



Staff Report to the Zoning Administrator

Application Number: **02-0406**

Applicant: James Lloyd
Owner: George Majors
APN: 058-082-15

Agenda Date: **January 7, 2005**
Agenda Item #: **4**
Time: After 10:00 a.m.

Project Description: Proposal to construct a single-family dwelling and detached habitable accessory structure with a bathroom.

Location: Marine View Avenue and Center Street, Davenport

Supervisory District: Third District (District Supervisor: Mardi Wormhoudt)

Permits Required: Coastal Development Permit, Residential Development Permit

Staff Recommendation:

- Approval of Application 02-0406, 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. Zoning Map |
| B. Findings | H. Urban Designer's Memo |
| C. Conditions | I. Davenport Sanitation District Memo |
| D. Categorical Exemption (CEQA determination) | J. Site photos |
| E. Location map | K. Discretionary Application Comments |
| F. General Plan map | |

Parcel Information

Parcel Size:	1,124 sq. ft.
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	single-family residential, school
Project Access:	Center Street
Planning Area:	North Coast
Land Use Designation:	RUL (Residential Urban Low Density)
Zone District:	R-1-6 (6,000 sq. ft. min. site area)
Coastal Zone:	<u>X</u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes <u> </u> No

Environmental Information

Geologic Hazards:	Mapped/no physical evidence on site
Soils:	116 (Bonny Doon loam)
Fire Hazard:	Critical fire hazard
Slopes:	5-30 percent
Env. Sen. Habitat:	Mapped biotic /no physical evidence on site
Grading:	Minimal 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:	Mapped/disturbed site

Services Information

Urban/Rural Services Line:	<u> X </u> Inside <u> </u> Outside
Water Supply:	Davenport Water District CSA #19
Sewage Disposal:	Santa Cruz County CSA#1
Fire District:	County Fire Protection District
Drainage District:	N/A

History

Previous Application:

Application Number 00-0121 was accepted by the Planning Department on 2/23/00, deemed complete on 8/14/00, and scheduled before the Zoning Administrator on 10/20/00. The project was continued to 11/3/00 to allow for further review of existing structures in Davenport. The Zoning Administrator on 11/3/00 approved the project. William E. Fravel Jr. and Marilyn D. Fravel filed an appeal to the Planning Commission on 11/17/00, for Davenport residents and the project was heard on 1/10/01, continued, and denied without prejudice on 4/25/01. The Planning Commission on 5/2/01 adopted findings for denial.

Current Application:

Application Number 02-0406 was accepted by the Planning Department on 8/7/02 and deemed complete on 11/8/02.

Project Setting

The proposed residence is in the town of Davenport, approximately 1000 feet from Highway One. The setting is a residential area adjacent to the elementary school. This lot slopes from the street downward to an alley.

Zoning & General Plan Consistency

The subject property is a **7,724** square foot lot, located in the R-1-6 (6,000 sq. ft. min. site area) 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 (RUL) Residential Urban Low Density General Plan designation.

SITE DEVELOPMENT STANDARDS TABLE

	R-1-6 Standards	Proposed Residence
Front yard setback:	20 feet (residence)	20'-0"
Side yard setbacks:	5 feet	10'-0" southwest side 8'-0" min. northeast side
Lot Coverage:	30 % maximum	21.9 %
Building Height:	28 feet maximum	25'-6"
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	34.6 %
Parking	2 bedroom – 3 (18' x 8.5')	two on driveway two in garage

Archeological, Biotic and Geotechnical Reviews:

This is a disturbed site within an existing town. There are no biotic concerns specific to this site. Any archeological concerns will be addressed by the standard condition that requires construction to be stopped if there are any fragments found in the excavation process. There are no specific geotechnical concerns on this site. A standard geotechnical report shall be required for the building construction (as mentioned in the Conditions of Approval).

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.

Davenport Special Community:

Section 8.8.4 of the County of Santa Cruz General Plan gives a policy relating to the character of Davenport:

"Require new development in Davenport to be consistent with the height, bulk, scale, materials and setbacks of existing development: generally small scale, one to two story structures of wood construction."

Section 13.20.143 of the County of Santa Cruz Zoning Ordinance describes some criteria for community design in Davenport

"(b) Residential Development. New residential development shall incorporate architectural design features found in the older houses of the community, e.g., clean and simple lines, steep roof slopes, one and two story heights, porches, wood construction, white or light paint. Setback shall conform to that typical of other houses on the street."

This project has been redesigned since the previous application as a two-story residence. The neighborhood reviewed the plans at a community meeting and was generally supportive of the new proposal.

Design Review

The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate architectural design features to reduce the visual impact of the proposed development and blend in with surrounding residential structures.

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, is already served by existing water and sewer utilities, and no change of use is proposed.

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 **02-0406**, 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.

This finding can be made, in that the property is zoned R-1-6 (6,000 sq. ft. min. site area), a designation that allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district, consistent with the site's (RUL) Residential Urban Low Density 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 the project site is not located between the shoreline and the first public road. Consequently, the single-family dwelling 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 R-1-6 (6,000 sq. ft. min. site area) 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 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. site area) zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

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 Residential Urban Low Density (RUL) 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 undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only 1 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 neighborhood containing limited architectural styles, and the proposed design incorporates elements of local buildings. The proposed single-family dwelling 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 dwelling 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.

Conditions of Approval

Exhibit A: Architectural plans prepared by James Lloyd Design, dated July 19, 2004.
Site plan prepared by James Lloyd Design, dated November 9, 2004.
Drainage plan prepared by Freitas and Freitas, dated October 18, 2004.

- I. This permit authorizes the construction of a single-family dwelling and detached habitable accessory structure with a bathroom.. 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 an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
11. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements
 - 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 County 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 Three bedroom(s).

EXHIBIT C

- G. Pay the current fees for Roadside and Transportation improvements for one unit.
- 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.
- J. Complete and record a Declaration of Restriction to construct a detached habitable accessory structure with a bathroom.

You may not alter the wording of this declaration. Follow the instructions to record and return the form to the Planning Department.

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

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. 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.

Application # 02-0406
APN: 058-082-15
Owner: George **Majors**

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: 02-0406

Assessor Parcel Number: 058-082-15

Project Location: No situs (Soquel Drive Right-of-way)

Project Description: Proposal to construct a single-family dwelling and detached habitable accessory structure with a bathroom.

Person or Agency Proposing Project: James Lloyd

Contact Phone Number: (408) 672-5610

- 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
15303 New construction of small structure.

- F. *Reasons* why the project is exempt:
New single-family residence in an existing neighborhood.

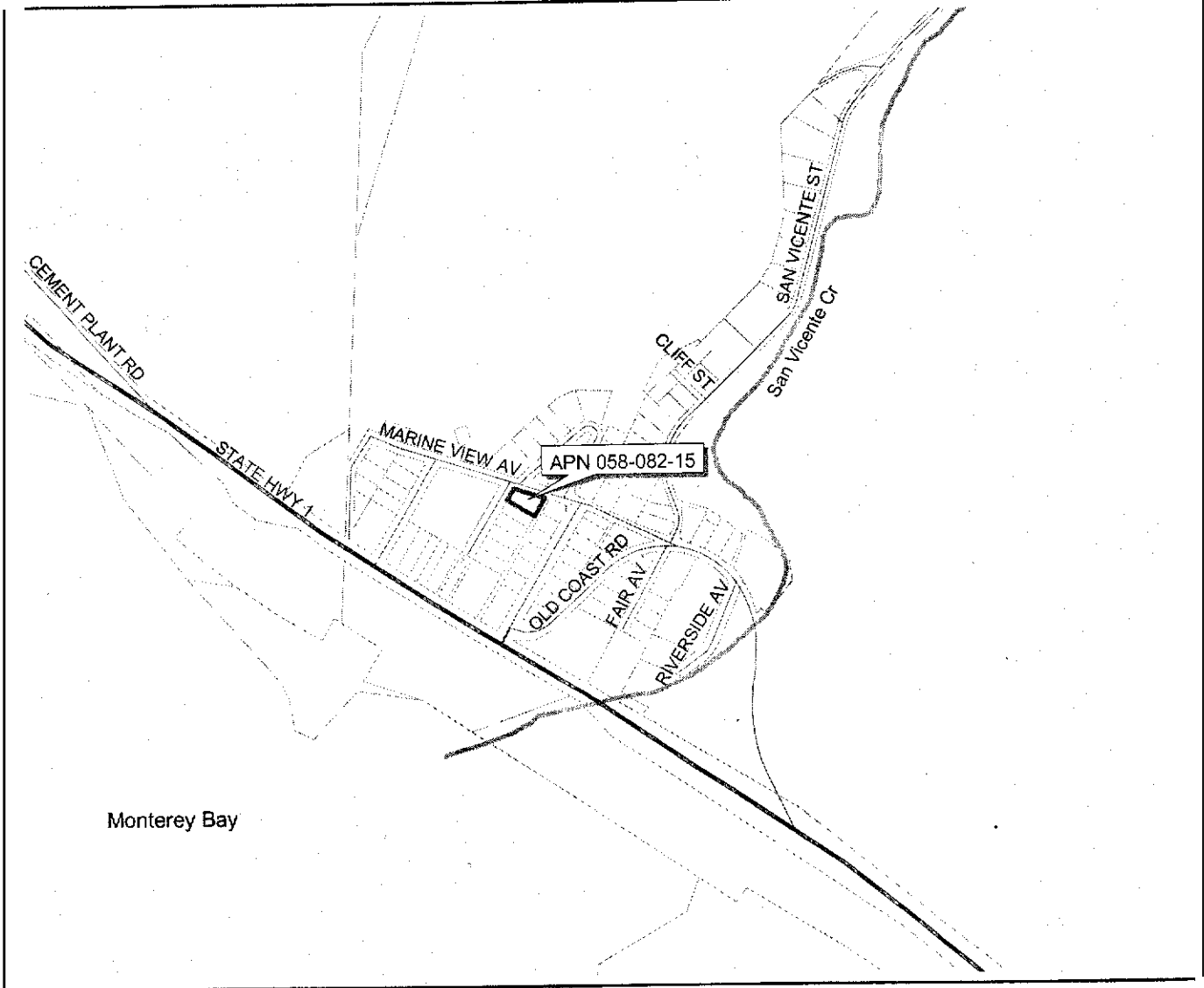
In addition, none of the conditions described in Section 15300.2 apply to **this** project.

Lawrence Kasparowitz, Project Planner

Date: _____

EXHIBIT D

Location Map

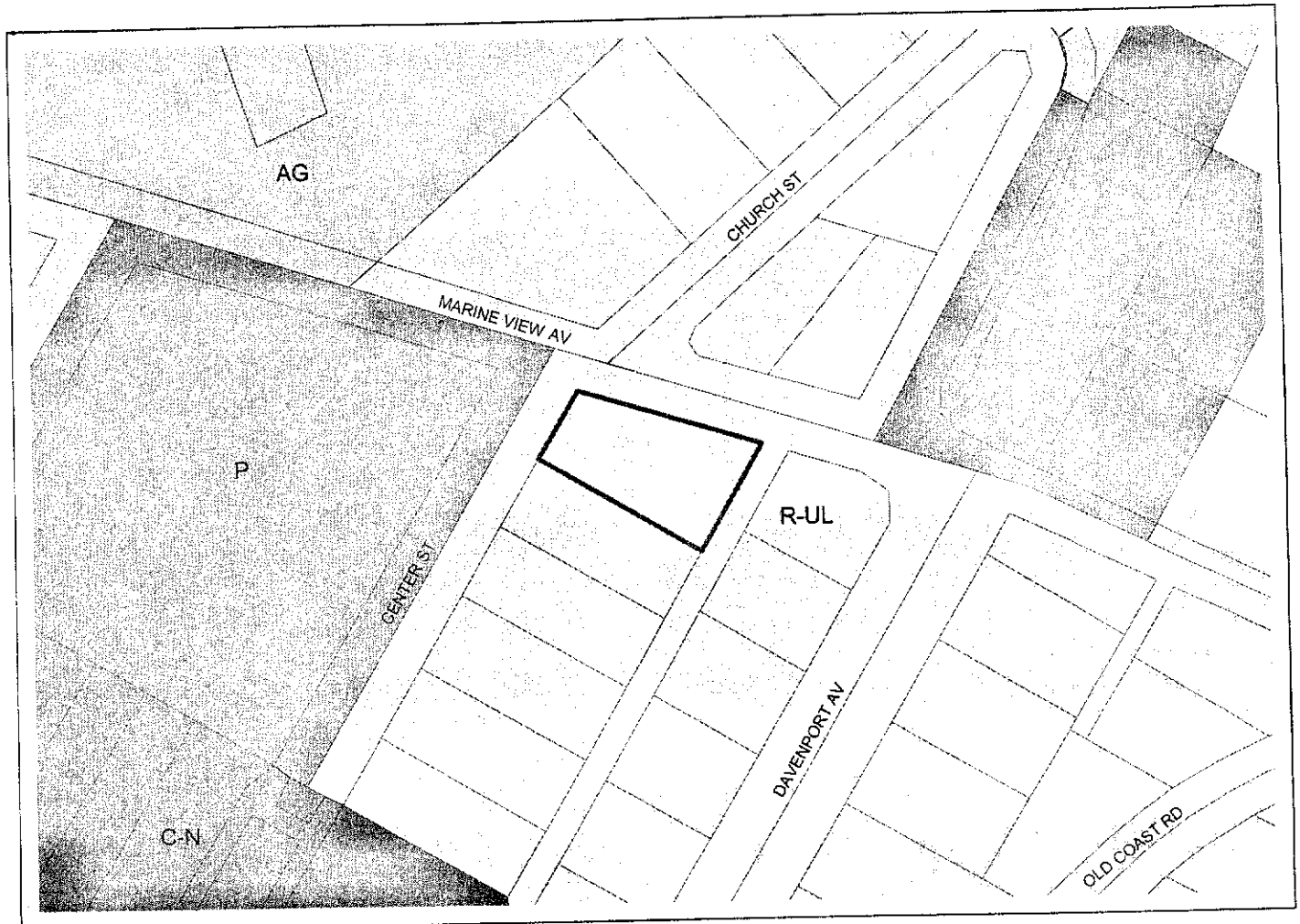


1000 0 1000 2000 Feet

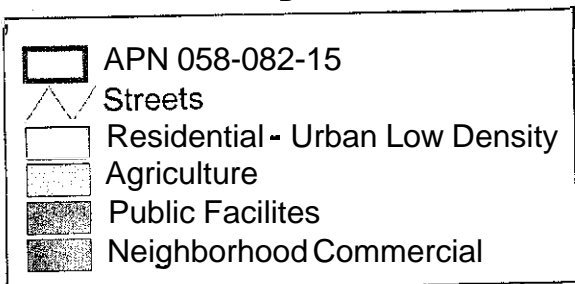
Map created by Santa Cruz County
Planning Department:
July 2004



General Plan Map

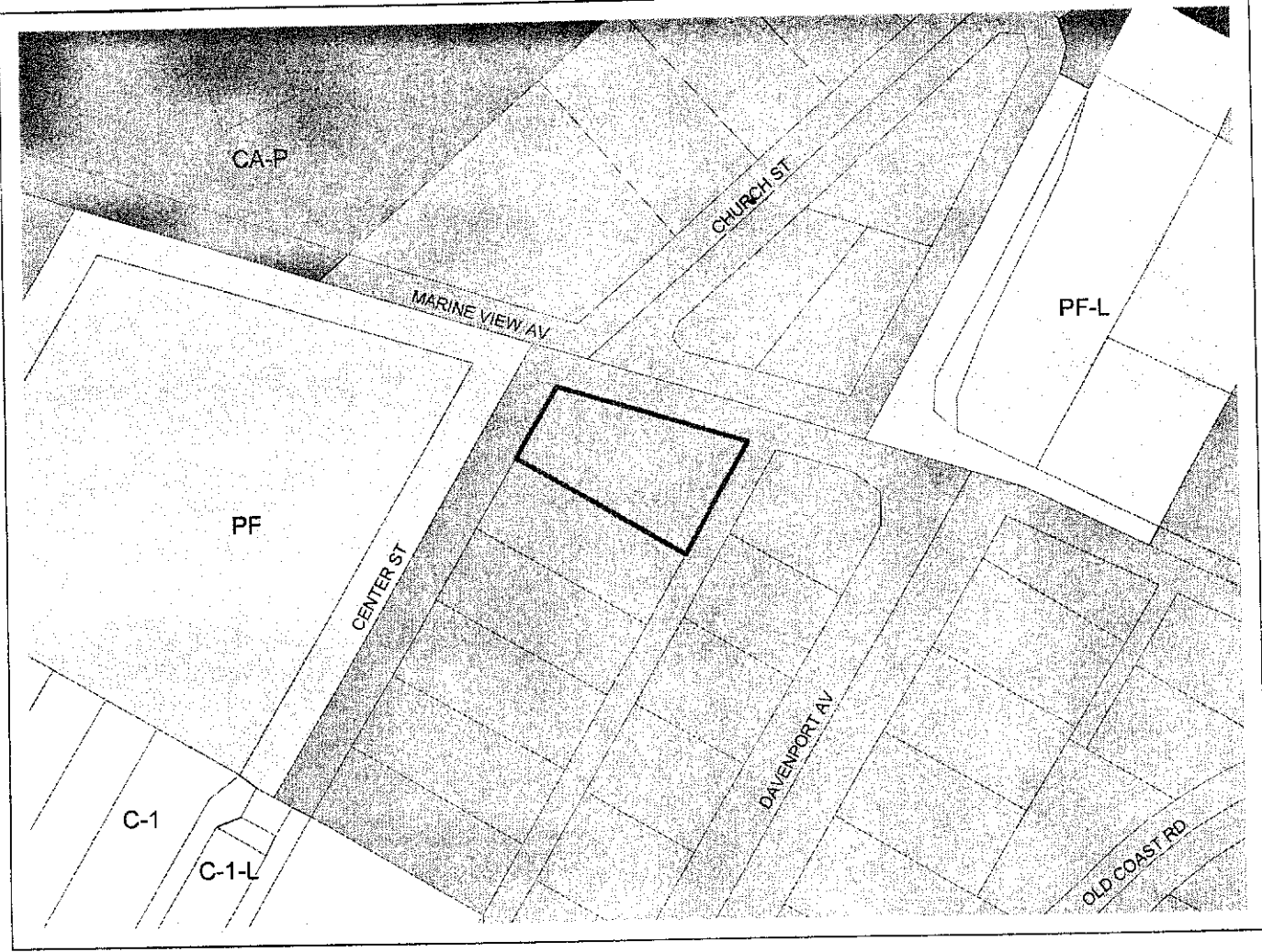


Legend



Map created by Santa Cruz County
Planning Department:
July 2004

Zoning Map



Legend

	APN 058-082-15
	Streets
	C-1
	PF
	R-1-X
	CA



Map created by Santa Cruz County
Planning Department:
July 2004

INTEROFFICE MEMO

APPLICATION NO: 02-0406 (second routing)

Date July 23, 2004

To: Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new residence at Center Street, Davenport (Majors, owner / **Lloyd**, applicant)

GENERAL PLAN / ZONING CODE ISSUES**Design Review Authority****13.20.143** Davenport special community design criteria.

(b) Residential Development

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

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Architectural design			
Incorporates features found in the older houses of the community: e.g., clean and simple lines, steep roof slopes, one and two story heights, porches, wood construction, white or light paint.	✓		
Conformation to that typical of other houses on the street.	✓		

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
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			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridge top shall not be permitted			N/A
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area	✓		
possible, on parts of the site not visible or least visible from the public view.	✓		
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A

Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)	✓		
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed		✓	<i>Additional planting is required for softening.</i>
topography of the site with minimal cutting, grading, or filling for construction	✓		
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged	✓		
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster	✓		
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the			N/A
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A

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

OTHER URBAN DESIGNER COMMENTS

LANDSCAPE DESIGN COMMENTS

- *Additional landscape (shrubs and ground covers) may help to tie the design back into the neighborhood*

DAVENPORT COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: August 9, 2002

TO: Planning Department, ATTENTION: DAVID CARLSON

FROM: Santa Cruz County Sanitation District, STEVE HARPER

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

APN: 58-082-15

APPLICATION NO.: 02-0406

PARCEL ADDRESS: MARINE VIEW AND CENTER STREET

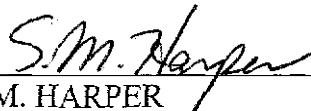
PROJECT DESCRIPTION: CONSTRUCT SINGLE-FAMILY DWELLING WITH DETACHED
HABITABLE ACCESSORY STRUCTURE

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.

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.

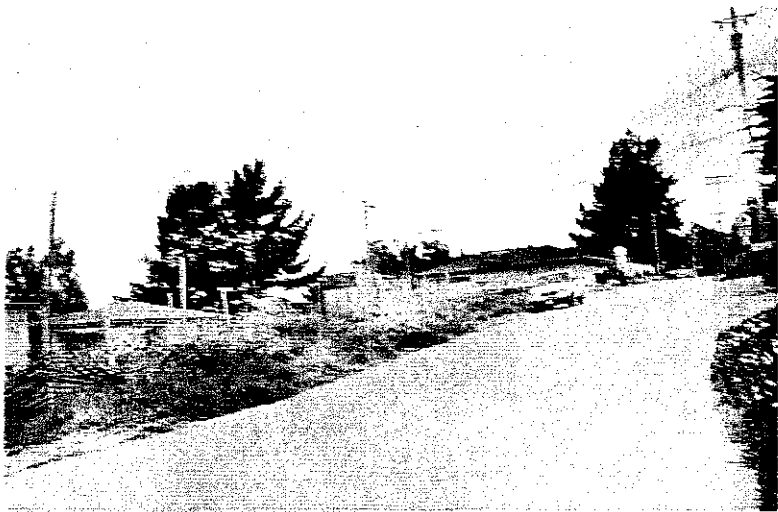
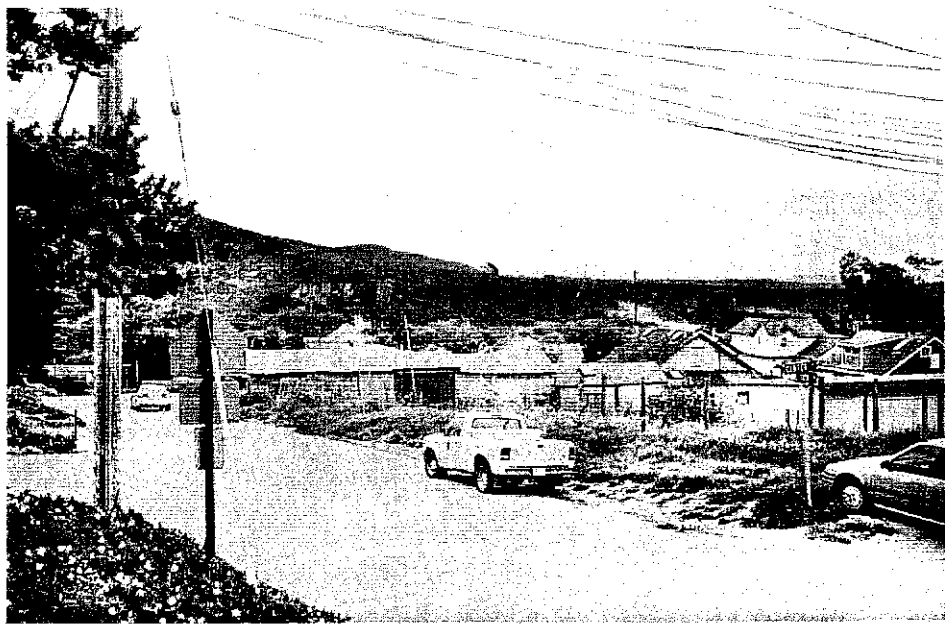
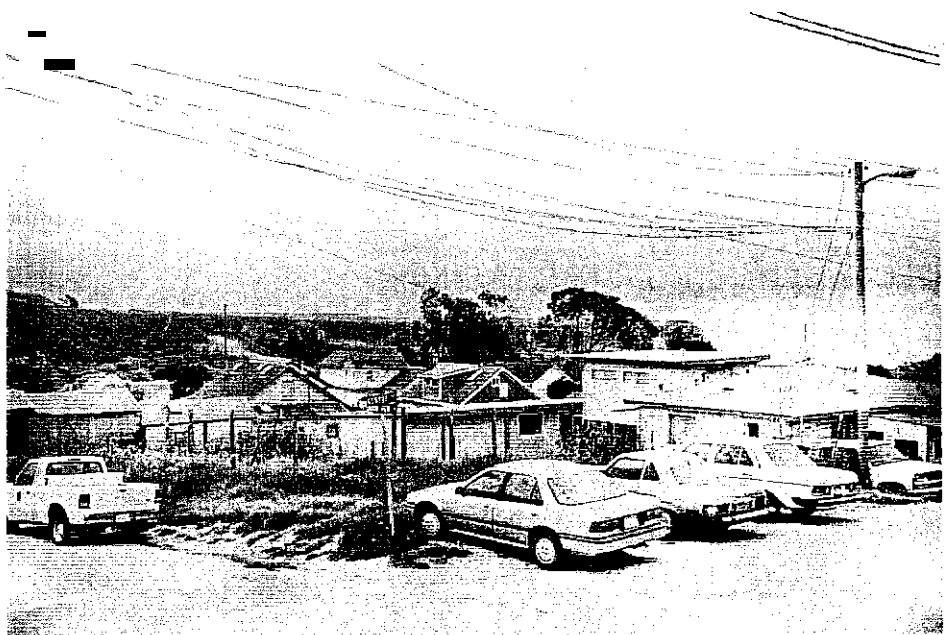
Other: Backflow preventive devices may be required.

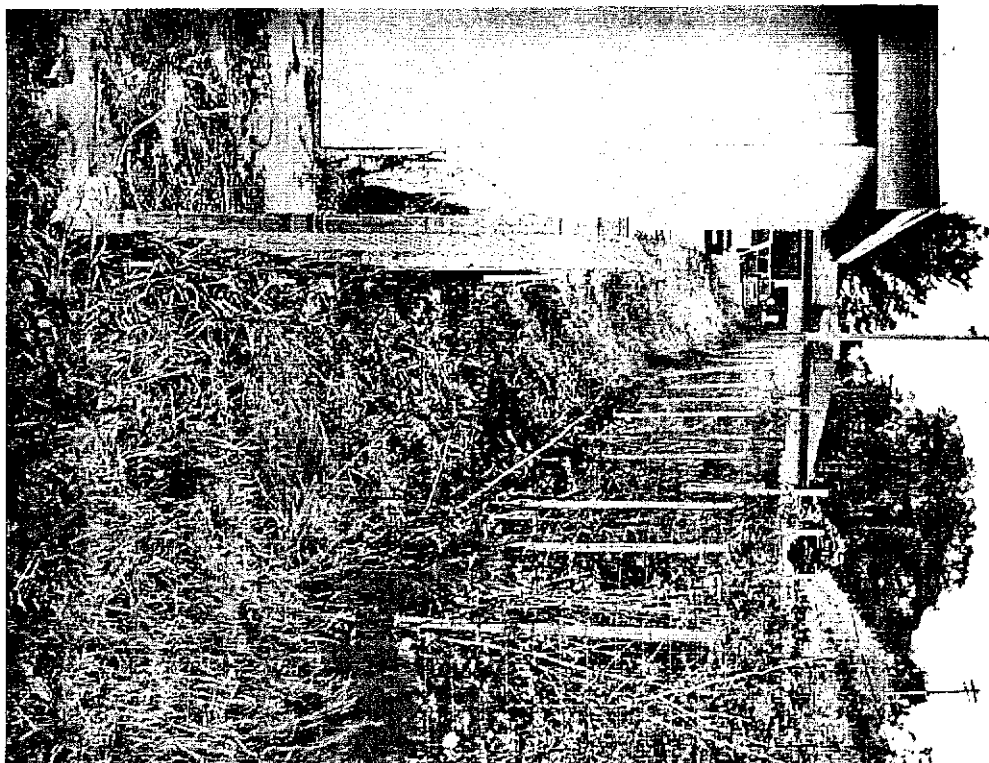
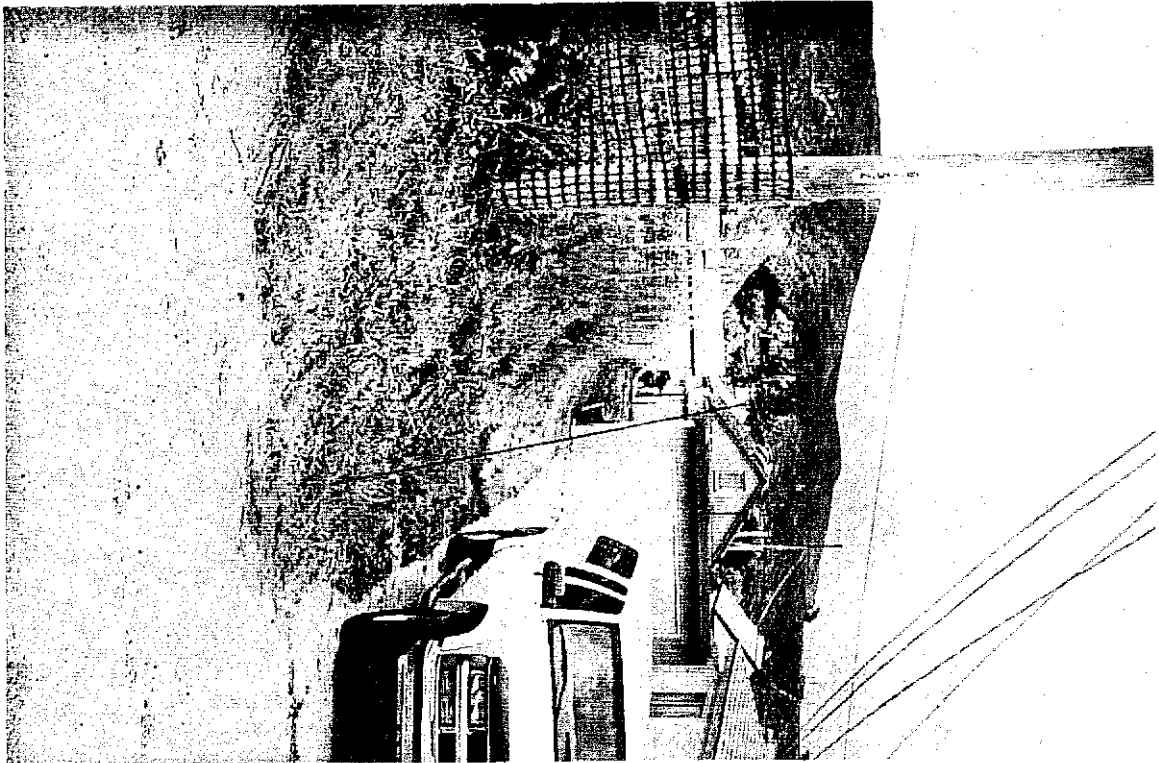

S. M. HARPER
Sanitation Engineering

SMH/mta:195

c: Applicant: James Lloyd
520 Warren Drive
Santa Cruz, CA 95060
Property Owner: George V. Majors
200 Quail Drive
Santa Cruz, CA 95060







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
Application No.: 02-0406
APN: 058-082-15

Date: December 2, 2004
Time: 08:33:17
Page: 1

Dpw Drainage Completeness Comments

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

===== REVIEW ON SEPTEMBER 3, 2002 BY =====

Not enough drainage information has been shown to consider acceptance of this application. Please address the following concerns:

- 1) What is the existing drainage pattern of this parcel?
- 2) Why is all runoff from roof into downspouts being channeled by pipe to the corner of the property rather than allowing some sheet flow?
- 3) Please clarify if the berm across the unimproved alley is proposed or existing. (Per Sheet 5, the proposed project shows a berm will be provided: whereas, the figure showing runoff flow from before Center Street to past Fair Avenue is noted as existing.)
- 4) Please show a cross section of Marine View Drive, including the berm, at the alley near the designed runoff outlet as proposed.
- 5) How does runoff flow in the roadways perpendicular to Marine View Drive, including the alley?
- 6) Please clarify the use of the parcel where drainage runoff percolates (after Fair Avenue). Is this open space?

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

Please call the Dept. of Public Works, drainage division, from 8:00 to 12:00 am if you have any questions. ===== UPDATED ON APRIL 13, 2004 BY CARISA REGALADO

2ND ROUTING: Not all comments from 1st routing review on 9/3/02 were addressed. Please address these items that were previously given (Please note: () represents further clarification on the particular item):

- 1) Item #2. (Current design is a diversion of flow for runoff that would naturally go to the unimproved alley. There appears to be areas within the parcel that would allow for on-site percolation rather than disposing of all runoff to the roadway.)
- 2) Item #3.
- 3) Item #6.

In addition to the above, please address the following concerns as well:

- 4) If runoff is allowed to flow in the natural drainage pattern (per topographic map), how is the unimproved alley and adjacent parcels affected?
-

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 02-0406
APN: 058-082-15

Date: December 2, 2004
Time: 08:33:17
Page: 2

5) For the current design, a civil engineer will be needed to assess existing off-site conditions and how this will be affected by runoff from the proposed development. Facilities in off-site analysis to be included are roadway, downslope properties, etc.

6) For the current design, it appears that the parcel to which runoff is draining is private property. An easement or agreement may be needed to handle the post-development runoff through this parcel. ===== UPDATED ON OCTOBER 12, 2004 BY CARISA REGALADO =====

3rd ROUTING: Information the applicant may have received for this routing since the last posted comments dated April 13, 2004 regarding drainage design were not comments issued for applicant response since none had been posted. The following represents the only set of comments from this division to the applicant for response on the current routing.

There are no detention or retention requirements for this parcel: however, these methods have been proposed by the project civil engineer. Either method to be used is by choice of the designer to deal with the increase in runoff by this development. Revised drainage plans dated 7/16/04 were received proposing detention to address 1st and 2nd routing comments. Another set of calculations dated 10/7/04 were received proposing retention.

It is unclear if the 10/7/04 calculations are to supersede the 7/16/04 calculations and plans; therefore, the following items need to be addressed for the design of choice before this application can be considered complete for the discretionary stage for this division.

7/16/04 calculations shown on the drainage plan proposing detention by SCS TR-20 method:

1) The 24-hour rainfall distribution of Type II being used is inappropriate for this region. Referring to NRCS distributions shows that Type I is suitable for this area. Please revise.

2) Per NRCS Soil Survey for Santa Cruz County, this parcel soil type is 116, corresponding to a Hydrologic Soil Group of 'D'. An HSG of 'A' was used in the design. Please submit documentation demonstrating that an HSG of 'A' is appropriate for this area.

3) The SCS TR-20 method was used for the design. This method is appropriate for large, complex watersheds. Should a TR method be preferred for use by the project civil engineer, please refer to SCS TR-55 which is better suited for small urbanized watersheds such as this. The Rational Method may also be used for an area of this size.

10/7/04 calculations proposing retention by Rational Method:

4) Soil data for this site has not been submitted substantiating adequate ground percolation showing that the retention facility will function as designed. Per NRCS Soil Survey for Santa Cruz County, the soil has a permeability of 0.6 to 2 in/hr for

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 02-0406
APN: 058-082-15

Date: December 2, 2004
Time: 08:33:17
Page: 3

the first foot. Weathered sandstone can be found following this depth. Please submit on-site soil data supporting percolation for a 32 ft length x 3 ft width x 5 ft depth rock trench to contain the increase in runoff.

5) If this design is used, please include information on overflow and path from the trench.

For future submittals, the drainage system shown on sheet 1 by James Lloyd Design should either match the design submitted by the civil engineer or be deleted from this sheet to avoid confusion as these currently differ. ===== UPDATED ON DECEMBER 1, 2004 BY CARISA REGALADO =====

4th ROUTING: Revised sheet 1 by James Lloyd Design dated November 9, 2004 and sheet 1 of 1 by Freitas & Freitas dated 10/18/04 were received.

Per the County Design Criteria for detention calculations, a 15-minute duration storm for pre-developed conditions and 10-minute duration storm for post-developed conditions is required. Although calculations submitted used a 20-minute duration storm for both the pre and post conditions, the detention volume size proposed by the 36-inch, 25-foot long pipe is larger than required. The size is therefore accepted as submitted.

The application is complete for the discretionary stage. Please refer to the Miscellaneous Comments for additional notes.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON SEPTEMBER 3, 2002 BY =====

No comment. ===== UPDATED ON APRIL 13, 2004 BY CARISA REGALADO =====

No comment. ===== UPDATED ON OCTOBER 12, 2004 BY CARISA REGALADO =====

No comment. ===== UPDATED ON DECEMBER 1, 2004 BY CARISA REGALADO =====

For the building application stage, please address the following items in the plans:

1) Show a detailed cross section of the proposed detention structure, including elevations, catch basin, cutlet pipe, etc. ~~from~~ the yard to the alleyway.

2) The 2-inch outlet pipe from the detention structure in the drawing appears to be less than 10-feet long. Calculations specify this pipe to be 30-feet long. Please make the proposed length of outlet pipe consistent in the drawing and calculations.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON AUGUST 23, 2002 BY RUSSELL M ALBRECHT =====

Show driveway plan view and centerline profile.

Show existing ground and driveway elevations on profile.

Show existing roadside improvements, ie. curb and gutter or valley gutter or . . ."

Show approximate edge of pavement along Center Street and proposed driveway tie- n.

Also show edge of pavement along Marine View Avenue and typical swale configuration and how pipe ties into swale. Show any other anticipated work within the County road right-of-way. ===== UPDATED ON APRIL 12, 2004 BY DEBBIE F LOCATELLI =====

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 02-0406
APN: 058-082-15

Date: December 2, 2004
Time: 08:33:17
Page: 4

===== UPDATED ON APRIL 12, 2004 BY DEBBIE F LOCATELLI ===== Information listed above has been provided. Driveway shall conform to County standards Design Criteria. Plans forwarded to traffic engineer for review of driveway entrance.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON AUGUST 23, 2002 BY RUSSELL M ALBRECHT =====
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 APRIL 12, 2004 BY DEBBIE F LOCATELLI =====
Encroachment permit required for all off-site work in the County road right-of-way.

Dpw Road Engineering Completeness Comments

===== REVIEW ON AUGUST 21, 2002 BY ERIC B LAURIE =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON AUGUST 21, 2002 BY ERIC B LAURIE =====

When submitting plans in the building permit application phase:

1) Please include the following information: a) Centerline profile of proposed/existing driveway.

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON AUGUST 14, 2002 BY COLLEEN L BAXTER ===== DEPARTMENT
NAME: CDF/COUNTY FIRE

A minimum fire flow 200 GPM is required from 1 hydrant located within 150 feet. SHOW on the plans a 4,000 gallon water tank for fire protection with a "fire hydrant" as located and approved by the Fire Department if your building is not serviced by a public water-supply meeting fire flow requirements. For information regarding where the water tank and fire department connection should be located, contact the fire department in your jurisdiction.

NOTE on the plans that the roof covering shall be no less than Class "B" rated roof. All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review. in-

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 02-0406
APN: 058-082-15

Date: December 2, 2004
Time: 08:33:17
Page: 5

spection or other source, and, to hold harmless and without prejudice, the reviewing agency.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON AUGUST 14, 2002 BY COLLEEN L BAXTER =====