

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.:	03-0291
APN:	027-081-07
APPLICANT:	William Rennie Boyd, Architect
OWNER:	Neil and Margaret Rauschhuber
PROJECT DESCRIPTION:	Proposal to demolish a one-story, 570 square foot dwelling and construct a two-story replacement dwelling of 1347 square feet.
LOCATION:	425 Ninth Avenue, Santa Cruz
PERMITS REQUIRED:	Residential Development Permit Coastal Development Permit
ENVIRONMENTAL DETERMINATION:	Categorically Exempt
COASTAL ZONE:	—X— Yes — No
APPEALABLE:	—X— Yes — No

PARCEL INFORMATION

PARCEL SIZE:	2,800 sq. ft.
EXISTING LAND USE:	
PARCEL	residential
SURROUNDING:	residential
PROJECT ACCESS:	Ninth Avenue
PLANNING AREA:	Live Oak
LAND USE DESIGNATION:	R-UH District (Residential Urban High Density)
ZONING DISTRICT:	R-1-3.5 (Single Family Residential / 3,500 sq. ft. minimum)

SUPERVISORIAL DISTRICT:

District 1
(Janet K. Beautz, Supervisor)

ENVIRONMENTAL INFORMATION

- | | |
|-----------------------|---|
| a. Geologic Hazards | a. Notmapped |
| b. Soils | b. 133 |
| c. Fire Hazard | c. Low |
| d. Slopes | d. flat site |
| e. Env. Sen. Habitat | e. Not mapped/
no physical evidence on site |
| f. Grading | f. No site grading proposed |
| g. Tree Removal | g. Two oaks (10" and 18" diam.)
to be removed (Arborists
letter attached) |
| h. Scenic | h. Not a mapped resource |
| i. Drainage | i. Existing drainage adequate |
| j. Traffic | j. N/A |
| k. Roads | k. Existing roads adequate |
| l. Parks | l. Existing facilities adequate |
| m. Sewer Availability | m. Existing |
| n. Water Availability | n. Existing |
| o. Archeology | o. Notmapped |

SERVICES INFORMATION

Inside Urban/Rural Services Line:
Water Supply:
Sewage Disposal:
Fire District:

~~—X—~~ Yes — No
City of Santa Cruz
Santa Cruz Sanitary
Central Fire Protection District

HISTORY

This application was received on July 17,2003 and deemed complete on November 13,2003.

ANALYSIS AND DISCUSSION

General –

The property is a 2,800 sq. ft. lot, located in the R-1-3.5 (Single Family Residential/3,500 sq. ft. minimum) zone district, a designation that allows residential uses. The proposal is to demolish an existing 570 sq. ft. cottage and construct a new 1,347 sq. ft. single-family dwelling (which is a

principal permitted use within the zone district). The project is consistent with the site's R-UH (Residential Urban High Density) General Plan designation.

SITE DEVELOPMENT STANDARDS TABLE

	R-1-3.5 Standards	Proposed Residence
Side yard setbacks:	5 feet	5 feet and 7
Rear yard setback:	15 feet	15'-0"
Lot Coverage:	40 % maximum	38 %
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	48 %
Parking	3 bedrooms – 3 (18' x 8.5')	one in garage two uncovered

Building Design -

This lot is within the Coastal Zone and therefore the project is subject to Chapter 13.20 (Coastal Zone) and is within the Yacht Harbor Special Community and is also subject to Chapter 13.11 (Site, Architectural and Landscape Design Review). The applicant proposes to build a three bedroom, two-story residence with a one car garage. Two spaces are provided on the driveway.

A previous submission showed a roof deck positioned over the kitchen on the second floor. Staff has included a condition of approval requiring the applicant to file a deed restriction that would prohibit the use of the flat roof portions of the building as rooftop decks. The current plans indicate solar collectors on the roof. Staff has included a condition which would require the solar collectors to be shown on the Building Permit plans, and also require the architect to minimize the visual impact of the collectors from the street view.

The roof finish is composed of steel panels with a baked enamel finish. The primary siding material is cement plaster (stucco) and the decks at the rear and side use horizontal cementitious board siding. Trellises are provided over the garage door and at the side over the patio outside the dining room. Staff supports the design proposed, however the Urban Designer suggests that the walls at the two story flat roof portion and the deck over the one story at the front be sided with horizontal board siding to differentiate the forms with flat tops.

Historical -

Although this property is not on the County of Santa Cruz Historical Register, a report was prepared by Anthony Kirk, Ph.D. and submitted to the Historical Commission. The report finds that:

"...all research suggests that the house is not associated with events that have made a significant

contribution to the broad patterns of national, state, or local history. Nor is it known to be associated with any person significant in the annals of California or Santa Cruz County. Architecturally, the house is a simple vernacular structure that lacks a stylistic identity. It does not embody the distinctive characteristics of a type, period, region, or a method of construction, and it is not the work of a significant architect or master builder."

The report also mentions that the house suffers from dry rot as well as a seriously substandard foundation and is in poor condition. The Historical Commission agreed with the report as submitted.

Tree Removal –

There are three Coast Live Oaks (*Quercus agrifolia*) on this property. The proposed plan would eliminate the two smaller oaks (18" and 10" dbh) on the side of the residence and maintain a larger oak (28" dbh) at the rear of the property. Staff required that an arborist examine these three trees and a letter from Ellen Cooper, Arborist is attached as Exhibit I. A Condition of Approval has been included which requires the applicant to adhere to the recommendations of the arborist during the construction period.

Conclusion –

Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area.

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **03-0291**, based on the attached findings and conditions.
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Zoning map

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- F. General Plan map
- G. Assessors Parcel map
- H. Historical Report
- I. Arborists Letter
- J. Photomontage showing proposal in context
- K. Plan of Existing Cottage

SUPPLEMENTARY REPORTS AND WFORMATION 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.

Report Prepared By: Lawrence Kasparowitz
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
(831) 454-2676
pln795@co.santa-cruz.ca.us

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.

The location of the proposed residence 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 in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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.

The project site is located in the R-1-3.5 (Single Family Residential / 3,500 sq. ft. minimum) zone district. The proposed location of the residence 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 zone district in that 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.

The project is located in the R-UH (Residential Urban High Density) land use designation. The proposed residential use is consistent with the General Plan in that it meets the density requirements specified in the General Plan.

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

The proposed residence, will not be improperly proportioned to the parcel size or 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 residence 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.

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.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is replacement of an existing residence on a developed lot.

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.

The proposed residence will complement and harmonize with the existing residences 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 in the vicinity, in that the proposed structure is two stories, in a mixed neighborhood of one and two story homes and the proposed residence is consistent with the land use intensity and density of the neighborhood.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

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The proposed development is consistent with **the** Design Standards and Guidelines of the County Code 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.

COASTAL DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROJECT IS A USE ALLOWED IN ONE OF THE BASIC ZONE DISTRICTS, OTHER THAN THE SPECIAL USE (SU) DISTRICT, LISTED IN SECTION **13.10.170(d)** AS CONSISTENT WITH THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LUP DESIGNATION.

The property is zoned **R-1-3.5** (Single Family Residential - 3,500 square foot minimum), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, 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.

The proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements 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 SECTION **13.20.130** et seq.

The proposal is consistent with the design and use standards pursuant to Section 13.20.130 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 shall be natural in appearance and complementary to the site; 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 GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTER 2: FIGURE 2.5 AND CHAPTER 7, AND, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL ZONE, SUCH DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT COMMENCING WITH SECTION **30200**.

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.

5. THAT THE PROPOSED DEVELOPMENT IS IN CONFORMITY WITH THE CERTIFIED LOCAL COASTAL PROGRAM.

The proposed project is in conformity 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. Additionally, residential uses are allowed **uses** in the R-1-3.5 (Single Family Residential - 3,500 square foot minimum) zone district of the area, 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 widely in the area, and the design submitted is not inconsistent with the existing range.

CONDITIONS OF APPROVAL

Exhibit A: plans submitted by William Rennie Boyd, Architect revised September 4, 2003.

- I. This permit authorizes the demolition of an existing residence and construction of a three bedroom single-family dwelling. 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 Building Permit from the Santa Cruz County Building Official
 - C. 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 proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. 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 "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Grading, drainage, and erosion control plans. Include the following:
 - a Provide detail(s) for proposed swale(s) describing minimum depth, width, slope and cover requirements. Include a detail for the swale in the road right-of-way.
 - b Describe how the patio and other paved areas will drain.
 - c Provide a detail of the "dry creek bed".
 - d Provide a clear depiction of the existing impervious surfaces for fee credit.
 - e Show driveway centerline profile.
 2. Details showing compliance with fire department requirements
 - C. Meet all requirements of and pay applicable drainage plan check fees to the County Department of Public Works for parcels located outside flood control zones.

- D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - E. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - F. 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.
 - G. Pay all applicable in-lieu fees for two additional bedrooms (transportation improvement fee, park dedication fee, etc.).
 - H. Incorporate the recommendations stated in the arborist's letter dated September 10, 2003 regarding the Oak tree to remain into the construction documents. Include a construction detail for tree protection. The tree protection shall extend as close as possible to the dripline of the 28" Oak and still allow construction activities to take place.
 - I. The applicant shall file a deed restriction that would prohibit the use of the flat roof portions of the building as rooftop decks.
 - J. The solar collectors shall be shown on the building permit plans, and the architect shall minimize the visual impact of the collectors from the street view.
 - K. Complete all Department of Public Works requirements including the following:
 - (a) Show driveway plan view and centerline profile on building permit plans.
 - (b) The driveway shall conform to County Design Criteria Standards.
 - (c) An Encroachment Permit is required for all off-site work in the road right-of-way.
 - (d) A six foot utility easement is required. Please contact the Department of Public Works to obtain an offer of dedication form.
 - (e) Provide driveway turning radii and dimensions for off-street parking.
- 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. Pursuant to Sections 16.40.040 and 16.42.100 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 16.42.100, 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.

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 TWO YEARS FROM THE EFFECTIVE DATE
UNLESS YOU OBTAIN THE REQUIRED PERMITS
AND COMMENCE CONSTRUCTION.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Lawrence Kasparowitz
Project Planner

EXHIBIT C

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

**NOTICE OF EXEMPTION FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

Application No.: 03-0291
Assessor Parcel No.: 027-081-07
Project Location: 425 Ninth Avenue, Santa Cruz
Project Description: Proposal to demolish an existing single family dwelling to allow for the construction of a two-story single family dwelling,
Person Proposing Project: William Rennie Boyd
Contact Phone: 831-465-9910

- A. _____ The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.
B. _____ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment
C. X _____ Statutory Exemption other than a Ministerial Project.
Specify type:

D. Categorical Exemption

- | | |
|--|---|
| <input type="checkbox"/> 1. Existing Facility | <input type="checkbox"/> 20. Changes in Organization of Local Agencies |
| <input type="checkbox"/> 2. Replacement or Reconstruction | <input type="checkbox"/> 21. Enforcement Actions by Regulatory Agencies |
| <input checked="" type="checkbox"/> 3. New Construction of Small Structure | <input type="checkbox"/> 22. Educational Programs |
| <input type="checkbox"/> 4. Minor Alterations to Land | <input type="checkbox"/> 23. Normal Operations of Facilities for Public Gatherings |
| <input type="checkbox"/> 5. Alterations in Land Use Limitations | <input type="checkbox"/> 24. Regulation of Working Conditions |
| <input type="checkbox"/> 6. Information Collection | <input type="checkbox"/> 25. Transfers of Ownership of Interests in Land to Preserve Open Space |
| <input type="checkbox"/> 7. Actions by Regulatory Agencies for Protection of the Environment | <input type="checkbox"/> 26. Acquisition of Housing for Housing Assistance Programs |
| <input type="checkbox"/> 8. Actions by Regulatory Agencies for Protection of Nat. Resources | <input type="checkbox"/> 27. Leasing New Facilities |
| <input type="checkbox"/> 9. Inspection | <input type="checkbox"/> 28. Small Hydroelectric Projects at Existing Facilities |
| <input type="checkbox"/> 10. Loans | <input type="checkbox"/> 29. Cogeneration Projects at Existing Facilities |
| <input type="checkbox"/> 11. Accessory Structures | <input type="checkbox"/> 30. Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances |
| <input type="checkbox"/> 12. Surplus Govt. Property Sales | <input type="checkbox"/> 31. Historical Resource Restoration/Rehabilitation |
| <input type="checkbox"/> 13. Acquisition of Land for Wild-Life Conservation Purposes | <input type="checkbox"/> 32. In-Fill Development Projects |
| <input type="checkbox"/> 14. Minor Additions to Schools | |
| <input type="checkbox"/> 15. Minor Land Divisions | |
| <input type="checkbox"/> 16. Transfer of Ownership of Land to Create Parks | |
| <input type="checkbox"/> 17. Open Space Contracts or Easements | |
| <input type="checkbox"/> 18. Designation of Wilderness Areas | |
| <input type="checkbox"/> 19. Annexation of Existing Facilities Lots for Exempt Facilities | |

E. _____ Lead Agency Other Than County:

Lawrence Kasparowitz, Project Planner







Date: _____

Zoning Map



300 0 300 600 Feet

Legend

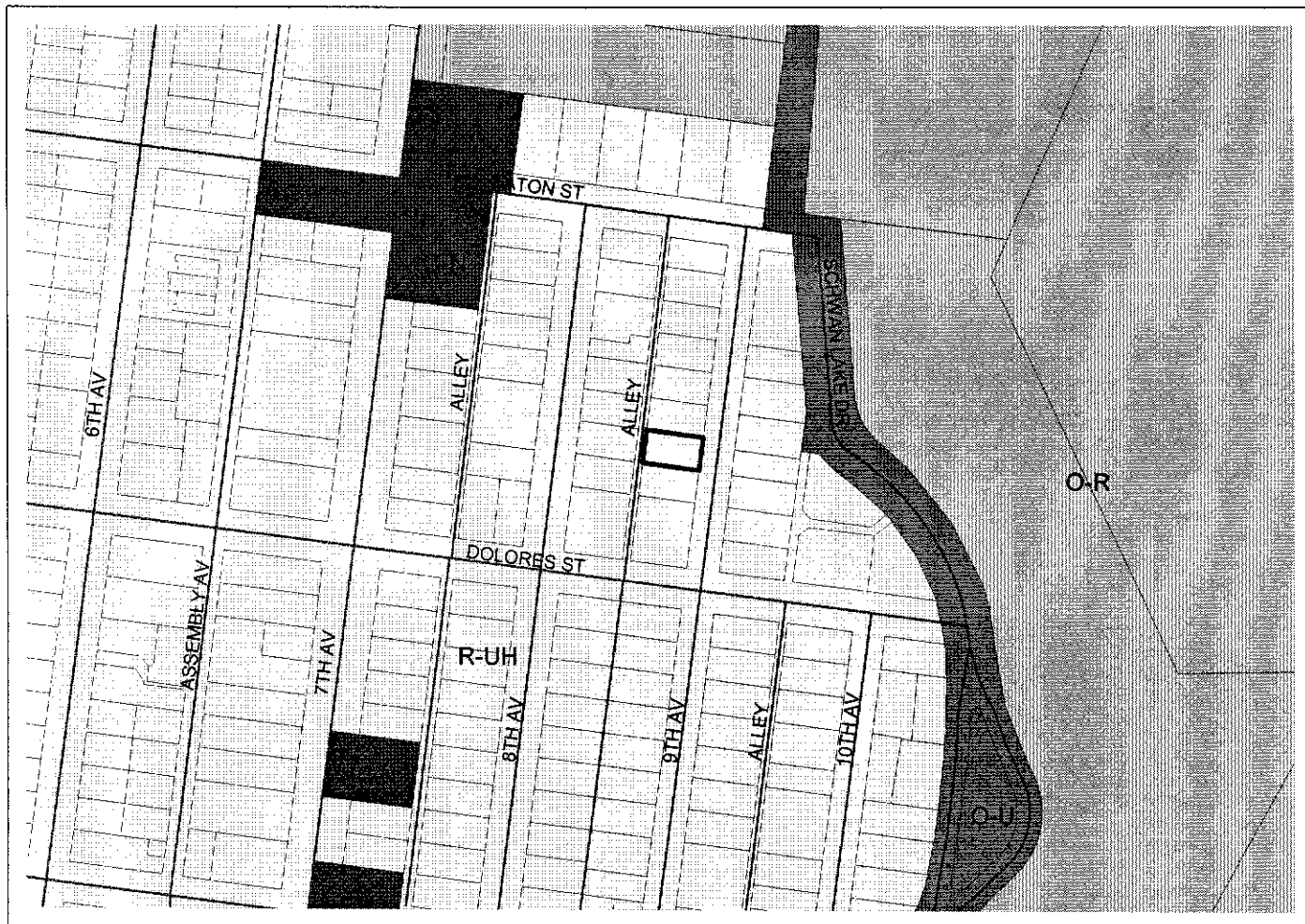
-  APN 027-081-07
-  Parcel boundaries
-  Streets
-  C-1
-  PR
-  R-1-3.5



Map created by Santa Cruz County
Planning Department:
July 2003

EXHIBIT E

General Plan Map



300 0 300 600 Feet

Legend

- APN 027-081-07
- Parcel boundaries
- Streets
- Residential - Urban High Density
- Parks and Recreation
- Urban Open Space
- Neighborhood Commercial



Map created by Santa Cruz County
Planning Department:
July 2003

EXHIBIT F

POR. OF S.W. 1/4 SEC. 17,
T.11S., R.1W., M.D.B. & M. —

Tax Area Code
82-040

27-08

EXHIBIT G

electronically Redrawn 8/7/98 by
WV, 4/2/01 mvr (changed page refs.)



Assessor's Map No. 27-08
County of Santa Cruz, Calif
August 1998

Note -- Assessor's Parcel & Block
Numbers Shown in Blue

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

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*Resource Name or #: (Assigned by recorder) 425 9th Avenue

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Cruz

and (P2b and P2c or P2d. Attach a Location Map as necessary)

*b. USGS 7.5' Quad Soquel Date 1994 T 11 S; R 1 W; SW ¼ of SW ¼ of Sec 17; MD B.M.

c. Address 425 9th Avenue City Santa Cruz Zip CA

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Santa Cruz County APN: 027-081-07

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

The single-family residence at 425 9th Avenue is a one-story single-wall cottage that appears to have been constructed in two phases. It is nearly rectangular in plan, with a front-gabled entry porch, and rests partly on a post-and-pier foundation and partly on an assortment of bricks and chunk.; of broken concrete. The walls are clad with vertical tongue-and-groove siding, with narrow wood strips covering the joints on the south and west sides, creating the appearance of board-and-batten siding. Fenestration is asymmetrical, consisting of original wood-sash windows—fixed, sliding, and casement—together with newer sliding-sash in the window at the north end of the west side. The irregularly shaped roof, formed by a low-pitched front-gabled roof with a shed-roof extension, is finished with composition shingles. Concrete stoops lead to secondary entrances on both the south and west sides of the house. Decoration is limited to the gables, where a facing of tongue-and-groove siding with roughly scalloped ends provides visual interest.

The history of the house is unclear. In April 1949, when the Santa Cruz County Residential Building Record for the property was created, the field assessor estimated the house had been built in 1930. The building is not shown in the Sanborn fire insurance maps for either 1936 or 1939, however, and it is not until the next (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Looking southwest at east and north elevations, 9/24/03

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
Circa 1940; Santa Cruz Sanborn Maps

*P7. Owner and Address:
Neil Rauschhuber
2693 Eliot Street
Santa Clara, CA

*P8. Recorded by: (Name, affiliation, and address)
Anthony Kirk, Ph.D.
142 McCornick Street
Santa Cruz, CA 95062

*P9. Date Recorded: 9/30/03

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (cite survey report and other sources, or enter "none.") None

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List)

EXHIBIT H

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # (Assigned by recorder) 425 9th Avenue 425 9th Avenue

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: None

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed ca. 1940; lean-to added ca. 1940s
new foundation and entry porch built ca. 1960s or 1970s.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme n/a

Area Santa Cruz

Period of Significance n/a

Property Type Residence

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

The house at 425 9th Avenue was constructed in one of the half dozen or so subdivisions that formed the late-nineteenth-century tract of Twin Lake Park, or, as it was commonly called from the outset, Twin Lakes Park. Conceive as a summer resort community and conference grounds for members of the Baptist Church, Twin Lakes Park was developed chiefly by J. C. Kimble of Oakland in conjunction with the California State Baptist Association. The tract stretched along the coast from what is now the Santa Cruz Harbor (then Wood's Lagoon) to near present-day 14th Avenue and encompassed more than forty acres. The heart of the development was Subdivision No. 1, a ten-acre parcel that Kimble donated to the California State Baptist Association in the spring of 1890. This tiny community, which consisted of a total of six blocks lying between 3rd Street (Carmel Street) and the beach and between Central Avenue (7th Avenue) and Schwan Lake, was laid out and landscaped by N. E. Beckwith of Los Gatos. Even before the subdivision map was filed in the Santa Cruz County Recorder's Office on May 29, it was reported that a quarter of the lots had been sold.

Although Twin Lakes Park was developed to bring Baptists together and increase their strength, many of the early purchasers were residents of Santa Cruz who lacked any affiliation with the church hut (See Continuation Sheet)

B11. Additional Resource Attributes (List attributes and codes):

*B12. References:

Building Record, Santa Cruz County Assessor's Office.

E. S. Harrison, *History of Santa Cruz County, California* (1892).

Santa Cruz Surf.

N. E. Beckwith, "Map Showing Lands Included Under the Name of Twin Lake Park," 1890, Santa Cruz County Recorder's Office.

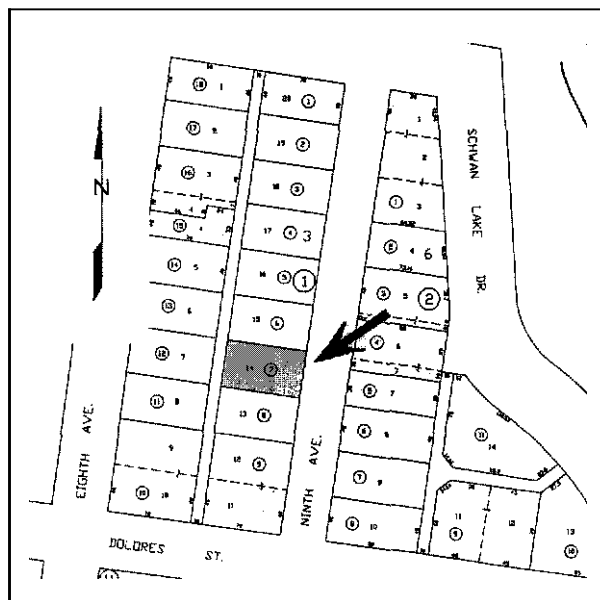
Sanbom Map Co., *Santa Cruz, Cal.*, 1929, 1936, 1950.

B13. Remarks:

*B14. Evaluator: Anthony Kirk, Ph.D.

*Date of Evaluation: 9130103

(This space reserved for official comments.)



State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 3 of 4

*Resource Name or # (Assigned by recorder) 425 9th Avenue

*Recorded by Anthony Kirk, Ph.D.

*Date 9/30/03

☐ Continuation ☐ Update

P3a. Description:

update, in 1950, that it appears, suggesting a construction date of no earlier than 1940. Although window sash and trim is uniform throughout, the house was likely built in two phases, the shed-roofed lean-to that forms the northern block of the residence having been added to the original end-gabled cabin at a relatively early date. The possibility exists that the cabin was moved to the lot in the 1940s and the lean-to constructed at that time. It would appear that the house was raised and placed on the current foundation, probably in the 1960s or 1970s, as part of a series of general improvements, which included construction of the current concrete entry porch and the side and back stoops. It was possibly at this time that the shed-roofed garage that stood near the southwest corner of the property was demolished.

The house: which suffers from *dry* rot as well as a seriously substandard foundation, is in poor condition. It is set back moderately from 9th Avenue, a built-out residential street characterized by a mix of old and new construction. Except for the camellia tree that dominates the front yard and the three large live oaks that shade the backyard, the grounds are barren, testifying to a long-standing neglect of the property.

B10. Significance:

but perceived the development to be a good investment. By prior agreement, all proceeds from the sale of lots in Subdivision No. 1 were to be spent on improvements and public buildings within the confines of the Baptist property. With money pouring in, the coastal air soon rang with the sound of hammers as construction got under way on a neat row of public bathing houses along the beach, a hotel on East Cliff Drive, and a large Queen Anne-style auditorium, or tabernacle, that occupied an entire block at Park Place and present-day 7th Avenue.

Despite the great popularity of the Baptist summer encampments, where annually scores of tents blossomed across the landscape, permanent development was delayed by a lack of good transportation between Santa Cruz and Twin Lakes, and by 1893 only thirty-five cottages had been built. Three years later the California State Baptist Association transferred management of its land to the newly incorporated Twin Lakes Improvement Company, which, it was hoped, would prove more effective in promoting the subdivision. To the north and west lay the Twin Lakes Park lands to which J. C. Kimble held title. Whether or not he met with more success than the Baptist Association is unknown. It is suggestive, though, that in 1897, when he sold eighteen acres to parties in Fresno who planned on establishing "a Fresno colony of summer cottagers and campers," the *Santa Cruz Surf* announced that "matters at Twin Lakes are looking up."

Little is known about the history of the Baptist encampments and conferences at Twin Lakes, but it is clear that the character of the area changed as it became increasingly residential in the teens and twenties. In 1927 the old Hotel Surf, overlooking Monterey Bay, burned to the ground, and in 1949 the landmark Baptist auditorium, with its tall, conical-roofed tower, was demolished. No research has been conducted to date on N. E. Beckwith's designed landscape at Twin Lakes, which included the planting of five hundred trees and which was praised at the time for its naturalistic appearance. Nor has it been established if any of the cabins and cottages erected in the formative years of Subdivision No. 1, when it was under the management of the California State Baptist Association, are still extant.

The house at 425 9th Avenue is not listed in the Santa Cruz County Survey of Historic Resources or in the California Register of Historical Resources. It is located in Twin Lake Park Subdivision No. 2, a parcel of land laid out and developed by J. C. Kimble for his personal financial gain. Although part of Twin Lakes Park, this subdivision had no association, apart from geographical proximity, with the Baptist development of Subdivision No. 1, two blocks to the south, and the fact that the house was constructed in an early coastal subdivision is not historically important. Indeed, all research suggests that the house is not associated with events that have made a significant contribution to the broad patterns of national, state, or local history. Nor is it known to be associated with any person significant in the annals of California or Santa Cruz County. Architecturally, the house is a simple vernacular structure that lacks a stylistic identity. It does not embody the distinctive characteristics of a type, period, region, or a method of construction, and it is not the work of a significant architect or a master builder. Under the criteria set forth in Section 16.42.080(c) of the Santa Cruz County Code, the property does not appear to be eligible for listing in Santa Cruz County Survey of Historic Resources,

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CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page of

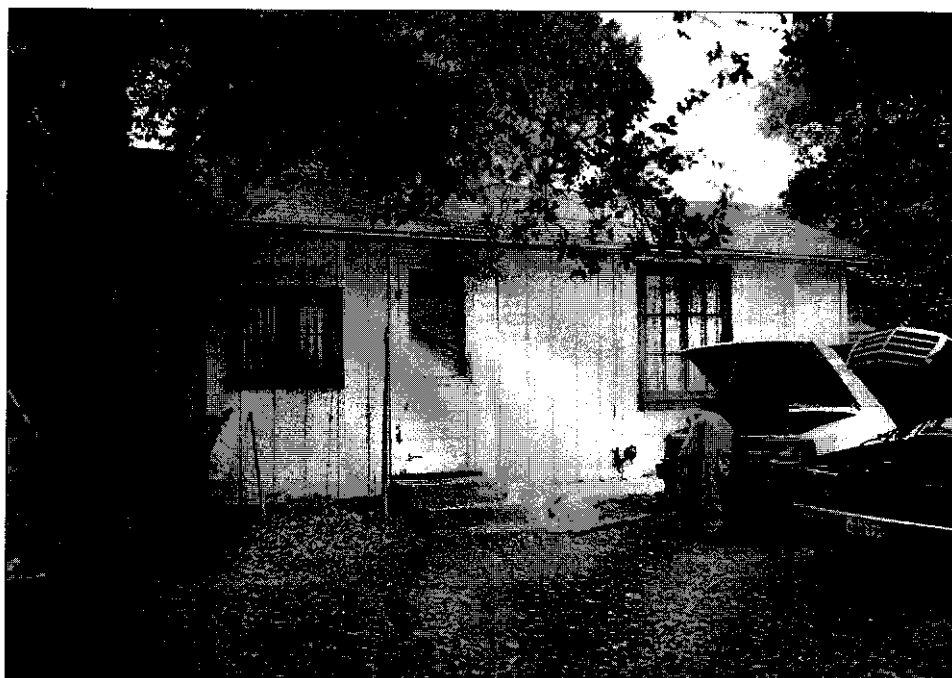
*Resource Name or # (Assigned by recorder)

*Recorded by Anthony Kirk, Ph.D.

*Date 9/30/03

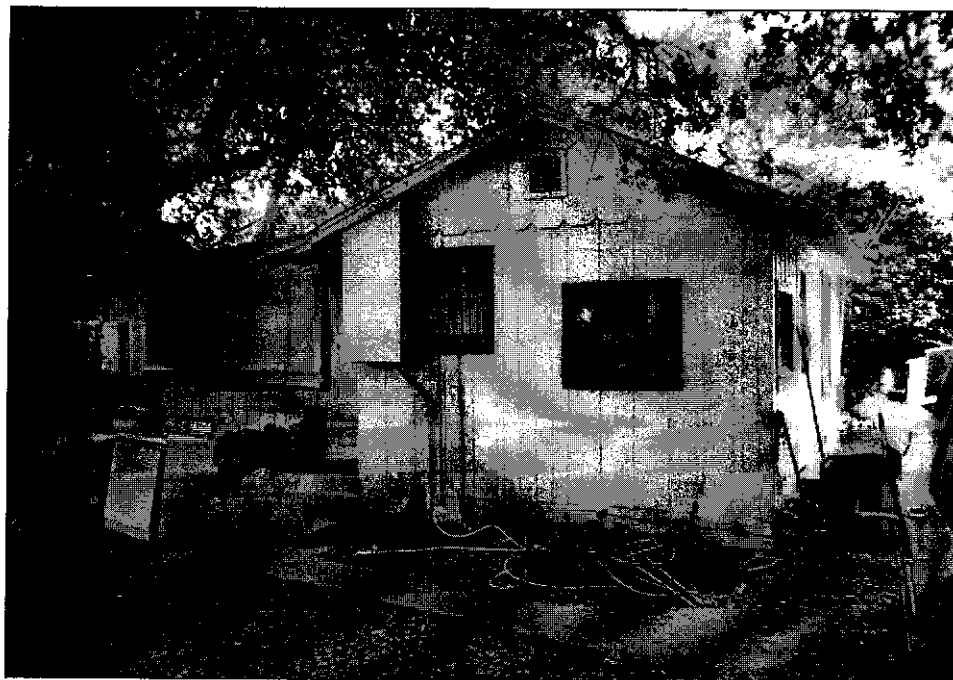
☒ Continuation ☐ Update

and under the criteria set forth in Section 5024.1 (c) of the California Public Resources Code, and expanded in Section 4852 (b) of the California Code of Regulations, the property does not appear to be eligible for listing in the California Register of Historical Resources.



Looking northeast at south elevation,
9/24/03.

Looking east at west elevation,
9/24/03,



William Rennie Boyd Architect
Project: 425 9th Avenue
Santa Cruz, 95062

September 10, 2003

On September 10th, 2003 I made a site visit to 425 9th Avenue in Santa Cruz to inspect several oak trees that may be affected by the proposed construction project.

The trees are called out on the site plan.

Tree #1 is noted as an existing 18" Oak, to be removed. This tree is a *Quercus agrifolia* (Coast Live Oak). It is approximately 35' tall with an average crown spread of 30'. The tree is located immediately on or adjacent to the northern property line. There is ivy growing up the trunk and into the canopy of the tree. The tree appears to have been pruned repeatedly perhaps to keep the canopy away from the house. This has left the scaffold of the tree somewhat misshapen. The foliage is in good condition and appears to be free of significant disease or insect infestation.

Based on the current development proposal, I don't think that this tree should be retained

The trunk and a large standard limb extend well into the side yard. The large multi stemmed scaffold branch would have to be removed leaving the tree mangled. In addition, the construction of the proposed foundation would likely involve cutting large roots that support the tree. It would also involve cutting at least 40% of the feeder roots inhibiting the trees ability to obtain water and nutrients.

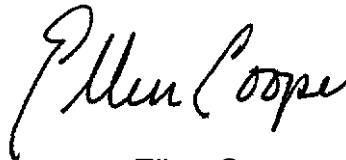
I don't think that this tree should be saved based upon the current development proposal.

Tree #2 is noted as an existing 28" Oak, to remain. This tree is a *Quercus agrifolia* (Coast Live Oak). It actually has 2 large trunks from 1' above grade. The diameters at breast height (DBH) of these trunks are 28 and 17". The tree is approximately 35' tall with an average crown spread of 45'. The branches on the south and west sides of the tree are especially long and heavy. The trunks have included bark at the their junction creating an inherently unstable connection. This will worsen as the tree grows and the branches elongate and become heavier. The side of the tree facing east towards the house has relatively short branches due to crowding by a third oak labeled on the site plan as 1 4 Oak to be removed. The foliage is in good condition and appears to be free of significant disease or insect infestation.

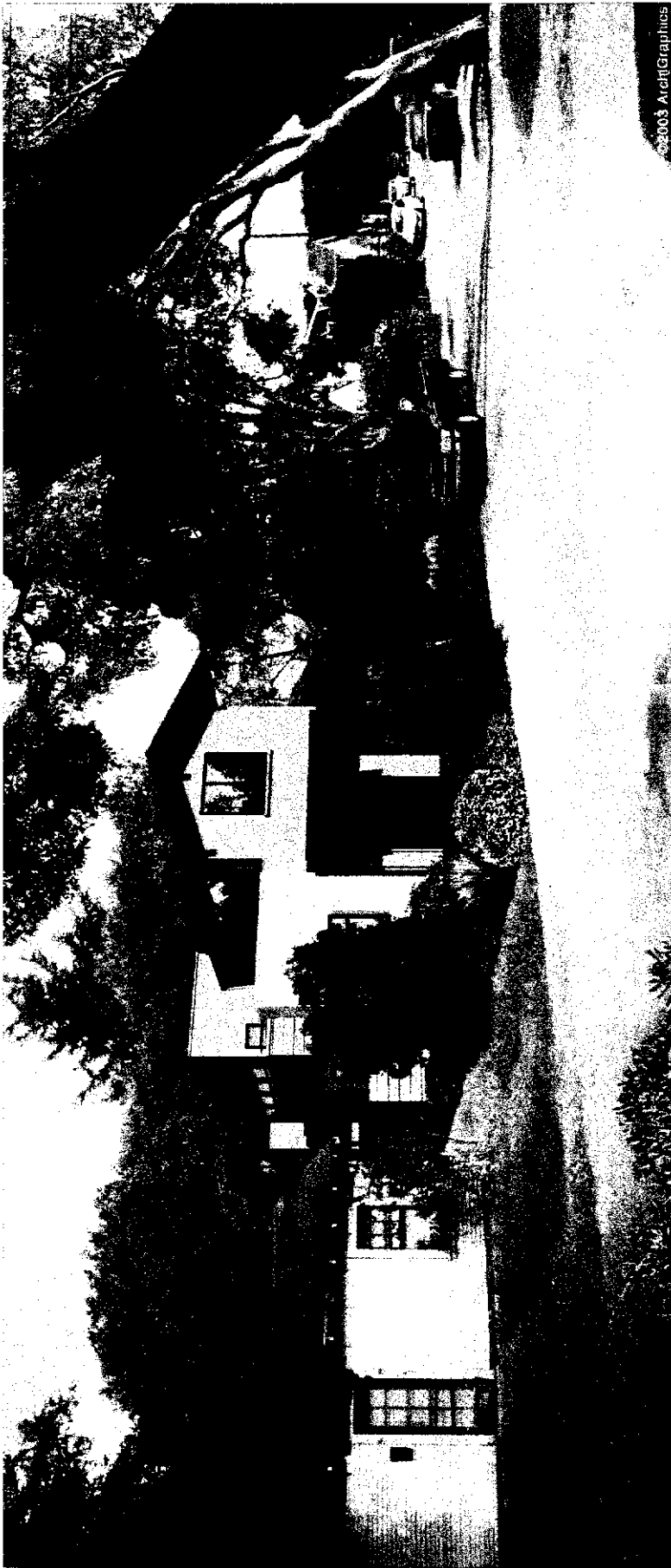
This tree should be protected during construction if it is to be saved. A protective chain link fence with posts driven into the ground at 8' centers should be placed all the way across the back yard allowing minimal passage of 6' adjacent to the proposed house. The fence will protect the tree from dumping, storage of materials and compaction. If additional room is needed for maneuvering then a 6" layer of nitrogenated bark should be placed on the area of roots that will be exposed to traffic. The mulch should then be covered with 3/4" plywood.

The canopy should be lightly pruned by a licensed arborist using thinning cuts if necessary to keep the branches off the roof of the new residence. The long, heavy limbs to the south and west should be reduced significantly in length. This will take some of the pressure off the included area between the 2 trunks. The arborist should be consulted as to the possibility of cabling for additional stability.

Thank you,

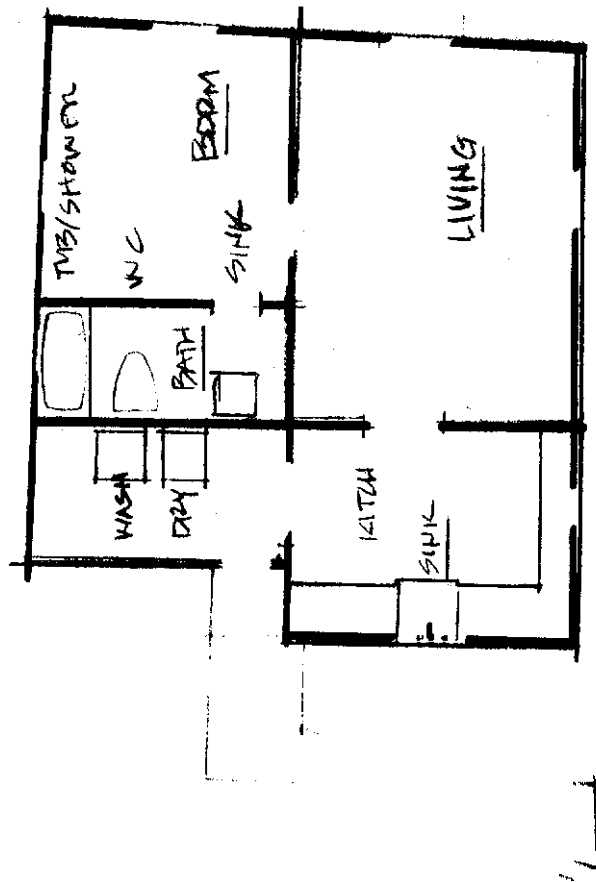
A handwritten signature in cursive script that reads "Ellen Cooper".

Ellen Cooper
Arborist I. S.A. #648



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ROSCHHABER RESIDENCE
WILLIAM RENNIE BOYD ARCHITECT
Rendering: ArchiGraphics



425 9TH AVE. EXISTING CONDITIONS - PLUMBING FIXTURES

$\frac{1}{8}" = 1'-0"$ NICK DEYER, ARCHITECT 10.8.03



RWSCHWABER RESIDENCE
WILLIAM RENNIE BOYD ARCHITECT
Rendering: ArchiGraphics