



Staff Report to the Zoning Administrator

Application Number: **06-0393**

Applicant: Dana Jones
Owner: Paul and Toni Liccardo
APN: 028-234-09

Agenda Date: December 15, 2006
Agenda Item #: 4
Time: After 10:00 a.m.

Project Description: Proposal to construct a second floor bedroom and bathroom addition to an existing two-story single family dwelling. Requires a Coastal Development Permit.

Location: Property located at the southern end of 26th Avenue, at 12526th Avenue.

Supervisory District: 1st District (District Supervisor: Janet Beautz)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0393, based on the attached findings and conditions

Exhibits

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

Parcel Information

Parcel Size:	8068 square feet
Existing Land Use - Parcel:	Single-family residence
Existing Land Use - Surrounding:	Single-family residences, beach
Project Access:	Via 26 th Avenue, a public road
Planning Area:	Live Oak
Land Use Designation:	R-UM & O-R (Urban Medium Residential & Parks, Recreation, and Open Space)
Zone District:	R-1-4 & PR (Single Family Residential & Parks, Recreation and Open Space District)
Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

Environmental Information

Geologic Hazards:	Coastal bluff located at the rear of the site. No technical reports were required for this project
Soils:	Soils report not required
Fire Hazard	Not a mapped constraint
Slopes:	Flat at building site; coastal bluff located at the rear of site
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	Minimal limbing of existing cypress tree proposed
Scenic:	Scenic beach viewshed
Drainage:	Existing drainage adequate
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	<u>X</u> Inside <u> </u> Outside
Water Supply:	City of Santa Cruz Water Department
Sewage Disposal:	Santa Cruz County Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Zone 5

Project Setting

The subject parcel is approximately 8,068 square feet and is partially developed with a two-story single family dwelling, which is the primary use on the lot. The flat, developed part of the parcel is zoned Single Family Residential - 4,000 square foot minimum (R-1-4), while the beach/bluff on the southwest portion of the site (about 3,000 square feet) is zoned Parks, Recreation and Open Space (PR). A building permit for the existing two-story home was finalized in 1988.

There is an existing nonconforming two ~~car~~ garage attached to the home, which has a 3-foot side yard setback from the northwest property line and a 5-foot 6-inch front yard setback from the existing right-of-way.

The vehicular right-of-way is about 1600 square feet and is located along the north east property line. The right-of-way connects the residence to 26" Avenue and serves as the only access to the parcel. The right of way also serves two to three cottages located on the adjacent lot to the north (028-234-07). In addition, there is a 6-foot wide utilities easement that runs adjacent to the right-of-way.

Zoning & General Plan Consistency

The subject property is an 8,068 square foot lot, located in the R-1-4 & PR (Single Family Residential & Parks, Recreation and Open Space) zone districts. A single family dwelling is a principal permitted use within the zone district R-1-4 and the project is consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

The R-1-4 (Single Family Residential – parcels >5,000 sq. ft.) site standards apply to this site, as the developed part of the parcel does not lie within the PR (Parks, Recreation and Open Space) zone district. The proposed addition has been designed to comply with all R-1-4 (parcels >5,000 sq. ft.) zone district site standards, as shown in the following table:

	R-1-4 >5,000 sq. ft. Site Standards	Proposed
Front Yard Setback	20'	20'
Rear Yard Setback	15'	About 130' from addition
Side Yard Setback	5' & 5' (parcel <60' wide)	5' & about 16'
Maximum Height	28'	22'
Maximum % Lot Coverage	30%	27%
Maximum Floor Area Ratio	50%	43.2%

An arborist report was submitted to ensure that the large cypress **tree** will not be impacted by **the** addition. In **this** report, the arborist found that although the **tree** will not likely be impacted by the addition (there is minimal limbing proposed), it may have significant heart rot. As a condition of approval, the property owner will be required to submit **an** additional arborist **report** at project completion to evaluate the impacts from construction activities and determine if the **tree** is healthy enough to remain without being a safety hazard.

Local Coastal Program Consistency

The proposed addition to the existing single family dwelling will be 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 East Cliff 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. No coastal access easements cross the subject property, and a pedestrian access point already exists about 50 feet east of the project site **at** the **terminus** of 26" Avenue.

Design Review & Scenic Resources

The proposed addition to **the** existing single family dwelling will not significantly alter the existing

bulk, mass and scale of the residence as the addition will be built above an existing garage and will only be about 212 square feet. In addition, the proposed roof will not exceed the height of the existing roof; therefore the addition will not interfere with surrounding ocean views.

The proposed addition complies with the requirements of the County Design Review Ordinance and Local Coastal Program, in that the proposed project will incorporate site and architectural design features such as replacing the existing T-1 11 siding with shingle siding to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

The proposed addition will not be visible from the scenic beach viewshed because it will be built on the north east wall of the home that does not front on the coastal bluff.

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 06-0393, 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: Samantha Haschert
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3214
E-mail: samantha.haschert@co.santa-cruz.ca.us

Coastal Development Permit Findings

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

This finding can be made, in that the project site is zoned R-1-4 (Single Family Residential – 4,000 square foot minimum), a designation which allows residential uses. The use of the site will remain one single-family residence, which is a principal permitted use within the zone district and is consistent with the site's (R-UM) Urban Medium Residential General Plan designation. No part of the proposed development will be located on the south portion of the parcel zoned PR (Parks, Recreation and Open Space) and designated as such in the General Plan (O-R).

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 the existing 6-foot wide utility easement located on the site and the proposed development is setback the required minimum of 20-feet from the edge of the existing 16-foot wide right of way.

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 height, bulk, mass, **scale**, and architectural style and **the** site is surrounded by lots developed to an urban density. **The** colors and materials shall be natural in appearance and complementary to the beach/coastal bluff setting. The proposed addition will not be visible from the shoreline.

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 an existing developed lot with no public access easements and pedestrian access already exists about 50-feet east of **the** project site at the **terminus** of **26''** Avenue. The addition is proposed on the north side of the parcel and will therefore not encroach on the coastal bluff or public beach.

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

This finding can be made, in that the proposed addition 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-1-4 (Single Family Residential) zone district of the area, as well as the General Plan and Local Coastal Program land **use** designation. Developed parcels in the area contain single family dwellings.

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 the location on the north side of the residence is not encumbered by physical constraints to development. As a condition of approval, the property owner shall submit an arborist report at project completion to determine if the large cypress tree in the front yard is stable enough to remain without creating a safety hazard. 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 addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks thereby adding conformity to the existing nonconforming structure.

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 addition 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-1-4 (Single Family Residential – 4,000 square foot minimum) zone district in that the primary use of the property will be one single family dwelling and the proposed addition meets all current site standards for the zone district.

The project is in compliance with Section 13.10.554(d) in that the existing two car garage already occupies over **50%** of the front yard setback area and the proposed additional parking space is an existing paved area that is the only location available for parking outside of the right of way.

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

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

The proposed addition 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).

The proposed addition will not create a residence that is 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 addition will comply with the site standards for the R-1-4 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 a similarly sized lot in the vicinity.

The proposed addition is in compliance with General Plan Policies 5.10.2 and 5.10.7 in that it will not be visible from the public beach because it will be located on the north east side of the existing home, it will not interfere with ocean views because the roof of the addition will be lower than the existing roof on the home, and the new exterior shingle siding will be a more natural material that will blend in with the beach/coastal bluff setting and character of the area.

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 minor 1 bedroom addition of about 212 square feet will not result in a significant increase in utility usage and is not expected to generate more than the acceptable level of traffic on surrounding streets because there is no increase in peak trips associated with a 1 bedroom addition.

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 addition will result in a single-family dwelling that retains similar bulk, mass, and scale as the surrounding homes and the height of the proposed addition will not exceed that of the existing roof. The single family dwelling will remain consistent with the land use intensity and density of the neighborhood and will not interfere with the scenic beach viewshed or be visible from the public beach.

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 addition 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.

Conditions of Approval

Exhibit A: Project plans, 8 pages, prepared by Dana Jones, dated 10/04/06

- I. This permit authorizes the construction of a second story bedroom and bathroom addition of about 212 square feet. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
- 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. 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 the Department of Public Works Driveway Encroachment.
 - E. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

- G. Pay the current fees for Parks and Child Care mitigation for 1 bedroom. Currently, these fees are, respectively, \$1000 and \$109 per bedroom.
 - H. Pay the current fees for Roadside and Transportation improvements for a 1 bedroom addition. Currently, these fees are, respectively, **\$733** and **\$733** per bedroom.
 - I. Provide required off-street parking for 3 cars. Parking spaces must be **8.5** feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - 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 property owner shall submit to Environmental Planning an arborist report signed by a licensed arborist to determine the health and safety of the large cypress tree in the front yard after construction of the addition and pruning of the tree is completed. The project must comply with any additional requirements resulting from this review.
 - 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.

Application #: 06-0393
APN: 028-234-09
Owner: Paul and Toni Liccardo

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	_____ Samantha Haschert Project Planner
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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: 06-0393
Assessor Parcel Number: 028-234-09
Project Location: 125 26th Avenue

Project Description: Proposal to construct a second floor bedroom and bathroom addition to an existing two-story *single* family dwelling.

Person or Agency Proposing Project: Dana Jones

Contact Phone Number: (831) 462-2613

- 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:

Proposal to construct a bedroom addition to an existing single family residence in an area designated for residential uses.

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

Samantha Haschert, Project Planner

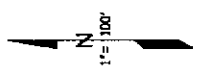
Date: _____

28-23

Tax Area Code
82-003 82-040

44 POR. RANCHO ARROYO DEL RODEO
SEC. 20 & 21, T.11S., R.1W., M.D.B. & M.

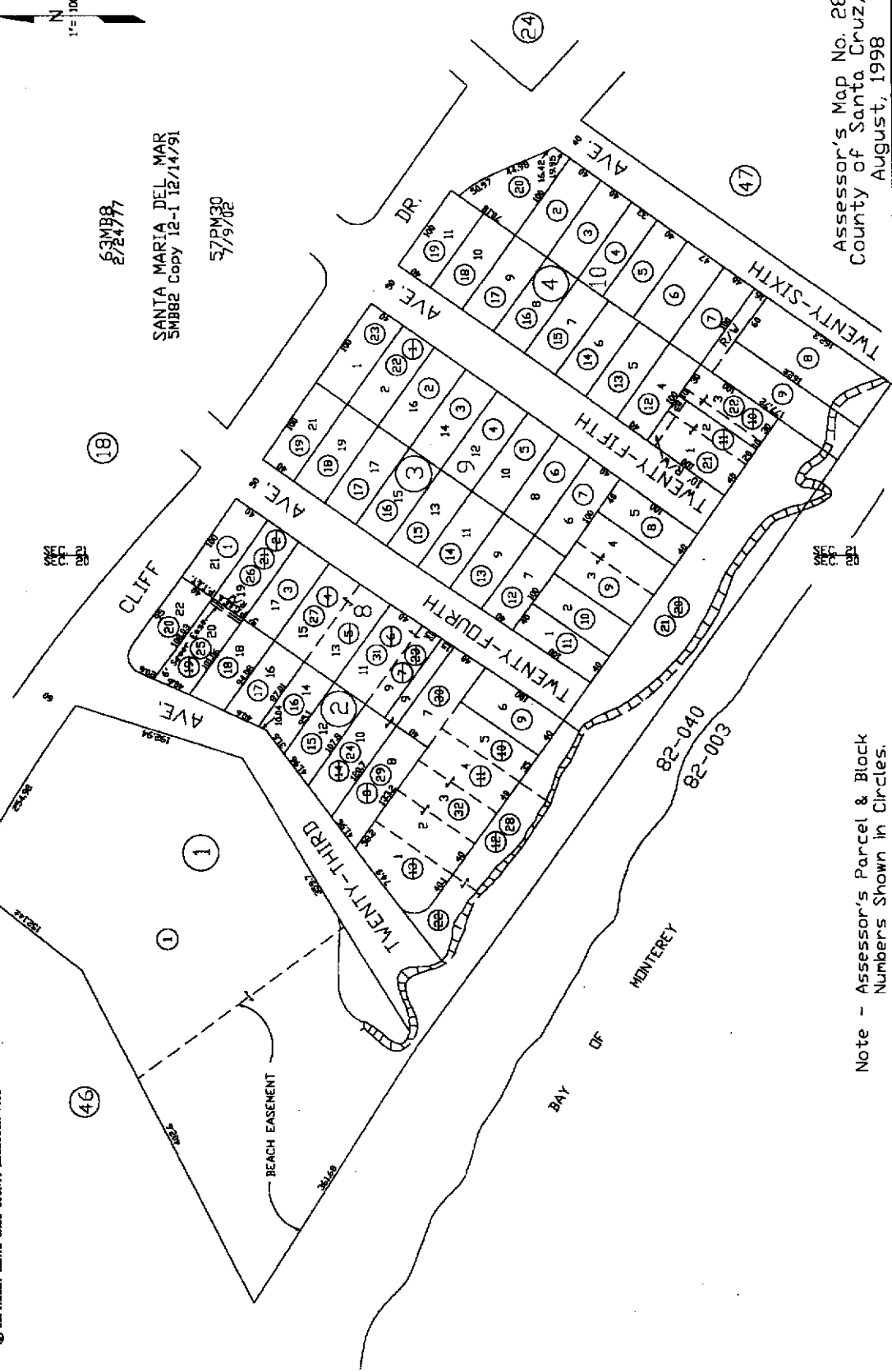
FOR TAX PURPOSES ONLY
THIS ASSessor'S MAP IS TO MAP ACTUALLY AND ASSURES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998



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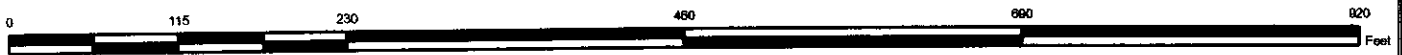
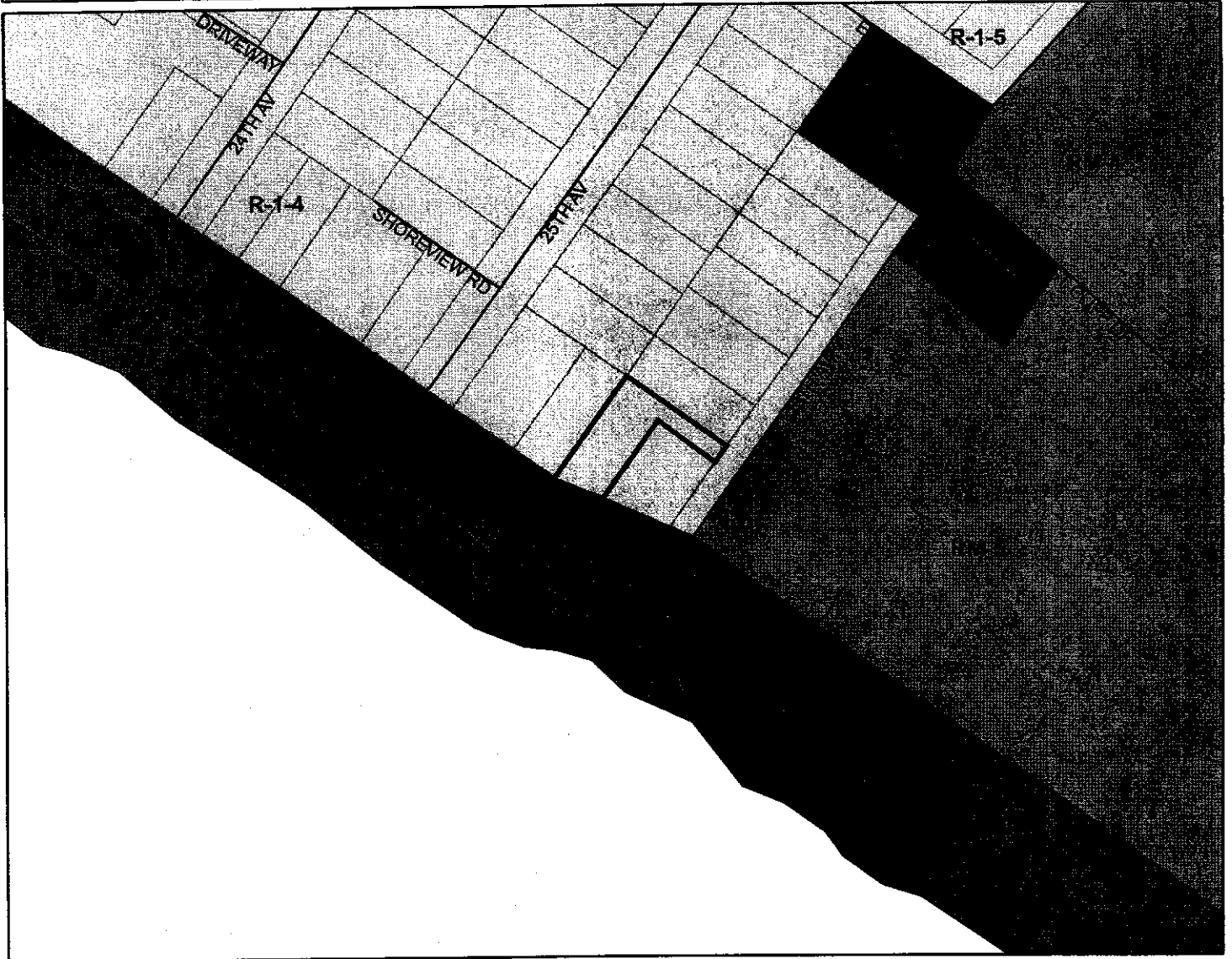
Assessor's Map No. 28-23
County of Santa Cruz, Calif.
August, 1998

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

Revised 7/12/02 by SD (CPM002, 3-22 & 23)
Rev. 4/4/81 from (CPM002, 3-22 & 23)
Rev. 10/12/79 by SD (CPM002, 3-22 & 23)
Rev. 10/12/79 by SD (CPM002, 3-22 & 23)

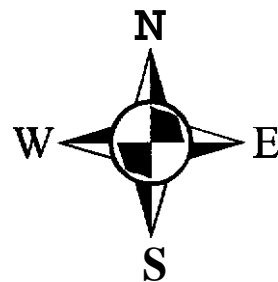


Zoning Map



Legend

- APN 028-234-09
- Assessors Parcels
- Streets
- RESIDENTIAL-SINGLE FAMILY (R-1)
- RESIDENTIAL-MULTI FAMILY (RM)
- PARK (PR)
- COMMERCIAL-NEIGHBORHOOD(C-1)



Map Created by
County of Santa Cruz
Planning Department
August 2006

C O U N T Y O F S A N T A C R U Z
Discretionary Application Comments

Project Planner: Samantha Haschert
Application No.: 06-0393
APN: 028-234-09

Date: November 14, 2006
Time: 13:11:29
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON AUGUST 7, 2006 BY JESSICA L DEGRASSI =====

Please submit an arborist report that address the potential impacts to the large cypress tree near the garage. It appears that several limbs will have to be pruned to make room for the second story. Submit the arborist report for review when complete. =====

UPDATED ON OCTOBER 25, 2006 BY JESSICA L DEGRASSI =====
The project has been modified and the addition has been reduced in size. A letter from Ellen Cooper (landscape architect) has been submitted which states that "the addition to the residence will require that some pruning be undertaken on the lower canopy of the tree. The bottom of the canopy is at roughly 7 feet above the existing garage, and the plans indicate that the addition will have a gable roof that peaks at 12 feet above the existing flat roof. This will require some removal of lower limbs in this section of the tree." Please submit more information regarding the possibility that the required pruning may increase the current distressed state of the tree. The letter states "there is a large cavity near the base of the tree where rot penetrates into the heart of the tree". If the tree needs to be removed based on the health and potential for failure, a significant tree removal permit will be completed as part of this application. Call me at 454-3162 to discuss. =====
UPDATED ON OCTOBER 31, 2006 BY JESSICA L DEGRASSI =====

Called arborist Ellen Cooper to discuss the pruning of the tree. Consider the application complete, and condition permit to require a letter from the arborist at project completion.

Environmental Planning Miscellaneous Comments

===== REVIEW ON AUGUST 7, 2006 BY JESSICA L DEGRASSI =====

===== UPDATED ON OCTOBER 25, 2006 BY JESSICA L DEGRASSI =====

Comments to be made pending completeness comments regarding the state of the cypress tree. =====
UPDATED ON OCTOBER 31, 2006 BY JESSICA L DEGRASSI =====

Dpw Drainage Completeness Comments

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

===== REVIEW ON AUGUST 14, 2006 BY JOHN G LUMICAO =====

NO COMMENT

===== UPDATED ON OCTOBER 19, 2006 BY JOHN G LUMICAO =====

Plans submitted is complete in the discretionary stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON AUGUST 14, 2006 BY JOHN G LUMICAO =====

NO COMMENT

===== UPDATED ON OCTOBER 19, 2006 BY JOHN G LUMICAO =====

NO COMMENT

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 06-0393
APN: 028-234-09

Date: November 14, 2006
Time: 13:11:29
Page: 2

Dpw Driveway/Encroachment Completeness Comments

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

Site inspection completed on 8/3/06. verified that curb, gutter, or side- walk does not exist. Existing a/c approach is in need of repair. As part of the building permit, the a/c approach will be required to be repaired prior to final (please condition on discretionary permit)

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

Dpw Driveway/Encroachment Miscellaneous Comments

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

No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON AUGUST 1, 2006 BY TIM N NYUGEN =====

NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON AUGUST 1, 2006 BY TIM N NYUGEN =====

NO COMMENT



SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE. AUGUST 7, 2006

TO: Planning Department, ATTENTION: SAMANTHA HASCHERT

FROM: Santa Cruz County Sanitation District STEVE HARPER

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

APN: 28-234-09 APPLICATION NO.: 06-0393

PARCEL ADDRESS: 125 26TH AVENUE, SANTA CRUZ

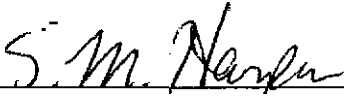
PROJECT DESCRIPTION: 2ND FLOOR ADDITION TO EXISTING 2-STORY SINGLE FAMILY DWELLING

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

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

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/51

c: Applicant: Dana Jones
200 7th Avenue
Santa Cruz, CA 95062

Property Owner: Paul S. & Toni A. Liccardo
21215 Sullivan Way
Saratoga, CA 95070

EXHIBIT G



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

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

Date: August 6, 2006
To: Paul and Toni Liccardo
Applicant: Dana Jones
From: Tom Wiley
06-0393
Address **125 26th Ave.**
APN: 028-234-09
OCC: 2823409
Permit: 20060256

We have reviewed plans for the above subject project.

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

Based upon a review of the plans submitted, District requirements appear to have been met, and PLANS ARE APPROVED FOR ~~MINOR LAND DIVISION~~ **RESIDENTIAL DEV PERMIT**

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

When plans are submitted for multiple lots in a tract, and several standard Flow Plans are depicted, include Fire District Notes on the small scale Site Plan. For each lot, submit only sheets with the following information; Site Plan (small scale, highlight lot, with District notes), Floor Plan, Elevation (roof covering and spark arrestor notes), Electrical Plan (if smoke detectors are shown on the Architectural Floor ~~Plan~~ this sheet *is not* required). Again, we must receive, VIA the COUNTY, SEPARATE submittals (appropriate site plans and sheets) **FOR EACH APN!!**

+++++

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 either **SPRINKLERED** or **NON-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).

If the existing building *is* equipped with an automatic fire *sprinkler* system, the addition must be equipped with an automatic fire sprinkler system.

An automatic sprinkler system shall be *installed* in any dwelling when more than 75% of *the* exterior walls are replaced, *rebuilt* or altered in any way with the exception of replacement of wall coverings.

DELINEATE exterior walls that have been replaced, rebuilt or altered in any way. NOTE the lineal feet of exterior walls. NOTE the lineal feet of exterior walls that have been altered.

If the above outlined condition is true:

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:

Show additional smoke detectors in the following locations:

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

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

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

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

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@centralfd.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.
2823409-080806

COUNTY OF SANTA CRUZ
Inter-Office Correspondence

DATE: August 14, 2006

TO: ~~Tom~~ Burns, Planning Director
Samantha Haschert, Planner

FROM: Supervisor Jan Beautz

RE: COMMENTS ON APP. 06-0393, APN ~~025-451-02~~,
125 26TH AVENUE, ADDITION

028-234-09

This application is for an additional bedroom on an existing home. Please consider the following comments in your review of this application.

As you will recall, the Board has taken preliminary action to address the problem of overbuilding on lots that have significant unbuildable land.

Although this application appears to be on a parcel of 8,000 square feet and the addition is only 274 square feet, it is clear that only a small portion of the land is actually buildable. The rest is coastal bluff and beach.

Per the Board's concern, please carefully calculate floor area ratio to take this into consideration.

JKB:ted

3728A1

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: August 29, 2006
TO: Samantha Haschert, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #06-0393, APN 028-234-09, 125 26th Avenue, S. of East Cliff Dr., Live Oak

The applicant is proposing to add a 274 square foot bedroom addition to the second floor of an existing two-story single-family dwelling. This project requires a Coastal Development Permit. The project is located at the southern end of 26th Avenue (125 26th Avenue).

The Redevelopment Agency (**RDA**) has the following comments regarding the proposed project. RDA's **primary** concerns for this project involve the provision of adequate tree protection for the mature Cypress tree onsite as well as adequate onsite parking to serve the residence.

1. RDA encourages adequate protection during construction as recommended by an arborist to ensure preservation of the 60-inch Cypress tree located near the garage (see Environmental Planning's comments).
2. The plans should demonstrate that all required parking to serve the residence and addition will be satisfied onsite as on-street parking is extremely limited in neighborhoods along the coast.

The issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA would only 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: Paul Rodrigues, RDA Project Manager
Betsey Lynberg, RDA Administrator
Jan Beautz, 1st District Supervisor

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: October 24, 2006
TO: Samantha Haschert, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #06-0393, 2nd Routing, APN 028-234-09, 125 26th Ave., S. of East Cliff Dr., LO

The applicant **is** proposing to add a 274 square feet bedroom addition to the second floor of an existing two-story single-family dwelling. This project requires a Coastal Development Permit. The project is located at the southern end of 26th Avenue (125 26th Avenue).

The Redevelopment Agency (**RDA**) previously commented on this application on August 29, 2006. RDA has the following additional comment on this application routing. RDA's primary concerns for this project involve the provision of adequate tree protection for the mature Cypress tree onsite as well as adequate onsite parking **to** serve the new residence (as on-street parking **is** extremely limited in neighborhoods along the coast).

1. The arborist recommendations and tree protection measures should be followed to ensure adequate protection and preservation of the significant 72-inch Cypress tree near the proposed 3rd parking space. New paving should be located a minimum distance from the tree or pervious driveway construction measures utilized as needed to ensure preservation of that tree.

The issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA does not need to see future routings of this application if the issues previously identified are adequately addressed. RDA appreciates this opportunity to comment. Thank you.

cc: Paul Rodrigues, RDA Project Manager
Betsey Lynberg, RDA Administrator
Jan Beautz, 1st District Supervisor

Samantha Haschert

Subject: Dana Jones 06-0393
Entry Type: Phone call

Start: Wed 9/20/2006 1:58 PM
End: Wed 9/20/2006 1:58 PM
Duration: 01

Contacts: 462-2613

Left Message for Dana **Jones** regarding a fax received showing a 15' front yard setback in parcel notebook. I told him that that measurement originated from an old assessors map where a staff person was trying to record the setback from the bluff on the parcel map and wrote in the other setbacks incorrectly. According to the deed for the property, the "driveway" is a right of way and any structure needs to be setback 20' from the edge of the right of way.

ellen cooper & associates

landscape architects

Paul Liccardo
21215 Sullivan Way
Saratoga, Ca. 95070

September 7, 2006

Project Address: 125 26th Avenue
Santa Cruz, Ca.

On September 6, 2006 I made a site visit to the project address listed above, to inspect a large tree in the front yard of the existing residence. The tree is a *Cupressus macrocarpa* (Monterey Cypress). It is approximately 30' tall with a DBH (diameter at breast height) of 7 2 and an average crown spread of 45. There are 2 large diameter parallel leaders from 4'-6" above grade. One trunk leans at a 45 degree angle towards the north, out over the driveway. The tree appears to have been wind pruned having naturally been topped by constant coastal winds. It is flat topped as is characteristic of this species when located next to the ocean. The crown is full and the foliage is in good condition. A power line runs from a power pole north of the residence, to the house, between the 2 trunks.

The tree is located within 2' of the north-eastern corner of the existing garage. The base of the trunk is completely surrounded by asphalt, concrete paving and the garage concrete slab floor. There is some lifting of the concrete entry walk due to the expansion of the root crown and roots. I do not see any obvious lifting of the garage slab at this time.


There is a large cavity near the base of the tree on the south side of the trunk. It is 1'-6" tall and 1'-0" wide. The wood in the cavity is rotten and the rot appears to penetrate into the heart wood of the tree. These trees are prone to failure in several ways. The limbs can become very long and heavy which can lead to branch failure. Rain can add to the weight of the branches as the scale like foliage holds water. This excessive weight can also lead to limb failure. The weight can also lead to whole tree failure at the ground. The presence of heart rot can exacerbate these tendencies especially if there is root rot as well.

I recommend that more extensive testing of the extent of the heart rot be undertaken. I further recommend that the roots be examined for rot as well. This would necessitate the removal of some paving. I also recommend that the existing garage slab be inspected more closely for cracking or lifting caused by tree roots.

EXHIBIT G

The addition to the residence will require that some pruning be undertaken on the lower canopy of the tree. The bottom of the canopy is at roughly 7' above the existing flat roof of the garage. The plans indicate that the addition will have a gable roof that peaks at 12' above the existing flat roof. This will require some removal of lower limbs in this section of the tree. The pruning should be done prior to construction by a licensed arborist to ensure that thinning cuts are used and to ensure that the shape of the crown is retained. There are a few dead or dying branches in the crown that should be removed when the tree is pruned.

Ellen Cooper



Arborist I.S.A. W.C.#0848

INTEROFFICE MEMO

APPLICATION NO 06-0393 (second routing)

Date: September

To: Samantha Haschert, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review an addition at 12526th Avenue, Santa CruzDesign 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.	✓		

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			NIA
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			NIA
Landscaping			
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			NIA
Development shall not block views of the shoreline from scenic road turnouts , rest stops or vista points			N/A
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)			
Screening and landscaping suitable to			N/A
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
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			NIA

Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			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 sue of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive			N/A
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