

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 03-0058

APN: 063-171-05

APPLICANT: Terry & Karen Long

OWNER: Terry & Karen Long

PROJECT DESCRIPTION: Proposal to ~~construct~~ a residential addition to an existing two story single family dwelling, install a bathroom in an existing detached pool house, and place a 5000 gallon water storage tank, at a property located on a scenic road in the Coastal Zone. Requires an amendment to Coastal Zone Permit 91-0695, Design Review and a Residential Development Permit to install a bathroom in the pool house.

LOCATION: Property located on the northeast corner of the intersection of Quail Drive and Martin Road (851 Quail Dr.).

PERMITS REQUIRED: Coastal Permit Amendment and Residential Development Permit

ENVIRONMENTAL DETERMINATION: Categorically Exempt - Class 3

COASTAL ZONE: X Yes N o **APPEALABLE TO CCC:** Yes X No

PARCEL INFORMATION

PARCEL SIZE: 1.08 acre, per survey

EXISTING LAND USE:

PARCEL: Residential

SURROUNDING: Residential

PROJECT ACCESS: Quail Drive

PLANNING AREA: Bonny Doon

LAND USE DESIGNATION: R-R (Rural Residential)

ZONING DISTRICT: RR (Rural Residential)

SUPERVISORIAL DISTRICT: Third

ENVIRONMENTAL INFORMATION

- | | |
|----------------------|--|
| a. Geologic Hazards | a. Not mapped/no physical evidence on site |
| b. Soils | b. Felton Sandy Loam |
| c. Fire Hazard | c. Not a mapped constraint |
| d. Slopes | d. NIA |
| e. Env. Sen. Habitat | e. Existing developed site |
| f. Grading | f. Less than 100 cubic yards |
| g. Tree Removal | g. No trees proposed to be removed |
| h. Scenic | h. Martin Road, designated scenic road |
| i. Drainage | i. Retention basin to be added |

- | | |
|-----------------------|---|
| j. Traffic | j. N/A |
| k. Roads | k. Existing roads adequate |
| l. Parks | l. Existing park facilities adequate |
| m. Sewer Availability | m. N/A |
| n. Water Availability | n. N/A |
| o. Archeology | o. In an archeologically sensitive area |

SERVICES INFORMATION

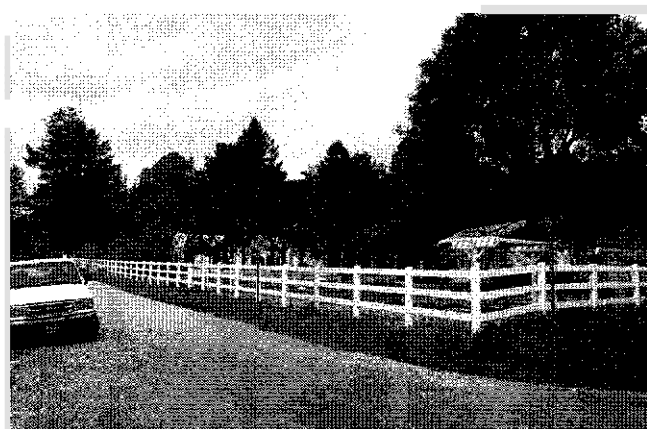
Inside Urban/Rural Services Line: Yes X No

Water Supply: Private well

Sewage Disposal: Private septic system

Fire District: County Fire

Drainage District: N/A



Existing Long residence at center of photo, viewed from Martin Road, looking up Quail Drive from intersection of Martin & Quail.



Rear of existing Long residence (garage on right) viewed from Martin Road, looking south from beyond northeast corner of Long property.

ANALYSIS AND DISCUSSION

The subject property is a 1.05 acre lot, located in the RR (Rural Residential) zone district, a designation which allows residential uses. The proposed residential addition is a principal permitted use within the zone district and the project is consistent with the site's (R-R) Rural Residential General Plan designation. The proposed residential addition is in conformance with

the County's certified Local Coastal Program in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the diverse single-family residential character of the surrounding neighborhood. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

The eastern (rear) and southern parcel boundaries are along Martin Road, a designated scenic road. The existing six foot redwood fence (approved under Development Permit 98-0811) and the row of mature Monterey pine trees along the fence will provide substantial screening and softening of the view of the proposed enlarged residence from Martin Road. Existing landscape trees along Quail Drive also soften the view from Quail Drive.

In response to initial Design Review comments by the County's Urban Designer, the applicant provided plan revisions on the use of materials, such that the revised plans were deemed acceptable on re-review by the Urban Designer (Exhibit G). Revisions included wrapping the front façade stone work onto the right and left side elevations.

The Record of Survey Map, February 1957, for the land division that created the subject parcel, determined that the property is 1.08 acres, or 47,045 square feet in size. Staff calculated the lot coverage of the existing and proposed development, not counting the proposed 60 square foot deck outside the breakfast nook, at 4,259 square feet. The proposal complies with the maximum lot coverage of 10.0%.

The proposed project does not increase the number of bedrooms compared to the existing residence. Coastal Permit 91-0695, approved in March 1992 and amended by the present permit, previously allowed a 546 square foot addition.

The existing pool house ("pool cabana") is nearly 100 feet from the nearest point of the residence. The proposed addition of a bathroom in the pool house is justifiable, considering the existing adjacent approved swimming pool use and the considerable distance of the pool from bathroom facilities in the main house. The accessory structure regulations of County Code section 13.10.61 allow plumbing appropriate to the use, and make allowance for the addition of a toilet under a particular circumstance such as this. The architectural design of the pool house, including its siting and service function accessory to the pool, reduce any concern that the upgraded structure would be converted without permits to an independent dwelling unit. A related Declaration of Restriction prohibiting conversion will be required to be recorded prior to Building Permit approval.

The parcel is located within a large, generalized archeologically sensitive area. Because the proposed project will result in minimal ground disturbance in an existing disturbed and developed area, an archeological survey is not required for the project.

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 **03-0058**, based on the attached findings and conditions.
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map and Aerial photo view
- F. Zoning map, General Plan map
- G. Comments by reviewing agencies

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: Jack Nelson
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831)454-3259 (or, jack.nelson@co.santa-cruz.ca.us)

COASTAL DEVELOPMENT PERMIT FINDINGS:

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

The property is **zoned** RR (Rural Residential), a designation which allows residential uses. The proposed residential addition is a principal permitted use within the zone district, consistent with the site's (R-R) Rural Residential General Plan designation.

2. THAT THE PROJECT DOES NOT CONFLICT WITH ANY EXISTING EASEMENT OR DEVELOPMENT RESTRICTIONS SUCH AS PUBLIC ACCESS, UTILITY, OR OPEN SPACE EASEMENTS.

The proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. THAT THE PROJECT IS CONSISTENT WITH THE DESIGN CRITERIA AND SPECIAL USE STANDARDS AND CONDITIONS OF THIS CHAPTER PURSUANT TO SECTION 13.20.130 et seq.

The proposal is consistent with the design and use standards pursuant to Section 13.20.130 in that the development is visually compatible and integrated with the character of the surrounding neighborhood.

4. THAT THE PROJECT CONFORMS WITH THE PUBLIC ACCESS, RECREATION, AND VISITOR-SERVING POLICIES, STANDARDS AND MAPS OF THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTER 2; FIGURE 2.5 AND CHAPTER 7, AND, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL ZONE, SUCH DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT COMMENCING WITH SECTION 30200.

The project site is not located between the shoreline and the first public road. Consequently, the residential addition will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

The proposed project is in conformity with the County's certified Local Coastal Program in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the diverse single-family residential character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RR (Rural Residential) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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 residential addition and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development.

Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residential addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the RR (Rural Residential) zone district. The proposed location of the residential addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RR zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

The existing pool house ("pool cabana") is nearly 100 feet from the nearest point of the residence. The proposed addition of a bathroom in the pool house is justifiable, considering the

existing adjacent approved swimming pool use and the considerable distance of the pool from bathroom facilities in the main house. The accessory structure regulations of County Code section 13.10.611 allow plumbing appropriate to the use and make allowance for the addition of a toilet under a particular circumstance such as this.

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).

The proposed residential addition 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 residential addition will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed residential addition 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 residential addition will comply with the site standards for the RR zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted **for this** portion of the County.

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it **is** a residential addition on an existing developed lot. The proposed project is not anticipated to increase the existing level of traffic.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

This finding may be made, in that the proposed structure is two stories, in a mixed neighborhood of one to two story homes **and** the proposed residential addition is consistent with the land use intensity and density of the neighborhood.

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

The proposed development is consistent with the Design Standards and Guidelines of the County Code. Following Design Review comments by the County's Urban Designer, the design and materials usage of the proposed residential addition has been modified to meet these standards and guidelines. The row of screening trees along Martin Road is required to be permanently maintained.

CONDITIONS OF APPROVAL

Exhibit A: Sheets 1-5 by James Lloyd Design, including Sheet 1 revised April 2, 2003; Sheets 2, 3, & 4 dated February 12, 2003; Sheet 5 revised April 5, 2003. Bathroom addition to pool house: Sheets 1-3 by T. Long including Sheet 1 dated February 12, 2003.

- I. This permit authorizes the construction of a residential addition and installation of a bathroom in an existing pool house. 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. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements. Notwithstanding the fire hydrant location shown on Sheet 1 revised April 2, 2003 by James Lloyd, the hydrant shall not be shown located along Martin Road but shall be attached to the water tank **so** as to be visible from

Quail Drive per fire department requirements.

4. Show on the plans how the water tank height and installation is such that the top of the water tank is below the top of the existing fence line along Martin Road.
 5. Show existing and proposed grade, labeled, in the elevations. This information shall show that the maximum height of the structure does not exceed 28 feet from existing or proposed grade, whichever is lower.
- C. Meet all requirements of and pay any applicable drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- E. Meet all requirements and pay any applicable plan check fee of the Fire Protection District.
- F. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full **of** all applicable developer fees and other requirements lawfully imposed by the school district.
- G. Complete and record a provided Declaration of Restriction to Maintain a Structure (Pool House) **as** a Habitable Accessory Structure. **YOU MAY NOT ALTER THE WORDING OF THIS DECLARATION.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. 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. The rear fence along Martin Road shall be permanently maintained, in order to reduce the visual impact of the enlarged residence.
- B. The row of Monterey pine trees at the rear fence, along Martin Road, shall be permanently maintained, in order to soften the view of the development from Martin Road. If any trees must be removed due to hazard or declined health, they shall be promptly replaced either with additional Monterey pines or with other native evergreen tree species adapted to the site conditions.
- C. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Jack Nelson
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: 03-0058

Assessor Parcel Number: 063-171-05

Project Location: 851 Quail Dr., Bonny Doon

Project Description: Construct a residential addition, add a bathroom in a pool house, and place a 5000 gallon water tank

Person or Agency Proposing Project: Terry & Karen Long

Contact Phone Number: 831-427-3433

- 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. New construction of small facilities

F. Reasons why the project is exempt:

The project is limited to an addition to a residential addition, remodeling, and water tank placement at an existing developed residential property.

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

Jack Nelson, Project Planner

Date: _____

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
ABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999

POR. SECS. 23 & 24, T.10S., R.3W., M.D.B. & M.

Tax Area Code
58-001 58-008

63-17

Project
Site

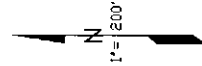
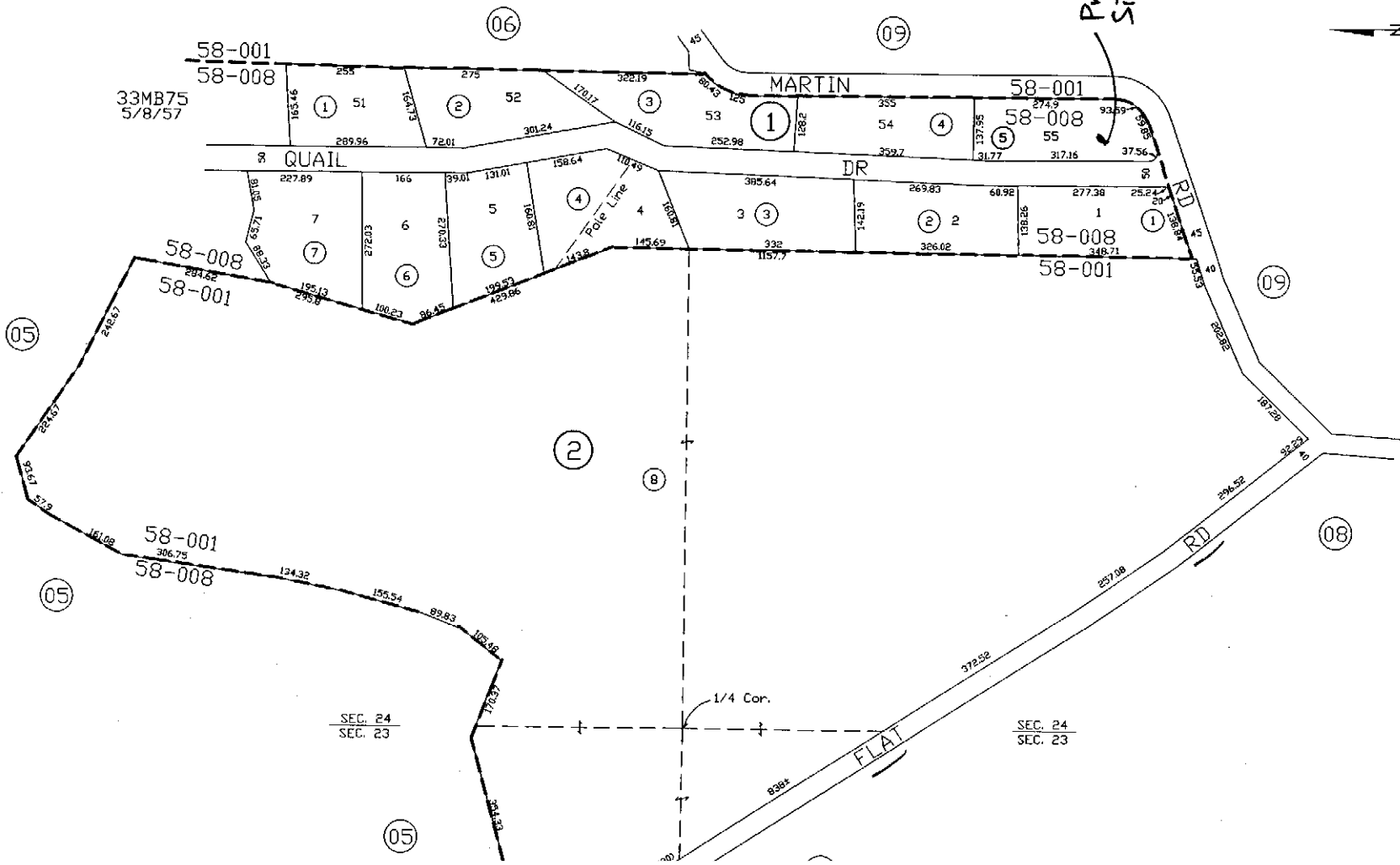


EXHIBIT E



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

Assessor's Map No. 63-17
County of Santa Cruz, Calif
Nov. 1999

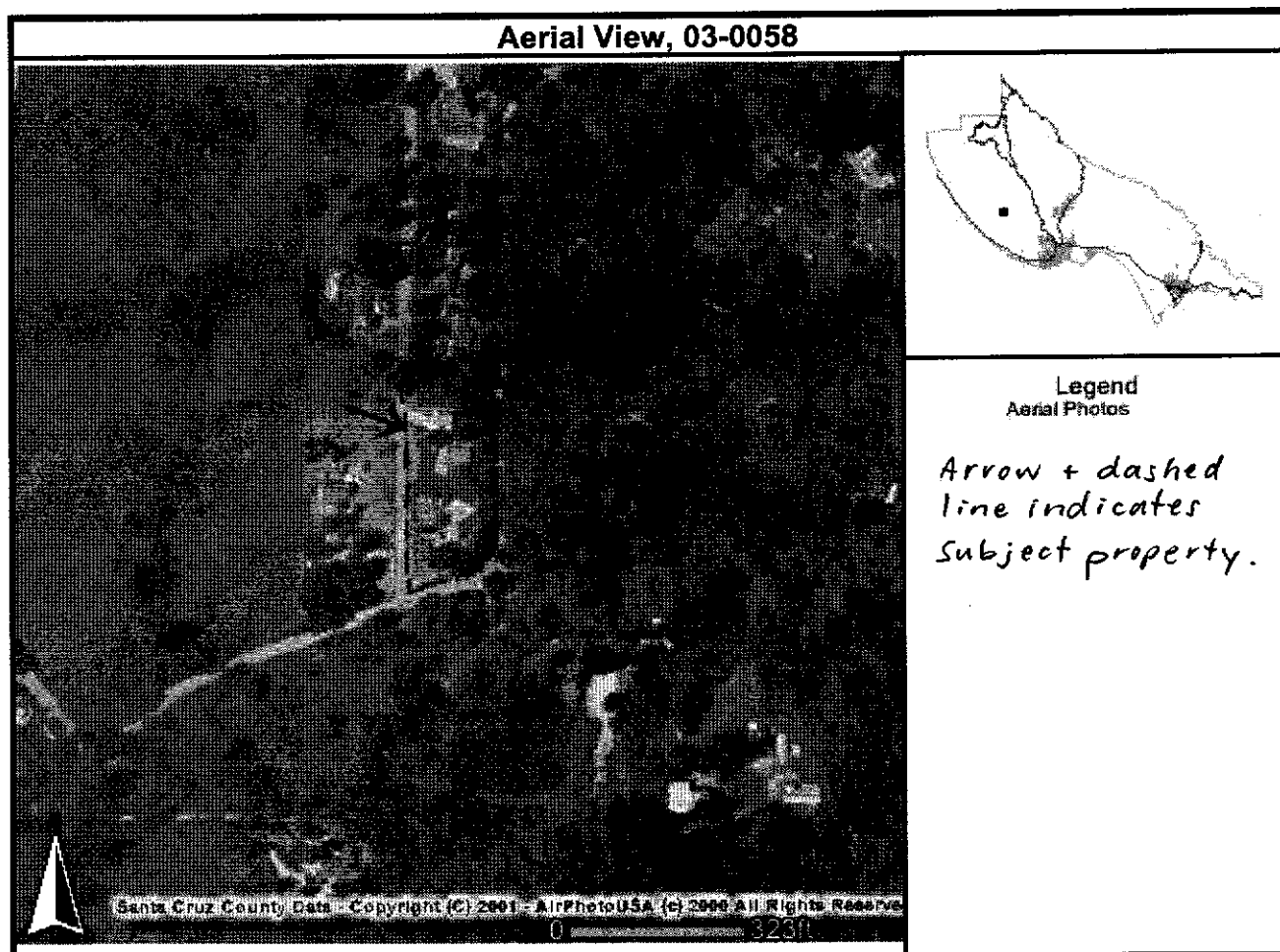
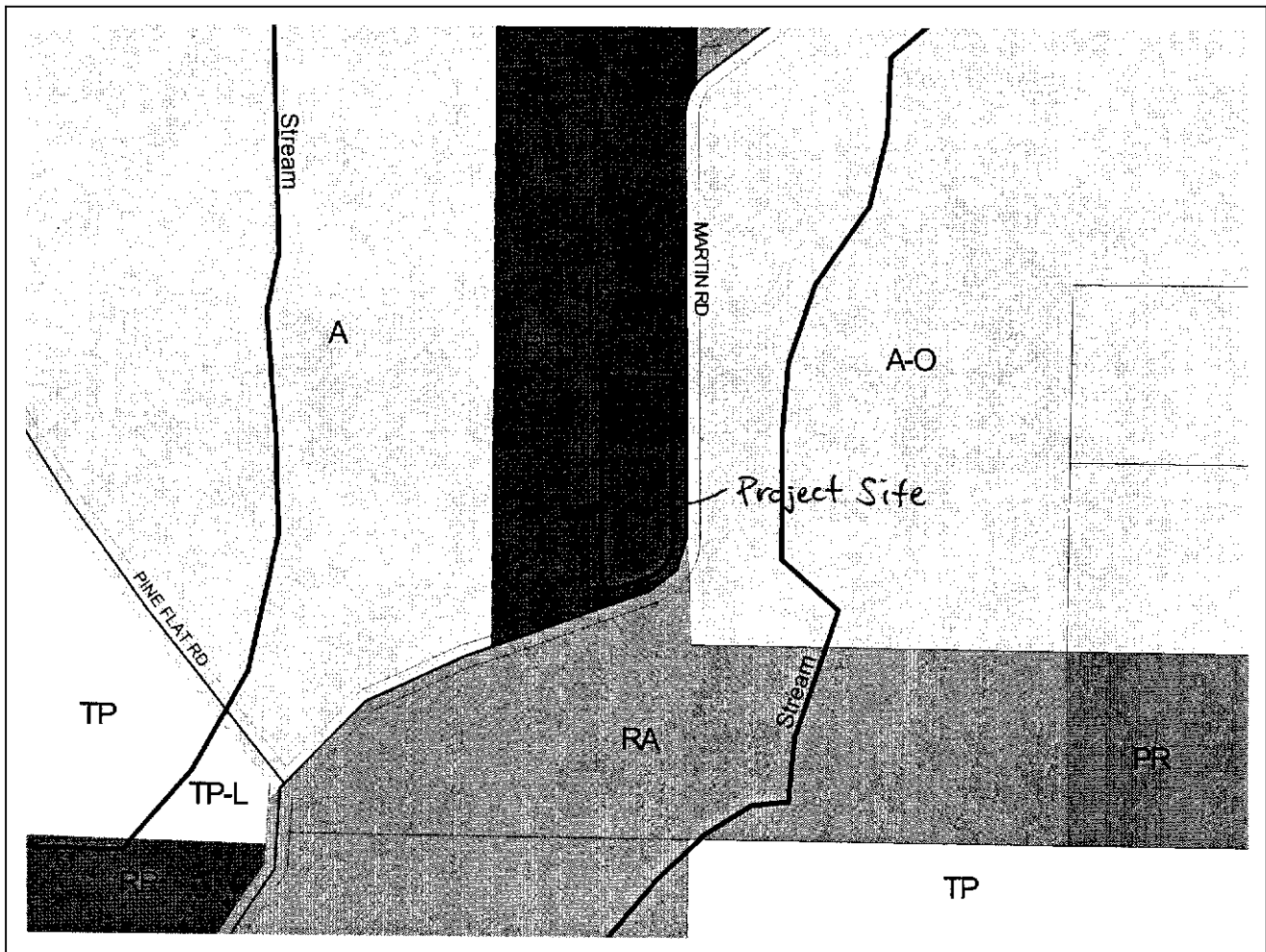


EXHIBIT E

Zoning Map



500 0 500 1000 Feet

Legend

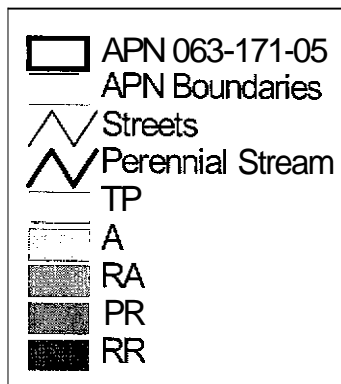
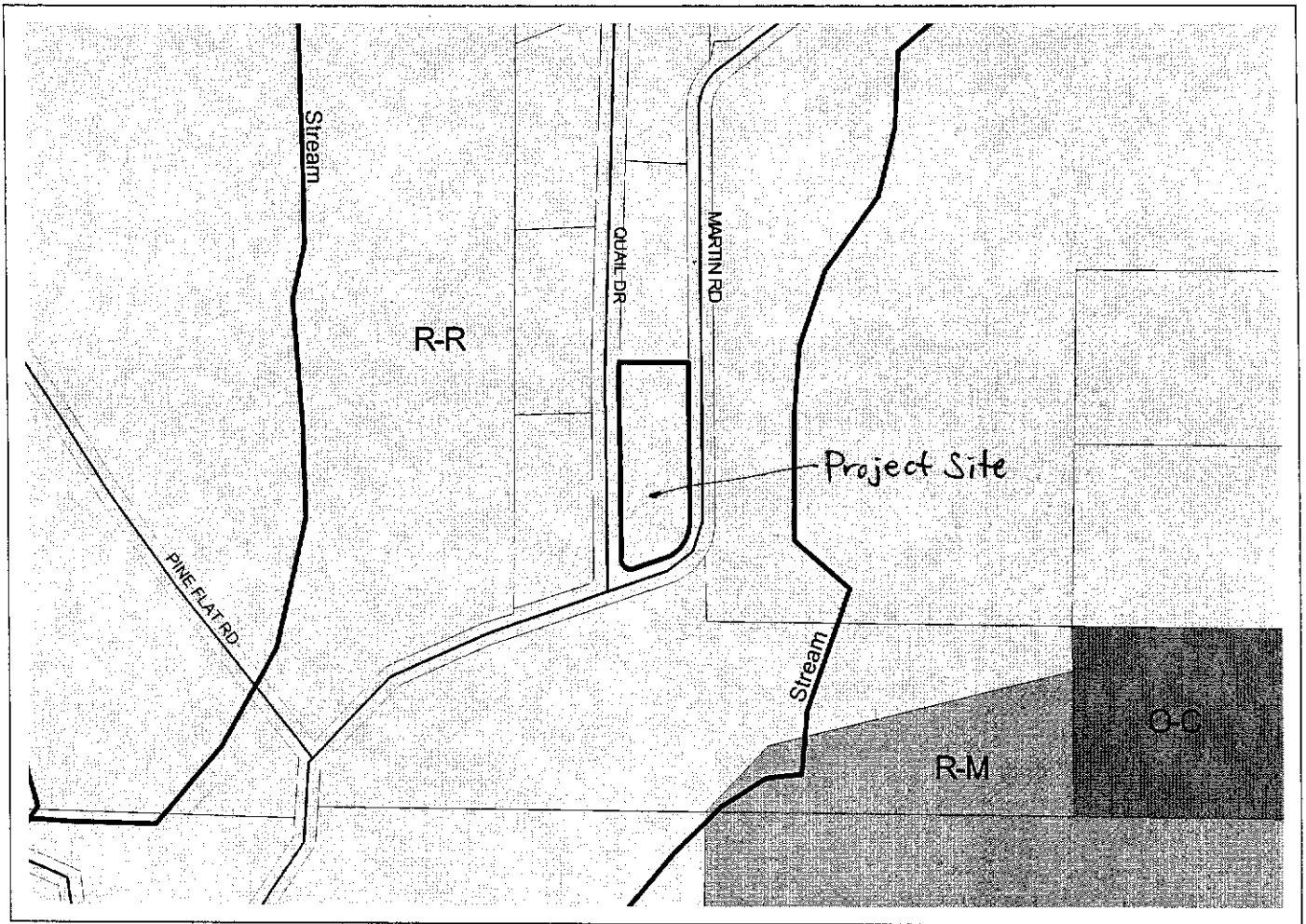


EXHIBIT F

General Plan Map



500 0 500 1000 Feet

Legend

	APN 063-171-05
	APN Boundaries
	Streets
	Perennial Stream
	Rural Residential
	Mountain Residential
	Resource Conservation



EXHIBIT F

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

Project Planner: Jack Nelson
Application No.: 03-0058
APN: 063-171-05

Date: June 25, 2003
Time: 13:39:55
Page: 1

Dpw Drainage Completeness Comments

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

===== REVIEW ON MARCH 7, 2003 BY CARISA REGALADO =====

No offsite adverse impacts apparent. Plans accepted as submitted. (Additional notes listed in Miscellaneous Comments.)

If needed, further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/drain.htm>

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MARCH 7, 2003 BY CARISA REGALADO =====

For the building permit application stage:

- 1) Show existing drainage pattern by contours or other method.
- 2) By use of the proposed retention basin, please show that the developed site overflow will not exceed the overflow of the existing parcel site conditions so as not to adversely impact adjacent parcels.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 7, 2003 BY RODOLFO N RIVAS =====

NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 7, 2003 BY RODOLFO N RIVAS =====

NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON MARCH 5, 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 MARCH 5, 2003 BY JIM G SAFRANEK =====

Environmental Health Miscellaneous Comments

===== REVIEW ON MARCH 5, 2003 BY JIM G SAFRANEK =====

The proposed project requires that septic system be modified to meet current standards. Applicant must obtain a minor sewage disposal permit for a pump tank. Permit

Project Planner: Jack Nelson
Application No.: 03-0058
APN: 063-171-05

Date: June 25, 2003
Time: 13:39:55
Page: 2

info:contact the Land Use staff of Environmental Health at 454-2735, Rafael Sanchez.

Cal Dept of Forestry/County Fire Completeness Comm

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

----- UPDATED ON FEBRUARY 20, 2003 BY COLLEEN L BAXTER ===== DEPARTMENT
NAME:COF/COUNTY FIRE plans and RESUBMIT, with an annotated copy of this letter: A
minimum fire flow 200 GPM is required from 1 hydrant located within 150 feet. SHOW
on the plans a 4,000 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 a
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 roof covering shall be
no less than Class "B" rated roof. SHOW on the plans, DETAILS of compliance with the
driveway requirements. The driveway shall be 12 feet minimum width and maximum
twenty percent slope. The driveway shall be in place to the following standards
prior to any framing construction, or construction will be stopped: - The driveway
surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class
2 or equivalent certified by a licensed engineer to 95% compaction and shall be
maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II
base rock for grades up to and including 5%, oil and screened for grades up to and
including 15% and asphaltic concrete for grades exceeding 15%, but in no case ex-
ceeding 20%. - The maximum grade of the driveway shall not exceed 20%, with grades
of 15% not permitted for distances of more than 200 feet at a time. - The driveway
shall have an overhead clearance of 14 feet vertical distance for its entire width.
- A turn-around area which meets the requirements of the fire department shall be
provided for access roads and driveways in excess of 150 feet in length. - Drainage
details for the road or driveway shall conform to current engineering practices, in-
cluding erosion control measures. - All private access roads, driveways, turn-
arounds and bridges are the responsibility of the owner(s) of record and shall be
maintained to ensure the fire department safe and expedient passage at all times. -
The driveway shall be thereafter maintained to these standards at all times. 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 mini-
mum 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.

----- UPDATED ON FEBRUARY 20, 2003 BY COLLEEN L BAXTER =====

===== UPDATED ON MAY 20, 2003 BY COLLEEN L BAXTER =====

DEPARTMENT NAME:cdf/county fire

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.

Discrionary Comments - Continued

Project Planner: Jack Nelson
Application No.: 03-0058
APN: 063-171-05

Date: June 25, 2003
Time: 13:39:55
Page: 3

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

===== REVIEW ON FEBRUARY 20, 2003 BY COLLEEN L BAXTER =====
===== UPDATED ON MAY 20, 2003 BY COLLEEN L BAXTER =====

EXHIBIT G

INTEROFFICE MEMO

APPLICATION NO: 03-0058 (Second Routing)

Date: May 15, 2003

To: Jack Nelson, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a remodel and addition to an existing residence at 851 Quail Drive, (Bonnie Doon) Santa Cruz (Long / owner, applicant)

GENERAL PLAN / ZONING CODE ISSUESDesign Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.			N/A
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be			N/A

retained.			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			NIA
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area	✓		
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.	✓		
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)	✓		
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed	✓		
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction	✓		
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged	✓		

Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster	✓		
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an			NIA
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			NIA
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			NIA
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			NIA
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			NIA
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor sewing zone districts			N/A

EXHIBIT G

In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			NIA
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			NIA
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			NIA
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			NIA

Design Review Authority**13.11.040** Projects requiring design review

- (a) Single home construction, and associated additions involving 500 square feet or more, within coastal special communities and sensitive sites as defined in this Chapter

13.11.030 Definitions

- (u) 'Sensitive Site' shall mean any property located **adjacent to a scenic road** or within the viewshed of a scenic road as recognized in the General Plan; or located on a coastal bluff or on a ridge line

Design Review Standards**13.11.072** Site design.

Evaluation Criteria	Meets criteria In code(✓)	Does not meet criteria(✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing	✓		
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			

EXHIBIT G

Page 5

Accessible to the disabled, pedestrians, bicycles and vehicles			NIA
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria(✓)	Urban Designer's Evaluation
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks			N/A
Character of architecture	✓		<i>In other settings, I would normally recommend that the character of the architecture be continuous around all sides of a building. Due to the rural nature of the site and the screening from the fence and landscape at the rear, it is not critical to address all sides equally.</i>
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		

Design elements create a sense of human scale and pedestrian	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting		✓	

EXHIBIT G