



Staff Report to the Zoning Administrator

Application Number: **06-0636**

Applicant: David Subocz
Owner: Douglas and Karen Ransone
APN: 060-281-08

Agenda Date: June 15, 2007
Agenda Item: 0.1
Time: After 8:30 a.m.

Project Description: Proposal to demolish and rebuild an existing two story single family residence destroyed partially by fire. Requires a Variance to reduce the front yard setback from 20-feet to 12-feet and 16-feet. Priority Processing Application.

Location: Property located about 60-feet from the South Circle Court and South Circle Drive intersection in Pasatiempo Golf Course.

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

Permits Required Variance

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0636, based on the attached findings and conditions.

Exhibits

- | | |
|---|------------------------------|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoning map |
| C. Conditions | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size:	12,791 square feet
Existing Land Use - Parcel:	Single Family Residential
Existing Land Use - Surrounding:	Single Family Residential
Project Access:	South Circle Court, a private road
Planning Area:	Carbonera
Land Use Designation:	R-UVL (Urban Very Low Residential)
Zone District:	R-1-10 (Single Family Residential - 10,000 square foot

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

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Addendum to submitted soils **report** to be reviewed at building permit phase
Fire Hazard: Not a mapped constraint
Slopes: Downhill slopes exceeding 30% to the rear **of** the parcel.
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Less than 100 cubic yards
Tree Removal: No trees proposed to be removed
Scenic: **Not** a mapped resource
Drainage: Fully engineered drainage plans required at building permit phase.
Archeology: **Not** mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz
Sewage Disposal: Septic
Fire District: Scotts Valley Fire District
Drainage District: None

History

In 1964, a variance was approved on the subject parcel to construct a 6-foot tall redwood fence along the front property line (592-V); however, this fence does not currently exist on **the** subject property.

In addition, in 1964, the property owners submitted a building permit application to construct a 15' x 32' swimming pool on the subject parcel, however that permit became void and no swimming pool exists on the subject property.

In 2004, a building permit **was** issued (#137510) to construct **the** existing concrete retaining wall in the rear yard of the parcel.

In 2006, the County performed a special inspection on the fire damaged home (#145093) which determined that 48% of the home and less than 25% of the exterior walls were destroyed by the fire.

The property owners have already been issued a demolition permit (#146817) for the existing damaged home.

Absent a re-roofing permit issued in 2003 (#133630) and upgraded electrical service (#133874)

in 2003, no other permits have been issued at the site.

The original building permits for the home were not found in County Records, however assessor's records indicate that a four bedroom, three bathroom house was constructed in 1950.

Project Setting

The parcel is approximately 12,791 square feet and is located on the west side of South Circle Ct., a private road with a 50-foot right of way. The parcel is an odd triangular shape and there are downhill slopes in excess of 30% that comprise the lower 160-feet of the property.

The parcel is zoned R-1-20, however the size of the parcel is less than 80% of the minimum parcel size for the zone district, therefore the property is reviewed under the site standards for the R-1-10 to R-1-15.9 zone district to which it most closely corresponds. Property to the north, east and south is zoned R-1-20 and developed with single family dwellings at low urban densities. The property west of the parcel is zoned PR (Parks, Recreation, and Open Space) and appears to be steep, unbuildable, open space area. The adjacent parcel to the north is an equestrian trail owned by Pasatiempo Homeowners Association.

There is a two story, four bedroom, three bathroom single family dwelling existing on site that was partially destroyed in a fire. The existing residence is nonconforming for front yard setbacks in that the attached garage is located only 12' from the front property line and the front wall of the residence is located only 16' from the front property line; both of which are less than the required 20' front yard setback.

There are existing concrete stairs that are located on the north property line that encroach into the north adjacent parcel and as a condition of approval, the applicant shall remove or relocate the stairs to be completely contained on-site. In addition, there is a 3-foot high concrete wall located partially within the South Circle Court right of way, which is a non-county maintained road. **An 80** square foot shed is also located within the front yard setback that is used to temporarily store items and, as a condition of approval, shall be removed at construction completion.

Project Scope

The property owners propose to construct a two story, 2,956 square foot single family residence with four bedrooms and three and a half bathrooms. The proposed single family residence will retain the existing nonconforming front yard setbacks of 12' at the garage and 16' at the front of the residence although the nonconforming walls of the existing residence will not be retained. The height of the residence will not exceed 28'.

The proposed four bedroom house requires three parking spaces to be provided on-site and outside of the right of way. The project will provide two parking spaces in the attached garage and one parking space on the south side of the home on a concrete parking pad.

According to the applicant, the project has been reviewed by the Pasatiempo Design Review Committee and determined to be compatible with the surrounding residences, however, staff has not received evidence of the approval. Therefore, **as** a condition of approval, the applicant shall

submit proof of the Pasatiempo Design Review Committee approval for Planning Department approval prior to Building Permit issuance.

Zoning & General Plan Consistency

The subject property is a 12,791 square foot lot, located in the R-1-20 (Single Family Residential - 20,000 square foot minimum) zone district, a designation which allows residential uses. The proposed single family residence is a principal permitted use within the zone district and the project is consistent with the site's (R-UVL) Urban Very Low Residential General Plan designation. The parcel size is less than 80% of the minimum required for the R-1-20 zone district, therefore, the R-1-10 site standards are applicable to this parcel, as shown in the table below:

	R-1-10 Site Standards	Proposed
Front Yard Setback	20'	12' (Variance req'd)
Side Yard Setbacks	10' & 10'	10' & 10'
Rear Yard Setback	15'	15'
Maximum Height	28'	28'
Maximum % Lot Coverage	40%	22%
Maximum Floor Area Ratio	50%	27.6%

The property owner is requesting a variance to maintain the existing front yard setbacks. The front wall of the proposed residence is located 12 feet from the front property line at the closest point. The applicant is requesting a tear down of the existing structure and a separate variance to reduced the side yard setbacks of the new residence to the existing dimensions.

After analysis of the property and the surrounding parcels, staff has found that due to the steep downhill slope located to the rear of the parcel, most homes are located on the west side of South Circle Court and South Circle Drive have a limited building pad with significantly reduced front yard setbacks. The topography on the subject parcel severely limits the lot area, which is proposed through the proposed architecture of the proposed home. Staff has found that granting the variance would not constitute a grant of special privilege in that surrounding homes are built to the street in order to enjoy greater square footage and provide easily accessible on-site parking, and it will not be materially detrimental to public health or safety.

Design Review

The proposed single family residence complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as archways, natural muted colors and varied levels to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of

the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- APPROVAL of Application Number 06-0636, based on the attached findings and conditions.

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

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

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

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding **can** be made, in that due to the odd triangular shape of the property and the steep downhill slopes (>30%) on the rear portion of the parcel, there is limited area that can be utilized for building without extensive grading. In addition, many of the homes that are located on the west side of the South Circle Court and South Circle Drive are located at the top of this ravine **and** are therefore built closer to the street than the required 30-foot front yard setbacks for the R-1-20 zone district would allow. Therefore, the strict application of the 20-foot front yard setback on this property would deprive the property of privileges enjoyed by other homes on the same side of the street by limiting the square footage of the home and creating less accessible areas for parking on the property.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the variance will allow the home to encroach further towards South Circle Court, not an adjacent residence, and it will still provide adequate front yard area for landscaping, site distance and pedestrians, and it will be built on the few flat portions of the property rather than the steep slopes to the sides and the rear; therefore, the reduced front yard setbacks will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that most of the other homes located along the west side of South Circle Court and South Circle Drive are built closer to the street than the required front yard setbacks would allow due to the steep downhill slope in the rear of the parcels; therefore the variance will not constitute a grant of special privilege on the property.

Conditions of Approval

Exhibit A: Project plans, 12 pages, prepared by William de Ess Studios, dated 4/2/07.

- I. **This** permit authorizes the demolition of a fire damaged single family residence and the construction of a two story, four bedroom, three and half bathroom single family residence with reduced front yard setbacks of 12-feet and 16-feet, as per approved "Exhibit A". 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. Final Demolition Permit #146817 from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official, if required.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. Identify final Pasatiempo Design Committee approved finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in **8.5" x 11"** format. The final plans shall be in substantial conformance with approved "Exhibit A". Should the Planning Department determine that significant changes have been made, then the applicant shall pay all required fees and resubmit plans for approval of modifications as required.
 2. Grading, drainage, and erosion and sediment control plans.

3. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is **28** feet.
 4. Show encroaching concrete stairs and landings located along the north property line removed or relocated to be completely contained on-site.
 5. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
- C. Submit **3** copies of an addendum to the Soils Reports dated May 22, 2003.
- D. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- E. Meet all requirements of and pay all required drainage fees to the County Department of Public Works, Drainage.
1. Provide stormwater mitigations that hold runoff levels to pre-development rates.
 2. Provide construction detail for the porous pavements including the subgrade design and notation that indicates that the construction will be permeable.
 3. Provide two samples of the GraniteCrete product that are a minimum of 5' square by 1" thick. Alternative porous products may be required after inspection.
 4. Provide details on how runoff is received from along the frontage of the property.
 5. Show topography a minimum of 50-feet beyond the project work limits.
- F. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- G. Meet all requirements and pay any applicable plan check fee of the Scotts Valley Fire Protection District.

- H. Provide required off-street parking for **3** cars. Parking spaces must be **8.5** feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - 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 and maintain an underfloor area. **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. The temporary storage shed located within the front yard setback shall be removed entirely from the front yard and if relocated to the rear yard, shall comply with all setback requirements.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - D. The project must comply with all recommendations of the approved soils reports.
 - 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. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
 - B. In the event that at any future time, the South Circle Court right of way along the

frontage of the subject parcel is required for roadway or roadside improvements, the property owner shall be required to remove all structures within the right of way at their expense, including the 2 – 3-foot concrete wall.

- V. As a condition of this development approval, the holder of this development approval (“Development Approval Holder”), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys’ fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney’s fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. “Development Approval Holder” shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

Application#: 06-0636
APN: 060-281-08
Owner: Douglas and Karen Ransone

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

Approval Date: _____
Effective Date: _____
Expiration Date: _____

_____ Don Bussey Deputy Zoning Administrator	_____ Samantha Haschert Project Planner
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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the **Zoning** Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa **Cruz** County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 06-0636

Assessor Parcel Number: 060-281-08

Project Location: 41 South Circle Drive

Project Description: Proposal to rebuild a fire damaged single family residence with reduced front yard setbacks.

Person or Agency Proposing Project: David Subocz

Contact Phone Number: (831) 426-8941

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

Specify type:

- E. ☒ **Categorical Exemption**

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

F. Reasons why the project is exempt:

Proposal to construct a single family residence in an area designated for residential uses.

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

Samantha Haschert, Project **Planner**

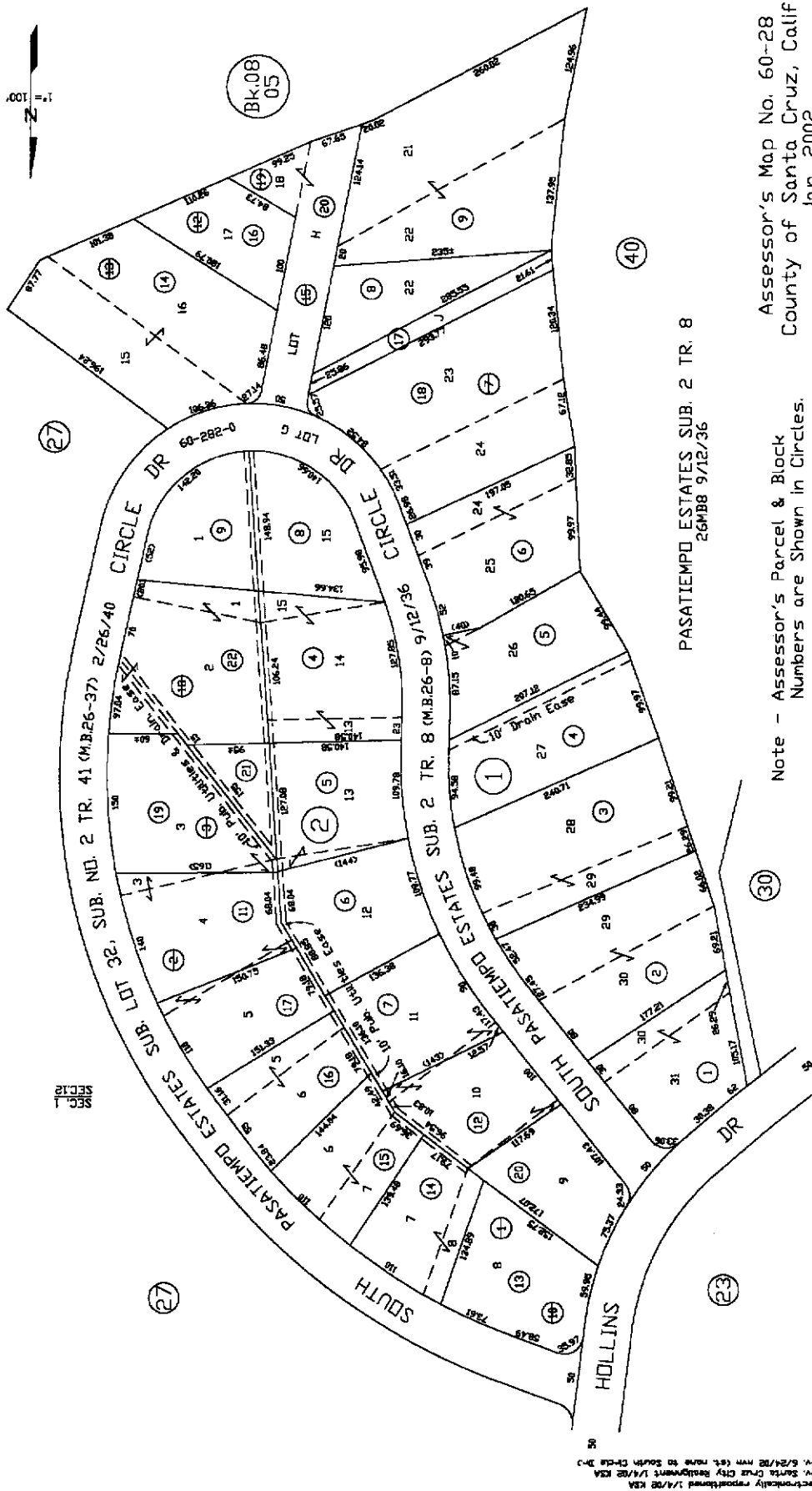
Date: _____

FOR TAX PURPOSES ONLY
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2001

RANCHO CARBONERO
 POR. SEC. 1 & 12, T.11S., R.2W., M.D.B. & M.

Tax Area Code
 94-012

60-28



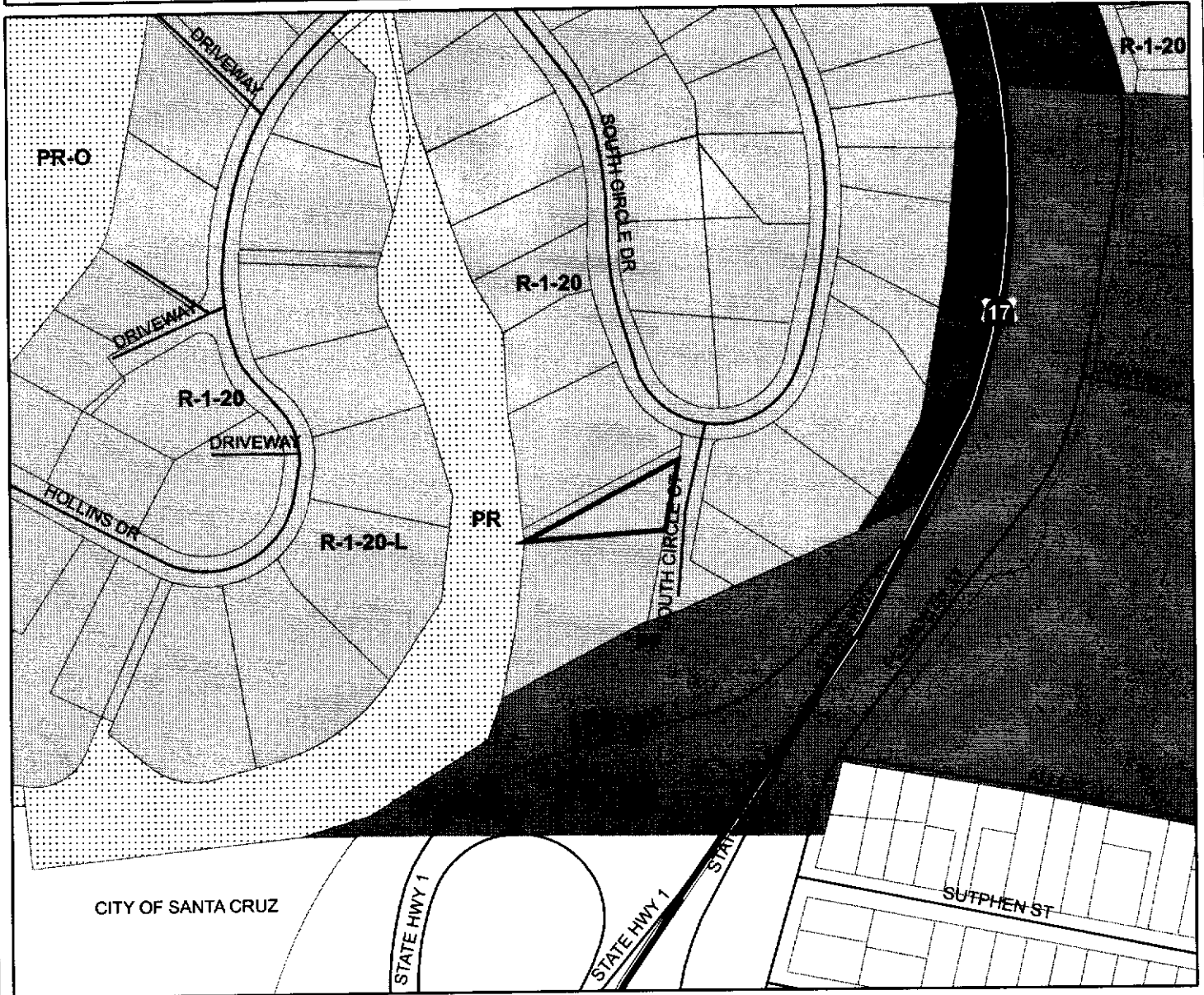
Note - Assessor's Parcel & Block
 Numbers are Shown in Circles.

Assessor's Map No. 60-28
 County of Santa Cruz, Calif.
 Jan. 2002

EXHIBIT E

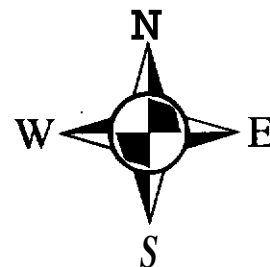


Zoning Map



Legend

- APN 060-281-08
- Assessors Parcels
- Streets
- State Highways
- RESIDENTIAL-SINGLE FAMILY (R-1)
- PUBLIC FACILITY (PF)
- SPECIAL USE (SU)
- PARK (PR)
- CITY PROPERTY



Map Created by
County of Santa Cruz
Planning Department
November 2006

EXHIBIT F

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Samantha Haschert
Application No. : 06-0636
APN: 060-281-08

Date: May 11, 2007
Time: 09:26:38
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON DECEMBER 4, 2006 BY JESSICA L DEGRASSI =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON DECEMBER 4, 2006 BY JESSICA L DEGRASSI =====
Please submit addendum to soils report with Building Permit application.

An erosion and sediment control plan will also be required when you submit for the Building permit application.

Dpw Drainage Completeness Comments

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

===== REVIEW ON NOVEMBER 29, 2006 BY DAVID W SIMS =====
1st Review Summary Statement:

The present development proposal is not approvable by Stormwater Management review. The proposal is out of compliance with County drainage policies and the County Design Criteria (CDC) Part 3, Stormwater Management, June 2006 edition, and also lacks sufficient information for complete evaluation.

Reference for County Design Criteria: <http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

Policy Compliance Items:

Item 1) Incomplete. The development must provide stormwater mitigations that hold runoff levels to pre-development rates. It is not apparent whether the one measure (turf block) shown on the plans is sufficient. Methods other than pipe detention must be given first consideration. Any proposal for use of pipe detention with orifice control must be approved in advance of plan submittal.

Item 2) Complete. The proposal to use turf block to replace prior impervious surfaces appears to satisfy requirements to minimize impervious surfacing. See additional information needed in item 5 below.

Information Items:

Item 4) Incomplete. Applicant should provide drainage information to a level addressed in the "Drainage Guidelines for Single Family Residences" provided by the Planning Department. This may be obtained online:
<http://www.sccoplanning.com/brochures/drain.htm>

Item 5) Incomplete. Provide a construction detail for the turf block driveway including the sub-grade design and notation that indicates the construction will be permeable.

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No. : 06-0636
APN: 060-281-08

Date: May 11, 2007
Time: 09:26:38
Page: 2

Item 6) Indicate on the plans the manner in which building downspouts will be discharged. Proposing downspouts as discharged directly to the storm drain system is generally inconsistent with efforts to hold runoff to pre-development rates.

Item 7) Incomplete. Please describe and show in detail on the plans the entire off-site drainage path from the site to a County maintained inlet or natural channel. Indicate any and all drainage problems found along the length of this flow path, and propose any needed correction.

Item 8) Incomplete. County Design Criteria requires topography be shown a minimum of 50 feet beyond the project work limits. Please label contour intervals.

Please see miscellaneous comments. ===== UPDATED ON MAY 4, 2007 BY DAVID W SIMS =====

2nd Review Summary Statement:

The present development proposal is conditioned to address a number of issues during the building application. See the miscellaneous comments for these conditions.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 29, 2006 BY DAVID W SIMS =====

A recorded maintenance agreement may be required for certain stormwater facilities.

You may be eligible for fee credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures to establish eligibility. Documentations such as assessor's records, survey records, or other official records that will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted.

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review ~~comment~~ and possibly different or additional requirements.

All resubmittals shall be made through the Planning Department. Materials left with Public Works will not be processed or returned.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON MAY 4, 2007 BY DAVID W SIMS =====

Resolve the following when submitting the building application.

Policy Compliance Items:

Item 1) Incomplete. The development must provide stormwater mitigations that hold runoff levels to pre-development rates. The itemized impervious surfacing table indicates that there is a net increase in impervious surfacing of several hundred square feet. The proposal for porous pavements may effectively treat its own foot

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No. : 06-0636
APN: 060-281-08

Date: May 11, 2007
Time: 09:26:38
Page: 3

print but has not been configured to provide additional mitigation of other impervious areas. Methods other than pipe detention must be given first consideration. Any proposal for use of pipe detention with orifice control must be approved in advance of plan submittal.

Item 2) The proposal to use porous GraniteCrete product to replace prior impervious surfaces appears to satisfy requirements to minimize impervious surfacing, and is conditionally approved. See additional information needed in item 5 below.

Information Items:

Item 4) No further comment

Item 5) Provide a construction detail for the porous pavements including the sub-grade design and notation that indicates the construction will be permeable. Please provide two samples of the GraniteCrete product that are minimum of 5" square by 1" thick as soon as possible to Stormwater Management. Alternative porous products may be required once these samples have been inspected.

Item 6) While the manner in which building downspouts will be discharged is now shown, the direct connection to the storm drain system creates a new impact since it is presumed (not shown) that the existing home discharged gutter water to multiple landscape locations that were more dispersed. This change in collection and routing is not sufficiently offset with compensating mitigation measures that succeed in holding runoff to predevelopment rates. Refer to item 1.

Item 7) More information is needed on how runoff is received from along the frontage of the property.

Item 8) County Design Criteria requires topography be shown a minimum of 50 feet beyond the project work limits

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON NOVEMBER 27, 2006 BY DEBBIE F LOCATELLI =====
No Comment. project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON NOVEMBER 27, 2006 BY DEBBIE F LOCATELLI =====
No comment.

Environmental Health Completeness Comments

===== REVIEW ON NOVEMBER 30, 2006 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

===== REVIEW ON NOVEMBER 30, 2006 BY JIM G SAFRANEK ===== Existing septic system was finalled in 2003. Applicant will need to obtain an EHS clearance a time

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No. : 06-0636
APN: 060-281-08

Date: May 11, 2007
Time: 09:26:38
Page: 4

of building with passing septic pumper's report.

===== UPDATED ON NOVEMBER 30, 2006 BY JIM G SAFRANEK =====

Scotts Valley Fire District Completeness Comments

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

===== REVIEW ON NOVEMBER 16, 2006 BY MARIANNE E MARSANO =====
NO COMMENT

Scotts Valley Fire District Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 16, 2006 BY MARIANNE E MARSANO =====
NO COMMENT

EXHIBIT G

Charles B. Eldridge III, M.D.

Field Acres Farm
43 South Circle Drive
Santa Cruz, California 95060-1808
(831) 425-7776
Elchaio@aol.com

Final

To: Pasatiempo HOA
Building and Deeds Committee

Re: Ransone parcel
41 South Circle Dr
060-281-08

In response to your letter dated 6 February 2007 presenting renderings of the proposed structure, I have reviewed the building plans submitted to the County Planning Department and to Pasatiempo HOA.

As the neighbors who first discovered the house fire, my wife Sandy and I wish the Ransone family well in this difficult time rebuilding their original home on the existing foundation footprint with reasonable improvements for comfort and meeting current building codes.

PLANS INADEQUATE: I find the current plans inadequate in detail to allow proper or final judgment. What is evident, however, are that the plans suggest that this is simply not an improved replacement/re-do of the fire damaged 2200 sq ft. home, but an attempt to build a "mega-house" with increased height and footprint on the comparatively small lot.

NEIGHBORHOOD INCOMPATIBILITY: Interpolation of the submitted plans suggest a complex roofline additional elevation of 6' to 8' above the current structure roofline to encompass a new second or third story loft/ balcony. This height is not compatible with that of surrounding Pasatiempo one-story homes and simple rooflines.

The architectural style is unclear in the drawings, but appears possibly not to be consistent with the surrounding ranch style homes of South Circle Drive.

If a larger, changed structure is to be built then perhaps current county setback requirements should apply, and the following two paragraphs should also be addressed in any new plans:

POTENTIAL SEPTIC FAILURE: The current structure has two bathrooms and bedrooms. The possible addition of more bedrooms and three more bathrooms may well overwhelm the septic leech field percolation capacity possibly resulting in unwanted surface drainage across my lower property. If this does occur, correction may be impossible due to our clay soils percolating poorly, Ransone's lack of access of heavy mechanical equipment to his leech fields due to his backyard 6' cement retaining wall, and the lack of space for additional leech fields. As this proposal

EXHIBIT G

essentially **results** in a significantly enlarged house, it should not be "grandfathered" but meet current county **septic** requirement **of** one acre

REMOVAL OF ILLEGAL STRUCTURES: The current plans do not allude to removal from the front yard/Pasatiempo **HOA street** easement of the illegally built 30'x20'x4' **concrete** "view platform" elevation. Upon its removal this front yard **space** could allow **for** a widened street shoulder of 4' accommodating **an off street** parallel parking area that is necessary and in **keeping** with what adjacent neighbors have done I also **ask that** the recently erected 10'x8'x8' construction shed on this cement platform /**PHOA street** easement, adjacent to our parcel be moved **NOW** to a less conspicuous **place** (perhaps backyard). **It is** unnecessarily obstructing **our** long-standing ocean view from our dining **room**.

The submitted plans show no **access** to their lower rear yard, except by traveling **across** adjacent property, **maintained** as 43 South Circle, on erroneously built cement **steps** by a former owner **of the Ransone** parcel. It is anticipated that the permanent plan will **have** these **stairs** removed and placed elsewhere. This will then allow replacement of the decrepit wood fence on the true parcel line **between 41 and 43** South Circle.

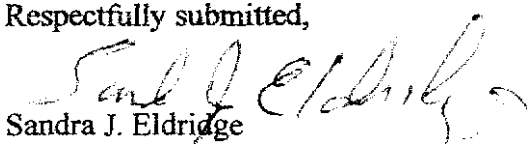
In conclusion, I request **that** the Pasatiempo **HOA** reject these submitted plans, and call **for plan clarification** and **modification of the** structure **to** be more in keeping with the **South Circle** neighborhood charm and small parcel **size** realities.

Prior to the arrival of Pasatiempo **HOA 6** February **2007** letter, we have been ticketed **for out of State** travel 20 February thru **7 March** 2007. **It is** therefore requested that Review Meeting **of 21** February be rescheduled. If this is not possible, then my neighbor Gordon Copus, 33 South Circle Drive **is authorized** to speak on my behalf



Charles D. Eldridge

Respectfully submitted,



Sandra J. Eldridge

EXHIBIT G

Gordon Copus
33 South Circle Drive
Santa Cruz, CA 95060

February 16, 2007

Pasatiempo Homeowners Association
P.O. Box 408
Aptos, CA 95001

RE: 41 South Circle Drive building plans

My wife and I have lived at 33 South Circle Drive for the past 26 years, directly across the street from 41 South Circle Drive. I have reviewed the drawings you mailed us for the **proposed** new house at 41 S. Circle, and I **was also** able to view the **complete** set of drawings submitted to the Pasatiempo Homeowners Association. I have the following concerns about the new design:

1. **Parking in front of entrance.** On the drawings it appears that two parking spaces are being proposed directly in front of the entrance to the house. perpendicular to **the** house. This is **in** addition to the two spaces in front of the garage. We are strongly **opposed** to this, because when looking from *our* house across the street, we would at times be seeing two cars or **trucks** in the driveway. *two more cars or trucks in front of the entrance right next to the driveway., and two more cars or trucks on the existing off-street parking spaces of the Dunn house adjacent to the 41 S. Circle property line.* (See photo, last page). It would **look** like a used car lot out our front **window!** I **am** especially concerned about this **because** Mr. Ransone **is** a builder, usually has his **truck** parked in the driveway, and often has employees, subs, etc. at his house with their trucks. If more than the two **driveway** parking spaces **are** required, I would like **to** see the extra parking north of the driveway *so it is not all directly in our view.*
2. **Conflicting architectural style.** I have a very difficult time understanding how the house is going to **look**. It seems to combine somewhat conflicting architectural styles. The roof, for example, **is partly** gable, partly hip, part keystone **walls**, etc. Certainly, the house does not **blend** with the traditional architectural styles of the other homes on South Circle Drive. I hope that the P.H.A. architectural review process **will** result in a revised **exterior** that **is more** compatible ~~with~~ the neighborhood.
3. **Increase in height.** From the drawings, it **is** not possible to determine **how** much higher the proposed new house would be than *the* existing house. Heights are referenced **to** the street, but **the street** slopes from north to south approximately 3 feet along the front elevation. It appears that the new design would be about 8 feet higher than the highest point of the existing two *story* house, making it essentially a three **story** structure. **Of** the 37 existing homes on South Circle

EXHIBIT G

Drive, all but one are designed to appear **as** single **story** when **viewed** from street level. I would **like** to **request that** a new front elevation drawing be created, showing the new design superimposed over the existing design, **so** it would be **possible** to see exactly how much the new design **increases** the **height** and width **of** the structure. Our concern is that the new structure not be **so** massive **that** it **blocks** the **summer** afternoon **sun** in **ow** yard, or blocks our view of the western hills, or **contrasts** dramatically with all the surrounding homes. I also **request** that poles be erected by **the** surveyor to show exactly how high the new design would be at **the** highest points and **at** the northern and southern walls.

I hope that **the** P.H.A. will **require** that **these** concerns be addressed **as** pari of the architectural review. My intent is no: to "block" the **new** home; Doug and Karen Ransone certainly have every right **to** design a home that **meets** **their** needs. I am submitting these concerns in the hope **that** impacts on neighbors can be minimized, **and** that the final design will be in harmony with **the** surrounding homes.

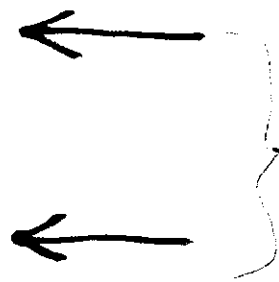
Yours truly,



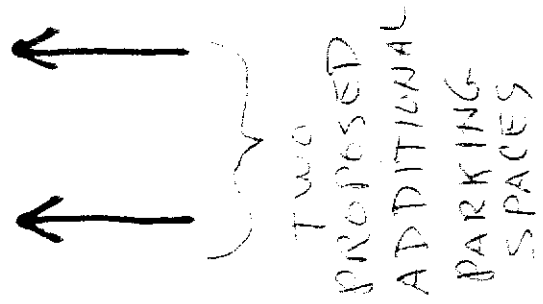
Gordon Copus

cc: Doug and Karen Ransone

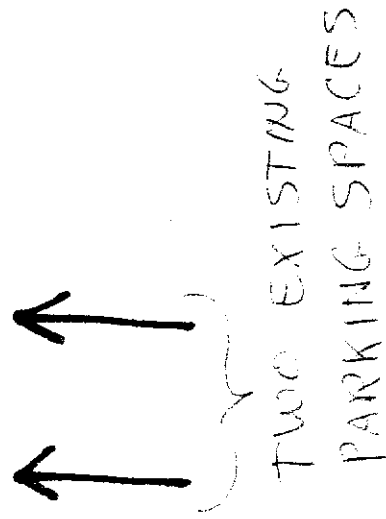
VIEW FROM OUR YARD



TWO EXISTING-
PARKING SPACES
ON DUNN PROPERTY



TWO
PROPOSED
ADDITIONAL
PARKING-
SPACES



TWO EXISTING
PARKING SPACES