

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 02-0634

APN: 061-241-02

APPLICANT: Robert Gunn

OWNER: D.C. Sonnichsen

PROJECT DESCRIPTION: Proposal to recognize the reconstruction of a significantly nonconforming single-family dwelling and room additions to consist of kitchen and dining room extensions. Requires a Residential Development Permit to reconstruct a significantly nonconforming structure, and a Variance to reduce the **required** five foot north side setback to about 4 feet 4 inches, the required five foot south side setback to about 8 inches, the required rear yard setback to about 3 inches, and to increase the maximum 45 percent lot coverage to about 72 percent (Special Design Standards for Paradise Park).

LOCATION: Property located on the west side of St. Paul Street, about 30 feet south from Keystone Way in Paradise Park.

PERMITS REQUIRED: Variance, Residential Development Permit

ENVIRONMENTAL DETERMINATION: Exempt - Category 3

COASTAL ZONE: ___ Yes X No

PARCEL INFORMATION

PARCEL SIZE: 1,916.6 square feet

EXISTING LAND USE:

PARCEL: single-family residential

SURROUNDING: single-family residential

PROJECT ACCESS: Hwy 9 to Keystone Way to St. Paul Street

PLANNING AREA: Carbonera

LAND USE DESIGNATION: R-UL (Urban Low Density Residential)

ZONING DISTRICT: R-1 -6 (Single-family Residential/6,000 sq ft min lot)

SUPERVISORIAL DISTRICT: Fifth (Stone)

ENVIRONMENTAL INFORMATION

- | | |
|----------------------|--|
| a. Geologic Hazards | b. Floodplain - San Lorenzo River |
| b. Soils | 171-Soquel loam |
| c. Fire Hazard | C Not a mapped constraint |
| d. Slopes | d. 2 - 9 percent slopes |
| 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. Yes |
| o. Archeology | o. Not mapped/no physical evidence on site |

SERVICES INFORMATION

Inside Urban/Rural Services Line: ___ Yes X No
Water Supply: San Lorenzo Valley Water District
Sewage Disposal: Private Septic system CSA#12
Fire District: California Department of Forestry
Drainage District: Non-zone

HISTORY

The project was accepted by the Planning Department on December 18, 2002 and deemed complete on August 4, 2003. The project was reviewed by the Zoning Administrator on September 5, 2003 and continued to allow for the property to be re-staked and the revised plans to be approved by the Paradise Park Board of Directors. Board approved plans were re-submitted to the Planning Department on March 19, 2004 and the project re-scheduled to May 21, 2004 allowing for out-of-town attendees preferences.

ANALYSIS AND DISCUSSION

The property is a 1,916.6 square foot lot, located in the R-1-6 (Single-family Residential/6,000 square foot minimum lot) zone district, a designation that allows residential uses. The proposed reconstructed single-family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation. With consistent exterior building materials, the proposed single-family dwelling is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

The site is a part of the Paradise Park Masonic Club Development of approximately 400 single-family dwellings regulated under Planned Unit Development Permit #74-783-PUD. Specific site standards guide development (Exhibit H). The property carries an Urban **Low** Residential General Plan designation and the objective of this designation is to provide low-density residential development (4.4 to 7.2 units per net developable acre) in areas within the Urban or Rural Services Line currently developed to an urban density. The implementing zoning is Single-family Residential with a 6,000 square foot minimum lot size (R-1-6). The existing building footprint is significantly nonconforming to side and rear yard setbacks and lot coverage, but the proposal is for replacement of an existing structure, consistent with County Code Section 13.10.265.c. Minor additions which require a Variance are proposed for the north side and rear yard additions but are recommended by staff to be deleted from consideration as they would increase the nonconformity of the structure. The use of the structure was legally established and maintained prior to adoption of zoning regulations.

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP subject to variance approval. 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 **02-0634**, 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, stamped as approved by Paradise Park 3/18/04
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map, Location map
- E. Zoning map, General Plan map
- G. Comments & Correspondence
- H. Paradise Park Permit 74-783-PUD
- I. Site photographs
- J. Staking request
- K. Correspondence from Bill Hardwick, Paradise Park Building Committee dated 1/23/04
- L. Minutes of the **2/22/04** Board of Directors with revised staking survey dated 10/21/03 revised 2/24/04
- M. Correspondence from D.C. Sonnichsen dated 2/13/04, 4/6/04 & 4/9/04

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 reconstructed single-family dwelling 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. 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 reconstructed single-family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure will be reconstructed within the same footprint. The use of the residence was legally established in 1928 and maintained prior to the adoption of the zoning ordinance.

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-1-6 (Single-family Residential/6,000 sq ft min lot) zone district. The proposed location of the single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 zone district in that the primary use of the property will be one single-family dwelling that pre-dated current site standards for the zone district and is significantly non-conforming to today's standards. The nonconforming residence may be repaired and reconstructed as per County Code Section 13.10.265.c, however, the adequacy of light, air and open space and privacy would not benefit from an expansion of the building footprint, consistent with County Code 13.10.265(e)2 which does not allow an increase in the nonconforming dimensions of the structure.

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 Urban **Low** Density Residential (R-UL) 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 (Urban Low Density Residential).

The proposed reconstruction of the significantly nonconforming single-family dwelling will not increase its impact on the light, solar opportunities, air, and/or open space available to other structures or properties provided that the existing footprint shall not be expanded. It was built prior to adoption of the County zoning ordinance and does not meet all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance). A variance is requested to reduce the required north side setback to about two feet. An addition of approximately 63.5 square feet is requested to increase the kitchen/dining areas. No increase in the nonconformity is recommended due to the potential impact on access to light, air, and open space in the neighborhood, consistent with County Code Section 13.10.265e.2. The small size of the existing lot (1,916 square feet) would justify an increase in the maximum parcel coverage standards to allow reconstruction that are 45 percent for the Paradise Park PUD. Reconstruction of the exact footprint would constitute approximately 1,318 square feet (68 percent lot coverage), and the addition of 63.5 square feet would increase this to 1,381.5 square feet (72 percent lot coverage).

The proposed single-family dwelling 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 reconstructed single-family dwelling has existed in the current configuration since 1928. Subject to approval of the variance to side and rear yard PUD standards, the reconstruction will result in a structure consistent with a design that could be approved on any similarly sized lot in the Paradise Park community.

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 single-family dwelling on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only peak trip per day (1 **peak** trip per dwelling unit), and 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 reconstruction of the single-family dwelling 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 structure is one story, in a mixed neighborhood of one and two story homes and subject to the variance approval, the proposed reconstruction of the single-family dwelling is consistent with the land use intensity and density of the neighborhood.

VARIANCE FINDINGS:

1. THAT BECAUSE OF SPECIAL CIRCUMSTANCES APPLICABLE TO THE PROPERTY, INCLUDING SIZE, SHAPE, TOPOGRAPHY, LOCATION, AND SURROUNDING EXISTING STRUCTURES, THE STRICT APPLICATION OF THE ZONING ORDINANCE DEPRIVES SUCH PROPERTY OF PRIVILEGES ENJOYED BY OTHER PROPERTY IN THE VICINITY AND UNDER IDENTICAL ZONING CLASSIFICATION.

The special circumstances applicable to the property are the small size of the parcel, 1,916 square feet. Even with the modest size of the existing building footprint of 1,317 square feet (including decks and porch) the project exceeds the maximum 45 percent lot coverage allowed by 74-783-PUD (Exhibit H). The original structure was built in 1928 and is considered to be significantly nonconforming as the use of the structure was legally established and maintained prior to the adoption, revision or amendment of the zoning ordinance and has not lost its nonconforming status due to cessation of use. The strict application of the zoning ordinance would deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification. This proposal is typical of surrounding existing structures in the Paradise Park neighborhood.

2. THAT THE GRANTING OF A VARIANCE IS IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF ZONING OBJECTIVES AND WILL NOT BE MATERIALLY DETRIMENTAL TO PUBLIC HEALTH, SAFETY, OR WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE VICINITY.

The granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity in that the proposed variance will enable the reconstruction of a single-family residence that has existed on the site since 1928. Minor additions have been proposed but are not recommended for approval as they would increase the extent of the nonconformity. The existing north side setback is 4 feet 4 inches and the south side is 8 inches where a five foot side setback is the PUD standard. The rear setback is 3 inches where a 10 foot setback is the PUD standard. No variance is requested for the 10 foot front setback. The use of the parcel **remains** residential and development on any adjacent parcel would not be detrimentally affected by the proposal provided that there is no further expansion beyond the original footprint. No views would be diminished, and access to light, solar access, and air are not further compromised given the deletion of the proposed addition. Parking is provided on the site. The reduced setback would not affect the health, safety or welfare of residents or constructed improvements on the parcel. The proposed construction does not substantially vary in design or scale from the other residences in the surrounding neighborhood. The proposed reconstruction of the residence is not materially detrimental to public health, safety or welfare, or injurious to property or improvements in the vicinity. The development is consistent with adjacent development in size and scale. The residential use of the property and is consistent with the objectives of the single-family residential zone district in that the land use is residential, consistent with surrounding development.

3. THAT THE GRANTING OF SUCH VARIANCES SHALL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGES INCONSISTENT WITH THE LIMITATIONS UPON OTHER PROPERTIES IN THE VICINITY AND ZONE IN WHICH SUCH IS SITUATED.

The granting of a variance to reduce the side and rear setbacks and increase the amount of lot coverage to the reconstructed single-family dwelling within the exact footprint will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated in that other properties in the Paradise Park vicinity and R-1-6 zone district with similar parcel configurations and existing development would be given similar consideration. Construction shall be consistent with the required building permit. Furthermore, no further departures from applicable development standards which would negatively impact the surrounding neighborhood, is recommended for approval.

CONDITIONS OF APPROVAL

Exhibit A: Project Plans, 2 Sheets by Mark Treuge, dated 4/16/03, revised 1/14/04.

- I. This permit authorizes the reconstruction of a one bedroom, single-family dwelling of 1,006 square feet with 183.5 square foot deck and 128 square foot porch. No additions are authorized. 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. The exterior shall utilize externally consistent materials. No T-111 siding is permitted.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 - C. Meet the following requirements of the County Department of Public Works, Drainage Division: provide a detail of the connection of the drain pipes to the drainage ditch; confirm if the drainage pipes are existing or are newly proposed with the room addition; if the drain pipes and/or connection to the ditch are proposed, ~~written~~ approval from the owner **of** the ditch is required.
 - D. An Environmental Health Clearance for this project (satisfactory pumper's report) was accepted by the County Department of Environmental Health Services. (Exhibit G).
 - E. Meet all requirements and pay any applicable plan check ~~fee~~ of the CDF Fire Protection District **as** per Exhibit G.

- F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer if required.
- 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.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or ~~necessary~~ enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, ~~action~~, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained ~~herein~~ shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
 - C. Settlement. The Development Approval Holder shall not be required to pay or

perform any settlement **unless** such Development Approval Holder **has** approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

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: 6/04/04

Expiration Date: 6/04/06

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.

**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.: 02-0634

Assessor Parcel No.: 061-241-02

Project Location: 678 St Paul Street, Paradise Park

Project Description: Proposal to reconstruct a significantly nonconforming single-family dwelling

Person or Agency Proposing Project: Robert Gunn

Contact Phone: 650-326-7679

- 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. ☐ 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 checked="" type="checkbox"/> 2. Replacement or Reconstruction | <input type="checkbox"/> 21. Enforcement Actions by Regulatory Agencies |
| <input 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: **NIA**



Joan Van der Hoeven, Project Planner

Date: 5121104

FOR TAX PURPOSES ONLY

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 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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PROJECT LOCATION

NOTE - ASSESSOR'S PARCEL & BLOCK

TRACT 2, COUNTY OF SANTA CRUZ

Assessor's Map No. 61-24
 County of Santa Cruz, Calif.
 July, 1999

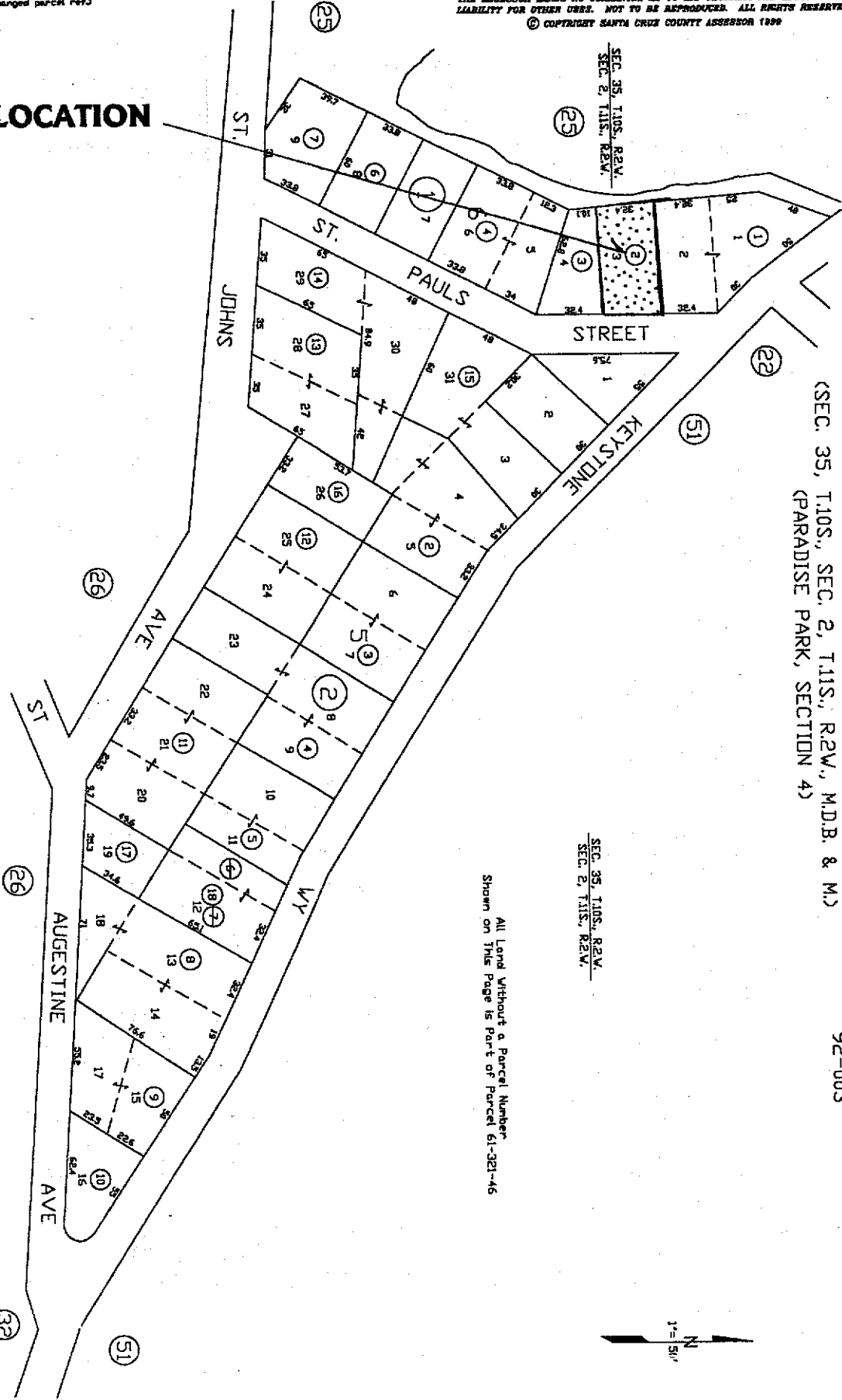
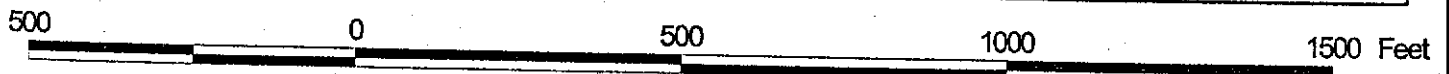
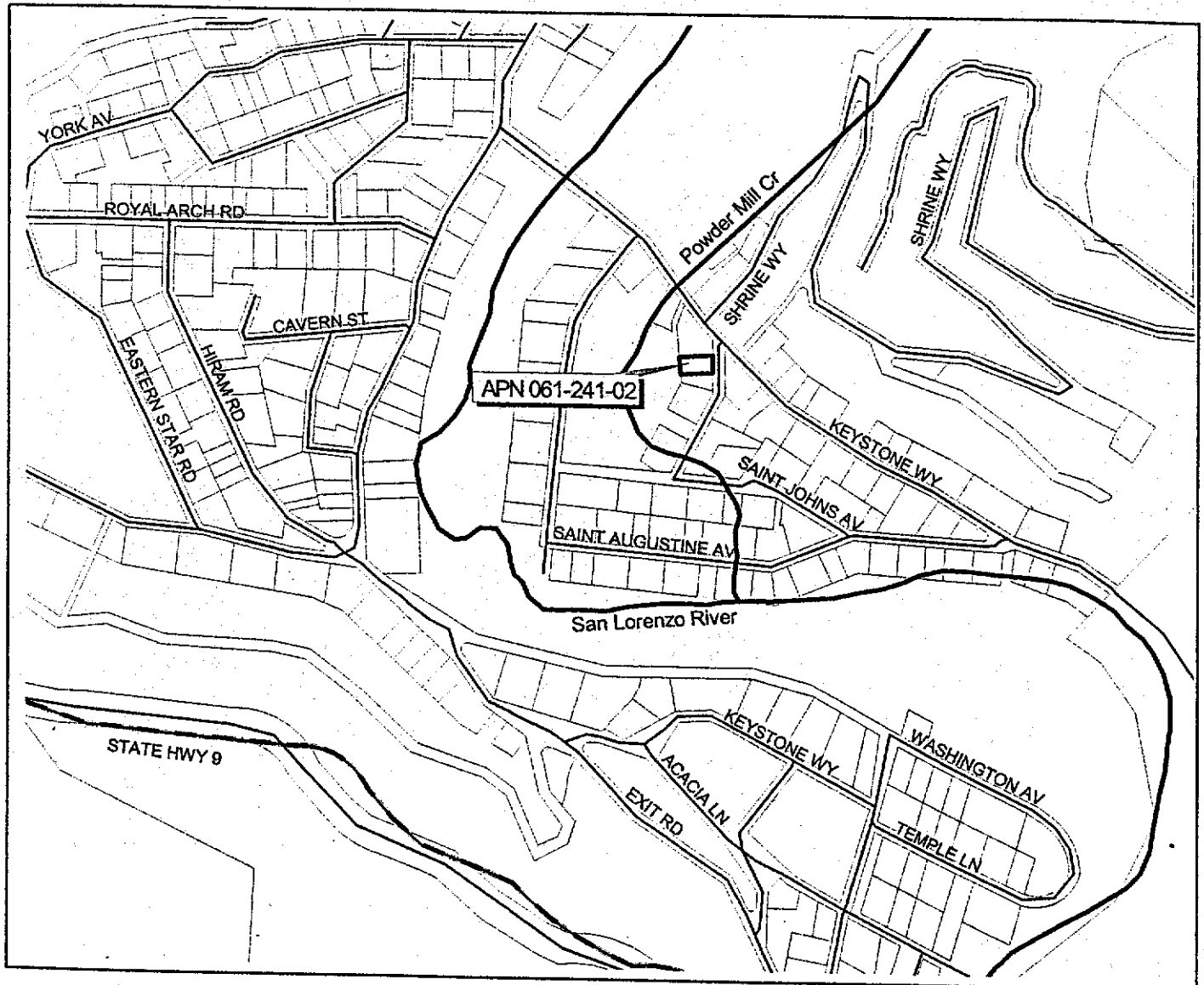


EXHIBIT E

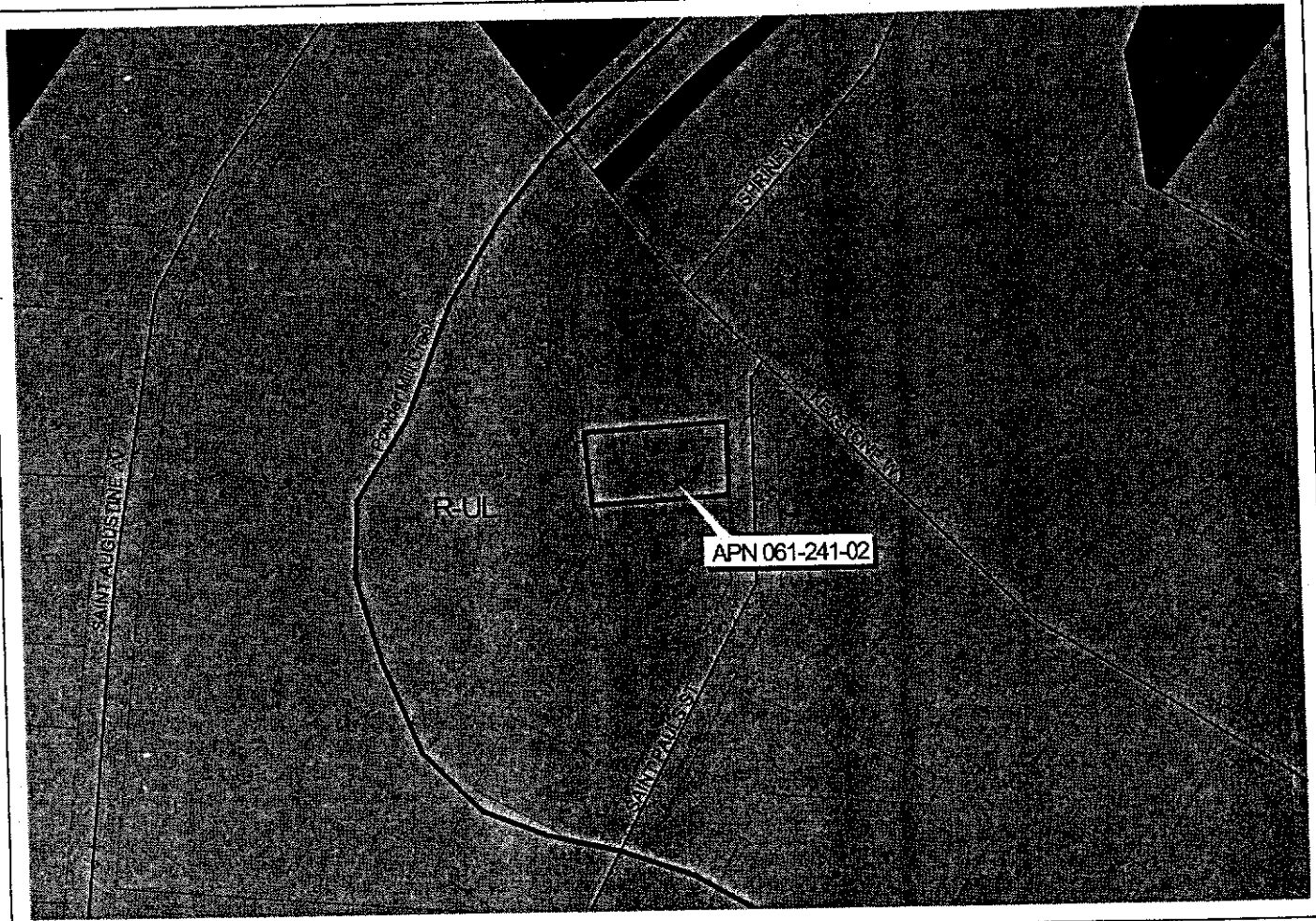
Location Map



Map created by Santa Cruz County
Planning Department:
March 2003









General Plan Map



100 0 100 200 300 400 Feet

Legend

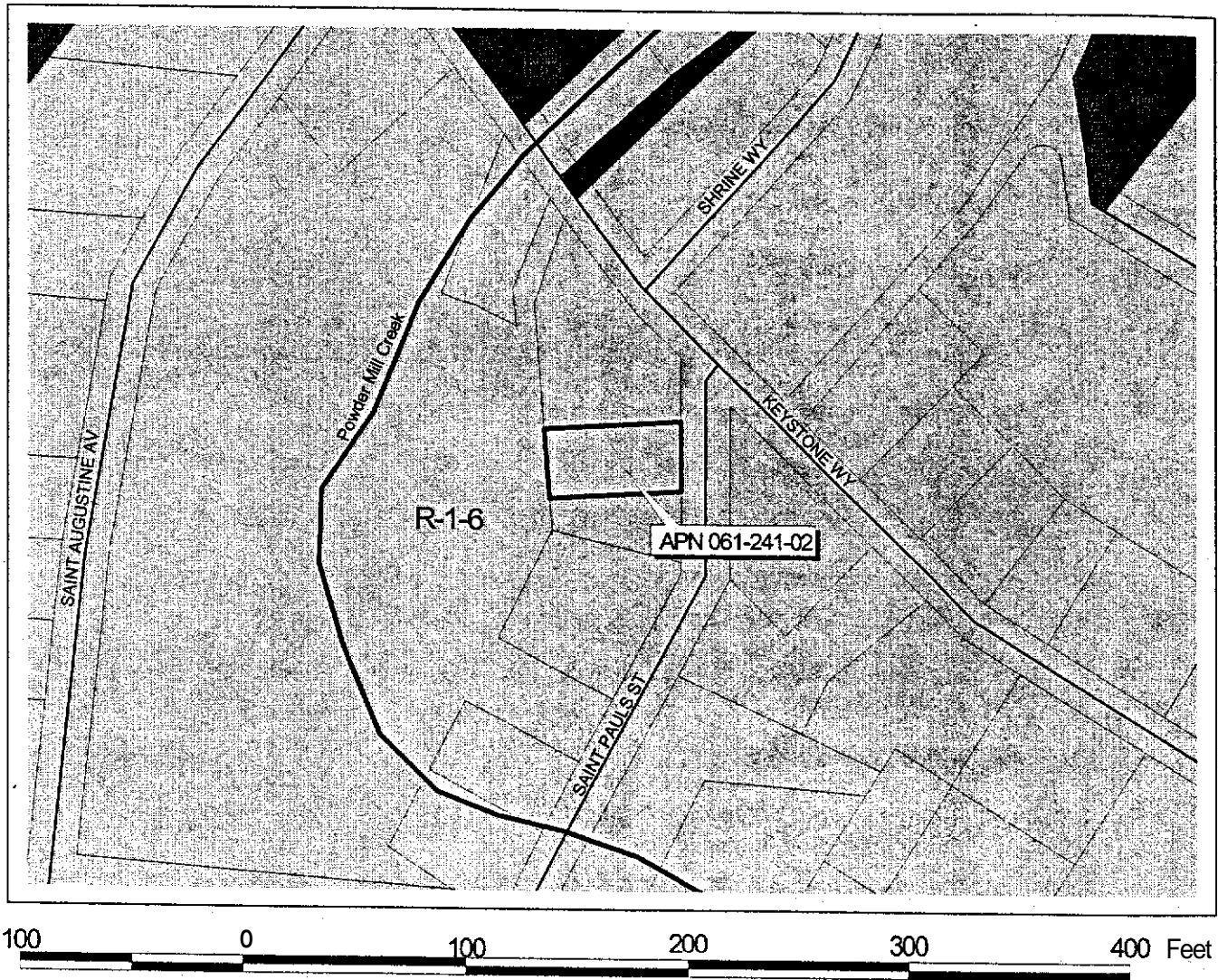
-  APN 061-241-02
-  APN Boundaries
-  Streets
-  Perennial Stream
-  Residential - Urban Low Density
-  Parks and Recreation



Map created by Santa Cruz County
Planning Department:
March 2003

EXHIBIT F

Zoning Map



Legend

	APN 061-241-02
	APN Boundaries
	Streets
	Perennial Stream
	R-1-X
	PR



Map created by Santa Cruz County
Planning Department:
March 2003

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.: 02-0634
APN: 061-241-02

Date: April 20, 2004
Time: 13:51:42
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON FEBRUARY 19, 2003 BY JESSICA L DEGRASSI =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON FEBRUARY 19, 2003 BY JESSICA L DEGRASSI =====
NO COMMENT

Project Review Completeness Comments

===== REVIEW ON MARCH 4, 2003 BY JOAN VAN DER HOEVEN =====
New planner assigned, new address registered for applicant. Environmental Health still requires a pumpers report to demonstrate that the septic system is functioning. Please review Fire Agency requirements(note sprinkler).

Project Review Miscellaneous Comments

===== REVIEW ON MARCH 4, 2003 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Code Compliance Completeness Comments

===== REVIEW ON FEBRUARY 3, 2003 BY CHRISTINE M ALLEGRETTI =====
Approved by Code Compliance.

Code Compliance Miscellaneous Comments

===== REVIEW ON FEBRUARY 3, 2003 BY CHRISTINE M ALLEGRETTI =====
Reviewed by Code Compliance and approved.

Dpw Drainage Completeness Comments

===== REVIEW ON DECEMBER 26, 2002 BY ALYSON B TOM ===== Please see miscellaneous comments for issues to be addressed prior to building permit issuance.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON DECEMBER 26, 2002 BY ALYSON B TOM ===== 1) Who owns and maintains the existing downstream drainage ditch?
2) Provide a detail of the connection of the drain pipes to the drainage ditch
3) Are the drainage pipes existing or proposed with the room addition?
4) If the drain pipes and/or connection to the ditch are proposed written approval from the owner of the ditch is required.

For questions regarding this review Public Works drainage staff is available from

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 02-0634
APN: 061-241-02

Date: April 20, 2004
Time: 13:51:42
Page: 2

8-12 Monday through Friday

Environmental Health Completeness Comments

===== REVIEW ON JANUARY 7, 2003 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. Contact Land Use staff of Environmental Health at 454-2022.
===== UPDATED ON JULY 9, 2003 BY JIM G SAFRANEK ===== Applicant submitted an adequate septic pumper's report. EHS discr. reqs have been satisfied. JS

Environmental Health Miscellaneous Comments

===== REVIEW ON JANUARY 7, 2003 BY JIM G SAFRANEK =====
NO COMMENT
===== UPDATED ON JULY 3, 2003 BY JIM G SAFRANEK =====

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON DECEMBER 31, 2002 BY COLLEEN L BAXTER ===== DEPARTMENT NAME:CDF/COUNTY FIRE slope. Provide an official copy of the duly recorded road maintenance agreement. 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 alterations shall be re-submitted for review prior to construction. Note: As a condition of submittal of these plans, the submitter, designer sprinkler system. ===== UPDATED ON DECEMBER 31, 2002 BY COLLEEN L BAXTER =====
===== UPDATED ON DECEMBER 31, 2002 BY COLLEEN L BAXTER =====
===== UPDATED ON JUNE 11, 2003 BY COLLEEN L BAXTER ===== DEPARTMENT NAME:CDF
Note on the plans that these plans are in compliance with California Building and Fire Codes (1997) as amended by the authority having jurisdiction. Each APN (lot) shall have separate submittals for building and The job copies of the building and fire systems plans and permits must be onsite during inspections.

- 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 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.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 02-0634
APN: 061-241-02

Date: April 20, 2004
Time: 13:51:42
Page: 3

===== REVIEW ON DECEMBER 31, 2002 BY COLLEEN L BAXTER =====
===== UPDATED ON DECEMBER 31, 2002 BY COLLEEN L BAXTER =====
===== UPDATED ON JUNE 11, 2003 BY COLLEEN L BAXTER =====

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE



DATE: February 18,2003

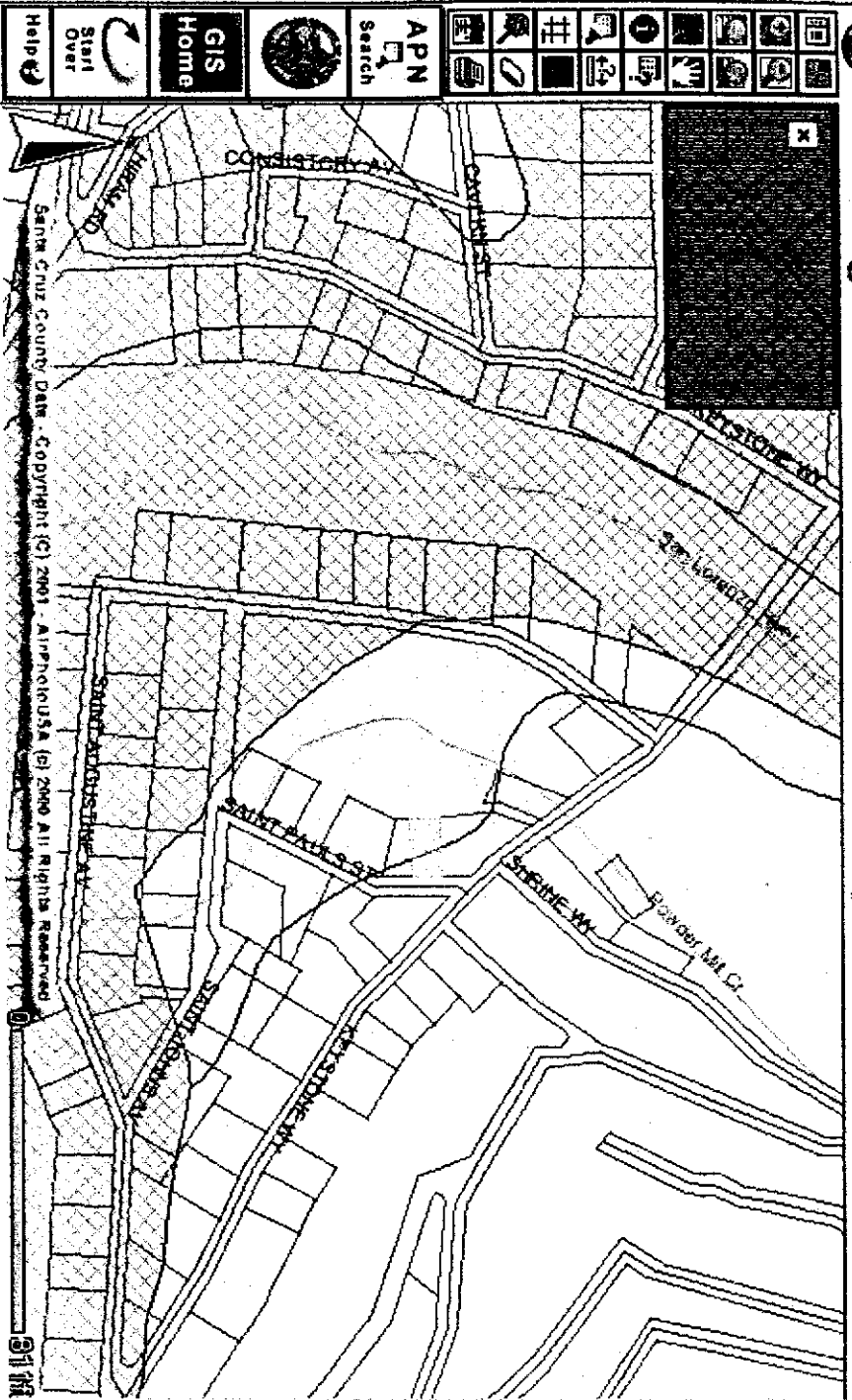
TO: file

FROM Jessica deGrassi

SUBJECT Project Comments

The comments attached and addressed in the letter dated January 21,2003 are NOT the correct comments. The correct comments for this project have been printed (see attached). Please disregard the comments from January 21,2003.

Planning Information Interactive Map - Current Planning



Rec	APN	Estimated Acreage	Estimated Sq Feet	Assessor's Use Code	Owner Name	Owner Address	City State Zip
1	08124102	0.04	1914	020	PARADISE PARK MASONIC CLUB INC	211 PARADISE PARK	SANTA CRUZ, CA 9506

Zoom Out

Layers

Refresh Map

Visible Active

- ☒ Parcel (Assessor)
- ☐ Parcel (Assessor)
- ☐ State Highways
- ☐ County Streets
- ☐ Streets Tiger
- ☐ Major Streets
- ☐ Streams
- ☐ Lakes
- ☐ City Limits
- ☐ Zone Text (DETAILED)
- ☐ Zoning Graphic (GENERIC)
- ☐ General Plan (B&W Text)
- ☐ General Plan Land Use
- ☐ General Plan Areas
- ☐ Special Design Review
- ☐ Coastal Zone
- ☐ CZ Appeals
- ☐ Jurisdiction
- ☐ CZ Residential
- ☐ Exclusion Zones
- ☐ Urban Service Line
- ☐ Rural Service Line

Planning Information Interactive Map - Current Planning



Rec	APN	Estimated Acreage	Estimated Sq Feet	Assessor's Use Code	Owner Name	Owner Address	City State Zip
1	06124102	0.04	1914	020	PARADISE PARK MASONIC CLUB INC	211 PARADISE PARK	SANTA CRUZ, CA 95061

Zoom Out

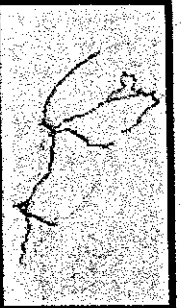
Layers

Refresh Map

Visible Active

- ☒ Parcel (Assessor)
- ☐ Parcel (Assessor)
- ☐ State Highways
- ☐ County Streets
- ☐ StreetsTiger
- ☐ Major Streets
- ☐ Streams
- ☐ Lakes
- ☐ City Limits
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- ☐ Coastal Zone
- ☐ CZ Appeals
- ☐ Jurisdiction
- ☐ CZ Residential Exclusion Zones
- ☐ Urban Service Line
- ☐ Rural Service Line

Environmental/Resource Planning



GIS Home Start Over Help

APN Search

Map Tools: Measure, Draw, Erase, Copy, Paste, Undo, Redo, Zoom In, Zoom Out, Full Screen, Print, etc.



Santa Cruz County Data - Copyright (c) 2001 - All Rights Reserved

0 0.381

SAINT PAULS ST

Rec	APN	Estimated Acreage	Estimated Sq Feet	Assessor's Use Code	Owner Name	Owner Address	City State Zip
1	08124102	0.04	1914	020	PARADISE PARK MASONIC CLUB INC	211 PARADISE PARK	SANTA CRUZ, CA 95061

Layers

Refresh Map

Visible / Active

- ☒ Parcel (Assessor)
- ☐ Major Streets
- ☐ Streets
- ☐ Streams
- ☐ Soils Reports
- ☐ Geologic Reports
- ☐ Archeology Reports
- ☐ Biotic Reports
- ☐ TIGER Roads2000
- ☐ Lakes
- ☐ City Limits
- ☐ PLS Section Lines and Ranchos
- ☐ PLS Extended (CDF)
- ☐ township_ranges
- ☐ USGS 7.5 min Grid
- ☐ Soils (NRCS)
- ☐ Cooper Clark
- ☐ Landslides
- ☐ Fault Lines (State DMG)
- ☐ Fault Zones - County & State
- ☐ Geologic Structures
- ☐ Geology
- ☐ Zone Trust

EXHIBIT G

Height of Building - The vertical distance from the average level of the highest and lowest point of that portion of the building site covered by the building, to the topmost point of the building, but excluding certain features, as specified in Section 13.04.300.

COUNTY OF SANTA CRUZ

PLANNED UNIT DEVELOPMENT

- PERMIT -

NUMBER 74-783-PUD

ISSUED TO

PARADISE PARK MASONIC CLUB

P.O. Box 681

Santa Cruz, Ca. 95060

PARCEL NO.(S)

Book 61, Pages 1-31

APN-061-010-00

80-116-PUD + other APN #s

061-020-00-061-310-00

LOCATION OF USE

Adjacent to State Highway 9 and Cowell State Park, 0.5 mile north of the Santa Cruz City Limits.

PERMITTED USE

Planned Unit Development of 393 existing single-family dwellings and three remaining developable lots on 138 acres subject to the following conditions:

1. Requirements shall be:

Front yard	10 feet
Side yard	5 feet
Rear Yard	10 feet
Maximum lot coverage	45 percent
Maximum avg. structure height	18 feet
Minimum separation between structures	6 feet

Average finish grade to highest point of street

10' min street side (see attached memo dated 7/20/82)

2. Regardless of existing construction, no use permit shall be required for any addition or reconstruction which meets the stated requirements.

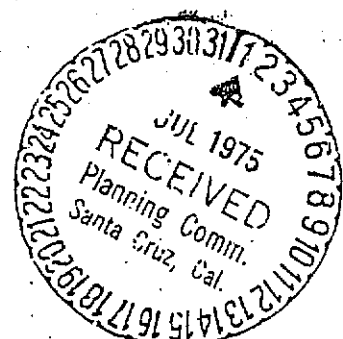
3. Any proposed variance from the requirements stated in Condition No. 1, shall be handled through the appropriate use permit or variance procedure.

4. Before the issuance of any building permit, plans must be approved by the PARADISE PARK BOARD OF DIRECTORS.

if on corner, street side yard is still 10' as per general policy 11-8-81

confirmed by Linda Westbrook Ching, 6-29-82

September 21, 1975



THIS PERMIT WILL EXPIRE ON

IF IT HAS NOT BEEN EXERCISED.

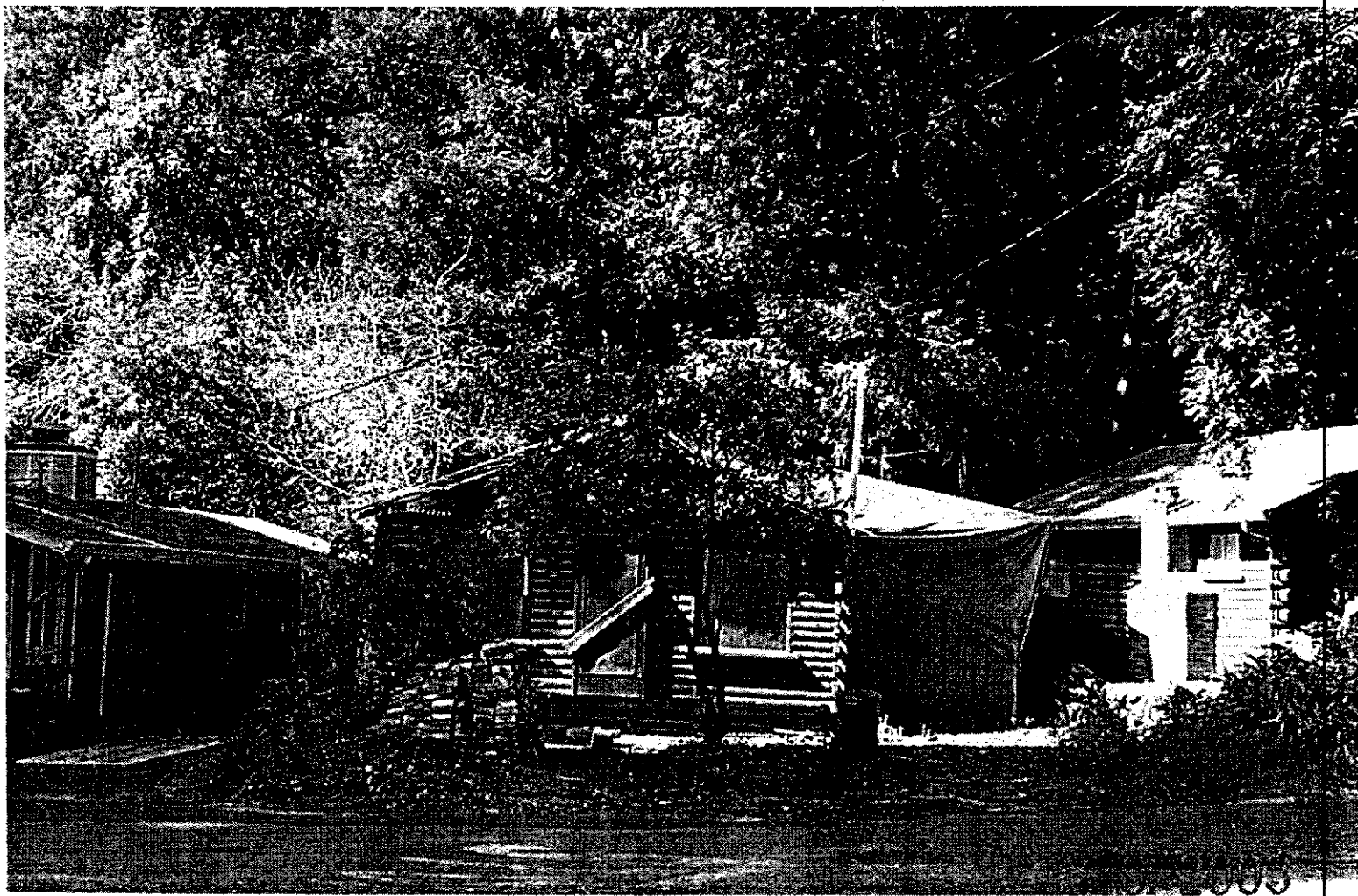
SIGN AND RETURN BOTH COPIES

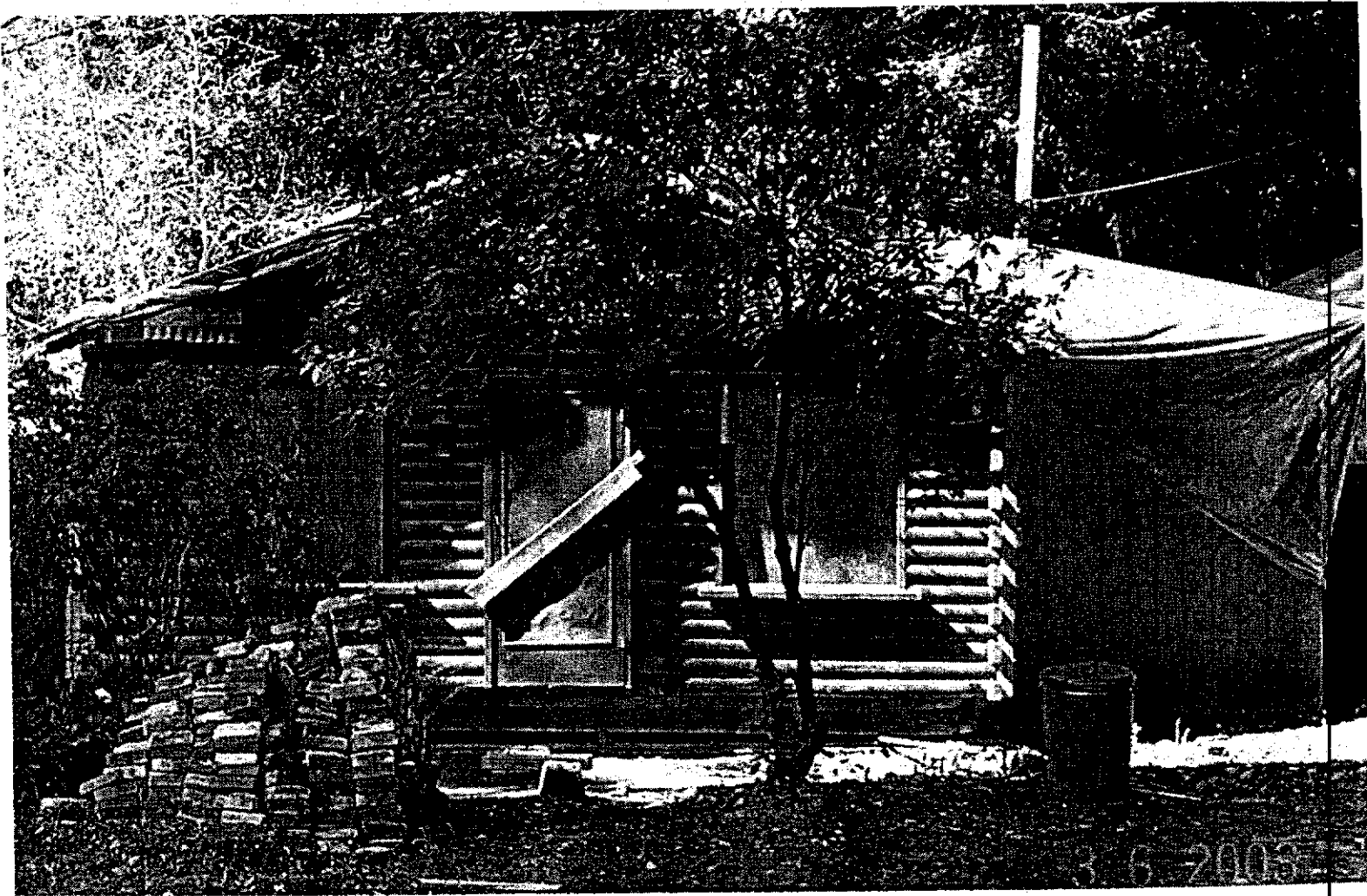
WALTER J. MONASCH, AIP
SANTA CRUZ COUNTY ZONING ADMINISTRATOR

BY George A. Posth DATE 9-24-78
23 GEORGE A. POSTH, CHIEF
DEVELOPMENT PROCESSING

SIGNATURE OF APPLICANT

EXHIBIT





4/10/03

The request for restaking the allotment owned by the Sonnichsen Family was received Feb. 9 this year, and the request for staking was given to the staking committee March

26. The reason for this request: to sell to Mr. Gunn. Why the delay?

The front width was as given in the PPMC "bible" The lines back to the creek were correct.

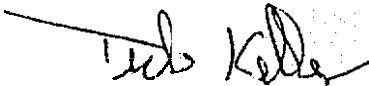
Both Ray Hoffman and Linden Swanson assisted in the staking of this allotment.

There was a letter in the file of the owner of allotments # 1 & 2 stating that the contractor who built the rear area of the structure extended to the exact line of those allotments, in other words, no setback as required. This is the reason Gunn's new structure looked so close to structure on the adjoining allotment

It is my suggestion that the information be put in the folders of both allotment owners.

This request was also stated in a written request by Woody Gephant Jan 25 1989. He asked the the information be put in the files of lots 1,2,3,4,5. It was only in the file of lots 1 and 2.

Staking Committee Chairman



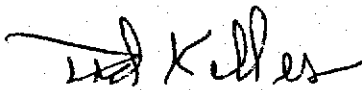
Ted Keller

7-2-03

Parcel Number 061-241-02

Discretionary Application 02-0634

Project # 02-0634



458 Paradisal Park

Santa Cruz, CA 95060

831-425-2646

File
Smick

STAKING REQUEST

DATE 9/18/00
MEMBER NAME Ponnaa Smick PHONE (650) 850-1058
SITE: ADDRESS 1048 St. Paul Street
LOT 24 BLOCK 2 SEC 4 , Plot 6

REASON FOR REQUEST

Sale of Allotment

MYRON COLEMAN, CHUCK STIEFELMAIER &
ASSIGNED TO: RAY HOFFMAN
COMMITTEE MEMBER

COMPLETED Ray Hoffman
SIGNATURE

DATE 10/13/00

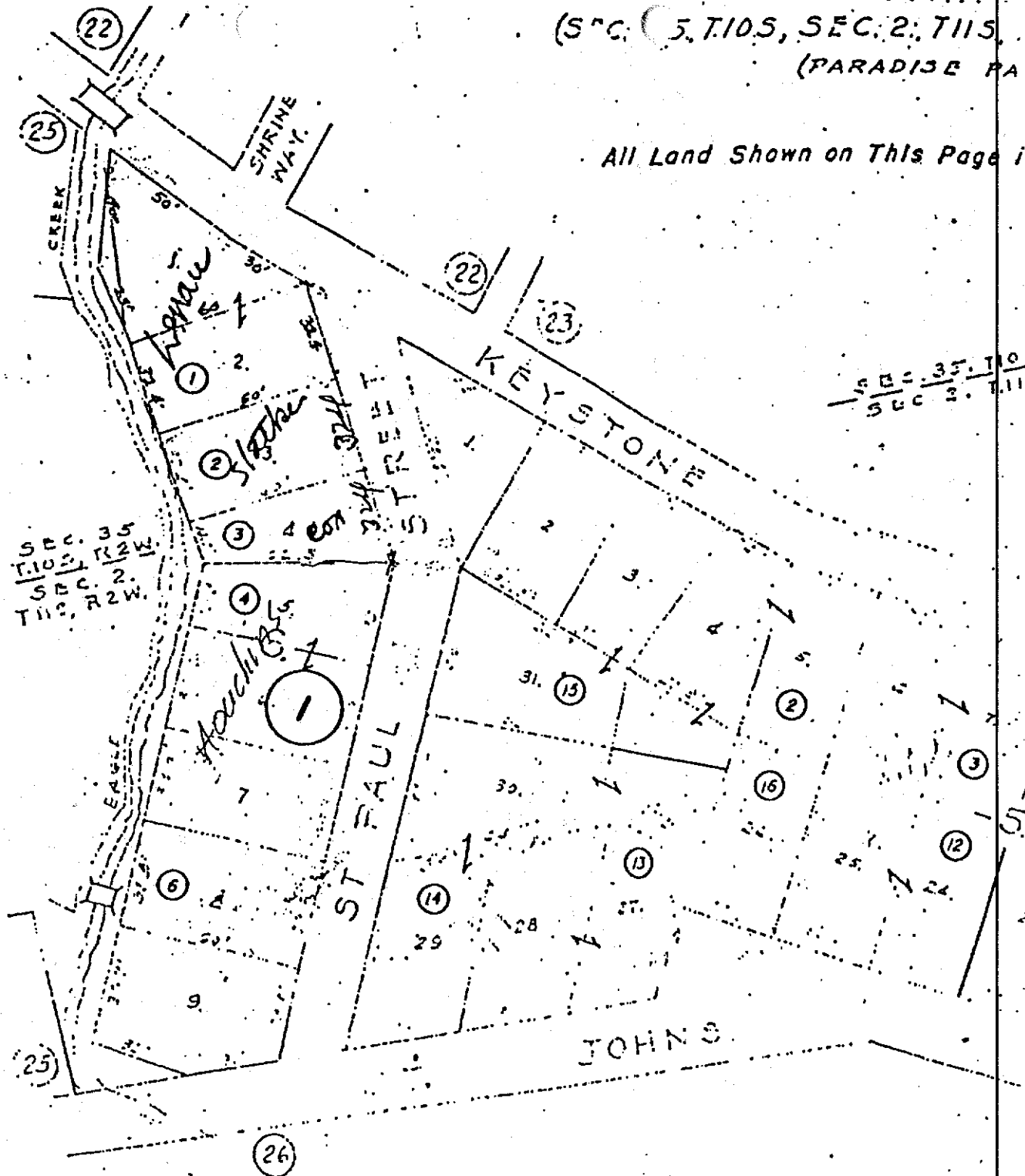
COMMENTS

CAN LIDS PLACED ON STREET w/ WHITE
PAINT. RENT IS EAGLE CREEK

FOR TAX PURPOSES ONLY

(S^WC. 5, T.10S, SEC. 2, T.11S,
(PARADISE PA

All Land Shown on This Page i



Janet Senau
586 Keystone Way

Set 1 + 2

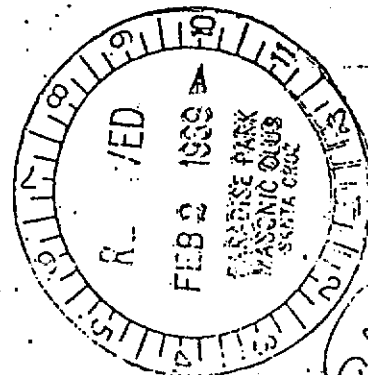


EXHIBIT J 1

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999

(SEC. 35, T.10S., SEC. 2, T.1
(PARADISE PARK,



EXHIBIT J
Note - Assessor's Pdf

Feb 25, 1989

Board of Directors
Paradise Park Masonic Club

The allotment committee met on the above date and measured the allotment of Janet Kenau as directed. The attached drawing determined the lines and base for such measurement and recommend approval of its findings.

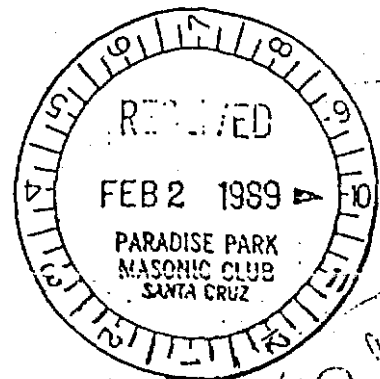
As usual, houses and other improvements in many parts of the PARK were built or remodeled without controls to prevent such excesses and create additional problems. Later on, this is another case where Kenau's house was moved and is now on an angle across the area which tends to affect the lines themselves.

The contractor must establish fully the line between Kenau's and Slatke's with the approval of the manager. The back line along Eagle Creek is quite irregular and a grove of redwoods make it difficult to establish the proper depth. However, we note that the Slatke house is parallel to the line and should be noted as a matter of record.

Copy of this should be entered into files of lots (1-2) 3, 4

Fraternally,
Woody Gephart
Woody Gephart

Attachment: Drawing of Findings.



EXHIBIT

FAX-19 February 2003 To Jack McHugh, **Mgr.** Paradise Park,
Santa Cruz, Cal'a 831/423-2806

REQUEST THAT LOT LINES BE RE-STAKED FOR 678 ST. PAUL

Santa **Cruz** County has asked that the lot lines for 678 St. Paul Street be re-staked.

The **South** marker was destroyed when the neighbors put in a new septic tank.

The North marker was damaged and/or is missing.

Please let me know when the re-staking can be accomplished so that Mr. Robert Gunn, the buyer of the 678 allotment, can continue his refurbishment work. A phone call will be line.

Fraternally,



Deko Sonnichsen, POA for Constance Sonnichsen
650/326-7679

cc: Robert Gunn

To
Ted Keller

1/23/04.

8"

March 4, 2003

To: PPMC Manager

Subject: Reconstruction @ 678 St. Paul St.
Robert Gunn Contractor

Please refer to my previous letter of September 11, 2002. Recommendation for approval was made based upon the new construction being within the same boundaries as the existing footprint and that all necessary requirements for County Permits be met. Very minimal drawings were provided at the time.

On February 15th I met with Robert Gunn & Ted Keller on the site. Robert stated that The County had written a letter to him with concerns and wants the Park's approval before moving ahead.

It is the Committee's assumption that even, though the existing structure does not meet current requirements, repairs and/or replacement could be done on the same footprint. This would also include the lot coverage requirements. The new drawings show the lot size as 1,916 sf, with a lot coverage of 59.5%. The two areas noted as **RA** on the drawings represent "additional areas" of 86sf which are not within the original footprint.

According to Robert, the County's first concern is the northeast corner of the house. **As** I understand it, the existing configuration was to provide clearance for a tree which has been removed. **A** stump remains. Mr. Gunn has squared off the corner (17.5 sf). The second concern is the additional area of 68.5 sq. ft. on the west end of the kitchen. The north wall of this house and the south wall of the neighbors converge to a space only about 26" apart at the the west end of the two houses.

There is no way that the lot coverage can be brought into conformance with a 45% coverage. I believe that Mr. Gunn should be allowed to rebuild only on the existing footprint as originally recommended.

The neighbors seem to be happy that the "eyesore" is being cleaned up. However, I have asked Mr. Gunn to send letters to his neighbors in accordance with the Park's check list. **Also** a restaking should be done to confirm the existing allotment lines. No additional lot coverage should be allowed.

I have now received a copy of the County's letter dated February 18, 2003 which replaces letter dated January 23, 2003, which I did not see. The County's concerns include drainage pipes, septic system, class "B" rated roof, fire sprinkler system, etc. The Owner/Member shall be responsible for all necessary permits and the meeting of all necessary County requirements.

Page 1

It is the recommendation of the Building Committee that the project be approved as a replacement on the existing footprint of the former structure, except the northeast corner may be squared off as shown on the drawing. No other exceptions. All necessary drawings to be provided to the County with a copy sent to the Park Office. A letter must be sent to the six closest neighbors and the staking of the property should be done.

Bill Hardwick *[Signature]*
Building Committee

CC. Robert Gunn
Capitol Composites
4971 Valley Willow Way, Suite 100
Elk Grove, CA 95758

Bob Biendle
Jessie Bush
Stephen Kiel

BC4RGUNN

January 23, 2004

To: Rob Xoger, Manager, PPMC

Subject: **678** St. Paul, Sonnichsen Allotment

This is to summarize our meeting with Ted Keller today concerning the information required by the County of Santa Cruz in their letter of September 8, 2003. (Copy Attached). The County indicates that they will not set a new hearing until the PPMC Board of Directors has seen and approved the revised drawings and submitted a letter of approval along with the revised drawings.

I have confirmed with Jackie Rundell that new staking has been accomplished. Our last review and recommendation was in a letter dated April 1, 2003 (Copy attached). The only revision to the **4/1/03** drawing shows the South wall of the structure as 8" from the allotment line and the north wall **4'-4"** from the north allotment line. The revision is dated January 14, 2004. All other information is unchanged. Since the construction is all in the same footprint as the original improvements and the completion of the proposed improvements are beneficial to PPMC, Recommend approval of the revised drawings and that the Park send a letter to the County acknowledging our review and approval. A copy of the Staking Committee's report should be forwarded also.


Bill Hardwick
Building Committee

CC Stephen Kiel
Ted Keller

D10
BC4GUNN

MINUTES OF THE BOARD OF DIRECTORS, SATURDAY, FEBRUARY 22, 2004

10 Roll Call at 9:00; President Fred Dunn-Ruiz led the meeting. Also present were Vice President Jack Fisher, Treasurer Barbara Monti, Secretary Jacob Koff, Recreation Director At Large Bill Eckard, and Manager Bob Koger. Some 25 members were also in attendance.

a. Invocation was led by Jack Fisher.

b. Jacob reported on the morning Executive Session. Bob asked for & was granted some additional help for 30 days to finish off some projects; The Board approved an agreement with the Manager for use of the apartment above the Office during the time Bob is employed by the Club as the Manager.

b. Consideration of Late Additions to the Agenda.

2.0 Consent Items, approved.

a. Acceptance of Minutes, January 17, 2004

b. Financial Report - January 2004.

3.0 Manager's Report, Bob Koger

a. thanked Historical Committee for work done on the York Bunker plan.

b. Washington Walkway retaining wall, Bill Uber & Bob are to meet with the County Planning Dept.

c. soap suds raid illegal dumping of gray water into the river is to be dealt with in Executive Session.

d. Memorial Day Weekend Work Day plans are to —

e. One car at a time on the bridge, signs at each end of the bridge

f. Speeding has been excessive and dangerous, especially those cutting through the Office frontage road in an attempt to get ahead of another car. There were several suggestions from members about how to deal with this. Bob Biendel suggested blocking off the south entrance (the one at the tennis court) and removing the logs near the drinking fountain. That way, cars could easily enter the area in front of the Office but could not use this area as drag strip.

g. All contractors are to check in with the Office; this must be done; the Park might be in liability if this is not done.

h. Further work is yet to be done on roads, water lines, drains, storage at Social Hall, potholes, green swings area road will be striped more for greater child protection.

i. Downer allotment: it was thought the member had paid some years ago for the use of an addition of a wedge of land next to Eagle Creek, but no records have been found to substantiate this, neither payment nor subsequent TADs payments. Bob recommends selling its use to Downer, & then they can replace their deck when the Liability Insurance issue is settled. Diana Cook said this should be in the minutes of 1982 BOD meetings. The Board agreed to sell now the use of this wedge of unusable land for \$500 & record it for future TADs inclusion.

4.0 Unfinished Business

a. Committee Reports

1. Building - Bill Hardwick:

a. Sonnichsen/Stalker allotment: Deke Sonnichsen was present, & he understands that the neighbors on either side are okay with the present plan. The Planning Department 3/19/04 hearing will be postponed again. The staking issue is settled, based on the 1/14/04 revised set of plans with the PPMC building checksheet. Deke said he has a new buyer, an Eastern Star member. An application is being made to obtain a variance from the county for the rear right-side corner not having a 5-10 foot setback from allotment line shared with the Lenau allotment. New plan shows trees. The Board accepted the staking report of 10/21/03 signed by J. Langford & the revised 1/14/04 plans. Deke is to sign the acceptance to abide by the building rules, and construction liability must be followed.

b. Moellering; Bill Hardwick recommended that this be put back in the county's hands. Mark Stone and Tom Bums (of the Planning Department) are to be at the March Men's Club meeting. Our PUD needs revision. We have been operating on the assumption that if a building was non-conforming, and if all the plans called for was replacement of an existing structure with no change of footprint, then the structure could remain non-conforming. The County seems to think otherwise and appears to require that every non-conforming structure be brought up to current codes when any work is done. This is highly impractical as few houses/carports meet the setback requirement of the PUD, particularly front setbacks. Bill will work on the PUD committee, but not chair it. Bob Biendle will help. A PUD Study Committee was accepted. Currently, a variance permit on the Moellering plan could cost \$5-10K, plus months of waiting. Unless we can get the Board of Supervisors to vote to amend the PUD

EXHIBIT L

To: Board of Directors

10/23/03

From: Staking Committee/ **Chairwoman**

Re: Sonnichsen
675 St. Paul
Lot 3

Staking History: 9/18/00; 8/3/03

Assessor's Map allots a 32'6" x 60' rectangle to the Member/taxpayer.

PPMC stakes are accurately placed (31'10" apart) and easily found along front of allotment on St. Paul ~~Rear~~ stakes, ~~along~~ Eagle ~~Creek~~ are missing - and may never have been put on ~~place~~ by the Park.

Original Sonnichsen ~~structure~~ (left side) is satisfactorily aligned with St. Paul, **Eagle Creek**, and **PPMC** stake.

Deck of house on adjoining allotment (**586 St. Paul**; lots 1 & 2) nearly encroaches on Sonnichsen (lot 3)

Sonnichsen planned addition (**see** diagram) **has** been red-tagged and is abortive - ignores County **5** foot ~~set-back~~ requirement.

Recommendation

Sonnichsen planned addition must be modified.. width should be reduced by **5** feet to meet County requirement

Respectfully,


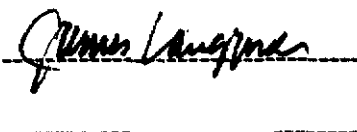
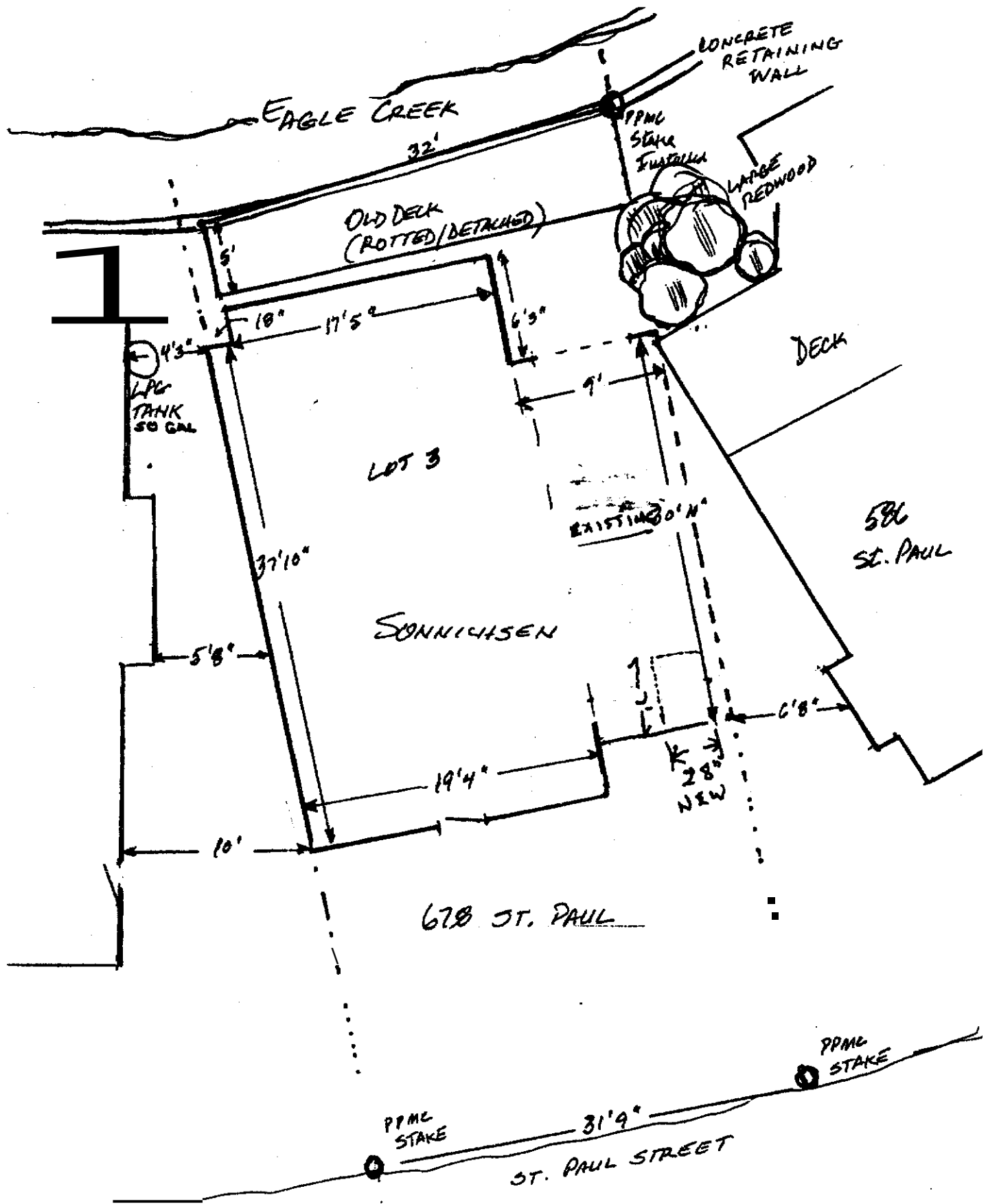
 _____
 _____

EXHIBIT L



REVISED 2-24-04

894 Ringwood Avenue
Menlo Park, Cal 94025-2238

09 April 2004

Subject: Clarification of 06 April letter and Request for Positive Recommendation

Application # 02-0634

Parcel # 061-241-02

Ms. Joan Van der Hoeven, Project Planner
County of Santa Cruz Planning Department
701 Ocean Street - Fourth Floor
Santa Cruz, Cal 95060

Dear Ms. Van der Hoeven:

Thank you for your telephone call of 08 April 04 Re my letter of 06 April. This letter attempts to clarify the situation. We do not need an additional variance as we are already operating under one. You may disregard entirely my letter of 06 April 2004.

Here is the history of the cabin and an explanation for said expansion. When the kitchen was originally built (ca. 1928) there was a large redwood tree standing in the way of the kitchen addition. The tree was located in the North East corner of the addition. Not wanting to cut down the tree, the addition was "notched in that corner approximately 2.5' by 7' to accommodate said tree. The North West corner was "notched by the same 2.5' by 7' dimension to match the "tree" corner. later the tree became diseased and had to be cut down. All that remains today is the tree stump and the "notched kitchen addition. The resulting floor plan leaves the kitchen quite cramped. To correct that cramping we wish to eliminate the two "notches" when we rebuild the kitchen. Paradise Park agrees with the reasonableness of this request and has approved the revision as indicated on our plans revised 1/14/04. Except for the tree trunk, the entire area approved by Paradise Park for this construction had been solid decking with plywood laid on top. To keep the overall square footage of hard-scaped and improved area static, we are reducing the size of the covered front deck. After considerable discussion with the Building Committee, Park Manager and full Board, the Park has agreed with this solution.

Since the net effect of these small changes preserves the original footprint area of the cabin we therefore respectfully request that you give a positive recommendation for this small addition of square footage of the kitchen (but zero net increase of the covered area of the lot/allotment) to be approved by the Zoning Administrator.

Thank you very much for your attention to this important matter.

Very truly yours,



D. C. Sonnichsen
650/326-7679

cc: R. Gunn

894 Ringwood Avenue
Menlo Park, Cal 94025-2238

06 April 2004

Subject: Request for Variance

Application # 02-0634
Parcel # 061-241-02

Ms. Joan Van der Hoeven, Project Planner
County of Santa Cruz Planning Department
701 Ocean Street - Fourth Floor
Santa Cruz, Cal 95060

Dear Ms. Van der Hoeven:

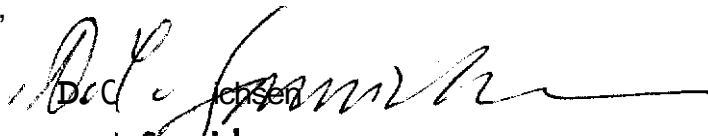
I hereby apply for a variance to expand the kitchen of the cabin at 678 St. Paul, Paradise Park.

Here is the history of the cabin and an explanation for said expansion. When the kitchen was originally built (ca. 1928) there was a large redwood tree standing in the way of the kitchen addition. The tree was located in the North East corner of the addition. Not wanting to cut down the tree, the addition was "notched in that corner approximately 2.5' by 7' to accommodate said tree. The North West corner was "notched" by the same 2.5' by 7' dimension to match the "tree" corner. Later the tree became diseased and had to be cut down. All that remains today is the tree stump and the "notched" kitchen addition. The resulting floor plan leaves the kitchen quite cramped. To correct that cramping we wish to eliminate the two "notches" when we rebuild the kitchen. Paradise Park agrees with the reasonableness of this request and has approved the revision as indicated on our plans revised 1/14/04. Except for the tree trunk, the entire area approved by Paradise Park for this construction had been solid decking with plywood laid on top. To keep the overall square footage of hard-scape and improved area static, we are reducing the size of the covered front deck. After considerable discussion with the Building Committee, Park Manager and full Board, the Park has agreed with this solution.

We therefore respectfully request that you recommend this small addition of square footage of the cabin (but zero net increase of the covered area of the lot) be approved by the Zoning Administrator

Thank you very much for your attention to this important matter.

Very truly yours,


David L. Sonnichsen
650/326-7679

894 Ringwood Avenue
Menlo Park, Cal 94025-2238

13 February 2004

Subject: Request for Extension of Hearing date
Application # 02-0634
Parcel # 061-241-02

REF: Telcons between Sonnichsen & Van der Hoeven, 13 FEB 2004

Mr. Tom Burns Director
Ms. Joan Van der Hoeven, Project Planner
County of Santa Cruz Planning Department
701 Ocean Street
Santa Cruz, Cal 95060

Dear Mr. Burns & Ms. Van der Hoeven:

I hereby apply for a 30 to 45 day extension for the Santa Cruz County hearing presently scheduled for Friday 19 March 2004.

I am informed that a new staking has been done, that the plans have been revised in accordance with Paradise Park and Santa Cruz County requirements, the neighbors on both sides have been contacted and appear to have no further objections. The reason for the this delay is that the Park final review of said plans cannot take place until after the "30-day-advance" date you require for firm inputs in support of your hearing. The new Park Manager and Chair of the Building Committee have seen the plans and said they look O.K. ... but the full Park Board has yet to complete their review.

Please advise me of the new date.

Thank you very much for your attention to this important matter.

Very truly yours,


D. C. Sonnichsen
650/326-7679

cc:

Joan Van der Hoeven
Fred Dunn-Ruiz, Paradise Park
Oren R. Stalker, Hawaii