



Staff Report to the Zoning Administrator

Application Number: **05-0395**

Applicant: John McKelvey
Owner: David Smith & Betsy Riker
APN: 028-211-08

Agenda Date: 1/6/05
Agenda Item # **3**
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing two-story, four-bedroom, four-bathroom single-family dwelling and construct a two-story, four-bedroom, four-bathroom single-family dwelling with attached garage.

Location: Property is located on the east side of 16th Avenue, about 650 feet south of East Cliff Drive (210 16th Avenue).

Supervisory District: First District (District Supervisor: Janet Beautz)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Approval of Application 05-0395, 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 | E. | Assessor's parcel map |
| B. | Findings | F. | Zoning map |
| C. | Conditions | G. | Floor Area Ratio Worksheet |
| D. | Categorical Exemption
(CEQA determination) | H. | Comments & Correspondence |

Parcel Information

Parcel Size:	7,200 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	16 th Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UL (Urban Low Residential)

Zone District: R-1-6 (Single-family residential - 6,000 square feet)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils report accepted
Fire Hazard: Not a mapped constraint
Slopes: 2-5%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 50 cubic yards
Tree Removal: An apple tree and tea tree are proposed to be removed.
Scenic: Beach viewshed
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz Water Department
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5 Flood Control District

Project Setting

The subject parcel is mostly level, except for the back third which slopes towards the adjacent parcel to the east. Geoffroy Drive and Sunny Cove Beach are further down the slope. The property has several trees, two of which are proposed to be removed to accommodate the new house.

Zoning & General Plan Consistency

The subject property is an approximately 7,200 square foot lot, located in the R-1-6 (Single-family residential - 6,000 square feet) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Law Residential General Plan designation.

Demolition and Replacement of Single-family Dwelling

The existing single-family dwelling, which has four bedrooms and four bathrooms, and a 50 square foot accessory structure are proposed to be demolished. Prior to their removal, the applicant must have a Special Inspection conducted to determine whether or not the single-family dwelling is suitable for being moved to another location. A new four-bedroom, four-bathroom single-family dwelling is proposed to replace the existing dwelling.

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. *The site is sited. still*

Design Review

The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as craftsman windows and doors, a mix of shingles and stucco finishes, and an articulated roof to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The County's Urban Designer has reviewed and accepted the proposed design.

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 **05-0395**, 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

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Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned R-1-6 (Single-family residential - 6,000 square feet), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UL) 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.

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; and the colors shall be natural in appearance and complementary to the site.

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 (Single-family residential - 6,000 square feet) 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 (Single-family residential - 6,000 square feet) 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 Urban Low Residential (R-UL) land use designation in the County General Plan.

The proposed single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single-family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed single-family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family dwelling will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

a

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 replace an existing house with the same number of bedrooms and bathrooms. The expected level of traffic generated by the proposed project is anticipated to remain at one peak trip per day (1 peak trip per dwelling unit), and no change is anticipated which would adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single-family 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 tie 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. The County of Santa Cruz's Urban Designer **has** reviewed and accepted the proposed design.

Conditions of Approval

Exhibit A: Architectural drawings by John R. McKelvey, Architect: 5 sheets dated June 24, 2005, revised September 20, 2005, and 1 sheet dated Oct 28, 2005. Site Grading and Drainage Plan by Andrew C. Radovan, Civil Engineer, dated May 2, 2005, revised Oct. 28, 2005. Survey by Gary R. Ifland, Surveyor, dated February 10, 2005.

4 bdr + 3 or 4 bathroom

still

- I. This permit authorizes the construction of a single-family dwelling. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit *from* the Santa Cruz County Building Official, including a Special Inspection of the existing dwelling to determine whether the structure is suitable for relocation.
 - C. Obtain a Sewer Lateral Abandonment Permit prior to the issuance of any demolition permit.
 - D. Contact the Monterey Bay Unified Air Pollution Control District prior to demolishing the house and accessory structure to determine whether asbestos mitigation is required.
 - E. Obtain a Building Permit from the Santa Cruz County Building Official.
 - F. ~~Obtain a Grading Permit from the Santa Cruz County Building Official if greater than 100 cubic yards of grading proposed.~~
 - G. 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. 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. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to *the* standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.
 4. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code if applicable.
 5. Final plans shall reference the Geotechnical Report by AMSO Consulting Engineers and include a statement that the project plans conform to the report's recommendations.
 6. The Lot Coverage may not exceed 30%. As such, the front porch may not exceed 5 feet in depth.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- D. Provide evidence of the removal of the accessory structure from the rear yard.
- E. Submit two copies of the Geotechnical Report at the time of the building permit application.
- F. Submit a plan review letter written by the project's geotechnical engineer to Environmental Planning.
- G.** Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- H. Obtain final sanitary sewer clearance for this project from the County Sanitation District.
- I. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- J. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet

wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.

- K. 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. 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.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended,

indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without ~~the~~ prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

Application # 05-0395
APN: 028-211-08
Owner: David Smith

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

Annette Olson
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: 05-0395
Assessor Parcel Number: 028-211-08
Project Location: 210 16th Ave

Project Description: Proposal to demolish an existing two-story, four-bedroom, four-bathroom single-family dwelling and construct a two-story, four-bedroom, four-bathroom single-family dwelling with attached garage.

Person or Agency Proposing Project: John McKelvey

Contact Phone Number: (831) 239-2554

- 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:

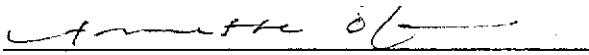
E. ☒ Categorical Exemption

Specify type: Class 3 – New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Reconstruction of an existing residential structure.

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


Annette Olson, Project Planner

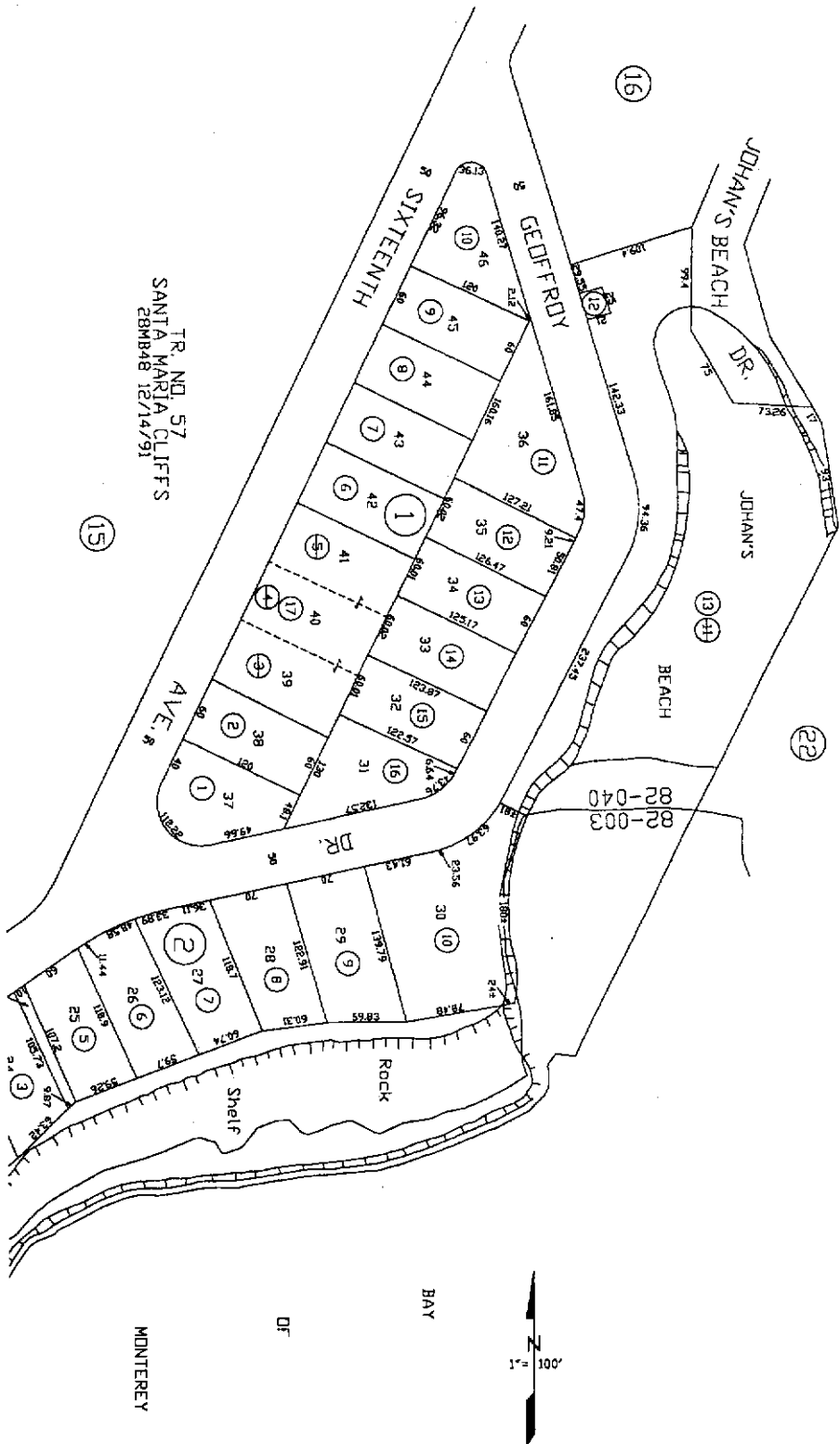
Date: 12-5-05

FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USERS. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

PDR. N. 1/2 SEC. 20,
 T.11S., R.1W., M.D.B. & M.

Tax Area Code
 82-003 82-040

28-21



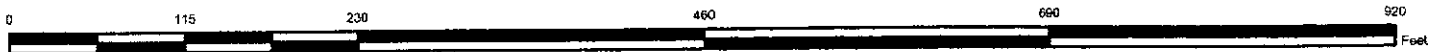
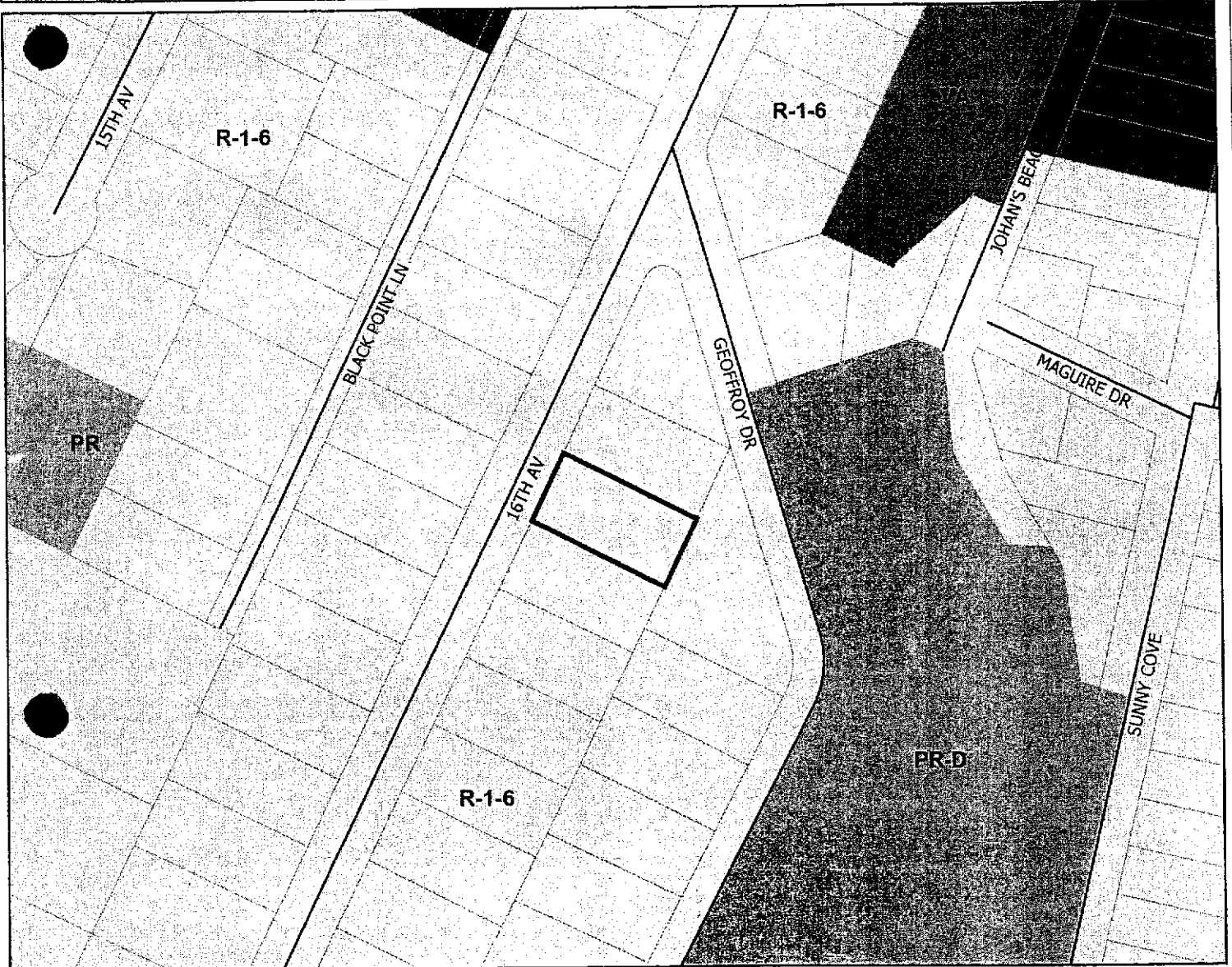
TR. NO. 57
 SANTA MARIA CLIFFS
 28MB48 12/14/91

Note - Assessor's Parcel Block &
 Lot Number Shown in Parcel



Assessor's Map No. 28-21
 County of Santa Cruz, Calif.
 August, 1998

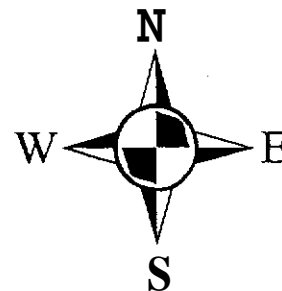


Zoning Map



Legend

-  APN 028-211-08
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PARK (PR)
-  COMMERCIAL-VISITOR ACCOM. (VA)
-  COMMERCIAL-NEIGHBORHOOD (C-1)



Map Created by
County of Santa Cruz
Planning Department
July 2005

EXHIBIT F

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The following floor area calculations help staff to process your application with more speed and efficiency. Please include the index on the cover sheet of your plans, and submit a separate set of calculations for each proposed and existing building.

EXISTING PROPOSED RESIDENCE (Indicate which building on the plot plan.)
 EXISTING PROPOSED (Check one.)

LOT COVERAGE CALCULATIONS

1. Zone District: R-1.6
2. Parcel Area: 7,200 sq. ft. .17 acres
3. Area of Rights-of-way: 0 sq. ft.
4. Net Parcel Area (2 - 3): 7,200 sq. ft.
5. Coverage by Structures: 2,093 sq. ft.
 (Total footprint of all structures over 18" in height.)
6. Percentage of Parcel Coverage ($5 \div 4 \times 100$): 29.1 %

HEATED SPACE CALCULATION

1. Total Heated Space: 3,142 sq. ft.
2. Total Unheated Space: 457 sq. ft.

FLOOR AREA CALCULATIONS BY TYPE OF SPACE

NOTES: (e) = existing square footage
 (p) = proposed square footage
 See accompanying definitions for an explanation of each of the following categories. **INCLUDE ONLY THOSE CATEGORIES THAT APPLY TO THE BUILDING.**

1. BASEMENT/UNDERFLOOR

If any part of the basement or underfloor is 7'6" or higher (& for underfloor, there is an interior stair & flooring):

a. TOTAL BASEMENT/UNDERFLOOR AREA

GREATER THAN 5' IN HEIGHT.	<u>0</u> EXISTING	<u>0</u> PROPOSED	<u>0</u> TOTAL
	SQ. FT.	SQ. FT.	SQ. FT.

2. FIRST FLOOR

a. Area w/ ceilings less than 16' in height

(e) 0 (p) 1,935

b. Area w/ ceilings 16' - 24' (X 2)

(e) 0 (p) 512

c. Area w/ ceilings >24' (X3)

(e) 0 (p) 0

d. TOTAL FIRST FLOOR AREA

(a + b + c)	<u>0</u> EXISTING	<u>1,935</u> PROPOSED	<u>1,935</u> TOTAL
	SQ. FT.	SQ. FT.	SQ. FT.

3. SECOND FLOOR

- a. Area w/ ceilings less than 16' in height (e) 0 (p) 1,475
 b. Area w/ceilings 16' - 24' (x 2) (e) 0 (p) 0
 c. Area w/ceilings >24' (x3) (e) 0 (p) 0

d. TOTAL SECOND FLOOR AREA
 (a + b + c) 0 1,475 1,475
 EXISTING SQ. FT. PROPOSED SQ. FT. TOTAL SQ. FT.

4. MEZZANINE
 a. TOTAL MEZZANINE AREA..... 0 0 0
 EXISTING SQ. FT. PROPOSED SQ. FT. TOTAL SQ. FT.

5. ATTIC
 If any part of the attic is 7'6" or higher:
 a. TOTAL ATTIC AREA
 GREATER THAN 5' IN HEIGHT..... 0 0 0
 EXISTING SQ. FT. PROPOSED SQ. FT. TOTAL SQ. FT.

6. GARAGE
 a. Total Garage Area 0 (p) 414
 b. Credit (e) -25 (p) -225
 c. TOTAL GARAGE AREA 0 189 189
 (a - b) SQ. FT. SQ. FT. TOTAL

7. TRELLIS AND ARBOR
 If the top of the trellis or arbor is solid:
 a. TOTAL AREA UNDERNEATH TRELLIS OR ARBOR 0 0 0
 EXISTING SQ. FT. PROPOSED SQ. FT. TOTAL SQ. FT.

8. UNENCLOSED, COVERED AREAS
 If there are covered areas on more than one side of the building, on a separate sheet. The 3' does not count.
 a. Total area below eave, Overhang, projection, or deck more than 7'6" in height (e) 0 (p) 87 (e) 0 (p) 72
 b. Area of first 3' of eave or 140 sq. ft. whichever is larger (e) 0 (p) 140 (e) 0 (p) 140
 c. Remaining area (a - b) (e) 0 (p) -53 (e) 0 (p) -68
 d. TOTAL COVERED AREA OF SIDE

1) Use one of the following:
 a) If length of covered area exceeds 1/3 of the building length on that side:
 TOTAL COVERED AREA OF SIDE
 FRONT (enter c) 0 0 0
 EXISTING SQ. FT. PROPOSED SQ. FT. TOTAL SQ. FT.

FRONT

FRONT

REAR

REAR

16

EXISTING SQ. FT. PROPOSED SQ. FT. TOTAL SQ. FT.
0 0 0
 EXISTING SQ. FT. PROPOSED SQ. FT. TOTAL SQ. FT.

WHAT AREAS ARE COUNTED TOWARD

	LOT COVERAGE	FLOOR AREA	BUILDING FEES	⁷⁰⁰⁰ 2500 SQ. FT. LIMITATION
Conditioned space per CAC Title 24	Y	Y	Y	Y
Uncovered decks and porches <18 inches in height	N	N	N	N
Uncovered decks and porches >18 inches in height (Bldg. fees count when decks exceed 30 inches)	Y	N	Y	N
Covered, enclosed porches, decks and stairways and landings	Y	Y	Y	Y
Uncovered Cantilevered Balconies	N	N	Y	N
Covered. Cantilevered Balconies	Y	Y	Y	Y
<3 foot eaves and chimneys	N	N	N	N
>3 foot eaves	N	Y	N	Y
Open underfloor areas without floors	N/A	N	N	N
Open underfloor areas with floors and interior stairs	N/A	Y	Y	Y
Basement areas with headroom heights >5 feet	N/A	Y	Y	Y
Up to 225 sq. ft. of garage or carport	Y	N	Y	N
Areas greater than 225 sq. ft. of garage or carport	Y	Y	Y	Y

OR,

- b) If length of covered area is less than 1/3 of the building length on that-side:

TOTAL COVERED AREA OF SIDE

(enter 0.50 X c)

8

EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
0	0	0

e. TOTAL COVERED AREA OF ALL SIDES

(enter Sum of all sides)

EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
4	0	0

9. TOTAL FLOOR AREA OF THE BUILDING

(Sum all of the categories above.)

EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
0	3,5549	3,599

10. TOTAL FLOOR AREA OF ALL BUILDINGS

(Sum of the floor area of all buildings.)

EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
0	3,599	3,599

11. FLOOR AREA RATIO CALCULATIONS:

Proposed FAR: 50% (net parcel area ÷ proposed floor area from #10 X 100)

12. LARGE DWELLING CALCULATIONS:

Total Proposed Floor Area: 3,599 sq.ft. (Proposed floor area from #10, minus
barns and other agricultural buildings)

Attic spaces with
headroom heights <5 feet

Attic spaces with ceiling
heights >7'6" minus areas
with <5 ft. headroom heights

Barns and similar
agriculture-related structures

Y = YES, AREA IS COUNTED
N = NO, AREA IS NOT COUNTED
N/A = DOES NOT APPLY

Cover.	Floor Area Ratio	Bldg Foot	7000 sq. foot limit
N/A	N	N	N
N/A	Y	N	Y
Y	Y	Y	N

Revised July 20, 1992

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

Project Planner: Annette Olson
Application No.: 05-0395
APN: 028-211-08

Date: December 5, 2005
Time: 11:35:58
Page: 1

Environmental Planning Completeness Comments

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

===== REVIEW ON JULY 18, 2005 BY ANDREA M KOCH =====

- 1) Please provide a geotechnical report (soils report) prepared by a registered civil engineer.
- 2) Please provide details on the plans regarding the two trees proposed for removal. Include: a) the diameter of the trees at breast height (4.5 feet above the ground): and b) the tree species

Environmental Planning Miscellaneous Comments

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

===== REVIEW ON JULY 18, 2005 BY ANDREA M KOCH =====

- 1) Please note on the plans proposed grading quantities (cubic yards of excavation and fill).
- 2) Please provide a grading cross-section from 16th Avenue to the rear of the property. The cross-section should pass through the proposed driveway, garage house, and rear yard, and should show existing and proposed grades.
- 3) Please provide an Erosion Control Plan showing location of erosion measures and details of erosion control devices.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JULY 19, 2005 BY CARISA REGALADO =====

As noted on the plans and confirmed with the project engineer, Andrew Radovan, there is no increase in impervious area and drainage patterns will not be changed by the proposed development.

Plans accepted as submitted. Discretionary stage application review is complete for this division. (Additional note in Miscellaneous Comments.) ===== UPDATED ON OCTOBER 28, 2005 BY CARISA REGALADO =====

Revised civil plan, Sheet C1, dated 10/28/05 has been received addressing concerns of erosion at Sunny Cove Beach.

Plan accepted as submitted. Discretionary stage application review is complete for this division. (Additional notes in Miscellaneous Comments.) ===== UPDATED ON OCTOBER 28, 2005 BY CARISA REGALADO =====

Drainage Miscellaneous Comments

Project Planner: Annette Olson
Application No. : 05-0395
APN: 028-211-08

Date: December 5, 2005
Time: 11:35:58
Page: 2

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

===== REVIEW ON JULY 19, 2005 BY CARISA REGALADO =====

As discussed with the engineer, the 4" PVC drain will outlet as close as possible to the concrete walkway to allow greater use of front yard for spreading of roof runoff. ===== UPDATED ON OCTOBER 27, 2005 BY CARISA REGALADO =====

This application is for development in the Zone 5 Flood Control District; therefore, for increases in impervious area, a drainage fee of \$0.90 per square foot will be assessed. Please submit an existing site plan for impervious area. For credits, suitable documentation, such as the County Assessor's records including the construction page, is needed to establish existing impervious pavement. ===== UP- DATED ON OCTOBER 28, 2005 BY CARISA REGALADO =====

As per discussions at the DPW counter with project architect John McKelvey and reviewer Carisa Duran, the following items will be needed for the building application:

1) It was clarified that the intention of the drainage design is to dissipate and percolate back into the soil roof and other impervious area runoff within the parcel. For larger storms resulting in overflow, percolation trenches will serve to capture runoff. Please clarify this intention of the design within the drainage notes.

2) For the building application, plans must be detailed to the level of construction. Therefore, details must be added for constructing the percolation trenches. Information to be included but not limited to is depth of soil trenches. The soils report demonstrating that the depth design is appropriate for this soil must be referenced within the detail

3) Please submit an approval letter from the project geotechnical engineer for the drainage design confirming feasibility of runoff percolation and soil stability.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JULY 1, 2005 BY DEBBIE F LOCATELLI =====

===== UPDATED ON OCTOBER 14, 2005 BY DEBBIE F LOCATELLI =====

No additional comments.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JULY 1, 2005 BY DEBBIE F LOCATELLI =====

Driveway to conform to County Design Criteria Standards.

Encroachment permit required for any proposed off-site work in the County right-of-way, at the time of building permit submittal.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JULY 18, 2005 BY TIM N NYUGEN =====

NO COMMENT

Dpw Road Engineering Miscellaneous Comments

Discrionary Comments - Continued

Project Planner: Annette Olson
Application No.: 05-0395
APN: 028-211-08

Date: December 5, 2005
Time: 11:35:58
Page: 3

===== REVIEW ON JULY 18, 2005 BY TIM N NYUGEN =====
NO COMMENT

INTEROFFICE MEMO

APPLICATION NO: 05-0395

Date: July 12, 2005

To: Annette Olson, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for new single family residence at 210 Sixteenth Avenue, Santa Cruz (David Smith / owner, John McKelvey / applicant)

GENERAL PLAN / ZONING CODE ISSUES

(NOTE: the Project Planner, at his or her discretion, may recommend denial of a project based on a check in the "does not meet criteria" box)

Design Review Authority

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

Design Review Standards

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	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.			N/A
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.			NIA
Special landscape features (rock outcroppings, prominent natural			NIA

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			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop 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			N/A
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
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)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for			N/A
Pitched, rather than flat roofs , which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A

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).			NIA
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			NIA
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
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			NIA

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			N/A
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)			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

URBAN DESIGNER COMMENTS:

The architect should choose the colors previous to the Zoning Administrators' hearing.

COUNTY OF SANTA CRUZ
Inter-Office Correspondence

DATE: October 18, 2005
TO: Tom Burns, Planning Director
✓ Annette Olson, Planner
Brian Turpen, Public Works
FROM: Supervisor Jan Beautz *JB*
RE: ADDITIONAL COMMENTS ON APP. 05-0395, APN 028-211-08,
210 16TH AVENUE, REPLACEMENT SFD

This revised application has addressed a number of previously raised concerns; however, please consider the following areas in your evaluation of the above application to demolish an existing two story single family dwelling and construct a two story replacement dwelling.

The drainage plans continue to indicate all storm runoff will be surface flow directed either to 16th Avenue or to the rear across a cut slope to Geoffroy Drive and Sunny Cove Beach. Has Public Works determined that this is adequate or are additional measures warranted to prevent slope erosion? While the applicant now states that F.A.R. is 50%, no supporting calculations or square footage for each floor has been included on the plans. Has F.A.R. been verified for this proposal? This proposed structure has a large clear story element above the family room. Has this area been correctly included in calculations?

JKB:ted

3401A1



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 Too (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

October 11, 2005

John McKelvey
536 Soquel Ave
Santa Cruz, CA 95062

Subject: Review of Geotechnical Report by **AMSO** Consulting Engineers
Dated Sept. 1, 2005, Project # 3337
APN 028-211-08, Application #: 05-0395

Dear John McKelvey,

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a plan review letter shall be submitted to Environmental Planning. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations.

After building permit issuance the soils engineer must remain involved *with* the project during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please submit two copies of the report at the time of building permit application

Please call the undersigned at (831) 454-3168 if we can be of any further assistance.

Sincerely,

Kent Edler
Civil Engineer

Cc: Annette Olson, Project Planner
AMSO Consulting Engineers

(over)

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,
REVIEWED AND ACCEPTED FOR PERMIT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. When a project **has** engineered fills and / or grading, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. Prior to placing concrete for foundations, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At** the completion **of** construction, a final letter from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and **the** tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, **the** project has been completed in conformance with our geotechnical recommendations."

If the final soils letter identifies any items of work remaining to be completed or that any portions of **the** project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.

Civil Engineer

Andrew C. Radovan

Professional Engineer
C55138

Tuesday, September 20, 2005

John McKelvey
536 Soquel Drive
Santa Cruz, CA 95060

RE: Riker Grading Quantities- 210 16th Avenue, Santa Cruz

Dear John,

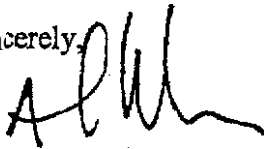
At your request, I performed a check of the grading quantities for the Riker residence.

I found that there is at the most, 50 cubic yards of grading. (This is the small amount of filling to raise the grade in the front yard.)

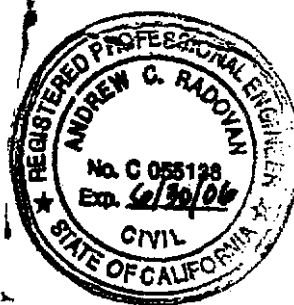
As this is less than 100 cubic yards, and the fill is only 12" deep maximum, a grading permit is not required, and therefore it is my understanding that you do not need to prepare an erosion control plan.

Hopefully this letter serves your current needs. Please feel free to call me if you have any further questions.

Sincerely,



Andrew C. Radovan, P.E.
CE C55138



COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

a

DATE: July 19, 2005
TO: Annette Olson, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #05-0395, APN 028-211-08, 210 16th Avenue, Live Oak

The applicant is proposing to demolish an existing a two story, four bedroom, four bathroom single family dwelling and reconstruct a two story, four bedroom, four bathroom single family dwelling with attached garage. The project requires a Coastal Development Permit. The property is located on the east side of 16th Avenue, about 650 feet south of East Cliff Drive (210 16th Avenue).

This application was considered at an Engineering Review Group (ERG) meeting on July 6, 2005. The Redevelopment Agency (**RDA**) has the following comments regarding the proposed project. RDA's primary concern for this project involves the provision of sufficient parking to serve the unit, especially in coastal neighborhoods where there is a clear shortage of parking in the area.

1. All required parking should be provided for onsite, especially in coastal neighborhoods where on-street parking is extremely limited. The parking for the proposed "4-bedroom" house should be closely reviewed.
2. The existing brick wall in the front yard should be identified on the site plan. It appears to conflict with the proposed driveway. Is this wall to be removed? Wall heights should be identified.
3. Existing and proposed fencing and walls should be identified on the Site Plan. RDA supports fencing and walls limited to a maximum height of 3-feet within the front setback area.
4. RDA supports the preservation of mature trees onsite with measures identified on the plans to ensure protection during construction.
5. The existing edge of pavement and centerline of the 16th Avenue roadway should be identified.
6. A Public Works Road Encroachment Permit is required for all improvements and any work located within the public rights-of-way.

The issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA does not need to see future routings of revised plans unless there are changes relative to the comments provided herein. The Redevelopment Agency appreciates this opportunity to comment. **Thank** you.

Cc: Greg Martin, DPW Road Engineering
Paul Rodrigues, RDA Urban Designer

a

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: July 8, 2005

TO: Planning Department, ATTENTION: ANNETTE OLSON

FROM Santa Cruz County Sanitation District, STEVE HARPER

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

APN: 028-211-08 APPLICATION NO : 05-0395

PARCEL ADDRESS: 210 16TH AVENUE

PROJECT DESCRIPTION: DEMOLISH AND RE-CONSTRUCT SINGLE FAMILY DWELLING

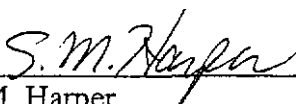
Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this 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.

Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. **An** abandonment permit for disconnection work must be obtained from the District.

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/435.wpd

c: Applicant: JOHN R. McKELVEY
536 SOQUEL AVENUE
SANTA CRUZ CA 95062

Property Owner: DAVID M. SMITH
210 16TH AVENUE
SANTA CRUZ CA 95062

TABLE 7-3
Drainage Fixture Unit Values (DFU)

	Min. Size Trap and Trap Arm ⁷	Private	Public	1-1/4 32 1-1/2 40 2-1/2 65 Assembly ⁸
Plumbing Appliance, Appurtenance or Fixture				
Bathtub or Combination Bath/Shower	1-1/2"	2.0	2.0	
Bidet.....	1-1/4"	1.0		
Bidet.....	1-1/2"	2.0		
Clothes Washer, domestic, standpipes.....	2"	3.0	3.0	3.0
Dental Unit, cuspidor	1-1/4"		1.0	1.0
Dishwasher, domestic, with independent drain	1-1/2" ²	2.0	2.0	2.0
Drinking Fountain or Watercooler (per head)	1-1/4"	0.5	0.5	1.0
Food-waste-grinder, commercial	2"		3.0	3.0
Floor Drain, emergency	2"		0.0	0.0
Floor Drain (for additional sizes see Section 702)	2"	2.0	2.0	2.0
Shower single head trap	2"	2.0	2.0	2.0
Multi-head, each additional	2"	1.0	1.0	1.0
Lavatory, single.....	1-1/4"	1.0	1.0	1.0
Lavatory in sets of two or three.....	1-1/2"	2.0	2.0	2.0
Washfountain.....	1-1/2"		2.0	2.0
Washfountain.....	2"		3.0	3.0
Mobile Home, trap	3'	12.0		
Receptor, indirect waste ^{1,3}	1-1/2"			See footnote 1.3
Receptor, indirect waste ^{1,4}	2"			See footnote 1.4
Receptor, indirect waste ¹	3"			See footnote 1
Sinks				
Bar	1-1/2"	1.0		
Bar	1-1/2" ²		2.0	2.0
Clinical	3"		6.0	6.0
Commercial with food waste.....	1-1/2" ²		3.0	3.0
Special Purpose.....	1-1/2"	2.0	3.0	3.0
Special Purpose.....	2"	3.0	4.0	4.0
Special Purpose.....	3"		6.0	6.0
Kitchen, domestic	1-1/2" ²	2.0	2.0	
(with or without food-waste-grinder and/or dishwasher)				
Laundry	1-1/2"	2.0	2.0	2.0
(with or without discharge from a clothes washer)				
Service or Mop Basin.....	2'		3.0	3.0
Service or Mop Basin.....	3"		3.0	3.0
Service, flushing rim.....	3"		6.0	6.0
Wash, each set of faucets.....			2.0	2.0
Urinal, integral trap 1.0 GPF	2"	2.0	2.0	5.0
Urinal, integral trap greater than 1.0 GPF	2"	2.0	2.0	6.0
Urinal, exposed trap.....	1-1/2" ²	2.0	2.0	5.0
Water Closet, 1.6 GPF Gravity Tank ⁶	3"	3.0	4.0	6.0
Water Closet, 1.6 GPF Flushometer Tank ⁶	3'	3.0	4.0	6.0
Water Closet, 1.6 GPF Flushometer Valve ⁶	3'	3.0	4.0	6.0
Water Closet, greater than 1.6 GPF Gravity Tank ⁶	3'	4.0	6.0	8.0
Water Closet, greater than 1.6 GPF Flushometer Valve ⁶	3"	4.0	6.0	8.0

1. Indirect waste receptors shall be sized based on the total drainage capacity of the fixtures that drain therein to, in accordance with Table 7-4.

2. Provide a 2" (51 mm) minimum drain.

3. For refrigerators, coffee urns, water stations, and similar low demands.

4. For commercial sinks, dishwashers, and similar moderate or heavy demands.

5. Buildings having a clothes washing area with clothes washers in a battery of three (3) or more clothes washers shall be rated at six (6) fixture units each for purposes of sizing common horizontal and vertical drainage piping.

6. Water closets shall be computed as six (6) fixture units when determining septic tank sizes based on Appendix K of this Code.

7. Trap sizes shall not be increased to the point where the fixture discharge may be inadequate to maintain their self-scouring properties.

8. Assembly [Public Use (See Table 4-1)].



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

93017th Avenue, Santa Cruz, CA 95062
phone (831)479-6843 fax (831)479-6847

Date: July 5, 2005
To: David Smith
Applicant: John McKelvey
From: Tom Wiley
Subject: 05-0395
Address: 210 16th Ave.
APN: 028-211-08
OCC: 2821108
Permit:

We have reviewed plans for ~~the~~ above subject project.

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

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

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

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

SHOW on the plans a public fire hydrant, meeting the minimum required fire flow for the building, within 250 feet of any portion of the building.

SHOW on the plans, DETAILS of compliance with District rural Water Storage Requirements. Please refer to and comply with the diagram on Page 5.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to and during time of construction (CFC 901.3).

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

Show on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:

Serving the communities of Capitola, Live Oak, and Soquel

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc)
- One detector in each sleeping room.
One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder
There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed ½ inch.

NOTE on the plans that the roof coverings to be no less than Class "B" rated roof.

NOTE on the plans that a 100-foot clearance will be maintained with non-combustible vegetation around all structures.

Submit a check in the amount of \$100.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfad.com. All other questions may be directed to Fire Prevention at (831) 479-6843.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.

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

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