



Staff Report to the Zoning Administrator

Application Number: 04-0166

Applicant: Matson Britton Architects
Owner: Brady and Patricia Peranick
APN: 043-094-33

Agenda Date: September 17, 2004
Agenda Item #: 7
Time: after 10:00 a.m.

Project Description: Proposal to construct a two-story, approximately 4,000 square feet single family dwelling with attached garage, interior courtyard and fountain, and three upper level story balconies

Location: Kingsbury Drive, Aptos

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Approval of Application 04-0166, 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 | G. General Plan map |
| B. Findings | H. Zoning map |
| C. Conditions | I. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | J. Urban Designer's Memo |
| E. Location map | K. Department Comments |
| F. Assessor's parcel map | |

Parcel Information

Parcel Size: 9,019 sq. ft. (from survey)
Existing Land Use - Parcel: vacant
Existing Land Use - Surrounding: residential
Project Access: Kingsbury Drive
Planning Area: Aptos
Land Use Designation: RL (Urban Low Density Residential)
Zone District: R-1-6 (Single Family Residential - 6,000 sq. ft. min.)
Within Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

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

Application# 04-0166
APN: 043-094-33
Owner: Bradly and Patricia Peranick

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils report on file
Fire Hazard: Not a mapped constraint
Slopes: Flat site
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No significant trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Traffic: Single family dwelling
Roads: Existing roads 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: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Zone 6

History

This application was received on April 16, 2004 and deemed complete on July 9, 2004.

Project Setting

This is a vacant parcel on the bluff above Beach Drive in the Aptos area. The parcel is a flat site that extends to the edge of the bluff to the east.

Zoning & General Plan Consistency

The subject property is a 9,019 square foot lot, located in the R-1-6 (Single Family Residential - 6,000sq. A. minimum) zone district, a designation that allows residential uses. The proposed single family residence with attached garage is a principal permitted use within the zone district and the project is consistent with the site's (RL) Urban Low Residential General Plan designation.

The proposed residence is a two-story structure with stucco siding and clay tile roof. The design is a combination of historically derived elements with variation in mass and form. The design includes a two-car garage and two parking spaces on the driveway. This lot is relatively flat but drops sharply at the very rear. The structure is over 25 feet from the top of the slope.

This lot is less than the required 60 feet width in the R-1-6 zone and therefore the side setbacks revert to 5 feet on both sides (as opposed to the 5' and 8' typically required).

SITE DEVELOPMENT STANDARDS TABLE

	R-1-6 Standards	Proposed Residence
Front yard setback:	20 feet (residence and front of garage)	20'-0"
Side yard setback:	5 feet / 5 feet	5 feet / 5 feet
Lot Coverage:	30 % maximum	27.2 %
Building Height:	28 feet maximum	26'-6"
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	41.8 %
Parking	3 bedrooms – 3 (18' x 8.5')	two in garage two uncovered

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 located between the shoreline and the first public road, however the site 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.

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located with the Urban Services line and will be served by existing water and sewer utilities.

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.

Application# 04-0166
APN: 043-094-33
owner: Bradly and Patricia Peranick

Staff Recommendation

- APPROVAL of Application Number **04-0166**, 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: 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

COASTAL DEVELOPMENT PERMIT FINDINGS:

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

The property is zoned R-1-6 (Single Family Residential - 6,000 sq. ft. minimum), a designation which allows residential uses. The proposed single family residence with attached garage is a principal permitted use within the zone district, consistent with the site's (RL) Urban Low Residential General Plan designation.

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

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

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

The proposal is consistent with the design and use standards pursuant to Section 13.20.130 in that the development is 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 25 AND CHAPTER 7, AND, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL ZONE, SUCH DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT COMMENCING WITH SECTION 30200.

The project site is located between the shoreline and the first public road, however the single family residence with attached garage will not interfere with public access to the beach,

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Owner: Bradly and Patricia Peranick

ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

The proposed project is in conformity with the County's certified Local Coastal Program in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single Family Residential - 6,000 sq. ft. minimum) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed single family residence with attached garage and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single family residence with attached garage will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

The project site is located in the R-1-6 (Single Family Residential - 6,000 sq. ft. minimum) zone district. The proposed location of the single family residence with attached garage and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the **R-1-6** zone district in that the primary use of the property will be one single family residence with attached garage 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.

The project is located in the Urban Low Residential (RL) land use designation. The proposed residential use is consistent with the General Plan in that it meets the density requirements specified in General Plan Objective (Urban Low Residential).

The proposed single family residence with attached garage 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 residence with attached garage 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 with attached garage 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 with attached garage 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) for a parcel that is less than 60 feet wide, and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is a single family residence with attached garage on an existing undeveloped 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.

The proposed single family residence with attached garage will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood in the vicinity, in that the proposed structure is two stories, in a mixed neighborhood of one and two story homes and the proposed single family residence with attached garage is consistent with the land use intensity and density of the neighborhood.

CONDITIONS OF APPROVAL

Exhibit A: Architectural plans prepared by Matson Britton Architects, dated March 19, 2004 and revised June 18, 2004.

Survey prepared by Ward Surveying, dated July 4, 2003.

- I. This permit authorizes the construction of a two story single family residence with attached garage. 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 (if required).
 - 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 6 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 Aptos/La Selva Fire Protection District.
 - E. Plans shall conform to recommendations listed in the submitted soils report and the soil engineer shall submit a letter for plan review.
 - F. Pay the current fees for Parks and Child Care mitigation for three bedrooms.
 - G. Pay the current fees for Roadside and Transportation improvements for three bedrooms.

- H. Provide required off-street parking for three 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.
111. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports
 - D. 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: 04-0166
Assessor Parcel Number: 043-094-31
Project Location: Kingsbury Drive, Aptos

Project Description: Proposal to construct a two-story, approximately 4,000 square feet single family dwelling with attached garage, interior courtyard and fountain, and three second story balconies

Person Proposing Project: Matson Britton Architects

Contact Phone Number: (831) 425-0544

- 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: *15303 New construction of small structure.*

F. Reasons why the project is exempt:

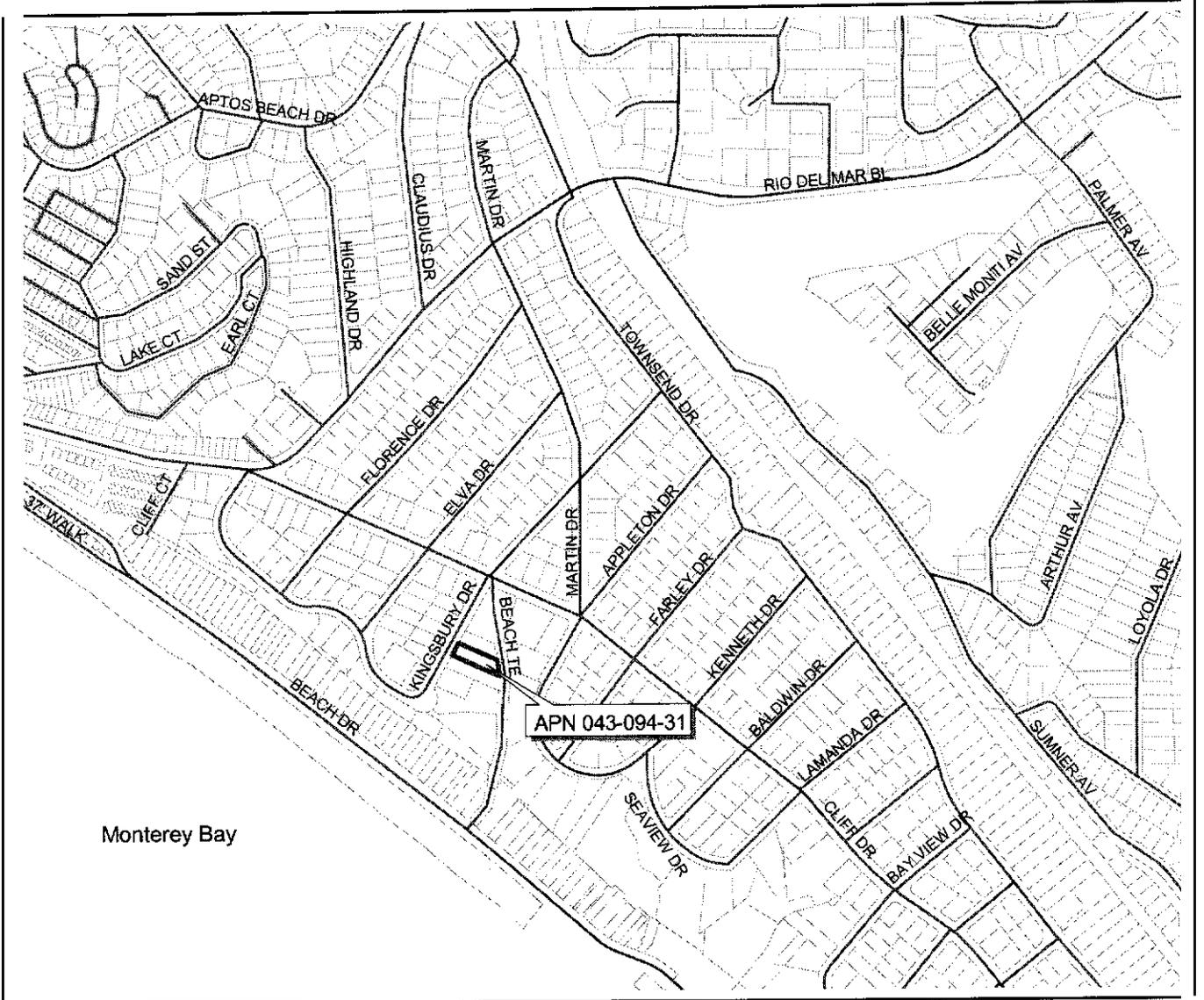
New single-family residence in an existing neighborhood

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

Lawrence Kasparowitz, Project Planner

Date: _____

Location Map



Map created by Santa Cruz County
Planning Department:
April 2004

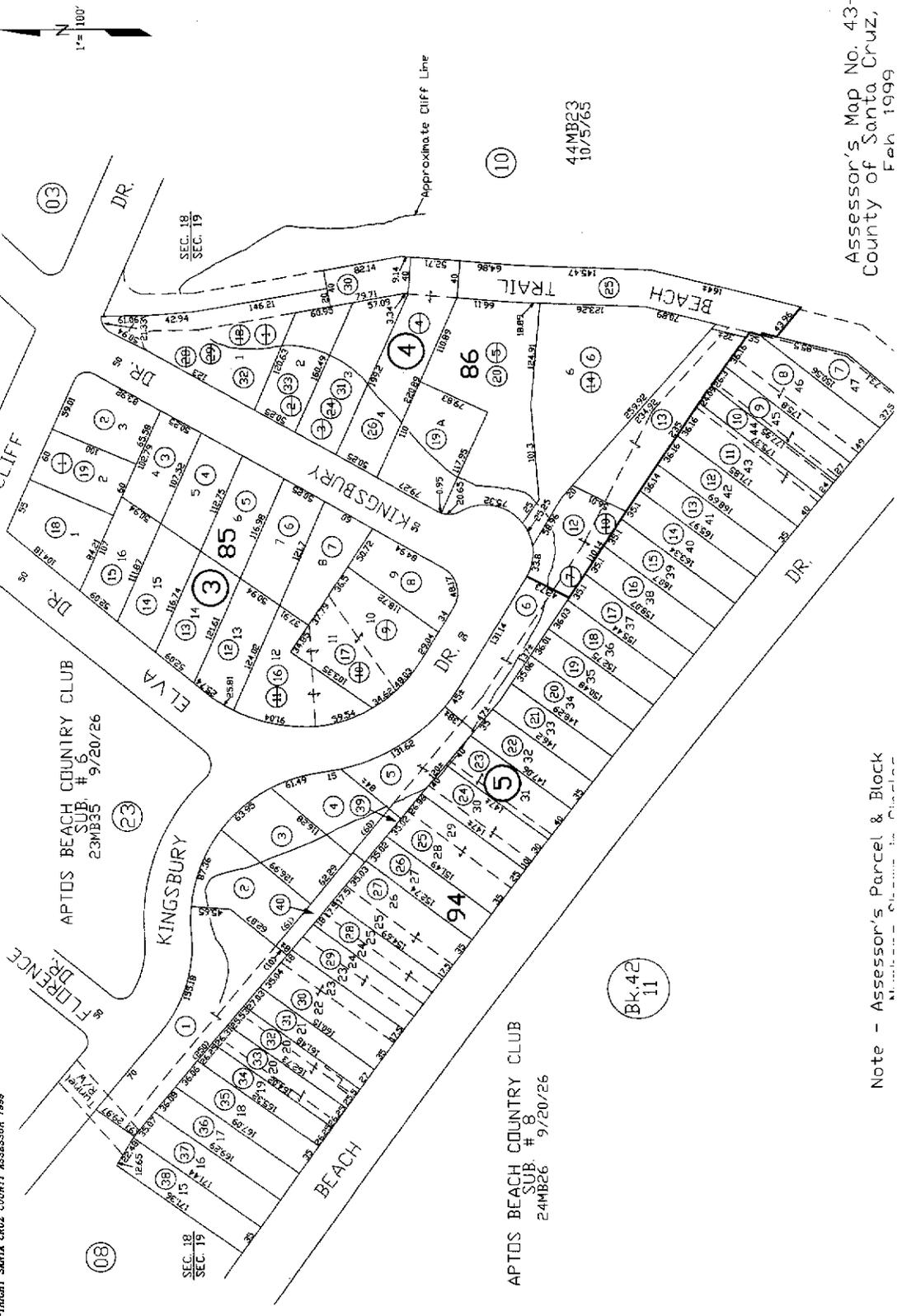


43-09

Tax Area Code
69-273

POR. APTOS RANCHO
S.E. 1/4 SEC. 18 &
SEC. 19, T.11S., R.1E., M.D.B. & M.

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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Assessor's Map No. 43-09
County of Santa Cruz, Calif.
Feb 1999

Note - Assessor's Parcel & Block
Map - 11

APTOS BEACH COUNTRY CLUB
SUB. # 8
24MB26 9/20/26

44MB23
10/5/65

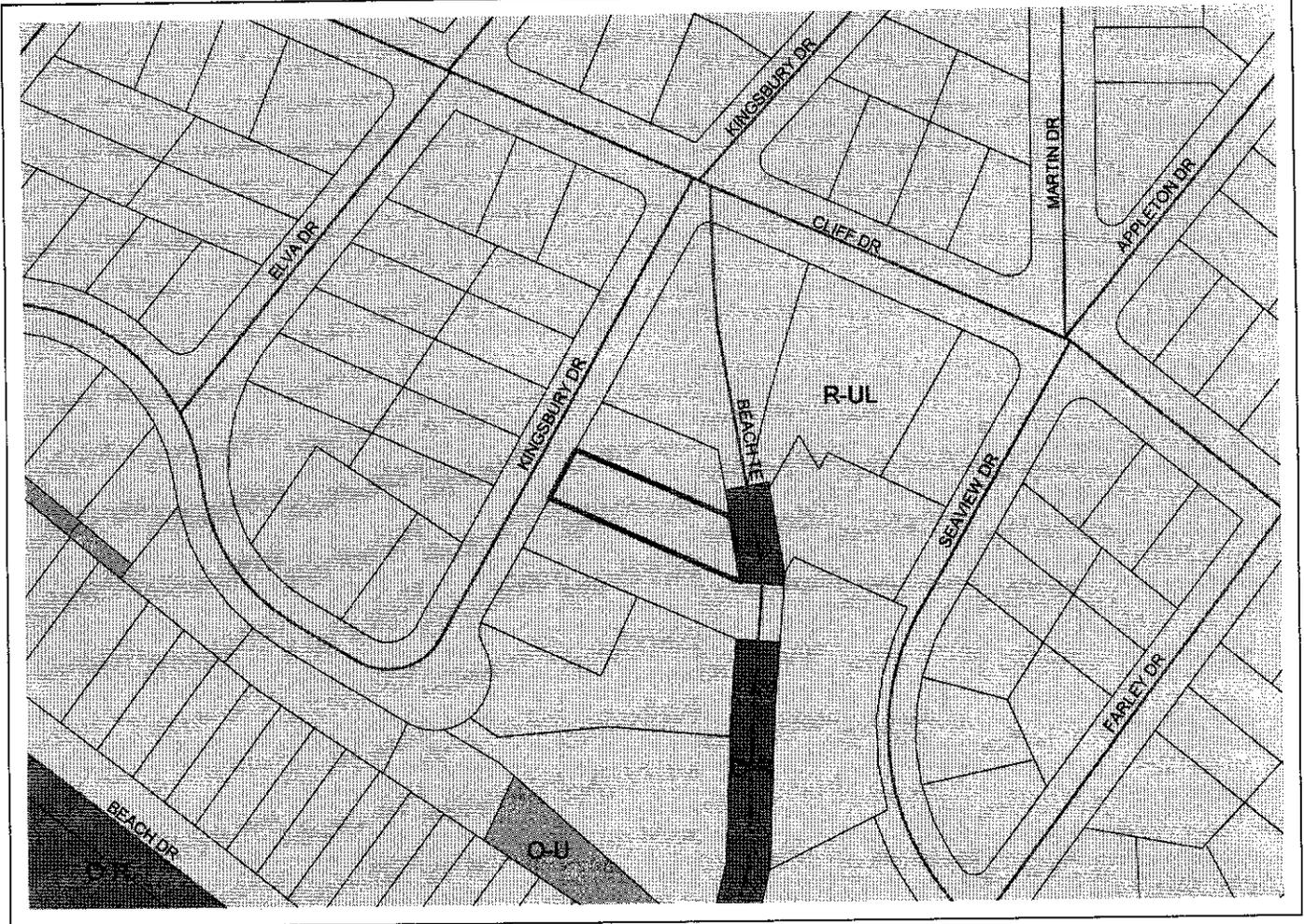
Bk. 42
11

12/10/02 CB (2-0068226, SP 4-32 & 33)
5/25/01 v.m. (changed page refs)
5/9/99 CB (added blk. lines)
5/14/99 CB (added blk. refs)
2/10/99 (from to pg. 23) re
electronically redrawn 2/10/99 re

EXHIBIT 1

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General Plan Map



500 0 500 Feet

Legend

	APN 043-094-31
	Parcel boundaries
	Streets
	Parks and Recreation
	Urban Open Space
	Residential - Urban Low Density



Map created by Santa Cruz County
Planning Department:
April 2004

Zoning Map



500 0 500 Feet

Legend

	APN 043-094-31
	Parcel boundaries
	Streets
	R-1-X
	PR



Map created by Santa Cruz County
Planning Department:
April 2004



P.O. Box 158
Mail to: 5180 Soquel Drive
Soquel, CA 95073-0158
PHONE (831) 475-8500 FAX (831) 475-4901

**PROJECT
COMMENT
SHEET**

Date of Review: 04/27/04
Reviewed By: Carol Carr

Returned Project Comments to: Larry Kasparowitz
county of Santa Cruz
Planning Department
701 Ocean St., Ste. 400
Santa Cruz, CA 95060-4073

Owner: Patricia & Bradly Peranick
3385 S. Chestnut Ave.
Fresno, CA 93725

Applicant: Matson Britton Architects
728 N. Branciforte
Santa Cruz, CA 95062

Type of Permit: Development Permit
County Application #: 04-0166

Subject APN: 043-094-31

Location: Property located on the east side of Kingsbury Dr. about 260 feet south of the intersection of Kingsbury Dr. and Cliff Dr.

Project Description Proposal to construct a two-story, approximately 4,000 sq. ft. single family dwelling with attached garage, interior courtyard and fountain, and three second story balconies.

Notice

Notice is hereby given that the Board of Directors of the Soquel Creek Water District is considering adopting policies to mitigate the impact of development on the local groundwater basins. The proposed project would be subject to these and any other conditions of service that the District may adopt prior to granting water service.

It should not be taken as a guarantee that service will be available to the project in the future or that additional conditions will not be imposed by the District prior to granting water service.

Requirements

The developer/applicant, without cost to the District, shall:

- 1) Destroy any wells on the property in accordance with State Bulletin No. 74;
- 2) Satisfy all conditions imposed by the District to assure necessary water pressure, flow and quality;
- 3) Satisfy all conditions for water conservation required by the District at the time of application for service, including the following:
 - a) All applicants for new water service from Soquel Creek Water District shall be required to offset expected water use of their respective development by a 1.2 to 1 ratio by retrofitting existing developed property within the Soquel Creek Water District service area so that any new development has a "zero impact" on the District's groundwater supply. Applicants for new service shall bear those costs associated with the retrofit as deemed appropriate by the District up to a maximum set by the District and pay any associated fees set by the District to reimburse administrative and inspection costs in accordance with District procedures for implementing this program.
 - b) Plans for a water efficient landscape and irrigation system shall be submitted to District Conservation Staff for approval;

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P.O. Box 168
 Mail to: 6160 Soquel Drive
 Soquel, CA 95073-0168
 PHONE (831) 475-8500 FAX (831) 475-4291

PROJECT COMMENT SHEET

- c) **All interior plumbing fixtures shall be low-flow and have the EPA Energy Star label;**
District Staff shall inspect the completed project for compliance with all conservation requirements prior to commencing water service;
- 4) **Complete LAFCO annexation requirements, if applicable;**
 6) **All units shall be individually metered with a minimum size of 5/8-inch by 3/4-inch standard domestic water meters;**

A memorandum of the terms of this letter shall be recorded with the County Recorder of the County of Santa Cruz to insure that any future property owners are notified of the conditions set forth herein.

Soquel Creek Water District project Review Comments:

1. SCWD has reviewed plans prepared by Matson Britton Architects and has made comments. 1) A New Water Service Application Request will need to be completed and submitted to the SCWD Board of Directors; however, please be advised that additional conditions may be imposed as per the above Notice. 2) The applicant shall be required to offset the expected water use of their respective development by a 1.2 to 1 ratio by retrofitting existing developed property within the Soquel Creek Water District service area. Applicants for new service shall bear those costs associated with the retrofit. Calculations for the expected water demand of this project have been provided. These calculations are based on the preliminary plane, and are subject to change. Final calculations are pending finalization of the project plans. 3) All interior plumbing fixtures shall be low flow and have the EPA Energy Star label. 4) The landscape-planting plane will need to be reviewed and approved by District Conservation Staff. 6) A Fire Protection Requirements Form will need to be completed and reviewed by the appropriate Fire District. 6) The nearest fire hydrant may be more than 250 feet away. 7) Water pressure in this area may be high. If so, a Water Waiver for Pressure and/or Flow will need to be recorded.

Attachments:

- Soquel Creek Water District Procedures for Processing Minor Land Divisions (MLD) dated November 9, 1992
- Soquel Creek Water District Procedures for Processing Water Service Requests for Subdivisions and Multiple Unit Developments
- Resolution 79-7, Resolution of the Board of Directors of the Soquel Creek County Water District Establishing Landscape Design and Irrigation Water Use Policy
- Water Demand Offset Policy Fact Sheet
- Soquel Creek Water District New Water Service Application Request.
- Soquel Creek Water District Variance Application
- Soquel Creek Water District Water Waiver From Pressure and/or Flow
- Fire Protection Requirements Form

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SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: April 27, 2004

TO: Planning Department, ATTENTION: LARRY KASPAROWITZ

FROM: Santa Cruz County Sanitation District, STEVE HARPER

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT

APN: 043-094-31 APPLICATION NO.: 04-0166

PARCEL ADDRESS: 348 KINGSBURY DRIVE

PROJECT DESCRIPTION CONSTRUCT 2-STORY SINGLE FAMILY DWELLING

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

The plan shall show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

Other: A backflow prevention device may be required.



S.M. Harper
Sanitation Engineering

SMH:abc/350

c' Applicant: Matson Bntton Architects
728 N. Branciforte
Santa Cruz CA 95062

Property Owner: Bradley & Patricia Peranick
3385 S. Chestnut Avenue
Fresno CA 93725

(Rev. 3-96)

INTEROFFICE MEMO

APPLICATION NO: **04-0166**

Date: May 10, 2004

To: Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new single family residence at Kingsbury Drive, Aptos (Bradley & Patricia Peranick / owner, Matson Britton Architects / applicant)

GENERAL PLAN / ZONING CODE ISSUES

Design Review Authority

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

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✗)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural 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			NIA
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			NIA
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			NIA
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			NIA
Development shall not block views of the shoreline from scenic road turnouts , rest stops or vista points			NIA
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees , dominant vegetative communities)			NIA
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			NIA
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			NIA
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			NIA
Natural materials and colors which blend with the vegetative cover of the site shall be used or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			NIA
Large agricultural structures			

The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			NIA
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			NIA
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			NIA
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			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 materials and colors.			N/A
Beach Viewsheds			

Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive.			NIA
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations).			NIA
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes that harmonize with the character of the area. Natural materials are preferred.			NIA

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: Larry Kasparowitz
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Environmental Planning Completeness Comments

===== REVIEW ON APRIL 27, 2004 BY ROBIN M BOLSTER =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON APRIL 27. 2004 BY ROBIN M BOLSTER =====

At the time of building application submittal, the following items must be addressed:

- 1) Please submit two copies of the soils report prepared for this site.
- 2) Please submit a plan review letter from the project soils engineer. which states that the final building, grading, and drainage plans are in compliance with the recommendations made in the soils report prepared for this site.
- 3) Please submit final landscape plan, which includes the location. size. and species of all existing and proposed trees and plants.
- 4) A detailed erosion control plan must be submitted which indicates the location and construction details for all proposed erosion control devices (e.g. silt fences. straw wattles, berms, etc.). Erosion control devices must be selected to prevent any sediment from leaving the site during all phases of construction, and must address potential sediment tracking at construction entrance/exit.

Dpw Drainage Completeness Coments

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

===== REVIEW ON MAY 4, 2004 BY ALYSON B TOM ===== Application with plans dated 3/19/04 has been received. Please address the following prior to discretionary completeness :

- 1) It is unclear if the proposed drainage plan is feasible. Is it the intent of the designer that the proposed plan with 2 seepage pits will retain all of the added runoff so that runoff rates from the site will remain unchanged? If so, please provide a letter from the geotechnical engineer stating that this is feasible based on the site soils and the proposed plans. If the runoff rate from the site will increase due to this project provide an analysis of the downstream drainage path, demonstrating adequacy.
- 2) It is unclear that the proposed drainage plan with the pits located on the uphill side of the site will work as proposed. Provide additional design details (ex: top of grate elevations, slopes, invert elevations, etc.) that demonstrate how the drainage plan will work and meet the design of detail A and drainage note 4 on sheet A0.I. If necessary, relocate the seepage pit locations to the downstream side of the property.

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
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See miscellaneous comments for issues to be addressed prior to building permit issuance.

===== UPDATED ON JULY 9, 2004 BY JOHN G LUMICAO ===== 1. Provide flow line and top of grate elevations for the structures (seepage pit, Christy box, etc.)

2. Submit a letter from the geotech approving the locations of the percolation trench.

===== UPDATED ON JULY 21, 2004 BY JOHN G LUMICAO ===== 1. Completeness comments dated 7/9/04 can be addressed on the building stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MAY 4, 2004 BY ALYSON B TOM ===== The following should be addressed prior to building permit issuance:

- 1) Provide details for the proposed surface swales detailing minimum depth, width, slope and surfacing.
- 2) Provide proposed elevations describing how the surface swale will be designed around the fountain on the SW property line.
- 3) Provide calculations supporting the drainage design. The calculations should be based on site specific soils infiltration data and other site specific factors (provide all supporting information).
- 4) The proposed drainage outlets should be located as far away from property lines as possible.
- 5) Submit a review letter from the geotechnical engineer approving of the final drainage plan and stating that the plan should work as designed and should not cause any erosion or stability problems on site or downstream from the site.
- 6) Zone 6 fees will be assessed on the net increase in impervious area due to this project.
- 7) There are conflicting notes on sheet A0.1 referring to the proposed 6" pipe as both PVC and flex pipe. Please clarify on the plans.
- 8) Submit a signed, notarized, and recorded maintenance agreement for the proposed seepage pits.

All submittals for this project should be made through the Planning Department. For questions regarding this review public works storm water management staff is available from 8-12 Monday through Friday.

===== UPDATED ON JULY 9, 2004 BY JOHN G LUMICAO ===== See previous misc. comments.

===== UPDATED ON JULY 21, 2004 BY JOHN G LUMICAO =====

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
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see additional comments to be adressed in the building phase (completeness comments 7/9/04)

Dpw Driveway/Encroachment Completeness Coments

===== REVIEW ON APRIL 30, 2004 BY RUTH L ZADESKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON APRIL 30. 2004 BY RUTH L ZADESKY =====
No comment.

Dpw Road Engineering Completeness Coments

===== REVIEW ON MAY 6, 2004 BY RODOLFO N RIVAS =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MAY 6, 2004 BY RODOLFO N RIVAS =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON MAY 14. 2004 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

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.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON MAY 14. 2004 BY ERIN K STOW =====

NO COMMENT