



Staff Report to the Zoning Administrator

Application Number: **03-0258**

Applicant: Jim Stroupe
Owner: Martin Rist & Bonnie Brunet
APN: 063-081-18

Date: August 6, 2004
Agenda Item #: 6
Time: After 11:00 a.m.

Project Description: Proposal to construct a two-story single family dwelling with attached garage, decks, spa, of approximately 8,083 square feet; construct a two-story second unit of 1200 square feet with an attached 440 square foot garage (with no interior access); and construct an access driveway, lap pool, and three 4000 gallon water tanks. Includes grading of approximately 900 cubic yards cut and 570 cubic yards fill. Requires a Coastal Development Permit, Preliminary Grading Review, a Residential Development Permit for a Large Dwelling exceeding 7,000 square feet; a Residential Development Permit to increase the maximum 28 foot height limit to 37 feet by increasing the required 40 foot front yard to 435 feet, the required 20 foot side yard to 70 feet and 115 feet respectively, and the required 20 foot rear yard to 300 feet; and a Soils Report Review.

Location: Property located on the south side of Blessing Lane at approximately 1/10 mile west from Bonny Doon Road.

Permits Required: Coastal Development Permit and Residential Development Permit

Staff Recommendation:

- Approval of Application 03-0258, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | | | |
|----|--|----|--|
| A. | Project plans | E. | Assessor's parcel map and Location map |
| B. | Findings | F. | Zoning map and General Plan map |
| C. | Conditions | G. | Agency Comments |
| D. | Categorical Exemption (CEQA determination) | | |

Parcel Information

Parcel Size: 10.05 acres
Existing Land Use - Parcel: Undeveloped forested land
Existing Land Use - Surrounding: Residential
Project Access: Blessing Lane via Bonny Doon Road
Planning Area: Bonny Doon
Land Use Designation: R-R at proposed development (and R-M elsewhere on parcel) (Rural Residential and Mountain Residential)
Zone District: RA (Residential Agriculture)
Supervisory District: Third (District Supervisor: Wormhoudt)
Within Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence at proposed development
Soils: Soils report reviewed and accepted
Fire Hazard: Not a mapped constraint
Slopes: Proposed development avoids steep slope area
Env. Sen. Habitat: Negative biotic assessment
Grading: About 900 cu yds cut, 570 cu yds fill
Tree Removal: Some tree removal for driveway & residences. Major trees avoided.
Scenic: Not a mapped resource
Drainage: Drainage improvements included in design
Traffic: NIA
Roads: Blessing Lane to be widened by approximately 5 feet along parcel frontage; existing roads otherwise adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line: ☐ Yes ☒ No
Water Supply: Private well
Sewage Disposal: Private septic system
Fire District: County Fire
Drainage District: N/A



Looking east along Blessing Lane. Frontage of subject parcel is on right (= south side of Blessing Lane).



Sample view of forested interior of subject parcel.

Project Setting & General Discussion

The proposed residence, second unit, and associated development are proposed on a large 10 acre parcel characterized by second growth redwood and mixed evergreen forest. The upper, northern portion of the parcel, with access from Blessing Lane, is topographically divided from the southern parcel portion by a quite steep slope. The proposed buildings are sited to avoid removal of large trees, and on areas of gentle slopes in the northern parcel portion. Redwood tree clusters which include very impressive individual trees in the range of five to eight feet diameter will be undisturbed. Three relatively minor redwood trees of 38", 24", and 27" diameter will be removed at the house and parking area. A number of smaller trees, typically about 12" diameter or less, will also be removed within the defined limits of grading. The proposed driveway will be

on a gentle to moderate slope not exceeding 15%. The proposed 114 acre clearing for orchard planting in the northwest corner of the parcel will make use of an existing grassy/shrubby opening in the forest.

Adjacent parcels are developed with residences. Due to large parcel sizes and presence of mature vegetation, the proposed large dwelling and the second unit will have little to no visibility from adjacent parcels and Blessing Lane. The residential property to the west will have a minor, partial view of the new residence from near the common property line; the project architect has added native understory plantings and three additional redwood trees in this area, and existing trees in this vicinity will be left intact, in order to minimize any visual impact.

Natural colors and materials, including redwood board & batten siding, cedar shingle siding, and cedar shake roofing, will help integrate the buildings into the neighborhood character.

Building Height Over 28 Feet

The project proposes a maximum structure height of 37 feet in conjunction with increasing the yard setbacks, consistent with the residential development standards of County Code section 13.10.323(e)(5) regarding structures exceeding 28 feet. All yard setbacks have been increased more than 45 feet, providing an increase of at least five feet for each foot of building height over 28 feet, consistent with the cited code section.

Large Dwelling Review and Design Review

A detailed discussion of the large dwelling review, and appropriate findings, are included under Development Permit Finding #2, in the attached Exhibit B Findings.

As to Design Review under Chapter 13.11, the proposed single family dwelling and second dwelling unit will be compatible with the surrounding neighborhood as discussed above, and will not reduce or visually impact available open space in the surrounding area. The project has been reviewed and accepted for Design Review purposes by Urban Designer Larry Kasparowitz (memo dated July 11, 2003, Exhibit G).

Grading Design and Road Access

The project grading volume is substantial (900 cubic yards cut). On Planning's request for improved grading information, the applicant provided a conservative, engineered grading design with well-defined area limits of grading and a grading volume that reasonably follows as the consequence of the large building footprint areas, a long driveway, and lap pool grading.

Changes in the natural topography of the site are minimized. Large, mature redwood tree clusters will be protected consistent with an arborist's recommendations. The grading and development siting avoids a steep slope which lies south of the southern margin of the development footprint.

Blessing Lane is to receive minor widening work of about five feet along the parcel frontage, per County Fire requirements. A 20 foot right of way access for this parcel was recorded in Minor Land Division 83-114 (amended). A Zoning Administrator signoff to utilize a less than 40 foot

wide right of way is not required.

Conclusion

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

Staff Recommendation

- APPROVAL of Application Number **03-0258**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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Santa Cruz CA 95060
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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.

This finding can be made, in that the property is zoned RA (Residential Agriculture), a designation which allows residential uses. The proposed single family dwelling and second dwelling unit are a 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.

This finding can be made, in that 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.

This finding can be made, in that mature forest vegetation will ~~screen~~ most of the development, particularly the large main dwelling, from being viewed from Blessing Lane and other homes in the vicinity. Natural colors and materials, including redwood board & batten siding, cedar shingle siding, and cedar shake roofing, will help integrate the buildings into the neighborhood character. Large, mature tree clusters will be protected consistent with an arborist's recommendations, and grading is limited to work inherent in the driveway and building site preparation while avoiding steeper-sloped ~~portions~~ of the property.

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.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the single family dwelling and second dwelling unit 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.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RA (Residential Agriculture) 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 incompatible 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.

This finding can be made, 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 single family dwelling and second dwelling unit 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.

This finding can be made, in that the proposed location of the single family dwelling and second dwelling unit and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district in that the primary use of the property will be one single family dwelling and second dwelling unit that meet all current site standards for the zone district.

The project proposes a maximum structure height of 37 feet in conjunction with increasing the yard setbacks, consistent with the residential development standards of County Code section 13.10.323(e)(5) regarding structures exceeding 28 feet. All yard setbacks have been increased more than 45 feet, providing an increase of at least five feet for each foot of building height over 28 feet, consistent with the cited code section.

The project proposes a main structure square footage of about 8,083 square feet, requiring conformance with County Code section 13.10.325, Large Dwelling Permit Requirements and Design Guidelines. Staff finds that the proposed structure, due to forested site conditions (and permit conditions requiring maintenance of those site conditions), will be adequately screened from public view and will not adversely impact public viewsheds, neighboring property privacy or solar access, and its design is consistent with the Large Dwelling Design Guidelines set forth in County Code subsection 13.10.325(d). This required finding can be made, in that the large dwelling is sited in the interior of a large forested parcel, more than 400 feet from public views along Blessing Lane and with mature forest providing substantial screening in all directions.

For good measure, some additional specifically targeted screening vegetation is to be planted in the 70 foot distance between the western end of the garage and the western property line. From that western property line, a neighboring residence to the west is located more than 85 additional feet away, and is oriented away from the proposed development. By being obscured in the interior of a large parcel, the large dwelling is found compatible in terms of proportion, size, mass and height with homes within the surrounding neighborhood. Changes in the natural topography of the building site are minimized.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the R-R (Rural Residential) land use designation in the County General Plan.

The proposed single family dwelling and second dwelling unit 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 single family dwelling and second dwelling unit 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 single family dwelling and second dwelling unit 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 single family dwelling and second dwelling unit will comply with the site standards for the RA 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 other similarly sized lots in the vicinity.

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

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that a proposed single family dwelling and second dwelling unit are to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only 2 peak trips per day (1 peak trip per residence); such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structures are mostly screened from view while

located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family dwelling and second dwelling unit are consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed single family dwelling and second dwelling unit will be compatible with the surrounding neighborhood (including as discussed in Coastal Development Finding #3 and Development Permit Findings #2 and #5 above), and will not reduce or visually impact available open space in the surrounding area. The project has been reviewed and accepted for Design Review purposes by Urban Designer Larry Kasparowitz (refer to memo dated July **11,2003**, Exhibit G).

Conditions of Approval

Exhibit A: Project plans by Jim Stroupe and the Civil Consultants Group, incorporating the June 24, 2004 revision of Sheets C1 & C2.

- I. This permit authorizes the construction of a single family dwelling and second dwelling unit. 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 & Grading 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. (Note: use document format to be provided by Project Planner).
 - 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" paper format.
 2. Finalized grading, drainage, and erosion control plans. Show the fenced Tree Protection Zones recommended in the arborist's letter, specified to be in place with signage prior to any site disturbance. Specify on the Grading Plan, a required preconstruction meeting with Environmental Planning (Kent Edler, 454-3168) prior to any site disturbance.
 3. Details showing compliance with fire department requirements.
 - C. Meet all requirements of and pay any applicable drainage fees to the County Department of Public Works, Drainage.
 - D. Obtain a Construction Activities Storm Water General NPDES Permit from the State Water Resources Control Board, as has been specified by Public Works Drainage.
 - E. Obtain an Environmental Health Clearance for **this** project from the County

Department of Environmental Health Services. The maximum bedroom total for both dwellings combined is eight bedrooms.

- F. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
 - G. Submit 2 copies of the soils report prepared and stamped by the licensed Geotechnical Engineer. Consistent with the County's July 17, 2003 soils report review letter, provide a brief building, grading and drainage plan review letter from the soils engineer, referencing the final revised-date plans (including any revisions **as** may be requested by the County) and stating the plans are in conformance with the soils report recommendations.
 - H. Pay the current fees for Parks and Child Care mitigation for eight bedroom(s).
 - I. Pay the current fees for Roadside and Transportation improvements for eight bedroom(s).
 - J. Provide required off-street parking for five cars at the main dwelling and two cars at the second unit. Parking spaces must be **8.5** feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - K. 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.
 - L. Complete and record a Declaration of Restriction Regarding a Second Unit, in the form to be provided by the County, consistent with County Code section 13.10.681 regarding Second Units. **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 & Grading Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils report. A final Soils-Grading Report letter shall be submitted by the soils engineer and must meet acceptance by Environmental Planning.

- D. Landclearing, grading and excavation shall not take place between October 15 and April 15. Prior to commencement of landclearing and grading operations, a pre-construction meeting shall be held at the site with the County's Associate Civil Engineer (Kent Edler, 454-3168), including to verify placement of Tree Protection Zone fencing and limits of grading fencing consistent with the recommendations of the arborist's report by Arbor **Art** dated June 19, 2003 and per the limits of grading shown on the grading site plan.
- E. 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. Mature native forest vegetation (and the supplemental plantings west of the garage, as shown on Sheet 3) which provides substantial visual screening of the approved development shall be permanently maintained. The new driveway access shall be the sole vehicle access from Blessing Lane. The split rail fence which causes the former driveway access at Blessing Lane to remain abandoned shall be maintained until such time as vegetation or other conditions will prevent use of the abandoned driveway as a second driveway at Blessing Lane.
- B. The required conditions of the Declaration of Restriction Regarding a Second Unit shall be permanently met.
- C. Environmental Health Services indicated a limit of eight bedrooms. The mezzanine in the main dwelling, located above the kitchen, shall not be converted to or **used** as a bedroom, such that the limit of eight bedrooms (bedrooms as defined in County Code) on the property is not exceeded.
- D. 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: 03-0258

Assessor Parcel Number: 063-081-18

Project Location: no situs, Blessing Lane, Bonny Doon

Project Description: Proposal to construct a single family dwelling and a second unit, including grading of about 900 cubic yards.

Person or Agency Proposing Project: Jim Stroupe

Contact Phone Number: 925-363-3977

- 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: New Construction or Conversion of Small Structures (Section 15303)

F. **Reasons why the project is exempt:**

Construction of a single family dwelling and second dwelling unit, that is not anticipated to generate environmental impacts.

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

Jack Nelson, Project Planner

Date: _____

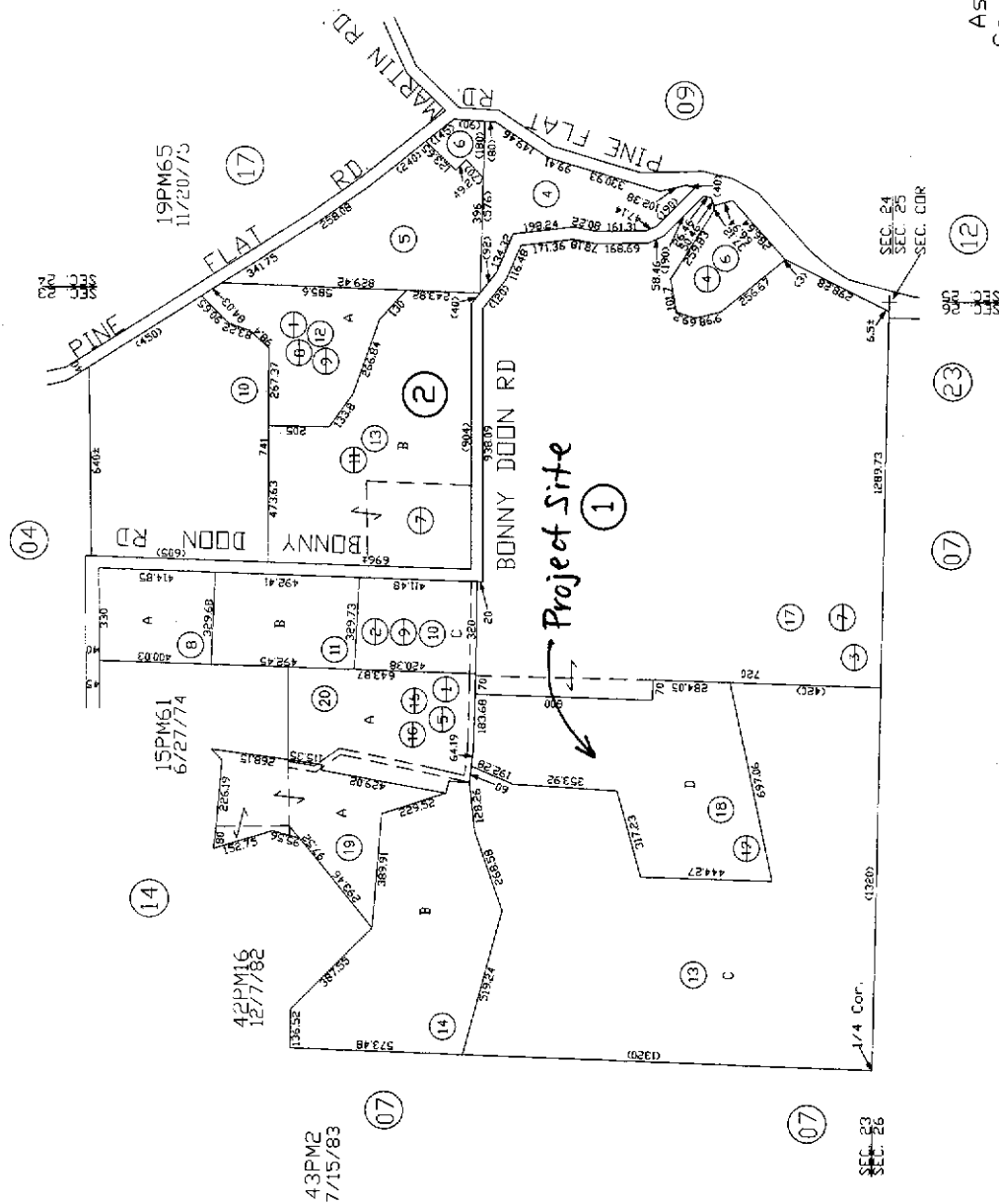
FOR TAX PURPOSES ONLY

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

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POR. SE 1/4 SEC. 23 &
SW 1/4 SEC. 24,
T.10S., R.3W., M.D.B. & M.

Tax Area Code
58-001

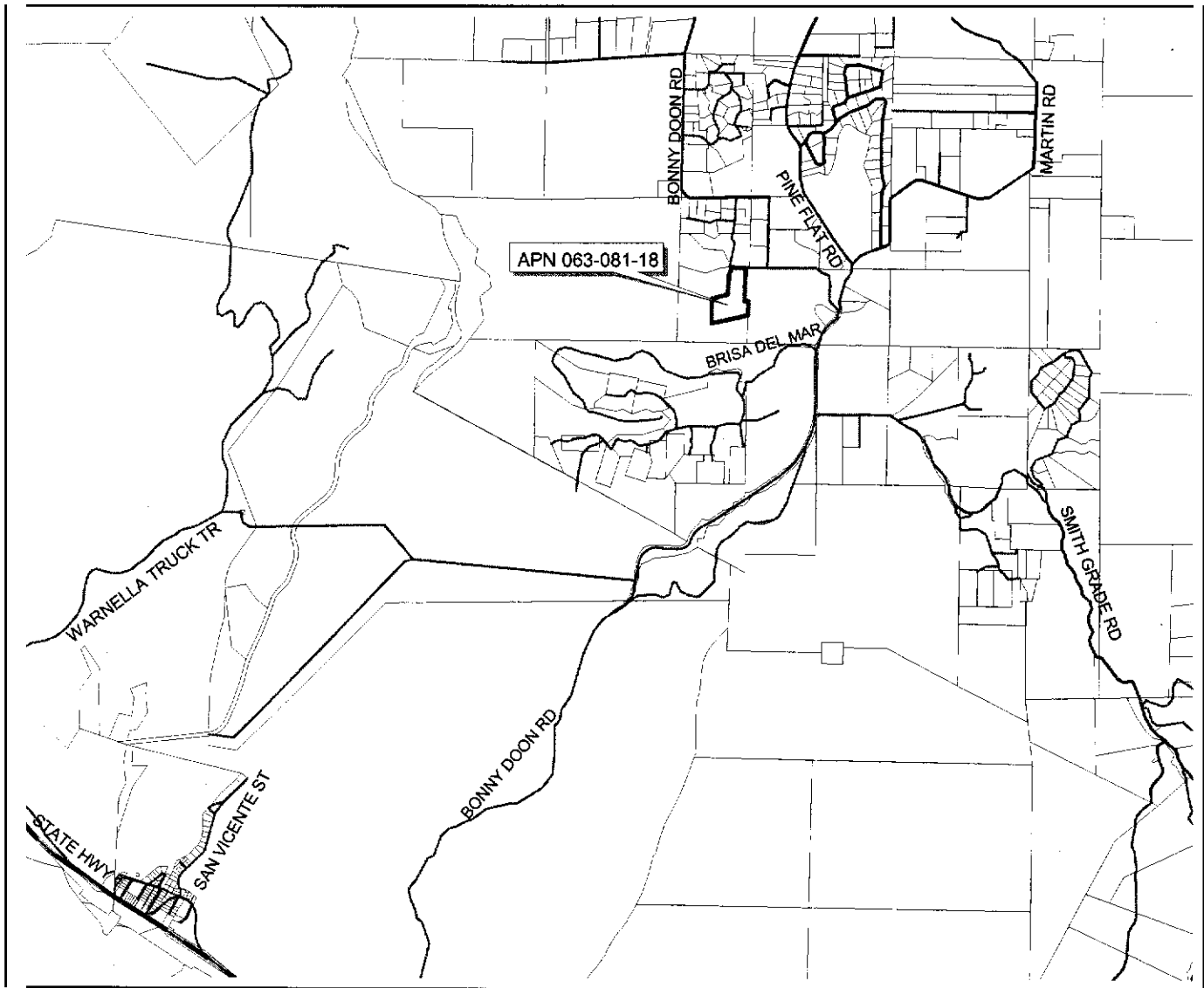


Assessor's Map No. 63-08
County of Santa Cruz, Calif.
Jan. 1997

EXHIBIT E

Electronically drawn 1/23/97
Rev 4/25/01 CB 63-14
Rev 6/25/01 CB (modified PM ref.)
Rev 7/11/01 nvm (modified page refs.)
Rev 9/18/01 CB (1-038786, LBA 1-17 & 18)
Rev 6/9/03 CB (for to pg 63-14)
Rev 6/9/03 CB (for to pg 63-14)
Rev 6/9/03 CB (3-001544 & 46, LBA 1-19 & 20)

Location Map



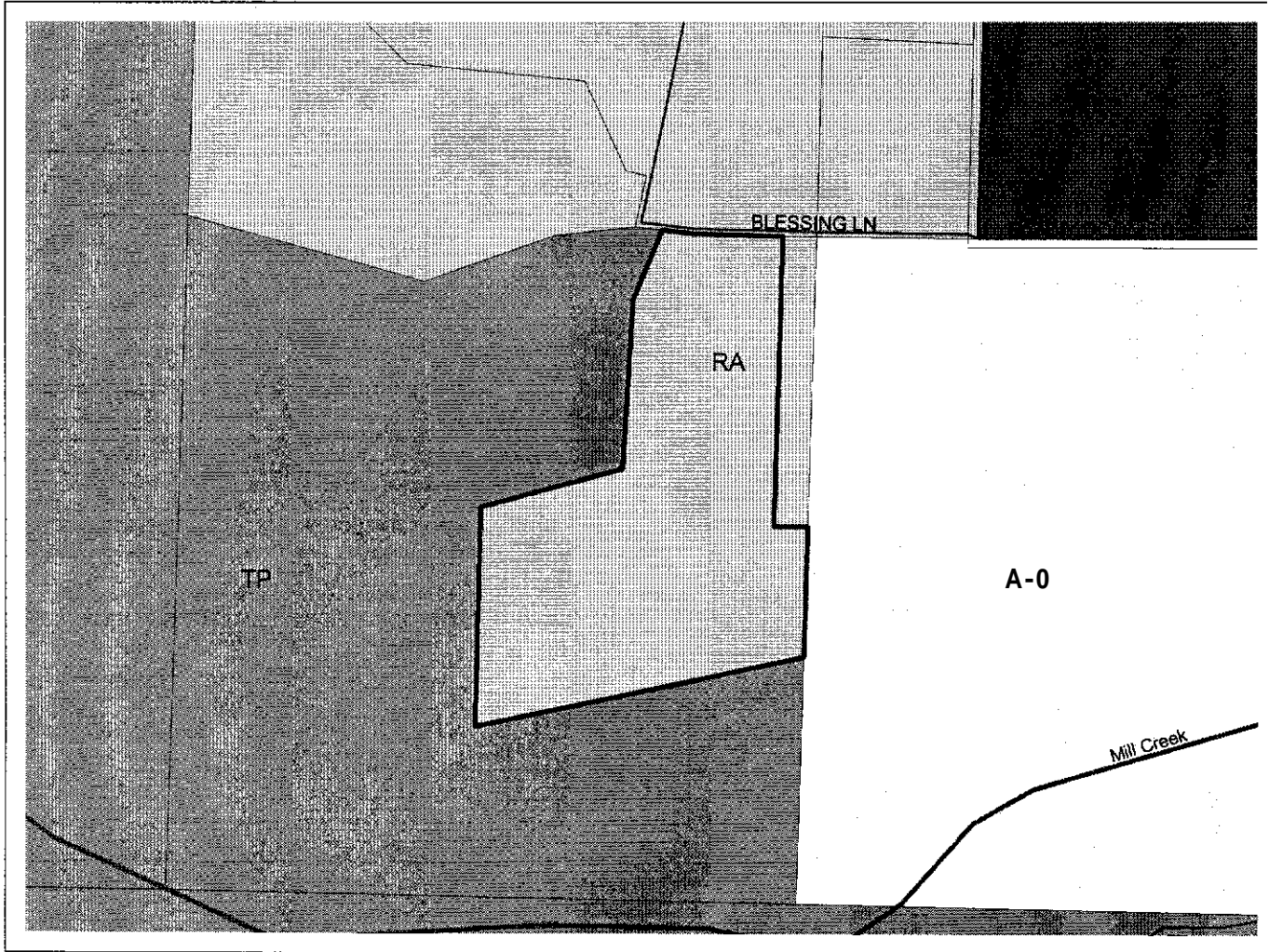
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Map created by Santa Cruz County
Planning Department:
July 2003











EXHIBIT E

Zoning Map



500 0 500 1000 Feet

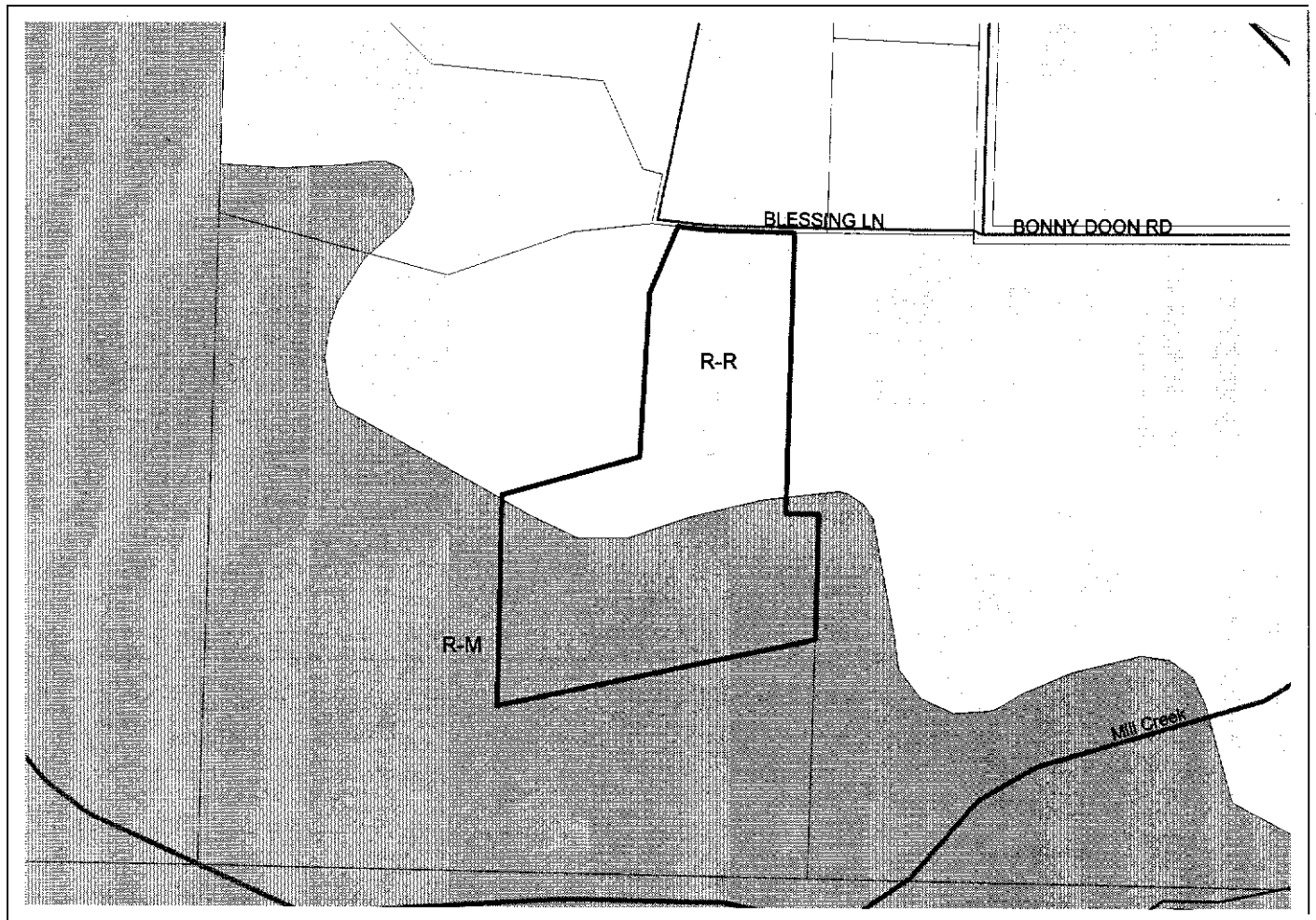
Legend

-  APN 063-081-18
-  Parcel boundaries
-  Streets
-  Perennial Stream
-  A
-  RA
-  TP
-  RR



Map created by Santa Cruz County
Planning Department:
July 2003

General Plan Map



500 0 500 1000 Feet

Legend

	APN 063-081-18
	Parcel boundaries
	Streets
	Perennial Stream
	Mountain Residential
	Rural Residential



Map created by Santa Cruz County
Planning Department
July 2003

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
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Environmental Planning Completeness Comments

===== REVIEW ON JULY 17, 2003 BY KENT M EDLER ===== No comment

Environmental Planning Miscellaneous Comments

===== REVIEW ON JULY 17, 2003 BY KENT M EDLER =====

1. Use of the existing driveway until - sta 250 will minimize site disturbance
2. The appears to be a swale that runs parallel to Blessing Lane. The drainage patterns should be reviewed and a culvert crossing under the driveway fill may be necessary.
3. Grading contours appear to be either missing or inaccurate. Proposed contours are missing from the Blessing lane conform to the 114' contour. Also provide x-sections at 20' intervals along the driveway. Proposed contours are not shown at the residences. Add these to the plans. Include foundation details on x-sections.
4. The existing 112' contour is not legible on the plans. Revised plans should show this contour.
5. Various proposed contours daylight to nothing. Revise
6. What are the drainage patterns going to be with the proposed grading?
7. Review of the plans indicates that there is well over 100 cy's of grading and fills over 2'. A grading permit will be required. (The grading approval will be part of the building permit and will not be a stand alone application / permit.)
8. Supply grading quantity calculations
9. Show proposed contours along the widening to Blessing Lane.
10. Grading plans should reference the soils report
11. Include an erosion control plan
12. The soils report is accepted as submitted. A plan review letter will be required to be submitted once the final plans have met all agency comments.

===== UPDATED ON APRIL 30, 2004 BY KENT M EDLER =====

Plans reviewed for this set of comments: C1 and C2 dated 04/05/04.

Comments 1 thru 10 of previous comments have been addressed

Comments 10, 11, and 12 have not been addressed.

New comment: There are slopes along the driveway that are labeled as 3:1 but are drawn at 1.5:1. Revis the drawings and grading quantities accordingly. Note: The

EXHIBIT G

Discretionary Comments - Continued

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soils report requires slopes to be no steeper than 3:1.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JULY 25, 2003 BY DAVID W SIMS =====
Approved for discretionary review.

Applicant should review miscellaneous comments for technical requirements of the building application. ===== UPDATED ON DECEMBER 31, 2003 BY DAVID W SIMS =====

Application remains approved for discretionary stormwater management review.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JULY 25, 2003 BY DAVID W SIMS =====

The parcel falls within a Water Supply Watershed requiring the onsite infiltration of runoff increases due to impervious surface development. Piped discharge locations (as noted on sheet 6 of 9) should not be routed to defined drainage channels such as a roadside ditch, but discharged and dispersed over open vegetated/forested ground to allow for surface infiltration prior to reaching defined drainage features. Please note the slope, soil type and vegetated condition of the land areas chosen for runoff dispersal. Indicate the area limits of the slopes accessed by runoff dispersal structures. If discharge locations occur near the parcel boundary, include information beyond the parcel boundary to clearly indicate the slopes and potential presence of existing offsite improvements.

Dispersal structures should be provided with drawn detail to facilitate accurate construction by the contractor such that the structure functions as intended in its dispersal function.

Where there is concentrated release of runoff beyond the parcel boundary, indicate the offsite flow path and its capability to a point of safe disposal such as a natural channel or County maintained drainage system. This includes further offsite description of the routing of driveway runoff reaching Blessing Lane, a private road. Does the widening of Blessing Lane affect any existing roadside ditch, and will such ditch be re-established? Is a swale or culvert needed under the driveway entrance?

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 to 12:00 am if you have questions. ===== UPDATED ON DECEMBER 31, 2003 BY DAVID W SIMS =====

It was noted on the plans that disturbance area is 43,085SF. This does not appear to include one of the drainage swales, the stormdrain pipe and outfall, the lap pool, the orchard clearing, or septic expansion area. Inclusion of any of these areas would push the disturbance area over 1 acre of land (43,560SF). The applicant is notified of the following information:

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Jack Nelson
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Time: 17:05:31
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Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the Construction Activities Storm Water General NPOES Permit from the State Water Resources Control Board. Construction activity includes clearing, grading, excavation, stockpiling, and reconstruction of existing facilities involving removal and replacement. For more information see:
<http://www.swrcb.ca.gov/stormwtr/constfaq.html>

All resubmittals of plans, calculations, reports, faxes, extra copies, etc-shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Please call the Dept. of Public Works, Stormwater Management Section. from 8:00 am to 12:00 noon if you have questions.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JULY 9, 2003 BY RUTH L ZADESKY =====
Nb Comment, project adjacent to a non-County maintained road

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JULY 9, 2003 BY RUTH L ZADESKY =====
Nb comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON AUGUST 4, 2003 BY RODOLFO N RIVAS =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON AUGUST 4, 2003 BY RODOLFO N RIVAS =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON JULY 30, 2003 BY JIM G SAFRANEK =====
Applicant obtained a sewage disposal permit for the new development. Max bedroom total for both units: 8. Applicant has an approved water supply.
===== UPDATED ON JULY 30, 2003 BY JIM G SAFRANEK =====

Environmental Health Miscellaneous Comments

===== REVIEW ON JULY 30, 2003 BY JIM G SAFRANEK =====
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

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

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Jack Nelson
Application No.: 03-0258
APN: 063-081-18

Date: June 9, 2004
Time: 17:05:31
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===== REVIEW ON JULY 22, 2003 BY COLLEEN L BAXTER ===== DEPARTMENT
NAME: CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter: Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction. Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections. Fire hydrant shall be painted in accordance with the state of California Health and Safety Code. See authority having jurisdiction. A minimum fire flow 200 GPM is required from 1 hydrant located within 150 feet. SHOW on the plans THREE 4,000 gallon water tanks 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 building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction. NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval, Installation shall follow our guide sheet. NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street. NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 1/2 inch. NOTE on the plans that the roof covering shall be no less than Class "B" rated roof. NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt. 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 exceeding 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, including 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

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Jack Nelson
Application No. : 03-0258
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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 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.

SHOW ON THE PLANS THAT BOTH HOMES SHALL BE SPRINKLERED PER NFPA 13D. EACH HOME REQUIRES ITS OWN 4,000 GALLON WATER TANK AND HYDRANT. THE FIRST HOME THAT IS OVER 8,000 SQUARE FEET WILL REQUIRE TWO FOUR THOUSAND GALLON WATER TANKS. SHOW ALL FIRE REQUIREMENTS LISTED ABOVE ON RESUBMITTED PLANS ALL NEW HOMES IN SANTA CRUZ COUNTY REQUIRE A CLASS "B" ROOF OR BETTER. ===== UPDATED ON JULY 22, 2003 BY COLLEEN L BAXTER =====

===== UPDATED ON JULY 21, 2003 BY COLLEEN L BAXTER =====

===== UPDATED ON JULY 23, 2003 BY COLLEEN L BAXTER ===== DSPC 0 ALL COMMENTS STAND AS REVIEWED IN JULY, PLANS WILL NOT BE APPROVED UNTIL ALL FIRE NOTES ARE ADDED TO PLANS. ===== UPDATED ON JULY 23, 2003 BY COLLEEN L BAXTER =====

===== UPDATE ON DECEMBER 16, 2003 BY COLLEEN L BAXTER =====

ALL FIRE NOTES FROM INITIAL REVIEW ARE STILL APPLICABLE. NO NEW NOTES FROM CDF/COUNTY FIRE. ===== UPDATED ON DECEMBER 16, 2003 BY COLLEEN L BAXTER =====

===== UPDATE ON APRIL 28, 2004 BY COLLEEN L BAXTER =====

DEPARTMENT NAME: CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter: Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections. NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval, Installation shall follow our guide sheet. NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street. NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 1/2 inch.

NOTE on the plans that the roof covering shall be no less than Class "B" rated roof. NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt. 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 submit-

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Jack Nelson
Application No.: 03-0258
APN: 063-081-18

Date: June 9, 2004
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ter, 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 Coin

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

===== REVIEW.. ON JULY 22, 2003 BY COLLEEN L BAXTER =====
===== UPDATED ON DECEMBER 16, 2003 BY COLLEEN L BAXTER =====
===== UPDATED ON APRIL 28, 2004 BY COLLEEN L BAXTER =====

EXHIBIT G

INTEROFFICE MEMO

APPLICATION NO: 03-0258

Date: July 11, 2003

To: Jack Nelson, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a Large Dwelling at Blessing Lane, Bonny Doon (Rist Martin Trustees / owner, Jim Stroupe/applicant)

COMPLETENESS ISSUES

- *There is no way to determine how many trees are being cut over 6" (see Coastal issues below) without additional information.*

GENERAL PLAN / ZONING CODE ISSUES**Design Review Authority**

13.11.040 (c) New single family residences or remodels of 7,000 square feet or larger.

Design Review Evaluation**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			N/A
Relationship to natural site features and environmental influences	✓		
Landscaping			N/A
Streetscape relationship	✓		
Street design and transit facilities			N/A
Relationship to existing structures			N/A

EXHIBIT G

Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			NIA
Views			
Protection of public viewshed			NIA
Minimize impact on private views			NIA
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Reasonable protection for adjacent			NIA
Reasonable protection for currently occupied buildings using a solar energy system			NIA
Reasonable protection for adjacent			NIA

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings			N/A
Street face setbacks	✓		
Character of architecture	✓		
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	✓		

EXHIBIT G

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

EXHIBIT G

13.11.040 (c) New single family residences or remodels of 7,000 square feet or larger as regulated by Section 13.10.325.

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Changes in the natural topography of the building site are minimized	✓		
Grading cuts and fills are minimized, and when allowed, are balanced	✓		
House design and accessory structure horizontal elements follow hillside contours, where applicable	✓		
Colors and material are used to reduce the appearance of building bulk. Use of earthtone colors is	✓		
Building height appearance is minimized by varying the height of roof elements and setting back higher portions of the structure from prominent viewpoints			N/A
Ridgeline silhouettes remain unbroken by building elements. Building envelopes should be allocated to the lower portions of hillside lots, where feasible			N/A
The structure(s) is compatible in terms with homes within the surrounding neighborhood	✓		
Architectural features break up massing. This can be accomplished by varying roof lines, puncturing large wall expanses with bay windows or recessed wall planes, or using a combination of vertical and horizontal architectural elements.	✓		
Landscaping helps blend the structure(s) with the natural environmental setting of the site			N/A
Existing vegetation is preserved as much as possible	✓		
The structure(s) is sited to take advantage of existing trees and land forms	✓		
Fast-growing, native landscaping is planted to screen elements visible from viewpoints located off the parcel on which the structure is located			N/A

EXHIBIT G

Second-story windows facing close neighboring properties are minimized			N/A
Upper floor balconies and decks are oriented toward large yard areas	✓		
The structure is located on the site as far from property lines as possible	✓		
Landscaping is used to enhance privacy			N/A
The location of the structure(s) on the site minimizes view blockage within public viewsheds.			N/A

Design Review Authority

13.20.130(a) (1) The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

13.20.130(b) Design criteria for coastal zone developments

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.			<i>There is no way to show this without additional information from the applicant.</i>
Special landscape features (rock outcroppings, prominent landforms, tree groupings) shall be retained.	✓		
Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
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	✓		
Rural Scenic Resources			

Developments shall be located, if possible, on parts of the site not visible or least visible from the public view.	✓		
Developments shall not block views of the shoreline from scenic road			N/A
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			N/A
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	✓		
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
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).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			

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			N/A
The requirement for restoration of			N/A
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			NIA
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or			NIA
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor			N/A
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			N/A
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			N/A
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

EXHIBIT G