



Staff Report to the Zoning Administrator

Application Number: **05-0323**

Applicant: Leif Rideout
Owner: Lee Marshall &
Marjorie Kern-Marshall
APN: 63-113-01

Agenda Date: November 3, 2006
Agenda Item #: ■
Time: After 10:00 a.m.

Project Description: Proposal to recognize and modify the as-built construction of a detached 4428 square foot engineered metal structure, remodeled to contain a 1600 square foot non-habitable garage, a 995 square foot habitable hobby room, a 638 square foot ~~art~~ studio with utility sink (toilet & shower removed), ~~an~~ 800 square foot habitable Second Unit (at the second story, and with 677 square feet of deck), and 395 square feet in 3 smaller non-habitable storage spaces (200 square feet at the second story, 160 square feet at ground level, and a 35 square foot attached shed). Existing machine-shop Home Occupation (Bonny Doon Engineering) to be removed; no Home Occupation proposed.

Location: Located at the end of Tassett Court, Bonny Doon.

Supervisory District: Third District (District Supervisor: Wormhoudt)

Permits Required: Requires a Residential Development Permit for a non-habitable accessory structure of more than 1000 square feet and for a habitable accessory structure of more than 640 square feet.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0323, based on the attached findings and conditions.

Exhibits

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

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

Parcel Information

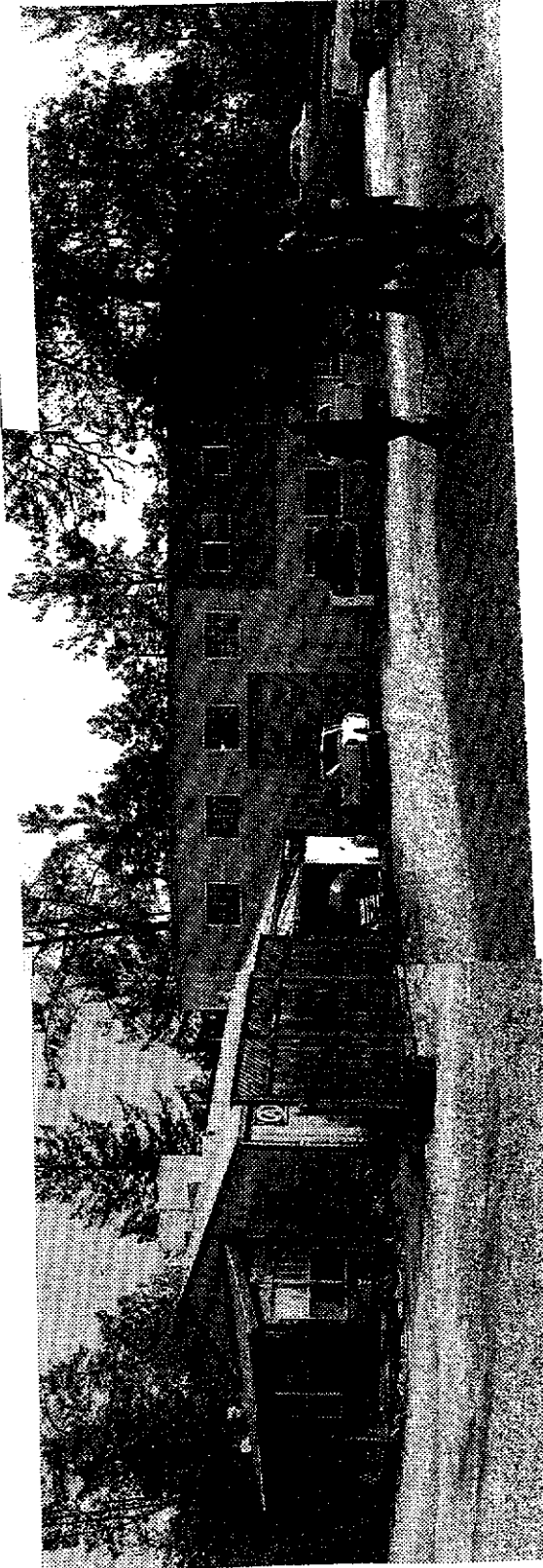
Parcel Size: 2.15 acres estimated
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential, and Utility (Water Co.)
Project Access: Tassett Ct. via McAmant Dr. and Empire Grade
Planning Area: Bonny Doon
Land Use Designation: R-R (Rural Residential)
Zone District: RR (Rural Residential)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

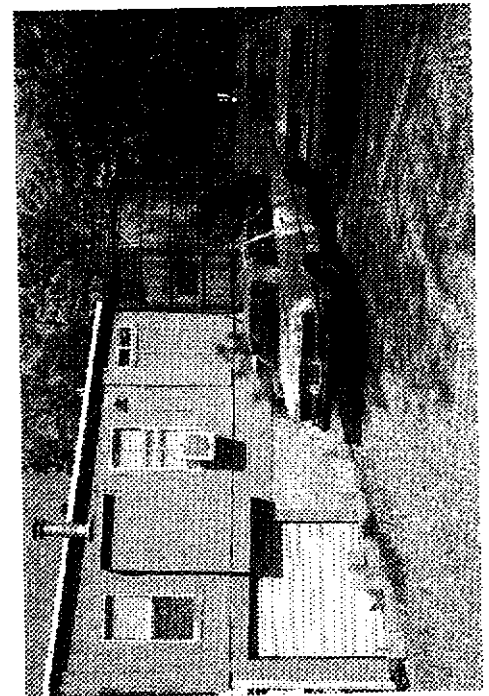
Geologic Hazards: Not mapped no physical evidence on site
Soils: Granitic sandy loam
Fire Hazard: Project is in a mapped, designated fire hazard area
Slopes: Moderate to gentle slopes in project area
Env. Sen. Habitat: Mapped, but no physical evidence on site
Grading: Minor grading proposed to be recognized, estimated 65 cubic yards
~~Tree~~ Removal: No additional trees proposed to be removed
scenic: Not a mapped resource
Drainage: Onsite drainage improvements required by Public Works
Archeology: Not mapped no physical evidence on site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Private well
Sewage Disposal: Private septic system
Fire District: County Fire
Drainage District: n/a



West Elevation. View looking east at the proposed accessory structure, as built. The wing on the left is the proposed Art Studio and Hobby Room. At center is the proposed nonhabitable vehicle storage garage. The shed-type roof is at its maximum 23 foot height in this elevation view. The roof slopes down to the east. The proposed Second Unit is in the upper right of the structure, where the siding is a darker color. The light-colored sedan seen to the right of the heads of the two walking people is also visible in the South Elevation view, below.



South Elevation. View looking north, with Second Unit at upper floor and garage rollup door below.

History

The project proposes to recognize the construction **of**, and make minor modifications to, an existing accessory structure that was built without benefit of permits. The structure has been in use (without a use permit) for a successful business known as Bonny Doon Engineering, using machine shop equipment to design and manufacture jeweler's equipment. There were also three separate dwelling units within the structure. This unique conglomeration of construction and uses was red-tagged on July 21, 2004.

Previously, to address the red tag, the owner and applicant proposed to maintain the machine shop along with an affordable Second Unit, under Development Permit application 05-0047. However, in terms of zone districts, a machine shop **use** like this would be expected to be located in an Industrial zone district. There were multiple problematic land use issues connected with that proposal, such as a requirement from County Fire for 500,000 gallons of fire-protection water storage. Application 05-0047 was withdrawn.

Under the quite different current proposal, the proposed uses of the structure have been brought to within the purposes of the Rural Residential zone district, **as** discussed below.

Project **Setting**

The subject parcel of 2.15 acres is situated at the end of Tassett Court in Bonny Doon, with a single family dwelling and barn on the lower, eastern portion of the parcel. The onsite driveway continues up to a gently-sloped, topographic high point in the northwest portion of the parcel, where the accessory structure is located. The parcel supports a diverse mix of tree and brush species. Redwood, *oak*, Douglas-fir and madrone are among the tree species present.

From the topographic knoll area of the proposed accessory structure, surrounding forest generally obscures views to and from structures on adjacent residential properties.

Analysis & Discussion

The proposed accessory structure, at 4,394 proposed square feet, with several styles of construction and with various divergent use areas, is indeed not a routinely-encountered structure in the Rural Residential zone district. However, taken individually, each of the proposed uses is consistent with the purposes of residential zone districts and specifically the Rural Residential zone district.

The proposed uses are (1) Second Unit, (2) nonhabitable 1600 square foot vehicle storage garage (not for commercial or home occupation purposes), (3) habitable hobby room (with wood-working equipment that would commonly be used by a homeowner), (4) habitable ~~at~~ studio with utility sink, and (5) several small nonhabitable storage rooms.

The proposed accessory structure has a first-floor footprint of 3394 square feet, with a second

floor area of an additional 1000 square feet. Part of the structure has a maximum height of 23 feet on the **upper** line of the shed-style roof, and the other part of the structure has a maximum roof center-ridge height of 17 feet.

Because of the size of the parcel, the topography, the forest vegetation cover, and the distance to residences on adjacent parcels, the proposed accessory structure does not physically dominate the immediate neighborhood, does not impose on the views of residential neighbors, and is not visible from ~~Tasett~~ Court. The fundamental prior concerns about the residential-zone compatibility and fire safety of the previous use of the structure (Bonny Doon Engineering machine shop) have been addressed **by** the proposal to remove the machine shop equipment and the business from the site.

The owner will be required to record Permit Conditions of Approval and a Declaration of Restriction, specifically limiting future residential-only uses of the structure. (In addition, a Declaration of Restriction regarding the affordable Second Unit will be required.)

Taken cumulatively, the uses proposed do not, in staffs considered judgment, exceed the zone district purposes. The proposed uses, including classic/antique vehicle storage, are reasonably subordinate and incidental to the single family dwelling on the parcel.

The proposed septic **system** (existing) west ~~of the~~ accessory structure will be maintained to serve the Second Unit.

This permit application was initially made at Level IV, so that public notices **of** the permit application were sent up-front to adjacent residents and owners. Planning **staff** did not *so far* receive any contacts from persons who had a question or concern about the proposed project.

Required Yard Setbacks

The owner has submitted a letter from a licensed surveyor, documenting that the north end of the accessory structure meets the required 20 foot rear yard setback from the north property line.

There is also a small, **240** square foot storage structure in the southwest corner of the property. **This** structure was built without benefit of a Building Permit and is located in the required **40** foot front yard setback. **This** structure does not require a Development Permit for its construction and proposed relocation out of the required yard setbacks, but it is included in the plans and mentioned here in order to confirm that it will be brought into permitting compliance.

This 240 square foot storage structure will require a Building Permit for its construction and relocation. Owner Lee Marshall has stated an interest in possibly relocating the structure to the margin of the **36** foot radius fire turnaround, rather than relocate where shown on the Exhibit **A** plans. Depending on location, **this** would potentially eliminate the need for a survey to prove that the relocated structure meets yard setbacks. Planning staff will consider **this** option, to be shown on subsequent Building Permit plans.

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 **05-0323**, 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: Jack Nelson
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3259
E-mail: jack.nelson@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 ensure safety and the conservation of energy and resources.

The proposed combination habitable and nonhabitable accessory structure 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 combination habitable and nonhabitable accessory structure and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RR (Rural Residential) zone district in that the primary use of the property will be one single family dwelling in conjunction with the combination habitable and nonhabitable accessory structure that meets all current site standards for the zone district.

The accessory structure will be subordinate and incidental to the single family dwelling, in that the **uses** of the accessory structure will be **Art** Studio, Hobby Room, Storage Garage, and Second Unit.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Rural Residential (R-R) land use designation in the County General Plan.

The proposed combination habitable and nonhabitable accessory structure 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 combination habitable and nonhabitable accessory structure 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 combination habitable and nonhabitable accessory structure 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 combination habitable and nonhabitable accessory structure will comply with the site standards for the RR zone district (including setbacks, lot coverage, 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 combination habitable and nonhabitable accessory structure is proposed on an existing lot developed with a single family dwelling. The expected level of traffic generated by the proposed project is anticipated to be only 1 peak trip per day (1 peak trip ~~per~~ dwelling unit); such an increase will not adversely impact existing roads and intersections in *the* surrounding area.

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

This finding ~~can~~ be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed combination habitable and nonhabitable accessory structure, incidental to the existing single family dwelling, is adequately compatible with the land use intensity and density of the neighborhood. The proposed structure will not be visible from Tassett Court and is for the most ~~part~~ not visible from neighboring residences.

Conditions of Approval

Exhibit A: Project plans by Leif Rideout, Architect, revised 6-16-06, Sheets A-1 through A-5

- I. This permit authorizes the construction of a combination habitable and nonhabitable accessory structure. More specifically, this permit is to recognize and modify the as-built construction of a detached 4428 square foot engineered metal structure, remodeled to contain a 1600 square foot non-habitable garage, a 995 square foot habitable hobby room, a 638 square foot *art* studio with utility sink (toilet & shower removed), ~~an~~ 800 square foot habitable Second Unit (at the second story, and with 677 square feet of deck), and 395 square feet in 3 smaller non-habitable storage spaces (200 square feet at the second story, 160 square feet at ground level, and a 35 square foot attached shed). Existing machine-shop Home Occupation (Bonny Doon Engineering) to be removed; no Home Occupation proposed.

Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- B. Obtain a Demolition Permit, if appropriate, from the Santa Cruz County Building Official.
- C. Obtain a Building Permit from the Santa Cruz County Building Official.

II. General Conditions

- A. This Residential Development Permit does not grant the owner/applicant any waiver from meeting applicable Building Code, Fire Safety Code, and any other applicable regulations during the Building Permit stage. This permit does not warrant that the structure as-built will meet building and fire codes.

It shall be the owner's obligation to make any engineering and construction changes that may be required to meet code. If the owner determines that it is not economically feasible to make such changes, then the alternative shall include demolition of any portions of the structure where correction is not feasible.

- B. As required by Code Compliance, all as-built Building Permits shall be issued and finalized within one year of the effective date of this Development Permit 05-0323, and any construction not approved shall be demolished or removed also within one year.

III. 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. Call out the Occupancy Group, per Building Code, for all proposed structures and differently-used portions of the structure.
 - 2. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" paper format.
 - 3. Grading, drainage, and erosion control plans.
 - 4. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, and including any upgrades of sprinklering and water storage as may be required.
 - 5. Plans shall indicate a maximum 100 ampere electrical service to the accessory structure. The Second Unit may have a separate electrical meter; the remainder of the structure may not.
- 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 any applicable drainage fees to the County Department of Public Works, Drainage.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- F. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
- G. Pay the current fees for Parks and Child Care mitigation for the increase of three bedroom(s). (The hobby room, art studio, and second unit bedroom each meet the

County definition of a bedroom.)

- H. Provide required off-street parking for 6 cars (combined total, at the main dwelling plus at the accessory structure/second unit). Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - J. Complete and record a Declaration of Restriction to Maintain a Structure as a Combination Habitable and Nonhabitable Accessory Structure. Also record a Declaration of Restriction Regarding Second Unit. **You may not alter the wording of these declarations**, which will be provided by the Planning Department. Follow the instructions to record and return the form to the Planning Department.
- IV. 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. All of the machine shop equipment, machines, and supplies shall be removed from the site.
 - 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.
- V. Operational Conditions
- A. No Home Occupation which requires a Development Permit under County Code section 13.10.613 shall operate on the property unless an appropriate Development Permit is first obtained.

- B. The only plumbing fixture in the *Art Studio and Hobby Shop* (as designated **on** the Exhibit A plans on file with the Planning Department) shall be a utility sink. This restriction shall apply also if the customary name or use of these rooms changes. No plumbing fixtures are allowed in the nonhabitable garage.
 - C. All portions **of** the accessory structure shall be used for residential purposes only, in perpetuity, including as required by the Fire Marshall. The 1600 square foot nonhabitable vehicle storage garage shall not be used for commercial purposes, such as a vehicle repair shop.
 - D. Occupancy of the Second Unit shall meet the affordability and occupancy restrictions of the Second Unit Ordinance, County Code section 13.10.681, as delineated in the recorded Declaration of Restriction Regarding Second Unit. Second Unit regulations require that the property owner reside **on** the property.

The Second Unit (at the upper level, south end of the accessory structure) shall be limited in total size to 800 square feet. The 200 square foot nonhabitable storage room (at the upper level, **north** of and contiguous to the Second Unit) shall have no internal access door to the Second Unit and may not be used **as** a bedroom or for other habitable purposes.
 - E. The Second Unit may have a separate electrical meter; the remainder of the accessory structure may not.
 - F. 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.
- VI. **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.

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

Jack Nelson
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: 05-0323
Assessor Parcel Number: 63-113-01
Project Location: 250 Tassett Ct.

Project Description: Combination habitable and non-habitable accessory structure

Person or Agency Proposing Project: Leif Rideout

Contact Phone Number: (831) 454-0791

- 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:

Construction **of** an accessory residential structure on a property already developed with a single family dwelling, in an area designated **for** residential uses.

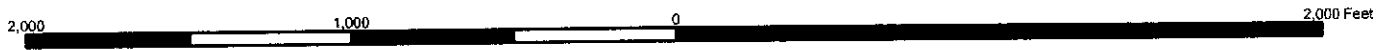
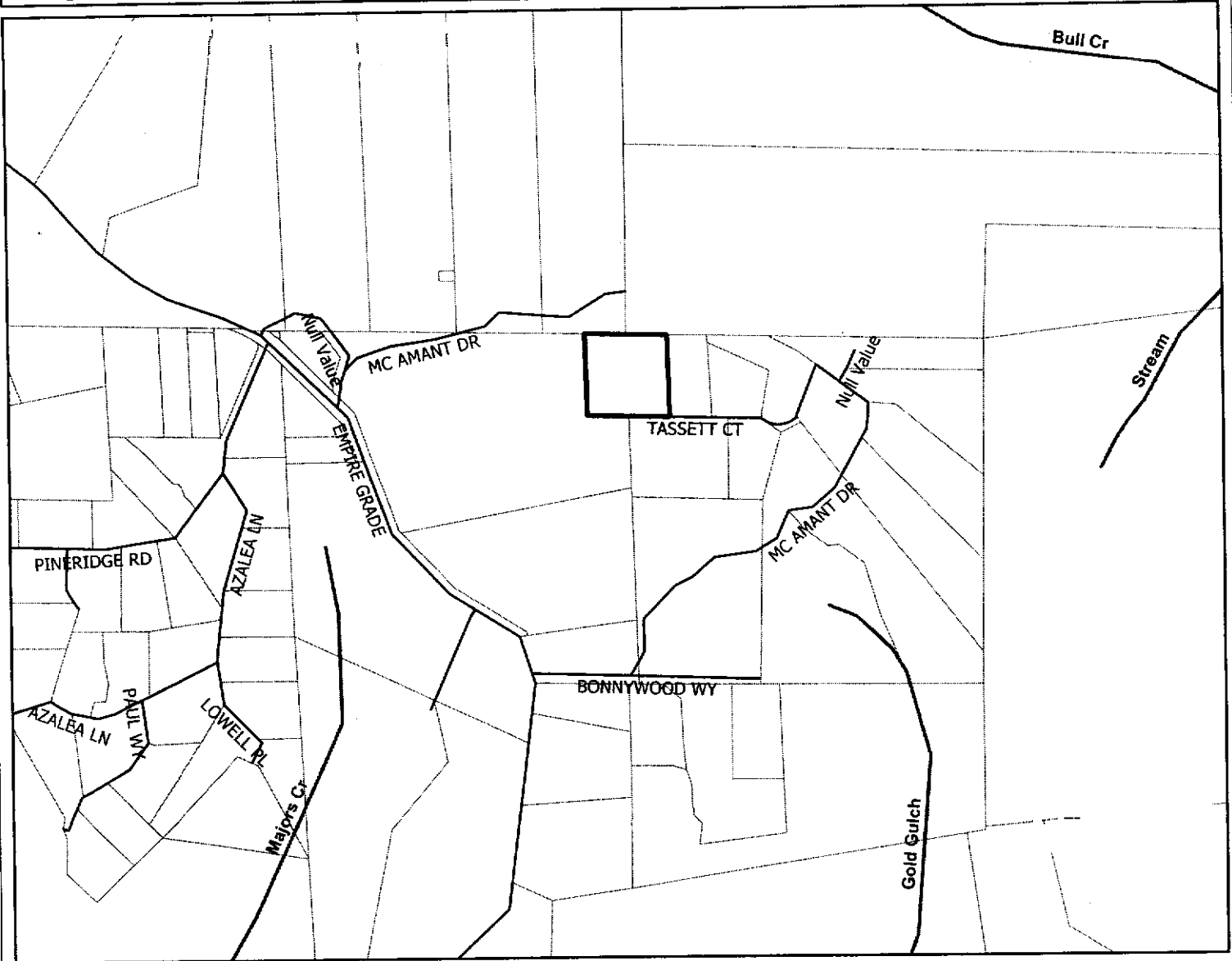
In addition, none of the conditions described in Section 15300.2 apply to **this** project.

Jack Nelson, Project Planner





Date: _____



Location Map



Legend

-  APN 063-113-01
-  Streets
-  Assessors Parcels
-  PERENNIAL STREAM

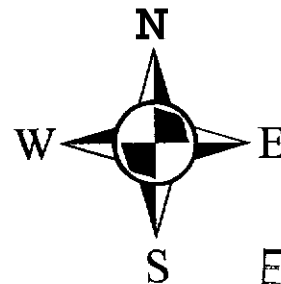


EXHIBIT E

Map Created by
County of Santa Cruz
Planning Department
January 2005

63-11

Tax Area Code
58-001

POR.S.1/2 SEC.20, T.10S.,R.2W.,M.D.B. & M.

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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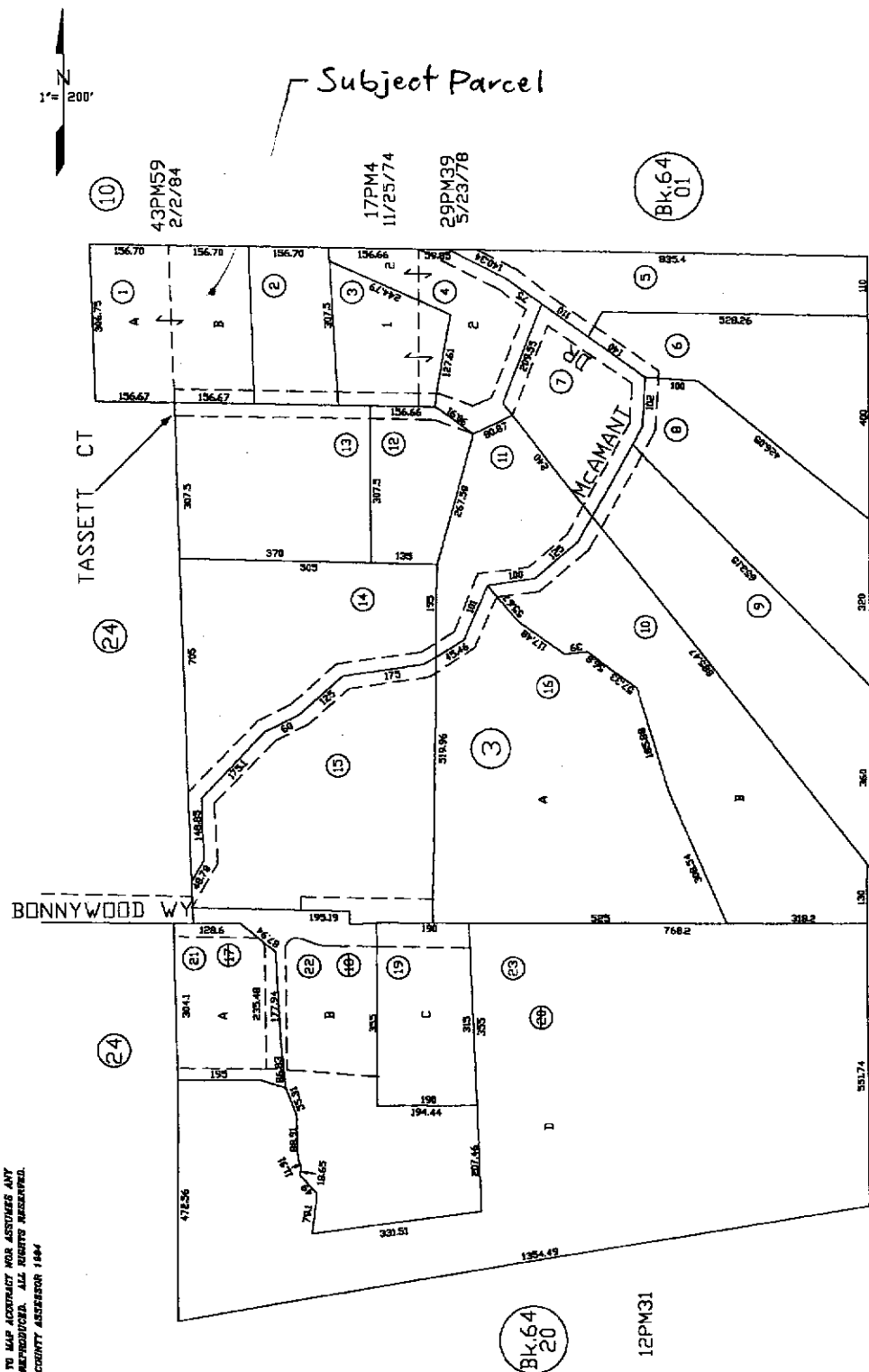


EXHIBIT F

Assessor's Map No. 63-11
County of Santa Cruz, Calif.
Apr. 1954

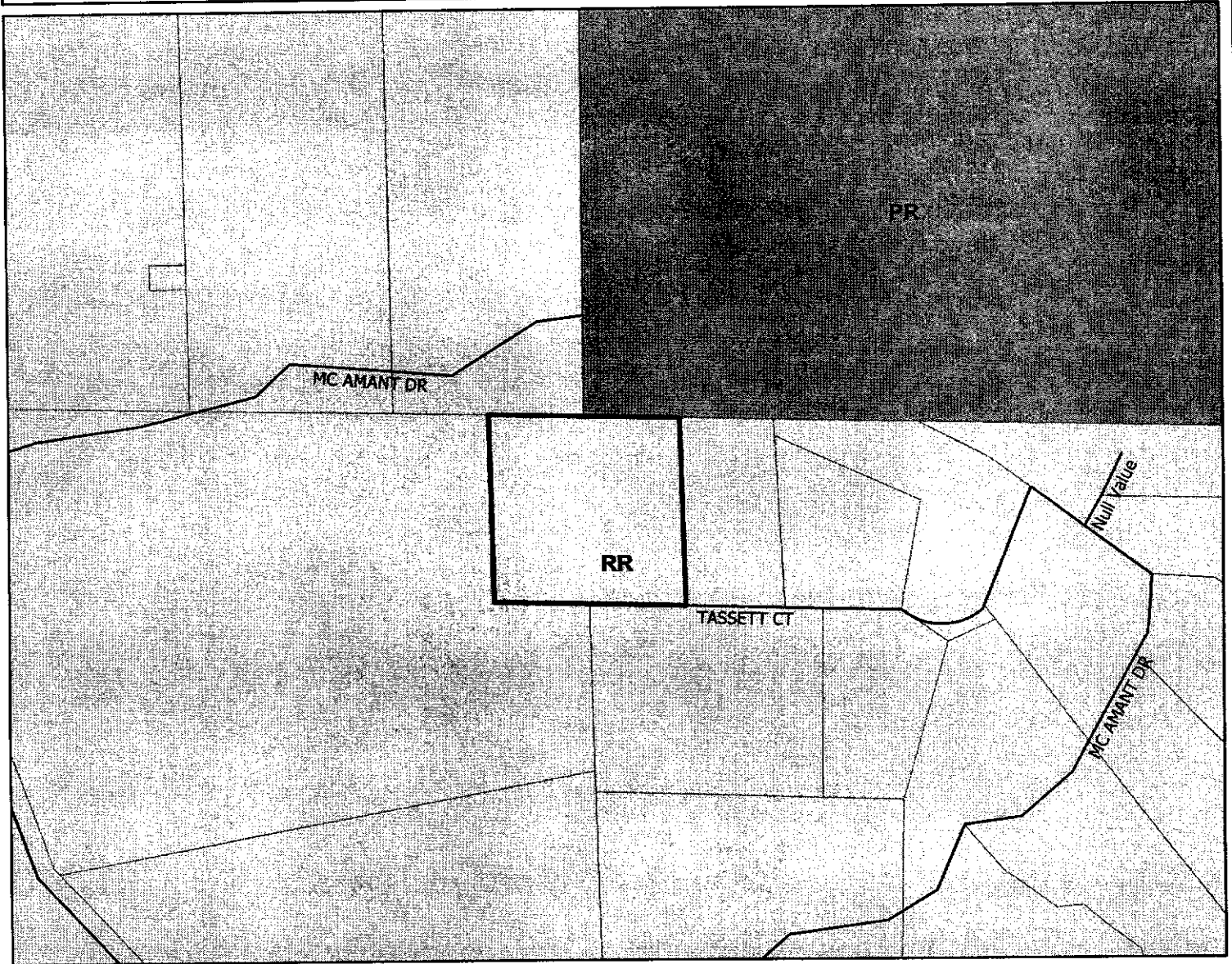
33PM21
7/23/79
Bk.64
20

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







Electronically redrawn 7/21/94 CB w/ a por. to Pg. 63-24
Rev 3/20/97 CB (Corr. to dtd)
Rev 7/10/93 mm (changed page refs)



Zoning Map



Legend

-  APN 063-113-01
-  Streets
-  Assessors Parcels
-  PARK (PR)
-  RESIDENTIAL-OCEAN BEACH (RB)
-  RESIDENTIAL-RURAL (RR)

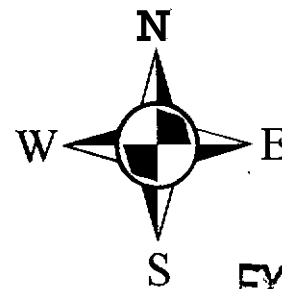
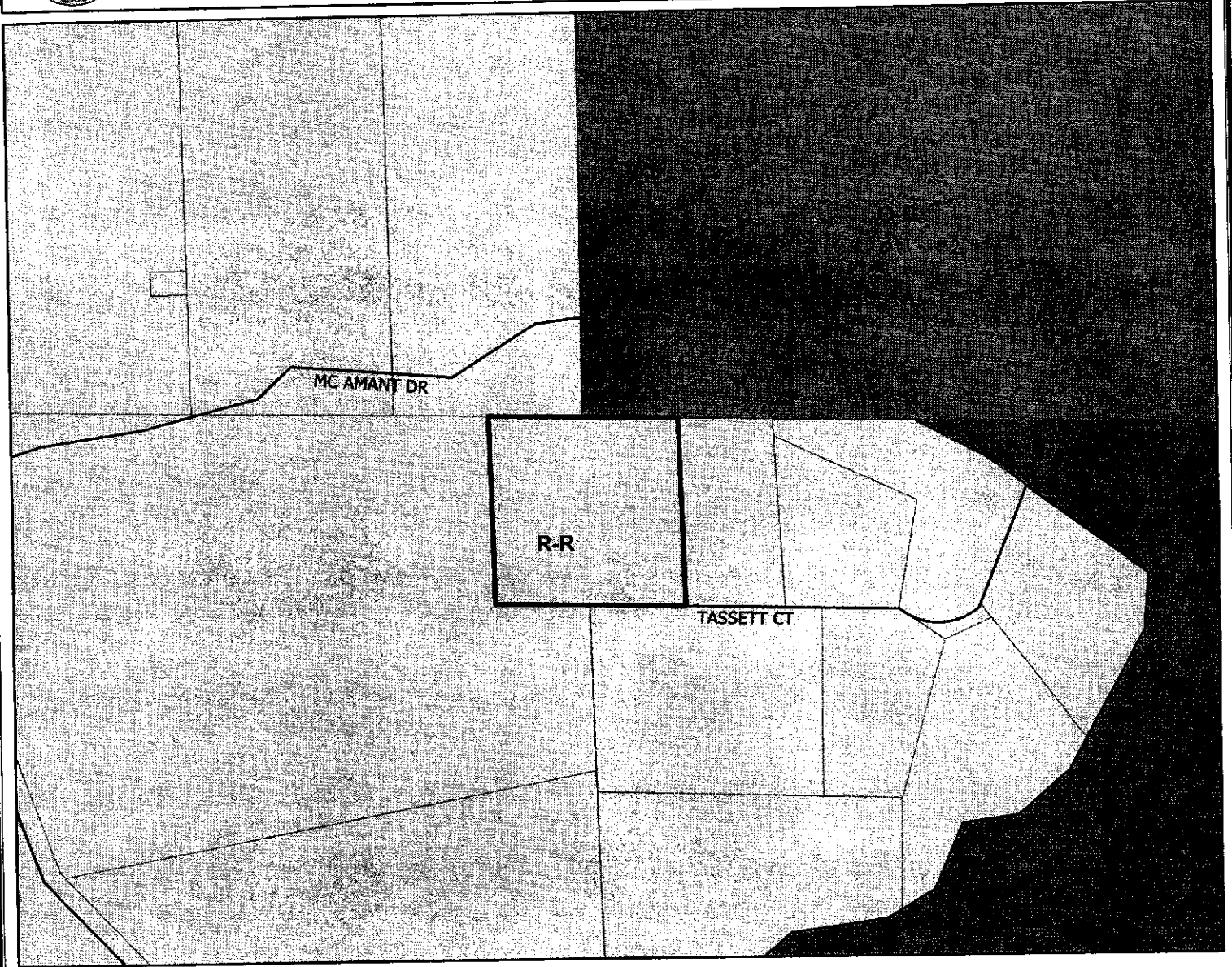


EXHIBIT G

Map Created by
County of Santa Cruz
Planning Department
January 2005









General Plan Designation Map



840 420 0 840 Feet

Legend

-  APN 063-113-01
-  Streets
-  Assessors Parcels
-  Residential-Mountain(R-M)
-  Residential-Rural(R-R)
-  Resource Conservation(O-C)

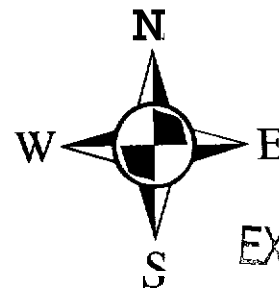


EXHIBIT G

Map Created by
County of Santa Cruz
Planning Department
January 2005

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: Jack Nelson
Application No. : 05-0323
APN: 063-113-01

Date: October 3, 2006
Time: 16:27:23
Page: 1

Code Compliance Completeness Comments

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

===== REVIEW ON JUNE 3, 2005 BY RICHARD W NIEUWSTAD =====
===== UPDATED ON MARCH 16, 2006 BY RICHARD W NIEUWSTAD =====

Code Compliance Miscellaneous Comments

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

===== REVIEW ON JUNE 3, 2005 BY RICHARD W NIEUWSTAD =====

condition of approval should require that all as-built building permits be issued and finalized within one year of effective date of 05-0323 approval, and any construction not approved be demolished or removed also within one year.

===== UPDATED ON MARCH 16, 2006 BY RICHARD W NIEUWSTAD =====

Dpw Drainage Completeness Comments

===== REVIEW ON JUNE 22, 2005 BY CARISA REGALADO =====

Not enough drainage information has been given to consider acceptance of this application. To be approved by this division at the discretionary application stage, all potential off-site impacts and mitigations must be determined: therefore, proposed projects must conclusively demonstrate that (see drainage guidelines):

- The site is being adequately drained.
- Site runoff will be conveyed to the existing downstream drainage conveyance system or other safe point(s) of release, if taken off-site.
- The project will not adversely impact roads and adjacent or downslope properties if taken off-site.

Please address the following comments:

1) It was noted that there are downspouts and splash blocks on the structures per plan sheet 1; however, this project is for development of impervious areas greater than 500 sf in a Groundwater Recharge Zone and Water Supply Watershed; therefore, it is required that on-site runoff generated by new impervious and semi-impervious areas from new development be retained on-site. New impervious areas include roofed structures, driveways, parking areas, turnarounds, walkways, patios, etc. It must be conclusively demonstrated that the post-development runoff rate does not exceed the pre-development rate and that the completed project does not adversely impact roads or downslope properties.

2) If it is determined that resulting runoff from the proposed development cannot be handled on-site, an offsite analysis by an engineer is required. Such determinations (unfeasibility) should be included in documentation or plans submitted for this application. Offsite analysis includes making use of any existing offsite drainage

Discretionary Comments - Continued

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systems. All existing and proposed drainage systems and connections must be shown. Amount of runoff to be added to the existing offsite drainage system, along with the system condition and adequacy should be clarified.

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

All subsequent submittals for this application must be done through the Planning Department. Submittals made directly to Public Works will result in delays.

Please call or visit the Dept. of Public Works. Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions. ===== UPDATED ON MARCH 30, 2006 BY CARISA R DURAN =====
Revised Architectural plans dated 2/15/06 and drainage calculations dated 1/31/06 were received.

Items accepted as submitted and application is deemed complete for the Discretionary stage. Please see Miscellaneous Comments for additional note.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON JUNE 22, 2005 BY CARISA REGALADO =====
No comment. ===== UPDATED ON MARCH 30, 2006 BY CARISA R DURAN =====
For the building application, it must be noted in the plans that the property owner is required to maintain the drainage system as installed by this development to maintain capacity and function as intended by the design.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JUNE 8, 2005 BY DEBBIE F LOCATELLI =====
No Comment, project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JUNE 8, 2005 BY DEBBIE F LOCATELLI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JUNE 20, 2005 BY TIM N NYUGEN ===== SPC 0 The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The structural section, a centerline profile, and a typical cross section.

===== UPDATED ON MARCH 29, 2006 BY TIM N NYUGEN =====
For driveway slopes up to 15% grade, the minimum required surface for new driveway areas shall be 6" AB (aggregate base) Class II compacted to 90%.

The plans show 5" AB which does not meet the minimum. Please revise plans.

Label slope percentages on driveway profile and show appropriate scale. =====

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Discretionary Comments - Continued

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UPDATED ON JULY 13, 2006 BY TIM N NYUGEN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JUNE 20, 2005 BY TIM N NYUGEN =====
NO COMMENT
===== UPDATED ON MARCH 29, 2006 BY TIM N NYUGEN =====
NO COMMENT
===== UPDATED ON JULY 13, 2006 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON JUNE 20, 2005 BY JIM G SAFRANEK ===== Applicant must obtain an approved septic system application for this proposed project. Contact EHS at 454-2002 to speak w/ the district Env. Health Specialist about permit reqs.
===== UPDATED ON MARCH 28, 2006 BY JIM G SAFRANEK =====
The applicant received an approved septic appl. for this proposal.

Environmental Health Miscellaneous Comments

===== REVIEW ON JUNE 20, 2005 BY JIM G SAFRANEK =====
NO COMMENT
===== UPDATED ON MARCH 28, 2006 BY JIM G SAFRANEK =====
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON JUNE 8, 2005 BY COLLEEN L BAXTER =====
===== UPDATED ON JUNE 8, 2005 BY COLLEEN L BAXTER ===== DEPARTMENT
NAME: CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter: All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.
Your project is subject to the requirements of the Urban Wildland Intermix Code (UWIC) as deemed by the Planning Department as a new residential development and is in the State Responsibility Area (SRA). Contact your Local Fire Agency at 335-6748 for a copy of the UWIC Requirements.
SHOW AN APPROVED CDF TURNAROUND WITH A MINIMUM 36 FOOT RADIUS. YOUR PROJECT REQUIRES AN URBAN WILDLAND INTERMIX REVIEW IF YOU HAVE NOT ALREADY HAD ONE. IN ADDITION TO

EXHIBIT H

Discretionary Comments - Continued

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YOUR TURNAROUND AS SHOWN IS NOT ACCEPTABLE IS "PARKING" IS SHOWN IN THE TURNAROUND, PLEASE CORRECT ON BUILDING PLANS. YOUR HYDRANT AS SHOWN IS ALSO NOT ACCEPTABLE. MAXIMUM CISTANCE OF ANY HYDRANT IS 150 FEET TO THE FARTHEST PORTION OF ANY AND ALL STRUCTURES. DISTANCE IS BY ROUTE OF TRAVELAND CURRENT LOCATION OF HYDRANT FAR EXCEEDS THIS DISTANCE. YOUR FIRE DEPARTMENT "TURNOUT" IS ALSO NOT ACCEPTABLE. DIMENSIONS OF A CDF TURNOUT ARE 12 FEET WIDE BY 35 FEET LONG WITH A 20 EASE IN EASE OUT. SHOW CORRECT DIMENSIONS ON BUILDING PLANS. THERE ARE MULTIPLE NOTES FROM THE FIRE DEPARTMENT IN RED ON YOUR RETURNED PLANS, SHOW CORRECTIONS ON BUILDINGPLANS.

===== UPDATED ON JULY 13, 2006 BY COLLEEN L BAXTER =====

===== UPDATED ON JULY 13, 2006 BY COLLEEN L BAXTER =====

DUE TO THE MIXED OCCUPANCE OF THIS STRUCTURE, THE FIRE MARSHALL MAY REQUIRE THIS STRUCTURE TO BE SPRINKLERED WITH A 13 SYSTEM I F THE SEPARATION DOES NOT MEED CODE. WATER STORAGE MAY HAVE TO BE INCREASED DUE TO THIS CODE. A DEED WILL HAVE TO BE FILED STATING THAT THE OWNER AGREES TO THIS STRUCTURE BEING USED FOR RESIDENTIAL PURPOSES ONLY, PERMANENTLY. DUE TO THE FACT THAT PART OF THIS BUIDING IS FOR RESIDENTIAL DWELLING YOUR PROJECT IS SUBJECT TO THE UWIC REVIEW. ===== UPDATED ON JULY 13, 2006 BY COLLEEN L BAXTER =====

===== UPDATED ON JULY 13, 2006 BY COLLEEN L BAXTER =====

Your project is subject to the requirements of the Urban Wildland Intermix Code (UWIC) as deemed by the Planning Department as a new residential development and is in the State Responsibility Area (SRA). Contact your Local Fire Agency at 335-6748 for a copy of the UWIC Requirements.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON JUNE 8, 2005 BY COLLEEN L BAXTER =====

===== UPDATED ON JUNE 8, 2005 BY COLLEEN L BAXTER =====

===== UPDATED ON MARCH 27, 2006 BY COLLEEN L BAXTER =====

EXHIBIT H