



Staff Report to the Zoning Administrator

Application Number: **03-0290**

Applicant: Chris Sandman

Owner: David Devine

APN: 026-301-10

Date: August 20, 2004

Agenda Item #: 8

Time: *after 11:00 a.m. (note time)*

Project Description: Proposal to remove six significant Monterey Pine trees and construct a two story single family dwelling where a single family dwelling exists, to result in a two unit dwelling group.

Location: 1007 Live *Oak* Avenue, Santa Cruz

Permits Required: Residential Development Permit,
Significant Tree Removal Permit

Staff Recommendation:

- Approval of Application 03-0290, 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 | F. Assessor's parcel map |
| B. Findings | G. General Plan Map |
| C. Conditions | H. Zoning map |
| D. Categorical Exemption (CEQA determination) | I. Arborist's Report |
| E. Location map | J. Agency comments |

Parcel Information

Parcel Size: 46,858 square feet (1.076 acres)
Existing Land Use - Parcel: residential
Existing Land Use - Surrounding: residential
Project Access: Live *Oak* Avenue
Planning Area: Live *Oak*
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (6,000 sq. ft. min. parcel size)
Supervisory District: District 1 (District Supervisor: Janet K. Beautz)
Within Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No (Residential Exclusion Zone)

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	136,177,179, 185
Fire Hazard:	Not a mapped constraint
Slopes:	Rear of parcel only – no development proposed
Env. Sen. Habitat:	Rear of parcel only – no development proposed
Grading:	No grading proposed
Tree Removal:	An arborist report has been submitted (see Exhibit)
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Traffic:	No significant increase
Roads:	Existing roads adequate
Parks:	Existing park facilities adequate
Archeology:	Not mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line:	<u> X </u> Yes <u> </u> No
Water Supply:	City of Santa Cruz Water Department
Sewage Disposal:	Santa Cruz County Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	District 5

History

This application was submitted on July **22,2003** and deemed complete on December **18,2003**.

Project **Setting**

This property is over an acre in size, however the rear third of the parcel is over **30%** slope (downward). An existing single family dwelling, detached carport/shed and a detached shed are located in the middle of the property and are proposed to remain. There is an existing driveway and circular turn around on the property.

The applicant proposes to construct a new five bedroom, single-family residence with attached two ~~car~~ garage at the front of the property. A new driveway will be constructed at the North side **of** the property to connect with the existing turn around. The new residence has been designed to blend with the existing residence using board and batt siding, a simple form, and similar windows.

This parcel is entirely within the Coastal Zone, however it is divided by the Residential Exclusion Zone. The area with the **30%** slope on the west side of the property is not within the exclusion zone, while the area within which the proposed residence is sited is in the Residential Exclusion Zone.

Zoning & General Plan Consistency

The subject property is a 46,858 square feet (1.076 acres) lot, located in the R-1-6 (6,000 sq. ft. min. parcel size) zone district, a designation that allows residential uses. The proposed Single Family Dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation. The lot is large enough, even with the deduction of the 30% slope to allow a second dwelling group on the property.

Local Coastal Program Consistency

The proposed Single Family Dwelling 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 character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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

Significant Tree Removal

An arborist report was prepared by Christine-Sara Bosinger (a Certified Arborist) of Quality **Arbor** Care. The report reviews 13 Monterey Pines on the property and concludes that four of the trees are dead and the rest are categorized as either Declining or in Severe Decline. Pitch Canker is the primary cause of the decline and Bark Beetles are a secondary problem. The arborist recommends removal of all the Monterey Pines and replacement with other species, such as *Cryptocarya rubra* and/or *Casuarina cunninghamiana* (River She-Oak).

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 03-0290, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Application # 03-0290
APN: 026-301-10
Owner: David Devine

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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

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

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

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 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 the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (6,000 sq. ft. min. parcel size) zone district in that the primary use of the property will be two Single Family Dwellings that meets all current site standards for the zone district.

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

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

The proposed Single Family Dwelling 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 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 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 will comply with the site standards for the R-1-6 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.

This finding can be made, in that the proposed Single Family Dwelling is to be constructed on an existing developed lot.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed Single Family Dwelling is consistent with the land use intensity and density of the neighborhood.

Significant Tree Removal Finding(s)

- a. **That the significant tree is dead or is likely to promote the spread of insects or disease.**

This finding can be made, in that **an** arborist report was prepared by a Certified Arborist which identified 13 Monterey Pine trees which were either dead or diseased with Pitch Canker and Bark Beetles. See Exhibit I for further information.

Conditions of Approval

Exhibit A: Architectural drawings prepared by Sandman Building Design, dated 11-16-03 and Site Survey prepared by Cary Edmundson & Associates, dated April 23,2003.

- I. This permit authorizes the construction of a (n) single family dwelling with attached two car garage on a parcel with an existing single family dwelling. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain a Grading Permit from the ~~Santa~~ Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Grading, drainage, and erosion control plans.
 2. Details showing compliance with fire department requirements.
 - C. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - F. Pay the current fees for Parks and Child Care mitigation for 5 bedroom(s).

- G. Pay the current fees for Roadside and Transportation improvements for 5 bedroom(s).
- H. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. A landscape plan shall be submitted showing a 2:1 replacement of all trees to be removed. Trees shall be a **minimum** of 15 gallon and be imigated with an automatically controlled drip watering system.
- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- D. The project must comply with all recommendations of the approved soils reports.
- 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. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

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

Please note: This permit expires two years from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Lawrence Kasparowitz
Project Planner

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: 03-0290
Assessor Parcel Number: 026-301-10
Project Location: 1007 Live *Oak* Avenue, Santa Cruz

Project Description: Proposal to remove six significant Monterey Pine trees and construct a two story single family dwelling where a single family dwelling exists.

Person Proposing Project: Chris Sandman

Contact Phone Number: (831) 685-8587

- 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:

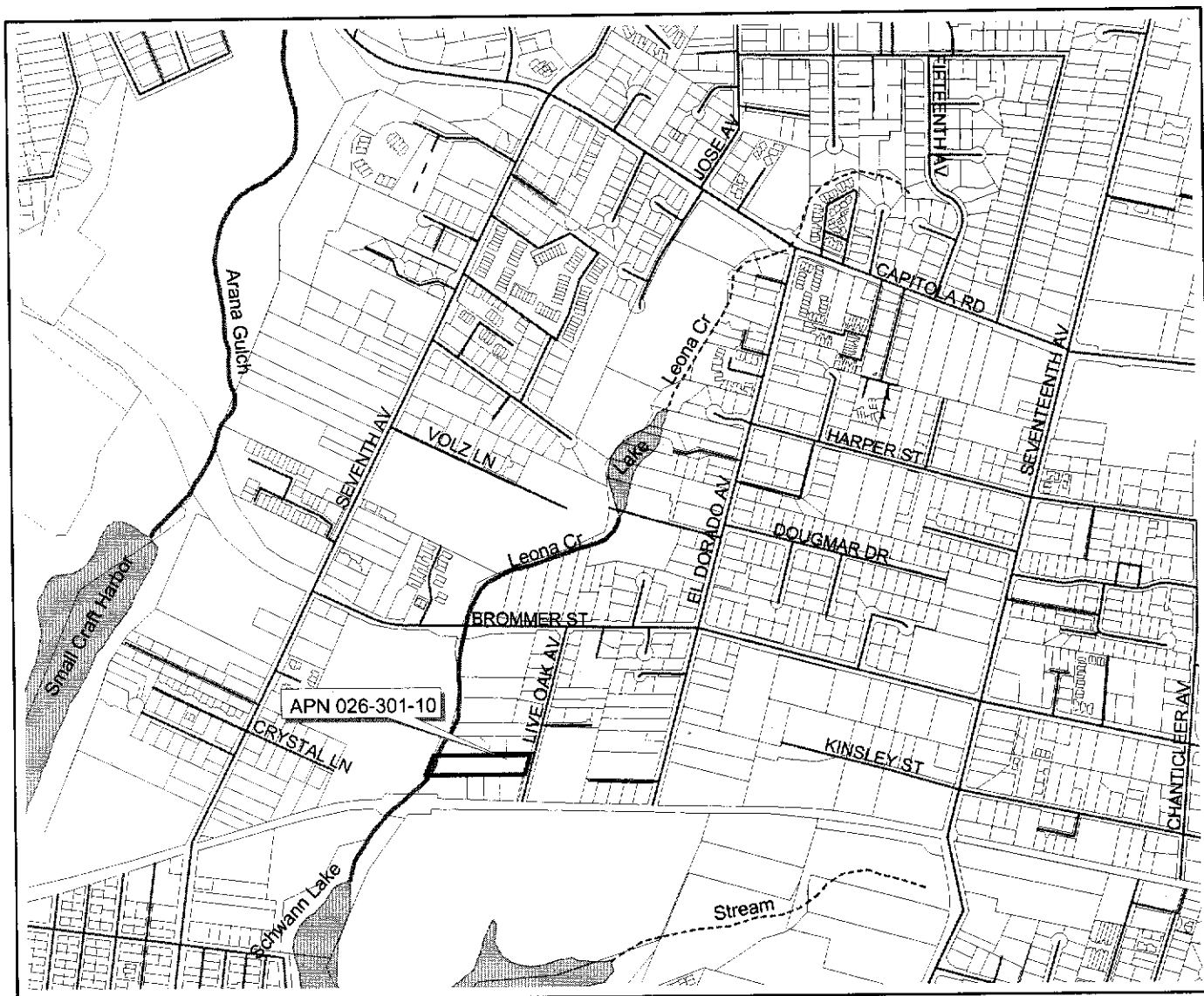
New single-family residence in an existing neighborhood

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

Lawrence Kasparowitz, Project Planner

Date: _____

Location Map



0.25 0 0.25 0.5 Miles

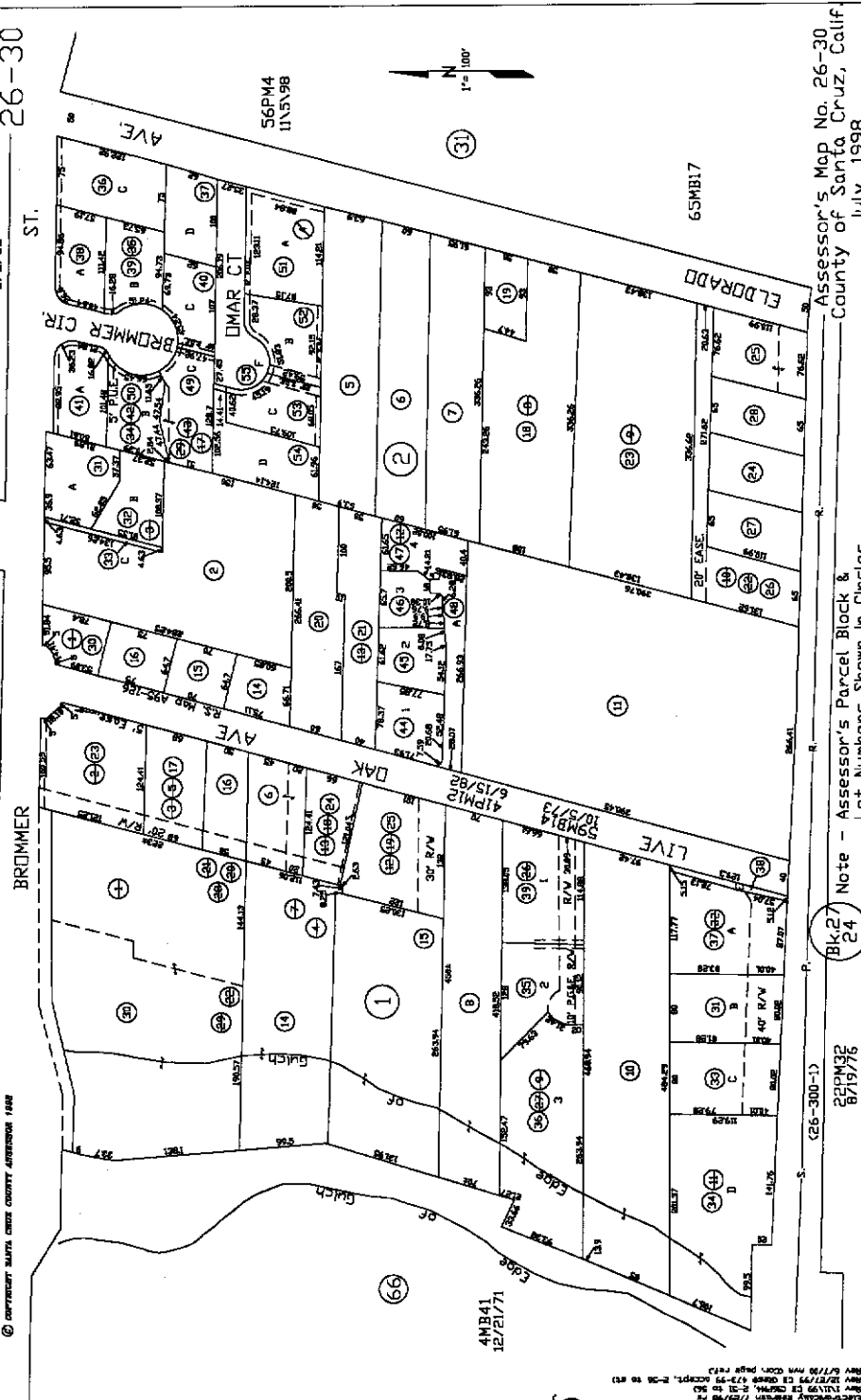
Map created by Santa Cruz County
Planning Department:
July 2003



EXHIBIT E

POR, OF S, 1/2 SEC, 17, 34PM53 40PM15
T.11S., R.1W., M.D.B. & M. 1/16/80 2/2/82

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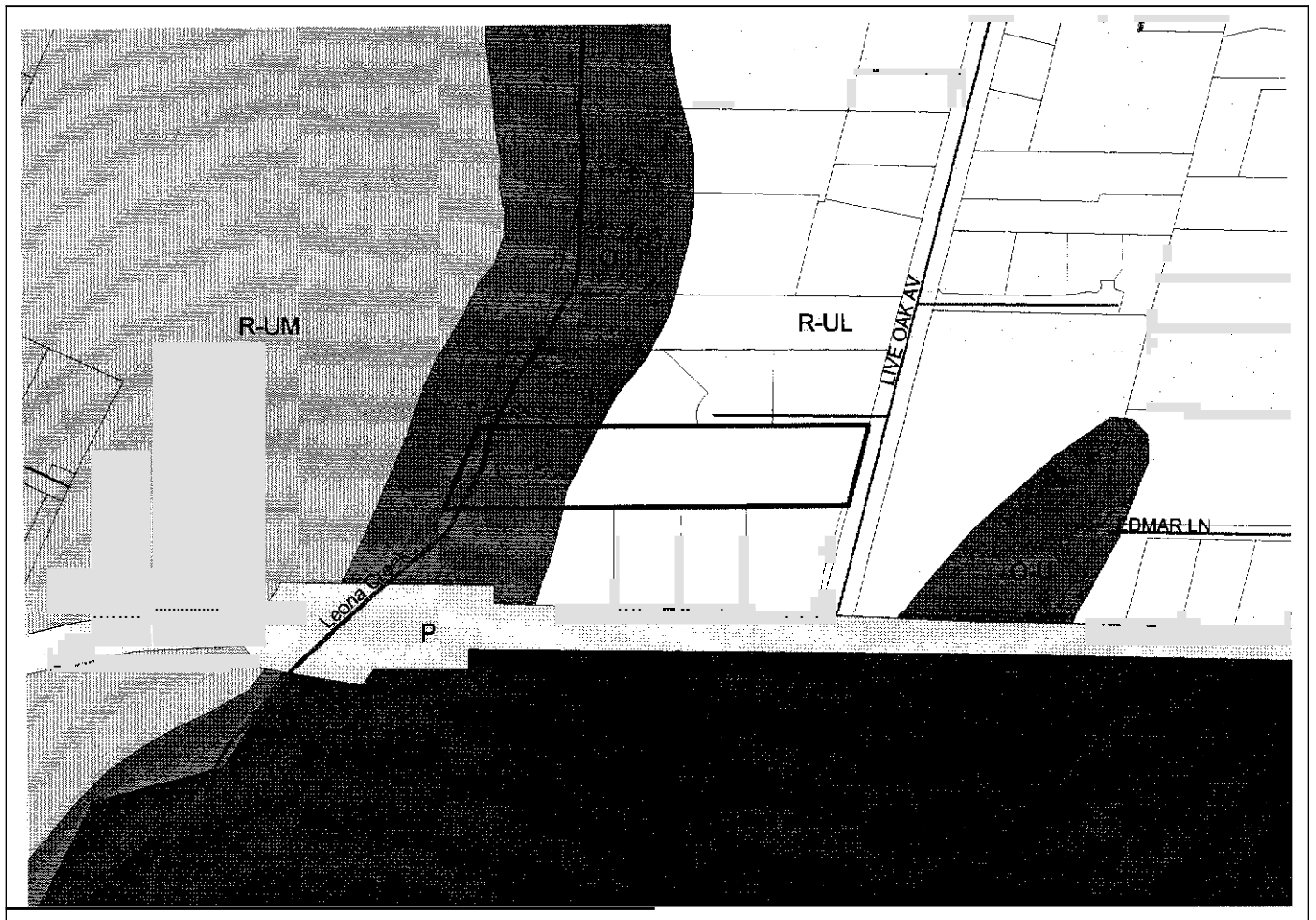


24
Note - Assessor's Parcel Block &
Lot Numbers Shown in Circles.

Assessor's Map No. 26-30
County of Santa Cruz, Calif.
July, 1998

EXHIBIT F 1

General Plan Map



500 0 500 Feet

Legend

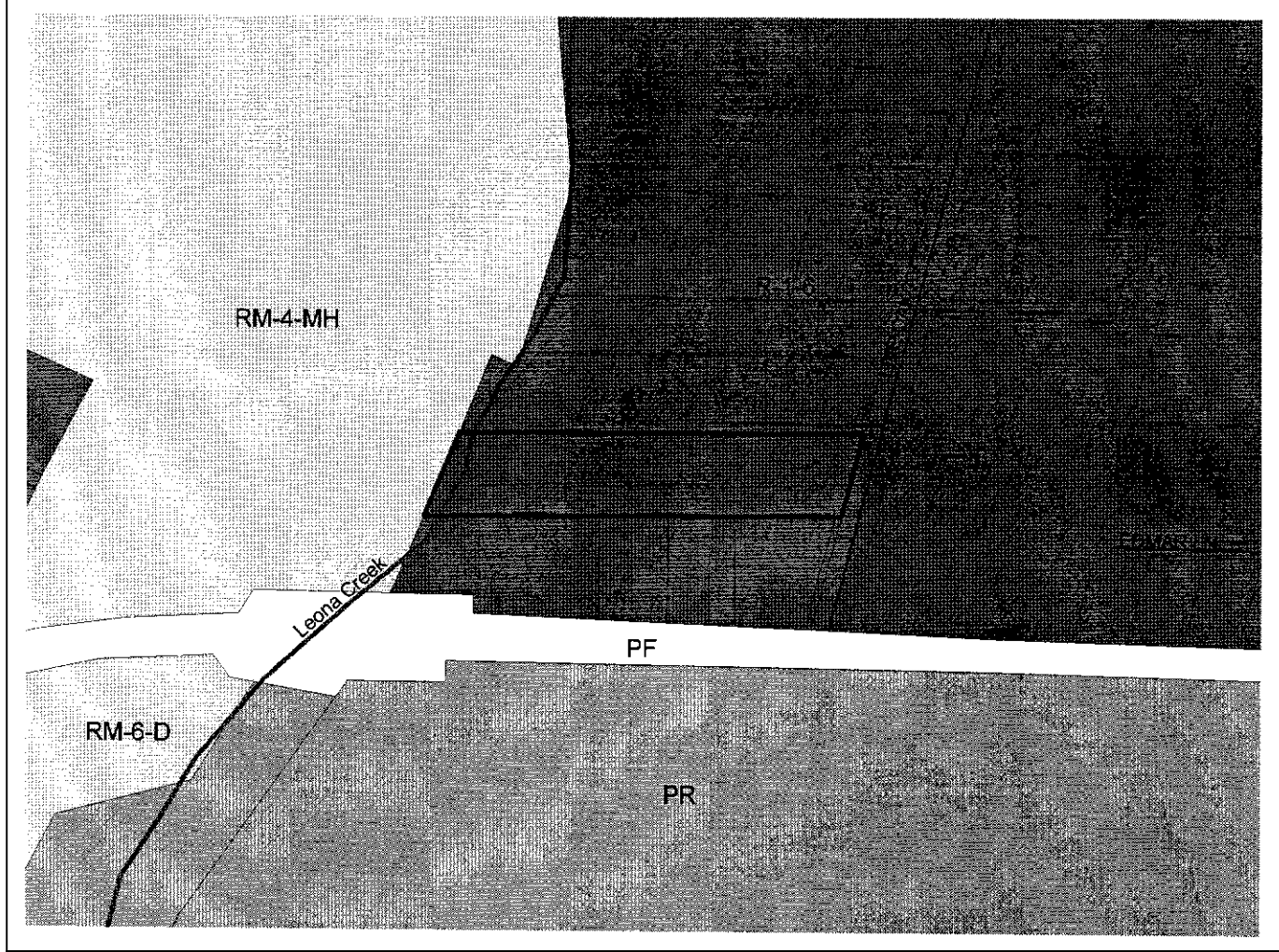
- APN 026-301-10
- Parcel boundaries
- Streets
- Perennial Stream
- Parks and Recreation
- Urban Open Space
- Residential - Urban Medium Density
- Public Facilities
- Residential - Urban Low Density



Map created by Santa Cruz County
Planning Department
July 2003

EXHIBIT

Zoning Map



500 0 500 Feet

Legend

	APN 026-301-10
	Parcel boundaries
	Streets
	Perennial Stream
	RM
	R-1-6
	PR
	PF



Map created by Santa Cruz County
Planning Department:
July 2003

1

EXHIBIT H

ARBORIST REPORT

101

Devine Residence
APN 07/551-09

Location

1001 Live Oak Avenue
Santa Cruz, CA 95062

Date Visit

October 1, 2005

October 16, 2005

Prepared by

Christina Sara Boeringer
Certified Arborist WC 4309
Quality Arbor Care
831-423-6447
PO Box 335
Capitola, CA 95010

This evaluation was conducted to the best of my knowledge and ability in accordance with currently accepted standards of the International Society of Arboriculture. No warranty as to the contents of this evaluation is intended and none shall be inferred. No statements or opinions expressed. Trees can and do fall without warning.

CHART 1

WINTER

The intent of this report is to assess the health and structure of 13 Monterey Pines located at 190-21 Liverpool Avenue in Santa Cruz, California.

FINDINGS & DISCUSSION

All three adult trees are Monterey Pines. Pines grow in a very mild and moist climate. Attached to this report is a map of these 13 trees. I have identified them by a number which shows on this map and have coded the trees with these corresponding numbers indicating the location of those trees will be referred to by these numbers throughout the report. Please note that the site map will have accompanying this report is not a scale and is to show the placement only.

I have given these trees a condition rating. The condition rating is as follows:
being dead, through 5, being in optimal health. This rating is based on a variety of factors:

1. **Severe decline:** <20% canopy density, large amounts of deadwood, pest and disease infestation.
2. **Declining:** 20-60% canopy density, branch dieback, pest and/or disease infestation.
3. **Low:** 60-90% canopy density, no dieback, pest infestation or minor disease present at pruning wounds.
4. **Good:** 90-100% canopy density, little or no amount of deadwood, minor pests, disease present at pruning wounds.
5. **Excellent:** 100% canopy density, no deadwood, no pests, no disease.

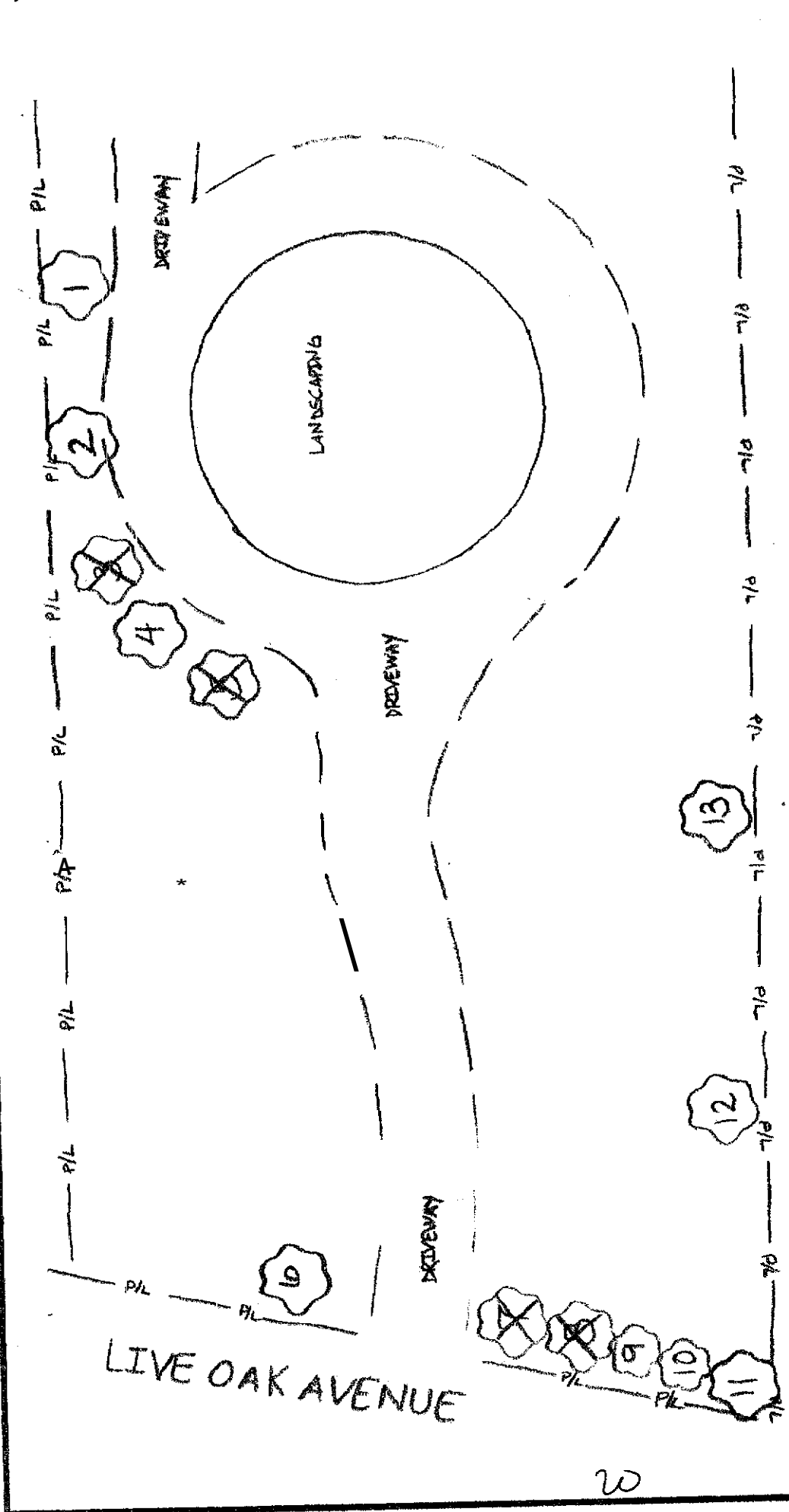
Trees number 3, 5, 7 and 8 I have rated with a 0 as they all are dead. The rest of the trees I have rated with either a 1 or a 2. Pitch Canker is significant in all of these trees. As these trees are stressed and declining bark beetles have started to infect them too. The beetles are a secondary problem to the trees but they will none the less continue to deteriorate the trees.

While I rarely recommend the removal of so many trees from one site, I find no other option here. These trees are all in serious decline and I could not find one of them that would be a good specimen to preserve.

I recommend the removal of the 13 mapped Monterey Pines. I also recommend that after any building and landscaping overments are made that a replanting of trees happen at that time. I would not suggest that Pines are used again in this location. Pitch Canker is a highly contagious fungus that is prevalent in this area.

I would recommend for the location of the new entrance to the building that is described as a small evergreen oak. Another tree that I would recommend is the Castaneda or the Japanese River Birch. This tree is an evergreen that is similar in appearance to a pine. Both the live pest problems. There are many other trees that will also do well in this area. Please consult with your Arborist while making your decision.

Line	Amount	Bank	Check	Number	Description
1	100.00	Bank of America	1001	1001	Check #1001
2	50.00	Bank of America	1002	1002	Check #1002
3	25.00	Bank of America	1003	1003	Check #1003
4	15.00	Bank of America	1004	1004	Check #1004
5	10.00	Bank of America	1005	1005	Check #1005
6	5.00	Bank of America	1006	1006	Check #1006
7	3.00	Bank of America	1007	1007	Check #1007
8	2.00	Bank of America	1008	1008	Check #1008
9	1.00	Bank of America	1009	1009	Check #1009
10	0.50	Bank of America	1010	1010	Check #1010
11	0.25	Bank of America	1011	1011	Check #1011
12	0.10	Bank of America	1012	1012	Check #1012
13	0.05	Bank of America	1013	1013	Check #1013
14	0.02	Bank of America	1014	1014	Check #1014
15	0.01	Bank of America	1015	1015	Check #1015



SITE MAP OF PROPOSED TREE REMOVAL	
SCALE: NONE	APPROVED BY:
DATE: 13 OCT 2003	DRAWN BY: C50
REVIS	
DEVINE RESIDENCE	
1007 LIVE OAK AVE. SANTA CRUZ, CA 95062	
DRAWING NUMBER	
A.P.N. 037-551-09	

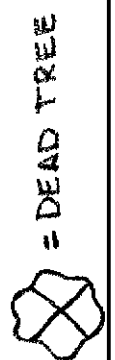


EXHIBIT 1

N —

W

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

Project Planner: David Heinlein
Application No.: 03-0290
APN: 026-301-10

Date: July 1, 2004
Time: 14:41:38
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON AUGUST 11, 2003 BY ROBERT S LOVELAND =====
Please provide an arborist report that evaluates the condition of all 6 trees
===== UPDATED ON DECEMBER 12, 2003 BY ROBERT S LOVELAND =====

I have reviewed and accepted the submitted arborist report (Quality Arbor Care. dated 10/13/03. The project description proposes to remove 6 Monterey Pines. The arborist report recommends the removal of 13 Monterey Pines. I agree with this recommendation. Please refer to "Misc. Comments" for "Condition of Approval".

Environmental Planning Miscellaneous Comments

===== UPDATED ON DECEMBER 12, 2003 BY ROBERT S LOVELAND =====

Condition of Approval :

1. The "Landscape Plan" (Sheet7) identified the removal of 13 Monterey Pines as shown in the arborist report. The plan shows replacement of only 7 new trees. A one to one tree replacement (min.size 15 gallon) will be required. The arborist shall provide a list of possible replacement trees suitable for this location. An emphasis should be placed on using California native trees for all trees replaced.
2. A detailed erosion control plan is required. Identify what type of erosion control practice will be installed on site (straw rolls, silt fencing, etc.). show where it will be installed and provide construction details for all practices selected.

Long Range Planning Completeness Comments

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

===== REVIEW ON JULY 30, 2003 BY MARK M DEMING =====
NO COMMENT

Long Range Planning Miscellaneous Comments

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

===== REVIEW ON JULY 30, 2003 BY MARK M DEMING ===== Not a bad project.. may need a dedication for future road widening (5- feet or more). This will change the site plan. No housing requirements.

Dpw Drainage Completeness Comments

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

===== REVIEW ON AUGUST 15, 2003 BY DAVID W SIMS =====

Project Planner: David Heinlein
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Approved for discretionary review. See miscellaneous comments for requirements of the building application. ===== UPDATED ON DECEMBER 16, 2003 BY DAVID W SIMS =====

2nd Routing:

Previously approved for discretionary review. See miscellaneous comments for requirements of the building application.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON AUGUST 15, 2003 BY DAVID W SIMS =====

This parcel falls within a Groundwater Recharge zone requiring mitigation of runoff increases caused by new impervious development. However, as long as runoff is routed towards the front of the property, an engineered and detailed drainage design will not be necessary for this property. Any new runoff releases to the rear of the property are to be avoided, due to the recharge zoning and capacity problems with the flow passage under the railroad right-of-way.

The proposal to pipe downspout water to the curb will need to be changed. Instead please have the downspouts discharge to splashblocks. or be piped to landscape area bubblers so that some infiltration of runoff occurs and flows leaving the property are slowed. Side slope the new driveway areas into the landscape areas as well. and do not allow this water to run into the street directly. Separated and isolated landscape area drains may be installed if needed to prevent excessive ponding. with their outlets routed to the street or other safe disposal location.

Please further describe the offsite routing of runoff until it either enters a natural drainage channel or a County maintained drainage inlet.

Please show the division line between existing and proposed sections of the driveway paving, and indicate the surface coverage of the new driveway area.

Applicant should provide drainage information to a level addressed in the Guidelines for Single Family residences provided by the Planning Department. This may be obtained online: <http://sccounty01.co.santa-cruz.ca.us/planning/drain.htm>

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.85 per square foot, and are assessed upon permit issuance.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 to 12:00 am if you have questions. ===== UPDATED ON DECEMBER 16, 2003 BY DAVID W SIMS =====

Prior miscellaneous comments appear to have been addressed. There may be an issue with downspouts to splashblocks where they occur close to the southern neighbor's parcel. Closer review will be made at the time of the building application.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JULY 30, 2003 BY RUTH L ZADESKY =====

Project Planner: David Heinlein
Application No. : 03-0290
APN: 026-301-10

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Show driveway plan view and centerline profile.

===== UPDATED ON DECEMBER 4, 2003 BY DEBBIE F LOCATELLI =====

Discretionary plans, sheet 5, has plan view and driveway centerline profile. Obtain an encroachment permit at the time of the building permit application process.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JULY 30, 2003 BY RUTH L ZADESKY =====

Driveway to conform to County Design Criteria Standards.

Encroachment permit required for all off-site work in the County road right-of-way.

===== UPDATED ON DECEMBER 4, 2003 BY DEBBIE F LOCATELLI =====

Requirement listed above is to be obtained at the time of the building permit process.

Dpw Road Engineering Completeness Comments

===== REVIEW ON AUGUST 12, 2003 BY GREG J MARTIN =====

An eight foot dedication on Live Oak Avenue will be required in order to meet the requirement of a standard 56 foot width for right-of-way. Please show both sides of Live Oak Avenue and in 100 feet in both directions. The right-of-way and existing features should be shown.

12/3/03 Plans revised. OK

The driveway encroachment should reference the correct standard figure in the Design Criteria

12/3/03 Not done. It will be a requirement of the Building Permit. OK

The driveway should be 24 feet in order to serve two dwellings, and no less than 18 feet minimum. The round-a-bout does not allow vehicles entering from the right hand side to go to the existing shed or carport. If this is desired the sharp corner should be revised to show a corner with a 15 foot radius.

The surface of the existing or proposed driveway is not specified. The surface should be 2 inches of asphalt concrete over 6 inches of aggregate base.

12/3/03 Structural section shown. OK

The project lies within the Live Oak Planning Area and is subject to Transportation Improvement Area fees of \$4.000 per new single family dwelling.

Please note that the driveway to the existing carport and two sheds for the existing dwelling unit is substandard. Any improvements to these facilities will likely require the access be brought in conformance with existing standards. The applicable standards are 1) a minimum 5-foot wide landscape strip shall be provided between the driveway and the property line; and (2) the backout distance for a parking space is 26 feet.

Please contact Greg Martin at 831-454-2811 if you have any questions. ===== UP-DATED ON DECEMBER 3, 2003 BY GREG J MARTIN =====

Discrionary Coments - Continued

Project Planner: David Heinlein
Application No. : 03-0290
APN: 026-301-10

Date: July 1, 2004
Time: 14:41:38
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Please see added notes on previous comments and below for the latest comments. Additional comments were made by the Engineering Review Group: The driveway around the parked vehicles at the new garage must be twelve feet wide and have an inside radius of no less than 15 feet. The back out for the two parked vehicles should be 24 feet.

Dpw Road Engineering Miscellaneous Coments

===== UPDATED ON AUGUST 12, 2003 BY GREG J MARTIN =====
===== UPDATED ON DECEMBER 3, 2003 BY GREG J MARTIN =====



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831)479-6843 fax (831)479-6847

Date: 29 July 2003
To: David Devine
Applicant: Chris Sandman
From: Tom Wiley
Subject: 03-0290
Address: 1007 Live Oak Avenue, Santa Cruz
APN: 026-301-10
OCC: 2630110
Permit: 030235

We have reviewed plans for the above subject project

The following NOTES must be added to notes on plans by the designer/architect in order to satisfy District requirements when submitting for Application for Building Permit:

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2001) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and either **SPRINKLERED** or **NON-SPRINKLERED** as determined by the building official and outlined in Chapters 3 through 6 of the 2001 California Building Code (e.g., R-3, Type V-N, Sprinklered).

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

the date of this Discretionary Letter. INVOICE MAILED **TO** APPLICANT. @ase contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project

If you should have any questions or comments, please call me at (831) 722-2393, or email me at TomW@centralfpd.com.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer ~~certify~~ that these plans and details comply with 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. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.

Any order of the Fire Chief shall be appealable to the Fire Code Board of Appeals as established by any party beneficially interested, except for order affecting acts or conditions which, in the opinion of the Fire Chief, pose an immediate threat to life, property, or the environment as a result of panic, fire, explosion or release.

Any beneficially interested party has the right to appeal the order served by the Fire Chief by filing a written "NOTICE OF APPEAL" with the office of the Fire Chief within ten days after service of such written order. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is taken.

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