Staff Report to the Zoning Administrator

Application Number: 07-0057

Applicant: Noel Cross, Architect
Owner: Scott Trobbe for Breakers Beach House, LLC
APN: 032-151-09

Agenda Date: May 18,2007
Agenda Item #: /

Time: After 10:00 a.m.

Project Description: Proposal to demolish four existing non-conforming residential structures (a main dwelling, two cottages and a bath house) and construct a new two-story single family dwelling and a detached habitable accessory structure with a half bath.

Location: Property located on the west side of 37th Avenue, approximately 115 north of the intersection with East Cliff Drive, in the Live *Oak* Planning Area.

Supervisoral District: First District (District Supervisor: Janet K. Beautz)

Permits Required: Coastal Development Permit and Residential Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0057, based on the attached findings and conditions.

Exhibits

A. Project plans
B. Findings
C. Conditions
D. Categorical Exemption (CEQA determination)
E. Letter of Design Approach
F. Assessor's parcel map
G. Location map
H. Zoning & General Plan maps
I. Review Agency Comments & Correspondence

Parcel Information

Parcel Size:	4,500 square feet
Existing Land Use - Parcel:	Residential/Recreational
Existing Land Use - Surrounding:	Residential
Project Access:	37'' Avenue & alley
Planning Area:	Live *Oak*

Land Use Designation:	R-UM (Urban Medium Density Residential)
Zone District:	R-1-4 (Single Family Residential (4000 square foot minimum site area))
Coastal Zone:	✔ Inside — Outside
Appealable to Calif. Coastal Comm.	✔ Yes — No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Soils report required with building permit
Fire Hazard:	Not a mapped constraint
Slopes:	Parcel is flat
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	Three small palm trees proposed to be removed (not significant trees)
scenic:	Not a mapped resource
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 Cruz Water
Sewage Disposal:	County Sanitation
Fire District:	Central Fire
Drainage District:	Zone 5

History

The only prior permit located for this parcel was for a new electric service (Permit 2941) installed in 1967.

Existing structures on the property appear to have been constructed originally as a recreational "motor court" or early motel, as early as 1919, according to Assessor's records. Currently, there are two identical cabins, each with a sleeping room with a gas heater, a sink and a gas grill. The cabins do not contain a bathroom or kitchen. The main unit appears to have also been constructed as a vacation cottage and is an approximately 720 square foot, two-story dwelling with no interior access between floors. The lower floor, originally a garage, has been converted to two sleeping rooms. **Based** on assessor's records it appears that conversion took place when permits would have been required. The upper floor has a bedroom, living room and kitchen, but no bathroom. There is a bath house with two toilets and two showers that served all of the vacation cottages. All of the structures are dilapidated and are proposed to be demolished. A credit for capital improvement fees has been granted for the one-bedroom dwelling.

The parcel was on the list of properties submitted for consideration for the recent update of historic structures in the Live *Oak* area, but was never included any recommendation from the Historic Commission to the Board of Supervisors. In their current state, the structures appear to

be generally unsafe and could not be renovated or returned to their original use, given the allowable uses in the zone district.

Project Setting

The property is located on the west side of 37th Avenue, approximately 115 feet north of the intersection with East Cliff Drive. The neighborhood is predominately residential and includes single and multi-family development, with the exception of a bed and breakfast inn located at the intersection of 37" Avenue and East Cliff. The surroundings are an eclectic mix of different housing sizes and styles, and a wide range of construction materials are utilized.

Project Description

The applicant proposes to demolish the existing structures on site, and construct a new two-story, single family dwelling with an attached single-car garage and a detached habitable accessory structure. The accessory structure will serve as a small digital photography studio/office and will include a half bath and additional storage. The one-car garage will be accessed from the alley behind the home, and sufficient parking for two additional cars will be provided on the driveway apron. Landscaping is also proposed that incorporates drought tolerant and native plantings with drip and low spray irrigation. Minor improvements to the alley are proposed to fill existing potholes with baserock.

Zoning & General Plan Consistency

The subject property is a 4,500 square foot lot, located in the R-1-4 (Single Family Residential (4000 square foot minimum site area)) zone district, a designation that allows residential uses and accessory structures. The proposed new home is consistent with development regulations for parcels in the R-1-4 zone district as they relate to maximum parcel coverage, maximum height, floor area ratio, and setbacks. The front setback is proposed to be fifteen feet to the first story and approximately twenty-six feet to the second story, and fifteen feet is required by current regulations. The increased setback for the second story is intended to preserve the ocean view to the southeast for the adjacent neighbor to the north and to minimize the appearance of structure bulk from the street.

Adjacent neighbor to the north

The side setbacks are proposed to be five feet on the north side, five feet to the one-story accessory structure on the south side and a minimum of seventeen feet to the dwelling on the south side. This meets development standards for parcels less than 60 feet wide (the existing parcel is 50 feet wide) and provides additional separation between the proposed two-story structure and the one story home to the south. The proposed rear setback, from the alley, will be twenty feet to the garage and house, where twenty feet to the garage and fifteen feet to the dwelling is required. The proposed rear setback to the detached accessory structure (digital photography studio) will be six feet, the allowed setback from an alley for that type of structure.

The proposed lot coverage is approximately 32.2%, which is less than the maximum allowed of 40%, and the proposed floor area ratio is 45.8%, less than the maximum allowed of 50%. A description of proposed floor area measurements and gross building area and lot coverage calculations are included on Sheet A0.0 of Exhibit A. The maximum height of the tallest portion of the structure, as proposed, is approximately 28 feet, the maximum allowed in the zone district. The maximum height is reached, however, by only a portion of the structure, and the height of the majority of the dwelling does not exceed 27 feet.

Three parking spaces are required for this four-bedroom residence (three bedrooms in the dwelling and a habitable accessory structure, which is counted as a bedroom). The proposed garage is sufficient for one, and the driveway apron can accommodate two additional parking spaces. None of the front yard is devoted to parking and vehicle access as all vehicular access is from the rear alley.

Local Coastal **Program Consistency**

The proposed single family dwelling and accessory structure 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 both single and multi-family dwellings. Size and architectural styles vary widely in the area, and the design submitted incorporates architectural styles and materials found in the neighborhood. 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

A letter explaining the design approach for the proposed development is included as Exhibit E. The proposed single family dwelling with an accessory structure and site improvments complies with the requirements of the County Design Review Ordinance, in that the proposed project has been designed specifically to incorporate the architectural styles, the scale and massing, and the materials found in the surrounding neighborhood. The project is consistent with County Code Section 13.11.072, Site Design, as the project has been sited as to be compatible with surrounding development in that the bulk, mass and scale is similar to that found elsewhere in the neighborhood, the dwelling has been sited to minimize impacts on private views and to maintain adequate setbacks from adjacent one-story development, and has been oriented to take advantage

of a southern solar exposure.

The project is consistent with County Code Section **13.11.073,** Building Design, **as** the dwelling has been designed to incorporate architectural styles and materials found in the neighborhood, and to incorporate design elements that create visual interest including articulation of wall planes, detailing, and a variety of materials **and** colors.

Drainage and Access

A small increase in the amount of impervious area is proposed on site, which will result in a small increase in the amount of runoff. The applicant has proposed that all roof and area drains be routed to a new retention basin/drywell on the northeastem corner of the parcel. Any excess stormwater will be routed to the existing drainage system on **37"** Avenue. **A** soils report will be required to be submitted with the building permit, and a condition of approval has been included to require that the Geotechnical Engineer review and approve the drainage system.

The Department of Public Works, Road Engineering staff, has recommended that access to the parcel be provided from **37"** Avenue, due to the unimproved and substandard condition of the alley to the west of the parcel, also known as Madrone Avenue. Planning **staff** reviewed the condition **of** the alley and surveyed the number of parcels that take access from the alley. The width of the alley right-of-way varies from **30** feet at the intersection with Moana Way to 20 feet for over half of its width, ending at the southernmost end with a 10-foot width. The northernmost portion of the alley is paved. There are three lots on the northeastern portion of the alley for which that is their sole access, but the majority of parcels abutting the alley actually have access from either **36"** or **37"** Avenue. Because of the deteriorated condition of the alley, the applicant was required to choose their access (from the north or south) and they determined that access from the north would be preferable. **A** condition of approval has been included to require that the applicant fill the potholes with baserock, as needed from Moana Way south to the project driveway, to improve access to the garage. Additional measures, such as paving the alley have not been included due to the lack of drainage facilities in the alley and a desire to discourage non-resident parking in the alley.

View of alley looking north from subject parcel

Environmental Review

The proposed project has been determined to be exempt from further environmental review under CEQA, as the project involves the replacement of existing residential/recreational structures with another residential structure. In addition, the project is not located on an environmentally sensitive site, and will not damage scenic resources.

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 **07-0057,** based on the attached findings and conditions.

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

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

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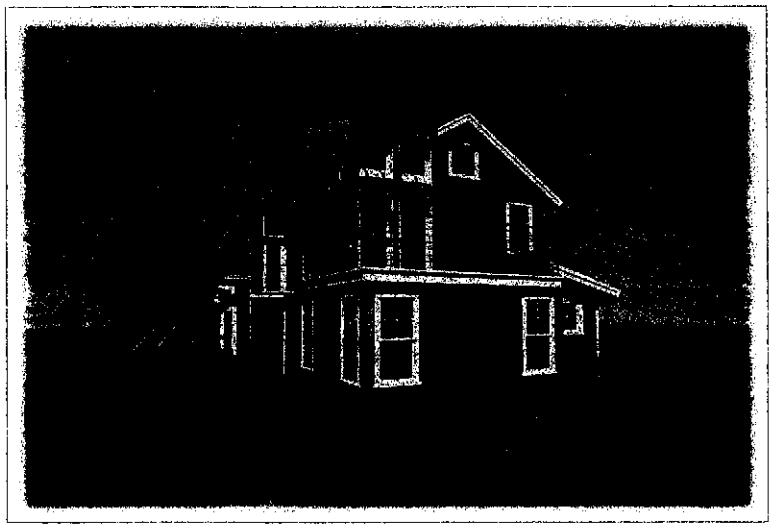
BREAKERS BEACH HOUSE

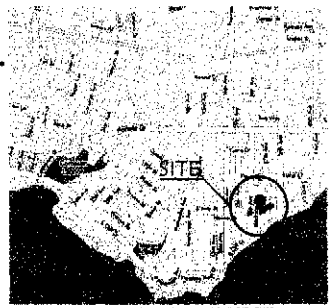
423 37th Avenue Santa Cruz, CA 95062



ABBREVIATIONS

@	at	c	cast
∠	angle	ea	each
⊥	perpendicular	elev	elevation
#	diameter	elec	electrical
#	pounds or number	encl	enclosure
(E)	existing	eq	equal, equivalent
(N)	new	equip	equipment
℄	centerline	exp	expansion
		ext	exterior
ac	asphaltic concrete		
acst	acoustical	fa	fire alarm
adj	adjustable	fd	floor drain
aggr	aggregate	fdn	foundation
alum	aluminum	fec	fire extinguisher cabinet
approx	approximately	fin	finish
arch	architecture	flr	floor
		fluor	fluorescent
bd	board	fnc	face of concrete
bitum	bituminous	fof	face of knee
bldg	building	fos	face of stud
blkg	blocking	ft	foot or feet
bm	beam	ftg	footing
bot	bottom	furr	furring
		fut	future
cabt	cabinet		
cb	catch basin	ga	gauge
cem	cement	galv	galvanized
cer	ceramic	gb	grab bar
c.i.	cast iron	g.i.	galvanized iron
clg	ceiling	glass	glass
clos	closet	gr	grade
cl	clear	gyp	gypsum
co	cased opening/clean out		
col	column	hb	hose bibb
conc	concrete	hc	hollow core
const	construction	hdwe	hardware
contr	contractor	hgt	height
ctr	counter	hm	hollow metal
cy	cubic yard	hosp	hospital
		horiz	horizontal
dbl	double	hr	hour
dept	department	hwd	hardwood
det	detail		
df	douglas fir	id	inside diameter
dia	diameter	inst	install, installation
dim	dimension	insul	insulation
disp	disposal or dispenser	int	interior
dn	down		
dwg	drawing	jan	janitor
		jt	joint
dr	door		
ds	downspout	jst	joist
dwg	drawing		
df	douglas fir	kit	kitchen

VICINITY MAP



ARCHITECT

NOEL F. CROSS
ARCHITECT AIA

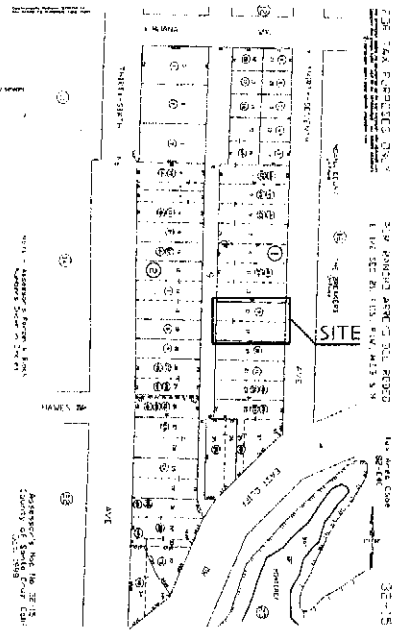
GENERAL NOTES

1. Verification
2. Dimensions
3. Discrepancies
4. Codes
5. Manufacturers' Specifications

ABBREVIATIONS

lam	laminate	s	south
lav	lavatory	sc	solid core
lb	pound	sched	schedule
		sim	similar
max	maximum	sery	service
mc	medicine cabinet	sh	shelf
mech	mechanical	she	sheet
memb	membrane	shwr	shower
met	metal	sim	similar
m.hose	manger/trough	specs	specifications
min	minimum	sq	square
misc	miscellaneous	ss	stainless steel or sanitary sewer
mtd	mounted	stc	sound
		std	standard
n	north	stl	steel
nic	not in contract	stor	storage
nrsg	nursing	str	structural
no	number	struct	structural
nom	nominal	sb	stream bale
nts	not to scale	sym	symmetrical
obs	obscure	t	tread
oc	on center	tel	telephone
od	outside diameter	ter	terrazzo
opg	opening	tbg	tongue and groove
opp	opposite	thk	thick
		tos	top of curb
pl	plate	tow	top of wall
part	partition	tv	television
plywd	plywood	typ	typical
pt	paint		
pt	point of paint	unf	unfinished
pvmt	pavement	uno	unless noted otherwise
	Douglas fir (non ACC)	uond	underground
psr	permanently impacted soil/stored earth	unl	unless
pt	polarity tile	vert	vertical
		vest	vestibule
r	riser		
rad	radius	w	west
rd	roof drain	wc	water closet
ref	reference	wd	wood
refr	refrigerator	wd	wood
reinf	reinforced	wh	wheelchair
reqd	required	wp	waterproof
rm	room	wscot	wainscot
ro	rough opening	wt	weight
rwd	redwood		
rc	removed earth	yd	yard

PARCEL MAP



ARCHITECT'S STATEMENT

Licensed Architect #C-018334

Noel F. Cross Architect AIA is the preparer of these plans, and is a licensed architect registered in the State of California to practice Architecture in accordance with Section 5500 of the California Business and Professions Code, and is subject to the rules and regulations of the California Architects Board. Noel F. Cross Architect AIA is also licensed under Chapter 3 of Division 3 of the California Business and Professions Code to prepare such plans.

PROJECT SUMMARY TABLE

GROSS SITE AREA = 4,500 sq. ft. = 0.103 Acres

EXISTING CONDITIONS

(E) FLOOR AREA
- (E) Two Story Residence = 730 sq. ft.
- (E) Garages (1) = 541 sq. ft.
- (E) Total Floor Area = 1,280 sq. ft.

(E) IMPERVIOUS COVERAGE
- (F) Building Footprints = 915 sq. ft.
- (F) Concrete Walks = 575 sq. ft.
- (F) Decks/Stairs (50%) = 80 sq. ft. (actual = 160 sq. ft.)
- (F) Gravel Drive (50%) = 275 sq. ft. (actual = 550 sq. ft.)
- (E) Total Impervious Area = 1,821 sq. ft. = 40.5 % of Lot Area

PROPOSED FLOOR AREA
- Allowable Floor Area = 3,350 sq. ft. (75% of lot area)
- + 525 sq. ft. (garage exemption)
- = 3,875 sq. ft. = 86.00 % of Lot Area
- (P) Main House Floor Area = 984 sq. ft.
- (P) Det. Studio Floor Area = 169 sq. ft.
- (P) Upper Floor Area = 948 sq. ft. (studio loft)
- (P) Habitable Floor Area = 2,061 sq. ft.
- (P) Garage (attached) = 336 sq. ft.
- (P) Total Floor Area = 2,397 sq. ft. = 53.3 % of Lot Area

UTILITY COMPANIES
- Sewer/Sanitation = Santa Cruz County Sewer District
- Domestic Water = Santa Cruz City Water Department
- Electrical Power/Gas = Pacific Gas & Electric Company

LOT COVERAGE/IMPERVIOUS

PROPOSED LOT COVERAGE AREA
- (P) Heated Floor Area = 984 sq. ft. (footprint of house)
- (P) Detachhd Studio = 169 sq. ft.
- (P) Garage = 336 sq. ft.
- (P) Decks/Stairs (50%) = 80 sq. ft.
- (P) Covered Porches = 0 sq. ft.
- (P) Coverage Area = 1,449 sq. ft. = 32.2 % of Lot Area

PROPOSED IMPERVIOUS COVERAGE AREA
- (P) Building Footprints = 1,369 sq. ft.
- (P) Paved Walks/Patios = 530 sq. ft.
- (P) Boardwalk (50%) = 81 sq. ft. (actual = 162 sq. ft.)
- (P) Perv. Conc. Drive (50%) = 206 sq. ft. (actual = 411 sq. ft.)
- (P) Total Impervious Area = 2,176 sq. ft. = 48.4 % of Lot Area

GRADING QUANTITIES
- Normal Cut/Fill = 7 cu. yd.

CONSULTANT DIRECTORY

Architect Noel F. Cross AIA Thomas C. Cathey	Noel F. Cross, Architect AIA 320 Orchard City Drive, Suite 100 Campbell, California 95008 Phone (408) 866-2000 Fax (408) 871-9601 Cell (408) 341-0376 noel@nfcarchitect.com
Surveyor & Civil Engineering	Kier & Wright Civil Engineers & Surveyors, Inc. 1535 Soquel Blvd., Bldg. 2 Santa Cruz, California 95062 Phone (408) 312-9966 Fax (408) 227-9547 cathey@kierwright.com
Soils Engineer Donald E. Banta & Associates, Inc.	Consulting Geotechnical Engineers 435 Meridian Avenue San Jose, California 95126-3420 Phone (408) 287-1801 Fax (408) 275-9070
Landscape Architect Christopher Yates CA license #4833	Conservative Yates Design 1021 Bulkley Avenue Berkeley, California 94710 Phone (510) 204-1909 Fax (510) 204-1922 c.yates@mindspring.com
Interior Designer Gina Vasquez Elton CKD, ASID Allied	Vasquez Elton Design 381 First Street Los Altos, California 94022 Phone (650) 949-3841 Fax (650) 949-3842 gina@vasquezelton.com

SHEET INDEX

BREAKERS BEACH HOUSE

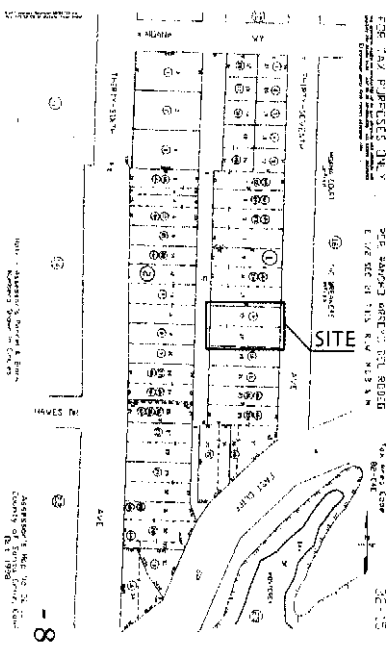
Property Owner	Breakers Beach House, LLC
Project Address	423 37th Avenue Santa Cruz, CA 95062
Phone	(408) 400-0357
Parcel	APN: 032-151-09
Gross Site Area	0.103 acres 4,500 sq. ft.
Zoning	R-1-4, Single Family Residential, County of Santa Cruz
Setbacks	Front: 15'-0" Side: 5'-0" Rear: 15'-0" Rear: 20'-0" (Alley facing Car Port) Rear: 6'-0" (Detached accessory structures) Height: 28'-0"
Construction	Type V-N
Occupancy	R-3

PROJECT DATA

Project No	06.14
Drawn By	NFC/DSK/JMS/JIK
Checked By	NFC
Date	3 FEBRUARY 2007 PLANNING SUBMITTAL
Revisions	
Sheet No.	A0.0
Of	
date printed:	2/1/07

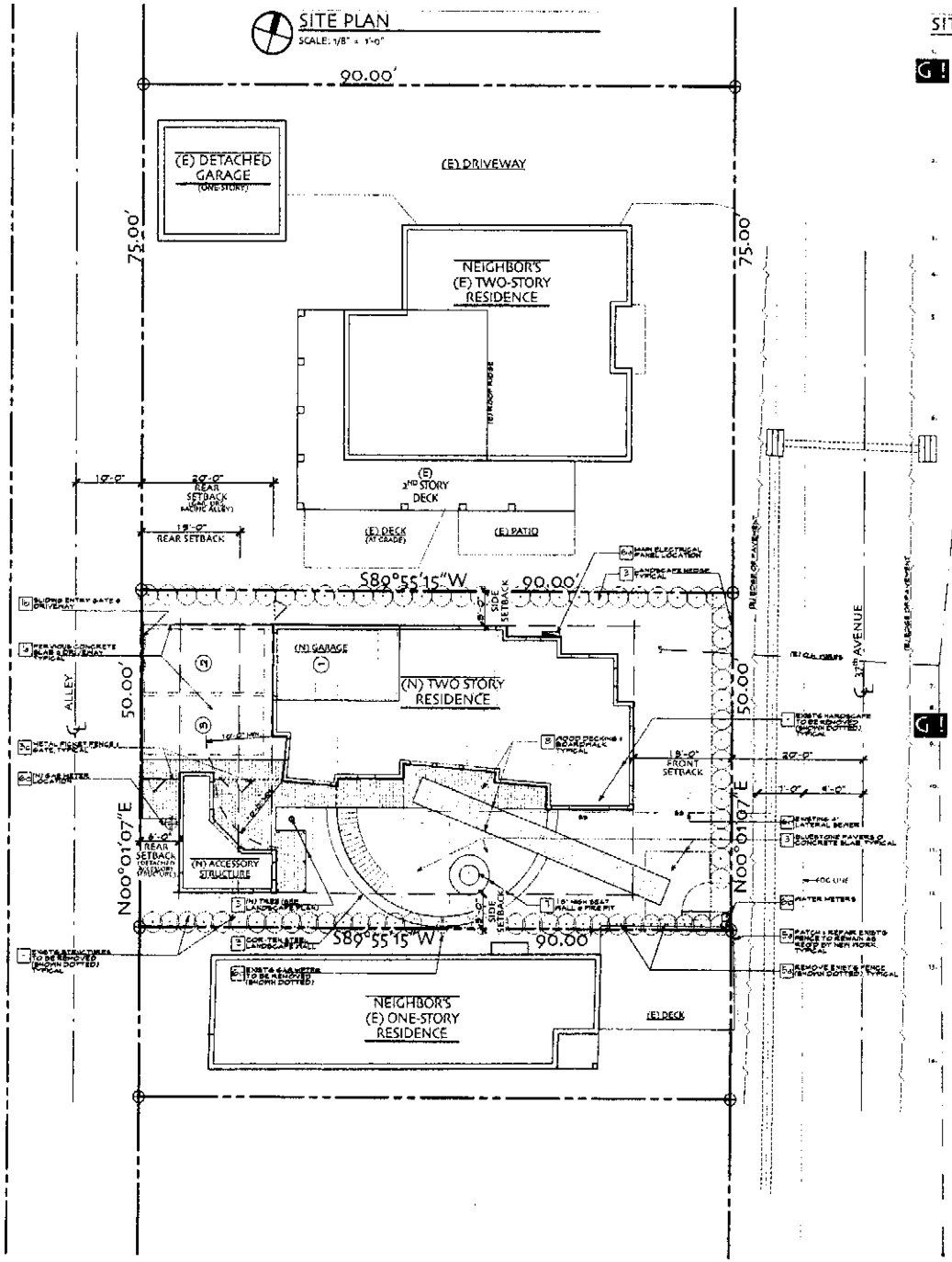
EXHIBIT A

PARCEL MAP



SITE PLAN

SCALE: 1/8" = 1'-0"



SITE PLAN NOTES

G!

1. Driveway/Vehicle Gates
verify layout & all final dimensions in field w/ owner, architect & landscape architect, see sheet L-1.0 for more info.

a. driveway construction:
new driveway to be permeable concrete as shown on Landscape drawings. Install all paving per Landscape Architect's specs w/ sub-grade w/ rollers, compacted class II aggregate, w/ compacted-aggregate subgrade per the geotechnical report by Donald E. Banta & Associates, Inc., typical, u.n.o.
b. vehicle gates/emergency access:
one steel fence w/ rear gate in fair, and automatic sliding steel vehicle gates as shown on Landscape drawings. gate when fully open shall not obstruct any portion of the required 20' width for auto access, typical, u.n.o.

2. Grading, General Surface Drainage, and Storm Drains
connect all roof downs and new downspouts in accordance w/ the underground drains and run in new retention basin/dry well where shown on sheet C-1.0. provide minimal cut/fill grading, and all surface and underground storm drainage per C-1 sheets by Christopher Yates Design, and per the geotechnical report by Donald E. Banta & Associates, Inc. typical, u.n.o. all on site and off site drainage shall comply with Chapter 16 of Santa Cruz Public Works standards.

3. Landscaping
see landscape plans (L-series) for more info. typical

4. Trees
see Landscape Plan sheet L-1.0 for exact location, size, and species of new trees. no ordinance size trees shall be removed without a tree removal permit from the County of Santa Cruz, typical, u.n.o.

5. Fences
See note #1 above for vehicle gates

a. existing fences:
remove existing and provide new fences at the property line per sheet L-1.0. see landscape architect's drawings for more info/details. typical, u.n.o.
b. temporary construction fencing:
install temporary chain link construction fencing at perimeter of site with lockable gates front and rear for duration of construction. typical, u.n.o.
c. new fencing:
see Landscape plans and details for more info. or new: at see steel picket fences and gates shown shown. typical, u.n.o.

6. Utilities
a. electrical/phone/cable
Pacific Gas & Electric Company
new 100 amp meter/main panel at location shown on plan. shall run conduits for exterior landscape & feature lighting (accent, outside plug outlets, sprinkler system, etc. per landscape architect drawings. see electrical/power plans, plot drawings, & landscape plans for more info., typical, u.n.o.
b. domestic water:
Santa Cruz City Water Department
existing 3/4" dia. domestic water meter to remain. provide new 3/4" dia. underground copper domestic water main feed (cellular plastic protective jacket) where shown, typical
c. fire sprinkler water:
Santa Cruz City Water Department
provide new 4" dia. water meter separate from domestic water per detail. provide new 4" dia. underground copper fire sprinkler water main feed (cellular plastic protective jacket) where shown, typical
d. natural gas:
Pacific Gas & Electric Company
new gas meter to be located as shown. provide new underground gas lines as required to service proposed structures per code, per P.G.&E. specs, and as required by the County of Santa Cruz, typical, u.n.o.
e. sanitary sewer:
Santa Cruz County Sanitation District
expose existing 4" ABS waste line and connect new waste line to existing 4" dia. sewer main to service proposed construction as required by the Santa Cruz County Sanitation District and as shown, typical, u.n.o.

7. Stone Fire Pit
18" high stone wall w/ seat for the family see plans for more info., typical, u.n.o.

8. Boardwalks
see landscape plans and foundation notes for more info.

9. Steel Landscape Walls
the steel wall shall be as shown on the landscape drawings and cross sections. for more details & specs, typical, u.n.o.

10. Setback Verification and Certification
prior to first inspection of foundation and all retaining walls, contractor to have licensed surveyor (R.E.P. or L.S.) of record verify and verify that new building corner locations, and provide written certification that all building setbacks and heights (both horizontal and vertical foundation placements) are per the approved plans. typical

11. Topography/Contours
see sheet C-1.0 for more info.

12. Public Works Notes
all building and construction related activities shall adhere to "New Development and Construction Best Management Practices" as adopted by the County of Santa Cruz for the purpose of preventing storm water pollution. provide new erosion control measures during construction per County of Santa Cruz Public Works requirements & as noted on site plan and grading/drainage plan. typical, u.n.o.

13. Automatic Fire Sprinklers
fire protection sub-shall be State of California licensed (C-16), and is responsible for the preparation, submittal, & approval of all design-build engineering drawings as required by the County of Santa Cruz Building & Fire Dept. for issuance of permit. typical

14. Address Numbers
see landscape drawings for more info. and details.
approved address numbers shall be placed on the building, garden wall, and/or gate/fence in such a position as to be plainly visible and legible from the street or road fronting the property per sec. 901.4.4 CBC. typical, u.n.o.

ARCHITECT

NOEL F. CROSS
ARCHITECT AIA

BREAKERS BEACH HOUSE

Property Owners	Breakers Beach House, LLC
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Phone	(408) 400-0330
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Construction	Type V-N
Occupancy	R-3

PROJECT DATA

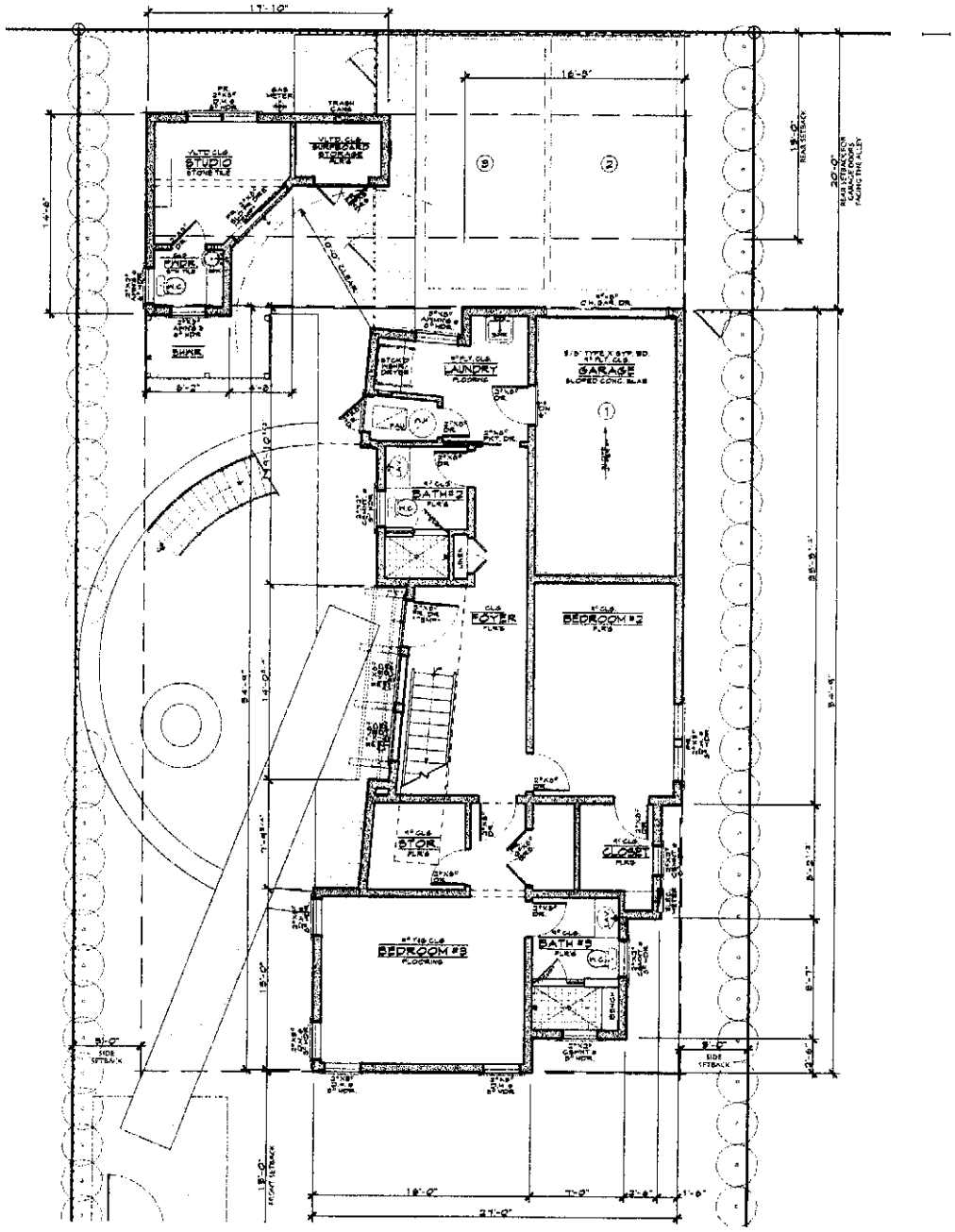
Project No.	06.14
Drawn By	NFC/DSK/JMS/JIF
Checked By	NFC
Date	2 FEBRUARY 2007 PLANNING SUBMITTAL
Revisions	

Sheet No. A1.0

Of

date printed. 2/4/07

EXHIBIT A



LEGEND

- NEW WALL (2x4 STUDS @ 16" O.C.) TYPICAL U.N.O.
- EXPOSED BEAM ABOVE TYPICAL U.N.O.
- WINDOW SIZE (WIDTH/HEIGHT) WINDOW TYPE
- DOOR DESIGNATION, TYP. U.N.O. DOOR SIZE DOOR TYPE (OPTIONAL)
- INTERIOR ELEVATION DESIGNATION TYPICAL U.N.O. SEE SHEET A-
- BEARWALL DESIGNATION. SEE BEARWALL SCHEDULE FOR SIZES AND TYPICAL U.N.O.
- SEE DOWN LOCATION, SEE COLUMN LEGEND FOR MORE INFO. TYPICAL U.N.O.

ARCHITECT

NOEL F. CROSS
ARCHITECT AIA

BREAKERS BEACH HOUSE

Property Owners	Breakers Beach House, LLC
Project Address	423 32th Avenue Santa Cruz, CA 95062
Phone	(408) 409-0357
Parcel	APN: 032-151-09
Gross Site Area	0.103 acres 4,500 sq. ft.
Zoning	R-1-4, Single Family Residential, County of Santa Cruz
Setbacks	Front: 15'-0" Side: 5'-0" Rear: 15'-0" Rear: 20'-0" (Alley facing fire) Rear: 6'-0" (Detached accy. structure) Height: 28'-0"
Construction	Type V-N
Occupancy	R-3

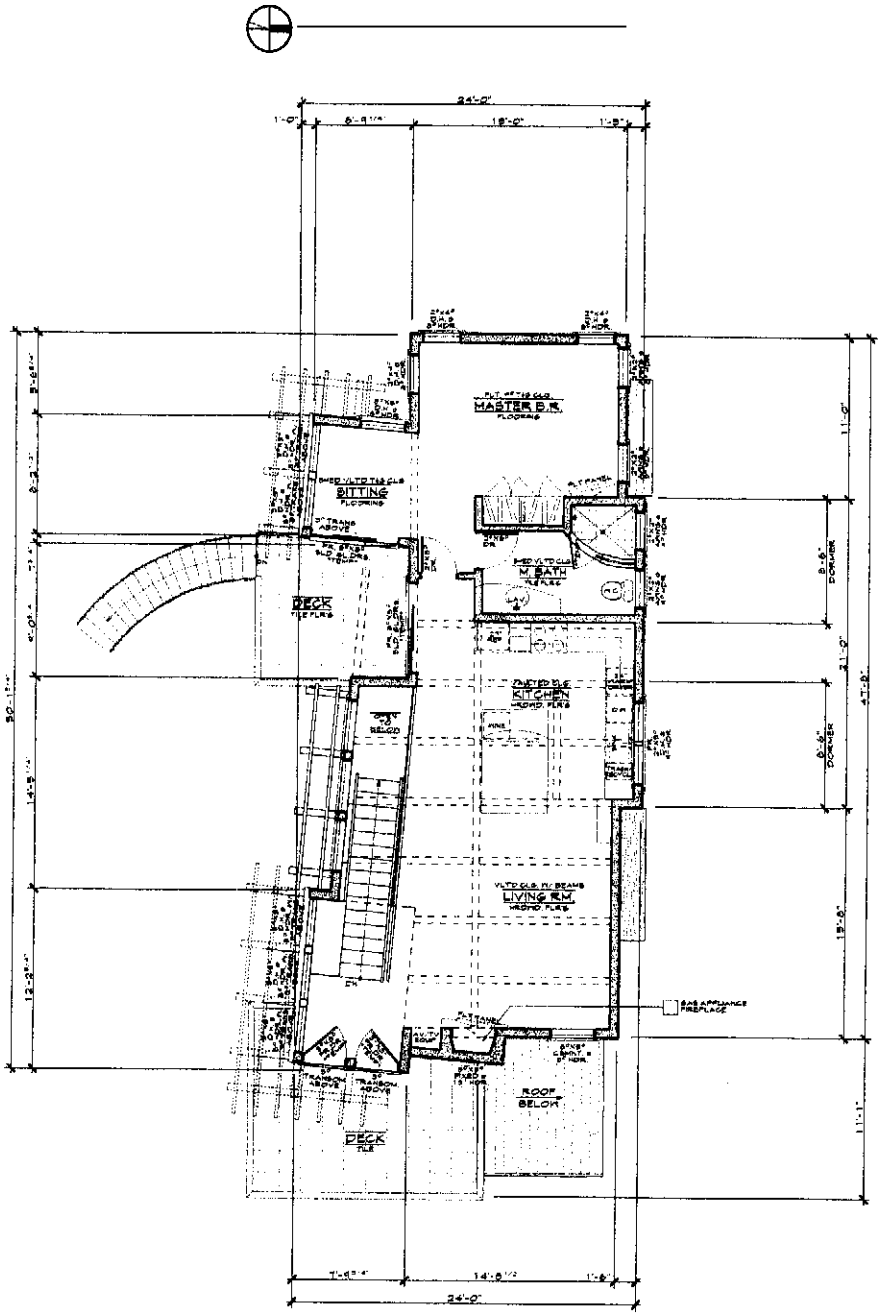
PROJECT DATA

Project No.	0614
Drawn By	NFC/DSK/JMS/JIF
Checked By	NFC
Date	2 FEBRUARY 2007 PLANNING SUBMITTAL
Revisions	

Sheet No. A2.0

Of

date printed: 2/9/07



FLOOR AREA BREAKDOWN:

MAIN FLOOR: [illegible] s.f.
GARAGE: [illegible] s.f.

ACCESSORY: [illegible] s.f.

UPPER FLOOR: [illegible] s.f.

IMPERVIOUS:
DECK @ FAMILY ROOM: [illegible] s.f.
DECK @ KITCHEN: [illegible] s.f.

PAVER PATIO @ ENTRY GATE: [illegible] s.f.
MAIN PAVER PATIO: [illegible] s.f.
DRIVEWAY: [illegible] s.f.

BOARDWALK: [illegible] s.f.
BOARDWALK DECK: [illegible] s.f.

ARCHITECT

NOEL F. CROSS
ARCHITECT A/A

BREAKERS BEACH HOUSE

Property Owners	Breakers Beach House, LLC
Project Address	423 37th Avenue Santa Cruz, CA 95062
Phone	(408) 499-0357
Parcel	APN: 034-157-09
Gross Site Area	0.103 acres 4,500 sq. ft.
Zoning	R-1-4, Single Family Residential, County of Santa Cruz
Setbacks	Front: 15'-0" Side: 5'-0" Rear: 15'-0" Rear: 20'-0" (Alley/Garage Door) Rear: 6'-0" (Detached accessory structure) Height: 28'-0"
Construction	Type V-N
Occupancy	R-3

PROJECT DATA

Project No.	06.14
Drawn By	NFC/DSK/JMS/JIF
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Of

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LEGEND

NEW WALL (2x4 STUDS @ 16" O.C.) TYPICAL U.N.O.

EXPOSED BEAM ABOVE TYPICAL U.N.O.

WINDOW SIZE (WIDTH - HEIGHT) WINDOW TYPE

DOOR DESIGNATION TYP. U.N.O. DOOR SIZE DOOR TYPE (OPTIONAL)

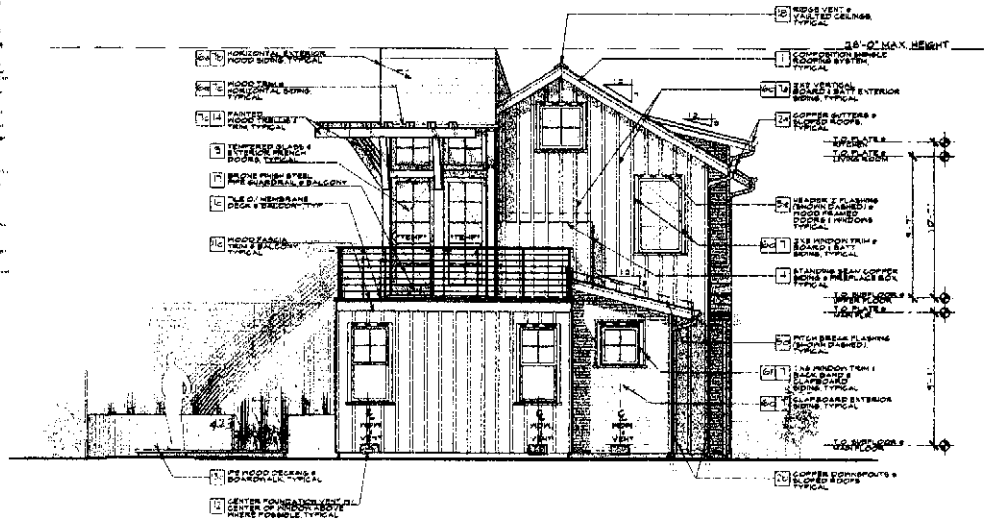
INTERIOR ELEVATION DESIGNATION TYPICAL U.N.O. SEE SHEET A-

BREAKFALL DESIGNATION SEE BREAKFALL SCHEDULE FOR MORE INFO. TYPICAL U.N.O.

HOLDOWN LOCATION SEE HOLDOWN LEGEND FOR MORE INFO. TYPICAL U.N.O.

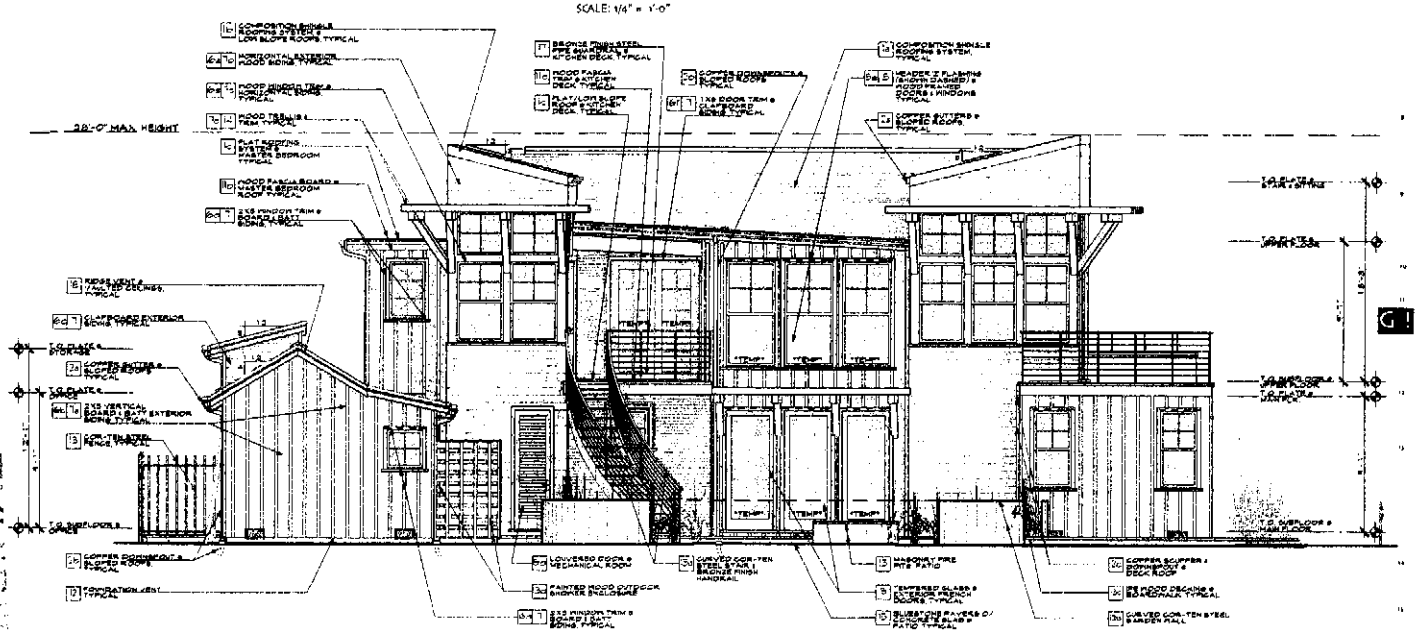
EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION NOTES

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ARCHITECT

NOEL F. CROSS
ARCHITECT AIA

BREAKERS BEACH HOUSE

Property Owners	Breakers Beach House, LLC
Project Address	423 37th Avenue Santa Cruz, CA 95062
Phone	(408) 499-0357
Parcel	APN: 032-151-09
Gross Site Area	0.103 acres 4,500 sq. ft.
Zoning	R-1-4, Single Family Residential, County of Santa Cruz
Setbacks	Front: 15'-0" Side: 5'-0" Rear: 15'-0" Rear: 20'-0" (Alley Fronting Garage) Rear: 6'-10" (Detached Study Structure) Height: 28'-0"
Construction	Type V-N
Occupancy	R-3

PROJECT DATA

Project No.	06.14
Drawn By	NFC/DSK/IMS/JIF
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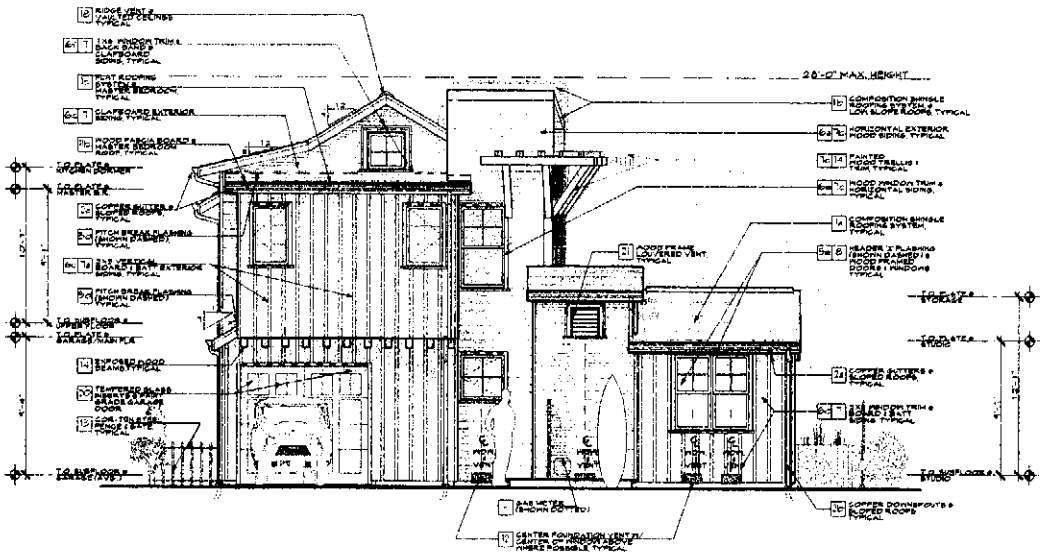
Of	
date printed:	2/1/07

EXHIBIT A

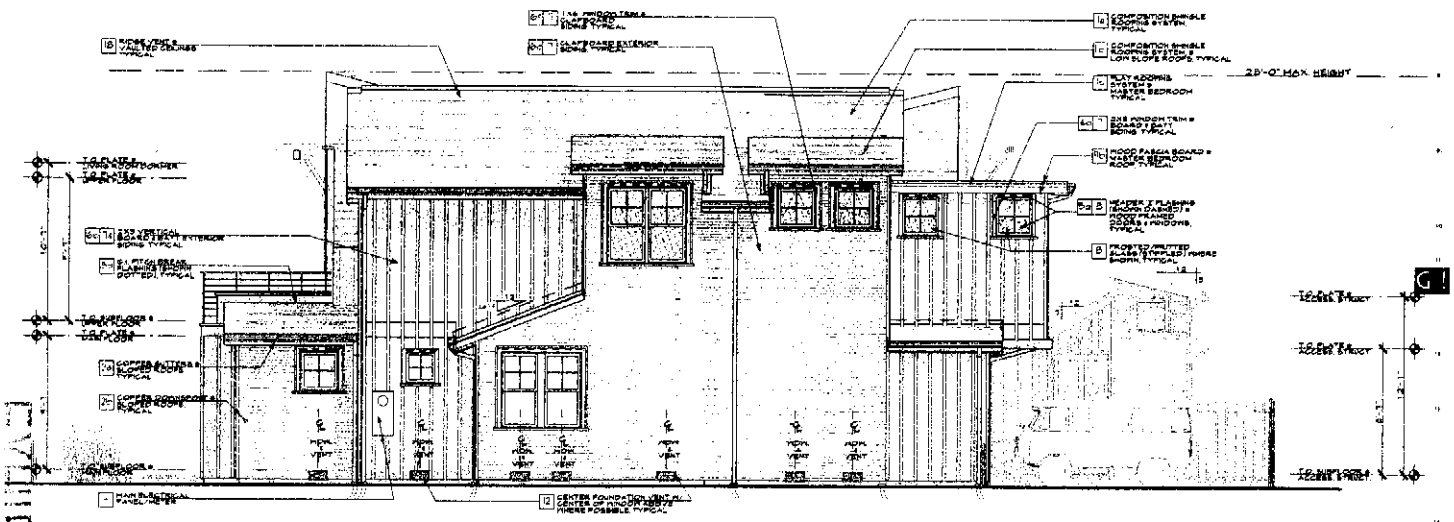
WEST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION NOTES

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ARCHITECT

NOEL F. CROSS
ARCHITECT AIA

The plans, ideas, arrangements, and designs indicated or represented by this drawing are owned by, and are the property of the Architect and were created and developed solely for use on, and in connection with this specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended, without written permission from NOEL F. CROSS, ARCHITECT, A.I.A.

BREAKERS BEACH HOUSE

Property Owners	Breakers Beach House, LLC
Project Address	433 37th Avenue Santa Cruz, CA 95062
Phone	(408) 499-0337
Parcel	APN: 032-151-09
Gross Site Area	0.103 acres 4,500 sq. ft
Zoning	R-1-4, Single-Family Residential, County of Santa Cruz
Setbacks	Front: 15'-0" Side: 5'-0" Rear: 15'-0" Rear: 20'-0" (Alley facing garage) Rear: 6'-0" (detached accessory structure) Height: 28'-0"
Construction	Type V-N
Occupancy	R-3

PROJECT DATA

Project No	06-14
Drawn By	NFC/DSK/JMS/JIF
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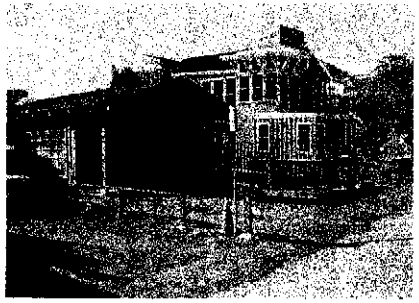
(E) OPPOSITE STREETSCAPE

PROPOSED STREETSCAPE

SCALE: N.T.S.

NEAR 37TH & CLIFF DR

NEAR SOUTH NEIGHBOR



NEAR SOUTH PROP LINE

ARCHITECT

NOEL F. CROSS
ARCHITECT AIA

BREAKERS BEACH HOUSE

Property Owners	Breakers Beach House, LLC
Project Address	424 37th Avenue Santa Cruz, CA 95062
Phone	(408) 499-0357
Parcel	APN: 032-151-09
Gross Site Area	0.103 acres 4,500 sq. ft.
Zoning	R-1-4, Single Family Residential, County of Santa Cr
Setbacks	Front: 15'-0" Side: 5'-0" Rear: 15'-0" Rear: 20'-0" (Alley facing side) Rear: 6'-0" (Detached alley bldg) Height: 28'-0"
Occupancy	R-3

PROJECT DATA

Project No.	06.14
Drawn By	NFC/DSK/JMS/JIF
Checked By	NFC
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Northeast View 1

South View 1

East View 1

SHED ROOF CONTEXT

Southwest View

Northwest View 1

CONTEXT

BOARD & BATT CONTEXT

CLAPBOARD/WINDOW TRIM

ARCHITECT

NOEL F. CROSS
ARCHITECT AIA

BREAKERS BEACH HOUSE

Property Owners	Breakers Beach House, LLC
Project Address	423 37th Avenue Santa Cruz, CA 95062
Phone	(408) 499-0357
Parcel	APN: 032-151-09
Gross Site Area	0.103 acres 4,500 sq. ft.
Zoning	R-1-4, Single Family Residential, County of Santa Cruz
Setbacks	Front: 15'-0" Side: 5'-0" Rear: 15'-0" Rear: 20'-0" (Alley-facing Gar. Dr.) Rear: 6'-0" (Detached accry. structure) Height: 28'-0"
Construction	Type V-N

PROJECT DATA

Project No.	06.14
Drawn By	NFC/DSK/JMS/JIF
Checked By	NFC
Date	2 FEBRUARY 2007 PLANNING SUBMITTAL
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Sheet No.	A5.3
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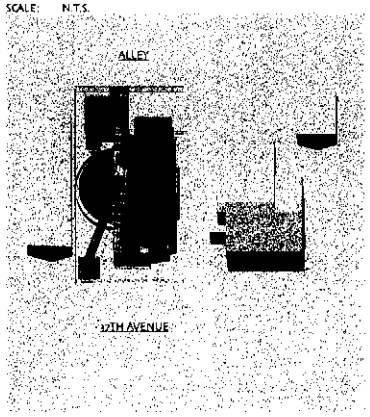
date printed:	2/1/07

EXHIBIT A

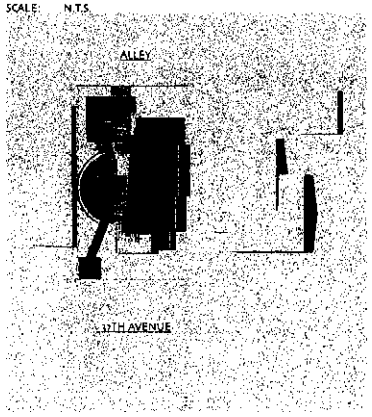
JUNE 21 200PM

SCALE: N.T.S.



JUNE 21 12NOON

SCALE: N.T.S.



JUNE 21 1000AM

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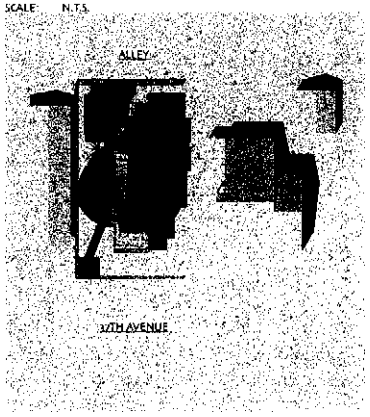
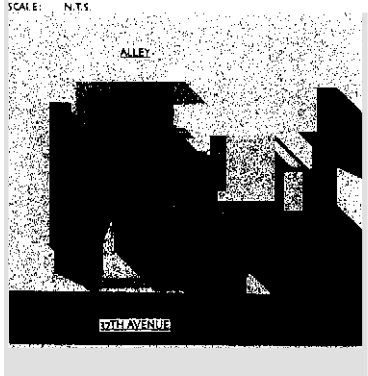


ARCHITECT

NOEL F. CROSS
ARCHITECT AIA

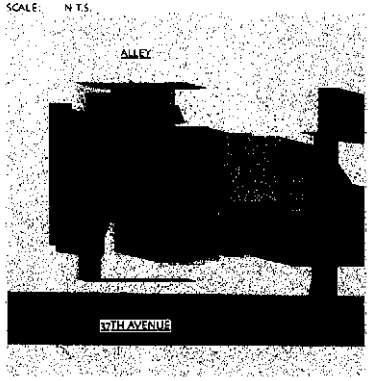
DECEMBER 21 200PM

SCALE: N.T.S.



DECEMBER 21 12NOON

SCALE: N.T.S.



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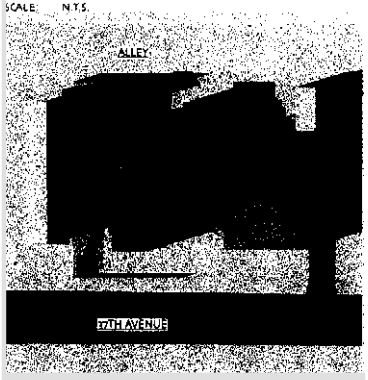

BREAKERS BEACH HOUSE

Property Owners	Breakers Beach House, LLC
Project Address	421 17th Avenue Santa Cruz, CA 95062
Phone	(408) 499-0357
Parcel	APN: 032-151-09
Gross Site Area	0.104 acres 4,500 sq. ft.
Zoning	R-1-4, Single Family Residential, County of Santa Cruz
Setbacks	Front: 15'-0" Side: 5'-0" Rear: 15'-0" Rear: 20'-0" (Alley Facing Car Port) Rear: 0'-0" (Detached accessory structure) Height: 28'-0"
Construction	Type V-N
Occupancy	R-3

PROJECT DATA

Project No.	06.14
Drawn By	NFC/DSK/JMS/JIF
Checked By	NFC
Date	2 FEBRUARY 2007 PLANNING SUBMITTAL
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Sheet No. A5.4

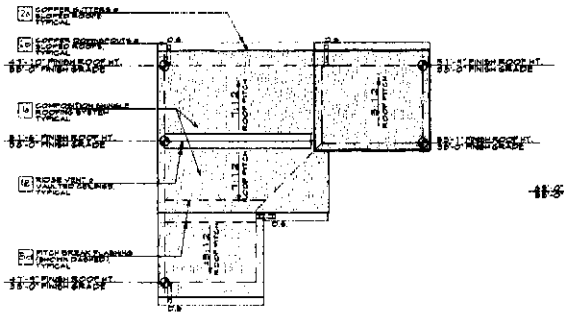
Of

date printed: 2/1/07

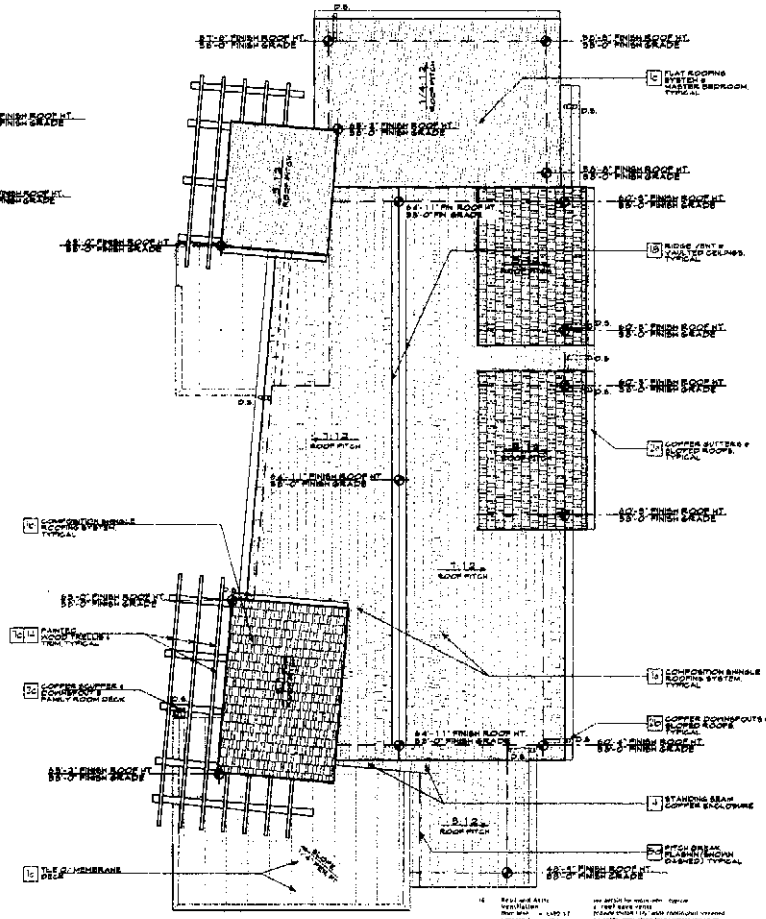
EXHIBIT A

ROOF PLAN
SCALE: 1/4" = 1'-0"

ACCESSORY STRUCTURE



ROOF PLAN
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION NOTES

G!

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ARCHITECT

NOEL F. CROSS
ARCHITECT AIA

BREAKERS BEACH HOUSE

Property Owners	Breakers Beach House, LLC
Project Address	433 37th Avenue Santa Cruz, CA 95062
Phone	(408) 499 0357
Parcel	APN: 032-151-09
Gross Site Area	0.103 acres 4,500 sq. ft.
Zoning	R-1-4, Single Family Residential, County of Santa Cruz
Setbacks	Front: 15'-0" Side: 5'-0" Rear: 15'-0" Rear: 20'-0" (Alley Dedication Cor. Dis Rear: 6'-0" (Detached accessory structure Height: 28'-0"
Occupancy	R-3

PROJECT DATA

Project No.	06.14
Drawn By	NFC/DSK/JMS/HF
Checked By	NFC
Date	2 FEBRUARY 2007 PLANNING SUBMITTA
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Of	
date printed:	2/1/07

EXHIBIT A

NOTES

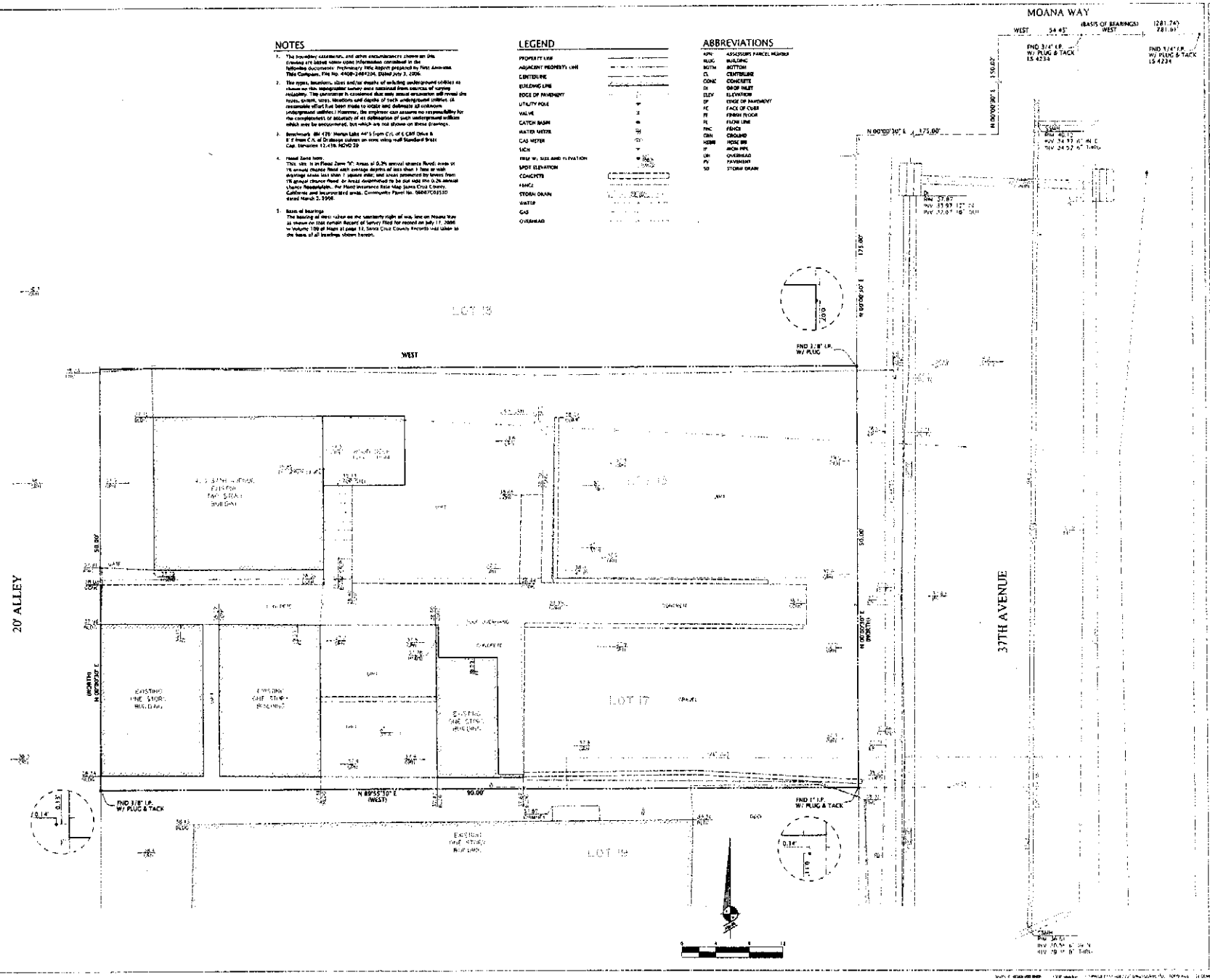
1. The boundary statements, and other encumbrances shown on this drawing are based solely upon information contained in the following documents: Preliminary Title Report prepared by First American Title Company, File No. 4408-2494204, Dated July 3, 2006.
2. The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, locations, sizes, locations and depths of such underground utilities. A reasonable effort has been made to locate and delineate all unknown underground utilities. However, the engineer can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
3. Benchmark: BM 476: Monte Lake 44'S from C/L of E Cliff Drive & 8' E from C/L of Drainage culvert on cone using Hull Standard 9-61 Cap. Elevation 12.436, NGVD 29
4. Flood Zone note:
   This site is in Flood Zone "X": Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. or areas determined to be out side the 0.2% annual chance floodplain. Per Flood Insurance Rate Map Santa Cruz County, California and Incorporated areas, Community Panel No. 060077C0253D dated March 2, 1998.
5. Basis of bearings
   The bearing of West taken on the southerly right of way line on Moana Way as shown on that certain Record of Survey Filed for record on July 11, 2006 in Volume 199 of Maps at page 12, Santa Cruz County Records was taken as the basis of all bearings shown hereon.

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
CENTERLINE	
BUILDING LINE	
EDGE OF PAVEMENT	
UTILITY POLE	
VALVE	
CATCH BASIN	
WATER METER	
GAS METER	
SIGN	
TREE W/ SIZE AND ELEVATION	
SPOT ELEVATION	
CONCRETE	
FENCE	
STORM DRAIN	
WATER	
GAS	
OVERHEAD	

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
BLDG	BUILDING
BOTTOM	BOTTOM
CL	CENTERLINE
CONC	CONCRETE
DI	DROP INLET
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FF	FINISH FLOOR
FL	FLOW LINE
FNC	FENCE
GRN	GROUND
HOSE BIB	HOSE BIB
IP	IRON PIPE
OH	OVERHEAD
PV	PAVEMENT
SD	STORM DRAIN



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
4747 Soquel Avenue, Building 22
Santa Cruz, California 95065
(408) 721-9845
Fax (408) 721-1641

TOPOGRAPHIC SURVEY
FOR SOUTH BAY DEVELOPMENT
423 37TH AVENUE

SANTA CRUZ CALIFORNIA

C1

EXHIBIT A

PLANT LIST

TREES

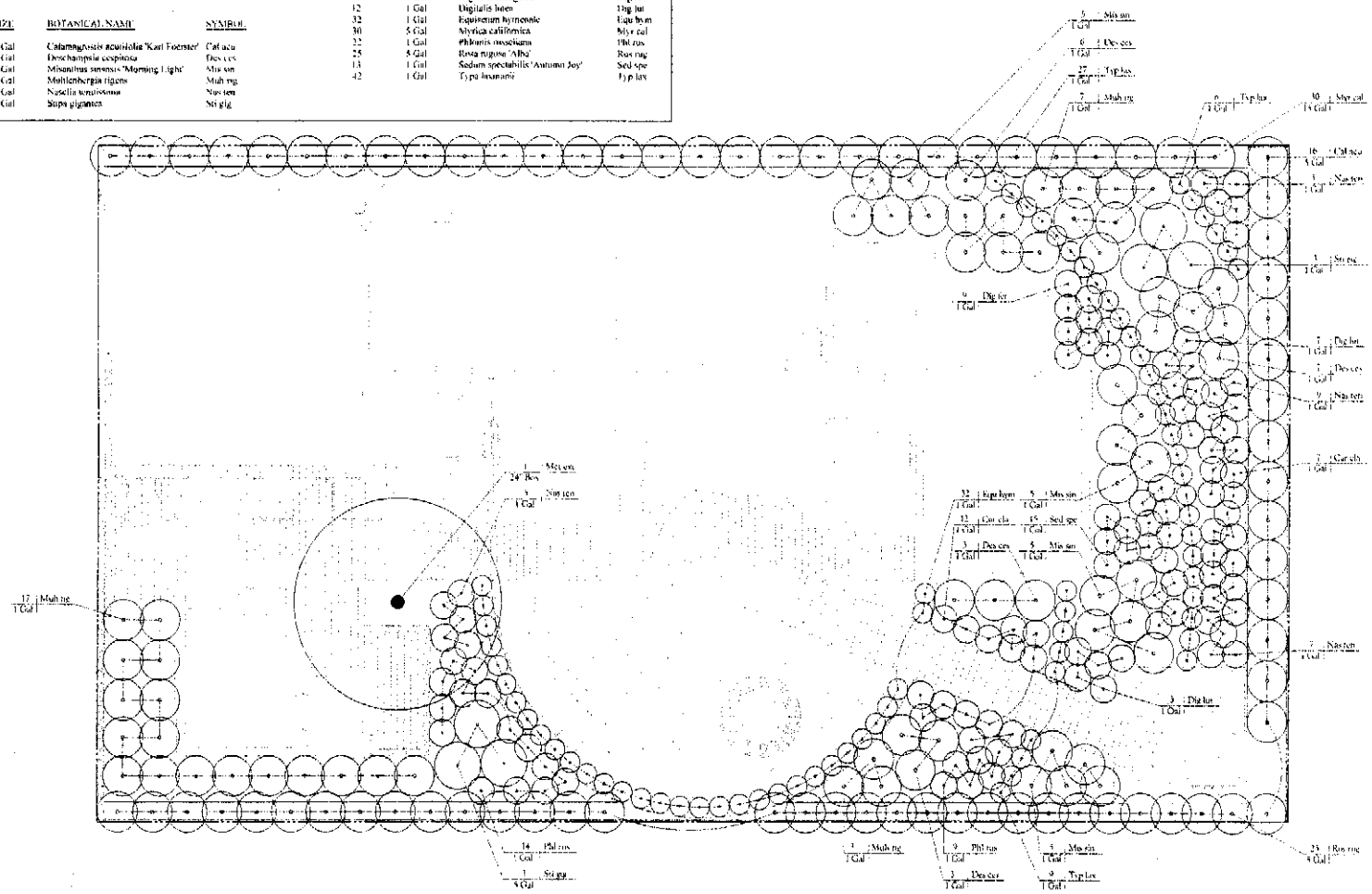
QTY.	SIZE	BOTANICAL NAME	SYMBOL
1	24" Box	Metrosideros excelsus	Met exc

GRASSES

QTY.	SIZE	BOTANICAL NAME	SYMBOL
16	1 Gal	Calamagrostis acutiflolia 'Karl Foerster'	Cal acu
19	5 Gal	Deschampsia cespitosa	Des ces
20	5 Gal	Miscanthus sinensis 'Morning Light'	Mis sin
27	1 Gal	Muhlenbergia rigens	Muh rig
27	1 Gal	Nassella tenuissima	Nas ten
6	5 Gal	Stipa gigantea	Sti gig

SHRUBS/PERENNIALS

QTY.	SIZE	BOTANICAL NAME	SYMBOL
21	1 Gal	Caryopteris clandonensis 'Dark Knight'	Car cla
16	1 Gal	Digitalis ferruginea	Dig fer
12	1 Gal	Digitalis lutea	Dig lut
32	1 Gal	Equisetum hyemenale	Equ hym
30	5 Gal	Myrica californica	Myr cal
22	1 Gal	Phlomis russeliana	Phl rus
25	5 Gal	Rosa rugosa 'Alba'	Ros rug
13	1 Gal	Sedum spectabilis 'Autumn Joy'	Sed spe
42	1 Gal	Typa latanaria	Typ lat



CHRISTOPHER YATES DESIGN
LANDSCAPE ARCHITECTURE
107 RAMONA AVENUE
PIEDMONT, CA. 94611
T (510) 601-1499
C (510) 910-5337

Key Plan

Stamp

Sheet PLANTING PLAN

Project BREAKERS BEACH HOUSE
423 37th AVENUE
SANTA CRUZ, CALIFORNIA
95062

Revisions

Issue BID Date 3/30/07

Project BREAKERS

By CY

Scale 1/4" = 1'-0"

Sheet PLANTING PLAN

L-1.0

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 (4000 square foot minimum site area)), a designation which allows residential uses. The proposed single family dwelling and accessory structure are principal permitted uses within the zone district, consistent with the site's (R-UM) Urban Medium Density 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 size of structures and architectural styles used vary widely in the area, and the design submitted incorporates architectural styles and materials found in the neighborhood; the site is surrounded by lots developed to an urban density; the colors will be consistent with surrounding development and complementary to the site; and 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 proposed project will not interfere with public access to the beach, ocean, or any nearby body of water. Locating the garage and parking off the alley preserves existing parking on 37th Avenue. 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 (4000 square foot minimum site area)) zone district of the area, as well as the General Plan and Local Coastal

Program land **use** designation. Developed parcels in the area contain both single and multi-family dwellings. **Size** and architectural styles vary widely in the area, and the design submitted incorporates architectural styles and materials found in the neighborhood, and is also consistent with the size and scale of surrounding development.

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 project incorporates passive solar design and other "green building" features above those required by the building code. The proposed single family dwelling with an accessory structure and site improvments will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets or exceeds 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 dwelling and accessory structure 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 (4000 square foot minimum site area)) zone district in that the primary use of the property will be one single-family dwelling with an accessory structure and other site improvments that meet 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 Density Residential (R-UM) land use designation in the County General Plan.

The proposed project 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 dwelling and accessory structure will not adversely shade adjacent properties, and will meet or exceed current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed single family dwelling and accessory structure 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 project 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 single family dwelling with an accessory structure and site improvments is to be constructed on an existing lot. The expected level **of** traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area. Minimal improvements are proposed to the alley to accommodate the slight increase in traffic that will result from the new development.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family dwelling and accessory structure is consistent with the land use intensity and density of the neighborhood. The proposed project has been designed specifically to incorporate the architectural styles, the scale and massing, and the materials found in the surrounding neighborhood, and has been designed to provide additional separation between the two story dwelling and the single story dwelling to the south. Additionally, the home has been designed to preserve ocean views for the home to the north.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.1 1.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding *can* be made, in that the proposed project 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 project is consistent with County Code Section 13.11.072, Site Design, as the project has been sited as **to** be compatible with surrounding development in that the bulk, mass and scale is similar to that found elsewhere in the neighborhood, the dwelling bas been sited to minimize impacts on private views and to maintain adequate setbacks from adjacent one-story development, and has been oriented to take advantage of a southern solar exposure.

The project is consistent with County Code Section 13.1**1.073,** Building Design, as the dwelling has been designed to incorporate architectural styles and materials found in the neighborhood, and to incorporate design elements that create visual interest including articulation of wall planes, detailing, and a variety of materials and colors.

Conditions of Approval

Exhibit **A:** Architectural Plans by Noel F. Cross, Architect (10 sheets) dated February 27, 2007; Topographic Survey by Kier &Wright, Civil Engineers & Surveyors, dated December 19,2006; and Preliminary Landscape Plan by Christopher Yates Design, dated February 2,2007.

I. This permit authorizes the construction of a single family dwelling, an accessory structure and other site improvments. 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. The existing sewer lateral must be property abandoned at the property line (including inspection by the Sanitation District) prior to issuance of the demolition permit.

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. .Identification of finish **and** colors of exterior materials for Planning Department approval. Any color boards must be in 8.5" x 11" format.

2. Grading and erosion and sediment control plans. Include tree protection measures within the driplines of any trees to be retained, on the subject parcel or on adjacent parcels. The grading plans shall accurately depict the driplines of any trees that may be subject to construction impacts.

3. Revisions to the landscape plan to include and retain the mature tree on the southeast parcel comer (which appears to be located within the County right-of-way). Include tree protection measures for this tree on the grading plan.

4. Revisions to the site plan to clearly show trees to be removed and retained by size and species.

5. Drainage plans that show the locations of downspouts, collection location, storm drain lines, etc. and also include the following:

   a. Details of the proposed retention basin on the northeast portion of the property that includes a safe overflow path for the runoff from the facility and demonstration that the facility will not cause a vector breeding problem.
   b. A plan review letter for the drainage plan, from the project Geotechnical Engineer, indicating approval of the retention basin details and drainage scheme.

6. **A** roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.

7. Details showing compliance with fire department requirements.

8. Details showing compliance with the requirements of the Santa Cruz County Sanitation District, as stated in their memo dated February 21, 2007.

9. Details for perimeter fencing **for** the parcel. All fences within the front setback (from 37th Avenue) shall be limited to 3-feet in height.

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 and pay any applicable plan check fee of the Central Fire Protection District.

F. Submit **3** copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.

G. Pay the current fees for Parks and Child Care mitigation for three bedrooms (credit for one bedroom in existing dwelling). Currently, these fees are, respectively, $1,000 and $109 per bedroom.

H. Provide required off-street parking for three 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.

I. 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.

J. Complete and record a Declaration of Restriction to construct a habitable accessory structure. **You may not alter *the* wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.

III. **All** construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

A. All site improvements shown on the final approved Building Permit plans shall be installed.

B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

C. The project must comply with all recommendations of the approved soils reports. **A** final review letter from the project Geotechnical Engineer is required.

D. All existing public improvements within the 37th Avenue right-of-way must be maintained. **Any** damages from project construction are required to be repaired or replaced in kind.

E. 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. Hedges and other vegetation within the front setback shall be maintained so as not to exceed **three** feet in height.

B. The detached studio/office shall be maintained **as** a habitable accessory structure and shall adhere to following conditions:

1. The structure shall not contain a kitchen or food preparation facilities.

2. The structure shall not be rented, let or leased as a separate, independent dwelling unit **as** defined in County Code Section 13.10.700-D. The structure may only be rented as part of the primary dwelling unit for a single-housekeeping unit that shares kitchen or food preparation facilities, (i.e. similar to renting a bedroom in a home) when the property owner is a resident of the main structure.

3. The structure shall not have an electrical meter installed separate from the main dwelling. No electrical service exceeding 100A/220V/single phase shall be installed in the habitable accessory structure.

4. **The** habitable accessory structure may be inspected for condition compliance twelve months after approval, and at any time thereafter at the discretion of the Planning Director to assure compliance **with** these conditions.

C. 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, it 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'sfees 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	Cathy Graves
Deputy Zoning Administrator	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: 07-0057
Assessor Parcel Number: 032-151-09
Project Location: **423** - 37th Ave.

Project Description: Proposal *to* demolish four existing non-conforming residential structures and construct a new two-story single-family dwelling.

Person or Agency Proposing Project: Noel Cross, Architect

Contact Phone Number: (408) 871-7600

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. __X__ **Categorical Exemption**

Specify type: Class 3 -New Construction (Section 15303)

F. Reasons why the project is exempt:

Proposal to demolish four existing non-conforming residential structures and construct a new two-story single-family dwelling.

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

_____ Date:_____
Cathy Graves, Project Planner

EXHIBIT D

February 2, 2007

NOEL F. CROSS
ARCHITECT AIA

County of Santa Cruz
Planning Department
701 Ocean Street, Room 400
Santa Cruz, CA 95060

RE: Letter of Design Approach/Philosophy for
Proposed Single Family Residence
423 37th Avenue, Santa Cruz, CA

We are proposing a high quality custom residence for a flat double lot in the Pleasure Point district of Santa Cruz. The purpose of this letter is to help the Planning Department and coastal Commissibn understand the extensive thought process the property owner went ttirough in developing the proposed design.

The property owner and the architect have met with and/or spoken with Bob Stakem, Larry Kasparowitz, and Mark Demming on numerous occasions to discuss the proposed project design, neighborhood design issues, and site constraints. All have been quite helpful and very encouraging as the project has evolved:

From the outset, the owner has been keenly interested in making sure any proposed project fit in well with the surrounding neighborhood, and respect the scale, architectural character, and history of the 90 plus year old community. Being a good neighbor holds equal importance, so to that end, the owner has also met with several neighbors to review and discuss the proposed design drawings, and attended the recent Live Oak Study Session.

DESIGN CONSIDERATIONS

A. Be Compatible with Neighborhood

What is immediately striking about the subject property and surrounding neighborhood is nature of the architecture, the intimate scale and varied articulation of the various structures, and the widespread use of fine grained and "weathered" siding materials such as board and batt, cedar shingles, horizontal wood siding, and painted clapboard. To be certain, the sum total of these characteristics, in combination with the ocean front location evokes a definite "beach community" feeling of cottages and beach houses, naturally accommodating the numerous surfers and beach goers, vacation and seasonal rentals, and long time residents.

It became apparent to the design team that the new residence would have to respect and include many of these existing characteristics, in order to blend in with and enhance the existing quaint and quirky neighborhood character.

In keeping with this theme, the proposed home incorporates many of these familiar materials and details [wood trellises, grid windows, board and batt, horizontal siding, and clapboard), and combines them in a playful, informal way with other features such as weathered cor-ten steel accents, an earth tone shingle roof, and painted wood trim that blend in well with the existing neighborhood. Similarly, the major hardscape elements use a weathered cor-ten steel for garden walls and picket fences, with bluestone for terraces and natural ipe decking for the boardwalks and decks.

(continued next page)

307 Orchard City Drive, #107 · Campbell, CA 95008-2940 408.871.7600 fax 408.871.7604 www.nfcarchitect.com

EXHIBIT E

B. Site Layout/Scale/Massing -
Early on in the design process, the design team met on site to evaluate the existing site conditions, sun patterns, views to and from the site, and locations of neighbor's homes and yards. The proposed layout began to evolve toward a careful assemblage of intimately scaled design elements around a south facing ground level courtyard, with articulated roofs, trellises, and decks to create a compatible profile and impart an approachable character from the street. Additionally, by setting the house well back from the one story neighbor and south side setback, we have moved closer to the two story structure to the north, demonstrating sensitivity to the existing structures and neighborhood context.

C. Preservation of Neighbor's Views -
Understandably, the view of the Pacific Ocean/Monterey Bay is important to all of the property owners near the coast, and the owner is very sensitive to the probability that a new two story home would affect the view of the immediate neighbor to the North. Balancing the applicant's desire for a view with that of the neighbors, the upper floor of the proposed project was set back an additional 11' from the required 15' front setback at the upper level. This 26' setback affords the neighbor continued ocean views in the Southeasterly direction. Prior to submitting the plans for review, the Owners met on site with the neighbors to review the proposed solutions and discuss potential issues with respect to view impacts, landscape screening, privacy impacts, and other common interest issues. Windows on the north facing elevation have been kept to a minimum, and those that do occur have been specified as "frosted/fritted" glass to further reduce any privacy impacts.

D. Minimize Parking Impacts on 37th Avenue -
As with any building site, serving the site with automobiles safely and with minimal neighborhood impact is where the design process begins. Anyone who lives in the Pleasure Point area knows that on street parking is one of the more pressing issues, and the County Planning Staff reiterated this concern. Several locations for the driveway entrance and garage were considered, but all options accessing parking *off* 37th Avenue were abandoned early on. The existing 20' wide private alley in the rear of the properties appeared to make the most sense for vehicle access for several reasons:

1) It already serves as the primary parking access for at least a dozen of the existing properties along 36th and 37th Avenues,
2) Providing the three required parking spaces from the alley side frees up parking space on 37th Avenue Street frontage,
3) Is consistent with the requirements of the County Planning Dept. to limit the area devoted to parking spaces in the front setback, thereby minimizing the impact of parked autos along the 37th Avenue streetscape.

E. Select Materials/Forms That are Responsive to the Community -
The project has been designed in an architectural style familiar to the local community vernacular, rather than responding to the architectural detailing requirements of some "imported" architectural style such as Tudor, French Country, Mediterranean, etc. The familiar materials and muted earth tone colors of the building, together with the articulation of the building forms and planned vegetation, make for an overall design that blends well with the natural surroundings, and enhances the architectural character of the local neighborhood. Another important part of the project is that the total square footage was intentionally kept under control in a desire to avoid "maxing out" the site and be more compatible to the neighborhood. At 2,287 s.f., the proposed project is almost 10% under the allowed maximum of 2,475 s.f.

(continued next page)

EXHIBIT E

F. Create a Design That is Energy Efficient/Sustainable -
The owners are excited about creating a design that is sensitive to the site and neighborhood context, and have also responded positively to the design team's encouragement that the project be as sustainable as possible. From the outset, the project has had a particular emphasis on sustainability being integral to the design, beginning with passive solar design, extensive day-lighting, and passive flow through ventilation, thereby reducing air conditioning and lighting loads. The project also incorporates numerous other 'green building" features, such as:

- High content (25%) fly ash concrete foundations, pervious driveway paving
- Extensive shading devices (trellises, overhangs, deciduous trees) at East, South and West elevations keep house cool in summer, allow solar gain in Winter
- Dual pane thermal glazing with 'Low e²" coating at all doors and windows
- Formaldehyde-free insulation exceeding Title 24 standards
- Engineered lumber and reclaimed beams used throughout
- High efficiency heating (AFUE>94%) and cooling (SEER>13)
- Formaldehyde-free/VOC-free interior finish materials promote indoor air quality
- Drought tolerant & native plantings, drip and low spray irrigation
- Radiant barrier sheathing and Tyvek House Wrap under all exterior siding

Conformance with General Plan/Development Guidelines -
The project is in conformance with the County of Santa Cruz General Plan, and specifically has exceeded the Coastal Development Standards and Guidelines, as follows:

- High Quality design and construction compatible with a small town atmosphere
- Conforms to the letter, spirit and intent of the County's Zoning Ordinance and Residential Design Guidelines in terms of floor. area, setback, height, and scale
- Meets the intent of the County's grading, drainage, erosion control, and landscaping policies, minimal impervious coverage - less than 50% of site area
- Promotes quiet atmosphere – activity areas in side yard toward views
- Provides careful geotechnical reports and geologic evaluations
- Incorporates fire safety features: landscape buffers, Class **A** roof, fire sprinklers
- Neighbor friendly with minimal privacy impacts to and from neighbors'
- Articulated roof elements and familiar architectural details/materials compatible with eclectic.neighborhood architectural character
- Earthy, weathered materials/colors compatible with seaside environment
- Drought tolerant and native plantings incorporated in landscape plans

Summary :
After working closely with the neighbors and the County's Planning staff for the past few months on this project, we feel confident that the project as proposed meets or exceeds the purpose; spirit, and intent of the Santa Cruz County Zoning Ordinance and Coastal Development Standards and Guidelines. We respectfully request that the Design Review Committee carefully review the drawings, documentation, and photographs, and grant approval of the Discretionary Coastal Permit for the proposed residence, as requested. If you have any questions or need further clarification please feel free to give me a call.

Sincerely,

Noel F. Cross
Architect A.I.A.

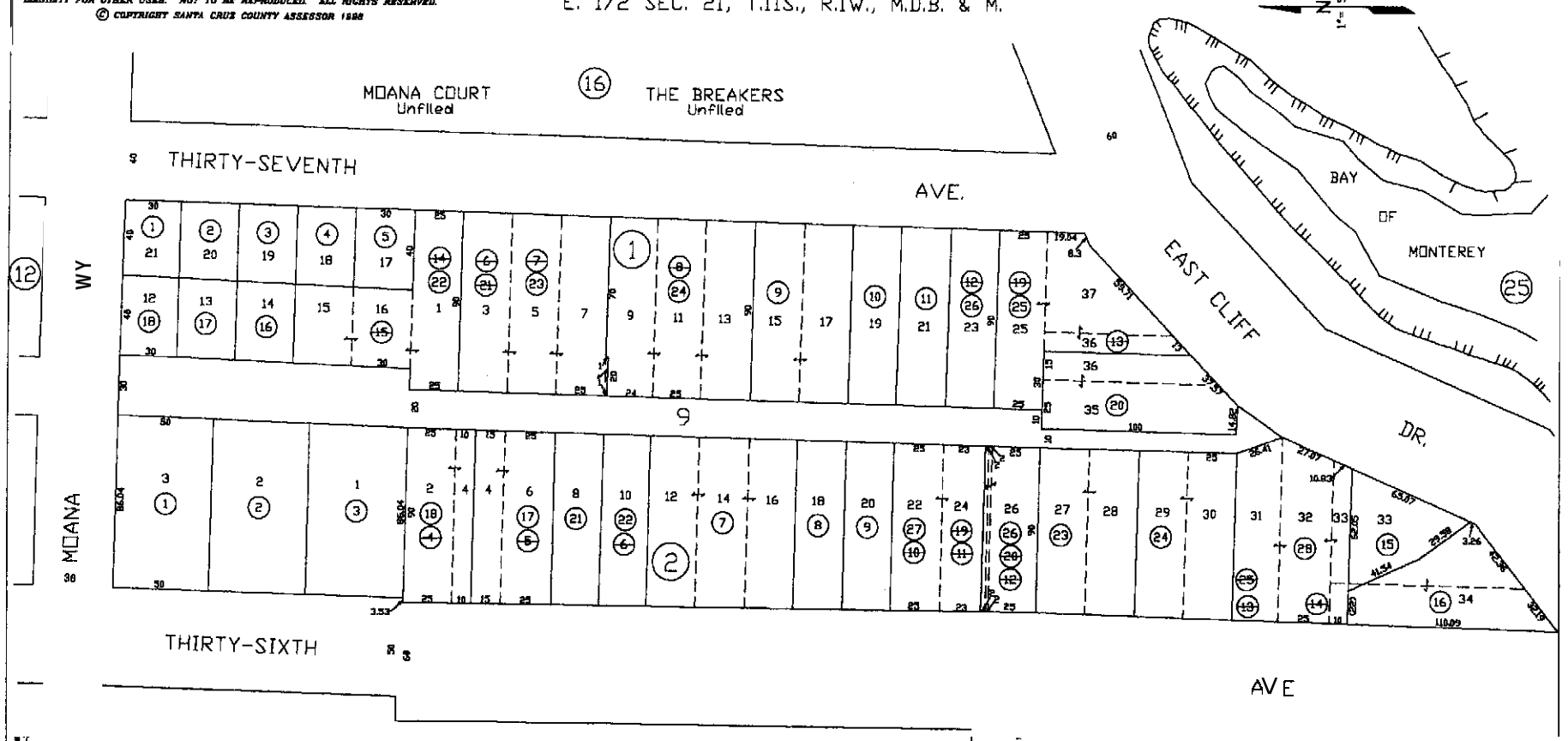
cc: Breakers Beach House LLC

EXHIBIT D-1

FOR RANCHO ARROYO DEL RODEO
E. 1/2 SEC. 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code 82-040

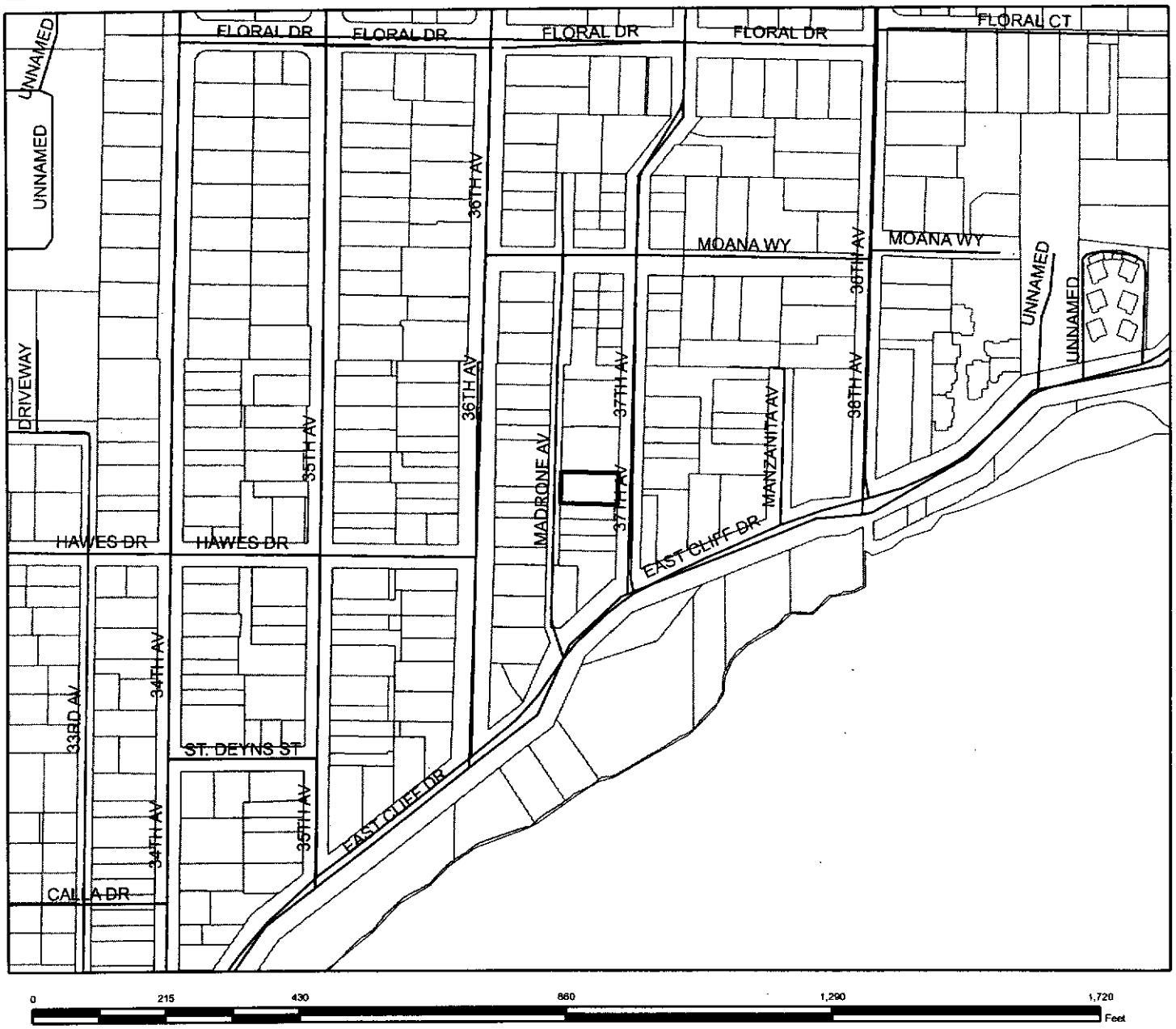
32-15



Note - Assessor's Parcel & Block

Assessor's Map No. 32-15
County of Santa Cruz, Calif

Location Map



Legend

APN 032-151-09

Assessors Parcels

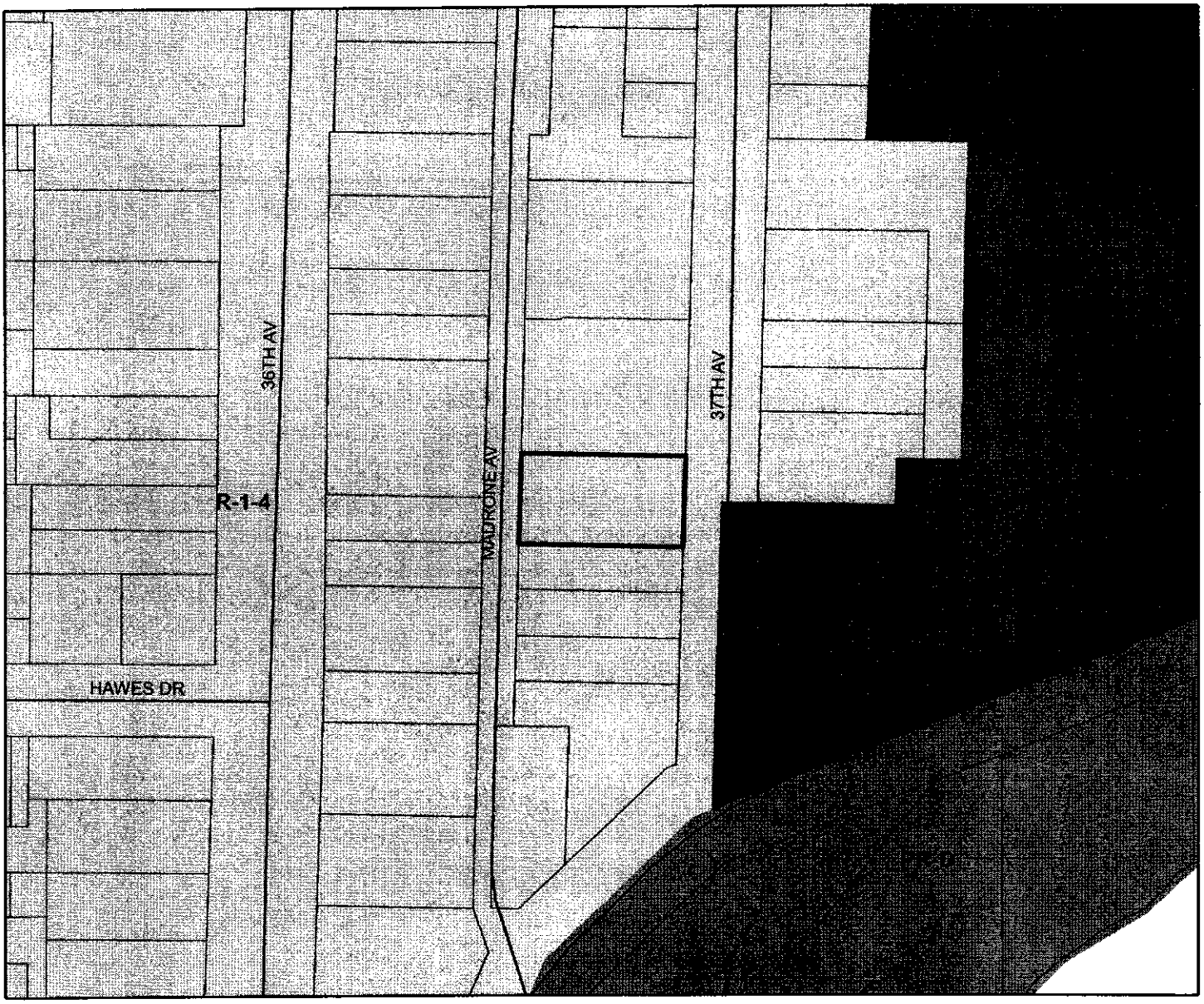
Streets

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
February 2007

EXHIBIT G

Zoning Map



0 75 150 300 450 600 Feet

Legend

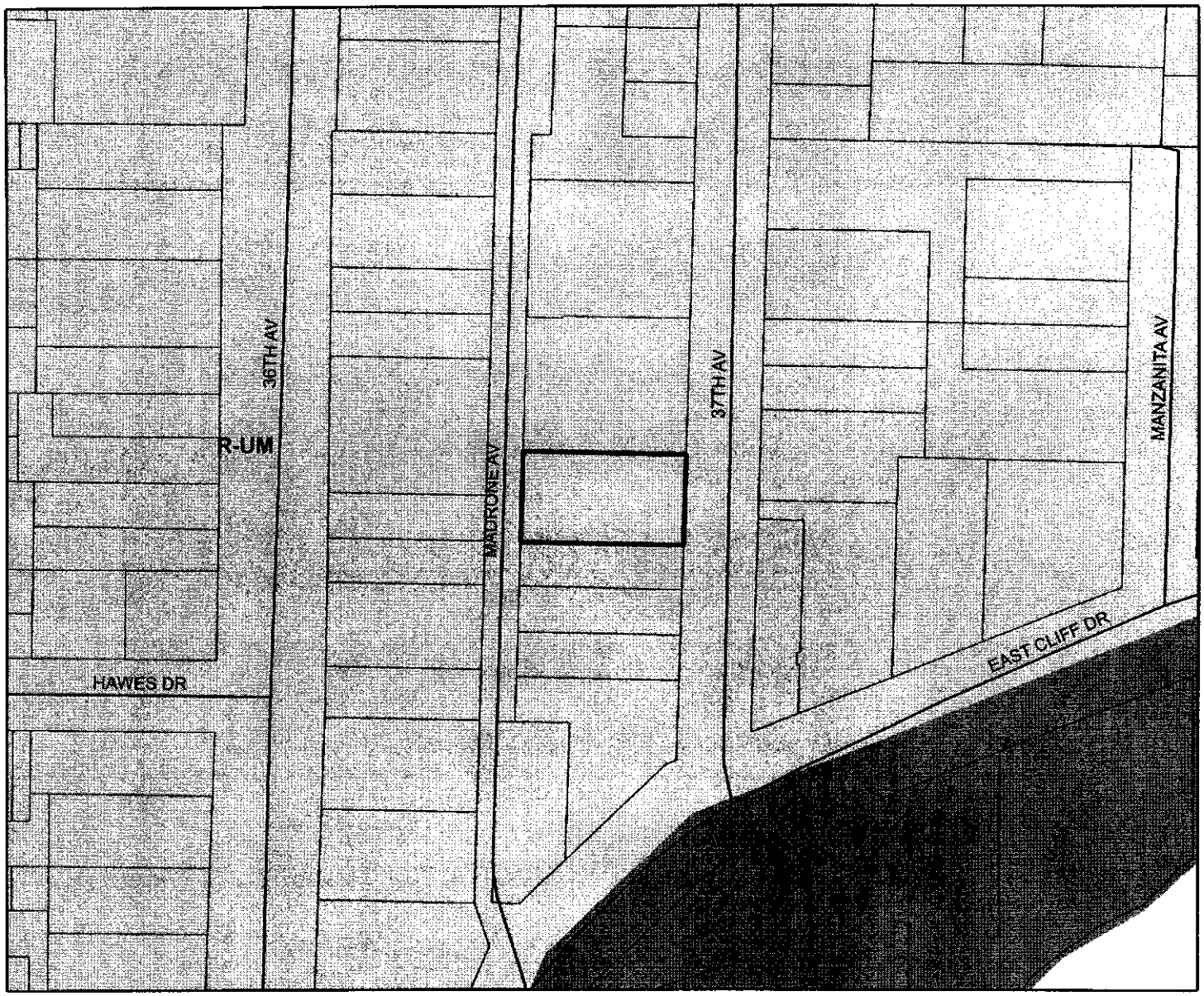
- APN 032-151-09
- Assessors Parcels
- Streets
- RESIDENTIAL-SINGLE FAMILY (R-1)
- PARK (PR)
- RESIDENTIAL-MULTI FAMILY (RM)

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
February 2007

EXHIBIT H

General Plan Designation Map



0 75 150 300 450 600 Feet

Legend

- APN 032-151-09
- Assessors Parcels
- Streets
- RESIDENTIAL-SINGLE FAMILY (R-1)
- PARK (PR)
- RESIDENTIAL-MULTIFAMILY (RM)

N
W E
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Map Created by
County of Santa Cruz
Planning Department
February 2007

EXHIBIT H

COUNTY OF SANTA CRUZ | Planning Department

INTEROFFICE MEMO

APPLICATION NO: 07-0057

Date: February 7, 2007

To: Cathy Graves, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a residence at 423 37th 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	✔		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.			N/A
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.			N/A
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			N/A

EXHIBIT I

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
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A

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.			NIA
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			NIA
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			NIA
The visual impact of large agricultural structures shall be minimized by using			NIA

EXHIBIT I
page 2

materials and colors which blend with the building cluster or the natural veaetatiie			
The visual impact of large agricultural structures shall **be** minimized by using landscaping to screen ***or*** soften the			**NIA**
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			**N/A**
The requirement for restoration of visually blighted areas shall **be** in scale with the			**N/A**
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			**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***			**N/A**
Beach **Viewsheds**			
Blufftop development and landscaping (e.g., decks, patios, **structures,** trees, shrubs, etc.) in rural areas shall **be** set back from the bluff edge a sufficient distance to **be** out of sight from the shoreline, or if infeasible, not visually intrusive			**N/A**
No new permanent structures on open beaches shall **be** allowed, except where permitted pursuant to Chapter **16.10** (Geologic Hazards) or Chapter **16.20** (Grading Regulations)			**N/A**
The design of permitted structures shall minimize visual intrusion. and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			**N/A**

EXHIBIT I
page 3

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 property 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 ridgeline.

Design Review Standards

13.11.072 Site design.

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

EXHIBIT I

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
Massing of building form	✔		
Building silhouette	✔		
Spacing between buildings	✔		
Street face setbacks	✔		
Character of architecture	✔		
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	✔		
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	✔		

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SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: FEBRUARY 21,2007

TO: PLANNING DEPARTMENT: CATHY GRAVES

FROM: SANTA CRUZ COUNTY SANITATION DISTRICT

SUBJECT: CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT

APN: 032-151-09 APPLICATION NO.: 07-0057

PARCEL ADDRESS: 423 37TH AVENUE

PROJECT DESCRIPTION: DEMOLISH FOUR NON-CONFORMING RESIDENTIAL STRUCTURES AND CONSTRUCT ONE REPLACEMENT SINGLE FAMILY DWELLING

Sewer service is available for this project for plans dated 2/1/2007 and 2/2/2007. 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.

The existing sewer lateral must be properly abandoned at the property line (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.

In accordance with Sanitation District Code section 7.04.375 Private Sanitary Sewer System Repair, of Title 7, prior to building permit submittal the applicant/owner is required to televise all on-site sewer laterals and make repairs to any damaged or leaking pipes that might be shown. This includes root intrusion, open joints, cracks or breaks, sags, damaged or defective cleanout, inflow and infiltration of extraneous water, older pipe materials that are known to be inadequate, inadequate lift or pump stations, inadequate alarm systems for overflows, and inadequate maintenance of lift stations. Video results (tape or dvd) shall be made available to the District for review, along with District certification form completed by plumber, and the District shall review results within 10 working days of submittal to the District. Repairs, as required by the District, shall be made within 90 working days of receipt of video result review. Applicant/owner shall obtain a sewer repair permit (no charge) from the District and shall have repairs inspected by the District inspector prior to backfilling of pipe or structure.

EXHIBIT I

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

The outdoor shower as shown on plans shall not be allowed to be connected to the sewer unless it is covered and the surrounding area is bermed or sloped away from drain to prevent surface water from entering sewer system.

A backflow prevention device may be required on the sewer lateral. Proposed finish floor elevation of first story on both structures shall be shown on building plans along with sewer manhole rim elevations, using county datum, for backflow prevention device requirements.

Diane Romeo
Sanitation Engineering

DR/dr

c: Applicant: Noel F. Cross
307 Orchard City Drive #107
Campbell, CA 95008

Property Owner: Breakers Beach House
1690 Dell Avenue
Campbel, CA 95008

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EXHIBIT

Environmental Planning Completeness Comments

========= REVIEW ON FEBRUARY 7, 2007 BY JESSICA L DEGRASSI =========

Environmental Planning Miscellaneous Comments

========= REVIEW ON FEBRUARY 7, 2007 BY JESSICA L DEGRASSI =========
A soils report will be required at building permit stage. Please submit 3 copies of a completed soils report when you submit for the building permit application.

An erosion and sediment control plan, as well as grading plans will be required at bui1ding permit stage.

Dpw Drainage Completeness Comments

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

========= REVIEW ON FEBRUARY 21, 2007 BY ALYSON B TOM ========= Application with plans dated February 2007 has been received and is complete with regards to storm-water management for the discretionary stage. Please see miscellaneous comments for issues to be addressed in building application.

Dpw Drainage Miscellaneous Comments

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

========= REVIEW ON FEBRUARY 21. 2007 BY ALYSON B TOM ========= Please address the following with the building permit application:

1) Provide a complete drainage plan that shown locations of downspouts, collection locations, storm drain lines, etc.

2) Preliminary landscape plans dated 2/2/07 indicated all roof and area drains would discharge to a proposed sump area in the northeast of the property. Provide details for this facility. Describe the safe overflow path for runoff from this facility. Demonstrate that **it** will not cause a vector breeding problem, what is the expected drain time given soils for the area?

3) Zone 5 fees will be assessed for the net increase in impervious area due to the project. Will the boardwalk areas be built over dirt or some other base material?

Dpw Road Engineering Completeness Comments

========= REVIEW ON FEBRUARY 26. 2007 BY GREG J MARTIN =========
Completeness

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1. The proposed project does not propose any improvements to 37th Avenue. Thirty Seventh Avenue has a 40 foot right-of-way with an 18 foot wide road as measured from edgeline to edgeline. The road should meet County Standards for an Urban Local

Street with Parking. This requires two 12 foot travel lanes. 6 feet on each side for parking. and separated sidewalks on each side. The right-of-way requirement for this road section is 56 feet.

Exceptions to the County Standards for streets may be proposed by showing 1) a typical road section of the required standard on the plans crossed out. 2) the reason for the exception below, and 3) the proposed typical road section.

Public Works has no objection to an exception given there are no neighboring frontage improvements and the area is built out.

Compliance

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2. In the event that access from the alley is allowed the two parking spaces (2&3) should be located to allow for 24 feet of back out as required and should be centrally located to maximize the sight distance to either side.

Miscellaneous

We do recommend the project obtain access from 37th Avenue as the alley to the rear of the property is below standards and the right-of-way is not sufficiently wide to allow improvements to standards to be constructed.

Contact Greg Martin at 831-454-2811 with questions.

Dpw Road Engineering Miscellaneous Comments

========= REVIEW ON FEBRUARY 26, 2007 BY GREG J MARTIN =========

EXHIBIT I