



Staff Report to the Zoning Administrator

Application Number: **04-0293**

Applicant: Daryl Woods
Owner: Ricardo Wolf
APN: 046-241-19

Agenda Date: September 17, 2004
Agenda Item #: 3
Time: After 10:00 a.m.

Project Description: Proposal to remodel an existing significantly nonconforming single-family dwelling. Work will include removing an existing solarium and reframing the roof and walls to receive conventional skylights and windows; remodel an existing bathroom and add 22 square feet; enlarge an existing front deck, replace siding with cedar shingle siding, and replace all windows. Requires a Coastal Development Permit and a Variance.

Location: Property located at 245 Lindero Drive, south of the intersection of Crest Drive and Lindero Drive in La Selva Beach.

Supervisory District: Second District (District Supervisor: Pirie)

Permits Required: Coastal Development Permit, Variance

Staff Recommendation:

- Approval of Application 04-0293, 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. | Zoning map, General Plan map |
| B. | Findings | G. | Comments & Correspondence |
| C. | Conditions | H. | Site photographs |
| D. | Categorical Exemption (CEQA determination) | I. | Permit history |
| E. | Assessor's parcel map, Location map | | |

Parcel Information

Parcel Size: **17,206** square feet, 0.395 acres
Existing Land Use - Parcel: Single-family residential
Existing Land Use - Surrounding: Single-family residential, agriculture

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Project Access: San Andreas Drive to Crest Drive & Lindero Drive
Planning Area: San Andreas
Land Use Designation: A (Agriculture)
Zone District: RA (Residential Agriculture)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Elder sandy loam
Fire Hazard: Not a mapped constraint
Slopes: 2 – 9 percent slopes
Env. Sen. Habitat: Mapped biotic/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Traffic: No significant impact
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: Inside X Outside
Water Supply: Pajaro Valley Water Management Agency
Sewage Disposal: Private septic system
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Non-zone

History

The application was accepted at Santa Cruz County Planning Department on June 18, 2004 and deemed complete on July 13, 2004. An Agricultural Buffer Setback was approved for the parcel on September 24, 1980 and Building Permit No. 69660 for the construction of the residence received final inspection on September 18, 1984, and No. 90095 for the solarium addition received final inspection on April 10, 1990. An Agricultural Statement of Acknowledgement was recorded on the parcel on July 29, 2004 as Document 2004-0054991.

Project Setting

The project is located at 245 Lindero Drive, in the **San** Andreas Planning Area. The 0.395-acre parcel is located on a block of single-family residences with commercial agriculture (CA) zoned lands to the immediate east and west. A 50-foot agricultural buffer, solid board fence, and vegetative screening have been required to protect the adjacent agricultural interests.

Zoning & General Plan Consistency

The subject property is a 17,206 square foot lot, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed remodel of the existing single-family residence is a principal permitted use within the zone district and the project is consistent with the site's (A) Agriculture General Plan designation. The residence is categorized as a significantly non-conforming residence as per County Code Section 13.10.265 in that the roof is 35-feet six-inches **high**, exceeding the 28-foot height limit for the RA zone district. As per County Code Section 13.10.265c, a Variance approval is required as there is reconstruction of the nonconforming height of the structure with the removal of the solarium and re-roofing. The Variance to height limitations is justified in that the roof replaces a structurally deteriorating solarium but does not enlarge the existing building footprint or increase the nonconforming height of the single-family residence.

Local Coastal Program Consistency

The proposed single-family residence 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 located between the shoreline and the first public road but is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed residential remodel project will not interfere with public access to the beach, ocean, or other nearby body of water. Public coastal access is available at Sunset and Manresa State Beaches in the project vicinity.

Design Review

The proposed single-family residence complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as the use of natural cedar shingles to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Environmental Review

The project is exempt from further environmental review as it is an existing structure, exempt **from** further review under Section 15301 of the Public Resources Code.

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 **04-0293**, 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

Report Prepared By: Joan ~~Van~~ der Hoeven
Santa Cruz County Planning Department
701 Ocean ~~Street~~, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) **454-5174**
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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 residence is a principal permitted use within the zone district, consistent with the site's (A) Agriculture 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 the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

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 although the project site is located between the shoreline and the first public road, the single-family residence 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, in scale with, 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 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.

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 residence 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 residence 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 remains one single-family residence that meets all current site standards for the zone district, subsequent to the approval of the height variance.

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 continued residential use is consistent with the use and density requirements specified for the Agriculture (A) land use designation in the County General Plan.

The proposed single-family residential remodel will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and subsequent to the height variance approval, 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 residence 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 residence 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 residence will comply with the site standards for the RA zone district (including setbacks, lot coverage, floor area ratio, 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 remodel of the existing single-family residence is to be constructed on an existing developed lot. The expected level ~~of~~ traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), 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 structure is located in a mixed neighborhood containing a variety ~~of~~ architectural styles, and the proposed ~~single-family~~ residence 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.

This finding ~~can~~ be made, in that the proposed single-family residence will be ~~of~~ an appropriate scale and type ~~of~~ design that will enhance the aesthetic qualities ~~of~~ the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Variance Findings:

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

The special circumstances applicable to the property are that the property has received prior approval for a construction of the roof height to 35-feet six-inches under different height calculation standards in force when Building Permit No. 69660 was issued in 1982 (Exhibit I). The solarium is in a deteriorating condition and must be replaced. Replacement of the solarium with conventional framed roofing will not alter the existing building footprint. All of the windows and the roof are to be replaced with **this** application.

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

The granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity in that the project is essentially a repair of an existing structure to replace roofing and windows. The height variance was not needed for the initial construction as height was calculated in a different manner and the structure conformed to existing 1982 standards. As this is a repair of existing roofing, and replacement of the solarium with conventional framed roofing, there is minimal change in the existing footprint, with the exception of a conforming 22 square foot bathroom addition on the first floor. The granting of a variance is consistent with zoning objectives of the RA zone district in that the primary use of the parcel remains residential. No views would be diminished, and access to light, solar access, and air are not materially compromised. The residential use of the property and is consistent with the objectives of the Residential Agriculture zone district in that the land use is residential, consistent with surrounding development.

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

The granting of a variance to maintain existing building footprint will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated in that other properties in the vicinity and **R-A** zone district with similar parcel configurations and existing development would be given similar consideration. Construction shall be consistent with the required building permit. Furthermore, no further

departures from applicable development standards, e.g. a variance to the required on-site parking which would negatively impact the surrounding neighborhood, is necessary or has been proposed.

Required Findings for Non-Agricultural Development on or Adjacent to Commercial Agricultural Land – County Code Section 16.50.095(e)

ANY NON-AGRICULTURAL DEVELOPMENT PROPOSED TO BE LOCATED ON OR ADJACENT TO TYPE 1, TYPE 2 OR TYPE 3 AGRICULTURAL LAND SHALL BE SITED *SO* AS TO MINIMIZE POSSIBLE CONFLICTS BETWEEN AGRICULTURE IN THE AREA AND NON-AGRICULTURAL USES, AND WHERE STRUCTURES ARE TO BE LOCATED ON AGRICULTURAL PARCELS, SUCH STRUCTURES SHALL BE LOCATED *SO* AS TO REMOVE AS LITTLE LAND AS POSSIBLE FROM PRODUCTION OR POTENTIAL PRODUCTION.

The subject Residential Agriculture (RA) zoned parcel **is** adjacent to Commercial Agriculture zoned lands at APN's 046-241-03 and -08. The remodel of the existing structure does not further encroach into the required agricultural buffer setback that was previously approved, and maintains the required 50-foot setback from CA land and solid wood board fencing and evergreen vegetative barriers required. **An** Agricultural Statement of Acknowledgement has further been recorded for the parcel to protect adjacent commercial agricultural lands.

**Required Findings for Agricultural Buffer Setback Reduction
County Code Section 16.50.095 (b)**

1. PERMANENT SUBSTANTIAL VEGETATION OR OTHER PHYSICAL BARRIERS EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT BUFFER SETBACK.

An Agricultural Buffer Determination concluded that a 50-foot setback from adjacent CA zoned properties was required. This has been maintained with the addition of 6-foot tall solid wood board fencing and evergreen vegetative barriers to eliminate the need for a 200-foot buffer setback.

Conditions of Approval

Exhibit A: Project plans, 3 sheets by Daryl Woods, Architect, dated 6/18/04.

- I. **This** permit authorizes the remodel of **an** existing single-family residence. Prior to exercising any rights granted by **this** permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. 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" form;
 2. Drainage and erosion control plans.
 3. Details showing compliance with fire department requirements.
 - B. Meet all requirements of and pay any required drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - D. Meet all requirements and pay any applicable plan check fee of the Aptos/Los Selva Fire Protection District.
 - E. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 ft wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. All site improvements shown on the final approved Building Permit plans shall be

installed.

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

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of **this** approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, **up** to and including permit revocation.
- B. The required 50-foot agricultural buffer setback, 6-foot solid wood board fencing and evergreen vegetative barriers shall be maintained.

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: 9/17/04

Effective Date: 10/01/04

Expiration Date: 10/01/06

Don Bussey
Deputy Zoning Administrator

Joan Van der Hoeven
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose ~~interests are~~ adversely affected by any act or determination of the **Zoning** Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the **Santa** Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 04-0293

Assessor Parcel Number: 046-241-19

Project Location: 245 Lindero Drive, La Selva Beach

Project Description: Proposal to remodel an existing significantly nonconforming single-family dwelling

Person or Agency Proposing Project: Daryl Woods

Contact Phone Number: (831) 786-8819

- 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:**

Remodel of an existing small structure where all public services available.

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

Joan Van der Hoeven, Project Planner

Date: September 17, 2004



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 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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PLK. SAN ANDREAS RANCHO
 SEC. 3, T.12S., R.1E., M.D.B. & M.

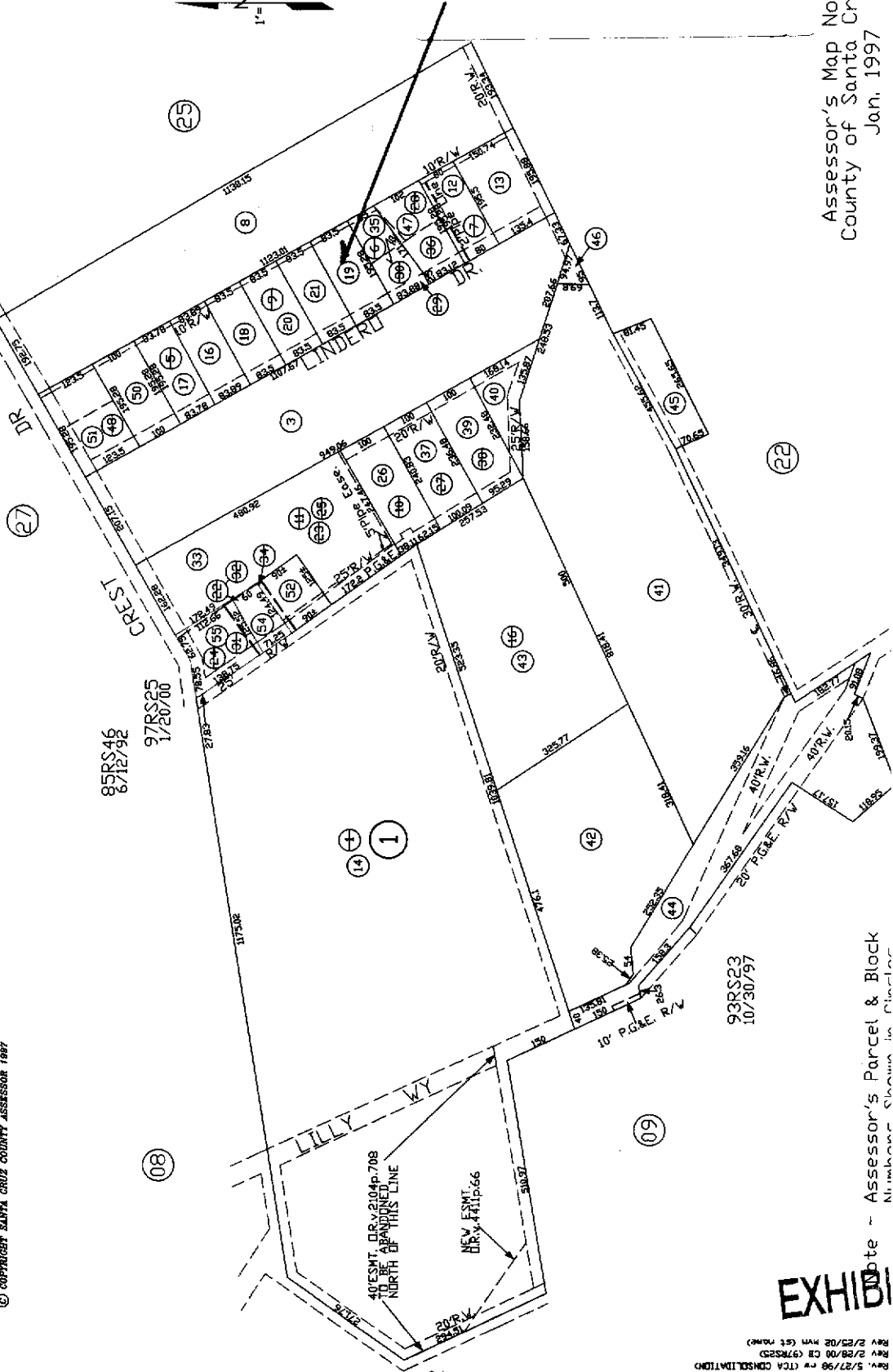
Tax Area Code
 69-278

16

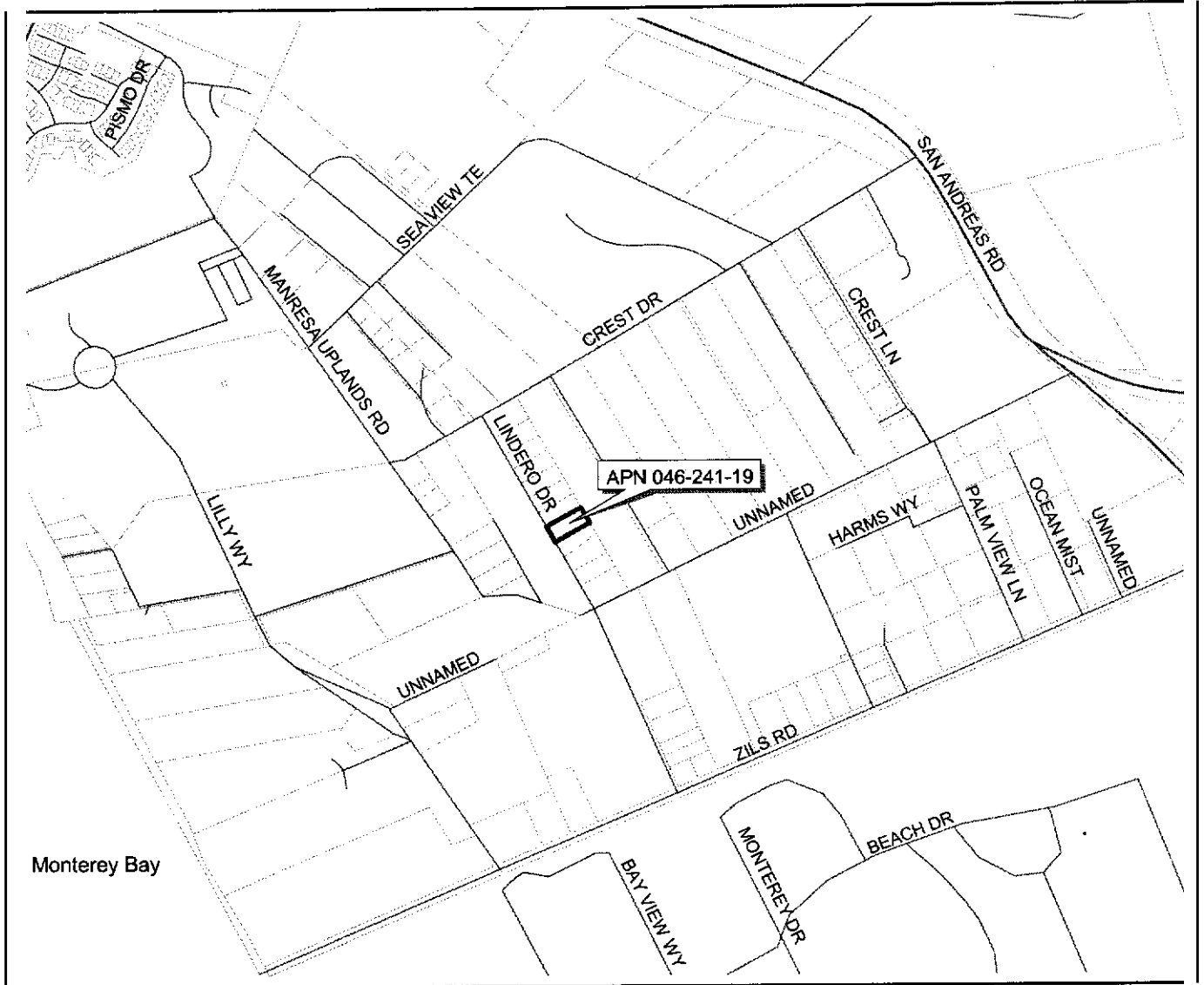
1" = 200'

PROJECT LOCATION

Assessor's Map No. 46-24
 County of Santa Cruz, Calif.
 Jan. 1997



Location Map



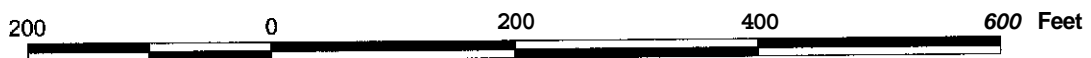
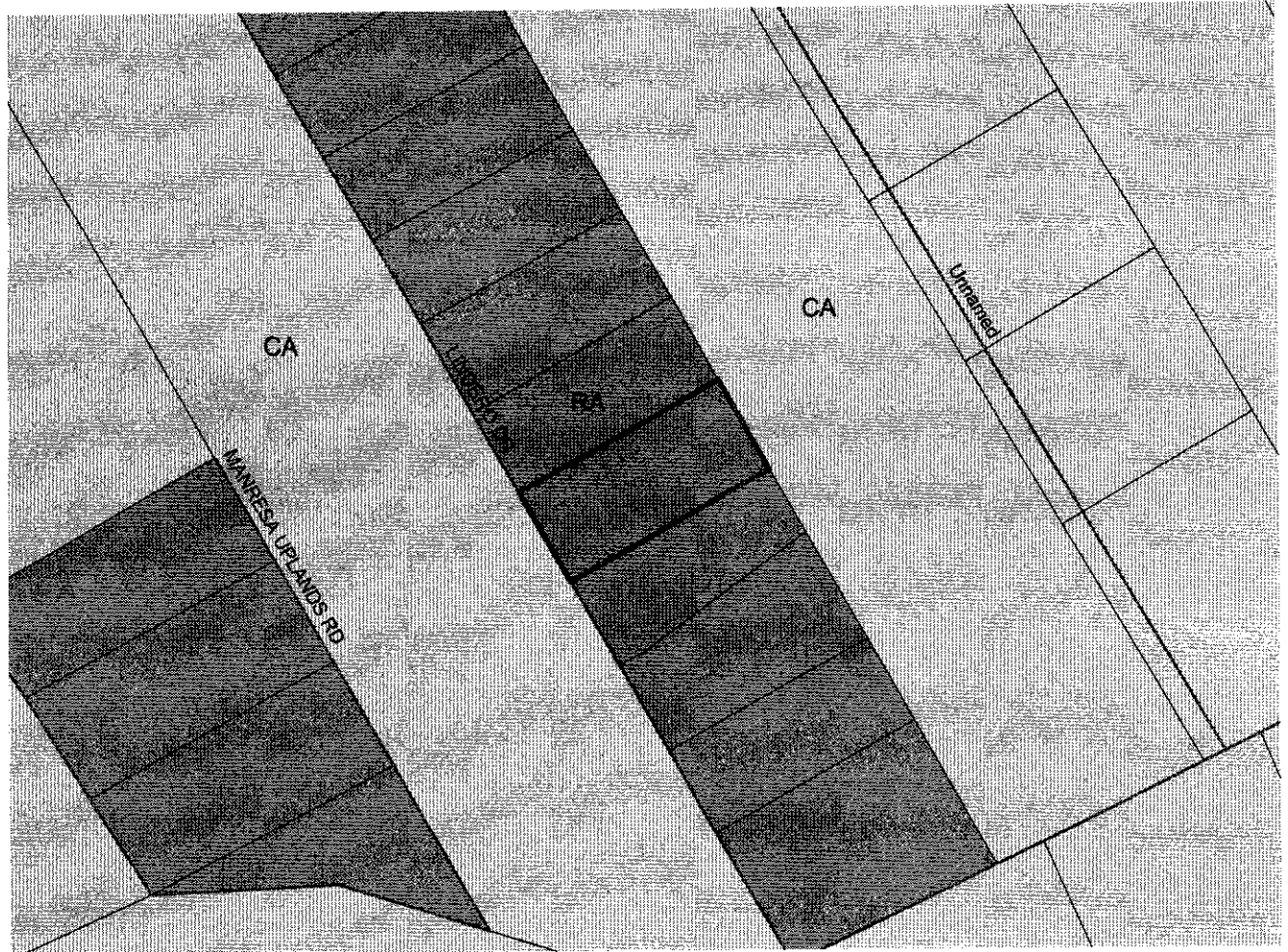
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Map created by Santa Cruz County
Planning Department:
June 2004

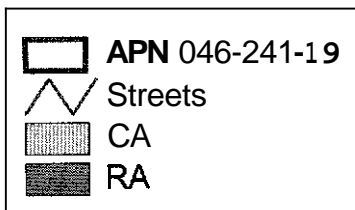


EXHIBIT 1

Zoning Map



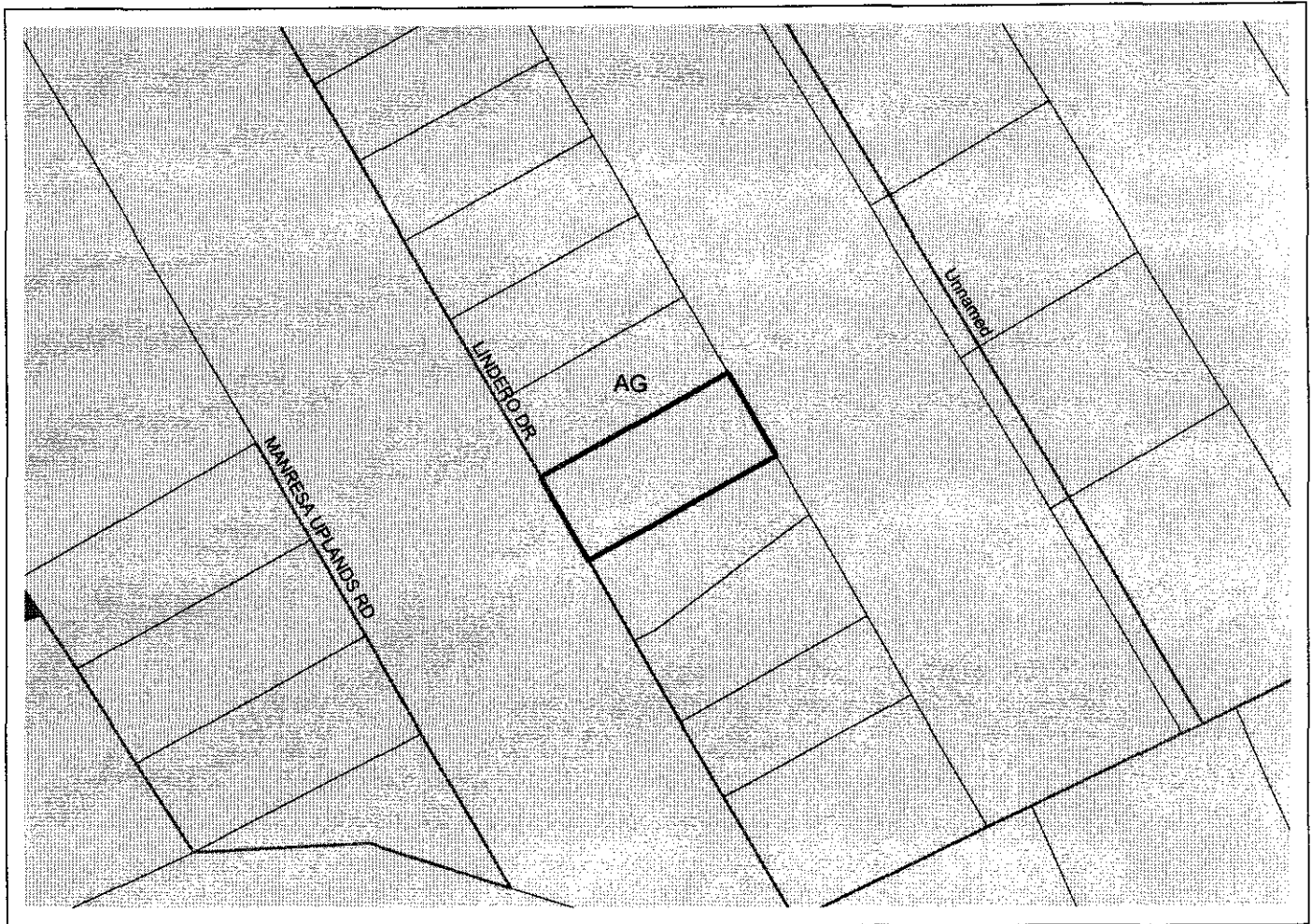
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Map created by Santa Cruz County
Planning Department:
June 2004

EXHIBIT F

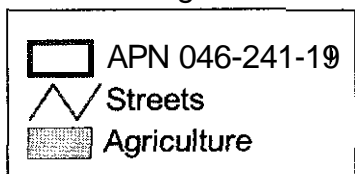
al Plan M



200 0 200 400 600 Feet



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Map created by Santa Cruz County
Planning Department:
June 2004

EXHIBIT F

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

Project Planner: Joan Van Der Hoeven
Application No.: 04-0293
APN: 046-241-19

Date: August 18, 2004
Time: 10:51:32
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JULY 22, 2004 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON JULY 22, 2004 BY ROBERT S LOVELAND =====
NO COMMENT

Project Review Completeness Comments

===== REVIEW ON JULY 13, 2004 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Project Review Miscellaneous Comments

===== REVIEW ON JULY 13, 2004 BY JOAN VAN DER HOEVEN =====
Structure is significantly nonconforming as to structure's height which exceeds the
28 foot height limit by about 7.5 feet as per County Code Section 13.10.270(k)5.
50-foot rear yard agricultural buffer setback. Ag Statement of Acknowledgement to be
recorded if not already done under Application 2781C

90095 4/10/9

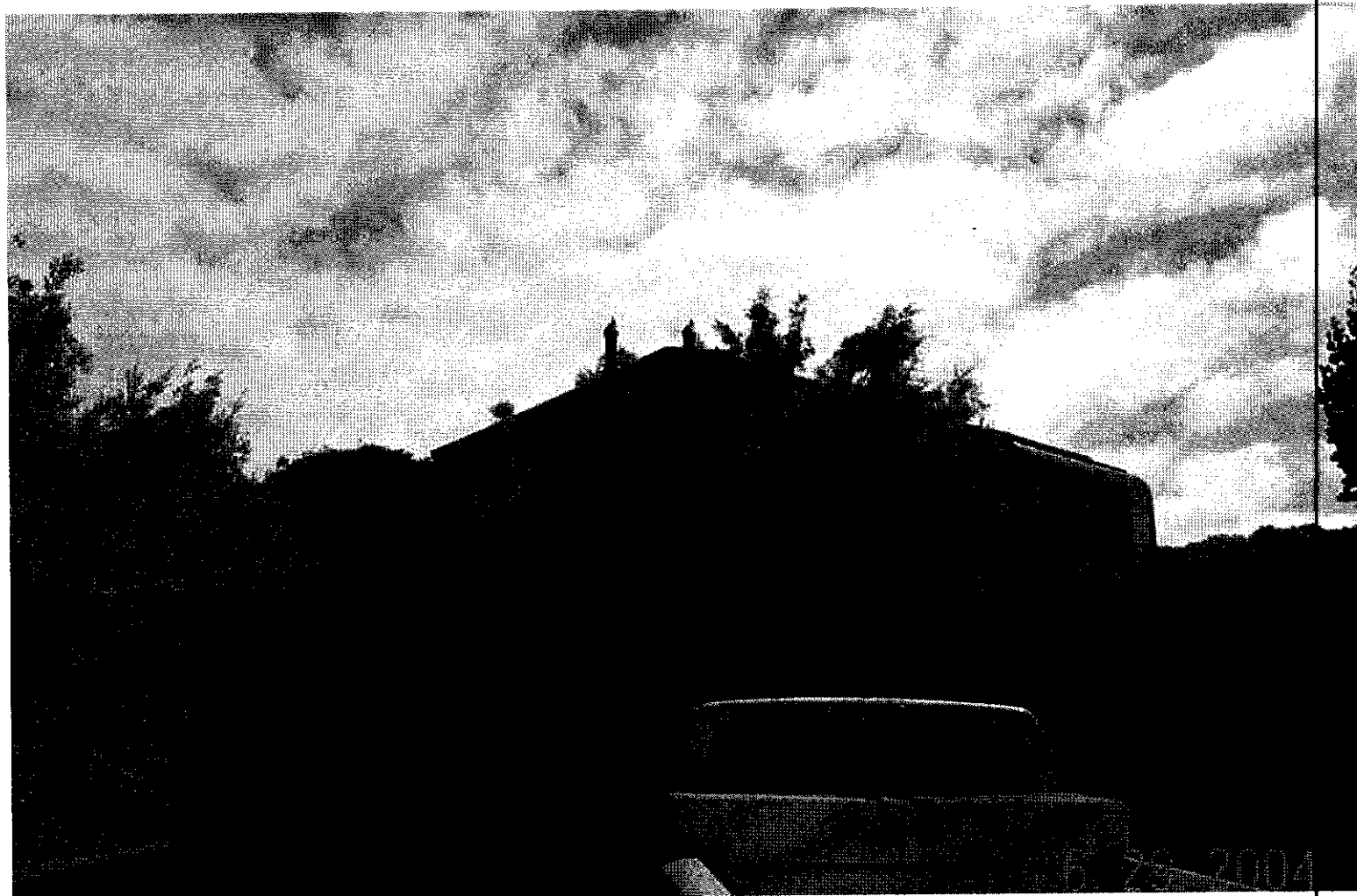
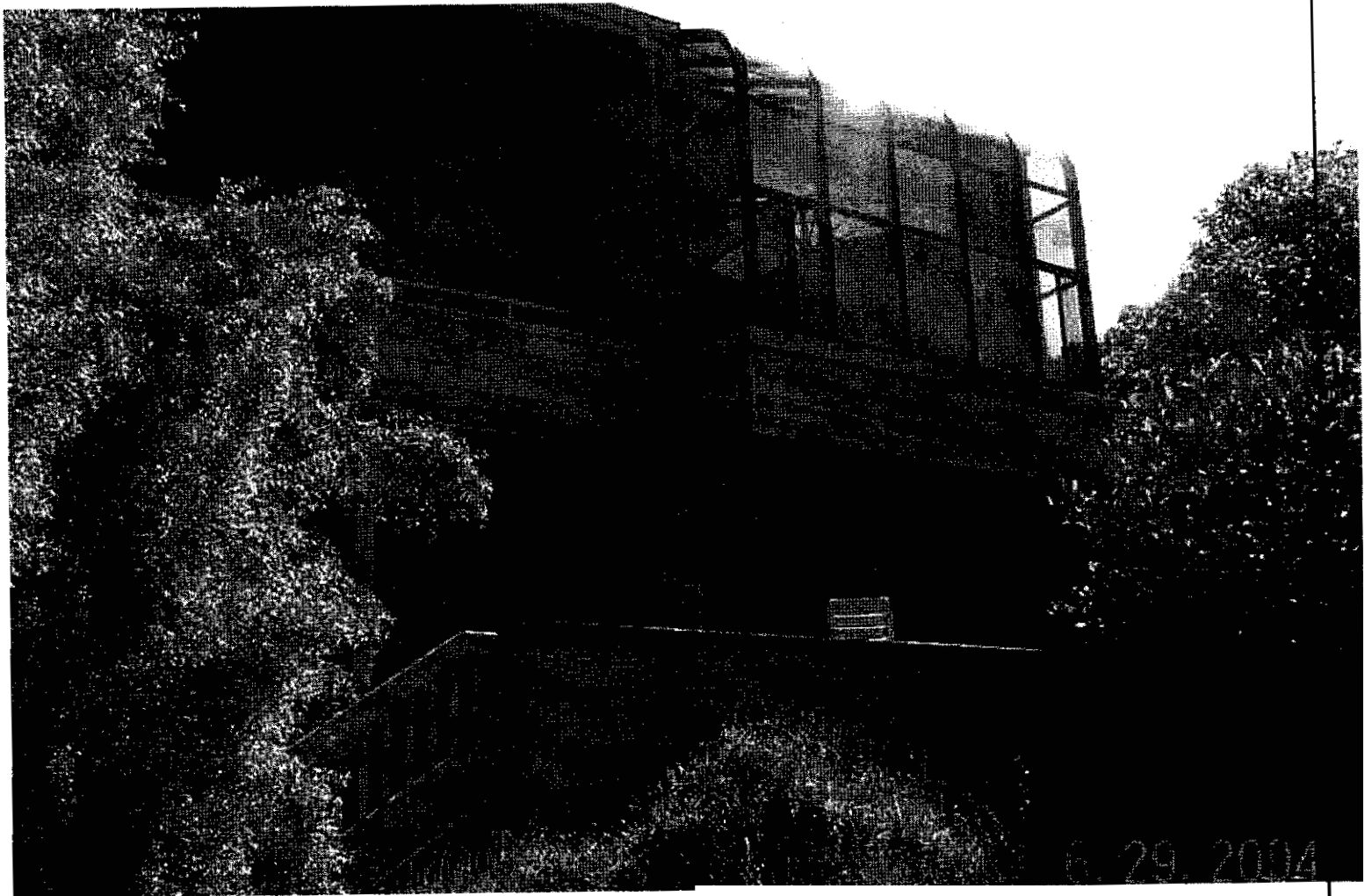




EXHIBIT H



PLANNING DEPARTMENT



COUNTY OF SANTA CRUZ

GOVERNMENTAL CENTER

701 OCEAN STREET SANTA CRUZ CALIFORNIA 95060

(408) 425-2191

KRIS SCHENK
Director

December 2, 1980

Mr. Ricardo Wolf
218 Bayview Court
Aptos, California 95003

RE: AGRICULTURAL BUFFER SETBPCK FOR APN 46-241-19

Dear Mr. Wolf:

This letter is to advise **you** that the Pgricultural Policy Advisory Commission established a fifty-foot buffer for the above oarcel on September 24, 1989 when they considered an ag buffer aoplication filed by Mrs. L. Medeiros (Mrs. Medeiros at the time believed the above oarcel was hers). It will therefore not be necessary for your plans to be reviewed by the APAC provided they conform to the conditions already stipulated: 1) at least 50' buffer from rear property line, 2) a bi solid board fence along the rear (east) property line and 3) a vegetative screen planted along the fence (no eucalyptus or Monterey Pine).

I will make the necessary notations on your building plans to clear them for further processing. However, a refund cannot be initiated on your application because the staff work has already been done. If you have any further questions please do not hesitate to call me.

Sincerely,

Dan de Grassi
Dan de Grassi
Associate Planner

DdG/s1b

PARK DEDICATION FEE:		I.D. NUMBER	FEE	DATE	INITIAL
<input type="radio"/> Dedication, Conveying Party		Dedication #	Sq.Ft.		
<input type="radio"/> Date of Recording Deed		Receipt #	\$		
<input type="radio"/> Fee, Area #, Paid By					
<input type="radio"/> Type of Develop.: <input type="checkbox"/> Subd.; <input type="checkbox"/> MLD; <input type="checkbox"/> PUD; <input type="checkbox"/> S.F.D.; <input type="checkbox"/> MULT.; <input type="checkbox"/> Other					
BUILDING PERMIT: <i>114 Building at least 50' from rear pl's 6' solid fence on 12-1-81</i> <i>near pl's vegetation screen along fence (no exception or must pass) Date of</i> <i>Ap. acknowledged for and recorded by Notice</i>		Permit #			
OTHER PERMITS: (Grading, Timber, etc.)		Permit #		12-30-81	SD
ZONING ACTION:		Ord. #			
SUBDIVISION:		Tract #			
USE PERMITS:		Permit #			
ENVIRONMENTAL HEALTH:					
VIOLATIONS:					

Street Lincoln

LN

EXHIBIT

OWNER		REVISION: 70184 3.29.82 WOLF, Ricardo, LUNN, D 218 Bayview Crt., Aptos		PARCEL NUMBER 46-241-19		
LOCATION 245 Lindero Dr., LSB		DESCRIPTION OVER SFD to construct 3 stry. 1 bdrm. 2 bath, with attached garage, deck area		VALUATION 102,300 3478		
BUILDING		(PLUMBING/GAS) included.		ELECTRIC		
PERMIT NO. 69660	DATE 1.11.82	PERMIT NO. 69660	DATE 1.11.82	PERMIT NO. 69660	DATE 1.11.82	
NAME 30484 3e28:82		NAME Owner Progress 1/24/84		NAME 70184 3.29.82		
(mech) 69660 1.11.82		INSPECTIONS (TPP:)		69660 1.11.82 cleared 5-5-82		
SETBACKS BUILDING Progress 11-26-82		PLUMBING - GAS		Sanitation for OTHER conditions		
FOUNDATION 4-29-82	ROUGH 5/8/84	PLANNING		PLANNING		
UNDERFLOOR 7-22-85 (R)	GAS PT 5/22/84	ENVIRONMENTAL HEALTH		ENVIRONMENTAL HEALTH		
INSULATION Run 5-30-84	FINAL 9-17-84	PUBLIC WORKS: SANITATION		PUBLIC WORKS: SANITATION		
STUCCO WIRE N/A	CLEAR N/A	PUBLIC WORKS: DRIVEWAY		PUBLIC WORKS: DRIVEWAY		
SCRATCH N/A	ELECTRIC		DRAINAGE		DRAINAGE	
FRAME 3/5/84 Run	ROUGH 5/22/84	FINAL		FINAL		
SHEETROCK 6/22/84	FINAL 9-17-84	GRADING		GRADING		
FINAL 9-17-84	CLEAR 9-18-84 SMO	OTHER:		OTHER:		
REMARKS ON REVERSE						

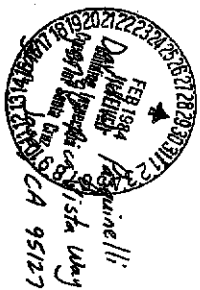
WOLF, Ricardo

245 Lindero Dr., LSB

sfd

1,11,82

Feb. 27, 1984



Santa Cruz Co. Planning Dept.
 Inspection Services Division
 701 Ocean Street
 Santa Cruz, CA

Attn: Mr. Ron Moore

Re: Wolf/Lunn Residence, 245 Lindero Dr., La Selva Beach,
 Building Permit No. 09060.

Dear Mr. Moore:

I have made inspections at the above referenced residence and found the structural frame to be in conformance with the plans on file with your office, and the structural calculations. Enclosed please find a copy of the structural calculations which reflect the latest plans.

Should you have any questions regarding the above please contact me at 923-3370.

Yours truly,
 David J. Baynwell
 RCE No. 24966

cc: R. Wolf and D. Lunn