

STAFF REPORT TO THE ZONING ADMINISTRATOR

PERMITS REQUIRED: Historic Resources Review, Home Occupation Permit, an Overheight Permit for the water tower to exceed 28 feet in height, and Residential Development Permits for a non-habitable accessory structure that exceeds 1,000 square feet, and two habitable accessory structures greater than 17 feet in height, one of which includes a bathroom for Home Occupation use.

ENVIRONMENTAL DETERMINATION: Categorically Exempt - Class 3
COASTAL ZONE: —Yes X No

PARCEL INFORMATION

PARCEL SIZE: 18.777 acres
EXISTING LAND USE:
 PARCEL: Single-family dwelling
 SURROUNDING: Low density residential
PROJECT ACCESS: Soquel San Jose Road
PLANNING AREA: Summit
LAND USE DESIGNATION: R-R (Rural Residential)
ZONING DISTRICT: SU - L (Special Use - Historic landmark)
SUPERVISORIAL DISTRICT: First (Beautz)

ENVIRONMENTAL INFORMATION

- | | |
|----------------------|--|
| a. Geologic Hazards | a. Not mapped/no physical evidence on site |
| b. Soils | b. Bonnydoon loam |
| c. Fire Hazard | c. Not a mapped constraint |
| d. Slopes | d. 5-30 percent |
| e. Env. Sen. Habitat | e. Not mapped/no physical evidence on site |

- | | |
|-----------------------|--|
| f. Grading | f. No grading proposed |
| g. Tree Removal | g. No trees proposed to be removed |
| h. Scenic | h. Not a mapped resource |
| i. Drainage | i. Existing drainage adequate |
| j. Traffic | j. No significant impact |
| k. Roads | k. Existing roads adequate |
| l. Parks | l. Existing park facilities adequate |
| m. Sewer Availability | m. No |
| n. Water Availability | n. No |
| o. Archeology | o. Mapped/no physical evidence on site |

SERVICES INFORMATION

Inside Urban/Rural Services Line: ___ Yes X No

Water Supply: Private well
Sewage Disposal: CSA 12, private septic system
Fire District: CDF
Drainage District: Non-zone

HISTORY

The application was accepted at the Planning Department on 3/18/04. The project was previously approved as Development Permit #99-0785 by the Zoning Administrator on 2/16/01 but was not exercised within the required two years. The project was reviewed and approved by the County Historic Resources Commission on April 14, 2004.

ANALYSIS AND DISCUSSION

The subject property is an 18.7-acre parcel, located in the SU - L (Special Use - Historic Landmark) zone district, a designation which allows residential uses. This application is to reconstruct a water tower and a barn that were destroyed in the 1989 earthquake. The property is developed with an existing historical single-family dwelling and an existing cottage. The proposed barn and water tower are accessory to the principal permitted residential use within the zone district and the project is consistent with the site's (R-R) Rural Residential General Plan designation.

The project was reviewed by the Santa Cruz County Historical Resources Commission on April 14, 2004 and was found to be consistent with County Code Section 16.42, Historic Preservation (Exhibit G). A preservation plan was adopted, consistent with Exhibit A. The water tower and barn are to be replaced with the same size, height and exterior configuration as the original historic structures.

The proposed water tower replication would consist of a replacement water tank of a 10,000 gallon capacity with a minimum 4,000 gallon capacity dedicated to fire protection as required by the California Department of Forestry which would be overlain with an octagonal 120 square foot reading retreat/view room overlooking the property and the Summit. Access to the habitable accessory structure with a wrap-around deck would be by means of an exterior open stairway at the

same location as the original stair and ladder. The original tower had the water tank placed above with the caretaker's quarters below.

The proposed barn replacement is a two-story structure. The lower level will be utilized as a non-habitable garage/storage area with two lean-to animal stalls at the back of the barn. The upper level is proposed to be utilized as habitable office space with a bathroom. A Home Occupation Permit is required as per County Code Section 13.10.613.b.4, as the proposed 576 square foot office space exceeds 20 percent of the total floor area of the single-family dwelling. A toilet and sink are proposed for the office due to its location on the second floor of the barn and its 98-foot distance from the residence.

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.

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **04-0122**, 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, Guy Denués, Architect, dated 9/8/01
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map, Location map
- F. Zoning map and General Plan map
- G. Comments & Correspondence
- H. Site photographs
- I. Development Permit 99-0785

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.

Report Prepared By: Joan Van der Hoeven
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174 (or, pln140@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 barn, water tower and the conditions under which they 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 barn and water tower 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 SU - L (Special Use - Historic Landmark) zone district. The proposed location of the barn and water tower and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU - L zone district in that the primary use of the property remains residential with the accessory barn and water tower meeting all current site standards for the zone district, with the exception of the proposed height. The structures are designed to replicate the historic structures which were destroyed in the 1989 earthquake. The project is consistent with the historic landmark designation in that the preservation plan for the historic Sears House and Ranch was reviewed and approved by the Historic Resources Commission on 4/14/04 (Exhibit G). The project is consistent with the Home Occupation ordinance as per County Code Section 13.10.613 and the Accessory Structures ordinance as per County Code Section 13.10.611.

Declarations of Restrictions have been recorded to retain the barn with a second story office of 576 square feet as Document 2001-0058045 on 9/14/01, and for the second story 120 square foot recreation room above the water tower as a habitable accessory structure, Document 2001-0058044 on 9/14/01.

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 Rural Residential (R-R) land use designation. The proposed residential use is consistent with the General Plan in that it meets the density requirements specified in General Plan Objective (Rural Residential), in that one house and cabin located on **18.7** acres exceeds the R-R standard of one house per 2.5 acres .

The proposed barn and water tower 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 barn and water tower 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 project exceeds residential height standards in order to maintain historical accuracy with the original structures, consistent with the approved historical preservation plan.

The proposed barn and water tower 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 barn and water tower will comply with the site standards for the SU - L zone district and will result in structures consistent with the approved historical preservation plan.

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 a barn and water tower on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to have a less than significant impact in that there are to be no more than five employees involved with the home occupation use. Such an increase will not adversely impact existing roads and 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.

The proposed barn and water tower 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 in the vicinity, in that the proposed structures are two stones, replicating the original historic development on the site. The proposed accessory structures are consistent with the land use intensity and density of the neighborhood.

CONDITIONS OF APPROVAL

Exhibit A: Project plans by Architect Guy Denués, dated 7/5/01 revised 9/8/01.

- I. This permit authorizes the construction of a two-story barn and two-story water tower. 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.
- 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. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements for sprinklers and provision of a maximum 10,000-gallon water tank with a minimum 4,000 gallons dedicated to fire protection.
 4. No electrical service exceeding 100A/220V/single phase may be installed to **an** accessory structure incidental to a residential use unless a Level V approval is obtained
 5. No waste lines shall be installed which have a diameter greater than 1.5 inches in size, excluding the drain from the toilet on the second floor of the barn.
 - C. Submit an update letter to the Geotechnical/Engineering Geology Report that was prepared for the site in July 2000. Include approval of the final drainage plan which reviews the proposed retention trenches.
 - D. Obtain the required pumper's report for Environmental Health Clearance for this project from the County Department of Environmental Health Services. Applicant

must obtain a minor sewage disposal permit to upgrade the existing d-valve to an approved distribution device for sewage disposal.

- E. Pay the current fees for Summit Parks and Child Care mitigation for two bedrooms. Currently, these fees are, respectively, \$578 and \$109 per bedroom, but are subject to change.
 - F. Provide required off-street parking for 7 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.
 - G. 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 inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - B. The project must comply with all recommendations of the approved soils reports.
 - 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. The accessory structures may be inspected for condition compliance twelve months after approval as per County Code Section 13.10.61 l.d.2.i, and at any time thereafter at the discretion of the Planning Director.
 - B. No accessory structure shall have a kitchen or food preparation facilities, and shall not be rented, let or leased as an independent dwelling unit.

- C. The home occupation is subject to the following requirements **as** per County Code Section **13.10.613(b)**:
- i) The home occupation shall be limited to an area of 576 square feet in the loft area of the barn.
 - ii) There shall be no visible or external evidence of the home occupation other than one unlighted sign not exceeding one square foot in area which shall be affixed to the building in which the home occupation is conducted. No outdoor storage, operations, or activity is allowed.
 - iii) The home occupation shall be carried out primarily by a full-time inhabitant of the dwelling. Not more than five additional employees are permitted.
 - iv) Only one vehicle, no larger than a three-quarter ton pickup, may be used for the home occupation. All deliveries and shipments of equipment, supplies and products shall be made only with **this** one vehicle. An offstreet parking space shall be provided for this vehicle. Additional offstreet parking shall be provided for employees or customers.
 - v) The hours of operation shall be from **8 a.m.** to **6 p.m.** weekdays.
 - vi) A maximum of five (5) clients are allowed on site at any time.
 - vii) All noise shall be contained within the boundaries of the site.
 - viii) Use of any hazardous materials shall be regulated by the Environmental Health Service as per County Code Section 7.100.

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: 5/21/04

Effective Date: 6/4/04

Expiration Date: 6/4/06

Don Bussey
Deputy Zoning Administrator

Joan Van der Hoeven
Project Planner

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.

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: 04-0122

Assessor Parcel Number: 097-021-02

Project Location: 24915 Soquel San Jose Road, Los Gatos 95033

Project Description: Proposal to construct a barn and water tower

Person or Agency Proposing Project: Arthine Cossey Van Duyne

Contact Phone Number: 408-353-8300

- 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).

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Class 3.15302

F. Reasons why the project is exempt:

Reconstruction of earthquake damaged accessory structures

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

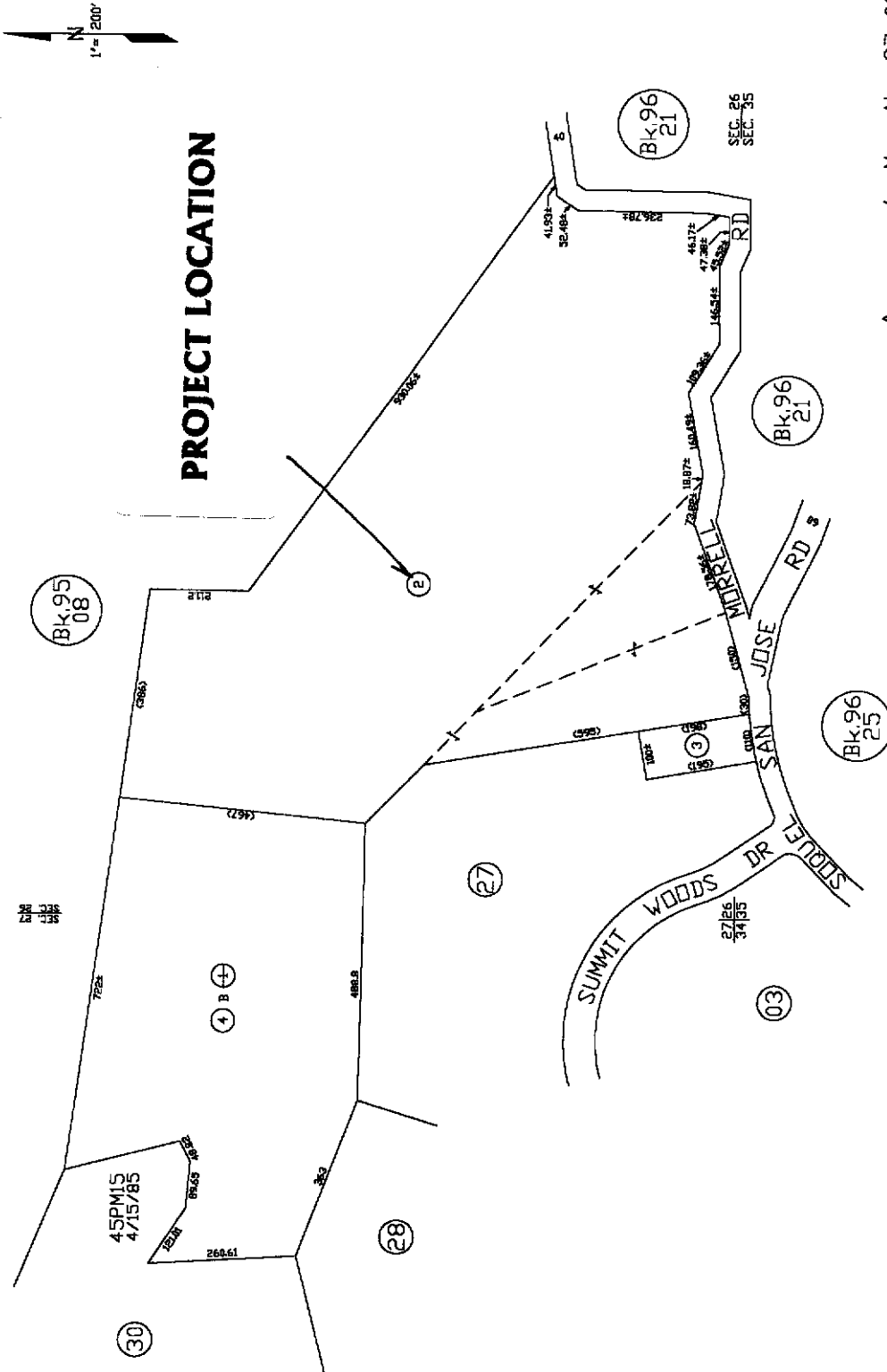
Joan Van der Hoeven, Project Planner

Date: May 21, 2004

SUIQUEL AUGMENTA ILLIN RANCHU
POR. SECS. 26, 27 & 35, T.9S., R.1W., M.D.B. & M.

Tax Area Code
79-032

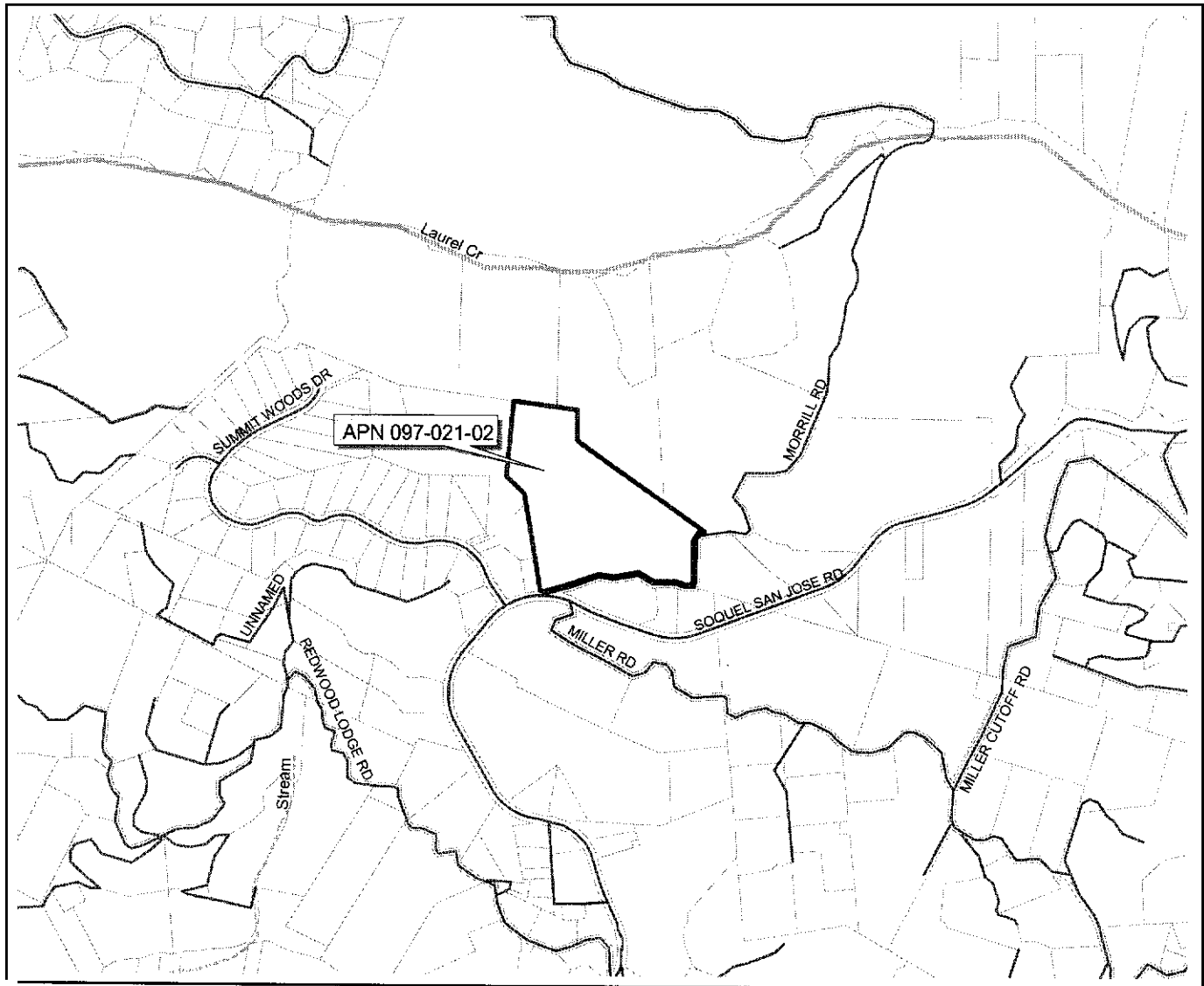
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Assessor's Map No. 97-02
County of Santa Cruz, Calif.

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

Location Map

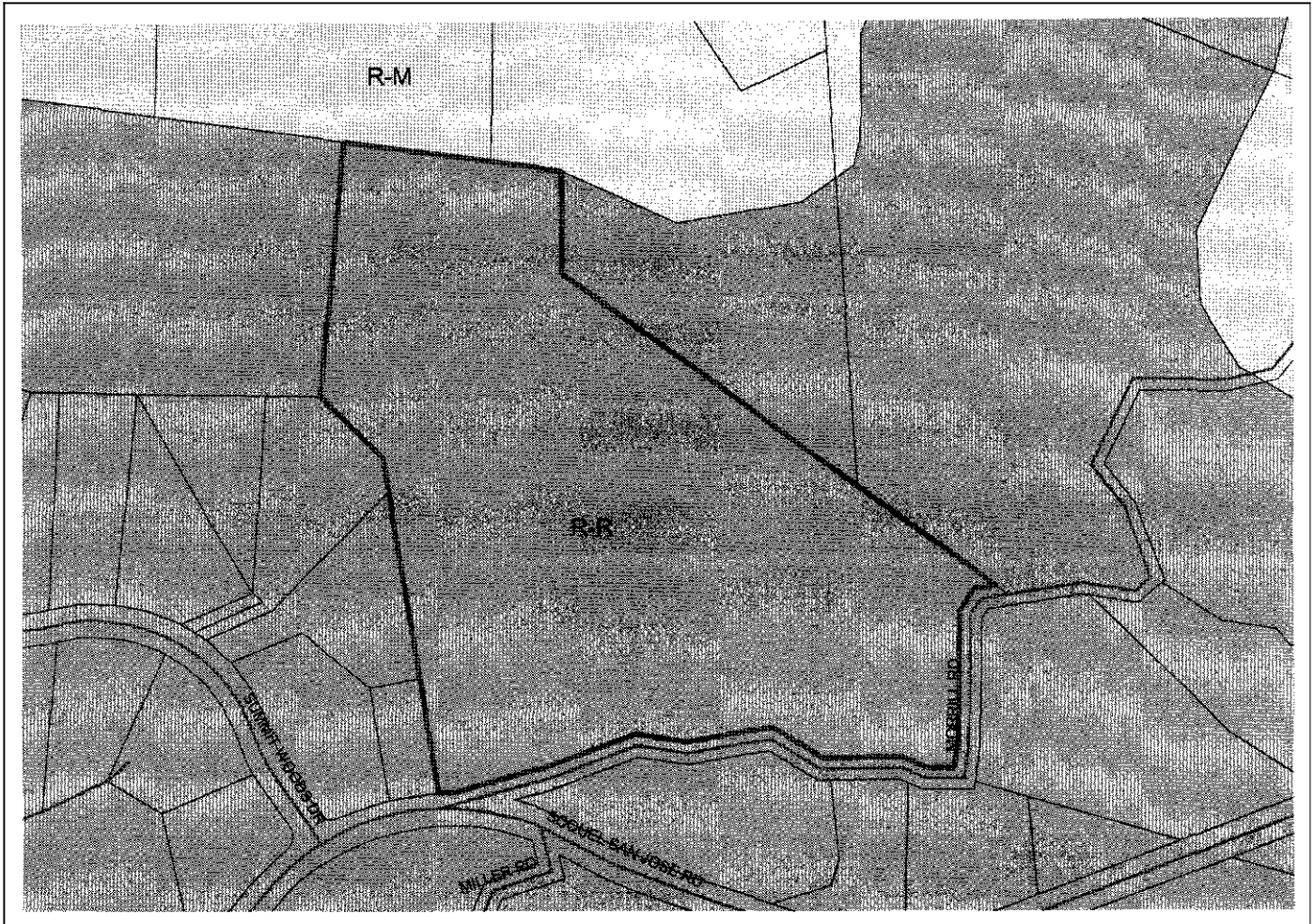


0.25 0 0.25 0.5 Miles

Map created by Santa Cruz County
Planning Department:
March 2004



General Plan Map



500 0 500 1000 Feet

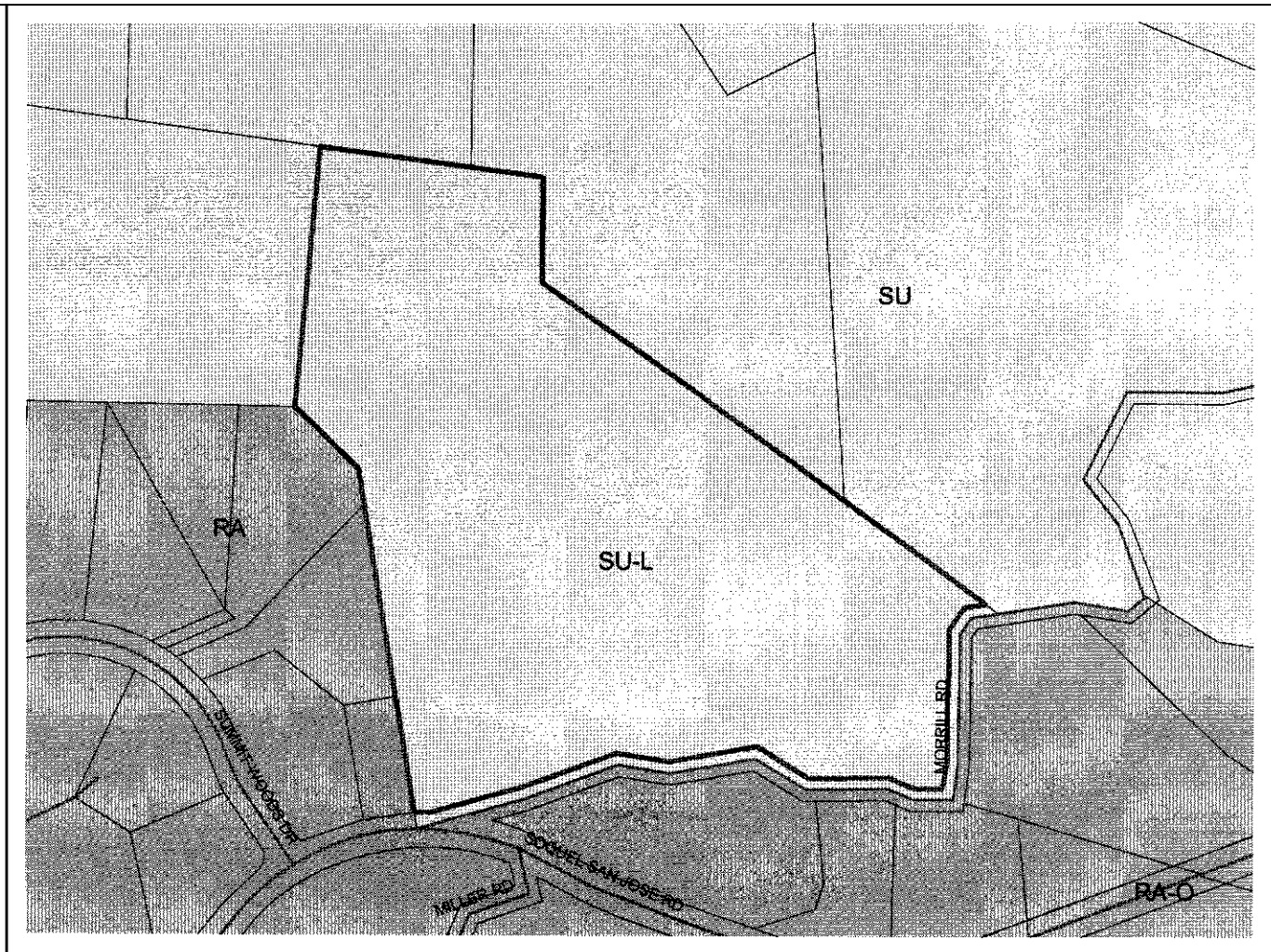
Legend

	APN 097-021-02
	Streets
	Mountain Residential
	Rural Residential



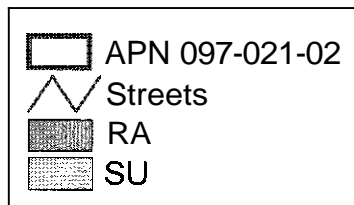
Map created by Santa Cruz County
Planning Department:
March 2004

Zoning Map



500 0 500 1000 Feet

Legend



Map created by Santa Cruz County
Planning Department:
March 2004

EXHIBIT F



COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION

PLANNING DEPARTMENT

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

HISTORIC RESOURCES COMMISSION DRAFT MINUTES

Wednesday, April 14, 2004
4:30 p.m.
REGULAR MEETING

Planning Department **Large** Conference Room
County Building, 4th Floor
Santa Cruz CA 95060

1. CALL TO ORDER/ROLL CALL

Chairperson Manning called ~~the~~ meeting to order at 4:44 p.m.

Commissioners Present: Borg, Fisher, Kennedy, Low and Chairperson Manning.

Commissioners Absent: None

Staff Present: Guiney, Planning Director Burns

Members of the Public Present: None

2. AGENDA APPROVAL OR MODIFICATION

Agenda was approved as written.

3. APPROVAL OF MINUTES

There were no minutes.

4. PUBLIC COMMUNICATIONS

There were no public communications

5. CONSENT AGENDA

A. Application 04-0122, Proposal to reconstruct a two-story barn and a water tower resembling those destroyed in the 1989 Loma Prieta Earthquake, on site with the Sears **House** & Ranch historic resource. Application for ~~same~~ project previously approved by the Historic Resources Commission; no changes proposed. *Commissioner Fisher moved to accept the application and approve the proposal as previously approved. Commissioner Kennedy seconded. The motion carried 5-0.*

6. NEW BUSINESS

There was no new business.

7. OLD BUSINESS

A. **Live Oak Historic Resources Inventory Update (Discussion)** Staff gave a brief overview of the training provided by CIRCA on April 3. Commissioner Fisher discussed the item in general and ~~her~~ participation to date, including speaking to the Live Oak Grange about

HRC 04-14-04 Draft Minutes

- B. historic resources and what designation as a historic resource meant.
- C. **1994-95 review of properties designated NR6 (Discussion)** There was no discussion of this item.
- D. **O W grant (Discussion)** Planning Director Burns spoke to the Commission about the focus of the work under the grant. He stated his belief that working on the current review process to establish a system similar to other technical review processes would serve the Commission and the County better than attempting to establish a demolition by neglect ordinance, which would be difficult to enforce. There was general discussion of contracting with a consulting historian/architect **to** help determine the necessity of an historic survey and evaluation for a particular property and to review surveys and evaluations for individual properties. There was also discussion of the incentives portion of the grant work, including parking standards, setbacks, height, etc. Regarding demolition by neglect, several Commissioner expressed reservations about adding language to the ordinance that could be difficult to enforce and could be characterized as a disincentive. Director Burns said he thought the incentive concept was good, that perhaps some fine tuning was needed on the draft language, and suggested that the Commission focus on the incentives under **this grant and work on** upgrading the review process next year. After Director Burns left to attend another meeting, there was general discussion about the work under the grant. *Commissioner Kennedy moved to delete the demolition by neglect section from the current draft language. Commissioner Borg seconded. Under discussion, Commissioner Fisher said she wanted to review the incentive language as drafted by staff. The motion carried 4-1 with Commissioner Low dissenting. Commissioner Fisher then moved to have the grant work subcommittee review the draft incentive language and make recommendations to staff. Commissioner Low seconded. The motion carried 5-0.*
- E. **Aptos Village Plan Design Guidelines (Discussion)** Staff briefed the Commission on changes being made, including more detailed and specific design guidelines.

8. COMMISSIONER PRESENTATIONS

There were none.

9. WRITTEN COMMUNICATIONS

There were none.

10. ADJOURNMENT

Chair Manning adjourned the meeting at 6:18.

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENT5

Project Planner: Joan Van Der Hoeven
Application No.: 04-0122
APN: 097-021-02

Date: April 21, 2004
Time: 10:59:04
Page: 1

Environmental Planning Completeness Coments

===== REVIEW ON APRIL 6, 2004 BY ROBIN M BOLSTER =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON APRIL 6, 2004 BY ROBIN M BOLSTER =====

Prior to the issuance of a building permit, the following issues must be addressed:

- 1) Please submit an update letter to the ~~Geotechnical~~/Engineering Geology Report that was prepared in July 2000 for this site.
- 2) The final plans must reference the approved geotechnical report and update letter and state that all development must conform to the report recommendations.
- 3) Please submit a plan review letter from the project geotechnical engineer, which states that the building, grading and drainage plans are in accordance with the report recommendations.

Historical Completeness Comments

===== REVIEW ON APRIL 15, 2004 BY STEVE D GUINEY ===== On April 14, 2004, the Historic Resources Commission unanimously approved this application as submitted. No further historic review is required.

Historical Miscellaneous Comments

===== REVIEW ON APRIL 15, 2004 BY STEVE D GUINEY ===== No comment

Project Review Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON APRIL 19, 2004 BY JOAN VAN DER HOEVEN =====
Project is in substantial compliance with the approved "Exhibit A" of Discretionary Application 99-0785. NO COMMENT

Project Review Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON APRIL 19, 2004 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 04-0122
APN: 097-021-02

Date: April 21, 2004
Time: 10:59:04
Page: 2

Dpw Drainage Completeness Coments

===== REVIEW ON APRIL 5, 2004 BY ALYSON B TOM ===== Application with plans dated 7/5/01 has been received. The application is complete with regards to drainage for the discretionary stage. Please see miscellaneous comments for issues to be addressed in the building permit stage.

Note: Per conversation with planner on 4/5/04 no new paving or baserock area is proposed as part of this project. The water tower and barn are to replace previously permitted buildings of equal size. This project will not result in a net increase in permitted impervious area.

Dpw Drainage Miscellaneous Conntents

===== REVIEW ON APRIL 5, 2004 BY ALYSON B TOM ===== Please address the following prior to building permit issuance.

1) Submit a geotechnical review letter that approves of the final drainage plan and states that the proposed retention trenches are safe as designed.

For questions regarding this review Public Works storm water management staff is available from 8-12 Monday through Friday. All submittals regarding this project should be made through the Planning Department.

Dpw Road Engineering Completeness Comments

===== REVIEW ON APRIL 8, 2004 BY GREG J MARTIN =====
No Comment

Dpw Road Engineering Miscellaneous Coments

===== REVIEW ON APRIL 8, 2004 BY GREG J MARTIN =====
No Comment.

Environmental Health Completeness Conwnents

===== REVIEW ON APRIL 1, 2004 BY JIM G SAFRANEK =====
Applicant must provide an Environmental Health Clearance for this project. Provide a satisfactory septic tank pumper's report to demonstrate that the septic system is functioning.

Applicant must obtain a sewage disposal permit (minor) to upgrade the existing d-valve to an approved distribution device for sewage dispersal.

Environmental Health Miscellaneous Comments

===== REVIEW ON APRIL 1, 2004 BY JIM G SAFRANEK =====
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 04-0122
APN: 097-021-02

Date: April 21, 2004
Time: 10:59:04
Page: 3

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO **PLANNER** FOR THIS AGENCY

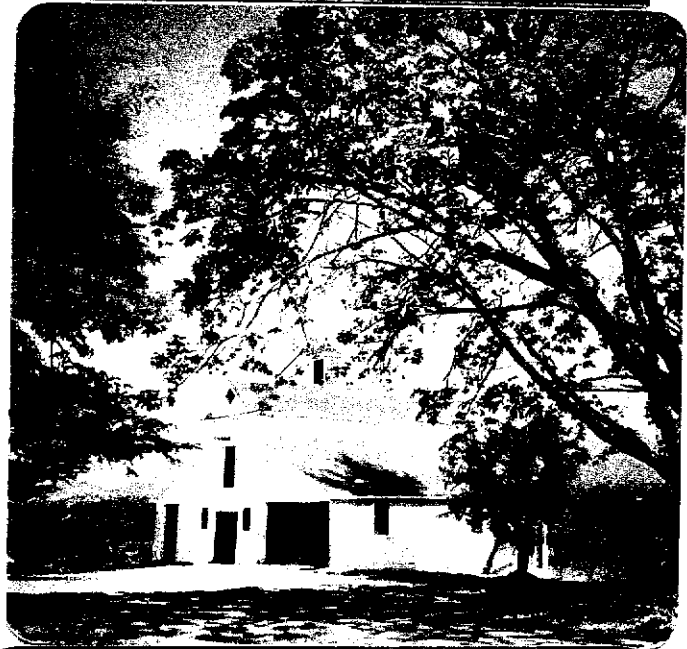
===== REVIEW ON MARCH 26, 2004 BY COLLEEN L BAXTER ===== DEPARTMENT
NAME: CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information
on your plans and RESUBMIT, with an annotated copy of this letter: The job copies of
the building and fire systems plans and permits must be onsite during inspections.
NOTE that the designer/installer shall submit three (3) sets of plans and calcula-
tions for the underground and overhead Residential Automatic Fire Sprinkler System
to this agency for approval. Installation shall follow our guide sheet. All Fire
Department building requirements and fees will be addressed in the Building Permit
phase. Plan check is based upon plans submitted to this office. Any changes or al-
terations shall be re-submitted for review prior to construction. 72 hour minimum
notice is required prior to any inspection and/or test. Note: As a condition of sub-
mittal of these plans, the submitter, designer and installer certify that these
plans and details comply with the applicable Specifications, Standards, Codes and
Ordinances, agree that they are solely responsible for compliance with applicable
Specifications, Standards, Codes and Ordinances, and further agree to correct any
deficiencies noted by this review, subsequent review, inspection or other source,
and, to hold harmless and without prejudice, the reviewing agency.

Cal Dept of Forestry/County Fire Miscellaneous Com

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO **PLANNER** FOR THIS AGENCY

===== REVIEW ON MARCH 26, 2004 BY COLLEEN L BAXTER =====







COUNTY OF SANTA CRUZ Planning Department

DEVELOPMENT PERMIT

Owner VAN DUYNE, DOUGLAS KING & ARTHINE COSSEY
Address 24915 SOQUEL-SAN JOSE ROAD
LOS GATOS, CA 95033

Permit Number 99-0785
Parcel Number(s) 097-021-02

PROJECT DESCRIPTION AND LOCATION

Proposal to reconstruct a two-story barn and a water tower resembling those destroyed in the 1989 earthquake, on site with the historic "Sears House & Ranch"; proposal to use the upper floor of the water tower as a habitable accessory structure, the first floor of the barn as non-habitable space (garage, barn (feed storage and horse stalls) and the second story of the barn as habitable space primarily for office space for a home business (digital imaging), including a bathroom. Project requires Historic Resources Review, Home Occupation Permit, an Over-Height Permit for the water tower to exceed 28-feet in height, and Residential Development Permits for a non-habitable accessory that exceeds 1,000 square feet, and two habitable accessory structures greater than 17-feet in height, one of which includes a bathroom for Home Occupation Use. Project is located on the north side of Soquel-San Jose Road (at 24915 Soquel-San Jose Road), at the intersection of Morrell Cut-Off Road.

SUBJECT TO ATTACHED CONDITIONS.

Approval Date: 02-16-01

Effective Date: 03-02-01

Exp. Date (if not exercised): 03-02-03

Coastal Appeal Exp. Date: N/A

Denied by: _____

Denial Date: _____

— This project requires a coastal zone permit which is not appealable to the California Coastal Commission. It may be appealed to the Planning Commission. The appeal must be filed within 14 calendar days of action by the decision body.

— This project requires a Coastal Zone Permit, the approval of which is appealable to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.110.) The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of local action. Approval or denial of the Coastal Zone Permit is appealable. The appeal must be filed within 14 calendar days of action by the decision body.

This permit cannot be exercised until after the Coastal Commission appeal period. That appeal period ends on the above indicated date. Permittee is to contact Coastal staff at the end of the above appeal period prior to commencing any work.

A Building Permit must be obtained (if required) and construction must be initiated prior to the expiration date in order to exercise this permit. **THIS PERMIT IS NOT A BUILDING PERMIT.**

By signing this permit below, the owner agrees to accept the terms and conditions of this permit and to accept responsibility for payment of the County's costs for inspections and all other actions related to noncompliance with the permit conditions. This permit shall be null and void in the absence of the owner's signature below.

[Signature]
Signature of Owner/Agent

2-24-2001
Date

[Signature]
Staff Planner

3-06-01
Date

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 99-0785

APN: 097-021-02

APPLICANT: Guy Denues, Architect

OWNERS: Douglas King and Arthine Cossey Van Duyne

PROJECT DESCRIPTION: Proposal to construct a two-story barn and a water tower resembling those destroyed in the 1989 earthquake, on site with the historic "Sears House and Ranch".

Proposal to use the upper floor of the water tower as a habitable accessory structure, the first story of the barn as non-habitable space (garage, barn, feed storage and horse stalls), and the second story of the barn as habitable space for primarily home office space including a bathroom.

LOCATION: On the north side of Morrell Road, directly north of the intersection of Morrell Road and the Soquel/San Jose Road (24915 Soquel/San Jose Road), in Los Gatos.

FINAL ACTION DATE: 5/19/01 per the Permit Streamlining Act

PERMITS REQUIRED: Project requires Historic Resources Review, Archaeologic Review, a Home Occupation Permit, an Over Height Permit for the water tower to exceed 28 feet in height, and Residential Development Permits for a non-habitable accessory structure that exceeds 1,000 square feet, and two habitable accessory structures greater than 17 feet in height, one of which includes a bathroom for Home Occupation use.

ENVIRONMENTAL DETERMINATION: Exempt per CEQA Section 1803(e)

COASTAL ZONE- y e s XX no

PARCEL INFORMATION

PARCEL SIZE: 18.777 acres

EXISTING LAND USE: PARCEL: Single-family dwelling

SURROUNDING: Single-family dwellings

PROJECT ACCESS: Soquel/San Jose Road

PLANNING AREA: Summit

LAND USE DESIGNATION: Rural Residential

ZONING DISTRICT: Special Use - Historic Landmark (SU-L)

SUPERVISORIAL DISTRICT: First District

ENVIRONMENTAL INFORMATION

<u>Item</u>	<u>Comments</u>
a. Geologic Hazards	a. N/A
b. Soils	b. Bonnydoon loam
c. Fire Hazard	c. N/A
d. Slopes	d. 5 - 30 percent slopes
e. Env. Sen. Habitat	e. Not mapped
f. Grading	f. N/A
g. Tree Removal	g. N/A
h. Scenic	h. N/A
i. Drainage	i. Adequate
j. Traffic	j. No significant impact

Application: #99-0351
APN: 097-021-02

k. Roads	k. Adequate
l. Parks	l. Adequate
m. Sewer Availability	m. No
n. Water Availability	n. No
o. Archeology	o. No resources found

SERVICES INFORMATION

W/in Urban Services Line: y e s XX no
Water Supply: Private well
Sewage Disposal: CSA 12, private septic system
Fire District: County Fire Protection District
Drainage District: Non-zone

ANALYSIS & DISCUSSION

This application seeks the reconstruction of a water tower and barn that were destroyed in the 1989 Loma Prieta earthquake. The 18.77 acre property is developed with an existing historical single-family dwelling and an existing cottage. A temporary pole barn was demolished on 2/3/00.

The project was reviewed by the Santa Cruz County Historic Resources Commission to ensure compliance with County Code Section 16.42, Historic Preservation, on February 9, 2000. A preservation plan was adopted, consistent with Exhibit A (see HRC Minutes, Exhibit F). The water tower and barn are to be replaced with the same size, height and width structure as originally built

The proposed water tower replication would consist of a replacement water tank with a maximum 10,000 gallon capacity as approved by the California Department of Forestry which would be overlain with an octagonal 120 square foot reading retreat/view room overlooking the vineyard on site and surrounding mountains. Access to the habitable accessory structure with a wrap-around deck would be by means of an exterior open stairway at the same location as the original stair and ladder. The original tower had the water tank placed above with the caretaker's quarters below.

The proposed barn replacement is a two story structure. The lower level is proposed to be utilized as non-habitable garage and storage area with two lean-to horse stalls at the back of the barn. The upper level is proposed to be utilized as habitable office space with a bathroom and will serve as office space for the property owner. A Home Occupation Permit is required as per County Code Section 13.10.613.b.4. as the proposed office space exceeds the 20 per cent total of the floor area of the single-family dwelling. The proposed home occupation consists of computer imaging (see Exhibit E). A toilet and sink are proposed in the office due to its location on the second floor of the barn, 98 feet distant from the residence.

The project site carries a Rural Residential General Plan designation. This designation provides low density residential development on lands suitable for rural development which have access from roads maintained to rural road standards and adequate fire protection, and where limited public services and facilities, physical hazards and development constraints including water

availability and septic capability and the desire to maintain **rural** character restrict more intensive development of these areas. The implementing **zoning** is Special Use - Historic Landmark (SU-L) and the proposed replacement of the barn and water tower remain accessory to the primary residential use of the property.

Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

RECOMMENDATION

Staff recommends:

1. Approval of the determination that the project is Categorically Exempt **from** the California Environmental Quality **Act**, and
2. Approval of Application No. 99-0785, based on the attached findings and conditions.

EXHIBITS

- A. Project Plans
- B. Findings
- C. Conditions
- D. Environmental Determination
- E. Project Narrative by **Guy** Denues, Architect, dated 1/17/00, Program Statement 2/8/01
- F. Historic Resources Commission Minutes, dated 2/9/00
- G. Soils Report Review letter by Joe Hanna dated 10/2/00
- H. Electronically transmitted comment sheets **from** reviewing agencies
- I. Archaeological Reconnaissance **Survey** dated 1/26/00
- J. Assessor's Map
- K. Zoning Map
- L. Location Map

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.

Report Prepared By: Joan Van der Hoeven, AICP
Santa **Cruz** County Planning Department
701 Ocean Street
Santa Cruz CA 95060
Phone 831-454-3140
E-mail: pln140@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**, OR BE MATERIALLY **INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY**.

The location of the proposed replacement barn and water tower and the conditions under which they would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the a 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 improvement in the vicinity in that the project is located in an area designated for residential use and is not encumbered by physical constraints to development. The home occupation proposed complies with requirements of County Code Section **13.10.613**. The project **has** been reviewed and approved the California Department of Forestry for compliance with fire safety regulations.

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 "SU-L" zone district. The proposed location of the replacement water tank with recreation room above and barn with office above and the conditions under which **they** would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the "SU-L" zone district in that the primary **use** of the property remains residential with the home occupation as **an** ancillary activity The project is consistent with the Home Occupation ordinance County Code Section **13.10.613** and the Accessory Structures ordinance County Code **13.10.611**. A toilet and **sink** are proposed in the area of the barn designated for home occupation usage, and is consistent with the project in that such facilities are located more than **98** feet distant **from** the **main** residence and on the second floor of the barn. The project is consistent with the historic landmark designation in that the preservation plan for the historic Sears House and Ranch was reviewed and approved by the Historic Resources Commission on **2/9/00** (Exhibit F).

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 Rural Residential land use designation. The existing residential use on the **18.77** acre parcel is consistent with all elements of the General **Plan** in that the project is consistent with the density of residential use, i.e. one unit per **2.5** acres. The project is consistent with the General Plan in that the proposed project does not increase density on the project site and maintains a rural character. Further, the use is not located in **an** environmentally sensitive area and the proposal protects natural resources by expanding in an area designated for **this** type of development. A Geotechnical Review **was** reviewed and accepted by the Planning Department (Exhibit G). 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 use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity in that the project is an accessory use to the existing single-family dwelling on the site and the home occupation ~~shall~~ not employ more than 5 employees ~~at~~ any time as per County Code Section 13.10.613.

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 replacement barn with office above for home occupation use and water tank building with recreation room above and associated landscaping improvements 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 in that the project complies with all pertinent development regulations for the **SU-L** zone district and the project is compatible with adjacent residential development. The project ~~was~~ reviewed and approved by the County ~~Historical~~ Resources Commission which found the replication consistent with the original ranch construction.

CONDITIONS OF APPROVAL

Residential Development Permit No. 99-0785
Applicant and Property Owners: Guy Denués for Douglas & Arthine Van Duyne
Assessor's Parcel No. 097-021-02
Property location and address 24915 Soquel/San Jose Road, Los Gatos
Summit Planning Area

Exhibits:

- A. Project Plans prepared by Guy Denués, Architect dated 11/15/99, rev 1/20/00
Landscape Plan by Barbara Jackel Landscape dated 2/10/99
 - B. Letters describing project and home occupation dated 1/17/00 & 2/8/01 (Ex. E)
-

- I. This permit authorizes the construction of a water tank building with a 120 square foot habitable accessory unit above, and two story ~~ham~~ with office space and a bathroom for home occupation use on the upper level and non-habitable storage below. 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.
- 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 "A" on file with the Planning Department.
 - B. No electrical service exceeding 100A/220V/single phase may be installed to an accessory structure incidental to a residential use.
 - C. No waste lines ~~shall~~ be installed which have a diameter greater than one and one half inches in size, excluding the drain from the toilet.
 - D. Comply with all requirements of County Fire including provision of a maximum 10,000 gallon water tank (minimum 4,000 gallons dedicated to fire protection).
 - E. Record the following Declarations of Restriction:

- i. A Declaration of Restriction to maintain the lower level of the barn/garage as a non-habitable structure;
- ii. A Declaration of Restriction to maintain the habitable office space in the loft area of the barn (including a toilet and ~~sink~~ as per Exhibit A) as an office,
- iii. A Declaration of Restriction to maintain the area above the water ~~tank~~ as a Recreation Room without kitchen or food preparation facilities and not to be rented out separately.

F. Comply with all requirements of the Geotechnical Report acceptance letter by Joe Hanna dated 10/2/00 (Exhibit **G**).

G. Pay Summit Park fees (\$578 per bedroom) and Child Care fees (\$109 per bedroom) for two (2) bedrooms.

H. Comply with all requirements of the Environmental Health Service.

III. All construction shall be performed in accordance with the approved plans. For reference in the field, a copy of these conditions shall be included on all construction plans. Prior to final building inspection the applicant/owner shall meet the following conditions:

A. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

IV. Operational Conditions.

A. All landscaping shall be installed and permanently maintained as per Exhibit **A**.

B. No accessory structure shall have a kitchen or food preparation facilities and shall not be rented, let or leased as an independent dwelling unit.

C. The home occupation is subject to the following requirements as per County Code Section 13.10613(b):

1. The home occupation shall be limited to an area of 576 square feet in the loft area of the barn;
2. There shall be no visible or external evidence of the home occupation other than one unlighted sign not exceeding one square foot in area which shall be affixed to the building in which the home occupation is conducted. No outdoor storage, operations or activity is allowed.
3. The home occupation shall be carried out primarily by a full-time inhabitant of the dwelling. Not more than five additional employees are permitted.
4. Only one vehicle, no larger than a three-quarter ton pickup, may be used for the home occupation. All deliveries and shipments of equipment, supplies and products shall be made only with this vehicle. **An** off-street parking space shall be provided for this vehicle. Additional off-street parking shall be provided for employees or customers.

5. The hours of operation shall be limited tom 8a.m. to 6 p.m. weekdays.
 6. A maximum of five (5) clients are allowed on site at any time.
 7. All noise shall be contained within the boundaries of the site.
 8. Use of any hazardous materials shall be regulated by the Environmental Health Service
As per County Code Section 7.100.
- D. The accessory structures may be inspected for condition compliance twelve months after approval as per County Code Section 13.10.611.d.2.i, and at any time thereafter at the discretion of the Planning Director
- E. 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 DATE OF APPROVAL
UNLESS YOU OBTAIN YOUR BUILDING PERMIT AND COMMENCE
CONSTRUCTION.**

Conditions of Approval written by: Jo — 1000/8&we —
Joan Var der Hoeven, AICP, Project Planner 02/16/01

Conditions of Approval verified by: Don Bussey
Don Bussey, Deputy Zoning Administrator

C:\MyFiles\097-021-02 za home occ,nas.wpd

**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. **99-0785**

Assessor Parcel No. **097-021-02**

Project Location: **N** side of Soquel/San Jose Rd (**24915** Soquel/San Jose) directly north of the intersection of Morrell Cutoff and Soquel San Jose Road in **Los** Gatos.

Project Description: Proposal to construct a two-story barn and a water tower resembling those destroyed in the **1989** earthquake, on site with the historic "**Sears** House and Ranch". Proposal to use the upper floor of the water tower as a habitable accessory structure, the first floor of the barn as non-habitable space (garage, barn, feed storage and horse stalls), and the second story of the barn as habitable space for primarily home office space including a bathroom.

Person or Agency Proposing Project: Guy Duenes for **Douglas &** Arthine Van Duyne

Phone Number: **408-731-3326**

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 judgement.

C. ☐ Statutory Exemption other than a Ministerial Project.

D. Categorical Exemption

☐ 1. Existing Facility

☐ 2. Replacement or Reconstruction

☒ 3. New Construction of Small Structure

☐ 4. Minor Alterations to Land

☐ 5. Alterations in Land Use Limitations

☐ 6. Information Collection

☐ 7. Actions by Regulatory Agencies for Protection of the Environment

☐ 8. Actions by Regulatory Agencies for Protection of Nat. Resources

☐ 9. Inspection

☐ 10. Loans

☐ 11. Accessory Structures

☐ 12. Surplus Govt. Property Sales

☐ 13. Acquisition of Land for Wild-Life Conservation Purposes

☐ 14. Minor Additions to Schools

☐ 15. Minor Land Divisions

☐ 16. Transfer of Ownership of

☐ 17. Open Space Contracts or Easements

☐ 18. Designation of Wilderness Areas

☐ 19. Annexation of Existing Facilities/Lots for Exempt Facilities

☐ 20. Changes in Organization of Local Agencies

☐ 21. Enforcement Actions by Regulatory Agencies

☐ 22. Educational Programs

☐ 23. Normal Operations of Facilities for Public Gatherings

☐ 24. Regulation of Working Conditions

☐ 25. Transfers of Ownership of Interests in Land to Preserve Open Space

☐ 26. Acquisition of Housing for Housing Assistance Programs

☐ 27. Leasing New Facilities

☐ 28. Small Hydroelectric Projects at Existing Facilities

☐ 29. Cogeneration Projects at Existing Facilities

Land to Create Parks E. Lead Agency Other Than County: N/A

Date: **2/16/01**

Joan Van der Hoeven AICP, Project Planner

Joan Van der Hoeven

Architect

23580 SUMMIT RD.
LOS GATOS,
CALIFORNIA
95033

January 17, 2000

County of **Santa Cruz - Planning** Department
Governmental Center
701 Ocean Street - 4th Floor
Santa Cruz, CA 95060

PROPERTY

APN: 097-021-02
ADDRESS: 24915 Soquel - San Jose Road Los Gatos, CA 95033
APPLICATION: 99-0785

PROJECT DESCRIPTION

Doug and Arthine Van Dupe are the Owners of the Historical Sears/Lake Ranch at the intersection of Soquel San Jose Road and Morrell Cut-Off. They are asking the County for approval to reconstruct a new Barn and Water Tower to replicate the original structures that were destroyed in the 1989 earthquake. Matching the **size**, shape, and general detail of the original structures has been accomplished through discussions with the previous owner and neighbors who have **actually** worked on the ranch buildings. Many photographs have been collected from friends, family, and local historians. Stories have been sorted and even scraps of original siding have been located and measured. This effort **was** made to insure that the new barn and tower will closely match the originals in appearance. This will enable the whole **site** to be viewed **as** a more complete historical landmark, much the way it looked when the original owners moved into the **main** house the day of the earthquake in 1906.

WATER TOWER

The original water **tank** for **the** ranch sat high on a platform covered by a steeply curved hip roof with a metal spire cap. Below the **tank**, enclosed within the platform support, was a small caretaker's quarters. The Van Duynes propose to **p** **ti** tower in **t** **alter** : uses to be more **ti** with earthquake **country**. The new tower would be built **over** the existing metal water tank which is firmly setting on the ground. The **120** sq. ft. replicated **tank** on the high platform would be insulated and finished as a reading retreat/view room with windows at each corner to capture the view of the mountains all around. Access to **this** 12' diameter octagon shaped retreat, with wrap around deck, would be from an exterior open stair at the same location as the original stair and ladder.

PHONE: (408) 353-2267
FAX: (408) 353-2817
PAGER: (408) 697-3945

BARN

The barn is made up of three 16' wide bays. The center section is two stories ~~tall~~ and the top was originally used as the Hay Loft. The ~~high~~ loft door ~~and~~ pulley system that was used to load hay into the loft will be replicated. The proposed use for the finished and heated loft area will be a home office space. A half bath will be tucked into the attic area adjacent to the loft office. On ~~the~~ ground floor, the two side bays will be used as garage space for cars and equipment on each side. The center section will be for feed storage and will include access openings to the two ~~lean-to~~ horse stalls at the back side of the barn.

PROGRAM STATEMENT FOR HOME OFFICE

Doug and Arthine both work in Silicon Valley Companies that demand much of their time. Doug wants an office set up for working at home and telecommuting ~~instead~~ of auto commuting. Tasks completed at home would include research, reports, filing, and communications. Dong will typically have an assistant working with him twice a week on a regular basis between the hours of 8:00 am and 6:00 pm. Several clients could be in the office at once to discuss a particular project, but ~~this~~ is a very sporadic possibility. Occasionally a project deadline may require additional employees. The total number of employees would be ~~limited~~ to the maximum of ~~five~~ allowed per the County Ordinance. None of these office activities would create excessive noise, traffic, public expense, or nuisance. All of the office work would be conducted in the Loft Office and no sign will be needed for ~~this~~ type of home occupation business. Adequate parking can be provided on the property and it is screened by a wood fence ~~and~~ landscaping. Doug's work involves Digital Image Capture for Blue Screen. He designs and researches ~~the~~ software to manipulate ~~this~~ new movie making technique. There is not a need for many employees but area is required to set up the equipment, camera and screen. The original large loft area of the barn would be ideally suited if it can remain ~~an~~ open space. The area of the loft is 544 sq. ft. The half bath in the attic is 32 sq. ft. The total 576 sq. ~~ft.~~ office area divided by the 2221 sq. ~~ft.~~ of the main house equals 25.9%. ~~This~~ is an increase of 5.9% (132sq. ft.) over the home occupation area that is allowed without the level 5 application.

VnDynitf

PROGRAM STATEMENT FOR HOME OFFICE

24915 Soquel San Jose Road Los Gatos, California

Doug and Arthine both **work** in Silicon Valley Companies that **demand much** of their **rime**. Doug wants an office set up for working **at home** and telecommuting instead of auto commuting. **Tasks** completed at home would include research, reports, filing, and communications. Doug will typically **have** an **assistant** working with him twice a **week** on a regular basis between the hours of 8:00 am and 6:00 pm. Several clients could be in the office **at once** to discuss a particular project, but this is a **very** sporadic possibility. Occasionally a project deadline may require additional employees. The **total number** of employees would be limited to the maximum of **five** allowed per the **County Ordinance**. None of **these office** activities would create excessive noise, **traffic**, public expense, or nuisance. All of the office work would be conducted in the **Loft** Office space in the Barn. No **sign will be** erected **for** this home occupation business. Adequate **parking** can be provided on the property and it is screened **from** the public road by a **wood fence** and landscaping.

Doug's **work** involves digital image capture for blue screen. He develops and uses the software for this movie making technique. **No** hazardous materials are associated with his **work**. The tools he will be **using** are basically office equipment such as computers, printers, scanners, plotters video projectors and large screens. No motors more than one-half horsepower shall be required in his home office. **The** home occupation will not need a vehicle **larger** than a 3/4 ton pickup. Doug's own private vehicle **will** be sufficient for the **work** from this office.

The proposed home occupation use **docs** not require a large **number** of employees but a large area is required to set up the equipment, camera and screen. **The** original large loft area of **the** barn would be ideally suited **if** it can **remain** an open space. The area of the loft is **544** sq. ft. The half bath in the attic is **32** sq. ft. The total **576** sq. ft. office area divided by the **2221** sq. ft. of the main house equals **25.9%**. **This** is an increase of **5.9%** (**132**sq. ft.) over the home occupation area that is allowed without the level 5 application.

VaDyall



County of Santa Cruz

HISTORIC RESOURCES COMMISSION

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-3132 FAX: (831) 454-2131 TDD: (831) 464-2123

HISTORIC RESOURCES COMMISSION MINUTES

February 9, 2000
4:30 p.m.
REGULAR MEETING

Room **413** Planning Conference Rm
County Building **4th** Floor
701 Ocean Street
Santa Cruz, CA 95060

I. CALL TO ORDER/ROLL CALL

The meeting **was** called to order at 4:30 p.m.

Commissioners Present: Barbara Kennedy, Terri Fisher, Jaqui Low and Pat Manning

Commissioners Absent: Ray Hoffman

staff.

Cherry McCormick

Members of the Public Present: Guy Denués; Arthine Van Duyne; Patricia Matejcek;,
Barry Samuel, County Parks Director; Mark **Deming**,
Principal Planner, Advanced Planning.

II. AGENDA APPROVAL OR MODIFICATION

Commissioner Kennedy moved, and Commissioner Manning seconded the motion, to change the Agenda to **address** items VI **B** and C before VIA. The motion **was** approved unanimously.

III. APPROVAL OF MINUTES

The minutes of **January** 12, 2000 were unanimously approved as submitted with a vote of 4-0, with Commissioner Manning moving approval, and Commissioner Kennedy seconding the motion.

EXHIBIT F

IV. PUBLIC COMMUNICATION

Cherry McCormick advised Commissioners that she was preparing the HRC's **1999 Annual Report** to the Board of Supervisors and would be FAXing draft copies to Commissioners for their comments and **Corrections** before forwarding the document to the Board for their review and acceptance. Commissioners provided Ms. McCormick with their FAX numbers.

Cherry McCormick indicated that she had heard from several individuals regarding placing the Rogers House at the County Fairgrounds on the County's Historic Inventory.

Cheny McCormick said that she had received recent inquiries regarding placement of plaques on designated historic resources, and had researched the cost and availability of existing plaques. She recommended that the item be addressed by Commissioners in the context of their agenda item VI.C. on HRC Budget and Work Program.

Patricia Matejcek alerted Commissioners to various impacts on the Old Holy Cross Cemetery, a designated historic resource.

V. PUBLIC **HEARING** ON PROPOSED AMENDMENT TO HISTORIC RESOURCES INVENTORY for:

Assessor's Parcel Number (APN): **97-021-02**

Address: **24915 Soquel-San Jose Road**

Historic Name: **John and Laura Sears House and Ranch**

Applicant: **Doug and Arthene Van Duyne, owners**

Proposed Ranking: **"NR4"**

Application to amend the adopted Historic Preservation Plan to reconstruct a Barn and Water Tower, to appear identical to the former structures, with minor use alterations.

Cherry McCormick presented a brief Staff **Report** on the application. She indicated that the Staff **was** recommending approval of the application. Gary Denués, architect for the applicant, addressed the HRC, indicating the property owner's desire to replicate the former historic water tower and barn structures but to provide a home occupation use and first story water storage feature in lieu of the historic uses/locations.

The HRC was very complementary of the application and the property owner's approach, to date, toward restoration and treatment of the historic ranch. Commissioner Low moved approval of the Staff's Recommendation with the requirement that the water tower and barn be replaced with the same size, height and width as originally built. Commissioner Kennedy seconded the motion. The motion passed, with a vote of **4:0**.

VI. OLD BUSINESS

A. Castro Adobe Reuse Feasibility .

Cheny McCormick briefed Commissioners on the status of **this** item, saying that the consultant had been selected for the Study, and that a contract needed to be prepared and taken to the Board of Supervisors for approval before the Study could commence.

B. Highland Park Center - Level of Review for various site changes

EXHIBIT F

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

707 OCEAN STREET, ROOM 400, SANTA CRUZ, CALIFORNIA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

October 2, 2000

Guy Denués
23580 Summit Road
Los Gatos Ca 95033

SUBJECT: Review of soil report by UPP Geotechnology dated 07/28/00.
APN: 097-021-02, APPLICATION NUMBER 99-0785

Thank you for submitting the soil report for the parcel referenced above. The report was reviewed for conformance with County Guidelines for Soils/Geotechnical Reports and also for completeness regarding site specific hazards and accompanying technical reports (e.g. geologic, hydrologic, etc.). The purpose of this letter is to inform you that the Planning Department has accepted the report and the following recommendations become permit conditions:

1. All report recommendations must be followed.
2. An engineered foundation plan is required. This plan must incorporate the design recommendations for a pier and grade beam foundation. Final plans shall show or indicate the subgrade recompaction operations beneath all slabs-on-grade as detailed in the report.
3. Final plans shall show the drainage system as detailed in the soils engineering report including outlet locations and appropriate energy dissipation devices.
4. Final plans shall reference the approved soils engineering report and state that all development shall conform to the report recommendations.
5. Prior to building permit issuance, the soil engineer must submit a brief building, grading and drainage plan review letter to Environmental Planning stating that the plans and foundation design are in general compliance with the report recommendations. If, upon plan review, the engineer requires revisions or additions, the applicant shall submit to Environmental Planning two copies of revised plans and a final plan review letter stating that the plans, as revised, conform to the report recommendations.

EXHIBIT G

6. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to pour of concrete.
7. For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection. For all projects with engineered fills, the **soil** engineer must submit a final grading report (reference August 1997 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection.

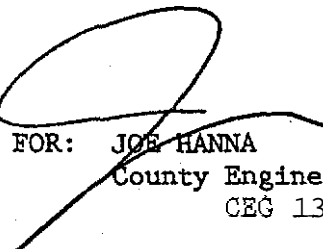
The soil report acceptance is only limited to the technical adequacy of the report. Other issues, like planning, building design, septic or sewer approval, etc., may still require resolution.

The Planning Department will check final development plans to verify project consistency with report recommendations and permit conditions prior to building permit issuance. If not already done, please submit two copies of the approved soil report at the time of building permit application for attachment to your building plans.

Please call 454-3164 if we can be of any assistance.

Sincerely.


JOEL SCHWARTZ
Geotechnical Associate


FOR: JOE HANNA
County Engineering Geologist.
CEG 1313

cc: Joan Van der Hoeven. Project Planner

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Joan Van Der Hoeven
Application No. : 99-0785
APN: 097-021-02

Date: January 11, 200
Time: 10:12:22
Page: 1

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

NO COMMENT

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

NO COMMENT

Dpw Road Engineering Completeness Comments

NO COMMENT

Dpw Road Engineering Miscellaneous Comments

NO COMMENT

Environmental Health Completeness Comments

Applicant submitted a manure management plan for EHS review and it is approved. UP DATED: 4-17-00. Applicant provided an Environmental Health Clearance for remainder of project.

Environmental Health Miscellaneous Comments

EHS fee for Res. Dev. is \$249, not \$45; remainder due. If dog kennel is commercial operation, the applicant will need to obtain permit from the EHS Consumer Protection section. Call 454-2022.

Cal Dept of Forestry/County Fire Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

DEPARTMENT NAME: CDF/Co. Fire

The job copies of the building and fire systems plans and permits must be onsite during inspections.

Fire hydrant shall be painted in accordance with the state of California Health and Safety Code. See authority having jurisdiction.

A minimum fire flow 200 GPM is required from 1 hydrant located within 150 feet.

SHOW on the plans a 4000 gallon water tank for fire protection with a "fire hydrant" as located and approved by the Fire Department if your building is not serviced by public water supply meeting fire flow requirements. For information regarding where the water tank and fire department connection should be located, contact the fire department in your jurisdiction.

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and Chapter 35 of California Building Code and adopted standards of the authority having

Project Planner: Joan Van Der'Hoeven
Application No.: 99-0785
APN: 097-021-02

Date: January 11, 2001
Time: 10:12:22
Page: 2

jurisdiction.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

Building numbers shall be provided. Numbers shall be a minimum of four inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 1/2 inch.

NOTE on the plans that the roof covering shall be no less than Class 8 rated roof.

NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

ROAD/DRIVEWAY REQUIREMENTS:

SHOW on the plans, DETAILS of compliance with the Access Standards of the Santa Cruz County General Plan (Objective 6.5 Fire Hazards).

The access road shall be 18 feet minimum width and maximum twenty percent slope.

All bridges, culverts and crossings shall be certified by a registered engineer.

Minimum capacity of 25 tons. tal-Trans H-20 loading standard.

SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

Please call Doug Harding at 831-35-6726 for information.

Cal Dept of Forestry/County Fire Miscellaneous Com

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

.NO COMMENT

PLANNING DEPARTMENT

GOVERNMENTAL CENTER

January 26, 2000



Joan
COUNTY OF SANTA CRUZ

701 OCEAN STREET, ROOM 400, SANTA CRUZ, CALIFORNIA 95060
(831) 451-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

Guy Denués
23580 Summit Road
Los Gatos; CA 95033

SUBJECT: ARCHAEOLOGICAL RECONNAISSANCE SURVEY, APPLICATION NO. 99-0785
APN 097-021-02

Dear Applicant:

The County's archaeological survey team has completed the archaeological reconnaissance for the property listed above. The research has shown that prehistorical cultural resources were not evident at that site. A copy of the review documentation is attached for your information. No further archaeological review will be required for the proposed development.

Please call me at 454-3162 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Suzanne Smith".

Suzanne Smith
Resource Planner.

enclosure

EXHIBIT B

**SANTA CRUZ ARCHAEOLOGICAL SOCIETY
1305 EAST CLIFF DRIVE, SANTA CRUZ, CALIFORNIA 95062**

**Preliminary Prehistoric Cultural Resource
Reconnaissance Report**

Parcel APN: 047-021-02

SCAS Project #: SE-99- 767

Planning Permit #: 99-0785

Parcel Size: 2.20

Applicant: Gunn Danvers

Nearest Recorded Prehistoric Site: CA-SCP-157 1/2 mile NE.

On Dec. 28, 1999, (3) members of the Santa Cruz Archaeological Society spent a total of (1/2) hours on the above described parcel for the purposes of ascertaining the presence or absence of prehistoric cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of prehistoric cultural resources where soil was obscured by grass, underbrush or other obstacles. No core samples, test pits, or any subsurface analysis was made. A standard field form indicating survey methods used, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of prehistoric cultural resources on the parcel. The proposed project would therefore, have no direct impact on prehistoric resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further details regarding this reconnaissance are available from the Santa Cruz County Planning Department or from Rob Edwards, Director, Archaeological Technology Program, Cabrillo College, 6500 Soquel Drive, Aptos CA 95003, (831) 479-6294, or email redwards@Cabrillo.cc.ca.us.

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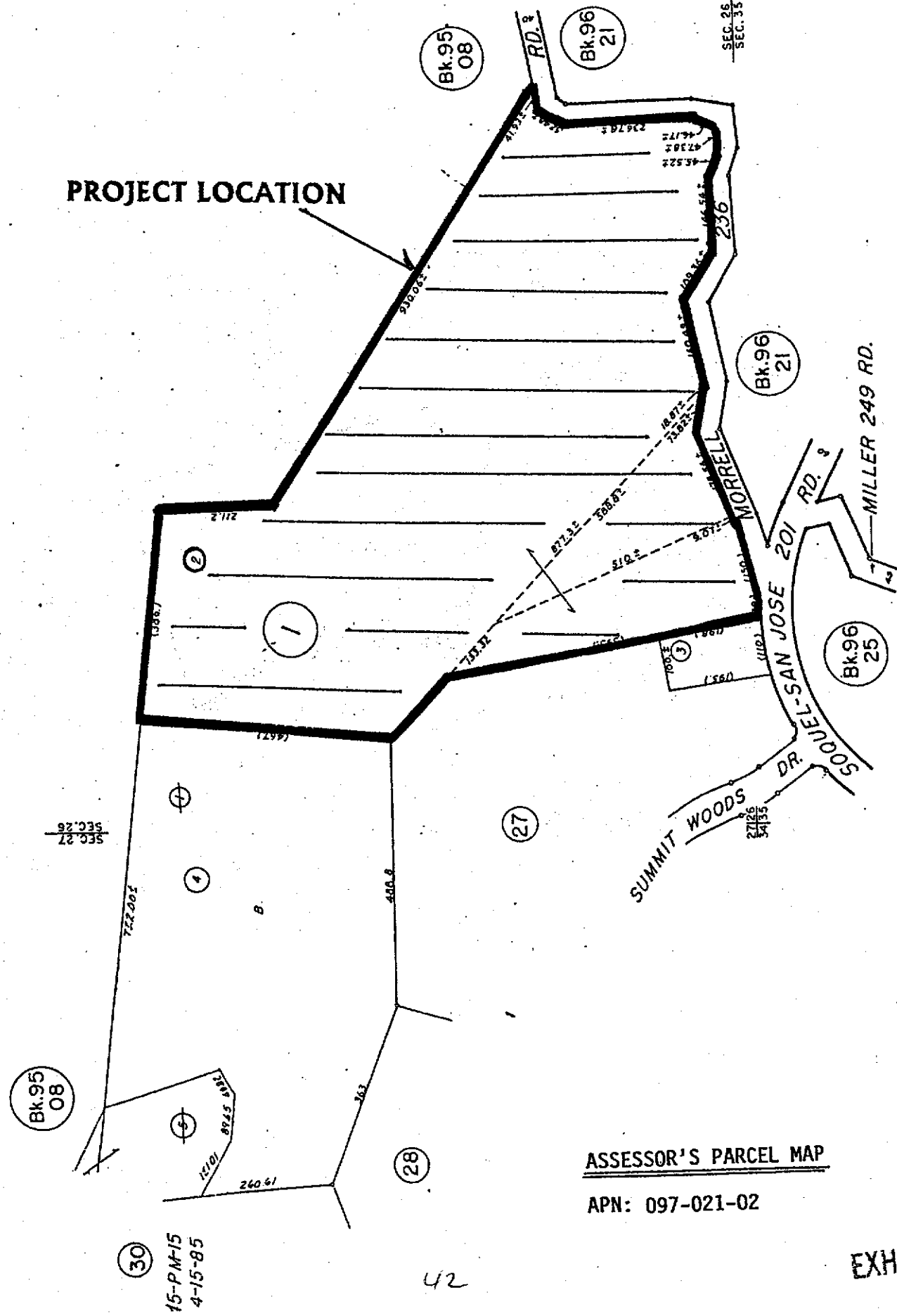
EXHIBIT

97-02

Tax Area Code
79-000

SOQUEL AUGMENTATION RANCHO.
POR. SECS. 26, 27 & 35, T.9S., R.1W., M.D.B.&M., PROJECTED

USES ONLY



ASSESSOR'S PARCEL MAP

APN: 097-021-02

EXHIBIT :

Assessor's Map No. 97-02
County of Santa Cruz, Calif.
Note-Assessor's Parcel Block &
of Numbers Shown in Circles

SU

SU-L

SOQUEL SAN JOSE RD

HILLER RD

RA-□

PROJECT LOCATION

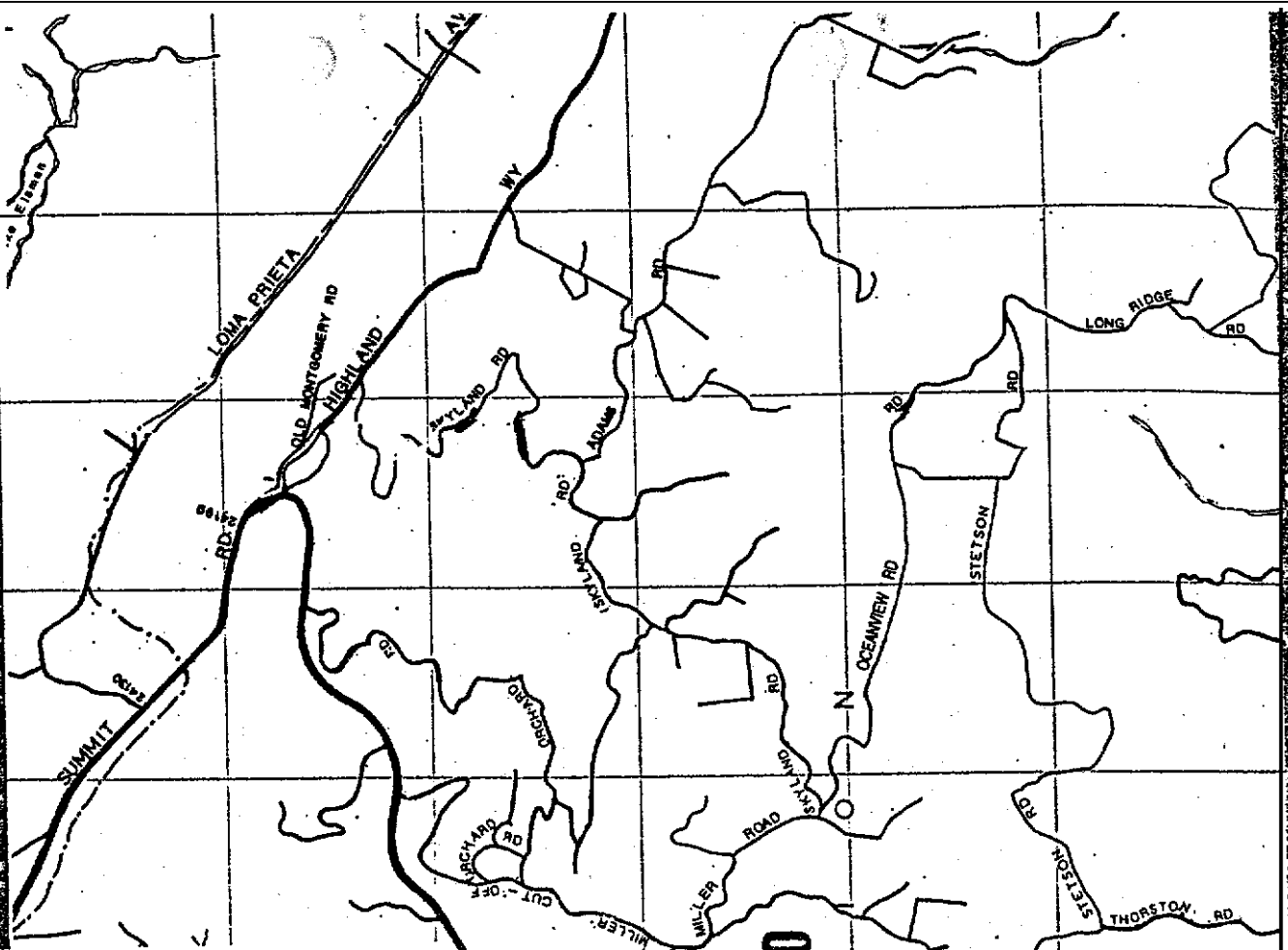
C-1

ZONING MAP

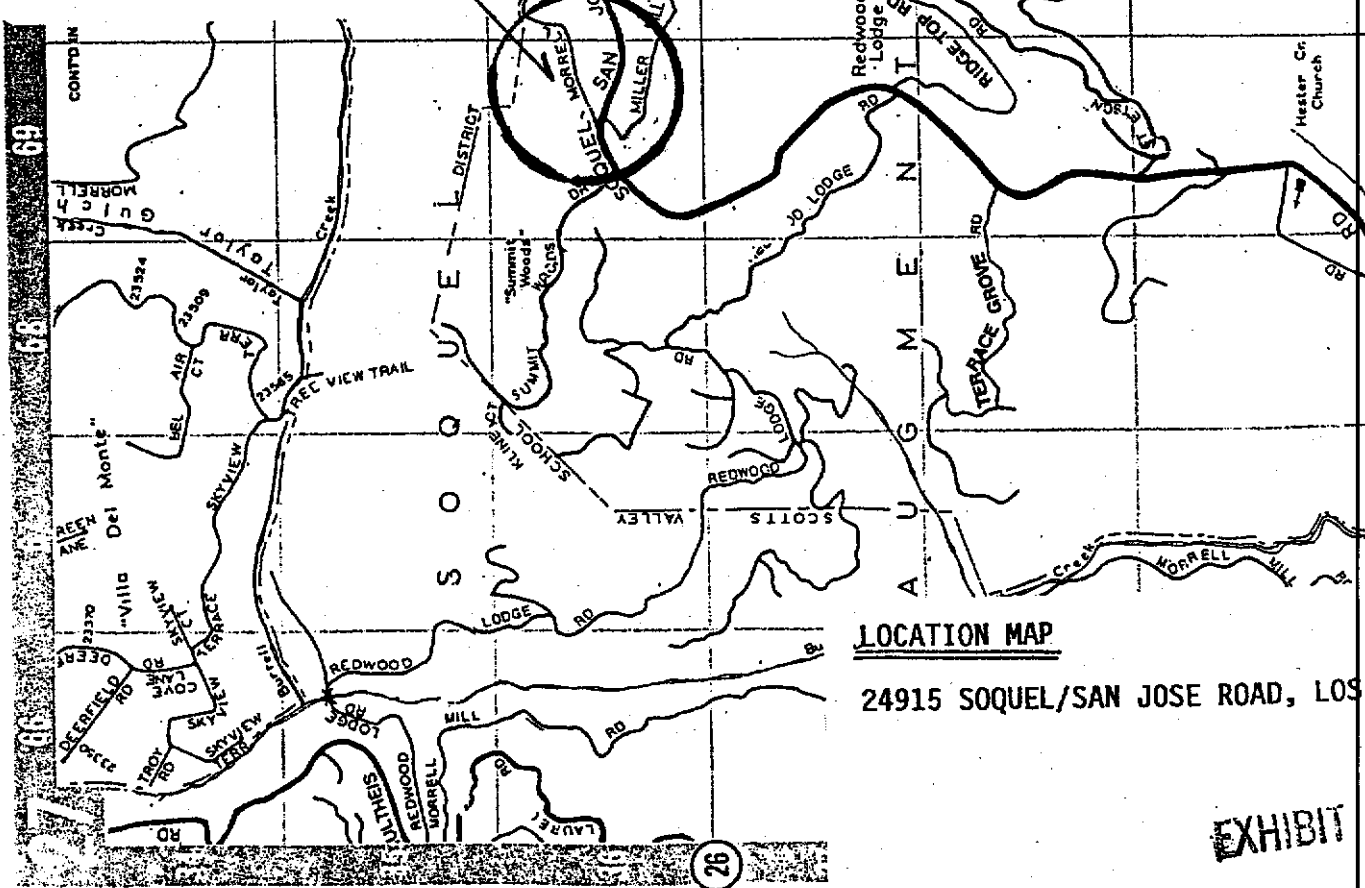
SU-L, special Use, Historic Landma

EXHIBIT 1

43



PROJECT LOCATION



LOCATION MAP

24915 SOQUEL/SAN JOSE ROAD, LOS GA

EXHIBIT

Manure Management Plan
24915 Soquel San Jose Road

1. March 17, 2000
Doug and Arthine Van Duyne are the property owners of
24915 Soquel San Jose Road Los Gatos, CA **95033**
APN: 097-021-02
Attached site plan has been prepared by Guy Denues Architect
Scale of plan is 1"=60.0' parcel is approx. 18 acres
2. The site plan shows the existing and proposed structures and livestock areas. Please note that the existing horse stalls and paddock near the cottage to the east of the house are to be removed and no horses are planned to be kept there as part of this management plan. The existing horses do not belong to the Owners and are scheduled to leave the site in April, 2000.
3. Current drainage: The existing house has gutters and downspouts that drain to grade. The proposed water tower and barn will have gutters and downspouts that collect runoff and carry in separate underground pipes to dissipaters in the orchard/pasture area. The existing cottage ~~has~~ partial downspouts and gutters that carry the water to grade. Drainage swales and a small seasonal pond are shown on the site plan at the lower half of the property.
4. Slopes over 15% are marked on the plan with an indicator arrow pointing to the lower elevations.
5. The new proposed barn will have two stalls available for livestock. The Owners do not own any livestock at this time but may wish to get horses in the future. This plan will be based on 1-4 head of livestock. There is a large pasture area and the livestock will be out much of the time.
6. Manure will be collected from the stalls every other day. The plan estimates 4 head of livestock to produce 3 cubic feet of manure per day. A months total will be approximately 90 cf. creating a pile approximately 6'x 6'x 2'-6" high. It will take about a month for the manure to compost and be ready for planting use on the site. A series of three manure mounds will be used on a rotational basis. The mounds are located in the pasture area on the high (west) side of the property over 220' from the drainage swale and pond. A water resistant tarp will be ~~used~~ to cover the manure in the rainy season.
7. The owners may opt in the future to build a low, 3' high, three sided wood retaining wall around each mound. This would assist in loading if a small tractor with a front loading bucket is utilized for transportation of material.

8. No changes in the management plan are anticipated due to changes of the *season*.

9. Erosion and pollution control are maintained by directing all of the barn roof runoff into underground piping to dissipaters away from livestock area. Groundcover around the perimeter **of** the corral area also will help contain manure runoff. Please see erosion control plan in upper right hand corner of the attached site plan. Finish grading of the corral area will provide a fairly level area with just enough slope to drain from the middle of the corral to the sides away from the barn.

Setbacks from animal waste to drainage ways are over 200' as noted on plan. The combination of the long setbacks, directed runoff, perimeter groundcover and scheduled cleaning will minimize the percolation of manure byproducts into the soil and groundwater.