



Staff Report to the Zoning Administrator

Application Number: **05-0648**

Applicant: William Rennie Boyd
Owner: Jeffery Crittenden
APN: 102-271-14

Agenda Date: 1/19/07
Agenda Item #: **1**
Time: After 10:00 a.m.

Project Description: Proposal to recognize residential additions which exceed the 28-foot height limit by about four feet to an existing single-family dwelling resulting in a dwelling which exceeds 7,000 square feet.

Location: Property located on the east side of La Cima Dr., about one quarter mile from the intersection of La Cima Dr. and Hidden Valley Rd. (333 La Cima Dr.).

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

Permits Required: Amendment to 78-07-U, Residential Development Permit and Large Dwelling Review

Staff Recommendation:

- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.
- Approval of Application **05-0648**, 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:	63,858 square feet (1.47 acres)
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	La Cima Rd.
Planning Area:	Carbonera

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

Land Use Designation: R-R (Rural Residential)
Zone District: RA (Residential Agriculture)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Geology report submitted and accepted with conditions
Soils: Geotechnical report submitted and accepted with conditions
Fire Hazard: Not a mapped constraint
Slopes: 25+ %
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 1 cubic yard cut, 98 cubic yards fill
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Additional drainage information required at building permit stage
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: Central Fire Protection District
Drainage District: N/A

History

A previous owner acquired a building permit in June 1977 to construct a two-story, five-bedroom single-family dwelling. In the course of construction, however, the work exceeded that allowed under the building permit and a "stop work" was issued. To resolve this, the owner applied for and was granted Discretionary Permit 78-07-U to allow for a third story and an increase of height to 30 feet with increased yard setbacks. The initial building permit was then revised to allow for a three-story, six-bedroom single-family dwelling with a height of up to 30 feet. This structure was finalized in 1980.

In December 2004, County staff responded to a complaint that work was underway at the subject parcel without benefit of a building permit. Upon investigation, staff verified that a substantial amount of work was done without a permit, and a violation was recorded. Subsequently, the property was sold and the new owner has undertaken the process to rectify the violation. An Amendment to 78-07-U is required because the house now exceeds the 7,000 square foot threshold which triggers a Large Dwelling Review and a portion of the un-permitted addition exceeds the height limit.

Project Setting

The subject parcel is down slope and east of La Cima Rd., the roadway providing access to the parcel. The front of the house, which faces La Cima Rd., is one-story in height. The three-story portion of the structure is at the rear of the house and is screened by a grove of mature *oak* trees. The surrounding neighborhood is characterized by large **homes** on large parcels.

Zoning & General Plan Consistency

The subject property is a 63,858 square foot lot, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The single-family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-R) Rural Residential General Plan designation.

Site Standards

	RA Standards	Proposed Residence
Front yard setback:	40 feet	40+ feet
Rear yard setback:	20 feet	20+ feet
Side yard setbacks:	20 feet	20+ feet
Lot Coverage:	10% maximum	8 %
Parking	7 bedrooms = 6 (18' x 8.5') spaces	two spaces in garage four spaces in driveway

The project contains several rooms which **are** labeled with their intended use (e.g. "office" and "playroom"). Several of these rooms, however, meet the definition of bedroom provided in County Code 13.10.700-B and are included in the overall bedroom count of seven and are factored into the project's parking requirement.

Design Review

Numerous modifications were made to the original structure resulting in a structure exceeding 7,000 square feet. County Code 13.11.040 (Projects requiring design review) stipulates that dwellings greater than **7,000 square** feet are subject to design review. Most of the un-permitted portions of the structures are within the original footprint. A one-story room addition was made to the dwelling's southern side which is proposed to be used as an office. In addition, the decks along the eastern side of the house were expanded. The applicant proposes to replace the original wood siding and composition roof with stucco and a tile roof.

The County's Urban Designer has accepted the dwelling's design because the un-permitted additions are screened by existing *oak* trees and are mostly within the original structure's footprint and thus the mass and bulk of the structure appear to be largely unchanged. From the road, the house appears to be a relatively modest one-story dwelling. The apparent mass of the structure is further reduced because the dwelling is below the grade of the roadway. The County's Urban Designer has recommended a condition of approval that the dwelling be painted a color which will blend into the natural environment better than the proposed off-white color.

Overheight Dwelling

Permit 78-07-U allowed the height of the dwelling to be increased to 30 feet. For this proposal, permission for additional height is also needed to recognize two overheight portions of the dwelling. The first is the northeast corner which is .08 feet over the 30 feet allowed under Permit 78-07-U. Because the height of this area is unchanged from the original approval, this appears to be a construction error which was not identified by County staff before the house was finalized in 1980. The second area requiring an increased height limit is for the expansion to the existing eastern deck. At the highest point, the deck railing is 31.34 feet (see roof survey Sheet A1.2).

County Code 13.10.323(e)(5)(B) states that the County's Urban Designer may allow increases in building heights of up to 33 feet. The County's Urban Designer has accepted the increased height of this project. This increased height is considered reasonable as it will have no impact on adjacent neighbors; it is to the back of the house which is screened by mature *oak* trees; and will allow the expansion of usable open space where little exists on this steeply sloping parcel.

Because the *oak* trees provide the screening which is critical to this project, staff recommends a condition of approval that, prior to building permit issuance, an arborist provide a plan review letter accepting the proposed design and recommending tree protection measures to be used during construction. In addition, staff recommends that the owner be required to record a declaration of restriction to maintain the trees as protected trees.

Geology and Geotechnical Report Review

Because the subject parcel is located in a seismically active area which is subject to landslides, a geology report and geotechnical update letter were required. Despite the inherent hazards of the area, a geotechnical engineer did not oversee the construction for the un-permitted portion of the structure. As a result of this and in response to this project's geotechnical engineer's findings, the County's Geologist is requiring that the project geotechnical engineer confirm that the construction complies with the recommendations the geotechnical update letter of August 22, 2006 prior to final inspection. In addition, staff recommends a condition of approval to require that the owner record a Declaration of Geologic Hazards to ensure that future residents of the parcel are aware of the existing hazards.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Certification that **the** proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **05-0648**, based on the attached findings and conditions.

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

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

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

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 applicant has provide geology and geotechnical reports describing appropriate construction measures for the site. Construction will comply with these reports, 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 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 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 RA (Residential Agriculture) 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 except for height. The increase in height is considered reasonable as it **is** for only a relatively small portion of the structure. The rest of the structure was allowed by permit 78-07-U to be constructed to 30 feet in height. The additions which are proposed to be recognized constitute only a minor expansion of this approval and thus will have virtually no visual impact relative to the rest of the dwelling.

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

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

The 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, except for height, 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 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 RA zone district (including setbacks, lot coverage, and number of stones) and will result in a structure consistent with a design that could be approved on any similarly configured lot in the vicinity.

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 single-family dwelling is to be constructed on an existing legal lot. The expected level of traffic generated by the proposed project is anticipated to remain at one peak trip per day (1 peak trip per dwelling unit).

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. Although the house exceeds 7,000 square feet, due to the topography of the subject parcel which slopes down from the roadway, the house appears to be a modest, one-story dwelling. In addition, the ~~three-~~story portion of the structure is at the back of the house which is screened by existing mature oaks. Similarly, the overheight portion **of** the dwelling is also at the back of the house and will therefore have virtually no impact on surrounding properties.

Large Dwelling Review Findings

1. The proposed structure, due to site conditions, or mitigation measures approved as part of this application, will be adequately screened from public view and will not adversely impact public viewsheds, neighboring property privacy or solar access, and its design is consistent with the large dwelling design guidelines set forth in County Code section 13.10.325(d).

The subject parcel slopes steeply down from La Cima Rd. The portion of the house closest to the roadway is one-story in height with the three-story element at the rear of the structure. Mature *oak* trees adequately screen this three-story portion of the dwelling from the public view. In addition, the *oak* trees will adequately protect the privacy and solar access of neighboring properties.

This project is consistent with large dwelling design guidelines in that, the ridgeline silhouette will remain unbroken by the project, the higher portions of the structure are setback away from prominent viewpoints, and existing trees adequately screen the dwelling and control the view to adjacent properties.

Conditions of Approval

Exhibit A: 11 sheets by William Rennie Boyd, Architect. 1 sheet by Bowman & Williams, Consulting Civil Engineers.

- I. This permit authorizes the recognition of an overheight single-family dwelling with seven bedrooms. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official if any portion of the structure must be demolished to verify its construction.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit ~~the~~ applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit a plan review letter by ~~an~~ arborist providing recommendations for protecting the existing *oak* trees. The arborist shall evaluate the impact of any work (including any demolition) required by the project geotechnical engineer and make recommendations to eliminate any impacts of the proposed rainwater collection plan shown on Sheet D1 of Exhibit A.
 - C. 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. Final plans shall reference the Geotechnical Investigation by Mike Van Horn PE, RGE, dated September 2003 and August 22, 2006 (project No. 8031) and shall include a statement that the project shall conform to the report's recommendations.
 2. Before building permit issuance, a stamped and signed plan review letter

shall be submitted to Environmental Planning. The author of the project geotechnical report (referenced in II. C. 1), shall write the plan review letter which shall state that the project plans conform to the report's recommendations. The letter must confirm that the proposed drainage plan is feasible for the site, including that it will not compromise stability of sloped areas or cause adverse impacts to the adjacent parcels.

3. Identify finish of exterior materials and color of roof covering for approval by the County's Urban Designer. Any color boards must be in 8.5" x 11" format.
 4. Grading, and erosion control plans.
 5. Drainage plans will the following additional information:
 - a. Provide information upstream **of** the proposed catchbasin adjacent to the westerly property line. Clarify whether or not this is intended to capture runoff from La Cima. Clarify what area, including size, that **this** inlet is intended to capture.
 - b. Note vegetation features adjacent and downstream of the spreader.
 - c. Describe the overflow path from the spreader. Clarify whether there are any structures, roads or other features which could be impacted by overflow from this structure.
 - d. Demonstrate that the proposed drainage system is adequately sized to handle runoff from the development and offsite areas.
 - e. Indicate if the proposed drainage system will meet pre-development runoff rates in post-development.
 - f. Note on the plans that the property owner is required to maintain the drainage system as shown on the plans and installed by *this* development to maintain capacity and function as intended by the design.
 6. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.
 7. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
- D. 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.

- E. Meet all requirements of and pay any required drainage fees to the County Department of Public Works, Drainage.
 - F. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - H. Pay the current fees for Parks and Child Care mitigation for 1 bedroom. Currently, these fees are, respectively, \$800 and \$109 per bedroom.
 - I. Provide required off-street parking for six 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.
 - K. Complete and record a Declaration of Restriction to Maintain Protected Trees on a Parcel with a Single Family Dwelling. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
 - L. Complete and record a Declaration of Geologic Hazards. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- 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 construction shall comply with the recommendations of the Geotechnical Investigation by Mike Van Horn PE, RGE, dated September 2003 and August 22, 2006 (project No. 8031).
 - B. Before final inspection, the project geotechnical engineer must confirm in writing that all of the construction complies with the recommendations in the August 22, 2006 letter from the project geotechnical engineer.
 - C. All site improvements shown on the final approved Building Permit plans shall be installed.
 - D. All inspections required by the building permit shall be completed to the

satisfaction of the County Building Official.

- E. The project must comply with all recommendations of the approved soils reports.
- F. 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

Application #: 05-0648
APN **102-271-14**
Owner Jeffery **Crittenden**

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: 05-0648

Assessor Parcel Number: 102-271-14

Project Location: 333 La Cima, Soquel

Project Description: Proposal to recognize additions to an existing single-family dwelling resulting in a greater than 7000 square foot single-family dwelling.

Person or Agency Proposing Project: William Rennie Boyd

Contact Phone Number: (831) 465-9910

- 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 1 Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Additions to an existing single-family dwelling.

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



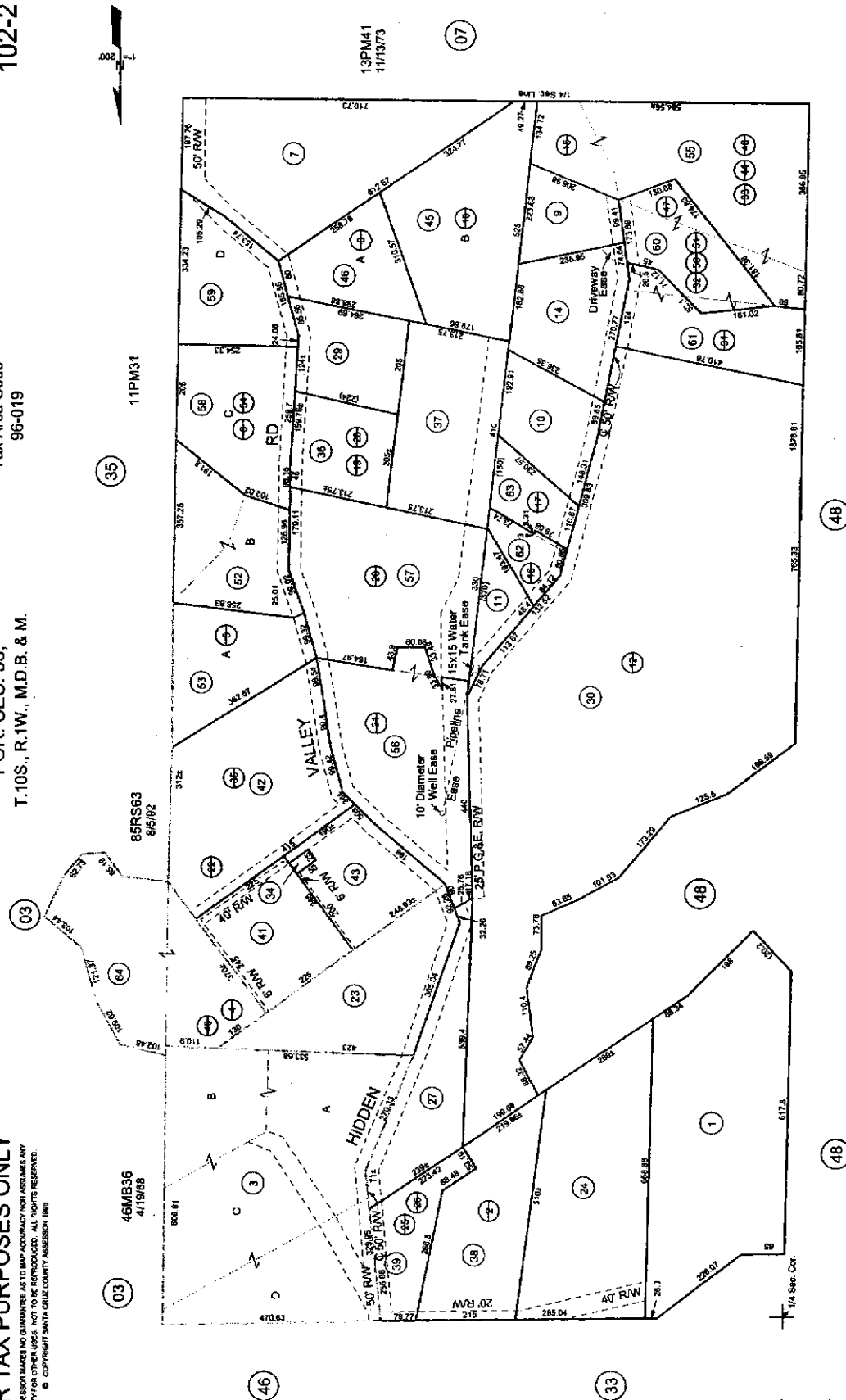
Annette Olson, Project Planner

Date: 12/12/05

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

Tax Area Code
96-019

102-27



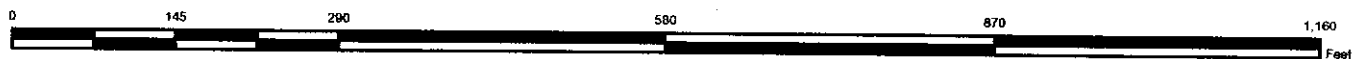
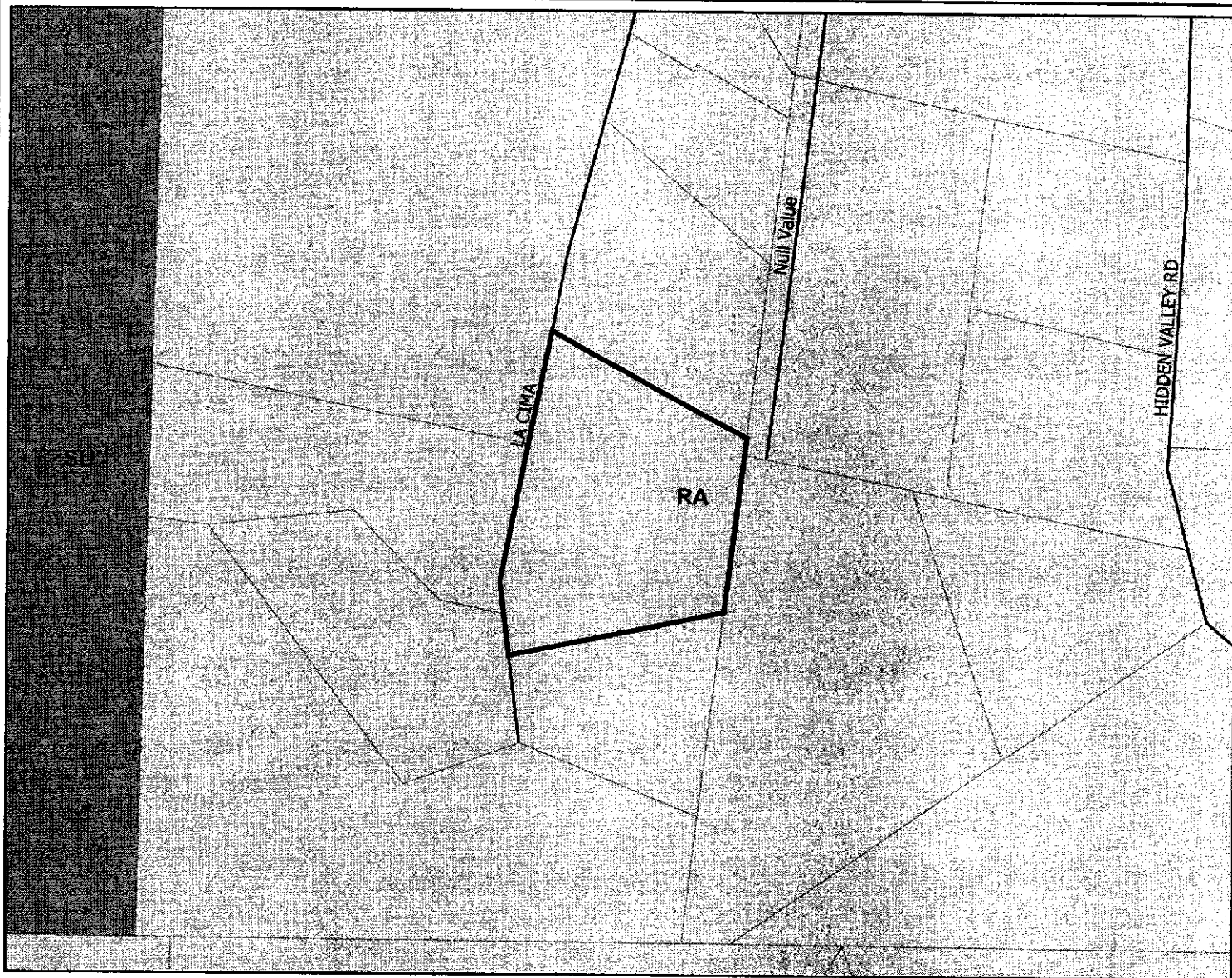
Assessor's Map No. 102-27
County of Santa Cruz, Calif.
Sep. 1998

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






Electronically transmitted 9/28/98 PCSA
 Rev 6/2/98 CB (for pg 124, LBA 1-34)
 Rev 6/2/98 CB (add assessment 1-34)
 Rev 6/2/97 errors (changed page refs.)
 Rev 6/2/94 CD (corr 1-33 as per 4/8/93C)

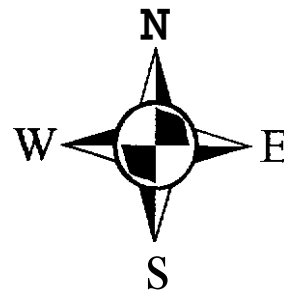


Zoning Map



Legend

-  APN 102-271-14
-  Streets
-  Assessors Parcels
-  AGRICULTURE COMMERCIAL (C)
-  SPECIAL USE (SU)



Map Created by
County of Santa Cruz
Planning Department
October 2005



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

November 21, 2006

William Rennie Boyd
200 7th Avenue, # 110
Santa Cruz, CA 95062

Subject: Review of Geotechnical Investigation by Mike Van Horn PE, RGE., Dated September **2003**, and August **22, 2006**, Project **No. 8031**; APN **102-271-14**, and Engineering Geology by Zinn Geology, Dated April **13, 2006**, Application **No. 05-0648**

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Before final inspection, the geotechnical engineer must confirm in writing that all of the construction complies with the recommendations in the August 22, 2006 letter from the geotechnical engineer.
4. Before building permit issuance a plan review letter shall be submitted to Environmental Planning. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations.
5. A declaration of Geologic Hazard must be recorded before the issuance of the Building Permit.

The project geotechnical engineer indicates that he will be unable to guarantee some of the foundation system because he has not inspected all of the foundation excavations. The County does not require that the geotechnical engineer guarantee all of the foundations, but does require sufficient additional examination of the foundations to confirm that they have been properly constructed in accordance with the approved reports and plans. Alternatively, if the engineer cannot confirm the construction of specific elements of the foundation, the affected foundations must be augmented or replaced under the observation of the geotechnical engineer.

After building permit issuance the soils engineer **must** remain involved **with** the project during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please call the undersigned at (831) 4543175 if we can be of any further assistance,

Sincerely,


Joe Hanna
County Geologist

Kevin Crawford
Civil Engineer

Cc: Andrea Koch, Environmental Planning
Mr. Jeff Crittenden, 11335 Village View Court, Dublin, CA 64568
Mike Van Horn, 101 Forrest Avenue, Santa Cruz, CA 95062-2622
File

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

Project Planner: Annette Olson
Application No.: 05-0648
APN: 102-271-14

Date: December 12, 2006
Time: 16:21:53
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON NOVEMBER 2, 2005 BY ANDREA M KOCH =====

1) The existing structure is located on slopes greater than 30%. Due to the steep topography of the site, the nature of the proposed project, and the fact that development on neighboring properties has required geology reports, an engineering-geology report is required for the proposed project. ===== UPDATED ON NOVEMBER 2, 2005 BY ANDREA M KOCH =====

2) Additional comments may follow after submittal and review of the engineering-geology report. ===== UPDATED ON MAY 4, 2006 BY JOSEPH L HANNA =====

1. All fill must comply with County Code. All new fill must be 2 (h): 1 (v). 2. Submit the original geotechnical engineering report and an update the report based upon the current site conditions 3. Submit engineered grading plans. 4. Submit engineered drainage plans. 5.

The engineering geologist must examine and characterize the contacts between the colluvium, bedrock and fill. The geotechnical engineering should test representative samples of each material to determine their strengths. 6.

6. The applicant must address all of the comments in the engineering geology report. The geotechnical engineer conduct a slope stability investigation to determine if the old fills could fail either or through the mass of the fills or along the contacts between the bedrock, fill and colluvium.

===== UPDATED ON MAY 24, 2006 BY JOSEPH L HANNA =====

The geotechnical engineer's preliminary report has been submitted. Please have the report update. and have the engineer certify all of the grading, drainage, and foundation construction in a new updated report. ===== UPDATED ON NOVEMBER 20, 2006 BY JOSEPH L HANNA =====

An updated geotechnical engineering report has been submitted by Mike Van Horn, PE. RGE. The report is dated August 22, 2006 and provides a clear indication of the condition of the site. Based upon this report the project application is complete, but the home and site grading will required extensive repair. The repair will require at a minimum the following conditions:

1. A new foundation along the northern perimeter of the existing garage
2. A structural re-evaluation of the piers drilled along the eastern portion of the residence.
3. A new retaining wall is required along the cut slope that runs north south along western side of the home.
4. A uncontrolled fills at the site must be removed and replaced as engineered fills.

Project Planner: Annette Olson
Application No.: 05-0648
APN: 102-271-14

Date: December 12, 2006
Time: 16:21:53
Page: 2

6. Portions of the 18 inch must be underpinned with with a new shallow footing under direction of the geotechnical engineer. The back fill of portions of this foundation must corrected so that meets the requirements of the geotechnical engineer.
 7. All masonry retaining walls that form a wall with a living area must be water-proofed.
 8. Along the eastern portions of the property the high stem walls/retaining walls have not been properly backfilled and do not appear to have a proper subdrain. All foundations retaining soil including all retaining walls must include subdrains and backfill approved and inspected by the geotechnical engineer.
 9. The high stem walls/retaining walls at the western perimeter of the residence must be an appropriate waterproofing, and subdrain.
 10. The geotechnical engineer must be satisfied with the construction of all of the foundations. retaining walls. and site grading. This may mean that large portions of the foundation system are removed and replaced. or it may mean that portions of the foundations systems are exposed and examined by the engineer. The County does not intend for the geotechnical engineer to provide a guarantee.
 11. The contractor. or owner in the contractor's absence. must certify the all of the foundations. grading, and other improvements have been placed in accordance with the recommendations of the engineering geologist. geotechnical engineer, and project civil engineers, and in accordance with the approved plans. ===== UPDATED ON NOVEMBER 27, 2006 BY JOSEPH L HANNA =====
===== UPDATED ON NOVEMBER 27, 2006 BY ANDREA M KOCH =====
- 1) No further completeness requirements from Environmental Planning.

Environmental Planning Miscellaneous Comments

===== REVIEW ON NOVEMBER 2, 2005 BY ANDREA M KOCH =====

- 1) No comments at this time. However, comments may follow after submittal and review of the geology report. ===== UPDATED ON NOVEMBER 2, 2005 BY ANDREA M KOCH
=====

===== UPDATED ON MAY 4, 2006 BY JOSEPH L HANNA =====

A complete engineered grading plan will be required. ===== UPDATED ON NOVEMBER 20, 2006 BY JOSEPH L HANNA =====

The grading and drainage plan prepared by Mike Van Horn, undated must be updated to indicate all of the areas of foundation repair. Alternatively, the Mr. Van Horn can prepare a separate sheets that indicates all of the foundation recommendations.

The Section D/2 details the replacing of the fill near the garage. The Keyway must be excavated a minimum of 2 feet into material approved by the Geotechnical Engineer. All of the fill must be supported by competent material . ===== UPDATED ON NOVEMBER 27, 2006 BY ANDREA M KOCH =====

- 1) As part of building permit application. include all items Joe Hanna required as Conditions of Approval in his completeness comments dated November 20, 2006.

Project Planner: Annette Olson
Application No.: 05-0648
APN: 102-271-14

Date: December 12, 2006
Time: 16:21:53
Page: 3

Code Compliance Completeness Comments

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

===== REVIEW ON OCTOBER 24, 2005 BY RUTH C OWEN =====

COMMENT

The designer needs to designate the scope of the as-built and red-tagged construction. =====

===== UPDATED ON OCTOBER 24, 2005 BY RUTH C OWEN =====

===== UPDATED ON MAY 10, 2006 BY RUTH C OWEN =====

The second routing includes the scope of the project as to what is as-built, proposed new walls, and walls to be demolished.

Code Compliance Miscellaneous comments

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

===== REVIEW ON OCTOBER 24, 2005 BY RUTH C OWEN =====

COMMENT

See the completeness comments

===== UPDATED ON OCTOBER 24, 2005 BY RUTH C OWEN =====

===== UPDATED ON MAY 10, 2006 BY RUTH C OWEN =====

COMMENT

The current property owner, Jeffrey Crittenden, requested to extend Stipulation time-frame conditions. I will prepare the Administrative Hearing Officer packet

Dpw Drainage Completeness Comments

===== REVIEW ON OCTOBER 28, 2005 BY CARISA REGALADO =====

Plan accepted as submitted. Application is complete for the Discretionary stage.

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions. =====

UPDATED ON NOVEMBER 29, 2006 BY CARISA R DURAN ===== Revised plans dated 11/3/06 were received. Plan accepted as submitted. Application is complete for the Discretionary stage.

Please see Miscellaneous Comments for items to be addressed at the Building Application stage.

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON OCTOBER 28, 2005 BY CARISA REGALADO =====

It has been noted that the applicant was specified a fee of \$335.00 for a Commercial Minor Addition at intake. This should instead be a fee of \$270.00 for a Single Family Dwelling Addition of Greater Than or Equal to 500 s.f. Please correct.

===== UPDATED ON NOVEMBER 29, 2006 BY CARISA R DURAN ===== Please address

Project Planner: Annette Olson
Application No.: 05-0648
APN: 102-271-14

Date: December 12, 2006
Time: 16:21:53
Page: 4

the following items on plans stamped and signed by a civil engineer to be submitted at the Building application stage:

- 1) Information upstream of the proposed catchbasin adjacent to the westerly property line has not been given. Is this proposed to capture runoff from La Cima Drive? What area, including size, is this inlet to capture?
- 2) Please note vegetation features adjacent and downstream of the spreader.
- 3) Please describe the overflow path from the spreader. Clarify if there are any structures, roads, or other features that could be impacted by overflow from this structure.
- 4) Please show that the proposed drainage system is adequately sized to handle runoff from the development and offsite areas.
- 5) Please indicate if the proposed drainage system will meet pre-development runoff rates in post-development.
- 6) Due to slopes exceeding 25%, a stamped and signed approval letter must be submitted by the geotechnical engineer confirming that the proposed drainage is feasible for the site, including that it will not compromise stability of sloped areas or cause adverse impacts to the adjacent parcel.
- 7) For the building application, it must be noted in the plans that the property owner is required to maintain the drainage system as shown on the plans and installed by this development to maintain capacity and function as intended by the design.

Dpw Road Engineering Completeness Comments

----- REVIEW ON OCTOBER 26, 2005 BY TIM N NYUGEN =====

1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The structural sections, a centerline profile, and typical cross sections.

2. County zoning regulations section 13.10.552 requires 5 parking spaces "on-site" for a 6 bedroom single family dwelling. A parking space is defined as 8.5 feet wide by 18 feet long. Please revise plans to meet parking requirements.

Note: Parking spaces can not be located within the approved fire-turnaround area

3. The driveway needs to meet fire department requirements. Therefore, show on project plans how the driveway will meet access standards required by the General Plan Policy Description of turnarounds and turnouts required. =====
MAY 2, 2006 BY TIM N NYUGEN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

----- REVIEW ON OCTOBER 26, 2005 BY TIM N NYUGEN =====

Discretionary Comments - Continued

Project manner: Annette Olson
Application No.: 05-0648
APN: 102-271-14

Date: December 12, 2006
Time: 16:21:53
Page: 5

NO COMMENT

===== UPDATED ON MAY 2, 2006 BY TIM N NYUGEN =====

NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON OCTOBER 26, 2005 BY JIM G SAFRANEK ===== EHS will require a current septic pumper's report and a site visit by the District Env Health Specialist (Troy Boone) to determine soil type and evaluate disposal field location. This may require test holes for soil profiling as this is a known poor soils area for sewage disposal. The existing onsite sewage disposal system is 25 years old: an upgrade MAY be required. For T. Boone's consultation fees and EHS protocol contact him at 454-3069, 8-9:30 AM.

===== UPDATED ON MAY 8, 2006 BY JIM G SAFRANEK ===== Th applicant must still address the previous issues from my last comments AND address problems (including standing water in inspections risers) noted on the most recent septic pumper's report from '06. Contac Troy Boone at 454-3069.

===== UPDATED ON MAY 8, 2006 BY JIM G SAFRANEK ===== Applicant addressed septic issues to Troy Boone's satisfaction. Application

approved by EHS.

===== UPDATED ON JULY 24, 2006 BY JIM G SAFRANEK =====

Environmental Health Miscellaneous Comments

===== REVIEW ON OCTOBER 26, 2005 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON MAY 8, 2006 BY JIM G SAFRANEK ===== No comment

MEMORANDUM

Application No: **05-0648**

Date: December 13, 2006

To: Annette Olson, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for a large dwelling at 333 La Cima Drive, Soquel

Design Review Authority

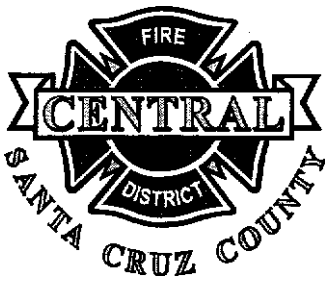
13.11.040 (c) New single family residences or remodels of 7,000 square feet or larger as regulated by Section 13.10.325.

Design Review Evaluation

13.10.325 (d)

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Changes in the natural topography of the building site are minimized.	✓		
Grading cuts and fills are minimized, and when allowed are balanced.	✓		
House design and accessory structure horizontal elements follow hillside contours, where applicable.	✓		
Colors and materials are used to reduce the appearance of building bulk. Use of earthtone colors is encouraged.		✓	<i>The "Moderate White" on the body of the house, might have too much contrast in tone from the surroundings.</i>
Varying the height of roof elements and setting back higher portions of the structure from prominent viewpoints minimize building height appearance.	✓		
Ridgeline silhouettes remain unbroken by building elements. Building envelopes should be allocated to the lower portions of hillside lots, where feasible.	✓		
The structure(s) is compatible in terms of proportion, size, mass and height with homes within the surrounding neighborhood	✓		

Architectural features break up massing. This can be accomplished by varying rooflines, puncturing large wall expanses with bay windows <i>or</i> recessed wall planes, or using a combination of vertical and horizontal architectural elements.	✓		
Landscaping helps blend the structure(s) with the natural environmental setting of the site.	✓		
Existing vegetation is preserved as much as possible.	✓		
The structure(s) is sited to take advantage of existing trees and land forms.	✓		
Fast-growing, native landscaping is planted to screen elements visible from viewpoints located off the parcel	✓		
The view to adjacent properties is <u>controlled</u> .	✓		
second story windows facing close neighboring property is minimized.	✓		
Upper floor balconies and decks are oriented toward large yard areas.	✓		
The structure is located on the site as far from property lines as possible.	✓		
Landscaping is used to enhance privacy.	✓		
The location of the structure(s) on the site minimizes view blockage within public viewsheds.	✓		



CENTRAL FIRE PROTECTION DISTRICT

of Santa Cruz County
Fire Prevention Division

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

Date: April 25, 2006
To: Jeffery Crittenden
Applicant: William Rennie Boyd
From: Tom Wiley
Subject: 05-0648
Address: 333 La Cima
APN: 102-271-14
OCC: 102271 14
Permit: 20060139

We have reviewed plans for the above subject project

The following NOTES must be added to notes on vellums 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. (Central Fire Protection District)

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.

Since this property is above the Urban Services Line, the fire flow and fire hydrant requirements are mitigated by the requirements outlined in the District rural Water Storage Requirements. (10,000 gallons)

SHOW on the plans, DETAILS of Compliance with District rural Water Storage Requirements. Please refer to and comply with the diagram on Page 5.

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).

SHOW on the plans DETAILS of compliance with the District Access Requirements outlined on the enclosed handout.

The roadway profile with grade percentages shall be shown on the plans. These plans shall be wet stamped and signed by the Engineer/Designer/Survey of the roadway. The Central Santa Cruz Fire District shall inspect the finished grade prior to the installation of the permanent driving surface.

Serving the communities of Capitola, Live Oak, and Soquel

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13R currently adopted in Chapter 35 of the California Building Code. The Central Fire Protection District shall approve the location of the FDC prior to installation.

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.
- One at the top of each stairway of 2 4 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,

NOTE on the plans that a 100-foot clearance will be maintained with noncombustible 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@centralfd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

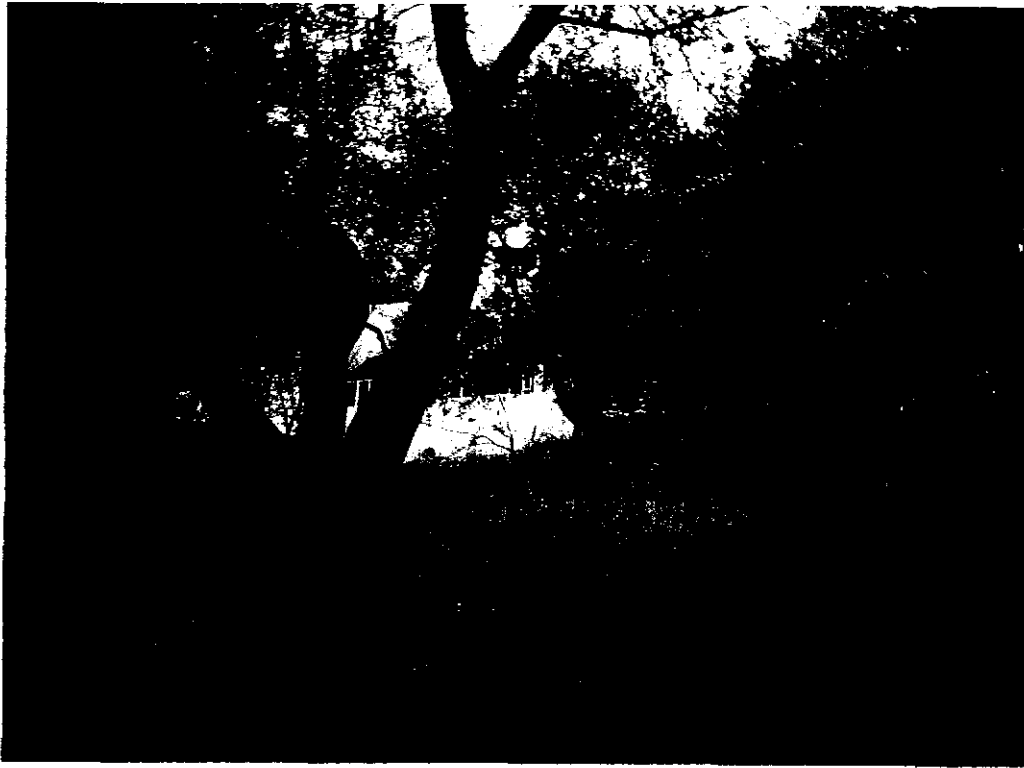
CC: File & County

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.

Any order of the Fire Chief shall be appealable to the Fire Code Board of Appeals as established by any party beneficially interested, except for order affecting acts or conditions which, in the opinion of the Fire Chief, pose an immediate threat to life, property, or the environment as a result of panic, fire, explosion or release.

Any beneficially interested party has the right to appeal the order served by the Fire Chief by filing a written "NOTICE OF APPEAL" with the office of the Fire Chief within ten days after service of such written order. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is taken.

10227114-042506



VIEW OF EXISTING HOUSE FROM EASTERN PROP-
ERTY LINE (BLUE TARPS AT DECKS & ROOF).
NEIGHBORING DRIVEWAY IS BEHIND AND ABOUT
8-10' BELOW THIS VANTAGE POINT AT THE
BASE OF A CUT BANK.

la cima chartwell 011 (2592x1944x24b jpeg)



VIEW OF EXISTING HOUSE FROM EASTERN
PROPERTY LINE.