



Staff Report to the Zoning Administrator

Application Number: **06-0467**

Applicant: William Kempf
Owner: Leslie and Janice Emerzian
APN: 027-064-15

Agenda Date: April 6, 2007
Agenda Item #: 2
Time: After 1000 a.m.

Project Description: Proposal to demolish an existing significantly nonconforming residence with fire damage and construct a one bedroom single family residence.

Location: Property located on the east side of Fifth Avenue approximately 100 feet south of Eaton Street.

Supervisory District: 3rd District (District Supervisor: ~~Neal~~ Coonerty)

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 **06-0467**, 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:	2,400 square feet
Existing Land Use - Parcel:	Single Family Residence
Existing Land Use - Surrounding:	Single Family Residences
Project Access:	Via 5 th Avenue, a public street
Planning Area:	Live Oak (Harbor Area)
Land Use Designation:	R-UH (Urban High Residential)
Zone District:	R-1-3.5 (Single Family Residential - 3,500 square foot minimum)

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

Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards: Not mapped no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: One 48" coast redwood located in front of the parcel in the 5"
scenic: Harbor area special community design criteria
Drainage: Proposed drainage adequate
Archeology: Not mapped no physical evidence on site

Services Information

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

History

Based on Assessors records, the existing one bedroom, one bathroom significantly nonconforming home was built in 1947.

An investigation in 1989 confirmed that the attached 200 square foot garage was illegally converted to a bedroom. In 1991, the area was reconverted back to a garage thereby resolving the investigation.

A special inspection was completed in 2005 (#142701) which verified that 20% of the existing home was destroyed by fire.

Project Setting

The subject parcel is approximately 2,400 square feet and is developed with a one story single family dwelling, which is the primary use on the lot. The parcel is zoned Single Family Residential - 3,500 square foot minimum (R-1-3.5) and fronts on 5" Avenue which is public road with a 35-foot right of way. The parcel is located in the Harbor Area; therefore the harbor area special community design criteria apply to this project (Section 13.20.144). In addition, the size of the subject parcel at 2,400 square feet (40' x 60') is consistent with the surrounding parcels and on-street parking in this area is very limited.

The existing house is significantly nonconforming in that attached garage is built to the north property line (0' side yard) and located approximately 3'7" from the adjacent home to the north. The existing

	R-1-3.5 Site Standards	Proposed
Front Yard Setback	15'	15'
Rear Yard Setback	15'	15'
Side Yard Setback	5' & 5' (parcel < 60' wide)	5' & 11'
Maximum Height	28'	25'
Maximum % Lot Coverage	40%	30.8%
Maximum Floor Area Ratio	50%	50%

Tree Protection

There is an existing 3.8 foot wide, 60 foot tall coast redwood tree located in the front of the subject parcel within the 5" Avenue right of way. An existing deck that was built around the tree will be removed as a part of the current project and an arborist report, dated December 5, 2006, was completed to provide recommendations for tree protection during construction. As a condition of approval, all recommendations for protection of this tree during construction shall be provided.

Local Coastal Program Consistency

The proposed single family residence is in conformance with the County's certified Local Coastal

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

Design Review

The proposed single family residence complies with the requirements of the County Design Review Ordinance and the design criteria for the Harbor Area Special Community, in that the proposed project will incorporate site and architectural design features such as pitched roofs and wood siding to incorporate the characteristics of the older homes in the area.

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 06-0467, 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

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Santa Cruz CA 95060
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Coastal Development Permit Findings

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

This finding **can** be made, in that the property is zoned R-1-3.5 (Single Family Residential - 3,500 square feet minimum), a designation which allows residential **uses**. The proposed single family residence is a principal permitted use within the zone district, consistent with the site's (R-UH) Urban High Residential General Plan designation.

2. That the project does not conflict with any existing easement **or** development restrictions such as public access, utility, or open space easements.

This finding **can** be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements **or** restrictions are **known to** encumber the project site.

3. That the project is consistent with the design criteria and special use **standards** and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding **can** be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is not **on** a prominent ridge, beach, or bluff top. The proposed development is consistent with the design requirements for the Harbor Special Area Community and the proposed design was approved by the County Urban Designer.

4. That the project **conforms** with the public access, recreation, and visitor-serving policies, **standards** and maps of the General Plan and **Local** Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the **sea** or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the **Coastal** Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the single family residence will not interfere with public access to the beach, ocean, **or** any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County **Local** Coastal **Program**.

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

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

Development Permit Findings

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

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

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

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

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

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

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

The proposed single family residence 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 residence will comply with the site standards for the R-1-3.5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding **can** be made, in that the proposed single family residence is to be constructed **on** an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only 1 peak trip per day (1 peak trip per dwelling unit) and the proposed residence will replace an existing single family residence, therefore the traffic generated by the proposal will not adversely impact existing roads and intersections in the surrounding **area** beyond what currently exists.

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 the Harbor **Area** Special Community and the proposed single family residence is consistent with the land use intensity and density of the neighborhood and incorporates design characteristics of the older dwellings in the area including pitched roofs and wood siding.

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 residence 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**. The **proposed** residence incorporates design characteristics of older dwellings in the harbor area such as pitched roofs and wood siding and the design was approved by the County Urban Designer.

Conditions of Approval

Exhibit A: Project plans, 5 pages, prepared by William C. Kempf, dated 12/21/06.

- I. This permit authorizes the construction of a one bedroom, two and a half bathroom, tow story single family residence. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicantowner 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.
 - 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 applicantowner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The **final** plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for **the** Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that **are** not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. Identify **finish** of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans.
 3. Provide driveway design details for compliance with Santa Cruz County Public Works Design Criteria. (Department of Public Works Driveway Encroachment division)
 4. 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.

5. Identify on the plot plan the proposed location of on-site sewer laterals(s), clean-out(s), and connection(s) to existing public sewer.
 6. Show all existing and proposed plumbing fixtures on the floor plans and describe all plumbing fixtures according to table 7-3 of the uniform plumbing code. (Santa Cruz County Sanitation District)
 7. 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. Follow all recommendations provided in the arborist report dated December 5, 2006 for protection of the coast redwood tree during, before and after construction.
- E. Contact the Department of Public Works Driveway Encroachment division (454-2160) prior to start of project to take photographs of the existing conditions of 5" Avenue at the parcel frontage. The property owner shall be responsible for repair of any damage to 5" Avenue due to heavy equipment use. (Department of Public Works Driveway Encroachment)
- F. 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.
- G. Meet all requirements of the Santa Cruz County Sanitation District.
- H. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- I. ~~Meet~~ all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- J. Provide required off-street parking for 2 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.
- K. Submit a written statement signed by an authorized representative of the school

district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to **Sections** 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with **this** development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- 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.
 - B. The property owner **shall** be responsible for repair of any damage to 5th Avenue due to construction.
- V. As a condition of **this** development approval, the holder of **this** development approval ("Development Approval Holder"), is **required** to defend, indemnify, and hold **harmless** the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul **this** development approval of the COUNTY or any subsequent amendment of **this** development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY **seeks** to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days

of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

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

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

Please note: ~~This~~ permit expires two years from the effective date on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Samantha Haschert
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA **as** specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 06-0467

Assessor Parcel Number: 027-064-15

Project Location: 460 5th Avenue

Project Description: Proposal to demolish an existing significantly nonconforming residence with fire damage and construct a single family residence.

Person or Agency Proposing Project: William Kempf

Contact Phone Number: (831) 459-0951

- 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 single family residence and site improvements 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: _____

Tax Area Code
82-040

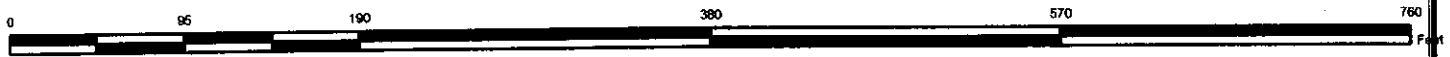
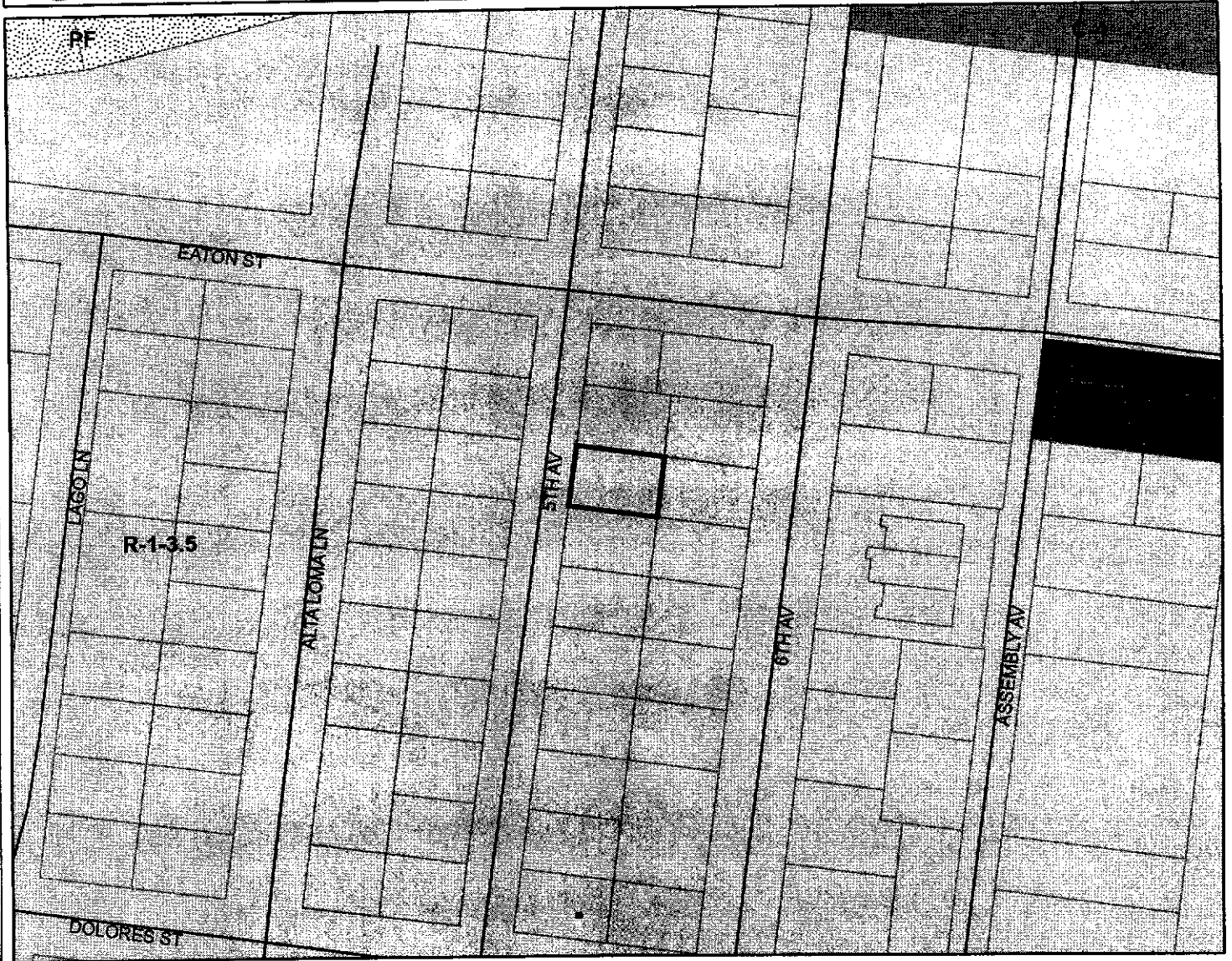
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FOR TAX PURPOSES ONLY

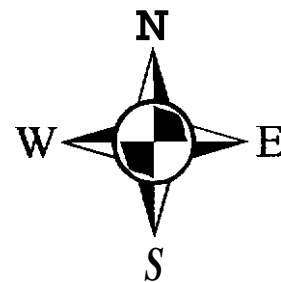


Zoning Map



Legend

- APN 027-064-15
- Assessors Parcels
- Streets
- RESIDENTIAL-SINGLE FAMILY (R-1)
- COMMERCIAL SERVICE (C-4)
- COMMERCIAL-NEIGHBORHOOD (C-1)
- PUBLIC FACILITY (PF)



Map Created by
County of Santa Cruz
Planning Department
September 2006

EXHIBIT F

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: SEPTEMBER 8, 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: 27-064-15

APPLICATION NO.: 06-0467

PARCEL ADDRESS: 460 5TH AVENUE

PROJECT DESCRIPTION: REPAIR/REMODEL EXISTING FIRE DAMAGED SINGLE FAMILY DWELLING - ADD SECOND STORY

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 kame 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/ss77

c: Applicant: William C. Kempf
911 Center Street, Suite F
Santa Cruz, CA 95060

Property Owner: Leslie & Janice Emerzian
7267 N. Sequoia Avenue
Fresno, CA 93711

TABLE 7-3
Drainage Fixture Unit Values (ON)

Plumbing Appliance, Appurtenance or Fixture	Min. Size Trap and Trap Arm ⁷	Private	Public	ASS
Bathtub or Combination Bath/Shower	1-1/2"	2.0	2.0	
Bidet	1-1/4"	1.0		
Bidet	1-1/2"	2.0		
Clothes Washer, domestic, standpipe ⁵	2"	3.0	3.0	3
Dental Unit cuspidor	1-1/4"		1.0	1
Dishwasher, domestic, with independent drain	1-1/2" ²	2.0	2.0	2
Drinking Fountain or Watercooler (per head)	1-1/4"	0.5	0.5	1
Food-waste-grinder, commercial	2"		3.0	3
Floor Drain, emergency	2"		0.0	0.
Floor Drain (for additional sizes see Section 702)	2"	2.0	2.0	2.
Shower Single head trap	2"	2.0	2.0	2
Multi-head, each additional	2"	1.0	1.0	1.
Lavatory, single	1-1/4"	1.0	1.0	1.
Lavatory in sets of two or three	1-1/2"	2.0	2.0	2.
Washfountain	1-1/2"		2.0	2.
Washfountain	2"		3.0	3.
Mobile Home, trap	3"	12.0		
Receptor, indirect waste ^{1,3}	1-1/2"			See footnote 1.
Receptor, indirect waste ^{1,4}	2"			See footnote 1.
Receptor, indirect waste ¹	3"			See footnote 1
Sinks				
Bar	1-1/2"	1.0		
Bar	1-1/2" ²		2.0	2.0
Clinical	3"		6.0	6.0
Commercial with food waste	1-1/2" ²		3.0	3.0
Special Purpose	1-1/2"	2.0	3.0	3.0
Special Purpose	2"	3.0	4.0	4.0
Special Purpose	3"		6.0	6.0
Kitchen, domestic	1-1/2" ²	2.0	2.0	
(with or without food-waste-grinder and/or dishwasher)				
Laundry	1-1/2"	2.0	2.0	2.0
(with or without discharge from a clothes washer)				
Service or Mop Basin	2"		3.0	3.0
Service or Mop Basin	3"		3.0	3.0
Service, flushing rim	3"		6.0	6.0
wash, each set of faucets			2.0	2.0
Urinal, integral trap 10 GPF ²	2"	2.0	2.0	5.0
Urinal, integral trap greater than 10 GPF	2"	2.0	2.0	6.0
Urinal, exposed trap	1-1/2" ²	2.0	2.0	5.0
Water Closet, 16 GPF Gravity Tank ⁶	3"	3.0	4.0	6.0
Water Closet, 16 GPF Flushometer Tank ⁶	3"	3.0	4.0	6.0
Water Closet, 16 GPF Flushometer Valve ⁶	3"	3.0	4.0	6.0
Water Closet, greater than 16 GPF Gravity Tank ⁶	3"	4.0	6.0	8.0
Water Closet, greater than 16 GPF Flushometer Valve ⁶	3"	4.0	6.0	8.0

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

INTEROFFICE MEMO

APPLICATION NO: **06-0467** (second routing)

Date: November 20, 2006

To: Samantha Haschert, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a remodeled residence at 460 Fifth Avenue, Santa Cruz

GENERAL PLAN / ZONING CODE ISSUESDesign Review Authority

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

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria(✓)	Urban Designer's Evaluation
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			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
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 park of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
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			N/A

EXHIBIT G

The visual impact of large agricultural structures shall be minimized by locating the structure within or near an			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building duster or the natural vegetative cover of the site (except for			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			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 materials and colors			N/A

EXHIBIT G

Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees , shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

Design Review Authority**13.11.040** Projects requiring design review

- (a) Single home construction, and associated additions involving 500 square feet or more, within coastal special communities and sensitive sites as defined in this Chapter.

Design Review Standards**13.11.072** Site design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship	✓		
Street design and transit facilities			N/A
Relationship to existing structures	✓		

EXHIBIT G

page 4

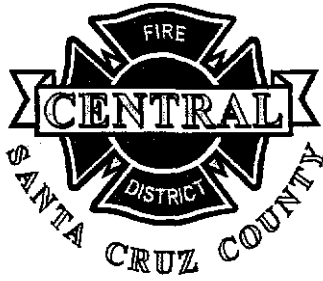
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes	✓		
Ridgeline protection			NIA
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Accessible to the disabled,			NIA
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation	Meets criteria	Does not meet	Urban Designer's
Massing of building form	✓		
Building silhouette	3		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale is addressed on appropriate levels	✓		

Design elements create a Sense of human scale and pedestrian interest	✓		
Variation in wall plane, roof line, detailing, materials and siting	✓		
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		

EXHIBIT G



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

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

Date: November 21, 2006
To: Leslie and Janice Emerson
Applicant: William Kempf
From: Tom Wiley
Subject: 06-0467
Address: 460 5th Ave.
APN: 027-064-15
OCC: 2706415
Permit: 20060357

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:

(Or, if they have all their notes on discretionary already):

We have reviewed plans for the above subject project. District requirements appear to have been met.

Please ensure designer/larchitect reflects equivalent notes and requirements on velums as appropriate 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.

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

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

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

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

NOTE that the designer/installer shall submit two (2) sets of plans, calculations, and cut sheets 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.

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@centralfad.com. All other questions may be directed to Fire Prevention at (831) 479-6843.

CC: File 8 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.
2706415-112106

Samantha Haschert

From: Debra Locatelli
Sent: Friday, December 01, 2006 5:32 PM
To: Samantha Haschert
Subject: 06-0467

Hi Samantha, this application was not set up in the computer for my comments, so I'll just state it in this e-mail. The driveway shall meet the Santa Cruz County Design Criteria, details will be required at the time of building permit submittal. Encroachment permit will be required for any work within the County right-of-way. I would like the discretionary permit to be conditioned to state... owner shall be responsible for repair of any damage to 5th Avenue due to heavy equipment use. Contact Public Works Encroachment to take photos of road prior to start of project. Please feel free to reword it..... If you have any questions, please do not hesitate to call me or email me. My cell number is 818-8704. Thank you! Debra (Public Works Driveway & Encroachment Section)

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: December 7, 2006
TO: Samantha Haschert, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #06-0467, **2nd Routing**, APN 027-064-15,460 5'' Avenue, Live *Oak*

The applicant is proposing to demolish an existing significantly nonconforming residence with fire damage and construct a one bedroom single-family residence. The project requires a Coastal Development Permit. The property is located on the east side of Fifth Avenue approximately 100 feet south of Eaton Street. (Note: New description for 2nd Routing.)

This application was considered at Engineering Review Group (ERG) meetings on September 6, 2006 and December 6, 2006. The Redevelopment Agency (RDA) previously commented on the first routing of this application on September 14, 2006. RDA appreciates the applicant revising the plans to remove private encroachments from the public right-of-way. RDA's primary remaining concerns for this project involve the provision of required onsite parking to serve the residence and protection of the large trees located in the public right-of-way. RDA has the following comments regarding the modified project.

1. All required parking to serve this home should be provided onsite, outside of the public right-of-way, to preserve the right-of-way (ROW) for road improvements and public parking along the coast. **On-street parking** is extremely limited in this neighborhood adjacent to the coast. Only one parking space is provided onsite with the new proposal and a garage is no longer proposed. The project plans should clearly identify two onsite parking spaces to serve this new/replacement 1 bedroom house. As noted in the last comments, RDA does not support modifications to the site that reduce onsite parking, or that result in the need for additional parking if it is not adequately provided onsite. If the proposal is supported as proposed, **RDA** recommends that a Declaration of Restriction is required to be recorded on the property limiting the home to one-bedroom to protect future owners based on the limited parking available onsite.
2. Since a new/replacement driveway is proposed with **this** design, the 24" *Oak* located adjacent to this driveway to the north should also be protected during construction, in addition to the 42" redwood tree in front of the site. Both of these trees are located within the 5'' Avenue public ROW

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 project unless there are changes relevant to RDA's comments. RDA appreciates this opportunity to comment. Thank you.

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

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Samantha Haschert
Application No. : 06-0467
APN: 027-064-15

Date: February 7, 2007
Time: 14:59:41
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Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 14, 2006 BY JESSICA L DEGRASSI =====
NO COMMENT

===== UPDATED ON NOVEMBER 16, 2006 BY JESSICA L DEGRASSI =====
Received new revised plans for replacement house. please submit the referenced arborist report as stated on sheet A3. ===== UPDATED ON DECEMBER 7, 2006 BY JESSICA L DEGRASSI =====

Received arborist report, accepted with the condition that all necessary mitigation be followed during construction.

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 14, 2006 BY JESSICA L DEGRASSI =====
NO COMMENT

===== UPDATED ON DECEMBER 7, 2006 BY JESSICA L DEGRASSI =====

Dpw Drainage Completeness Comments

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

===== REVIEW ON SEPTEMBER 13, 2006 BY JOHN G LUMICAO =====

1. The building applicant has NOT provided sufficient detail to constitute a complete a drainage plan. The applicant should provide drainage information to a level addressed on the guidelines for single family dwelling provided by the Planning Department. The drainage requirement may be obtained online at <http://www.sccoplanning.com/brochures/drain.htm>

===== UPDATED ON DECEMBER 7, 2006 BY JOHN G LUMICAO =====

Application with plans dated 11/8/06 is complete with regards to drainage for the discretionary stage. ===== UPDATED ON JANUARY 26, 2007 BY JOHN G LUMICAO =====

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON SEPTEMBER 13, 2006 BY JOHN G LUMICAO =====

===== UPDATED ON DECEMBER 7, 2006 BY JOHN G LUMICAO =====

1. Any deviation from the storm drainage plans dated 11/8/06 will require additional review.

Dpw Road Engineering Completeness Comments

===== UPDATED ON SEPTEMBER 20, 2006 BY GREG J MARTIN =====

We recommend all existing improvements in the right-of-way be removed. ===== UPDATED ON DECEMBER 11, 2006 BY GREG J MARTIN =====

Please place the required parking on the plans. It is our understanding that two parking spaces are required. A second tandem parking space outside of the right of way is acceptable and may be a condition of approval.

Disc- tionary Comments - Continued

Project Planner: Samantha Haschert
Application No. : 06-0467
APN: 027-064-15

Date: February 7. 2007
Time: 14:59:41
Page: 2

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON SEPTEMBER 20, 2006 BY GREG J MARTIN =====
===== UPDATED ON DECEMBER 11. 2006 BY GREG J MARTIN =====