



Staff Report to the Zoning Administrator

Application Number: **05-0611**

Applicant: Cathy Carlson
Owner: Cathy Carlson
APN: 027-102-08

Agenda Date: 8/18/06
Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing single-family dwelling; construct two two-story, three bedroom single-family dwellings as a dwelling group; construct an overheight fence in the street yard setback; and construct off-site drainage improvements on Assembly Ave.

Location: Property is located on the west side of 7th Avenue, approximately 60 feet north of Carmel Street (321 7th Avenue).

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

Permits Required: Coastal Development Permit and Residential Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0611, based on the attached findings and conditions.

Exhibits

- | | |
|---|------------------------------|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoning map |
| C. Conditions | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size:	7,248 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential and Commercial
Project Access:	Assembly Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UH (Urban High Residential)

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

Zone District: R- 1-3.5 (Single-family residential, 3,500 square feet minimum parcel size)

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: 0-2%

Env. Sen. Habitat: Not mapped/no physical evidence on site

Grading: No grading proposed

Tree Removal: 1 11.5" DBH Monterey Cypress tree (see Arborist Report Exhibit G")

Scenic: Not a mapped resource

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

History

The existing single-story single-family dwelling was constructed in about 1948. Permits 74-558-PD and 75-796-PD allowed the property to be used as a state-licensed pre-school and kindergarten. In recent history, the structure has been used as a single-family dwelling.

The current proposal is to demolish the existing dwelling and construct two three-bedroom single-family dwellings as a dwelling group and an overheight fence within the street yard setback along Assembly Avenue.

Project Setting

The subject parcel is located between Assembly Avenue and 7" Avenue in the Harbor Area Special Community. 7" Avenue is a major arterial providing access from Highway 1 to the harbor area and beaches. The portion of Assembly Avenue abutting the project site functions as an alley and is not a County-maintained roadway. Surrounding land uses are residential except for a convenience store located across the street from the subject parcel.

The existing house, located on the western edge of the parcel, is significantly nonconforming due to its location within five feet of Assembly Avenue. The rest of the parcel is undeveloped except for two sheds which will be removed as a part of this proposal. Five large cypress trees are located parallel to the eastern property line with the southern-most tree proposed for removal. In addition, a mature walnut tree is located in the southwest corner of the property. That tree is proposed to remain.

Zoning & General Plan Consistency

The subject property is a 7,248 square foot lot, located in the R-1-3.5 (Single-family residential, 3,500 square feet minimum parcel size) zone district, a designation which allows residential uses. The proposed dwelling group, composed of two single-family dwellings, is an allowed use within the zone district and the project is consistent with the site's (R-UH) Urban High Residential General Plan designation.

Dwelling groups of two detached units are an allowed use within the single-family zone districts if the parcel size is large enough to accommodate two times the required minimum parcel size. In the R-1-3.5 (Single-family residential, 3,500 square feet minimum parcel size) zone district, a minimum net site area of 7,000 square feet is required for two units; the subject parcel exceeds this minimum.

Although this parcel is of sufficient size for a land division, the proposed location of the two dwellings will preclude a future land division as the dwellings would not meet the zone district's setback requirements.

Site Development Standards Table

The project meets the site development standards for the R-1-3.5 zone district as detailed below.

	R-1-3.5 Standards	Proposed Residence
Front yard setback	20 feet	20 feet
Street yard setback	20 feet	20 feet
Side yard setbacks	5 feet / 8 feet (for parcels > than 5,000 square feet)	5+ feet / 20 feet
Lot Coverage	30 % maximum	25.13 %
Building Height	28 feet maximum	24 feet 10 inches
Floor Area Ratio	0.5:1 maximum (50 %)	37.5 %
Parking	2 x 3 bedrooms = 6 spaces	Six spaces along Assembly Ave.

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

Design Review **and** Harbor Area Special **Community**

County Code 13.20.144 identifies the Harbor Area as a special community and specifies the following design criteria.

New development in the single-family (R-1) parts of the Harbor Area Special Community shall incorporate the characteristics of older dwellings in the area, e.g., the small scale, clean lines, pitched roofs, wood construction, and wood siding. Setbacks should conform to that predominant for other houses on the street.

The two dwellings will be identical and have clean lines, a pitched roof and wood construction, all of which comply with the Harbor Area Special Community design criteria. The houses will be finished with Hardipanel vertical siding and shingles for the dormers' gables.

The initial project proposed to orient both front doors to the south and not towards either frontage. To enhance the relationship of the dwellings to the adjacent streetscapes, the County's Urban Designer recommended orienting the front door of the eastern dwelling towards 7th Avenue and the applicant incorporated this recommendation into the final design. Given that Assembly Avenue functions as an alley, enhancing the streetscape was not as critical, but the dwelling's side door was given a covering to create a more formal-looking entry.

The County's Urban Designer objects to the current landscape plan and, as a condition of approval, the applicant must submit a landscape plan meeting the Urban Designer's and the Santa Cruz Water Conservation Office's standards. In an effort to comply with the Water Conservation Office's requirements, the initial landscape plan was reduced to mulch and lavender bushes on the second submission. Although the final landscape plan is an improvement over the second submission, it can be improved further with additional plantings while simultaneously meeting the Santa Cruz Water Conservation Office standards.

The proposed single-family dwellings comply with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as saltbox roofs, dormer windows and covered porches to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Access **and** Parking

The applicant initially proposed to access the parcel from 7th Avenue but because 7th Avenue is a major arterial roadway and the subject parcel currently takes access from Assembly Avenue, the Department of Public Works recommended that access continue to be taken from Assembly Avenue and not 7th Avenue. The applicant revised the project plans to incorporate this recommendation.

County Code requires three parking spaces for three bedrooms bringing the total parking

requirement for two three-bedroom dwellings to six spaces. These six spaces, including one compact space, are to be located along the Assembly Avenue frontage. County Code limits parking areas, aisles and access drives to 50% of the front yard for lots with one frontage. For double frontage lots such as the subject parcel, however, County Code 13.10.323(d)(6) requires that only one of the front yards meet the parking criteria. Therefore, although more than 50% of the Assembly Avenue frontage is taken up with paving related to parking, the project is in compliance with County Code.

Drainage

General Plan policy 7.23.4 (Downstream Impact Assessments) requires that the applicant for new development within the urban services line provide a downstream impact assessment and designs for any improvements needed to upgrade the storm drain system. In this case, the applicant's engineer identified the downstream drainage path along Assembly Avenue as being inadequate. To remedy this, the Department of Public Works has required the applicant to provide an adequate path from the project site downstream to Carmel Street, a distance of approximately 60 feet.

Trees

Five mature cypress trees parallel the eastern property line within the front yard setback. Four of these trees are to be retained, with the southern-most tree proposed for removal. Although this tree is not a significant tree as defined by County Code 16.34, an arborist evaluated its health and found it to be diseased. Another mature tree, a walnut, is located in the southwest corner of the parcel. As a condition of approval, the applicant will be required to protect all of the retained trees during construction.

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

- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **05-0611**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa **Cruz** County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-3.5 (Single-family residential, 3,500 square feet minimum parcel size), a designation which allows residential uses. The proposed dwelling group is a principal permitted use within the zone district, consistent with the site's (R-UH) Urban High 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; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: **figure 2.5** and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the dwelling group 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 structures are 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-1-3.5 (Single-family residential, 3,500 square feet minimum parcel size) 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. The design conforms to the Harbor Area Special Community design standards.

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 dwellings 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. The proposed six-foot fence is not detrimental to the health, safety, or welfare of persons in the neighborhood or the general public in that the fence will not block or reduce sight distance or shade existing properties.

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 dwelling group 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-1-3.5 (Single-family residential, 3,500 square feet minimum parcel size) zone district in that the primary use of the property will be two single-family dwellings that meet all current site standards for the zone district. The six-foot fence within the required setback abutting Assembly Avenue will be ancillary to the property's **primary use** as a single-family dwelling

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

The proposed dwelling group 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 two dwellings 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 six-foot fence is also consistent in that it does not block or reduce sight distance or adversely shade adjacent properties.

The proposed dwellings 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 dwellings will comply with the site standards for the R-1-3.5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed dwellings are to be constructed on an existing legal lot. The expected level of traffic generated by the proposed project is anticipated to be only two peak trips per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed dwellings are 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 dwellings 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. In addition, the proposed six-foot fence is located along Assembly Avenue, which functions as an alley. Assembly Avenue is lined with fences, garages and dwellings that encroach into the setback; therefore, the existing six-foot fence is consistent and compatible with the surrounding development.

Conditions of Approval

Exhibit A: 6 sheets by Dennis Grady, Residential Drafting and Design, dated 2/9/06; 4 sheets by Joe L. Ackers, Civil Engineer, dated 6/26/06. 1 sheet titled "Landscape Plan" by Planted Earth Design, no date.

- I. This permit authorizes the construction of two single-family dwellings as a dwelling group and ~~an~~ six-foot fence within the front yard setback along Assembly Way. 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 Sewer Lateral Abandonment Permit prior to the issuance of any demolition permit.
 - C. Contact the Monterey Bay Unified Air Pollution Control District prior to demolishing the house and accessory structure to determine whether asbestos mitigation is required.
 - D. 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.
 - E. Obtain a Building Permit from the Santa Cruz County Building Official.
 - F. Obtain ~~an~~ Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, including repairs to the sidewalk along 7th Avenue.
- 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. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. 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. Landscape plan to be evaluated by the County's Urban Designer and the Santa Cruz Water Conservation Office.
4. Show the pedestrian pathway leading from the dwellings to 7" Avenue as a concrete sidewalk.
5. Show the proposed repairs of the sidewalk along 7" Avenue.
6. Show the proposed swale in Assembly Avenue as being constructed of concrete.
7. Provide the following drainage information:
 - a. Provide details/specifications for the pervious surfacing.
 - b. Provide details for proposed swales, depressions, etc.
 - c. Provide detailed plans for the proposed retention system.
 - d. Submit a notarized and recorded maintenance agreement for the retention system.
 - e. Submit a final review letter from the geotechnical engineer approving of the drainage design.
 - f. Secure and submit evidence of all necessary approvals for installing the proposed swale in Assembly Avenue, a private road.
 - g. Indicate who will be responsible for the long-term maintenance of the swale.
8. Show construction fencing placed along the drip line of the walnut tree located in the southwest corner of the parcel and the drip lines of the cypress trees which line the eastern property line.
9. 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.
10. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.

11. 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 in which the project is located. In the case of Live Oak School District, the applicant/developer is advised that the development may be subject to inclusion in a Mello-Roos Community Facilities District.
 - 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. Submit two copies of a plan review letter by the project's soils engineer and reference the Geotechnical Investigation by Bauldry Engineering (dated December 15, 2005) on the final plans.
 - E. 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.
 - F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - G. Pay the current fees for Parks and Child Care mitigation for 5 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - H. Pay the current fees for Roadside and Transportation improvements for two units. Currently, these fees are, respectively, \$2,080 and \$2,080 per unit, but are subject to change.
 - I. Provide required off-street parking for six cars. Parking spaces must be 8.5 feet wide by 18 feet long, except for one compact space which must be 16 feet wide by 7.5 feet long. Parking must be located entirely outside vehicular rights-of way and must be clearly designated on the plot plan.
 - J. 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. Prior to breaking ground and until the project is finalized, construction fencing must be placed along the drip line of the walnut tree located in the southwest corner of the parcel and along the drip line of the cypress trees along the property's eastern property line. This is to ensure that the trees are not damaged during construction.

Environmental Planning staff must inspect this fencing to ensure that it is in place prior to breaking ground. Please call 454-3162 to schedule an inspection.

- B. All construction shall comply with the recommendations of the Geotechnical Investigation by Bauldry Engineering, dated December 15, 2005.
- C. The drainage swale in Assembly Avenue must be constructed to County Design Criteria standards.
- D. Any damage caused as a result of construction to street improvements, including street trees, shall be repaired or replaced in-kind and to County standards.
- E. All site improvements shown on the final approved Building Permit plans shall be installed.
- F. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- G. The project must comply with all recommendations of the approved soils reports.
- H. 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.
- B. Submit manufacturer's specifications for pervious pavement. A plan for maintenance of the pervious pavements shall be submitted with the drainage plan. The plan shall include periodic power washing and vacuuming, environmental remediation to encourage the breakdown of hydrocarbons (if recommended by the manufacturer), and any other periodic maintenance recommended by the manufacturer to assure the pavement remains pervious.

- 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 # 05-0611
APN:027-102-08
Owner: Cathy Carlson

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 on the expiration date listed below 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: 05-061 1

Assessor Parcel Number: 027-102-08

Project Location: 14144 Campagna Way

Project Description: Proposal to demolish the existing single-family dwelling, construct two two-story, three-bedroom single-family dwellings as a dwelling group and construct an overheight fence in the street yard setback.

Person or Agency Proposing Project: Cathy Carlson

Contact Phone Number: (831) 818-4109

- 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:

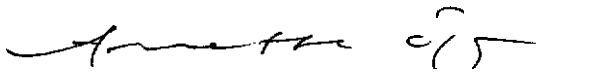
- E. **x** Categorical Exemption

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

F. Reasons why the project is exempt:

Construction of two single-family dwellings in a residential zone

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



Annette Olson, Project Planner

Date: 6 - 6 - 06

FOR TAX PURPOSES ONLY

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. ALL RIGHTS RESERVED.

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POR OF SEC. 17 & 20,
T.11S., R.1W., M.D.B. & M.

(07) Tax Area Code
82-040

27-10



Assessor's Map No. 27-10
County of Santa Cruz, Calif
August, 1998

Note - Assessor's Parcel & Block
Numbers Shown in Circles.

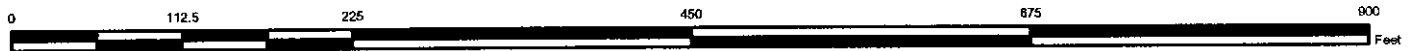
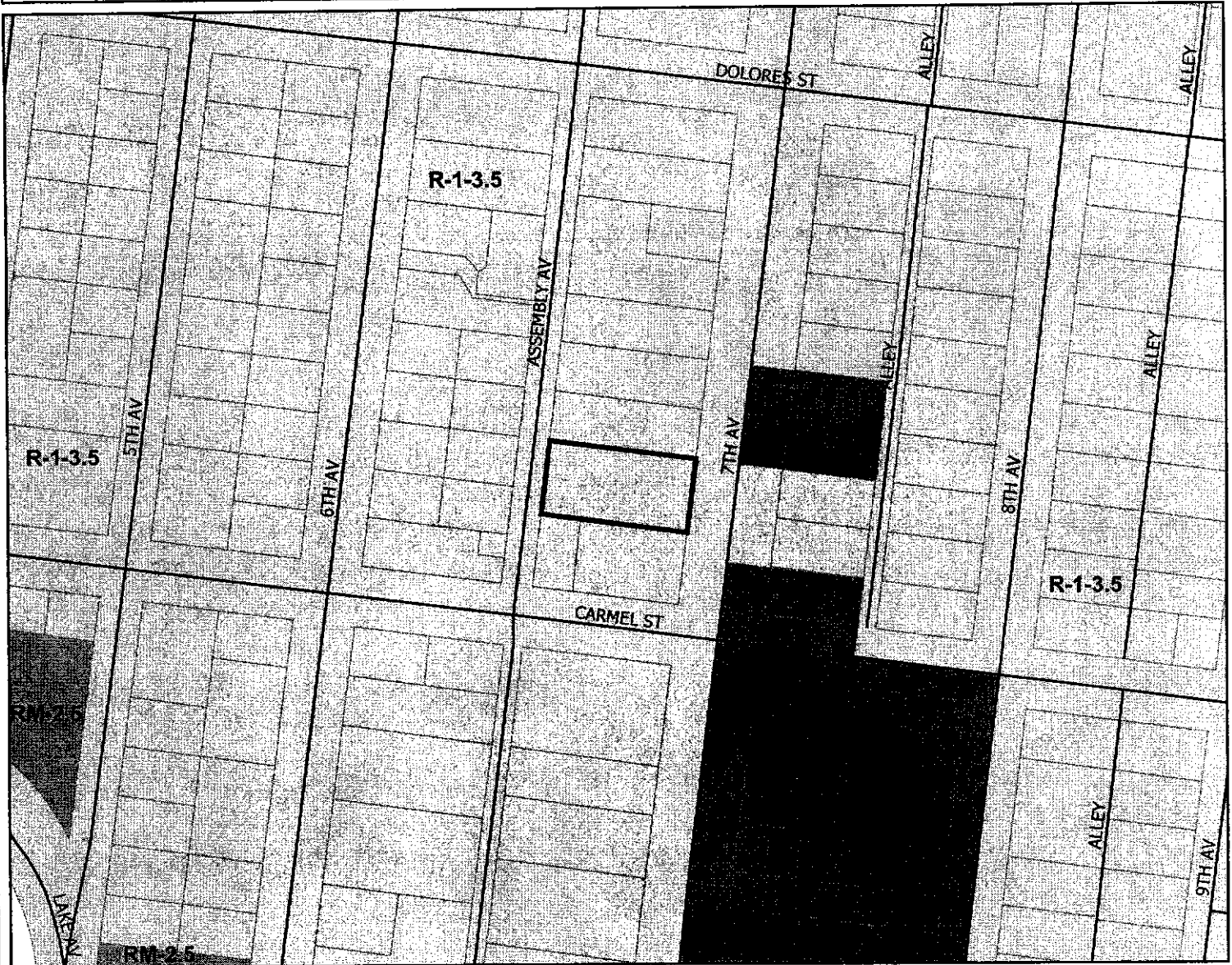
SEC. 17
SEC. 20

45PM57
9/17/85

Electronically Redrawn 8/7/98 re
Rev. 4/2/03 (new changed page ref.)

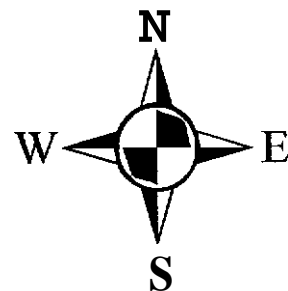


Zoning Map



Legend

- APN 027-102-08
- Streets
- Assessors Parcels
- RESIDENTIAL-SINGLE FAMILY (R-1)
- RESIDENTIAL-MULTI FAMILY (RM)
- COMMERCIAL-NEIGHBORHOOD (C-1)



Map Created by
County of Santa Cruz
Planning Department
September 2005

EXHIBIT F

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

Project Planner: Annette Olson
Application No. : 05-0611
APN: 027-102-08

Date: July 24, 2006
Time: 15:15:40
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON OCTOBER 11, 2005 BY JESSICA L DEGRASSI =====

This project will require a soils (geotechnical) report completed by a licensed civil engineer. Please submit two copies of this report to be reviewed.

Can the proposed parking places be altered to prevent the removal of the existing large cypress tree?

===== UPDATED ON OCTOBER 27, 2005 BY JESSICA L DEGRASSI =====

Received letter from arborist (Ingrid David) regarding the removal of the smallest cypress of 5 on this parcel. The tree is proposed to be removed to provide parking for the proposed development. The arborist report states "This tree could easily BECOME a hazard and would definitely incur more stress and damage with the proposed construction creating an even more unstable situation". So, if the parking CANNOT be redesigned to eliminate the need to remove this tree, then the tree will obviously have to be removed and replaced. The tree may not be removed based on the findings of the arborist report, because as it stands today, it does not pose a hazard.

===== UPDATED ON JANUARY 3, 2006 BY JESSICA L DEGRASSI =====

Soils report accepted 1/3/05.

Received letter from arborist dated 4/25/05 stating the distress of the cypress proposed for removal. This tree was examined in more detail and decay was found. Please show replacement trees on site plan for building permit submittal. There shall be 3 replacement trees (of native species) onsite.

Environmental Planning Miscellaneous Comments

===== REVIEW ON OCTOBER 11, 2005 BY JESSICA L DEGRASSI =====

A plan review letter from the soils engineer will be required at building permit issuance.

An Erosion and Sediment control plan will be required at building permit stage, which shows how sediment will be prevented from leaving the site during construction, this is required for almost every building permit in the county.

Dpw Drainage Completeness Comments

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

===== REVIEW ON SEPTEMBER 29, 2005 BY ALYSON B TOM ===== Application with plans dated Aug. 5, 2005 and drainage analysis by Ifland Engineers dated 9/1/05 has been recieved. Please address the following:

- 1) Does this site receive any runoff from offsite areas? If so, please describe how the proposed project will accomodate this runoff.
 - 2) This project is required to minimize impervious surfacing. Can the parking adjacent to Assembly Avenue and the walkways be made of pervious materials?
 - 3) This project is required to limit post development flows to pre development
-

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No. : 05-0611
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levels. The drainage analysis submitted does describe retaining stormwater on site, but the proposed plans does not include any retention features. While the concept outlined in the analysis is good, there were some issues with the assumptions used and the translation to plans. Provide details on the plans describing how retention will be accomodated. include existing and proposed spot elevations, and details for the outlet and overflow design. Why was a two hour storm used to size the retention facilities?, as a result the analysis results in a larger required storage volume as compared to the County design criteria. The analysis assumes that all of the pervious areas of the site are available for stormwater storage, however, given the layout of the site and statement that there should be no ponding of water adjacent to the foundations and pavement (sheet 2), the area available for ponding and retention appears less. Please coordinate between the plans and analysis designing for flows discharged directly off-site and providing safe outflow and overflow.

4) Assembly Avenue is a private street. Please describe what drainage facilities are existing on the street. Demonstrate that they are adequate to handle the runoff from this project.

Zone 5 fees will be assessed on the net increase in impervious area due to this project.

===== UPDATED ON JANUARY 12, 2006 BY ALYSON B TOM ===== Application with memo from Ifland Engineers dated 12/7/05 and site plan by Dennis Grady dated 12/12/05 has been received. Please address the following:

1) The memo from Ifland Engineers identifies the downstream drainage path along Assembly Lane as being inadequate. This project should provide an adequate path from the site to the downstream County maintained road, Carmel Street.

2) The analysis for the proposed retention system continues to be based on a 2 hour duration storm. Please update the analysis to follow County Design Criteria standards, or other referenced standards for analysis (provide the reference if an alternative analysis is used).

3) The plans should at least include a reference to the proposed retention system and an approximate location and footprint at this stage. Details for the system can be included in the building permit submittal.

===== UPDATED ON MARCH 3, 2006 BY ALYSON B TOM ===== Application with letter dated 2/15/06 and plans revised on 2/9/06 has been received. Please address the following:

1) Previous comment No. 1 has not been adequately addressed. The note stating that a swale will be installed is noted. Please provide analysis, details, and extent of work necessary. This should be provided by the project civil engineer as it is off-site work.

2) Previous comment No. 2 has been addressed. However, it is acceptable to provide the final calculations with the building permit submittal. Final design should be based on CDC standards or another acceptable standard analysis with reference provided by the engineer.

===== UPDATED ON APRIL 18, 2006 BY ALYSON B TOM ===== Application with notes added on sheet C1 on 3/31/06 has been recieved. The applicant has decided to put off

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No. : 05-0611
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completing the complete design and analysis of the proposed offsite improvements until building permit application stage. While this is acceptable, the applicant should note and caution should be included in the permit conditions for this discretionary application, that if the offsite analysis results in any change in design of the offsite system, an additional discretionary application will be required prior to building permit approval.

===== UPDATED ON JULY 19, 2006 BY ALYSDN B TOM ===== Application with plans dated 6/26/06 and calculations dated 7/7/06 has been recieved and is complete with regards to stormwater management for the discretionary stage. Please see miscellaneous comments for issues to be addressed prior to building permit issuance.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON SEPTEMBER 29, 2005 BY ALYSON B TOM ===== Prior to building permit issuance:

1) Provide details/specifications for the pervious surfacing

2) Provide details for proposed swales, depressions, etc.

===== UPDATED ON JANUARY 12, 2006 BY ALYSDN B TOM ===== Please provide the following in addition to previous miscellaneous comments with the building permit submittal:

1) Provide detailed plans for the proposed retention system. These should include provisions for safe overflow that follows existing drainage patterns, maintenance provisions, and a design that takes advantage of the pervious top layer of soil (less than 21" deep). The system should be located in undisturbed and uncompacted soils. If the soils in the vicinity of the retention system will be disturbed please include requirements on the plans to include decompaction of the soils to natural soil densities

2) Please submit a notarized and recorded maintenance agreement for the proposed retention system.

3) Submit a final review letter from the geotechnical engineer approving of the drainage design.

Zone 5 fees will be assessed on the net increase in impervious areadue to this project.

===== UPDATED ON MARCH 3, 2006 BY ALYSON B TOM ===== The following should be addressed in addition to the previous miscellaneous comments prior to building permit issuance:

1) The applicant is responsible for securing any and all necessary approvals for installing the proposed swale in Assembly Avenue, a private road. It should be clear who will be responsible for the long term maintenance of the swale. If necessary, the applicant will need to provide accept responsibility for this maintenance via a recorded agreement on the subject properties deed.

Discretionary Comments - Continued

Project Planner: Annette Olson
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2) Please see completeness comment No. 2 from 3/3/06 for requirements regarding final analysis of the proposed retention facilities.

===== UPDATED ON JULY 19, 2006 BY ALYSON B TOM ===== The following should be addressed in addition to miscellaneous comments from January 2006 and comment No. 1 from March 2006 prior to building permit issuance:

1) Design and analysis of retention system on the east side of the parcel has assumed an infiltration rate of .6 in/hr. The proposed system will be at depths greater than 21 inches. Please provide information supporting the use of this infiltration rate or use the more conservative rate for deeper soils profile per the USDA survey.

2) How will runoff from the western side of the parcel make it to gravel storage under the parking area? In particular how will runoff from the swale along the southwest make it to the retention area?

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON SEPTEMBER 21, 2005 BY DEBBIE F LOCATELLI =====

Assembly Avenue is not a county maintained road. therefore. no conditions are placed on those driveway(s). The driveway(s) off of 7th Avenue shall conform to the Santa Cruz County Design Criteria. ===== UPDATED ON SEPTEMBER 21, 2005 BY DEBBIE F LOCATELLI =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON SEPTEMBER 21, 2005 BY DEBBIE F LOCATELLI =====

No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON OCTOBER 14, 2005 BY GREG J MARTIN =====

The parcel currently does not have a driveway on 7th Avenue. Vehicles must be able to turn around on site to be able to exit onto 7th Avenue in a forward direction. The parking off Assembly Avenue is recommended to be centered in the lot as the existing fences are six feet in height and would pose sight distance problems.

The sidewalk along 7th Avenue should be repaired to eliminate cracked sections which have risen and present a tripping hazard.

If you have any questions please call Greg Martin at 831-454-2811. ===== UPDATED ON OCTOBER 14, 2005 BY GREG J MARTIN =====

===== UPDATED ON JANUARY 18, 2006 BY GREG J MARTIN =====

Previous comments have been addressed satisfactorily. ===== UPDATED ON MARCH 7, 2006 BY GREG J MARTIN =====

Path to 7th Avenue is required to be concrete sidewalk. ===== UPDATED ON JUNE 6, 2006 BY GREG J MARTIN =====

The proposed AC swale is required to be constructed of concrete.

Dpw Road Engineering Miscellaneous Comments

Discretionary Comments - Continued

Project Planner: Annette Olson
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===== REVIEW ON OCTOBER 14, 2005 BY GREG J MARTIN =====
===== UPDATED ON JANUARY 18, 2006 BY GREG J MARTIN =====
===== UPDATED ON MARCH 7, 2006 BY GREG J MARTIN =====
===== UPDATED ON JUNE 6, 2006 BY GREG J MARTIN =====

MEMORANDUM

Application No: **05-0611** (third routing)

Date: February 27, 2006

To: Annette Olson, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for a residential dwelling group at 321 Seventh Avenue, Santa Cruz

GENERAL PLAN / ZONING CODE ISSUESDesign Review Authority

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

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	3		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

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			NIA
New or replacement vegetation shall	3		
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Developments shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			NIA
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees , dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			NIA
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			NIA
Pitched, rather than <i>flat roofs</i> , which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			NIA

Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			NIA
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			NIA
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			NIA
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			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			
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illuminatiin 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

Design Review Authority**13.11.040** Projects requiring design review.

- (a) Single home construction, and associated additions involving 500 square feet or more, **within coastal special communities** and sensitive **sites** as defined in this Chapter.

Design Review Standards**13.11.072 Site design.**

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping		✓	<i>Yards with all mulch we not appropriate. The former plans showed plants in these spaces.</i>
Streetscape relationship	✓		
Street design and transit facilities			N/A
Relationship to existing structures			
Natural Site Amenities and Features			
Site to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Protection of public viewshed	✓		

Accessible to the disabled, pedestrians, bicycles and vehicles			N/A

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Detailing, materials and siting			
detailing, materials and siting	✓		
Solar Design			
Building design provides solar access that is reasonably protected for	✓		

adjacent properties			
Building walls and major window areas are oriented for passive solar and natural lighting	✓		

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: December 29, 2005

TO: Planning Department, ATTENTION: ANNETTE OLSON

FROM: Santa Cruz County Sanitation District

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

APN: 27-102-08

APPLICATION NO.: 05-0611

PROJECT DESCRIPTION: DEMOLISH EXIST SINGLE FAMILY DWELLING
CONSTRUCT TWO SINGLE FAMILY DWELLINGS AS A
DWELLING GROUP

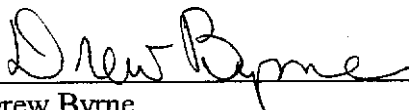
Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive discretionary permit approval. If after this time frame this project has not received approval from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

Following completion of the above discretionary permit approval process, the following conditions shall be met during the building permit process:

Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structures (this includes any accessory structures that contain plumbing fixtures). An abandonment permit for disconnection work must be obtained from the District.

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

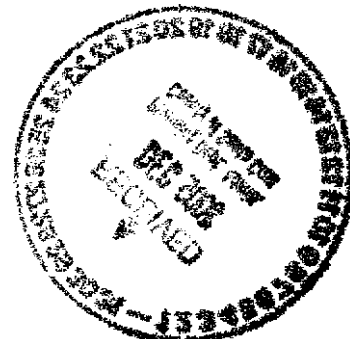
Show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.



Drew Byrne
Sanitation Engineering

DB:

c: Owner/Applicant: Cathy & Douglas Carlson
14144 Campagna Way
Watsonville, CA 95076





COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

January 3, 2006

Cathy Carlson
14144 Campagna Way
Watsonville, CA 95076

Subject: Review of Geotechnical investigation by Bauldry Engineering
Dated December 15, 2005; Project #: 0551-SZ992-G14
APN 027-102-08, Application #: 05-0611

Dear Applicant:

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

Sincerely,


Kent Edler
Civil Engineer

Cc: Jessica deGrassi, Environmental Planning
Bauldry Engineering
Owner

(over)

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

After issuance of the building permit, the County requires your soils engineer to be involved durina 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.

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: March 7, 2006
TO: Annette Olson, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #05-0611, 2nd Routing, AFN 027-102-08, 321 7th Ave (at Assembly Av), LO

The applicant is proposing to demolish the existing single-family dwelling, construct two two-story, three bedroom single-family dwellings as a dwelling group, construct an overheight fence in the street yard setback and remove a significant tree. The project requires a Coastal Development Permit and a Residential Development Permit. The property is located on the west side of 7th Avenue, and on Assembly Avenue to the rear, approximately 60 feet north of Carmel Street (321 7th Avenue).

This application was considered at Engineering Review Group (ERG) meetings on October 5, 2005, January 4, 2006 and on March 1, 2006. The Redevelopment Agency (RDA) previously commented on this application on October 14, 2005 and January 18, 2006. RDA appreciates the applicant's changes with this set of plans that address some of RDA's previous concerns. RDA requests that the Planner review the previous RDA comments dated January 18, 2006 for any remaining considerations for this review. RDA's primary concerns for this project involve the preservation of existing onsite and street trees, the preservation of existing street parking, and the provision of adequate onsite parking to serve the units.

1. RDA recommends that the project be conditioned such that the owner/applicant is required to notify RDA if the existing street trees (New Zealand Christmas Trees per Maintenance District CSA 9E) are negatively impacted by the required 7th Avenue sidewalk repairs. The Encroachment Permit inspector should review the condition of these trees prior to the Building Permit hold releases. If damage has occurred, the owner/applicant should be required to replace the tree(s) in kind.
2. RDA encourages that the location of the two additional replacement trees required by Environmental Planning be identified on the site plan prior to hearing/building permits to ensure there are not conflicts with other site design elements required to satisfy different agency comments.
3. RDA encourages review of the proposed stepping stone walkway from the new concrete sidewalk onsite to 7th Avenue. Depending on the design, this may not meet accessibility or other access considerations.
4. DPW Road Engineering may wish to review the proposed AC swale plans as they tie into existing facilities in Camel Street to ensure there are not impacts to existing public road improvements.

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 this project unless changes are proposed that affect the 7th Avenue roadside improvements and street trees. RDA appreciates this opportunity to comment. Thank you.

cc: Greg Martin, DPW Road Engineering
Paul Rodrigues, RDA Urban Designer
Ronald Lecher, RDA CSA 9E Manager
Betsey Lynberg, RDA Administrator

Water Conservation Office
809 Center Street, Room 100
Santa Cruz, CA 95060
Phone: (831) 420-5230
FAX: (831) 420-5231

March 20, 2006

Annette Olson
Santa Cruz County Planning Dept.
701 Ocean Street
Santa Cruz, CA 95060

SUBJECT PROPERTY: 321 Seventh Ave. Santa Cruz
Application: #05-0611
APN #: 027-102-08

Dear Ms. Olson,

Thank you for forwarding a revised landscape plan (undated, attached to 2/9/06 index sheet) for the above project. I have reviewed the planting design and have determined that the area of turf has been reduced to 25% as requested in my 9/28/05 letter, and the landscape is in compliance with the City's ordinance.

If you have any questions, please call me at (831) 420-5230.

Sincerely,

Elena Freeman
Water Conservation Representative

cc: Cathy Carlson, Property owner



INGRID DAVID
Certified Arborist WC# 4035
Horticultural Consultant

380-A Corral de Tierra Rd.
Salinas, CA 93908
831.521.9915
ingridtrees@yahoo.com



Client/owner:

Carby Carlson
14144 Campagna Way
Watsonville, CA 95076-9250

Site address:

3217th St
Santa Cruz, CA

Date of site visit:

4/25/05

Assignment:

To measure all trees on property and give basic health assessments of each one. Also to give a more detailed ~~assessment~~ of the one Monterey Cypress (tree #1) that is being proposed for removal in the front street side of the property.

Tree site information/ findings:

In order to give the general information for the trees on this site in an uncomplicated fashion, I have assigned the trees # 1 to #6. Trees #1-#5 are Monterey Cypress' located in a row along 7th street. Tree #1 is southern most, #5 is northern most. Tree #6 is the Walnut tree on the inside of the fenced area in the south side of the yard, near Assembly Way. Tree #1 is the one and only Monterey Cypress proposed for removal.

Tree #	Species	DBH*	Structure rating (1=poor/ 5=excellent)	Health rating
1	Monterey Cypress	11.5"	2	3
2	Monterey Cypress	16.5"/26"/7.5"	4	4.5
3	Monterey Cypress	42.5"/9.5"	3	4
4	Monterey Cypress	28"/9.5"/7"(dead branch)	4	4.5
5	Monterey Cypress	41.5"/13.5"/20"/14"	3	4
6	English Walnut	19"	4.5	4.5

And now to address the details for tree #1

This tree has struggled for light by virtue of the fact that it is under the canopy of cypress #2. It is smaller and underdeveloped due to this and other factors. A root crown excavation revealed a girdling root (possibly dating back to when it had been in a nursery can) which chokes part of the vascular system and causes stress on a tree. It also shows decay at the NW and W sides of the root crown and has a wound that is over 4' long from the base up and is over 2" wide. The bark is also peeling away in areas further west; this is a general indication of more decay. It has a S/ SW lean over the proposed driveway and there would not be enough clearance for construction vehicles. This tree could easily become a hazard and would definitely incur more stress and damage with the proposed construction creating an even more unstable situation.

Please feel free to contact me with any questions or concerns.
Thank you for your time and business.

Sincerely,



Ingrid David, Certified Arborist WC4035 and Horticultural Consultant



**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: September 27, 2005
To: Cathy and Douglas Carlson
Applicant: same
From: Tom Wiley
subject: 05-0611
Address 3217th Ave.
APN: 027-102-08
OCC: 027-102-08
Permit: 20050291

We have reviewed plans for the above subject project. District requirements appear to have been met.

Please ensure designer/architect reflects equivalent notes and requirements on velums as appropriate when submitting for Application for Building **Permit**.

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&CentralFDd.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.
027-102-08-092705