



Staff Report to the Zoning Administrator

Application Number: **06-0530**

Applicant: Paul Del Monte
Owner: Eric Bodnar
APN: 032-212-21

Agenda Date: April 6, 2007 5-4-07
Agenda Item #: 1 0.1
Time: After 10:00 a.m. 8:30 a.m.

Project Description: Proposal to demolish an existing single family residence and accessory structure on a double frontage lot and construct a three bedroom, two and a half bath single family dwelling.

Location: Property located west of East Cliff Drive between 33rd and 34th Avenues.

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

Permits Required: Coastal Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0530, 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:	5,989 square feet
Existing Land Use - Parcel:	Single Family Residence
Existing Land Use - Surrounding:	Single Family Residences
Project Access:	Via 34 th and 33 rd Avenues
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Residential)
Zone District:	R-1-4 (Single Family Residential - 4,000 square foot minimum)

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

Environmental Information

Geologic Hazards: Not mapped no physical evidence on site
Soils: Potentially expansive soils; Technical **report** required at Building Permit phase
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Minimal grading proposed
Tree Removal: Existing 24" palm located in the front yard on 34" Avenue to remain
Scenic: East Cliff Drive scenic view shed
Drainage: Existing drainage adequate
Archeology: Not mapped no physical evidence on site

Services Information

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

History

In 1996, a coastal permit and variance (96-0578) were issued to build the existing house on the subject parcel and to reduce the front yard setback from 20-feet to about 17.5-feet. The associated building permit (#1 12774) was issued in 1996 with two change orders in 1997.

In 1998, an amendment to 96-0578 was issued (97-0693) to convert an existing habitable structure to a guest house and to construct a second story addition onto the guest house. **The** associated building permit (#119910) was finalized in 1998 with a change order in 1999.

The property owners of parcels 032-212-12 and 11 received approval for a lot line adjustment in 2002 (00-0712) to transfer about 1006 square feet from parcel 11 to parcel 12. This lot line adjustment resulted in the subject property 032-212-21 which is approximately 5,989 square feet

Project Setting

The subject parcel is approximately 5,989 square feet and is developed with a two-story single family dwelling and a detached two story accessory dwelling unit. The parcel is zoned Single Family Residential – 4,000 square foot minimum (R-1-4) and has frontage on both 33rd Avenue, a non-county maintained road with a 25-foot right of way, and 34th Avenue, a public road with a 40-foot **right** of way.

The southeast corner of the parcel is adjacent to East Cliff Drive, therefore the parcel is located within the East Cliff Drive Scenic viewshed.

	R-1-4 >5,000 sq. ft. Site Standards	Proposed
Front Yard Setback	20'	20' & 24'
Rear Yard Setback	N/A	N/A
Side Yard Setback	5' & 8'	5'5" & 12'
Maximum Height	28'	28'
Maximum % Lot Coverage	30%	25%
Maximum Floor Area Ratio	50%	47%

As a part of this project, the property owners will work with the Department of Public Works to re-stripe and widen the adjacent portion of 34th Avenue. During review of the plans, the Department of Public Works determined that the street width at the 34th Avenue – East Cliff Drive intersection is currently unsafe and asked to utilize the right of way to widen the road. The property owners agreed to finance the re-striping in this area and, as parking is limited in this area, have provided space for **two** tandem off-street parking spaces in the right of way off of the

traveled roadway. Sheet C2 of Exhibit **A** details the extent of the work to be completed prior to building permit issuance.

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 & Scenic Resources

The proposed single family dwelling will not be significantly different from **the** existing dwelling in terms of bulk, mass, and scale because the existing house is two stories and the proposed residence will be located almost entirely on the footprint of the existing house.

The Urban Designer reviewed the plans and determined that although the exterior design is compatible with the surrounding neighborhood, the flat roof tower feature located on the north wall of the proposed residence adds unnecessary bulk and mass to the proposed residence and creates **an** uncharacteristic number of roof formations including a half round roof, a flat roof and pitched roofs. The Urban Designer worked with the applicant to redesign several features on the home including siding distribution and roofing materials; however, the property owner is opposed to altering **the** flat roof in this location. **The** proposed flat roof will be located on the north end of the proposed home and will therefore not be visible from East Cliff Drive.

The proposed single family dwelling will not interfere with surrounding ocean views because the height of the proposed home will be the same as the existing home and the proposed landscaping will strengthen the visual edge along the street and from the East Cliff Drive scenic viewshed. The proposed residence will not be visible from the scenic beach viewshed.

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance and Local Coastal Program, in that the proposed project will incorporate site and architectural design features such as cedar vertical siding and grey slate roofing to reduce the visual impact of the proposed development on surrounding land **uses** and the natural landscape.

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 **06-0530**, based on the attached findings **and** conditions.

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

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

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

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-4 (Single Family Residential – 4,000 square foot 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-UM) Urban Medium 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.

In addition, the proposed single family dwelling will be integrated visually into the East Cliff Drive scenic viewshed because the home will not be significantly larger than the footprint of the existing home and appropriate landscaping will be installed along the street edge.

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 because there is beach access located about 200-feet southwest of the subject parcel off of East Cliff Drive. 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,

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-1-4 (Single Family Residential - >5,000 square foot parcel) 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 Medium Residential (R-UM) 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-1-4 (parcels over >5,000 square feet) 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. A Pleasure Point specific plan is in the beginning stages of development; however, until a plan is officially adopted, development in the area is not required to comply with possible **future** design criteria.

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 in place of an existing single family residence and habitable accessory structure. 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 such an increase will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family residence 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 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 design of the proposed residence was approved by the County Urban Designer.

Conditions of Approval

Exhibit A: Project plans, 8 pages, prepared by Ron Ragsdale and Michael Beautz, dated 1/07.

- I. This permit authorizes the construction of a single family residence and site improvements. 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.
 - 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 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. 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.

4. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
 - C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - E. Meet all requirements of and pay all applicable fees to the Department of Public Works for roadway improvements to 34" Avenue.
 - 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 Central Fire Protection District.
 - H. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer for the subject property.
 - I. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - J. Provide required on street parking for 2 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely within the 34" Avenue right of way off of the traveled roadway. Parking must be clearly designated on the plot plan.
 - K. All landscaping located within the right of way shall be low-lying and shall be maintained to under 3-feet in height.
 - L. 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 and roadway 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. On-street parking spaces created within the right of way shall remain clear and accessible for public use.
- B. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.

- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions **of** the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

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: 06-0530

Assessor Parcel Number: 032-212-21

Project Location: 111 34th Avenue

Project Description: Proposal to demolish an existing single family dwelling and accessory structure and construct a new single family dwelling.

Person or Agency Proposing Project: Paul Del Monte

Contact Phone Number: (831) 252-6145

- 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 dwelling in **an** area deisgnated for residential uses.

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

Samantha Haschert, Project Planner

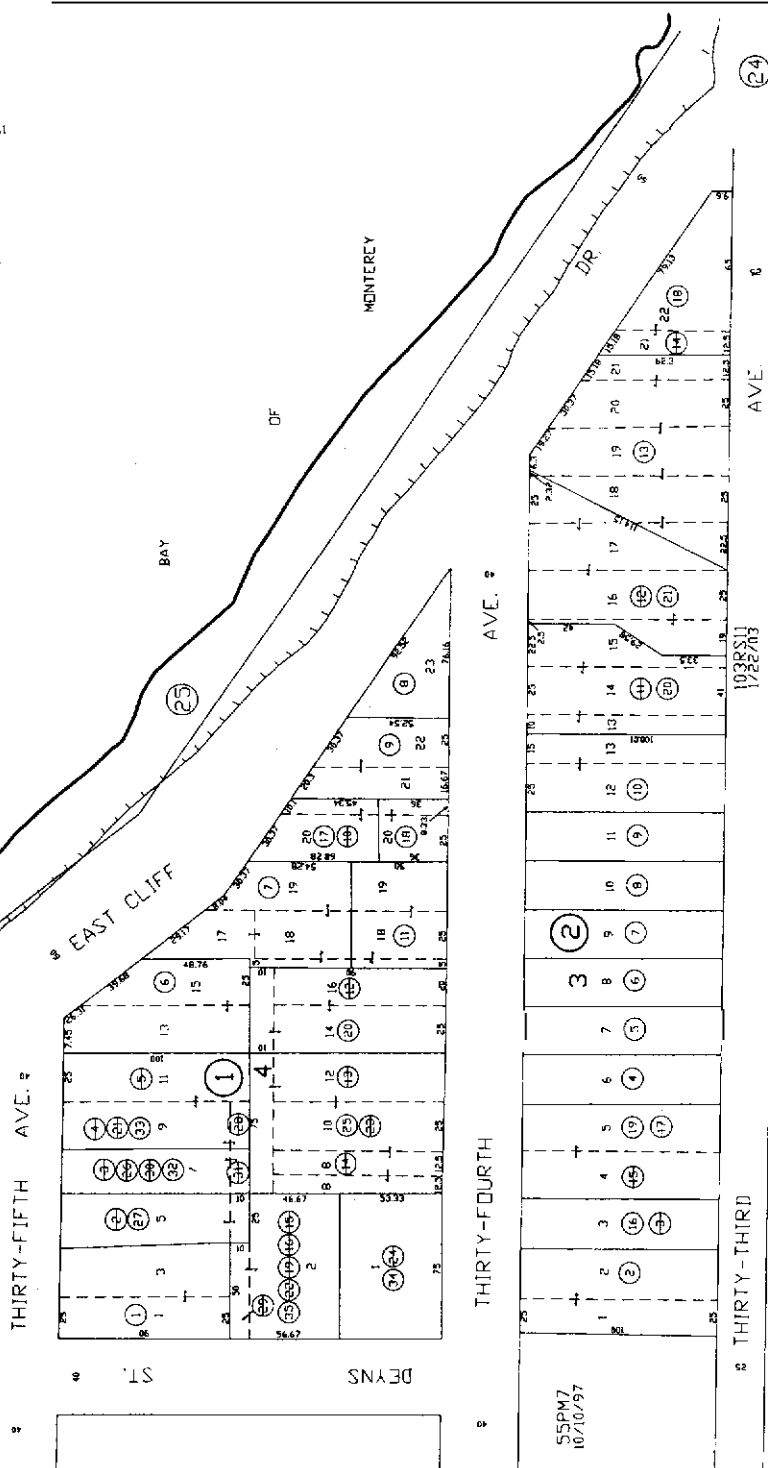
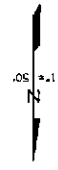
Date: _____

32-21

Max Area Code
82-040

POR. RANCHO ARROYO DEL RODEO
SE. 1/4 SEC. 21, T.11S., R.1W., M.D.B & M.

FOR TAX PURPOSES ONLY
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY FOR ASSUMED ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998



THE BREAKERS
Unified

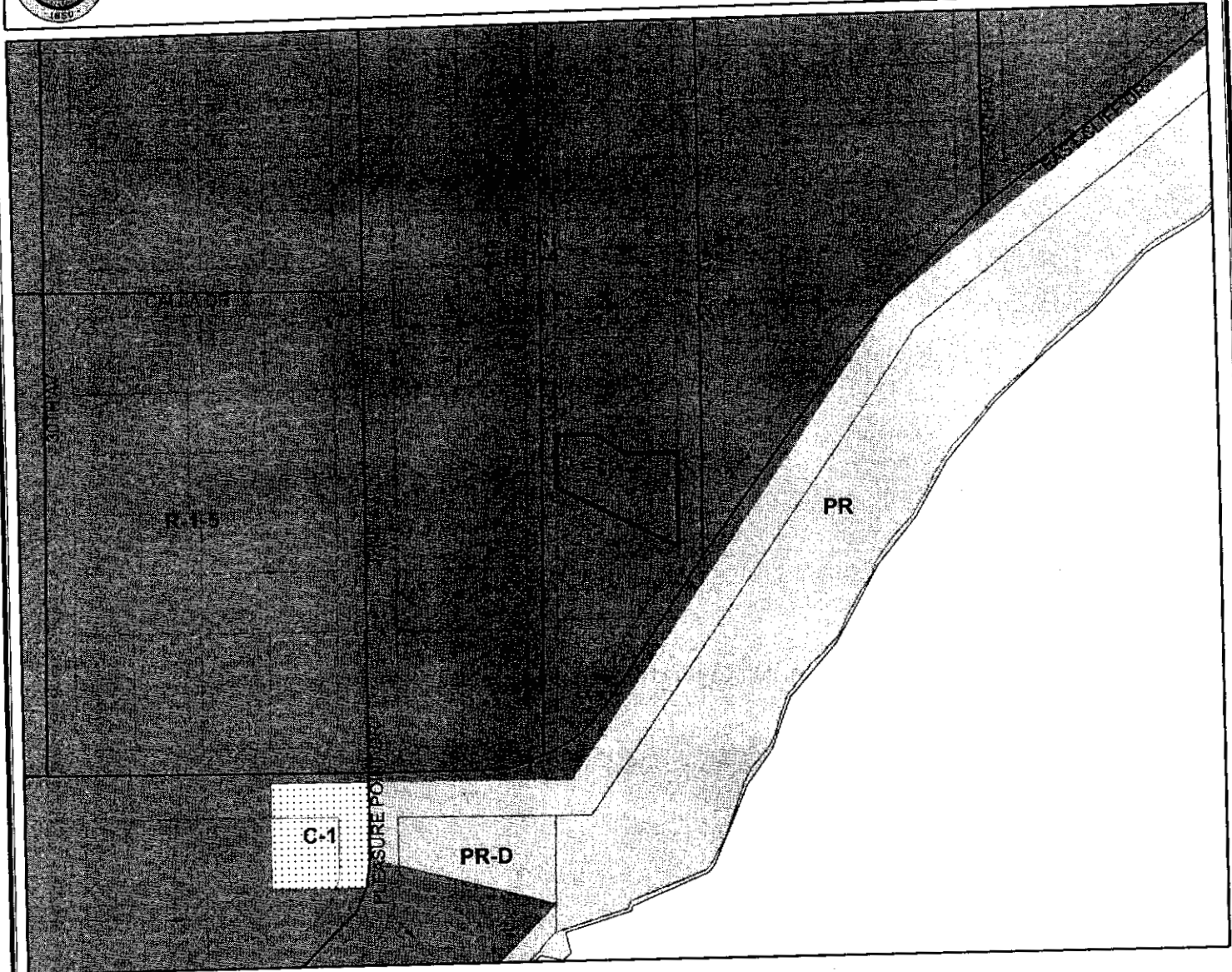
Note - Assessor's Parcel Block &
Lot Numbers Shown in Circles.

Assessor's Map No. 32-21
County of Santa Cruz, Calif.
October, 1998






EXHIBIT E

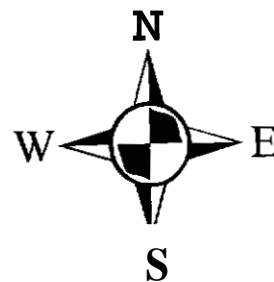


Zoning Map



Legend

-  APN 032-212-21
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PARK (PR)
-  COMMERCIAL-NEIGHBORHOOD (C-1)



Map Created by
County of Santa Cruz
Planning Department
September 2006

EXHIBIT F

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.: 06-0530
APN: 032-212-21

Date: February 20, 2007
Time: 08:09:52
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 26, 2006 BY JESSICA L DEGRASSI =====

A soils report will be required for this project. The soils report can either be submitted at this stage or at building permit stage. ===== UPDATED ON JANUARY 22, 2007 BY JESSICA L DEGRASSI =====

Received soils report completed for adjacent lot, which includes information regarding a perched water table during winter months. Soils report is still required for this project, and may be submitted at building permit stage. ===== UPDATED ON JANUARY 22, 2007 BY JESSICA L DEGRASSI =====

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 26, 2006 BY JESSICA L DEGRASSI =====

See completeness comments regarding soils report requirements.

Dpw Drainage Completeness Comments

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

===== REVIEW ON OCTOBER 4, 2006 BY ALYSDN B TOM ===== Application with plans dated August 2006 by Michael Beautz has been received and is complete with regards to stormwater management for the discretionary stage. Please see miscellaneous comments for issues to be addressed prior to building permit issuance.

This project was deemed complete because there is only 110 s.f. of additional impervious area and some mitigations are proposed on site with paved areas draining to landscaping.

===== UPDATED ON JANUARY 30, 2007 BY ALYSON B TOM ===== NO ADDITIONAL COMMENTS

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON OCTOBER 4, 2006 BY ALYSON B TOM ===== Please address the following prior to building permit issuance:

- 1) Please eliminate the hard piping of downspouts to inlets where possible
- 2) Provide details for the proposed swales in the 33rd and 34th Avenue right of ways.
- 3) Zone 5 fees will be assessed on the net increase in impervious area due to the project.

Dpw Road Engineering Completeness Comments

===== REVIEW ON OCTOBER 13, 2006 BY GREG J MARTIN =====

The driveway to the west on 34th is not recommended as it is too close to the inter

EXHIBIT G

Disc' ionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 06-0530
APN: 032-212-21

Date: February 20, 2007
Time: 08:09:52
Page: 2

section. The right-of-way on 34th is recommended to be paved for onstreet parking

The width between the edge line and the centerline should be widened along the frontage using 15:1 taper starting at the drainage inlet until the width is 12 feet wide. This should extend to East Cliff Drive. Parking should be 7 feet wide and 22 feet long as measured from the proposed eastern driveway. Landscaping may be placed behind the parking but should be low lying to avoid being an impediment to parking if it becomes overgrown. ===== UPDATED ON OCTOBER 13, 2006 BY GREG J MARTIN

===== UPDATED ON FEBRUARY 8, 2007 BY GREG J MARTIN =====

We have no objection to more parking spaces than required when they meet standards. However the tandem parking spaces off of 33rd Avenue at the south end of the site do not have adequate sight distance due to the fence and are therefore not recommended.

Please contact Greg Martin at 454-2811 with questions

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON OCTOBER 13, 2006 BY GREG J MARTIN =====
===== UPDATED ON OCTOBER 13, 2006 BY GREG J MARTIN =====
===== UPDATED ON FEBRUARY 8, 2007 BY GREG J MARTIN =====

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: February 12, 2007
TO: Samantha Haschert, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #06-0530, 2nd Routing, APN 032-212-21, 111 34th Avenue, Live Oak

The applicant is proposing to demolish an existing single family residence and accessory structure on a double frontage lot and construct a three bedroom, two and a half bath single family dwelling. The project requires a Coastal Development Permit. The property is located east of East Cliff Drive between 33rd and 34th Avenue.

This application was considered at Engineering Review Group (ERG) meetings on October 4, 2006 and January 31, 2007. The Redevelopment Agency (RDA) previously commented on this application on October 12, 2006 (attached for reference). RDA appreciates the applicant addressing many of the previous comments (e.g. #s 1 through 4), but has the following additional comments regarding this routing for the proposed project. RDA's primary concerns for this project involve protecting public road rights-of-way from private use and improvements, as on-street public parking is extremely limited in neighborhoods along the coast, design compatibility of the proposed house with those in the surrounding neighborhood, and protection of the significant tree on site.

1. RDA appreciates the applicant modifying the proposal to remove proposed landscaping in the 34th Avenue public right-of-way, eliminate the second driveway cut on 34th Avenue, and provide new paving and re-aligned striping in the road right-of-way pursuant to previous comments. (Please note, a Public Works encroachment permit is required for any work within a public right-of-way.) These changes may allow for public on-street parking for at least two vehicles. Maximizing opportunities for on-street public parking in the neighborhoods adjacent to the coast is a priority of the California Coastal Commission.
2. A strip of landscape area is still proposed in the 34th Avenue public right-of-way, but no specific planting information was provided. No plantings other than low ground cover should be installed/permited in this area. The plans should specify/demonstrate this or the project conditioned accordingly.
3. RDA recommends that existing and new fences be limited to a maximum height of 3 feet in the front and street setback areas to ensure line-of-sight visibility to and from the driveways and to minimize visual impacts (previous comment #5). The plans should demonstrate this or the project be conditioned accordingly.
4. No information was provided with this routing as to whether previous comment #6 regarding Design Review neighborhood compatibility was addressed.
5. RDA did not receive a Landscape Plan L-1 sheet (referenced in the Contents list on the cover sheet) with this routing. There is no information whether previous comment #7 was addressed regarding protection of the significant 24-inch Queen Palm in the front adjacent to 34th Avenue. RDA recommends ensuring that this tree is protected during construction. This should be addressed on the plans or the project conditioned accordingly.

The issues referenced above should be evaluated as part of this application. RDA does not need to see future routings of revised project plans unless there are changes or additional information relative to these comments. RDA appreciates this opportunity to comment. Thank you.

cc: Greg Martin, DPW Road Engineering; Paul Rodrigues, RDA Project Manager; Betsey Lynberg, RDA Administrator; Jan Beautz, 1st District Supervisor

INTEROFFICE MEMO

APPLICATION NO: 06-0530 (second routing)

Date January 23, 2007

To Samantha Haschert, Project Planner

From: Larry Kasparowitz, Urban Designer

Re Design Review for a new single family dwelling at 11134th Avenue, Santa Cruz**GENERAL PLAN / ZONING CODE ISSUES****Design Review Authority**

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

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
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas		✓	See comments below.
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.	✓		

sited and designed not to project above the ridgeline of tree canopy at the ridgeline			
Land divisions which would create			N/A
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A

Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant Vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			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 repeat or harmonize with those in the cluster			N/A
Large agricultural structures			

EXHIBIT G

The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			NIA
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for			NIA
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			NIA
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			NIA
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			NIA
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			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			NIA
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			NIA

shoreline, or if infeasible, not visually intrusive			
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred.			N/A

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

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

13.11.030 Definitions

(u) "Sensitive Site" shall mean any properly located adjacent **to** a scenic **road** or within the viewshed of a scenic road as recognized in the General Plan; or located on a coastal bluff, or on a ridge line.

Design Review Standards**13.11.072** Site design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale		✓	See below.
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping			N/A
Streetscape relationship			
Street design and transit facilities			N/A
Relationship to existing structures			
Natural Site Amenities and Features			
Relate to surrounding topography			
Retention of natural amenities	✓		

EXHIBIT G

Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form		✓	See below.
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture		✓	See below.
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		

EXHIBIT G

Solar Design			
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		✓	

Urban Designer's comments:

The design of this house has many types of roofs. This creates a scattered pattern, rather than a visually coherent design. I recommend that the Project Planner add a Condition of Approval, which removes the flat roof and continues the pattern of gable roofs.

I believe the designer is either specifying slate or copper roof shingles. This should be clarified and the color should be shown on the material board using a catalog picture.

EXHIBIT G

page 6

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: OCTOBER 10, 2006

TO: PLANNING DEPARTMENT: SAMANTHA HASCHERT

FROM: SANTA CRUZ COUNTY SANITATION DISTRICT

SUBJECT: CONDITIONS OF SERVICE FOR THE FOLLOWING
PROPOSED DEVELOPMENT

APN: 032-212-21 APPLICATION NO.: 06-0530

PARCEL ADDRESS: 111 34TH AVENUE

PROJECT DESCRIPTION: DEMOLISH EXISTING SFD AND ACCESSORY
STRUCTURE AND CONSTRUCT SFD


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

Engineer shall maintain minimum 1-foot separation between storm drain and sewer main crossing.

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

The existing sewer lateral must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit (no charge) for disconnection must be obtained from the District.

A backflow prevention device may be required on the sewer lateral


Diane Romeo
Sanitation Engineering

DR/dr

c: Applicant.	Property Owner:	Engineer:
Paul Del Monte	Eric Bodnar	Michael Beautz
P.O. Box 127	111 34 th Avenue	565 Rissso Ct.
Capitola, CA 95010	Santa Cruz, CA 95067	Santa Cruz, CA 95062



**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: September 26, 2006
To: Eric Bcdnar
Applicant: Paul DelMonte
From: Tom Wiley
Subject: 06-0530
Address: 11134th Ave.
APN: 032-212-21
OCC: 3221221
Permit: 20060308

We have reviewed plans for the above subject project

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

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

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

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

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

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

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

NOTE that the designer/installer shall submit 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.

Serving the communities of Capitola, Live Oak, and Soquel

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

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

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

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

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

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfd.com. All other questions may be directed to Fire Prevention at (831) 479-6843.

CC: File # County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
3221221-092606

Application #: 06-0530

APN: 032-212-21

Owner: Eric Bednar

residential uses are allowed uses in the **R-1-4** (Single Family Residential – 4,000 square foot 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.