



Staff Report to the Zoning Administrator

Application Number: **04-0561**

Applicant: Jeff Stewman
Owner: Gregory Smith
APN: 095-041-16

Agenda Date: March 18, 2005
Agenda Item #:
Time: After 10:00 a.m.

Project Description: Proposal to construct a bathroom addition, to reconstruct carport walls, to replace the front entrance stairs (concrete to redwood), and to replace and extend the existing deck.

Location: Property located on the north side of Schulties Road near the intersection of Redwood Lodge Road and Laurel Road (24124 Schulties Road)

Supervisory District: 1st District (District Supervisor: J. Beautz)

Permits Required Variance

Staff Recommendation:

- Approval of Application **04-0561**, 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 , General Plan, and Location map |
| B. | Findings | G. | Comments & Correspondence |
| C. | Conditions | H. | Building Permit Records |
| D. | Categorical Exemption (CEQA determination) | | |
| E. | Assessor's parcel map | | |

Parcel Information

Parcel Size:	1.29 acres
Existing Land Use – Parcel:	Residential
Existing Land Use – Surrounding:	Residential
Project Access:	Schulties Road
Planning Area:	Summit

Land Use Designation: R-R (Rural Residential)
Zone District: RA (Residential Agriculture)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Mapped as possible landslide; Geologic Hazards Assessment required for any future additions
Soils: Maymen stony loam, **30** to **75%** slopes; Nisene-Aptos complex, **15** to **30%** slopes; Geotechnical report required for any future additions
Fire Hazard: Not a mapped constraint
Slopes: **15** to **75%** mapped
Env. Sen. Habitat: Not mapped/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: N/A
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: County Fire
Drainage District: N/A

Analysis and Discussion

The singlefamily dwelling on the subject parcel is approximately 70 to **80** years old. A non-habitable carport is located below the single-story dwelling. A building permit was obtained in **1994** to replace the siding on the carport, which had been previously enclosed without building permits in **1987**. The current application proposes to reconstruct the perimeter walls of the carport, to make repairs and extend the deck, to rebuild the front entry stairs, and to add a second bathroom behind the master bedroom.

Most of the construction will take place within the 40 foot front setback required by the Residential Agriculture (RA) zone district, but will result in minor modifications to the footprint of the dwelling. The existing deck and carport walls are located **18** feet and 22 feet from the edge of the right-of-way for Schulties Road, respectively. The carport walls will be reconstructed approximately 4 inches from their current location. The deck will be expanded 4 feet parallel to Schulties Road, and further away from the road, for a total increase in area of **307** square feet.

The new 48 square foot bathroom addition is proposed between 34 and 40 feet away from the edge of the right-of-way, and the new redwood stairs and landing will replace the existing concrete entry stairs which are located approximately 36 feet from the edge of the right-of-way at their closest point. Because of the slopes on the property, it is unlikely that the pavement for Schulties Road will be extended to the northern edge of the 40 foot right-of-way.

Due to the steep slopes on the parcel, the redwood deck is the only usable outdoor space for the dwelling. The repairs proposed in the front setback are necessary to improve the safety of the deck and stairs, and to prevent water leakage in the carport area. The modest expansion proposed within the front setback area would not grant any special privileges to the property as other dwellings in the area were constructed with reduced setbacks in response to steep slopes. Retaining walls on the uphill side of the dwelling **constrain** the area available for expansion of the house without disturbing the steep slopes.

Zoning & General Plan Consistency

The subject property is a 1.29 acre lot, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The existing single-family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-R) Rural Residential General Plan designation.

The proposed modifications to the existing singlefamily dwelling meet all site standards for lot coverage and floor area ratio and Variance findings have been made for the reduced setback to the front property line. The proposed additions will not increase the degree to which the subject home is non-conforming.

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 **04-0561**, 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

Application#: 04-0561

APN: 095-041-16

~~owner~~: Gregory Smith

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Report **Prepared By:** Karen McConaghy
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3134
E-mail: karen.mcconaghy@co.santa-cruz.ca.us

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.

This finding can be made, in that the property is constrained by slopes as steep as **75%**. In addition, retaining walls on the uphill side of the dwelling restrict the area available for expansion of the house without disturbing the steep slopes. The proposed modest expansions (**355** square feet) result in small changes in the footprint of the home and minimize disturbance to the surrounding hillside.

Similar to the subject dwelling, other single-family dwellings in the area were constructed prior to the issuance of building permits, and were located with reduced distances to the roadway in response to steep slopes. The strict application of the Zoning Ordinance to this parcel would deprive the property owners of enjoying the same development privileges as other property owners in the vicinity under identical zoning classification.

2. That 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.

This finding can be made, in that the proposed additions minimize the disturbance to the surrounding steep slopes and therefore protect public health, safety, and welfare. The current location of the existing single-family dwelling and retaining wall precludes an addition behind the house without encroaching into and disturbing the steep slopes. The proposed minor modifications to the building footprint will not encroach into the front setback any more than the existing structure and will not be detrimental to the light, air, and open space available to surrounding properties as the dwelling meets all lot coverage and floor area ratio requirements of the zone district and the closest dwelling is over 100 feet away. Because Schulties Road does not extend to the full width of the 40 foot right-of-way, the proposed additions are a minimum of **32** feet away from the edge of the pavement.

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.

This finding can be made, in that other single-family dwellings in the vicinity have been constructed with reduced distances to the roadway in response to steep slopes. Therefore, it would not be a grant of special privileges for the addition to the existing structure and the design would be in harmony with the existing homes in the neighborhood. Further, the proposed modifications do not increase the degree to which the subject home is non-conforming.

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 the minor development proposed. 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 minor alterations and additions to the existing single-family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure will not encroach into the side setbacks and will not encroach into the front setback any more than the current structure. Reconstruction of the entry stairs to current standards will improve the safety of persons entering the structure.

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 addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district in that the primary use of the property will continue to be one single-family dwelling. The project meets all site standards for lot coverage and floor area ratio and Variance findings have been made for the reduced front yard setback for the proposed bathroom addition and deck extension.

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 Rural Residential (R-R) land use designation in the County General Plan.

The modest additions proposed for the 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 addition to a single-family dwelling will comply with lot coverage and floor area ratio standards for the RA zone district and will result in a structure consistent with other dwellings 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 bathroom and deck additions to the existing single-family dwelling will not generate traffic or adversely impact existing roads and intersections in the surrounding area. 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.

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 additions to the existing single-family dwelling are consistent with the land use intensity and density of the neighborhood. Other single-family dwellings in the vicinity have been constructed with reduced distances to the roadway in response to steep slopes. Therefore, the modest additions *to* the existing structure will be in harmony with the existing homes in the neighborhood. The proposed modifications do not increase the degree to which the subject home is non-conforming.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.1 1.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed modifications to the existing 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: Project plans, 4 sheets, drawn by Jeff Stewman, dated December, 2004

- I. This permit authorizes the addition of a bathroom, reconstruction of entry stairs, reconstruction of carport walls, and extension of a deck for an existing singlefamily dwelling. Prior to exercising any rights granted by **this** permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit **from** the Santa Cruz County Building Official.
- 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. Grading, drainage, and erosion control plans.
 2. Details showing compliance with fire department requirements.
 - B. Meet all requirements of and pay drainage fees to the County Department of Public **Works**, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - C. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
 - D. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit **shall** be completed to the satisfaction of the County Building Official.

- C. 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. Future additions to the existing structure will require a Geologic Hazards Assessment and a Geotechnical Report.
- B. 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

Karen McConaghy
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.

EXHIBIT C

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: 04-0561
Assessor Parcel Number: 095-041-16
Project Location: 24145 Shulties Road

Project Description: Proposal to construct an addition to an existing single family dwelling.

Person or Agency Proposing Project: Jeff Stewman

Contact Phone Number: (831) 336-2585

- 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: Class 1 - Existing Facilities (Section 15301)

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

Minor addition to existing structure

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

Karen McConaghy, Project Planner

Date: _____

95-04

Tax Area Code
94-005

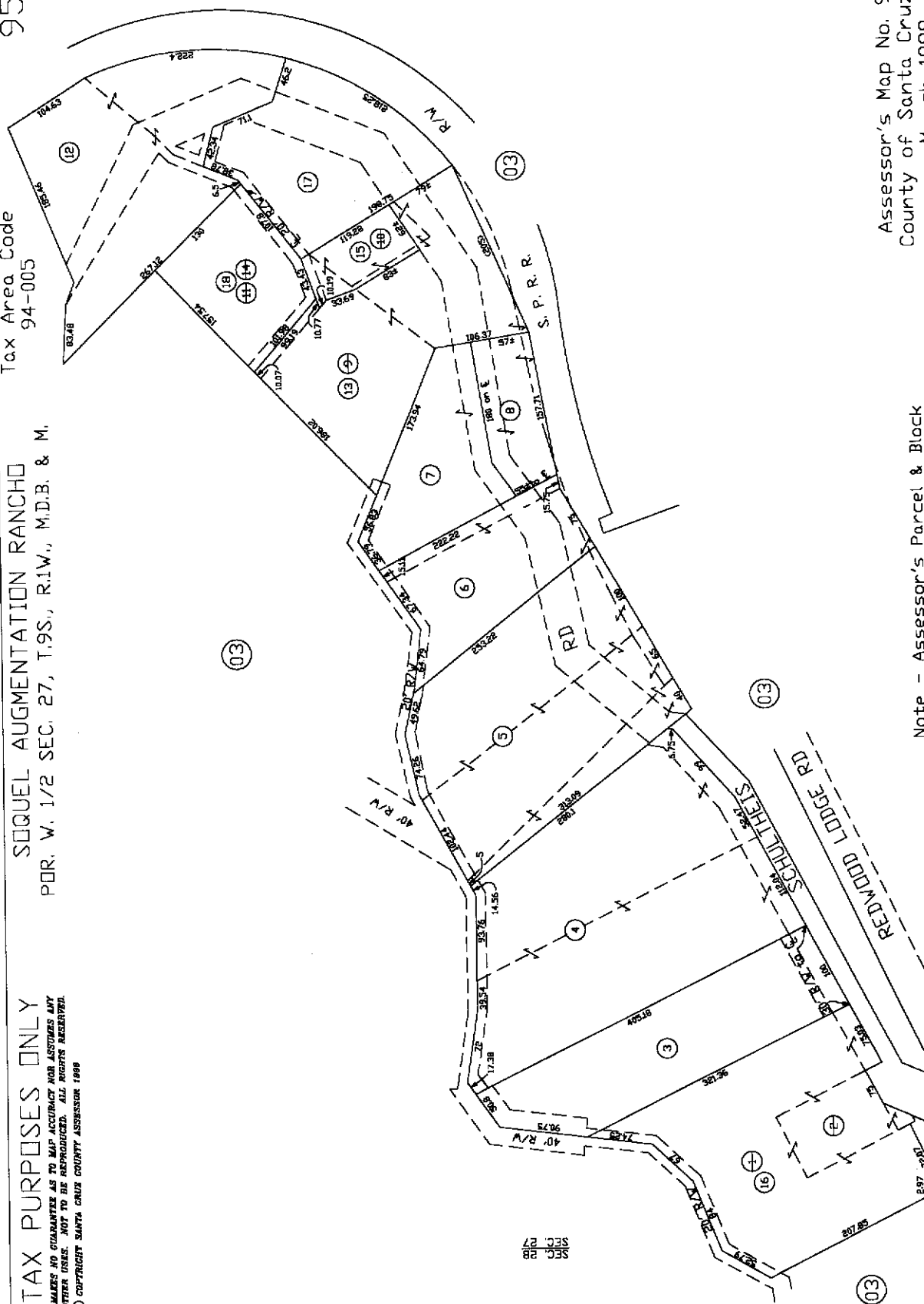
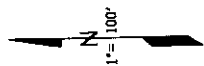
SOQUEL AUGMENTATION RANCHO

POR. W. 1/2 SEC. 27, T.9S., R.1W., M.D.B. & M.

FOR TAX PURPOSES ONLY

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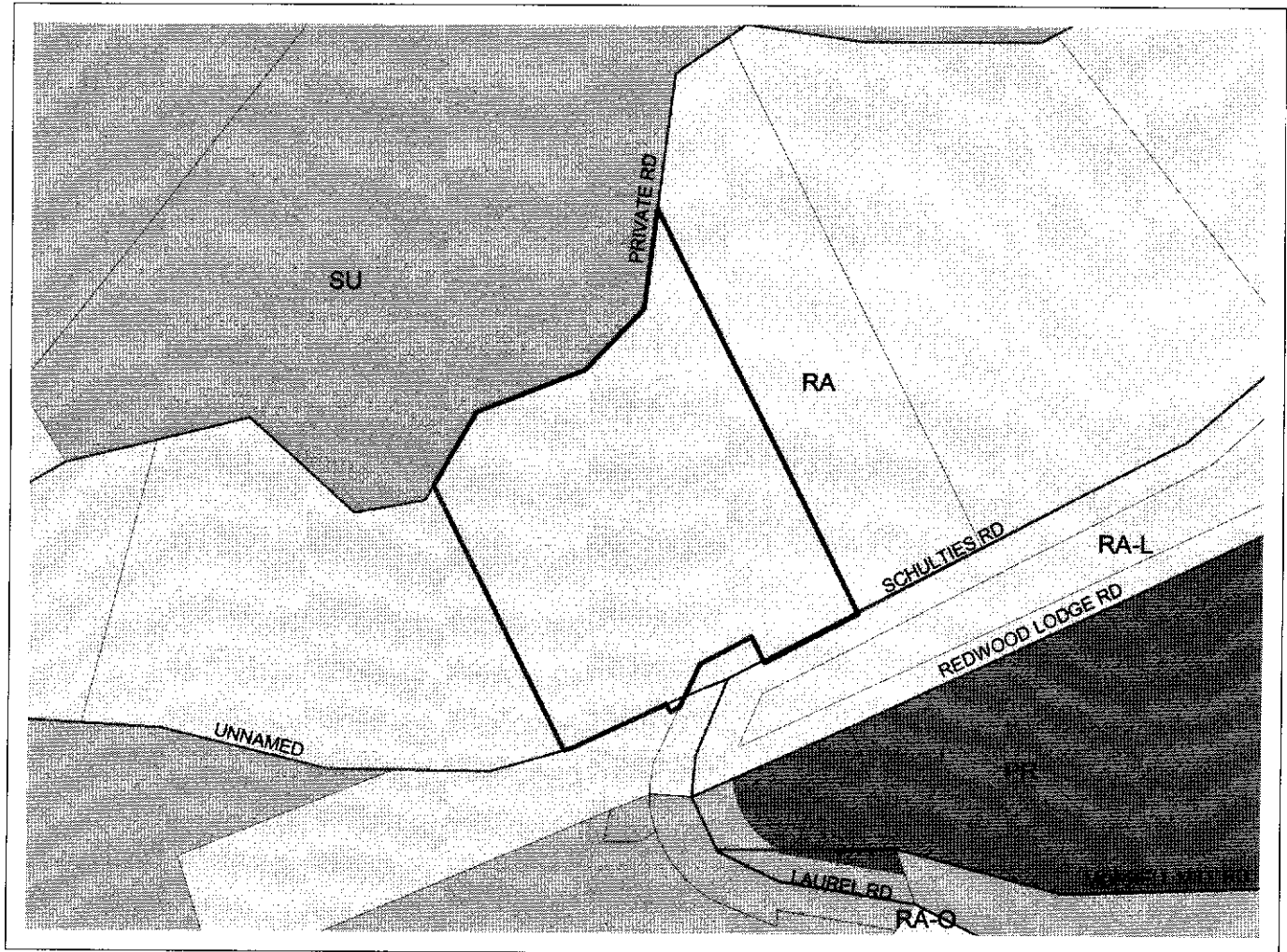
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Assessor's Map No. 95-04
County of Santa Cruz, Calif.
March 1999







Note - Assessor's Parcel & Block

Zoning Map



200 0 200 400 600 Feet

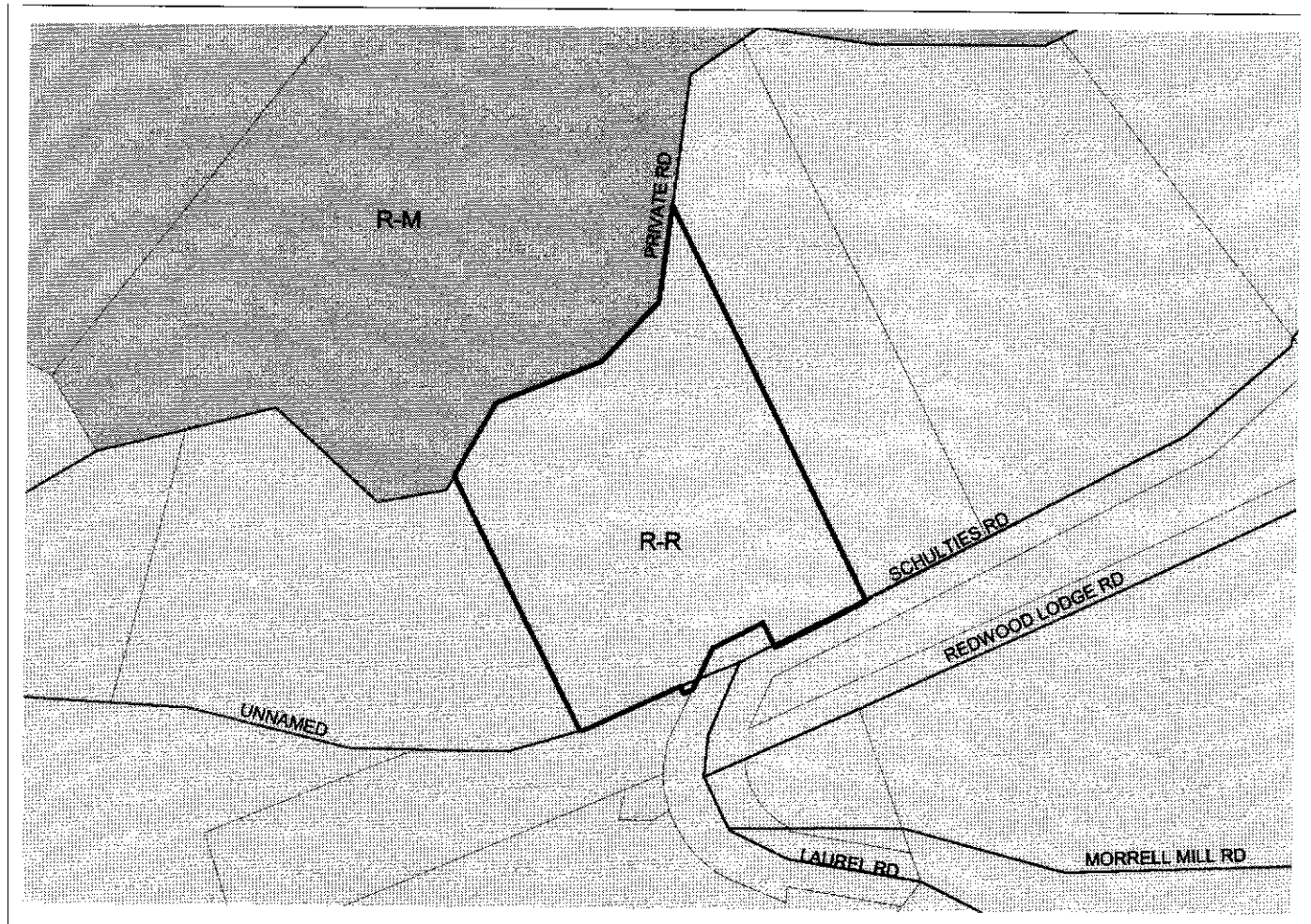
Legend

-  APN 095-041-16
-  Parcel boundaries
-  Streets
-  RA
-  PR
-  SU



Map created by Santa Cruz County
Planning Department:
February 2005

General Plan Map



200 0 200 400 600 Feet

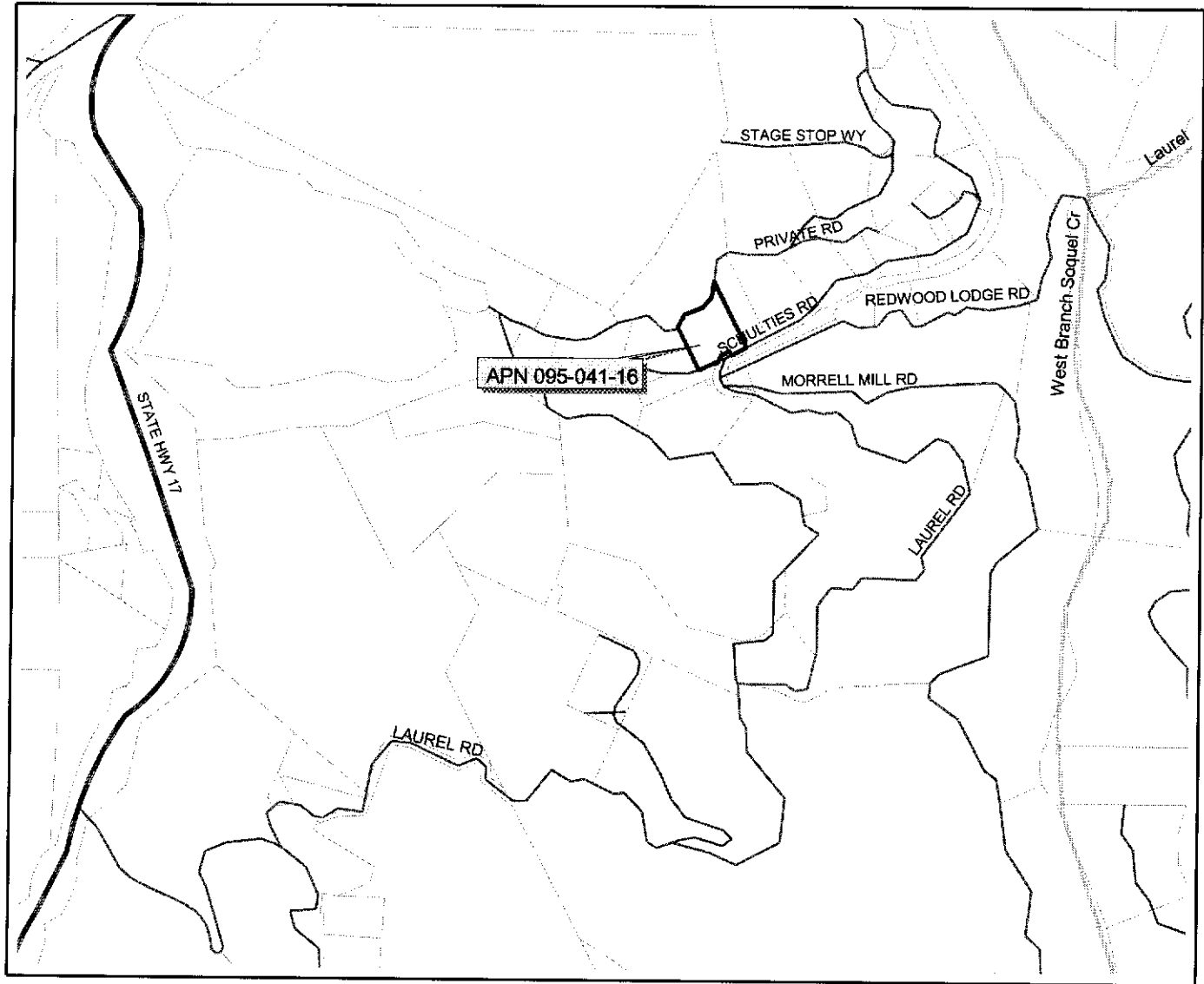
Legend

	APN 095-041-16
	Parcel boundaries
	Streets
	Mountain Residential
	Rural Residential



Map created by Santa Cruz County
Planning Department:
February 2005

Location Map



1000 0 1000 2000 Feet

Map created by Santa Cruz County
Planning Department:
February 2005



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

Project Planner: Karen Mcconaghy
Application No. : 04-0561
APN: 095-041-16

Date: January 12, 2005
Time: 16:10:59
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON NOVEMBER 30, 2004 BY ROBIN M BOLSTER =====

Although the subject site is located within a possible mapped landslide, the small scope of proposed improvements does not require any technical investigations at this time. Any future additions to the existing structure will require a Geologic Hazards Assessment and Geotechnical Report.

Environmental Planning Miscellaneous Comments

===== REVIEW ON NOVEMBER 30, 2004 BY ROBIN M BOLSTER =====
NO COMMENT

Code Compliance Completeness Comments

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

===== REVIEW ON NOVEMBER 17, 2004 BY RUTH C OWEN =====
COMMENT

The B50 investigation is resolved and the other investigation is an earthquake damage assessment; therefore, CCI review of application 04-0561 is not applicable.

Code Compliance Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 17, 2004 BY RUTH C OWEN =====
NO COMMENT
CCI review - not applicable.

Environmental Health Completeness Comments

===== REVIEW ON DECEMBER 1, 2004 BY JIM G SAFRANEK =====

Applicant must provide an Environmental Health Clearance for this project. Provide a satisfactory septic tank pumper's report to demonstrate that the septic system is functioning. Contact Land Use staff of Environmental Health at 454-2749 if consultation is necessary.

===== UPDATED ON JANUARY 7, 2005 BY JIM G SAFRANEK ===== See previous comments which still apply.

===== UPDATED ON JANUARY 7, 2005 BY JIM G SAFRANEK =====

Environmental Health Miscellaneous Comments

===== REVIEW ON DECEMBER 1, 2004 BY JIM G SAFRANEK ===== The fee collected for EHS is correct, but this a Variance, not a Commercial Dev. Permit w/ Public Services.

===== UPDATED ON JANUARY 7, 2005 BY JIM G SAFRANEK =====
NO COMMENT

Discrionary Comments - Continued

Project Planner: Karen Mcconaghy
Application No.: 04-0561
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Date: January 12, 2005
Time: 16:10:59
Page: 2

Cal Dept of Forestry/County Fire Completeness Comm

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

----- REVIEW ON NOVEMBER 16, 2004 BY COLLEEN L BAXTER ----- DEPARTMENT

NAME: CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter: Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction. Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections. SHOW on the plans a public fire hydrant within 250 feet of any portion of the property, along the fire department access route, meeting the minimum required fire flow for the building. This information can be obtained from the water company.

If the existing building is equipped with an automatic fire sprinkler system... NOTE on the plans that all buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and Chapter 35 of the California Building Code and adopted standards of the authority having jurisdiction. Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street. additional numbers shall be installed on a directional sign at the property driveway and street. NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 1/2 inch. NOTE on the plans that the roof covering shall be no less than Class "B" rated roof.

NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

The access road shall be 12 feet minimum width and maximum twenty percent slope. All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard. The access road shall be in place to the following standards prior to any framing construction, or construction will be stopped: - The access road surface shall be "all weather". a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE shall be minimum of 6" of compacted Class II base rock for grades up to and including 5%. oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15% but in no case exceeding 20%. The maximum grade of the access road shall not exceed 20%. with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.

SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope. The driveway shall be in place to the following standards prior to any framing construc-

Discrionary Comments - Continued

Project Planner: Karen Mcconaghy
Application No.: 04-0561
APN: 095-041-16

Date: January 12, 2005
Time: 16:10:59
Page: 3

tion, or construction will be stopped: - The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20% with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times. All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice. the reviewing agency.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON NOVEMBER 16, 2004 BY COLLEEN L BAXTER =====

APPLICATION # 04-0561

Application Fee: Paid ☒ Waived ☐ None ☐

ENVIRONMENTAL HEALTH CLEARANCE TO APPLY FOR BUILDING PERMIT FOR RURAL PROPERTIES

ATTN: KAREN MC CONAGHY

THIS IS NOT A PERMIT

TO BE COMPLETED BY APPLICANT:

12/23/04
Date

095-041-16
Assessor's Parcel Number

24145 SCHULTIES ROAD
Construction Site Location

GREGORY SMITH
Applicant's Name

GREGORY SMITH
Owner's Name

408 353-5509
Applicant's Phone Number

24145 SCHULTIES ROAD, LOS GATOS CA 95033
Mailing Address

PROPOSED PROJECT

ENVIRONMENTAL HEALTH
REQUIREMENTS: (SEE BELOW)

- | | |
|--|---------|
| <input type="checkbox"/> New Residence | 1,(2),5 |
| <input type="checkbox"/> Affordable Second Dwelling | 3,(4),5 |
| <input type="checkbox"/> Accessory Habitable Structure/Guest House (No Kitchen) | 3,(4),5 |
| <input type="checkbox"/> Replacement of Structure | 3,(4),5 |
| <input type="checkbox"/> Reconstruction of Destroyed Residence; Date Destroyed _____
(Provide documentation of catastrophe) | 3,(4),5 |
| <input type="checkbox"/> Remodel Increasing Number of Bedrooms and/or an addition of
more than 500 sq. ft. of floor area. Proposed Total Bedrooms _____ | 3,(4),5 |
| <input checked="" type="checkbox"/> Remodel with a one-time addition of 500 square feet or less with no bedroom increase | 3,5 |
| <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> Simple foundation replacement with no change in footprint, wiring, plumbing, roof, or exterior remodeling with no increase in bedrooms, and/or exterior remodeling with no change in footprint. | |

Applicant's Signature Gregory Smith

CASH \$85.00

TO BE COMPLETED BY ENVIRONMENTAL HEALTH STAFF: ADDITIONAL FEE REQUIRED \$ _____

ENVIRONMENTAL HEALTH REQUIREMENTS

MAXIMUM NUMBER OF BEDROOMS ALLOWED 3

Permit # _____ Approved: _____ Denied: _____

- | | | | |
|---|--------------|------------|-------|
| <input type="checkbox"/> 1 Individual Sewage Disposal Permit — New | _____ | _____ | _____ |
| <input type="checkbox"/> 2a Individual Water System Permit | _____ | _____ | _____ |
| <input type="checkbox"/> 2b Connection to Existing Water System: _____ | _____ | _____ | _____ |
| <input checked="" type="checkbox"/> 3 Evaluation of Existing Septic System | <u>#1672</u> | <u>JSR</u> | _____ |
| <input type="checkbox"/> 4 Individual Sewage Disposal Permit-Repair/Upgrade | _____ | _____ | _____ |
| <input type="checkbox"/> 5 No construction over septic system or in expansion area. | _____ | _____ | _____ |

ADDITIONAL CONDITIONS OR REMARKS: Bedroom addition + storage. Keep ST from existing onsite sewage disposal system. Provide site plan showing location of sewage disposal system.

This Clearance is granted subject to the conditions specified above and in approved Environmental Health permits. Building plans submitted with the building permit application must be in compliance with those conditions and with the above project description. Applications not in compliance will be denied by Environmental Health.

- | | |
|--|--------|
| <input checked="" type="checkbox"/> Clearance to Apply for Building Permit Approved - Application Review and Clearance Valid Until <u>12/23/06</u> | (Date) |
| <input type="checkbox"/> Environmental Health Requirements Cannot Be Met - Clearance Denied | |
| <input type="checkbox"/> Environmental Health Clearance not required per Section 7.38.080B(6). | |
| <input type="checkbox"/> Compliance with Environmental Health requirements not yet determined-owner applies for Bldg. Permit at own risk. | |

By _____

Environmental Health Staff

Date: 12/23/04

BUILDING PERMIT APPLICATION
COUNTY OF SANTA CRUZ

STOP WORK

COUNTY OF SANTA CRUZ
Building Inspection Department

Building Plan check 45.00
Building Plan Check 35.00
DATE 4-10-90

APPLICATION NO. To be completed by applicant; please print or type.

95-041-16 24145 SCHULTIES RD SANTA CRUZ
Assessor's Parcel No. Job Location City
FELIX ROSENGARTEN 354-3500
Owner(s) Telephone
17907 MALCOM AVE SARATOGA city 95070 Zip Code
M.T. ROSENGARTEN 354-3500 SARATOGA Lie. No.
Designer, Engineer or Architect Phone No. city
RDI 354-
Contractors (list subcontractors on reverse) Telephone
19396 MONTE VISTA DR. SARATOGA 573376
Mailing Address City Lic. No./
Lic. Type
CONTACT PERSON: LORETA ROSENGARTEN 19396 MONTE VISTA DR.
Mailing Address
SARATOGA 95070 354-3500
City/State Zip Code Telephone

DO NOT WRITE BELOW THIS LINE

Deck / Remodel PROJECT DESCRIPTION:
Replace existing deck
but new add on first
story of existing house &
install beam over carport
opening

12-90 07:29C001 3675
ZN PLN CH MN \$45.00
BLDG PERMIT \$35.00
4504118
CHK \$80.00

STAFF jc

ZONING	ENVIRON PLANNING	PLAN CHECK	ENERGY PLN CHK	FIRE MSHL	FIRE DEPT	PUBLIC WORKS	ENVIRON HEALTH	HSING	INSD SERV
<u>A1</u>		<u>BT</u>							<u>CI</u>

DATE

PERMIT NO.

ISSUED BY