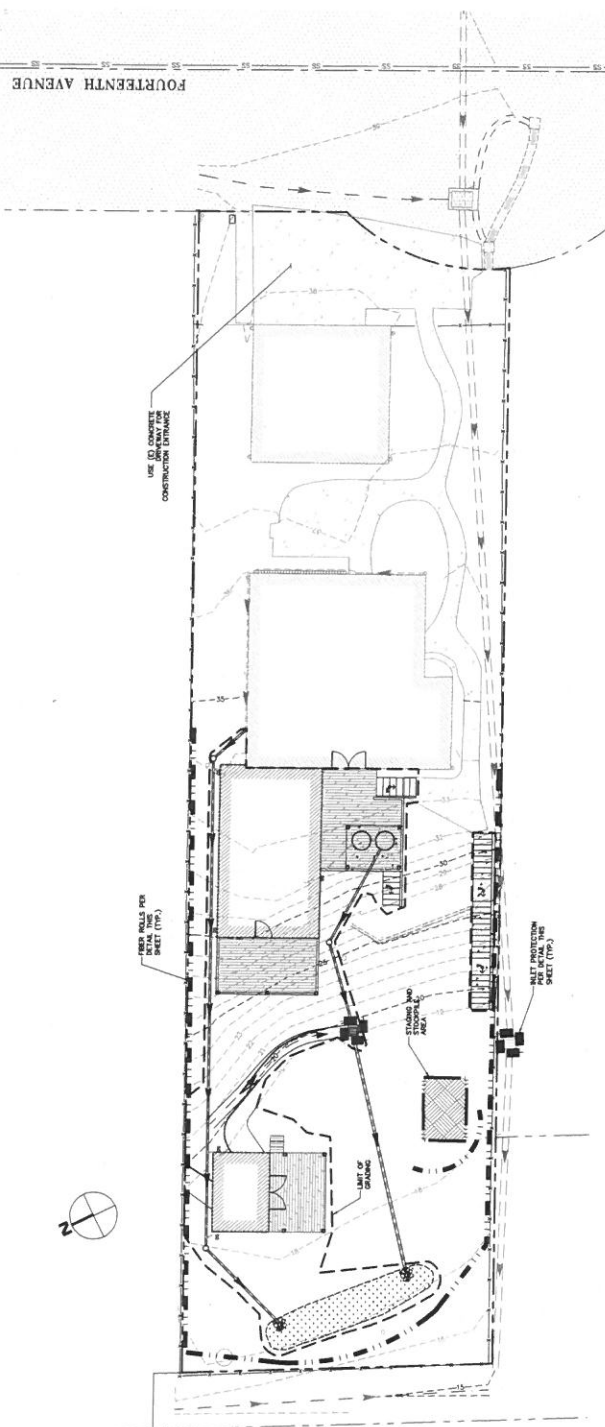
ITEM	INTERVAL	INJECTION	REPAIR
CHUTE BLADES	ANNUAL	1. DEMONSTRATE BLADE UP 2. TRASH & DEBRIS	1. REMOVE TRASH & DEBRIS 2. REMOVE TRASH & DEBRIS
SMALLS	ANNUAL	1. INSPECTS 2. REMOVE TRASH & DEBRIS 3. REMOVE TRASH & DEBRIS 4. REMOVE TRASH & DEBRIS	1. REMOVE TRASH & DEBRIS 2. REMOVE TRASH & DEBRIS 3. REMOVE TRASH & DEBRIS 4. REMOVE TRASH & DEBRIS
BOILERHOUSE / FACILITY	ANNUAL	1. ACQUAINTED DEMONSTRATE 2. TRASH & DEBRIS 3. TRASH & DEBRIS 4. TRASH & DEBRIS 5. TRASH & DEBRIS	1. REMOVE ACQUAINTED DEMONSTRATE 2. REMOVE TRASH FROM INLETS AND OUTLETS 3. REMOVE TRASH FROM INLETS AND OUTLETS 4. REMOVE TRASH FROM INLETS AND OUTLETS 5. REMOVE TRASH FROM INLETS AND OUTLETS

POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

1. CURTAINS SHALL BE POLYVINYL CHLORIDE (PVC 68033), HIGH DENSITY POLYETHYLENE (HDPE AW 812 OR EQUAL), OR REINFORCED CONCRETE PIPE (RCP) AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SECTION 5 - STORM DRAINAGE FACILITIES OF COUNTY OF SANTA CRUZ DESIGN CRITERIA.
2. INLETS SHALL BE CURTSEY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.
3. DISCHARGE ALL DOWNSPOUTS TO PERMETER STORM DRAIN OR TO RAINFALL STORAGE TANKS.

[illegible]





TOTAL AREA OF DISTURBANCE = 0.057 ACRES
= 2,500 SF

SITE HOUSEKEEPING REQUIREMENTS

- [illegible]

EROSION CONTROL LEGEND

- INSTALL FIBER ROLL PER DETAILS
THIS SHEET
- INSTALL CATCH BASIN PROTECTION
PER DETAIL THIS SHEET
- INSTALL STAIRCASE CONSTRUCTION
ENTRANCE PER DETAIL THIS SHEET
- PROPOSED SLOPE PROTECTION
- PROPOSED STOOP/LE AREA

EXPOSED SLOPE MEASURES

- COVER ALL EXPOSED SLOPES
- STRAW 2 TONS/MORE ON SLOPES $\leq 20\%$ WITH SOIL BINDER
- USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES $\geq 20\%$

EROSION CONTROL MEASURES

- [illegible]

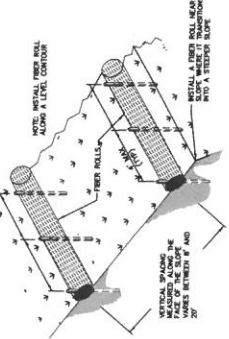
24" x 12" 60" BURLAP OR
SYNTHETIC NET BAGS
COLLECTED MATERIAL FOR ANALYSIS



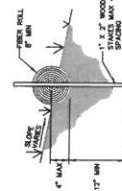
SIDE VIEW

PLAN VIEW

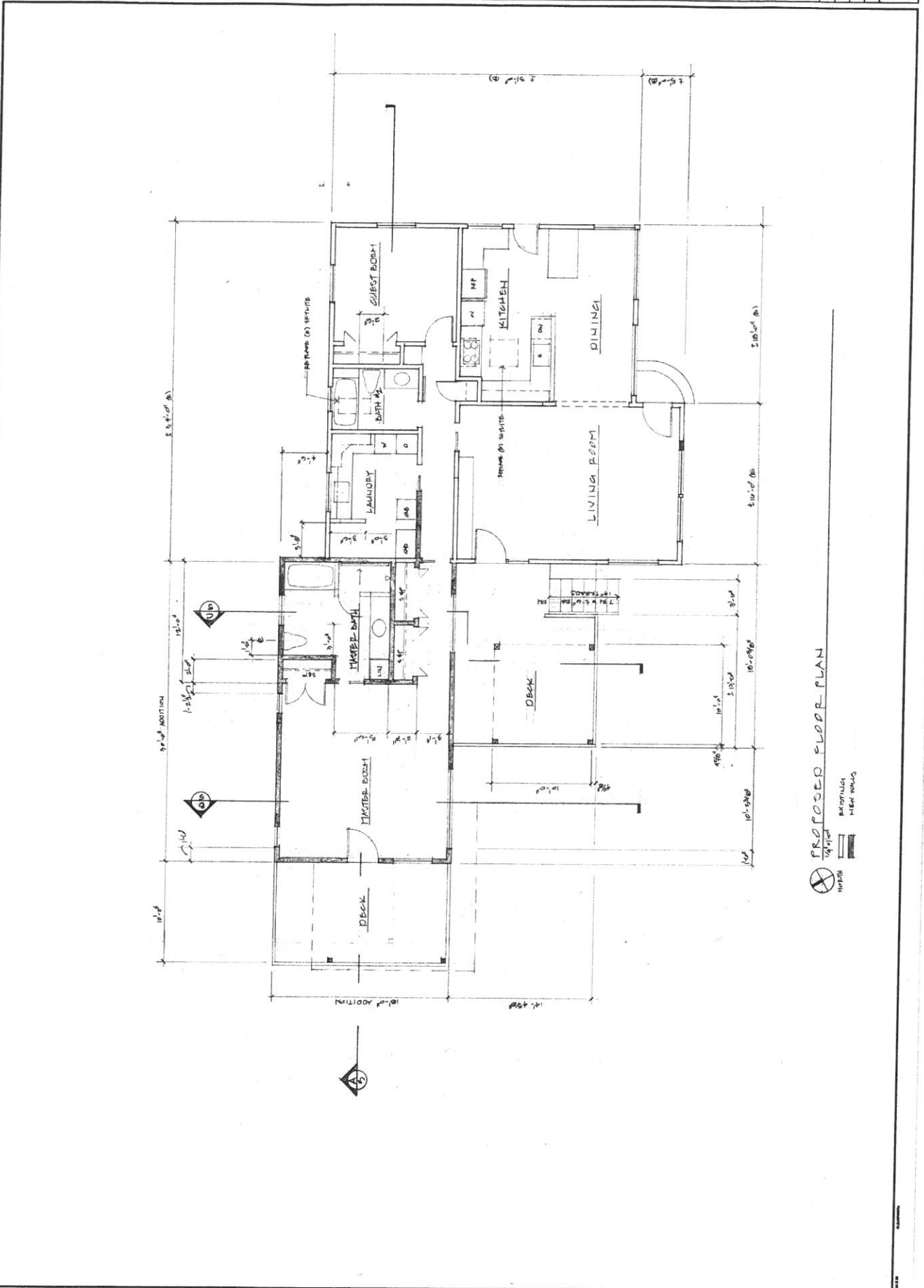
BUILDING PERMIT SUBM



TYPICAL FIBER ROLL INSTALLATION



WATER ROLL DETAIL IN SLOPE AREA



SHENNAN & CECCHETTI RESIDENCE
 REMODEL AND ADDITION
 191 14TH AVENUE SANTA CRUZ CA
 APN 028-143-41

PROPOSED FLOOR PLAN

Carol Reeve
 Architect AIA
 1415 Avenue Street
 Santa Cruz, CA 95062
 (408) 298-1434

CR
 Carol Reeve



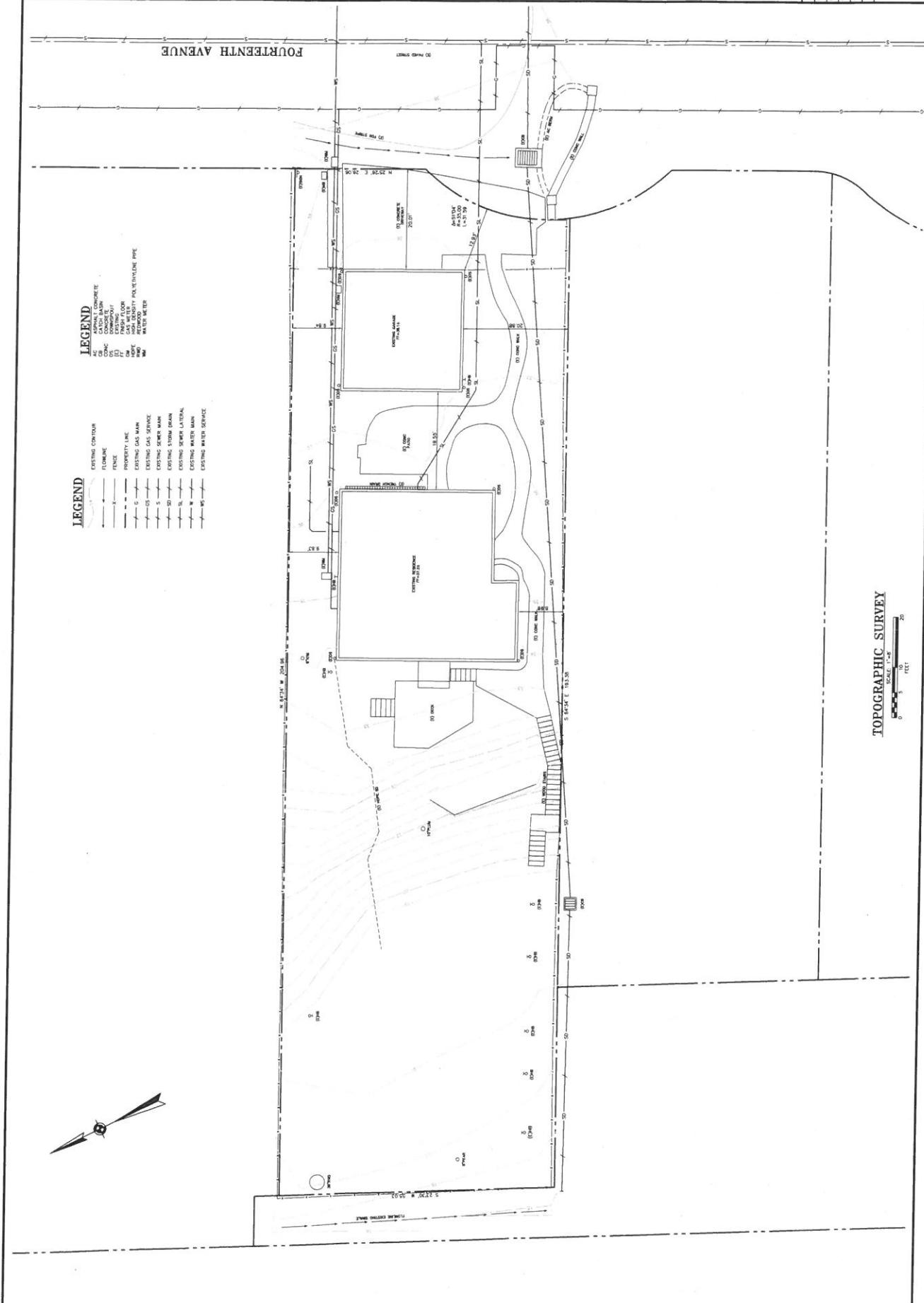
ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
64 PENNY LANE, SUITE A WATSONVILLE, CA 95076
(831) 724-5300 j@roperengineering.com



RESIDENTIAL REMODEL FOR
CAROL SHENNAN & CHRISTINA CECCHETTINI
191 14TH AVENUE SANTA CRUZ APN 028-143-41
TOPOGRAPHIC SURVEY

SCALE: AS NOTED
DESIGNED BY: JS
DRAWN BY: JS
DATE: OCT 15, 2020
REVISED:
JOB NO: 20044
SHEET

T1
1 SHEET/13



TOPOGRAPHIC SURVEY
SCALE: 1"=40'
0 10 20
FEET

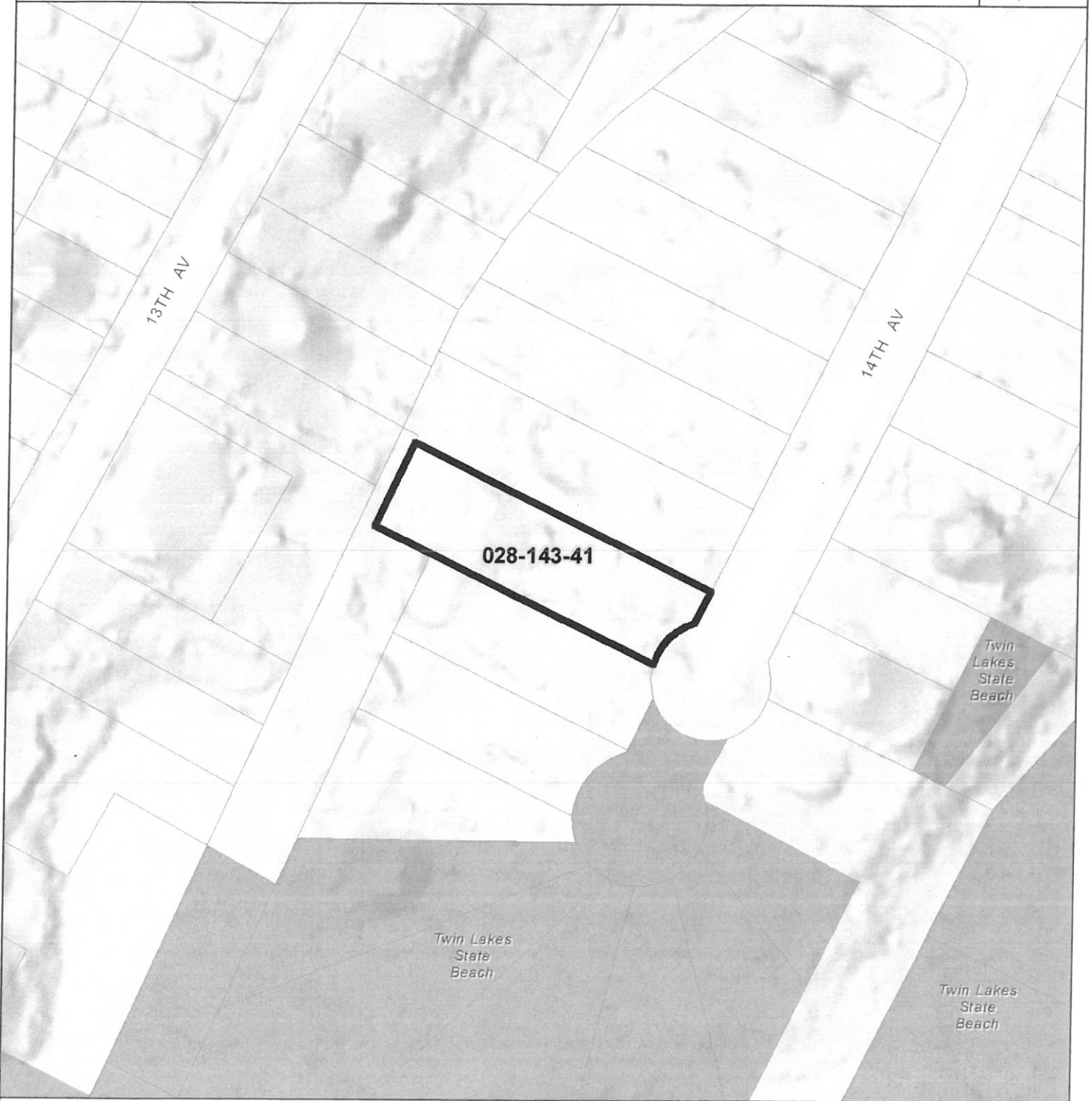


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



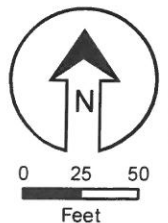
Mapped
Area



Parcel: 02814341

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 29 Dec. 2021





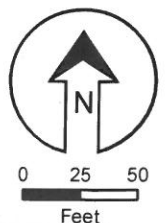
Parcel General Plan Map



Mapped
Area



- O-L Lake/Reservoir/Lagoon
- O-R Parks, Recreation & Open Space
- R-UH Res. Urban High Density
- R-UL Res. Urban Low Density





SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



Mapped
Area

R-1-3.5

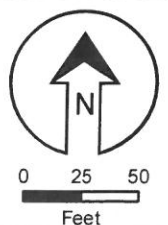
R-1-6-L

R-1-6

028-143-41
(R-1-6)

PR

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



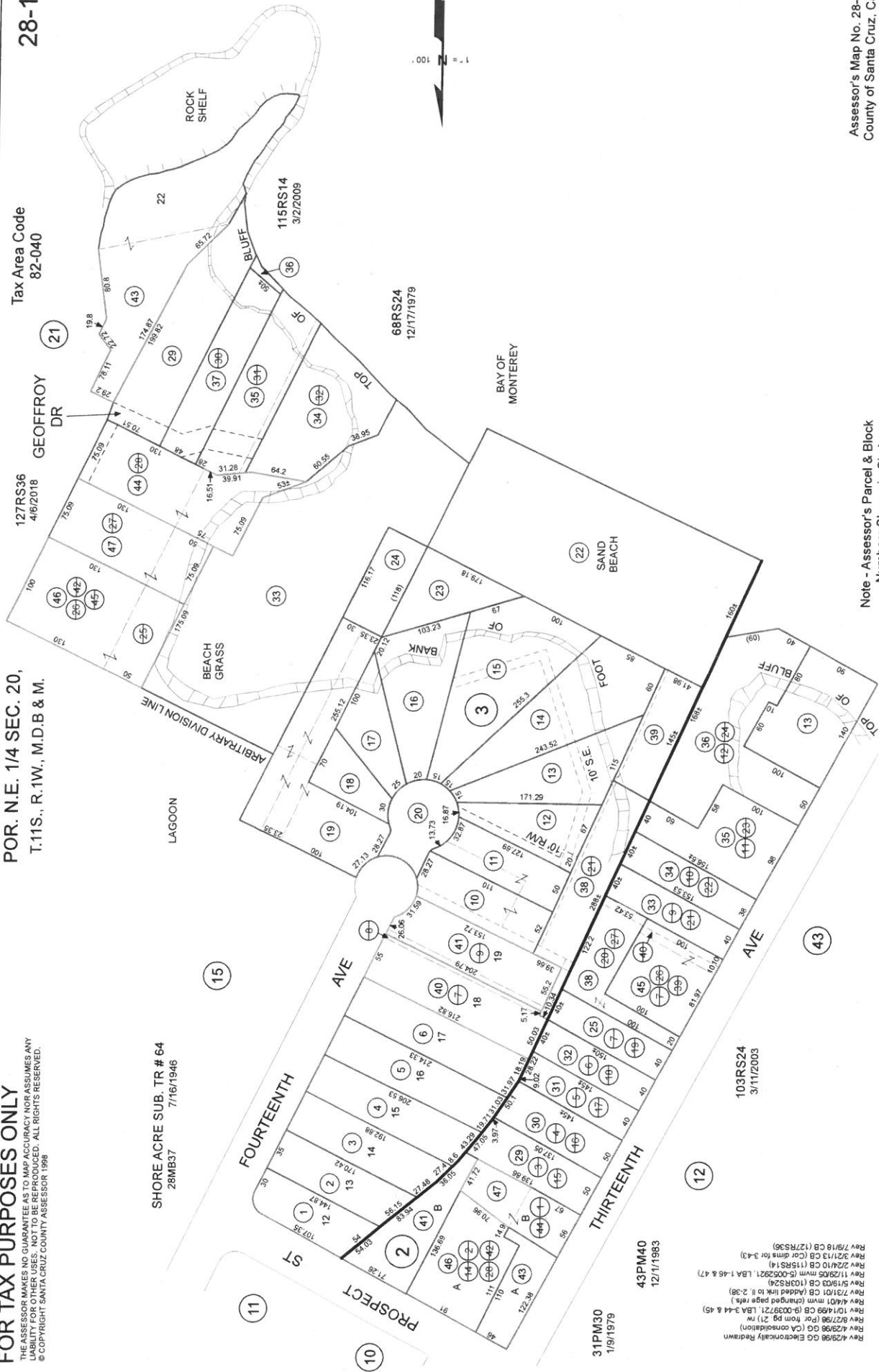
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POR. N.E. 1/4 SEC. 20,
T.11S., R.1W., M.D.B & M.

Tax Area Code
82-040

28-14



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

Assessor's Map No. 28-14
County of Santa Cruz, Calif.
April 1998

Rev 4/29/98 CG (C/A consolidation)
Rev 4/27/98 (For Item 99, 21)
Rev 10/14/99 CB (9-0003721, LBA 3-44 & 45)
Rev 4/4/01 mmm (changed page refs)
Rev 7/31/01 CB (Added link to 11, 2, 38)
Rev 5/19/03 CB (103RS24)
Rev 11/29/05 mmm (5-0003221, LBA 1-46 & 47)
Rev 2/24/10 CB (115RS14)
Rev 3/21/13 CB (Corr dims for 3-43)
Rev 7/9/18 CB (127RS36)

Parcel Information

Services Information

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

Parcel Information

Parcel Size: 10,803 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: 14th Avenue
Planning Area: Live Oak
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (Single-Family Residential)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm.: ☒ Yes ☐ No

Technical Reviews: Geotechnical Report Review (REV211467)

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: Flat in front, slopes down towards center of parcel into rear to 45-50%
Env. Sen. Habitat: Riparian corridor towards rear
Grading: Minimal
Tree Removal: Two trees to be removed (1-Liquid Amber and 1-CA Buckeye)
Scenic: Not a mapped resource
Archeology: Not mapped/no physical evidence on site



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

1 November 2021

Carol Shennan <bittermints@hotmail.com>
191 14th Avenue
Santa Cruz, CA 95062-4810

Subject: Review of the Geotechnical Investigation for Proposed Addition to Single Family Residence at 191 14th Avenue /APN 028-143-41 dated 28 December 2020 by Rock Solid Engineering, Inc. – Project No. 20040

Project Site: 191 14th Avenue
APN 028-143-41
Application No. REV211467

Dear Applicant:

The Planning Department has accepted the project site geotechnical investigation report. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the subject report;
2. Final plans shall reference the subject geotechnical investigation report by title, author, and date. Final Plans should also include a statement that the project shall conform to the report's recommendations; and
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.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: 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).

EXHIBIT G

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.

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

If we can be of any further assistance, please contact the undersigned at: 831.454-3168 or rick.parks@santacruzcounty.us

Respectfully,



Rick Parks, GE 2603
Civil Engineer – Environmental Planning Section
County of Santa Cruz Planning Department

Cc: Environmental Planning Department, Attn: Leah MacCarter
Planning Department, Attn: Elizabeth Cramblet
Rock Solid Engineering, Inc. Attn: Dusty Osburn, PE

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.