



Staff Report to the Zoning Administrator

Application Number: **06-0104**

Applicant: Susan Dee Cummins
Owner: Andrew Rovegno
APN: 026-221-42

Agenda Date: September 15, 2006
Agenda Item #: **3.**
Time: After 10:00 a.m.

Project Description: Proposal to construct a 2,254 sq. ft. single-family dwelling on a property with an existing single family dwelling.

Location: 777 Volz Lane, Santa Cruz

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

Permits Required: Residential Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0104, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|---|
| A. | Project plans | G. | Zoningmap |
| B. | Findings | H. | Discretionary Application Comments |
| C. | Conditions | I. | Assessor's information for existing residence |
| D. | Categorical Exemption (CEQA determination) | J. | Materials and color sheet (Zoning Administrator only) |
| E. | Location map | | |
| F. | General Plan map | | |

Parcel Information

Parcel Size:	16,037 sq. ft.
Existing Land Use - Parcel:	Single family residential
Existing Land Use - Surrounding:	Single family residential
Project Access:	Volz Lane
Planning Area:	Live <i>Oak</i>
Land Use Designation:	R-UM (Urban Medium Density Residential)

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

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Zone District: **R-1-6** (Single family dwelling –
6,000 sq. ft. min. lot size)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped / no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped / no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
scenic: Not a mapped resource
Drainage: Drainage plan submitted and reviewed
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

Project Setting

The project site is located on Volz Lane (a 20 feet wide privately maintained street) located in the Live Oak area (off of Seventh Avenue). The parcel contains a five-bedroom, single-family residence.

Zoning & General Plan Consistency

The subject property is a **16,037** square foot lot, located in the R-1-6 (Single family dwelling - 6,000 sq. ft. min. lot size) zone district, a designation that allows residential uses. The applicant is proposing to add a second dwelling on the property. A dwelling group is a permitted use within the zone district if the parcel is greater than twice the minimum parcel size required

13.10.700-D "D" definitions.

Dwelling Group A *a group of two or more detached or semi-detached one-family, or multiple-family dwellings occupying a parcel of land in one ownership and having any yard or court in common.*

The proposed project is consistent with the site's (R-UM) Urban Medium Density Residential General Plan designation.

Operation

The applicant asserts that the existing house and the proposed house operate on a per-room rental basis only and that no counseling or rehabilitation services are offered or conducted at this site. There have been two code compliance complaints, in 1988 and 1999. The older case was resolved and the later case was closed (see Exhibit X).

Uses which require other permits are defined by County Code as follows:

Nursing Home. A structure used for the rooming or boarding of any aged or convalescent person or persons whether ambulatory or non-ambulatory, for which a license is required by a county, state or federal agency. The term convalescent is construed to include the mentally ill and the addicted. (Ord. 3501, 3/6/84)

Residential Care Home or Small Family Home, Adults. A family residence in which room, board, and non-medical personal care services including supervision of and assistance with eating, dressing, personal hygiene, daily activity, health maintenance, transportation and protective safeguards for one or more adults, not including members of the licensee's family, are provided. (Ord. 3632, 3/26/85)

This permit only allows a second dwelling unit and does not authorize operation of a group care home, nor a nursing or convalescent care hospital. Conditions of Approval have been added which restricts the use of these residences to rental use only, without any counseling or rehabilitation services on-site.

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 increased landscaping and façade articulation to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located with the Urban Services line, is already served by existing water and sewer utilities, and no change of use is proposed. No extenuating circumstances or special site conditions that would require further review under CEQA are evident in the proposed project.

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 **06-0104**, 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:** Lawrence Kasparowitz
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2676
E-mail: pln795@co.santa-cruz.ca.us

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 dwelling group 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 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-1-6 (Single family dwelling - 6,000 sq. A. min. lot size) zone district in that the primary use of the property will be two single family dwellings 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 Medium Density Residential (R-UM) land use designation in the County General Plan.

The proposed residential 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 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 residential dwelling group 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 residential dwelling group 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

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design that could be approved on any similarly sized lot in the vicinity

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

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

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing developed lot.

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 residential dwelling group 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.

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Conditions of Approval

Exhibit A: architectural plans prepared by Susan Dee Cummins, dated **02-24-2006**, and revised **06-26-06** (Sheets A4 and A5).

- I. This permit authorizes the construction of a single family dwelling to create residential dwelling group. Prior to exercising any rights granted by this permit including, without limitation, **any** construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- 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. Details showing compliance with fire department requirements.
 - 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. 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

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impervious area.

- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Submit **3** copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for five bedroom(s). Currently, these fees are, respectively, \$ 1,000 and \$109 per bedroom.
 - H. Pay the current fees for Roadside and Transportation improvements for one residence. Currently, these fees are, respectively, \$2,080 and \$2.080 per unit.
 - I. Provide required off-street parking for eight 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.
 - 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. 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.

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IV. Operational Conditions

- A. No activity shall take place in either residence for which a license is required by a county, state or federal agency.
- B. Non-medical personal care services including supervision of, and assistance with eating, dressing, personal hygiene, daily activity, health maintenance, transportation and protective safeguards shall not be offered at either residence
- C. 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

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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.

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

Lawrence Kasparowitz
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other ~~person~~ whose interests are adversely affected by any act or determination of the **Zoning** Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cmz 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: 06-0104
Assessor Parcel Number: 026-221-42
Project Location: 777 **Volz** Lane

Project Description: Proposal to construct a 2,254 **sq.** ft. single-family dwelling on a property with an existing single family dwelling.

Person Proposing Project: Susan Dee Cummins

Contact Phone Number: (831) 476-8051

- 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:

New single family residence in an area designated for residential uses.

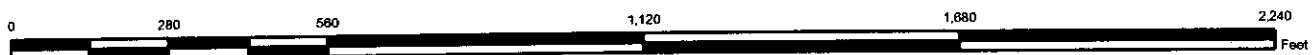
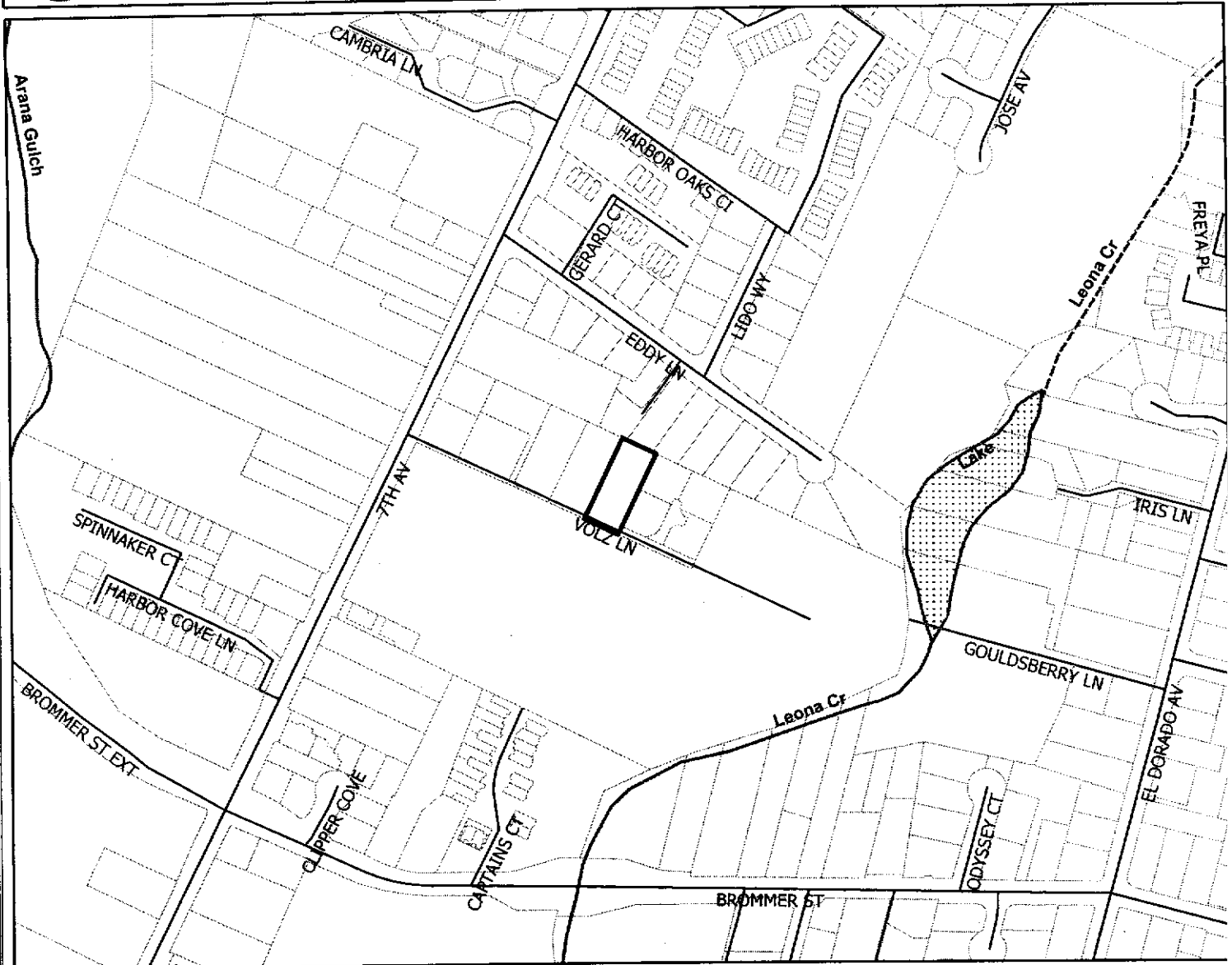
In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner






Date: _____

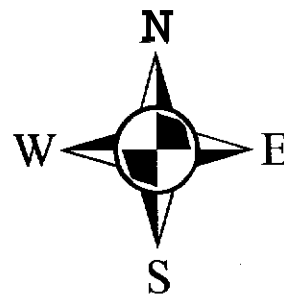


Location Map



Legend

-  APN 026-221-42
-  Assessors Parcels
-  PERENNIAL STREAM
-  Streets
-  Lakes

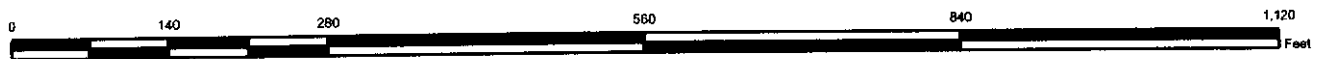
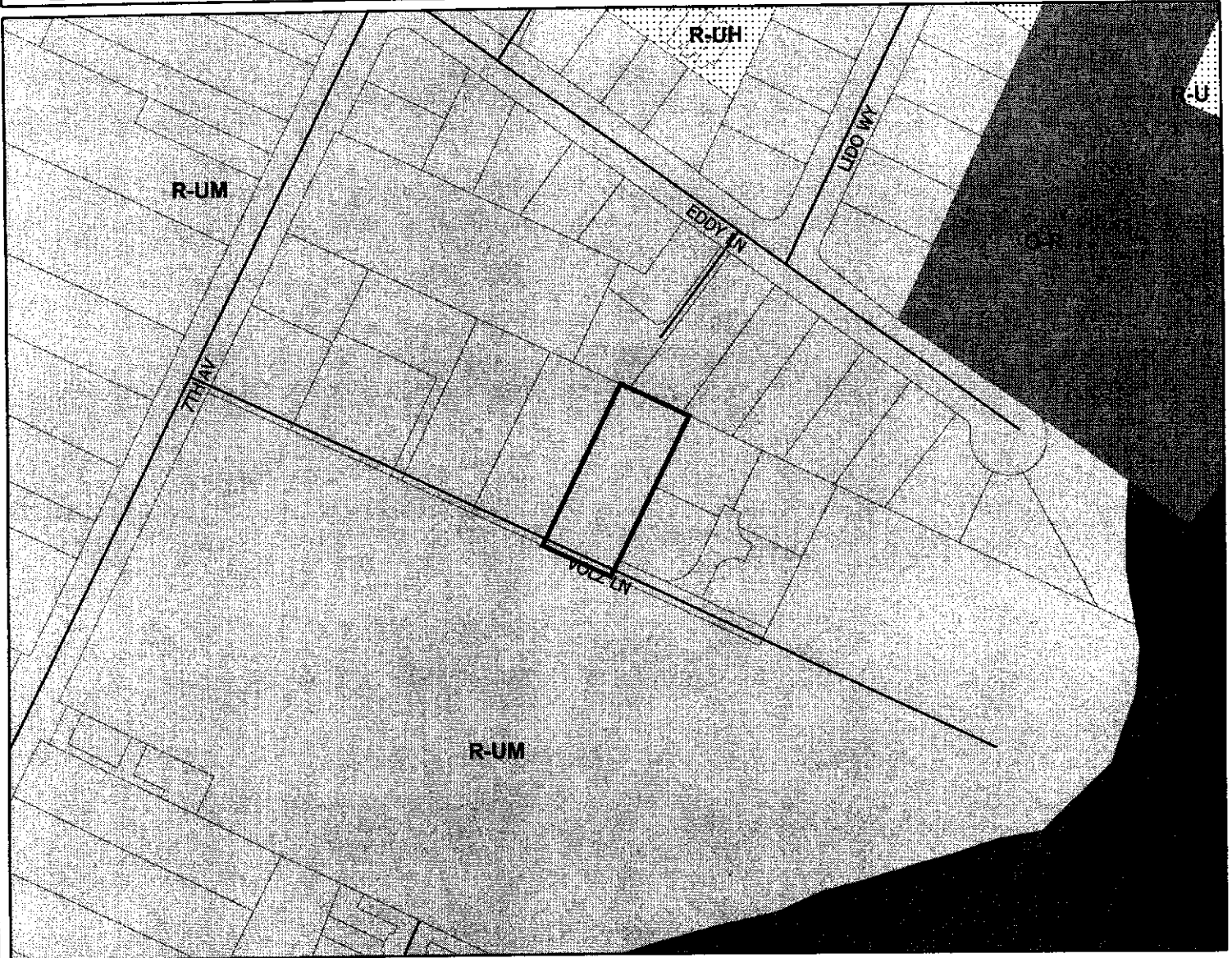


Map Created by
County of Santa Cruz
Planning Department
March 2006








EXHIBIT F

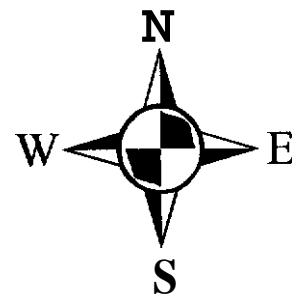


General Plan Designation Map



Legend

-  APN 026-221-42
-  Assessors Parcels
-  Streets
-  Residential - Urban Medium Density (R-UM)
-  Parks and Recreation (O-R)
-  Urban Open Space (O-U)
-  Residential - Urban High Density (R-UH)

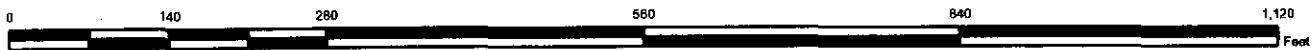
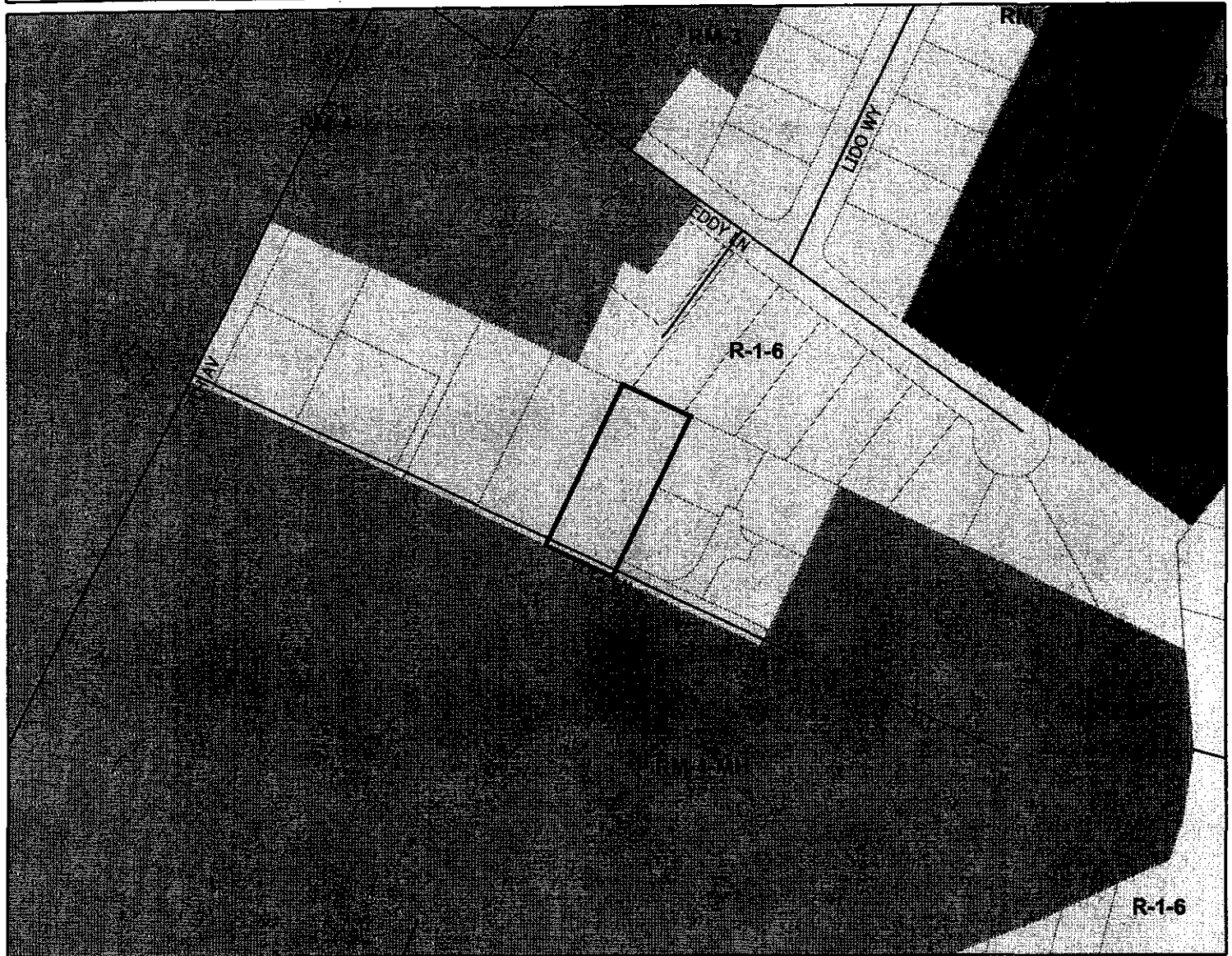


Map Created by
County of Santa Cruz
Planning Department
March 2006



EXHIBIT F

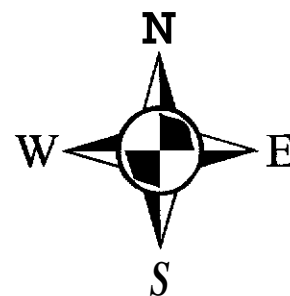


Zoning Map



Legend

-  APN 026-221-42
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  RESIDENTIAL-MULTI FAMILY (RM)
-  PARK (PR)



Map Created by
County of Santa Cruz
Planning Department
March 2006

EXHIBIT G

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

Project Planner: Larry Kasparowitz
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Date: July 11, 2006
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Environmental Planning Completeness Comments

===== REVIEW ON MARCH 15, 2006 BY ANDREA M KOCH =====

- 1) No comments.

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 15, 2006 BY ANDREA M KOCH =====

- 1) Show on the plans how sediment will be contained during construction in the case of inclement weather.

Dpw Drainage Completeness Comments

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

===== REVIEW ON MARCH 16, 2006 BY DAVID W SIMS =====

General Plan policies: <http://www.sccoplanning.com/pdf/generalplan/toc.pdf> 7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces 7.23.4 Downstream Impact Assessments 7.23.5 Control Surface Runoff

The submitted drainage plan was reviewed for stormwater management controls required by County policies listed above. The plan will need the following additional information and revisions made prior to approving discretionary stage Stormwater Management review.

1) The proposal to discharge downspouts to landscape areas is appropriate. The proposal to provide porous pavement materials may be problematic for this particular site. Site soils are mapped as Watsonville Loam and are not very porous. Accumulated runoff in the sub-grade of the porous driveway may lead to unreasonably early failure of the surface unless the water can be drained away. It may be possible to establish a driveway sub-drain that would cross under the frontage road and would outlet into the roadside ditch beside Volz Lane. There appears to be about 3 feet of fall between these two points. Also, it is not clear how the existing 'french drain' functions. Perhaps some sub-drainage system already exists and could be utilized. Please review this issue, and contact your reviewer if you need to discuss. A construction detail of the pervious pavers and sub-base should be provided showing how adequate sub-drainage is achieved.

2) Volz Lane is a County maintained ditch. Review of records available at the time of review could not establish whether there is a private property easement at this location or if an encroachment onto County property would be required. A search of the deed should be made by the applicant and any information found submitted.

3) Further description of the offsite flowpath(s) needs to be provided on the plans all the way to disposal into the natural channel. It is not clear what the drainage conditions are past the end of the ditch where it appears to discharge into a trailer park. Indicate any and all drainage problems found along the length of this entire flow path, and propose any needed correction.

4) The (N) swale shown at the rear of the property is not clear in its function

Discretionary Comments - Continued

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Will this route water to the property frontage or onto the neighboring lot's backyards?

See miscellaneous comments. ===== UPDATED ON JULY 6, 2006 BY DAVID W SIMS

=====

2nd Review:

Prior item 1) Complete. Applicant has proposed conversion of much of the existing concrete pavements to new porous pavers with a sub-drain system to provide positive, mitigated drainage. The sub-drainage has resolved prior feasibility concerns.

Prior item 2) Complete. Encroachment onto County property will not be necessary since the applicant has established that there is already an existing drainage out-fall at the County ditch, and no other improvements in the County right-of-way are planned or needed.

Prior item 3) Complete. Applicant has clarified that the County ditch discharges into an underground pipe passing through the trailer park.

Prior item 4) Complete. Applicant has clarified that the routing of drainage is from the rear of the parcel to the front via area drains and conduit.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MARCH 16, 2006 BY DAVID W SIMS =====

A lot of the proposed pavement is being placed simply to reach the existing concrete pad at the rear of the existing house. Less extensive paving/parking could be planned if this existing pad were simply removed. Such removal would also serve as a credit towards other new impervious surfacing reducing the amount of mitigation necessary overall.

County policy requires topography be shown a minimum of 50 feet beyond the project work limits.

Applicant should provide drainage information to a level addressed in the 'Drainage Guidelines for Single Family Residences' provided by the Planning Department. This may be obtained online: <http://www.sccoplanning.com/brochures/drain.htm>

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.90 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements.

All resubmittals shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Discretionary Comments - Continued

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Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON JULY 6, 2006 BY DAVID W SIMS =====

With the building plans provide:

A) A construction detail of the pervious pavers and sub-base design showing how adequate sub-drainage is achieved.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 21, 2006 BY GREG J MARTIN =====
No comment.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 21, 2006 BY GREG J MARTIN =====

10:25:38 Fri Jun 30, 2006

06/30/06
10:23:29

C O U N T Y O F S A N T A C R U Z
C H A R A C T E R I S T I C I N Q U I R Y S C R E E N

VIAFNP014LI
VIAFNS014LI

PARCEL NO.....: 026 221 42
ASSESSEE NAME...: SANTA CRUZ CLEAN & SOBER HOMES
SITUS.....: 777 VOLZ LN SANTA CRUZ
MAILING ADDRESS: P O BOX 2727
 SANTA CRUZ CA 95063
USE CODE.....: HOME FOR DISABLED

STRUCTURE DATA		
MAIN BUILDING...SQFT: 2406	NO. UNITS.....: 1	POOL.....: NO
YEAR BUILT(EST): 1973	HEAT.....: CENTRAL	SPA.....: YES
TOTAL ROOM COUNT.....: 8	CONCRETE.SQFT: 400	DECKS.....SQFT:
NO. BEDROOMS.....: 4	GARAGE...SQFT:	NO. FIREPLACES: 1
NO. BATHROOMS(F/H)...: 3 / 0	CARPORT..SQFT:	ROOF.....: WOOD
MISC OTHER BUILDINGS: NO		

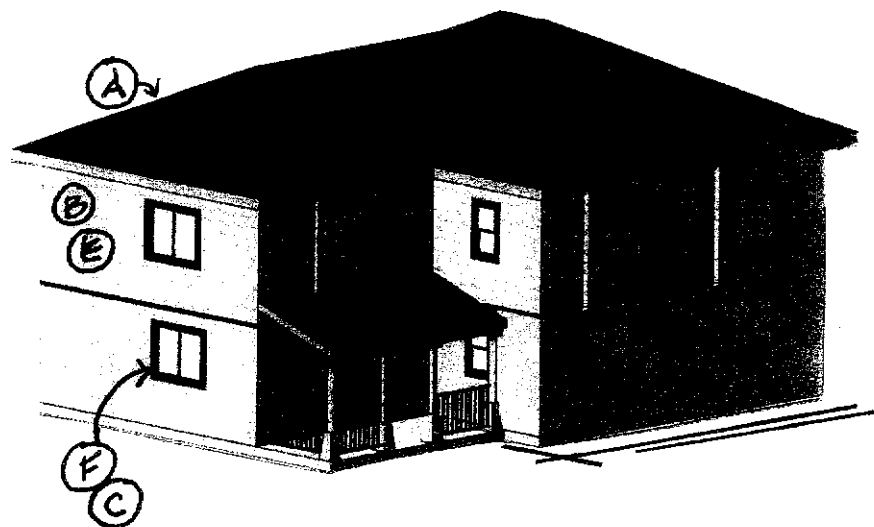
L A N D D A T A

WATER.....: PUBLIC
SANITATION....: PUBLIC PARCEL SIZE (COMPUTER EST.).....SQFT: 15725.200
PARCEL NO.....: 026 221 42

NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THIS DATA.

KEY NEW PARCEL NUMBER **AND** HIT ENTER, OR PA2 TO EXIT. PF1=BASE INFO PF7=VALUE

777 VOLZ LANE



(B)

SIDING: HARDIPLANK HORIZ.
LAP, 8"

(A)

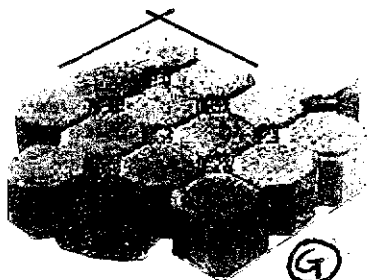
ROOF: 40 YEAR COMP. SHINGLE
COLOR: WEATHERWOOD BLEND

(C)

TRIM: HARDI TRIM

(D)

STUCCO



(G)

PERVIOUS PAVERS
UNI-ECO STONE

(F)

TRIM:
BENJAMIN MOORE
CREEK SIDE GREEN
#2141-40

(E)

SIDING & STUCCO:
BENJAMIN MOORE
BARLEY BEIGE #WC-83

08/08/06 IV
08:28:36

COUNTY OF SANTA CRUZ - ALUS 3.0
LAND USE AGENCY
LIST OF INVESTIGATIONS BY APN

I-ALPCC100
ALSCC100A
PAGE: 1

APN: 02622142

CONTACT			INV		RESOLVED		LAST DATE	
SEL	DATE----	NOTE----	COD	MAG	DATE	STATUS-----	ACTN	ARCHIVED
1.	8/24/88		B90	5	5/16/90	RESOLVED	c7	
2.	7/16/99		250	5		CLOSED, NO FURTHER ACT	XX	

• • - END OF LIST - • *

POSITION CURSOR TO LINE FOR DISPLAY, AND PRESS 'ENTER'

PA2-EXIT

08:31:05 Tue Aug 08, 2006

08/08/06 IV

COUNTY OF SANTA CRUZ - ALUS 3.0

I-ALPCC100

08:28:59

ALLEGED VIOLATION/INVESTIGATIONS

ALSCC100B

APN: 026 221 42

NOTE:

STAFF NAME: FITZPATRICK

OWNER: SANTA CRUZ CLEAN & SOBER HOMES :

DISASTER ID:

SITUS: 777 VOLZ LN

UPDATED: 080999 D_L C

HO/COURT COMPLIANCE DATE:

STATUS: CLOSED. NO FURTHER ACTION

MAGNITUDE: 5

INACTIVE, VIOLATION UNRESOLV

CONTACT DATE: 071699 INVEST.CODE: Z50 VIOL OF EXIST PERMIT COND

RESOLVE DATE: LAST ACTION: XX INACTIVE, VIOLATION UNRESOLVED

FOLLOW-UP DATE: 081399 FOLLOW-UP: F1 Will Conduct Site Inspection

ARCHIVE DATE: PRIORITY: B

ALLEGED VIOLATION/INVESTIGATION:

: OPERATING DRUG REHABILITATION PROGRAM.

PLANNING STATUS: A

TAX STATUS: A

: SUPERVISORIAL DIST: 1

PF16 - TO SEE ACTION CODES

PF15 - TO SEE AVAILABLE HISTORY

T-ALPCC100
ALSCC100B

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APN: 026 221 42      NOTE:      STAFF NAME: FITZPATRICK
OWNER: SANTA CRUZ CLEAN & SOBER HOMES :      DISASTER ID:
SITUS: 777 VOLZ LN      UPDATED: 031606  A_L  C
                        HO/COURT COMPLIANCE DATE:

```

STATUS-RESOLVED

MAGNITUDE: 5

CONTACT DATE: 082488 INVEST.CODE: B90 OTHER CODE INVESTIGATION

RESOLVE DATE: 051690 LAST ACTION: C7 Resolved

FOLLOW-UP DATE: FOLLOW-UP:

ARCHIVE DATE: PRIORITY: **C**

ALLEGED VIOLATION/INVESTIGATION:

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: CONVERTED-GARAGE-OF-EXISTING-I-STORY-CARE-FACILITY :      PLANNING STATUS: A  
: FOR 6 AMBULATORY PATIENTS, CONVERSION TO INCLUDE    :      TAX STATUS: A  
: NON-BEARING WALLS.                                :      SUPERVISORIAL DIST: 1
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PF16 - TO SEE ACTION CODES

PF15 - TO SEE AVAILABLE HISTORY