



Staff Report to the Zoning Administrator

Application Number: **06-0291**

Applicant: Matson Britton Architects
Owner: Brett and Beth Gripenstraw
APN: 027-093-17

Agenda Date: 12/1/06
Agenda Item #: 5
Time: After 10:00 a.m.

Project Description: Proposal to demolish a two-bedroom single-family dwelling, construct a three-bedroom single-family dwelling with an attached garage and remove a tree located within the right-of-way.

Location: Property located on the east side of 5th Avenue, one parcel south of the intersection with Dolores Street (380 5th Ave.).

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

Permits Required: Requires a Coastal Development Permit and Roadside/Roadway Exception.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0291, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	2,400 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	5 th Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UH (Urban High Density 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)
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: 0-2%
Env. Sen. Habitat: Not mapped no physical evidence on site
Grading: Less than 100 cubic yards
Tree Removal: Tree within the right-of-way proposed for removal
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-family dwelling, which is 818 square feet, was constructed in approximately 1937. Since then, the only permit issued is a building permit to level the house's foundation in 1982.

Project Setting

The subject parcel is located within the Harbor Area Special Community, an area for which specific design criteria apply. This is a neighborhood in transition, with many of the original single-story vacation cottages being reconstructed as two-story dwellings used throughout the year. The surrounding land use is residential with the harbor located about two blocks to the west. The adjacent parcel to the north is vacant.

Currently, the parcel is developed with a small nonconforming single-family dwelling. The structure is nonconforming because it encroaches into the required front and side yards. In addition, the parcel is developed with a shed located in the rear yard. Improvements in the form of a concrete pathway and a small rock wall encroach into the 5' Avenue right-of-way. No parking is provided on-site.

The current proposal is to demolish the existing structures and replace them with a single-family dwelling with an attached garage. Despite the subject parcel being just 2,400 square feet in area, no variances to site standards--including setbacks, lot coverage or floor area ratio--are a part of this proposal. The project's parking requirement of three spaces will be provided on-site and all improvements will be removed from the right-of-way.

Zoning & General Plan Consistency

The subject property is a 2,400 square foot lot, located in the R-1-3.5 (Single family residential - 3,500 square feet minimum) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-UH) Urban High Density Residential General Plan designation.

Site Standards

	R-1-3.5 Standards	Proposed Residence
Front yard setback:	15 feet	15 feet
Rear yard setback:	15 feet	15 feet
Side yard setback:	5 feet / 5 feet	5 feet / 5 feet
Lot Coverage:	40 % maximum	32.5 %
Building Height:	28 feet maximum	26
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	49.9 %
Parking	3 bedrooms = 3 (18' x 8.5') spaces	one space in garage two spaces in driveway

Harbor Area Special Community and Design Review

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 proposed project has been reviewed by the County's Urban Designer and will have clean lines, a pitched roof and wood construction which comply with the Harbor Area Special Community design criteria. The house will be finished with wood shingles, stucco and stone veneer.

The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the project will incorporate site and architectural design features such as a dormer window, a mix of finish materials, balconies and craftsman details to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

In addition, the architect addressed staffs' concern that the two-story plane of the northern façade as shown on the first submittal was too imposing by breaking it up with two different wall planes and two gables.

Local Coastal Program Consistency

The proposed single-family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Tree Removal

A *Cryptomariajaponica*, located in the 5'' Avenue right-of-way, is proposed for removal. This tree, which is 15-inches in diameter, is a good candidate for removal as due to its location in the right-of-way, the tree creates a line of sight problem and narrows the roadway. In addition, the tree has numerous dead branches and because it has been topped, it appears to be more a bush than a tree. Despite the tree not meeting the County Code's 20-inch diameter threshold to be considered a Significant Tree, a proposed condition of approval would require the applicant to compensate for the loss of the tree by planting a tree within the front yard setback of the subject parcel. An encroachment permit is required for the tree's removal.

Roadside/ Roadway Exception

The Department of Public Works, Road Engineering supports the proposed roadside/roadway exception as the parcels along this street are relatively small and virtually all are developed. The existing right-of-way and development preclude any possibility of achieving the 56-foot right-of-way standard specified by the County's Department of Public Works' Design Criteria.

Currently the road is striped on both sides creating a 15-foot wide road with parking allowed on each side of the existing white lines. With the removal of the *Cryptomariajaponica*, the Department of Public Works recommends that the road be widened to a minimum of 18-feet wide and any existing on-street parking along the subject parcel's frontage be paved.

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 **06-0291**, 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
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Santa Cruz CA 95060
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Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-3.5 (Single family residential - 3,500 square feet **minimum**), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted **use** within the zone district, consistent **with** the site's (R-UH) Urban High Density 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 single-family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site **is** not identified as a priority acquisition site in the County Local Coastal **Program**.

5. That the proposed development is in conformity with the certified local coastal **program**.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential **uses** are allowed uses in the R-1-3.5 (Single family residential - 3,500 square feet **minimum**) zone district of the area, as well as the General Plan and Local Coastal **Program** land use designation. Developed parcels in the **area** contain singlefamily dwellings. Size and architectural styles **vary** widely in the area, and the design submitted is not inconsistent with the existing range.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding *can* be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single-family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-3.5 (Single family residential - 3,500 square feet minimum) zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

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

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

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

The proposed single-family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family dwelling will comply with the site standards for the R-1-3.5 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 single-family dwelling is to be constructed on **an** existing residentially-zoned lot. The expected level of traffic generated by the proposed project is anticipated to be only one 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 single-family dwelling is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed single-family dwelling will 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.

Roadway/Roadside Exception Findings

1. The improvements are not appropriate due to the character of development in the area and the lack of such improvements on surrounding developed property.

The Department of Public Works, Road Engineering supports the proposed roadside/roadway exception **as** the parcels along this street are relatively small and virtually all are developed. The existing right-of-way and development preclude any possibility of achieving the 56-foot right-of-way standard specified by the County's Department of Public **Works'** Design Criteria. In addition, the widening of the right-of-way with full sidewalk and gutter improvements would be out of character for **5"** Avenue as no such improvementss exist in the immediate vicinity.

Conditions of Approval

Exhibit A Architectural Drawings by Matson Britton Architects, 4 sheets dated 5/26/06 and revised 9/27/06; and Survey by Bowman & Williams, 1 sheet dated 4/12/08.

- I. This permit authorizes the construction of a single-family dwelling. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Contact the Monterey Bay Unified Air Pollution Control District prior to demolishing the house and accessory structure to determine whether asbestos mitigation is required.
 - C. Obtain a Sewer Lateral Abandonment Permit prior to the issuance of any demolition permit.
 - 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 the removal of the Cryptomaria Japonica tree located in the 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. Show the bamboo as contained in a 3-foot by 3-foot trench first lined with a rubberized sheet and then lined with chicken wire to prevent gophers from puncturing the rubberized sheet (seams must overlap). Alternatively, submit another plan for containing the bamboo to be approved by the County's Urban Designer or a screening plant which does not require containment.
 3. Show the proposed location of on-site sewer lateral, clean-out and connection to existing public sewer on the plot plan. In addition show all existing and proposed fixtures on floor plans.
 4. Grading, drainage, and erosion control plans.
 5. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
- 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 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 1 bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom, but are subject to change.
- H. Pay the current fees for Roadside and Transportation improvements for 1 bedroom. Currently, these fees are, respectively, \$733 and \$733 per bedroom, but are subject to change.
- I. Provide required off-street parking for three 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 bamboo screen along the rear property line must be installed in the manner described in condition ILB.2 to prevent the spread of the bamboo onto adjacent properties.
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of **this** development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) **days** of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

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

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires two years from the effective date 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: 06-0291

Assessor Parcel Number: 027-093-17

Project Location: 380 5th Ave.

Project Description: Proposal to demolish a two-bedroom single-family dwelling and construct a three-bedroom single-family dwelling with an attached garage and remove a tree located within the right-of-way.

Person or Agency Proposing Project: Matson Britton Architects

Contact Phone Number: (831) 425-0544

- 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 2 - Replacement or Reconstruction (Section 15302)

F. Reasons why the project is exempt:

Reconstruction of 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.



Annette Olson, Project Planner

Date: 10/31/06

FOR TAX PURPOSES ONLY POR. OF SEC. 17 & 20, T.11S., R.1W., M.D.B. & M.
 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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Tax Area Code 27-09
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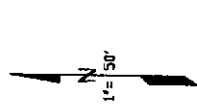
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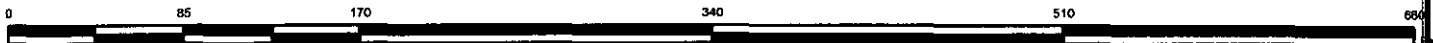
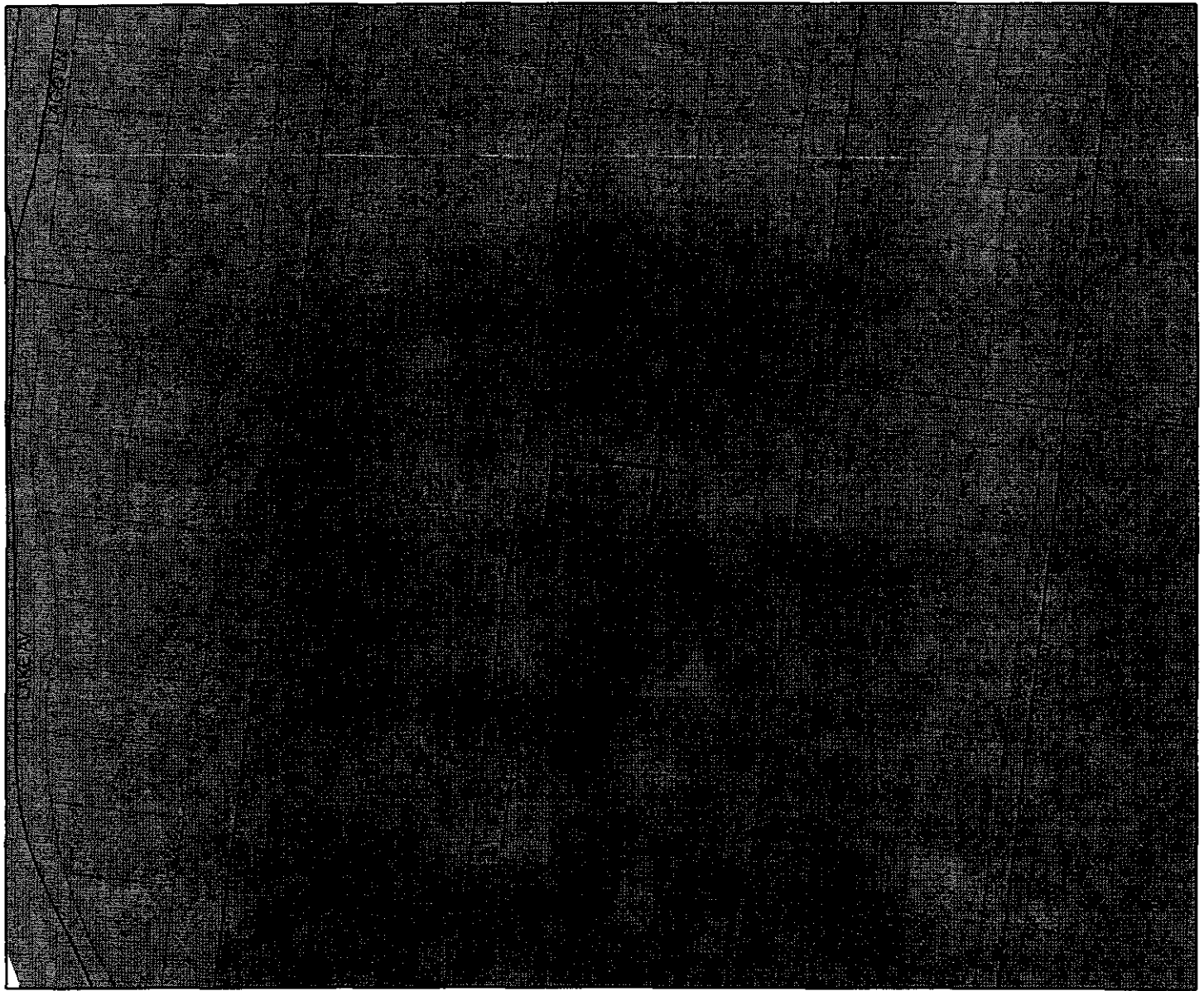
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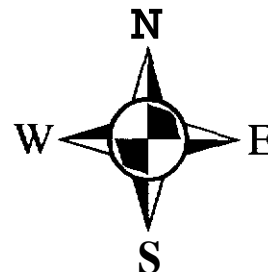


Zoning Map



Legend

-  APN 027-093-17
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLEFAMILY (R-1)



Map Created by
County of Santa CNZ
Planning Department
October 2006

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. : 06-0291
APN: 027-093-17

Date: October 31, 2006
Time: 12:10:24
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 13, 2006 BY JESSICA L OEGRASSI =====
NO COMMENT
===== UPDATED ON JUNE 13, 2006 BY JESSICA L OEGRASSI =====
===== UPDATED ON AUGUST 2, 2006 BY JESSICA L OEGRASSI =====

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 13, 2006 BY JESSICA L OEGRASSI =====
This project will require a soils report at the building permit application stage
Please submit 2 copies of the soils report at that time.

An erosion and sediment control plan will be required at the building permit application stage.

Condition permit to maintain new driveway at least 5 feet from the trunk of the tree along the street.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JUNE 19, 2006 BY JOHN G LUMICAO =====
Show the existing site drainage pattern and any changes as a result of this project.

Show how the generated runoff will be evaluated without adverse impact downstream

Plans should show conclusively how the structures and paved impervious areas will drain without adverse effects on adjoining properties or roadways.

Clarify/differentiate proposed impervious areas from existing impervious areas - net additional impervious area fee = \$ 0.90/sq. ft.

===== UPDATED ON AUGUST 17, 2006 BY JOHN G LUMICAO =====
Onsite feasibility has to be established. A geotech letter stating feasibility for onsite infiltration is required to be submitted for discretionary application to be approved.

===== UPDATED ON OCTOBER 16, 2006 BY JOHN G LUMICAO =====
1. Submitted documents for onsite feasibility have been received. Discretionary applications are complete at this stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JUNE 19, 2006 BY JOHN G LUMICAO =====
see completeness comments ===== UPDATED ON AUGUST 17, 2006 BY JOHN G LUMICAO

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No. : 06-0291
APN: 027-093-17

Date: October 31, 2006
Time: 12:10:24
Page: 2

=====

Storm drainage plans for the building application calls for onsite infiltration of storm runoff developed by the project, per drainage notes stated in this application and supported with an onsite feasibility approval letter from a Geotech.

===== UPDATED ON OCTOBER 16, 2006 BY JOHN G LUMICAO =====

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JUNE 5, 2006 BY DEBBIE F LOCATELLI =====

Driveway shall be a minimum of 1 1/2" asphalt on 6" Class II baserock; plans indicate 2" asphalt on 4" compacted base rock, please correct. Driveway and approach shall meet the Santa Cruz County Design Criteria.

===== UPDATED ON AUGUST 4, 2006 BY DEBBIE F LOCATELLI =====

Revision accepted, no further comments.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JUNE 5, 2006 BY DEBBIE F LOCATELLI =====

No comment.

===== UPDATED ON AUGUST 4, 2006 BY DEBBIE F LOCATELLI =====

No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JUNE 16, 2006 BY GREG J MARTIN =====

The proposed project is a new residence along 5th Avenue. The road standard for this road is an Urban Local Street with Parking. The right-of-way requirement for this road section is 56 feet. This requires two 12 foot travel lanes, 6 feet on each side for parking, and separated sidewalks on each side. The existing right-of-way is 35 feet along 5th Avenue. The parcels along this street are relatively small and virtually all are developed. The existing right-of-way and development preclude any possibility of achieving the standard. Currently the road is striped on both sides creating a 15 foot wide road with parking allowed on each side of the existing white lines. Typically, we would recommend that the road be widened to a minimum of 18 feet wide, however a tree appears to be in the way within the property frontage. Therefore, Public Works has no objection to an exception.

----- Exceptions to the County Standards for streets may be proposed by showing 1) a typical road section of the required standard on the plans crossed out, 2) the reason for the exception below, and 3) the proposed typical road section.

----- If possible, it is recommended that the tandem parking spaces be perfectly aligned so only one car needs to be moved for access to and from interior parking space No.1.

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 06-0291
APN: 027-093-17

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Time: 12:10:24
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----- The driveway
access for parking space No. 3 does not meet standards. The inside turning radius
for driveways is 15 feet and the outside turning radius 25 feet,

----- The site plan
refers to -new curb-. We do not recommend curb along this street.

----- If you have any
questions please call Greg Martin at 831-454-2811. ===== UPDATED ON AUGUST 21,
2006 BY GREG J MARTIN =====

The proposed project is a new residence along 5th Avenue. The road standard for this
road is an Urban Local Street with Parking. The right-of-way requirement for this
road section is 56 feet. This requires two 12 foot travel lanes, 6 feet on each side
for parking, and separated sidewalks on each side. The existing right-of-way is 35
feet along 5th Avenue. The parcels along this street are relatively small and vir-
tually all are developed. The existing right-of-way and development preclude any
possibility of achieving the standard. Currently the road is striped on both sides
creating a 15 foot wide road with parking allowed on each side of the existing white
lines. An existing cypress tree is proposed to be removed, so we would recommend
that the road be widened to a minimum of 18 feet wide and any existing on-street
parking along the frontage be paved. Public Works has no objection to an exception
for an 18 foot wide road.

----- Exceptions to
the County Standards for streets may be proposed by showing 1) a typical road sec-
tion of the required standard on the plans crossed out. 2) the reason for the excep-
tion below, and 3) the proposed typical road section.

----- If you have any
questions please call Greg Martin at 831-454-2811. ===== UPDATED ON OCTOBER 20,
2006 BY GREG J MARTIN =====

Public Works has no objection to the proposed exception. All other previous comments
have been addressed satisfactorily.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JUNE 16, 2006 BY GREG J MARTIN =====
===== UPDATED ON AUGUST 21, 2006 BY GREG J MARTIN =====
===== UPDATED ON OCTOBER 20, 2006 BY GREG J MARTIN =====

MEMORANDUMApplication No: **06-0291**

Date: June 5, 2006

To: Annette Olson, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for a new residence at Fifth Avenue, Live Oak (Yacht Harbor)

GENERAL PLAN/ ZONING CODE ISSUES**Design Review Authority**

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

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria(✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
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.	✓		
Ridgeline Development			

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions w h i would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil , and ecological characteristics of the area			N/A

Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site , maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A

Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction.			NIA
Pitched, rather than flat roofs, 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			N/A
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			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).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
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
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			NIA
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			NIA
Illumination of signs shall be permitted			NIA

only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS (star at top) and public park parking identification signs shall be visible from the highway. These signs shall be of natural 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.

13.11.072 Site design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		

Relationship to natural site features and environmental influences	✓		
Landscaping	3		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	3		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation

Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		

SANTA CRUZ COUNTY SANITATION DISTRICT
INTER-OFFICE CORRESPONDENCE

DATE: **JUNE 12**, 2006

TO: Planning Department, ATTENTION: ANNETTE OLSON

FROM: Santa Cruz County Sanitation District Steve Harper

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

APN: 27-093-17 APPLICATION NO.: 06-0291

PARCEL ADDRESS: 380 5th Avenue

PROJECT DESCRIPTION: Demolish and reconstruct SFD

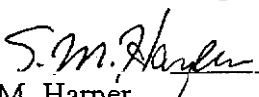
Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this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

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

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

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

Other: A backflow preventive device may be required.



S.M. Harper
Sanitation Engineering

SMH:ss/30

c: Applicant: Matson-Britton Architects
728 Branciforte Ave.
Santa Cruz, CA 95062

Property Owner: Brett & Beth Gripenshaw
158 Towne Terrace
Santa Cruz, CA 95060
- 26 -

EXHIBIT G

Table 7-3

UNIFORM PLUMBING CODE

TABLE 7-3
Drainage Fixture Unit Values (DFU)

inch	mm
1-1/4	32
1-1/2	40
2	50
2-1/2	65
3	80

Plumbing Appliance, Appurtenance or Fixture	Min. Size Trap and Trap Arm ⁷	Private	Public	Assembly ⁸
Bathtub or Combination Bath/Shower	1-1/2"	20	20	
Bidet.....	1-1/4"	1.0		
Bidet.....	1-1/2"	20		
Clothes Washer, domestic, standpipe ⁵	2"	3.0	3.0	3.0
Dental Unit, cuspidor	1-1/4"		1.0	1.0
Dishwasher, domestic, with independent drain	1-1/2" ²	2.0	2.0	2.0
Drinking Fountain or Watercooler (per head)	1-1/4"	0.5	0.5	1.0
Food-waste-grinder, commercial	2"		3.0	3.0
floor Drain, emergency	2"		0.0	0.0
Floor Drain (for additional sizes see Section 702)	2"	2.0	2.0	2.0
Shower single head trap	2"	2.0	2.0	2.0
Multi-head, each additional	2"	1.0	1.0	1.0
Lavatory, single.....	1-1/4"	1.0	1.0	1.0
Lavatory in sets of two or three	1-1/2"	2.0	2.0	2.0
Washfountain.....	1-1/2"		2.0	2.0
Washfountain.....	2"		3.0	3.0
Mobile Home, trap	3"	12.0		
Receptor, indirect waste ^{1,3}	1-1/2"			See footnote 1.3
Receptor, indirect waste ^{1,4}	2"			See footnote 1.4
Receptor, indirect waste ¹	3"			See footnote 1
Sinks				
Bar	1-1/2"	1.0		
Bar	1-1/2" ²		2.0	2.0
Clinical	3"		6.0	6.0
Commercial with food waste	1-1/2" ²		3.0	3.0
Special Purpose	1-1/2"	20	3.0	3.0
Special Purpose	2"	3.0	4.0	4.0
Special Purpose	3"		6.0	6.0
Kitchen, domestic	1-1/2" ²	20	20	
(with or without food-waste-grinder and/or dishwasher)				
Laundry	1-1/2"	2.0	2.0	2.0
(with or without discharge from a clothes washer)				
Service or Mop Basin.....	2"		3.0	3.0
Service or Mop Basin.....	3"		3.0	3.0
Service, flushing rim	3"		6.0	6.0
Wash, each set of faucets			2.0	2.0
Urinal, integral trap 1.0 GPF	2"	2.0	2.0	5.0
Urinal, integral trap greater than 1.0 GPF	2"	2.0	2.0	6.0
Urinal, exposed trap	1-1/2" ²	2.0	2.0	5.0
Water Closet, 1.6 GPF Gravity Tank ⁶	3"	3.0	4.0	6.0
Water Closet, 1.6 GPF flushometer Tank ⁶	3"	3.0	4.0	6.0
Water Closet, 1.6 GPF flushometer Valve ⁶	3"	3.0	4.0	6.0
Water Closet, greater than 1.6 GPF Gravity Tank ⁶	3"	4.0	6.0	8.0
Water Closet, greater than 1.6 GPF Flushometer Valve ⁶	3"	4.0	6.0	8.0

1. Indirect waste receptors shall be sized based on the total drainage capacity of the fixtures that drain therein to, in accordance with Table 7-4.
2. Provide a 2" (51 mm) minimum drain.
3. For refrigerators, coffee urns, water stations, and similar low demands.
4. For commercial sinks, dishwashers, and similar moderate or heavy demands.
5. Buildings having a clothes washing area with clothes washers in a battery of three (3) or more clothes washers shall be rated at six (6) fixture units each for purposes of sizing common horizontal and vertical drainage piping.
6. Water closets shall be computed as six (6) fixture units when determining septic tank sizes based on Appendix K of this Code.
7. Trap sizes shall not be increased to the point where the fixture discharge may be inadequate to maintain their self-scouring properties.
8. Assembly [Public Use (See Table 4-1)].

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: August 29,2006
TO: Annette Olson, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #06-0291, 2nd Routing, APN 027-093-17, 380 5th Avenue, S. of Dolores St., LO

The applicant is proposing to demolish a two-bedroom single-family dwelling and construct a three-bedroom single-family dwelling with an attached garage. The project requires a Coastal Development Permit. The property is located on the east side of 5th Avenue, one parcel south of the intersection with Dolores Street (380 5th Ave.).

This application was considered at an Engineering Review Group (ERG) meeting on June 7,2006 and August 16,2006. The Redevelopment Agency (RDA) previously commented on this application on June 14,2006 and has the following additional comments regarding the proposed project. RDA's primary concerns for this project involve the provision of adequate onsite parking to serve the residence and tree protection.

1. By improving the parking design the applicant now proposes removal of the 15.5-inch Cypress in the 5'' Avenue right-of-way (identified on previous plans as a 28-inch tree due to a lower measurement). This is not an acceptable alternative. Does the arborist report that was submitted address the condition and possible retention of this tree? RDA supports the retention of this tree in the public right-of-way (ROW) if it is in stable condition (see previous comments 1 through 3).
2. See previous comment #4. Information should be provided as to how the area between the front property line and the 5'' Avenue edge of pavement will be treated. The ROW road shoulder area should be required to be paved to potentially accommodate on-street public parking if it would not impact any existing significant trees, vegetation, or facilities. This should be considered as a project condition if there will not be more revisions to these plans.

The issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA would like to see future routings of revised plans if there are changes relevant to RDA's comments. RDA appreciates this opportunity to comment. *Thank you.*

cc: Greg Martin, DPW Road Engineering
Paul Rodrigues, RDA Project Manager



CENTRAL FIRE PROTECTION DISTRICT

of Santa Cruz County
Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831) 479-6843 fax (831) 479-6847

Date: June 13, 2006
To: Brett and Beth Gripenshaw
Applicant: Matson Britton Architects
From: Tom Wiley
Subject: 06-0291
Address: 380 5th Ave.
APN: 027-093-17
OCC: 27093 17
Permit: 20060172

We have reviewed plans for the above subject project.

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

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

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

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

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

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

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

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

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

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc)
- One detector in each sleeping room.

Serving the communities of Capitola, Live Oak; and Soquel

- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

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

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed 1/2 inch.

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

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

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

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.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.
2709317-061306



Arbor Art

TREE SERVICE

Ph / Fax (831) 688-1239

P.O. Box 1744, Aptos, CA 95001

Proprietor NIGEL EELTON State License #657930

Name <i>Brett Gripenstraw</i>		Date <i>7/21/06</i>	
Address <i>380 5th Ave</i>		City, State, Zip <i>Santa Cruz, CA 95062</i>	
Home Phone	Work Phone	Cell Phone <i>818 9519</i>	Fax
Job Site			
Referral	Approval	Date Completed	Date Billed/Paid

☐ Barrow ☐ Planting tools ☐ Shovel/mattock ☐ Irrigation/repair ☐ Fertilizer

Regarding the Gynostoma japonica "Elegant" located on the front yard.

This tree has a 15.5 inch trunk diameter @ three feet above grade.

It does not qualify as a heritage tree in the coastal zone based on trunk diameter.

Nigel Eelton

☐ FIXED QUOTATION ☒ COST ESTIMATE ONLY **INSURED PL, PD & WORKERS' COMPENSATION**

UNLESS OTHERWISE SPECIFIED, ALL TREE WORK WILL INCLUDE REMOVAL OF BRUSH AND PREMISES LEFT CLEAN, ARBOR ART IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND SERVICES UNLESS PREVIOUSLY NOTIFIED OF THEIR LOCATION CABLE AND PROP INSTALLATION IS INTENDED TO IMPROVE STRUCTURAL INTEGRITY BUT MUST NOT BE CONSIDERED A GUARANTEE AGAINST TREE FAILURE

PAYMENT TERMS PAYMENT IN FULL IS DUE UPON COMPLETION OF WORK UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE PRIOR TO THE START OF THE JOB.

TOTAL \$

BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

I agree to the payment terms as outlined above and, I further authorize the work.

-31-ture

BID VALID FOR 12 MONTHS

EXHIBIT

6