



Staff Report to the Zoning Administrator

Application Number: **06-0645**

Applicant: Sheny Hrabko
Owner: James Hansen
APN: 038-211-22

Agenda Date: May 4, 2007
Agenda Item # **3**
Time: After 1000 a.m.

Project Description: Proposal to construct a 1 bedroom second story addition with an interior elevator on ~~an~~ existing single story residence.

Location: Property located on the west side of Coates Drive, approximately 120 feet south of the intersection with Seacliff Drive (435 Coates Drive).

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)

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 06-0645, 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:	3,200 square feet
Existing Land Use - Parcel:	Single Family Residential
Existing Land Use - Surrounding:	Single Family Residential
Project Access:	Via Coates Drive, a private road
Planning Area:	Aptos
Land Use Designation:	R-UM (Urban Medium Residential)
Zone District:	R-1-4 (Single Family Residential - 4,000 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: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Proposed & existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Zone 6

History

In 1965, building permit #A 2887 was finalized to construct the existing 2 bedroom, 1 bathroom single family dwelling (under parcel number 038-21 1-02). Absent a re-roof in 1996(#112541), no other permits have been issued at this property.

Project Setting

The subject parcel is approximately 3,200 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– 4,000 square foot minimum (R-1-4) and fronts on Coates Drive which is private road with a 25-foot right of way. The *size* of the subject parcel at 3,200 square feet (40' x 80') is consistent with many of the surrounding parcels.

The existing house is nonconforming in that a detached garage is built about 6'8" from the front property line (double frontage lot).

Project Scope

The property owners propose to construct a second story addition of about 630 square feet on to the existing single story residence to create a master bedroom suite. There will be both interior stairs and an elevator to access the second story. The master bedroom suite will have a bedroom, a walk-in closet, a bathroom and a laundry room.

The proposed project will result in a two bedroom, two bathroom residence with an elevator. The proposed residence will be 23-feet tall at its highest point and the three required parking spaces will be provided on the east and west sides of the parcel; one in the existing garage and two located outside of the right of way; therefore the proposed residence will **take** access from both Coates Drive and Mar Vista Drive.

Zoning & General Plan Consistency

The subject property is a 3,200 square foot lot, located in the R-1-4 (Single Family Residential . 4,000 square foot minimum) zone district, a designation which allows Residential uses. The proposed single family residence is a principal permitted use within the zone district and the project is consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

	R-1-4 Site Standards	Proposed
Front Yard Setback	15'	20' & 17'8"
Rear Yard Setback	15'	NIA
Side Yard Setback	5' & 5'	5' & 5'4"
Maximum Height	28'	23'
Maximum % Lot Coverage	40%	38%
Maximum Floor Area Ratio	50%	49%

Parking

Three parking spaces will be provided on-site and outside of the right-of-way, as required for the proposed two bedroom house. **One** parking space is provided in the existing garage and two additional spaces will be provided off **of** Coates Drive in **the** front yard. Neither parking area exceeds 50% **of** the front yard areas, which is in conformance with Section 13.10.554(d) of the County Code.

Elevator

The proposed elevator will be located on the west wall of the home and there will be a small 3' wide by 6' long elevator machine room attached to the west side of it. The elevator will only be visible from the exterior as a 6-foot bump out in the wall and will be accessible from both the interior of the home and the north side yard. The property owners have submitted a Certificate of Disability signed by a licensed physician in support of their need for an elevator as **an** alternative to stairs.

Local Coastal Program Consistency

The proposed residential addition 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 residential addition complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as exterior earthtones and a simple style that will blend in with surrounding residences and reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The County's Urban Designer reviewed the plans and found the submitted design acceptable.

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 **06-0645**, 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
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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-1-4 (Single Family Residential - 4,000 square foot minimum), a designation which allows Residential uses. The proposed residential addition 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 will be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

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

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the residential addition 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-1-4 (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.

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 residential addition 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 - 4,000 square foot minimum) zone district in that the primary use of the property will be a 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 second story addition and elevator 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 second story addition and elevator will comply with the site standards for the R-1-4 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on 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 second story addition is to be constructed on an existing lot developed with a single family residence. **There** is no expected increase in the level of traffic for the second story addition and a small second story addition is not expected to overload utilities.

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.

Conditions of Approval

Exhibit A: Project plans, 2 pages, prepared by Sherry Hrabko, dated 11/6/06.

- I. This permit authorizes the construction of a second story addition, interior remodel and an elevator. Prior *to* exercising any rights granted by ~~this~~ permit including, without limitation, any construction ~~or~~ site disturbance, the applicant/owner shall:
 - A. Sign, date, and return *to* the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. 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. 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 6 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.

- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - F. **Meet** all requirements and pay any applicable plan check fee of **the** Aptos/La Selva Fire Protection District.
 - G. 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.
- 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. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of **an** historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or **the** Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
 - A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by **the** Development Approval Holder.
 - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended,

indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

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

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

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: 06-0645

Assessor Parcel Number: 038-211-22

Project Location: 435 Coates Drive, Aptos

Project Description: Proposal to construct a 1 bedroom second story addition with an interior elevator.

Person or Agency Proposing Project: Sherry Hrabko

Contact Phone Number: (831) 477-7794

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).
C. ☐ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ Statutory Exemption other ~~than~~ a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. ☒ Categorical Exemption

Specify type: Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Proposal to construct a second story addition with an interior elevator 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: _____

38-21

Tax Area Code
69-270 69-273

APTOS RANCHO
POR. SEC. 13, T.11S., R.1W., M.D.B. & M.

Site

SEACLIFF
SEACLIFF PARK SUB. NO. 2
10/10/1924

SEACLIFF PARK SUB. NO. 1
9/6/1924

SEACLIFF PARK SUB. NO. 1
9/6/1924

SEACLIFF PARK SUB. NO. 1
9/6/1924



SEACLIFF PARK SUB. NO. 1
9/6/1924

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SEACLIFF PARK SUB. NO. 1
9/6/1924



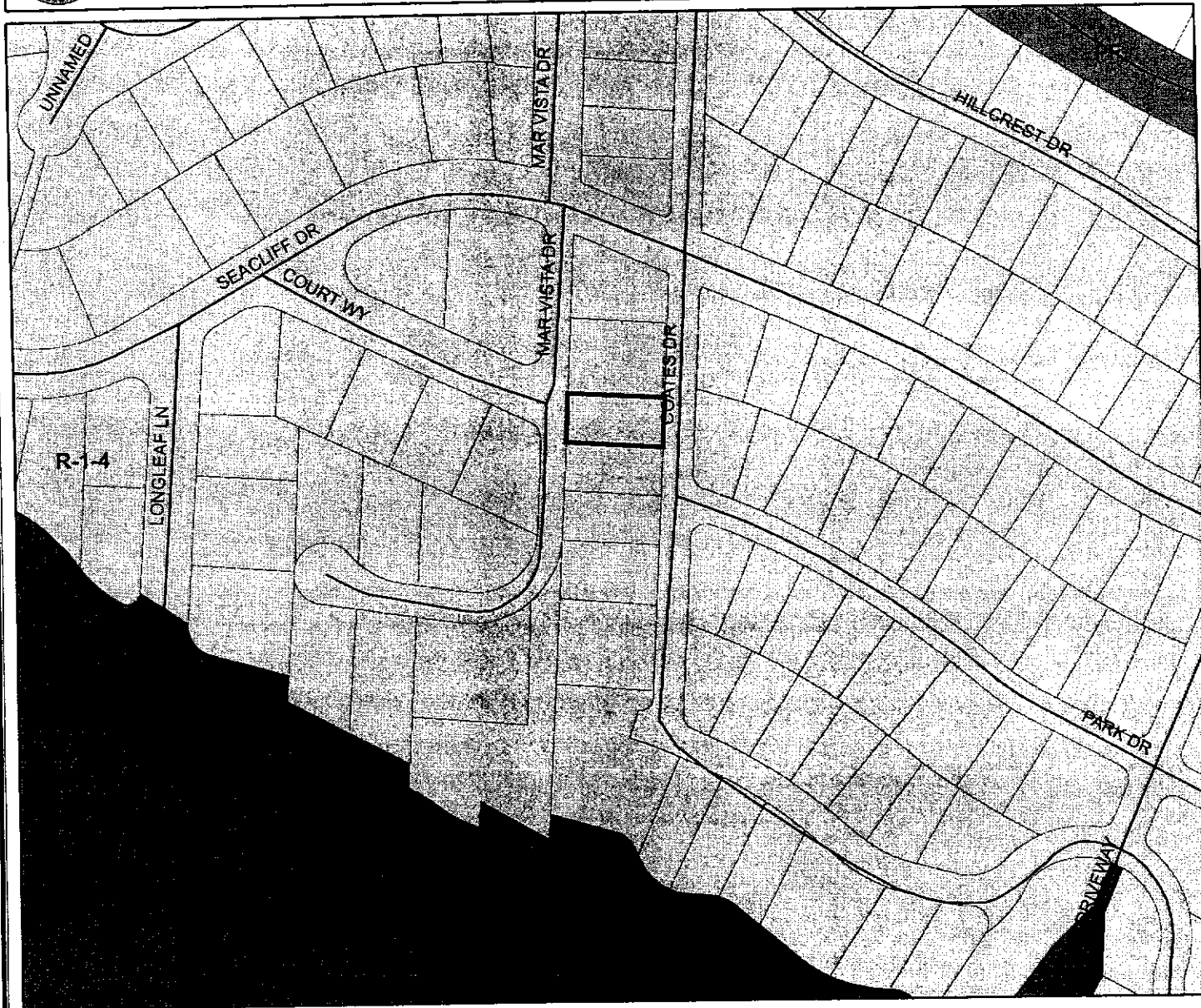
SEACLIFF PARK SUB. NO. 1
9/6/1924

SEACLIFF PARK SUB. NO. 1
9/6/1924










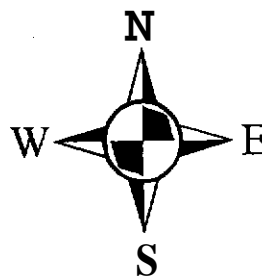


Zoning Map



Legend

-  APN 038-211-22
-  Assessors Parcels
-  Streets
-  Railroads
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PARK (PR)
-  PUBLIC FACILITY (PF)



Map Created by
County of Santa Cruz
Planning Department
November 2006

EXHIBIT F

CERTIFICATE OF DISABILITY

The claimant listed below has applied to transfer their properly tax base to a replacement properly as provided by Section 69.5 of the Revenue and Taxation Code. In order to qualify for this one-time tax benefit, a licensed physician or surgeon of appropriate specialty must certify the disability of the claimant or claimant's spouse is both severe and permanent. The definition for a severely and permanently disabled person is . . . any person who has a physical disability or impairment, whether from birth or reason of accident or disease, including, but not limited to, any disability or impairment which affects sight, speech, hearing or use of any limbs and which results in a functional limitation as to employment or substantially limits one or more major life activities of that person, and which has been diagnosed as permanently affecting the person's ability to function. (Revenue and Taxation Code, Section 74.3)

I. TO BE COMPLETED BY A PHYSICIAN (PLEASE PRINT)

Patient's Name

Lore Kingsbury

Please identify the specific disability requirements necessitating accessibility improvements. Identify: (1) the specific reasons why the disability necessitates a move to the replacement dwelling and (2) the disability-related requirements, including any locational requirements, of a replacement dwelling.

Asthma and severe low back pain with
lower extremity neuropathy 2° degenerative back disease,
unable to climb stairs on a permanent / progressive basis,
anticipated future wheel chair required

I am a licensed ☒ physician☐ surgeon. My specialty is:family practice / pain management

I certify that in my medical opinion the above named patient does qualify as a disabled person according to the definition above.

Physician's Signature

STEVEN ELLIS DO

State Lic 020453240

2-4-07

Physician's Name

STEVEN ELLIS

10098 Soquel Drive

Aptos CA 95003

Telephone

(831) 688-3112

PRINT OR TYPE

831 / 688-3112

DAYTIME

II. TO BE COMPLETED BY CLAIMANT, CLAIMANT'S SPOUSE OR LEGAL GUARDIAN (PLEASE PRINT)

Claimant's Name

Lore Kingsbury (wife)

Property Address

435 Cooke Dr. Aptos

Spouse's Name

James D. Hansen

Assessor's Parcel No.

038-21122

CERTIFICATE OF DISABILITY (CHECK A OR B)

- A 1. The claimant or spouse must describe in his/her own words how the replacement dwelling meets the disability-related requirements identified in Part I (Part I must be completed by a physician).

My husband & I need a 2nd bathroom, indoor laundry facilities &
more "space" to live. We're unable to afford buying in S.C. county,
but are able to manage a modest 2nd floor w/ an elevator. Elevator &
would be currently needed w/ 2nd story & very probably necessary require
ment for the future.

2. I declare under the penalty of perjury under the laws of the State of California that the primary purpose of the move to the replacement dwelling is to satisfy the identified disability-related requirements described in Part I.

w/ elevator

OR

EXHIBIT G

- B I declare under penalty of perjury under the laws of the State of California that the primary purpose of the move to the replacement dwelling is to alleviate the financial burdens caused by the disability.

Mrs. Lore Kingsbury Hansen
James D. Hansen

SIGNATURE(S)

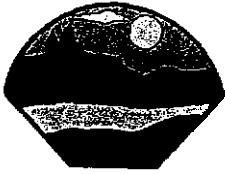
(831) 662-8923

DAYTIME TELEPHONE

2-5-07

DATE

2/5/07



Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003

Phone # 831-685-6690 • Fax # 831-685-6699

November 22, 2006

Planning Department
county of santa Cruz
Attention: Samantha Haschert
701 Ocean Street
Santa Cruz, CA 95060

Subject APN: 38-211-22 / Appl #06-0645
435 Coates Drive

Dear Ms. Haschert:

Aptos/La Selva Fire Department **has** reviewed the plans for the above cited project and has no objections as presented.

- **Any** other **requirements** will be addressed in the Building Permit phase.
- Plan check is based upon plans submitted to **this** office. Any changes or alterations **shall** be resubmitted for review prior to construction.

In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information **on the plans that are submitted 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 or NON-SPRINKLERED as determined by building official and outlined in Part IV of the California Building Code.

(e.g. R-3, Type V-N, Sprinklered)

SHOW on the plans a public **fire** hydrant within 250 feet of any portion of the building meeting the minimum required fire flow for the building. This information can be obtained from the water company.

FIRE FLOW requirements for the **subject** property **are** 1000 gallons. NOTE on the plans the **REQUIRED** and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

NOTE on plans, the required fire flow is not available. To mitigate the lack of the required fire flow, the entire structure **shall** be protected by automatic fire sprinkler system through **all** portions of the structure, complying with the currently adopted edition of NFPA **13D** and adopted standards of the Aptos/La Selva Fire Protection District

The entire structure shall be sprinklered if the existing building is equipped with an automatic **fire** sprinkler system or when more than 75% of the exterior walls are replaced, rebuilt or altered in any way with the exception of replacement of wall coverings...**NOTE** on the plans that all buildings shall be protected by an approved automatic fire sprinkler **system** complying with the currently adopted edition of NFPA 13D, and adopted standards of the Aptos/La Selva Fire Protection District

IF SPRINKLERED

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

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Underground plan submittal and permit, will be issued to a Class B, Class C-16, Class **C-36** or owner/builder. No exceptions.

SHOW on the plans where smoke detectors are to be installed in the NEW & WSTING areas 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** 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.

When a fire alarm system **is** proposed in lieu of 110V/battery backup smoke detectors, a separate fire alarm permit and fee is required by the Aptos/La Selva Fire District **NOTE** on the plans, three **sets** of fire **alarm** plans **shall** be submitted and approved prior to commencing work.

NOTE on the plans, **building** numbers shall be provided. Numbers shall be a minimum of four (4) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.

NOTE on the **plans** the installation of an approved spark arrester on the top of the chimney. The wire mesh not to exceed 1/2 inch.

NOTE on the plans that the roof covering shall be no less than Class "B" rated roof

NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around **all** structures or to the property line whichever is a **shorter** distance.

EXCEPTION Single specimens of trees, ornamental shrubbery or **similar** plants used as ground covers, provided they do not form a means **of** rapidly transmitting fire from native growth **to** any structure.

NOTE on the plans the job copies of the building and fire systems plans and **permits** must be on-site during inspections.

Note: 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, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

Sincerely,



Jim Dias, Fire Marshal
Fire Prevention Division
Aptos/La Selva Fire Protection District

Cc: James Hansen
435 Coates Drive
Aptos, CA 95003

Cc: Sherry Hrabko
609 Corcoran Avenue
Santa Cruz, CA 95062

II

MEM

APPLICATION NO: ~~06-0645~~ (second routing)

Date: March 1, 2007

To: Samantha Haschert, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for second floor addition at 435 Coates Drive, Aptos

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	✓		
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.	✓		

EXHIBIT G 1

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

Rural Scenic Resources			
Location of development			
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 the site, maintaining the natural features (streams, major drainage, mature trees, do 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
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			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 C

The visual impact of large agricultural structures shall be minimized by			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			NIA
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			NIA
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or			NIA
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			NIA
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
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set			NIA

EXHIBIT G

back from the bluff edge a sufficient distance to be out of sight from the 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

EXHIBIT G

C O N T Y O F S A N T A 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 tiaschert
Application No.: 06-0645
APN: 038-211-22

Date: March 8, 2007
Time: 14:07:04
Page: 1

Dpw Drainage Completeness Comments

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

===== REVIEW ON NOVEMBER 30, 2006 BY JOHN G LUMICAO ===== The plan submitted is deficient with regards to storm drainage plans

1. Natural flow paths are not shown
2. Two parking spaces are shown on the plans (sheet 1) and **it** is not clear **if** these are existing or new. **If** they are new paving or impervious surfacing is not advised. Show how runoff from these parking spaces will be handled.
3. Show how runoff ~~from~~ the proposed decking will be handled.
4. All runoff generated by new impervious areas should be managed such that no off-site negative impact will occur. The area is known to have ponding and flooding issues. Runoff from the project site should not contribute to **it**.
5. Please show on the plans how the drainage notes stated on the plan (sheet 1) will be achieved

===== UPDATED ON FEBRUARY 23, 2007 BY JOHN G LUMICAO ===== The latest plans submitted is accepted. The application is complete at this stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 30, 2006 BY JOHN G LUMICAO =====

Show the existing site drainage pattern and any changes as a result of this project. Include driveway plan and profile showing existing and proposed ground elevations. Show how the generated runoff will be evaluated without adverse impact downstream. Differentiate between existing and proposed impervious surfaces. . Show existing drainage facilities downstream of the proposed project. . Include the contributory watershed area and quantify the amount of runoff draining toward the natural drainage swale. . Please provide more detail information regarding existing and proposed drainage.

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

Please call if you have questions. 831-454-2160

===== UPDATED ON FEBRUARY 23, 2007 BY JOHN G LUMICAO =====

A drainage fee will be assessed on the net increase in impervious area

Project Planner: Samantha Haschert
Application No.: 06-0645
APN: 038-211-22

Date: March 3, 2007
Time: 14:07:04
Page: 2

Dpw Road Engineering Completeness Comments

===== REVIEW ON NOVEMBER 28, 2006 BY TIM N NYUGEN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON NOVEMBER 23, 2006 BY TIM N NYUGEN =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON NOVEMBER 22, 2006 BY ERIN K STOW =====
DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON NOVEMBER 22, 2006 BY ERIN K STOW =====
NO COMMENT