



Staff Report to the Zoning Administrator

Application Number: **06-0581**

Applicant: Dennis Norton
Owner: Jason and Julie Hooz
APN: 028-304-78

Agenda Date: June 15, 2007
Agenda Item #: 1
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing two-story, single family dwelling, construction of a two-story, 3359 sq. ft. s.f.d. with attached two car garage, and placement of stone revetment at the bluff (within property lines).

Location: 2868 South Palisades. Santa Cruz

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

Permits Required: Coastal Development Permit and Residential Development Permit (to construct a six feet high wall within the front setback)

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0581, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|--|
| A. | Project plans | H. | Discretionary application comments |
| B. | Findings | I. | Urban designer memo |
| C. | Conditions | J. | County geological review letter |
| D. | Categorical Exemption (CEQA determination) | K. | Geologists plan review letter |
| E. | Location map | L. | Geotechnical engineer plan review letter |
| F. | General Plan map | | |
| G. | Zoningmap | | |

Parcel Information

Parcel Size: 7,725 sq. ft.
Existing Land Use - Parcel: residential
Existing Land Use - Surrounding: residential

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

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Project Access: South Palisades
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-5 (single family - 5,000 sq. ft. min. parcel size)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: NIA
Fire Hazard: Not a mapped constraint
Slopes: Coastal bluff currently rip-rapped
Env. Sen. Habitat: Coastal bluff with no sensitive habitat
Grading: Placement of additional rip-rap proposed
Tree Removal: No trees proposed to be removed
Scenic: Visible from beach
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 District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5

Project Setting

The project is located off East Cliff Drive on South Palisade Avenue on the west side of the Pleasure Point District. All surrounding structures are single-family dwellings. This street is a right-of-way that is privately owned to the centerline by the adjacent properties. The entire right-of-way is twenty feet wide with ten feet each on opposite properties. To the south of the property is a stone embankment to the rock shelf above Monterey Bay. The existing house to be removed is a three bedroom, 2,305 sq. ft. residence with a 360 sq. ft. garage.

Local Coastal Program Consistency

The proposed single family dwelling 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 (see Design Review section of report). Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

The project site is located between the shoreline and the first public road, however it is not identified as a priority acquisition site in the County's Local Coastal Program. The proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

The access will remain unchanged from the current condition, which is an existing driveway to a single family dwelling (to be replaced by a new single family dwelling).

Zoning & General Plan Consistency

The subject property is a 7,725 square foot lot, located in the R-1-5 (single family - 5,000 sq. ft. min. parcel size) zone district, a designation that allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district **and** the project is consistent with the site's (R-UM) Urban Medium Density Residential General Plan designation.

SITE DEVELOPMENT STANDARDS TABLE

	R-1-5 Standards	Proposed Residence
Front yard setback:	20 feet	23'-6"
Rear yard setback:	15 feet	60' ±
Side yard setback:	5 feet / 5 feet	5'-0" / 5'-0"
Lot Coverage:	40 % maximum	29.1 %
Building Height:	28 feet maximum	26'-1"
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %) (3,862.5 sq. ft.)	47 % (3,631 sq. A.)
Parking	five bedrooms – 4 (18' x 8.5')	two in garage two uncovered

Design Review

The proposed new residence complies with the requirements of the County Design Review Ordinance (Chapter 13.11) and the Local Coastal Plan (Chapter 13.20). The materials proposed are stucco walls with smooth trowel finish (tan color), composition shingle roofing (charcoal

color), copper gutters, flashing and downspouts, and aluminum clad wood windows and doors.

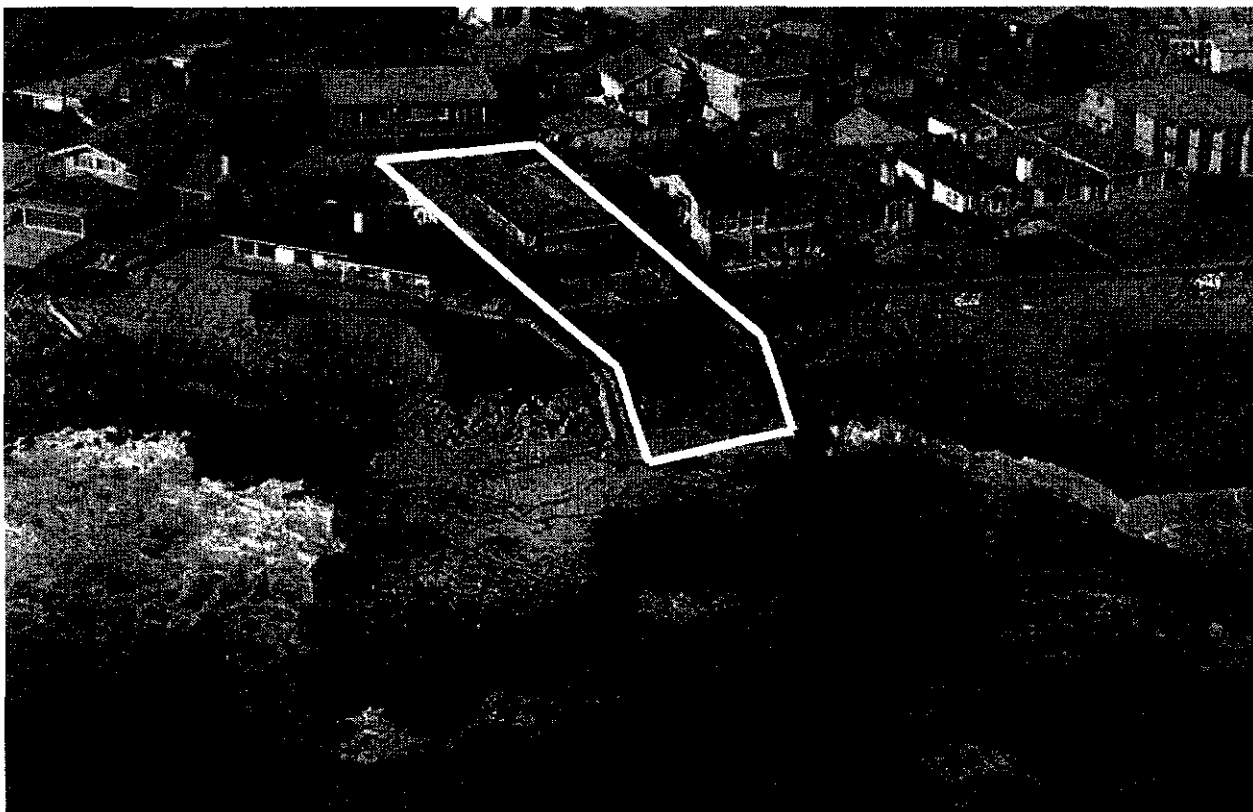
The style of the design is simplified contemporary. The size, massing, number of stories and scale will fit within the existing neighborhood. The Urban Designer reviewed the project and comments are attached as Exhibit I.

Geology/Geotechnical Review

Rogers E. Johnson and Associates, prepared an Engineering Geology Report dated August 1, 2006. A Geotechnical Report prepared by Bauldry Engineering, Inc dated October 2, 2006 followed this. The County of Santa Cruz's Geologist accepted the reports on December 14, 2005. Conditions of Approval have been incorporated in this staff report per the acceptance letters recommendations (see Exhibit J).

This proposed development would occupy a similar footprint as the existing residence. The new dwelling will be set back a minimum of 25 feet from the edge of the bluff, and behind the line that represents the area that will be stable over the next 100 years, as determined by Rogers Johnson & Associates, Consulting Engineering Geologists (see Exhibit A, Survey Sheet #2).

Even with these setbacks, the Project Geologist recommended additional protection to the bluff. The existing revetment is proposed to be extended **up** slope in two areas where the bluff is unprotected. This area is shown on the plans on Sheets C1 and C2 (Exhibit A). The new boulders are shown entirely within the owner's property and are included as part of this application. Staff is requiring that the color of the boulders match that of those already there.



View of site from Monterey Bay

Site Drainage

Currently, there is a catch basin on the east side of the existing residence, which connects to a 4" storm drainpipe. This pipe daylights at a point above the existing rock revetment. The new drainage system will connect all downspouts, provide area drains at the front and rear of the residence which are all connected by new 6" piping. All the drainage will flow to the same point as exists, however the exit point will now be in new rock revetment (see Exhibit A – Sheet C2).

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located with the Urban Services line, is already served by existing water and sewer utilities, no change of zoning is proposed and the residence will replace an existing two-story residence.

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.
- a **APPROVAL** of Application Number **06-0581**, 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: Lawrence Kasparowitz
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2676
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Owner: Jason and Julie Hooz

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-1-5 (single family - 5,000 sq. ft. min. parcel size), a designation that allows residential uses. The proposed single family dwelling is a principal permitted use 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 development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is on a prominent 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 located between the shoreline and the first public road, however, the single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-5 (single family - 5,000 sq. ft. min. parcel size) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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Development Permit Findings

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

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

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

This finding can be made, in that the proposed location of the single family dwelling 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-1-5 (single family - 5,000 sq. ft. min. parcel size) zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district. The fence in the front yard does not meet the three feet high maximum in the standards, however staff recommends that the fence in this location can be six feet high maximum for privacy and neighborhood compatibility.

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 single family dwelling 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 will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, *air*, and open space in the neighborhood.

The proposed single family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in *that* the proposed single family dwelling

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will comply with the site standards for the R-1-5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories - the fence in the front yard does not meet the three feet high maximum in the standards, however staff recommends that the fence in this location can be six feet high maximum for privacy and neighborhood compatibility.) 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 is to be constructed on an existing developed lot.

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 is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any ~~other~~ applicable requirements of this chapter.

This finding can be made, in that the proposed single family dwelling 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.

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Conditions of Approval

Exhibit A: Architectural plans by Dennis Norton, dated 6/13/06,
Survey by Paul Hanagan, L.S., dated 9/21/06.
Civil engineering plans by Roper Engineering, dated 12/23/06,
revised April 24, 2007

- I. This permit authorizes the demolition of an existing single-family dwelling and construction of a two-story, single family dwelling with a six feet high wall in the front setback. 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 applicant shall submit recycling/reuse receipts or other evidence to show compliance with the submitted demolition and recycling/reuse proposal. Evidence shall be submitted to the Planning Department for approval prior to issuance of a building permit and after demolition of the existing structures. At least **75%** of the buildings' materials shall be reused or recycled.
 - 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. Building plans shall identify the materials and colors as approved by this discretionary permit (on file).

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2. Grading, drainage, and erosion control plans.
 3. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.
 4. Details showing compliance with fire department requirements
 5. Paving shall be installed per the landscape plan, Sheet L-1 only.
 6. The proposed driveway shall meet County of Santa Cruz standards. The concrete pavers shall be within property boundaries only; an AC approach from the right of way property line to the edge of pavement shall be installed.
 7. Final landscape plans shall reflect plant selection in the rear of the residence as listed by the California Coastal Commission for blufftop planting.
- 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. 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.
- H. 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

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developer fees and other requirements lawfully imposed by the school district.

- I. Final plans shall reference the geology and geotechnical reports and include a statement that the project shall conform to the report's recommendations.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. A report evaluating installation of the new revetment shall be submitted to the County Geologist.
 - E. The color of the new boulders used as revetment shall match that of the existing.
 - F. A Declaration of Geologic Hazards must be recorded.
 - G. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at anytime during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
 - A. In ~~the~~ event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set

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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.

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Please note: This permit expires 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

Lawrence Kasparowitz
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 06-0581
Assessor Parcel Number: 028-304-57
Project Location: 2868 S. Palisades Avenue, Santa Cmz

Project Description: Proposal to demolish an existing two-story, single family dwelling and to construct a two-story, 3359 sq. ft. s.f.d. with attached two car garage.

Person Proposing Project: Dennis Norton

Contact Phone Number: (831) 476-2616

- A. _____ The proposed activity is not a project under CEQA Guidelines Section 1.5378.
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 or Conversion of Small Structures (Section 1.5303)

F. Reasons why the project is exempt: replacement of an existing single family dwelling.

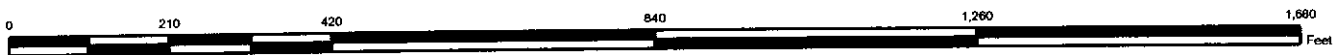
In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner


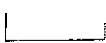


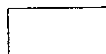
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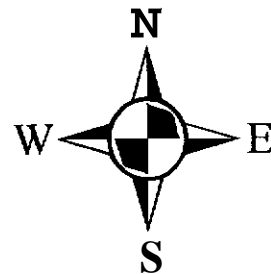


Location Map



Legend

-  APN 028-304-57
-  Assessors Parcels
-  Streets
-  Lakes
-  County Boundary

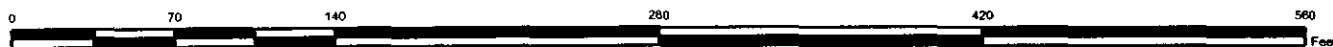
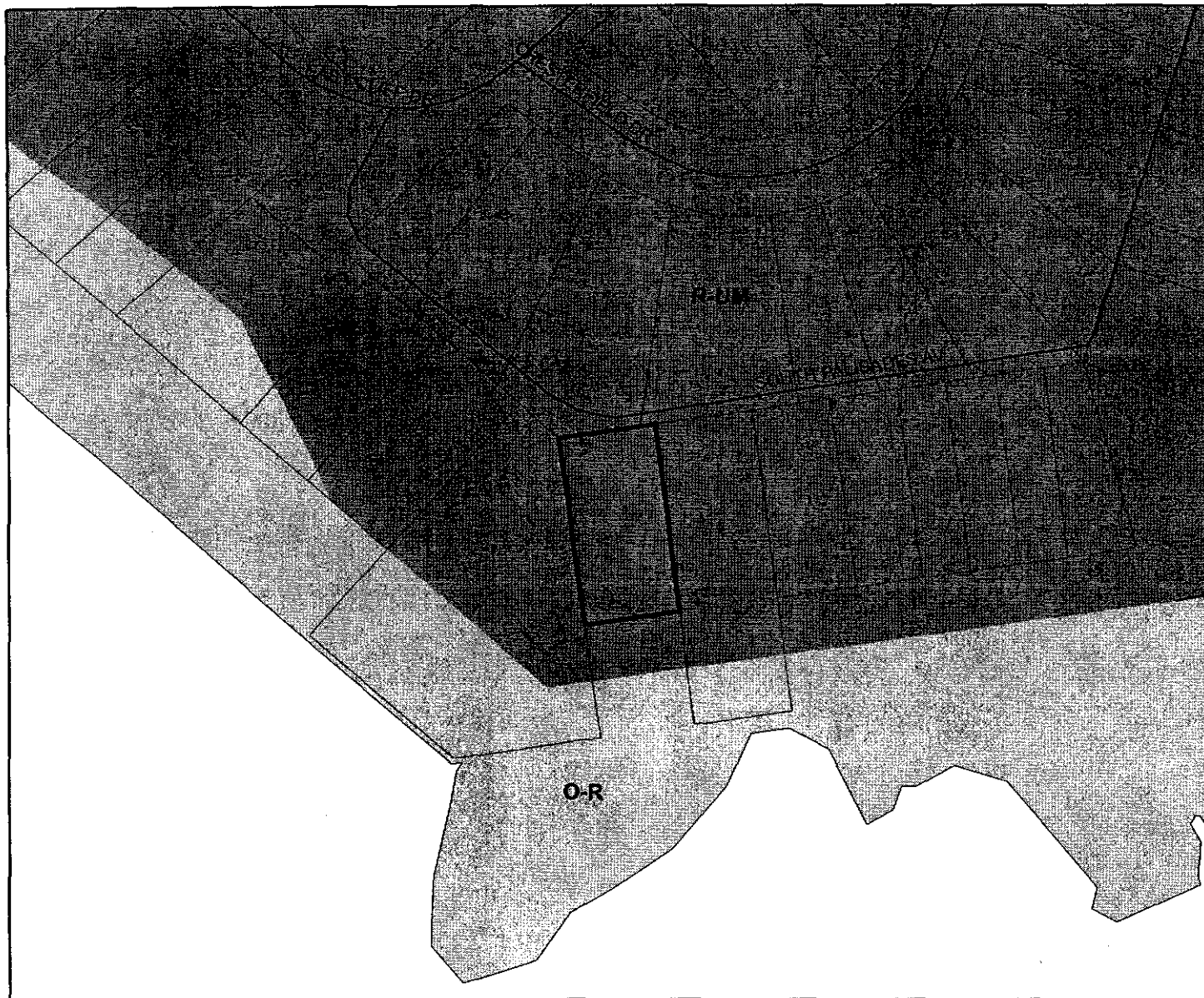


Map Created by
County of Santa Cruz
Planning Department
November 2006






EXHIBIT E

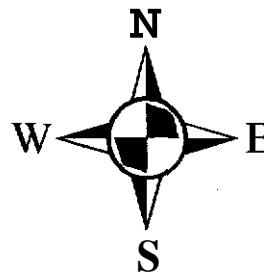


General Plan Designation Map



Legend

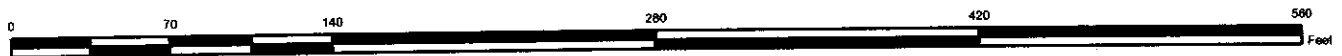
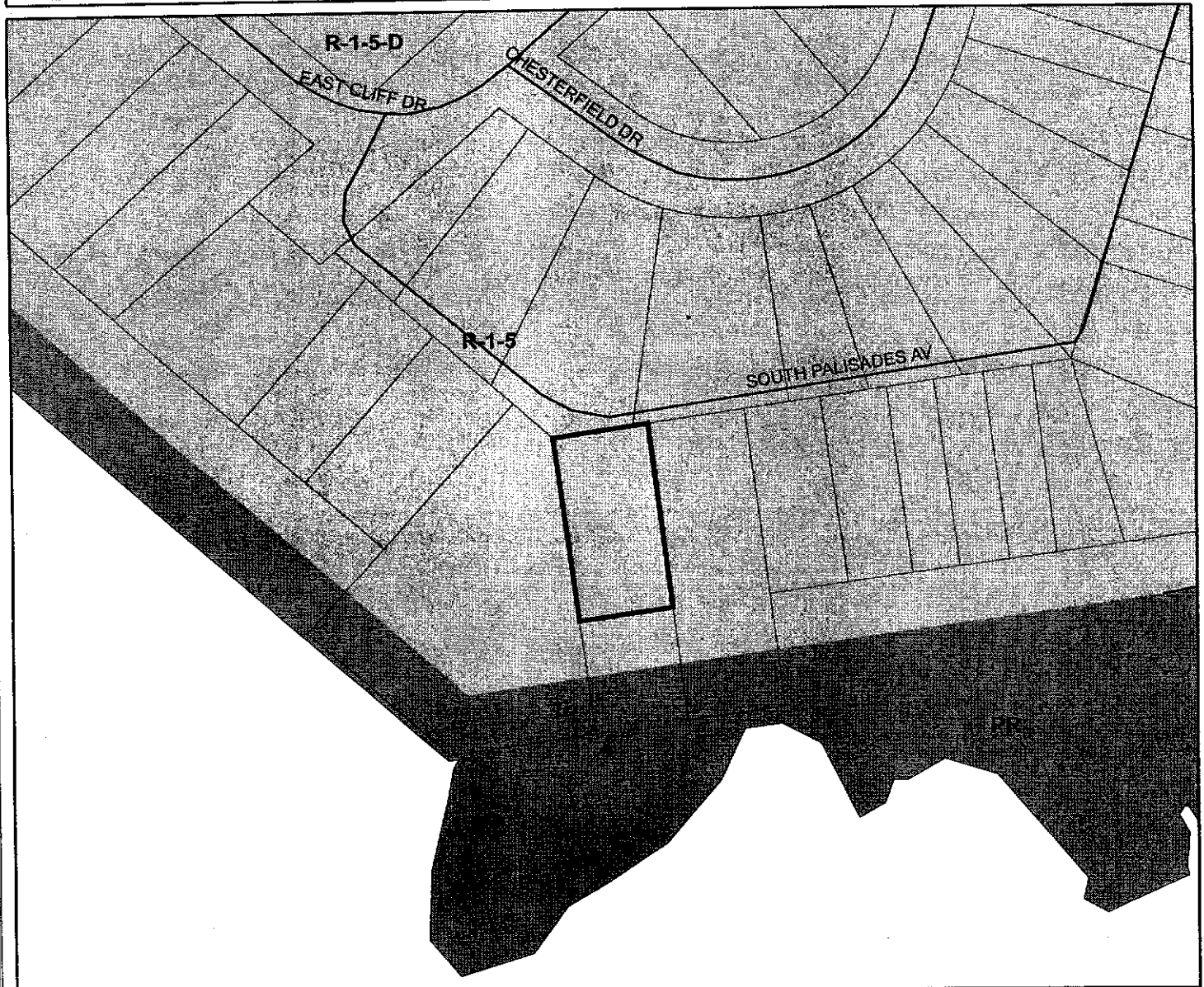
-  APN 028-304-57
-  Assessors Parcels
-  Streets
-  Residential - Urban Medium Density (R-UM)
-  Parks and Recreation (O-R)








Map Created by
County of Santa Cruz
Planning Department
November 2006

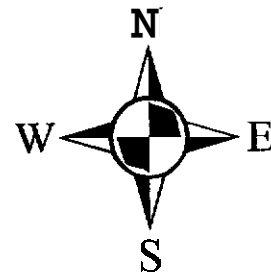


Zoning Map



Legend

-  APN 028-304-57
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PARK (PR)



Map Created by
County of Santa Cruz
Planning Department
November 2006

EXHIBIT G

Lawrence Kasparowitz

From: Joseph Hanna
Sent: Wednesday, May 30, 2007 7:57 AM
To: Lawrence Kasparowitz
Subject: RE: 06-0581

Both are acceptable.

-----Original Message-----

From: Lawrence Kasparowitz
Sent: Wednesday, May 30, 2007 7:57 AM
To: Joseph Hanna
Subject: 06-0581

Joe -

This project involves a tear down of a s.f.d. and reconstruction at S. Palisades. We had a discussion about adding some stone revetment on the bluff as required by Rogers Johnson. Two questions....

1. The landscape architect is proposing pervious pavers in the rear and front yards as well as a "no-mow" lawn. Is this acceptable to you from a geological point of view?
2. The existing drainage shows one catch basin and a pipe which exits on the bluff just above the revetment. The proposed drainages system will place catch basins at each corner of the house, tie in the downspouts, and then pipe all of it to an outfall pipe within the newly placed revetment. Is this acceptable to you from a geological point of view?

Thanks for your help,

Lawrence Kasparowitz
Urban Designer,
Planning Department
County of Santa Cruz
831-454-2676

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

Project Planner: Larry Kasparowitz
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Date: May 29, 2007
Time: 08:13:36
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Environmental Planning Completeness Comments

===== REVIEW ON DECEMBER 12, 2006 BY JOSEPH L HANNA =====

The engineering geologist recommends that the existing revetment must be extended up slope in two unprotected areas. Please have this shown on the project plans by a civil engineer. A Coastal Commission permit will be required for this work and a County Seaqwall/Grading permit.

The civil engineer indicates that only minor damage will occur to the home if the design run up occurs on the property. The site must be desinged so that water drains away from the home in all direction to the ocean (if possible.)

A declaration of geologic hazards will be required

Environmental Planning Miscellaneous Comments

===== REVIEW ON DECEMBER 12, 2006 BY JOSEPH L HANNA =====

A surveyed civil engineered plan is required.

This plan must include the improvements to the seawall with approval by both the soils engineer and engineering geologist.

Dpw Drainage Completeness Comments

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

===== REVIEW ON NOVEMBER 2, 2006 BY DAVID W SIMS =====

1st Review Summary Statement:

The present development proposal lacks sufficient information for complete evaluation.

General Plan policies: <http://www.sccoplanning.com/pdf/generalplan/toc.pdf> 7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces 7.23.4 Downstream Impact Assessments 7.23.5 Control Surface Runoff

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

Policy Compliance Items:

Item 1) Complete. Credit for the original structure has reduced the mitigation requirements substantially. The proposal to create pervious pavements for most of the site paving should be sufficient mitigation to meet policy 7.23.1 and hold runoff to pre-development rates. Maintaining completeness is subject to verifying information from items 3, 4 and 5.

Item 2) Complete. Policy 7.23.2 is met by the proposal to use pavers and flagstones on sand base for most of the site paving as shown and noted on sheet L-1. The architect's sheet has less specific notation about paving materials and should be

Project Planner: Larry Kasparowitz
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made consistent.

Information Items:

The applicant should provide drainage information to the minimum 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>

More specifically ,

Item 3) Incomplete: Indicate on the plans the manner in which building downspouts will be discharged. Proposing downspouts as discharged directly to a storm drain system is generally inconsistent with efforts to hold runoff to pre-development rates. Show on the plans all existing and proposed drainage features and surface flow directions on-site.

Item 4) Incomplete: Clearly label, delineate/hatch and itemize the areas of all existing and proposed pavements as permeable or impermeable: their surfacing materials and extents are not consistently indicated on all plan sheets.

Item 5) Incomplete: Clarify how runoff discharges to offsite facilities or other means of runoff disposal. Describe all inadequacies along the entire street frontage flow path prior to runoff reaching a County maintained stormdrain inlet or pipe, per policy 7.23.4. If the system is not County maintained provide description to the point of final system discharge.

Please see miscellaneous comments. ===== UPDATED ON JANUARY 22, 2007 BY DAVID W SIMS =====

2nd Review Summary Statement:

The present development proposal contains conflicting and insufficient information and cannot be evaluated.

Policy Compliance Items:

Prior Items 1 and 2) Based on the letter (12/23/06) from the civil engineer it is unlikely that the development would meet new development requirements. Keeping impervious surfacing marginally below the existing amounts would not by itself equate to having no impact. The proposal to add numerous area inlets and to pipe the building runoff creates higher runoff rates if the site was not handled this way before. The applicant has not made a definitive proposal on what materials shall be used for pavement surfacing and that impervious surfacing will be minimized. Potential mitigation requirements cannot be clearly determined as a result.

Information Items:

Prior Item 3) Incomplete: How existing downspouts are discharged is still not clear. Show on the plans all existing and proposed drainage features and surface flow directions on-site.

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
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Prior Item 4) Incomplete: Status of existing and proposed pavements is still not clear.

Prior Item 5) Complete: Applicant has clarified that all development runoff from the site shall be discharged to the rear of the site, including offsite water entering the site from the street frontage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 2, 2006 BY DAVID W SIMS =====

A) A construction detail for the permeable pavers is to be provided with the building plans.

A drainage impact fee will be assessed on the net increase in impervious area if applicable. The fees are currently \$0.95 per square foot and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

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 JANUARY 22, 2007 BY DAVID W SIMS =====
NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON NOVEMBER 3, 2006 BY DEBBIE F LOCATELLI =====

No Comment, project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON NOVEMBER 3, 2006 BY DEBBIE F LOCATELLI =====

No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON OCTOBER 26, 2006 BY TIM N NYUGEN =====

1. The proposed driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The centerline profile and typical cross sections.

2. Proposed concrete paver driveway shall be within property boundaries only. Revise plans to include an AC approach from Right of Way property line to edge of pavement

Discretionary Comments - Continued

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along S Palisades Ave.

Asphalt approach shall consist of a minimum of 2" asphalt concrete over 6" class II base compacted to 95%.

===== UPDATED ON OCTOBER 26, 2006 BY TIM N NYUGEN =====
===== UPDATED ON JANUARY 10, 2007 BY TIM N NYUGEN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON OCTOBER 26, 2006 BY TIM N NYUGEN =====
NO COMMENT
===== UPDATED ON JANUARY 10, 2007 BY TIM N NYUGEN =====
NO COMMENT

INTEROFFICE MEMO

APPLICATION NO: 06-0581

Date: November 7, 2006

To: Lawrence Kasparowitz, Project Planner

From: Urban Designer

Re: Review of a new residence at 2868 South Palisades Avenue, Santa Cruz

Design Review Authority

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

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
New or replacement vegetation shall			N/A

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			NIA
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)			NIA
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			NIA
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall			N/A

The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			NIA
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			NIA
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			NIA
			N/A
development			
The requirement for restoration of			N/A
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or			NIA
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			NIA
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			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			
NO new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

Design Review Authority

13.11.040 Projects requiring design review.

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

13.11.030 Definitions

- (u) "Sensitive Site" shall mean any 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
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			NIA
Street design and transit facilities			NIA
Relationship to existing structures	✓		

Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Minimize impact on private views	✓		
Accessible to the disabled, pedestrians,			N/A
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
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	✓		

Variation in wall plane, roof line, detailing, materials and siting	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

December 14, 2006

Dennis Norton
712#C Capitola Ave
Capitola, CA 95010

Subject: Review of Engineering Geology Report, by Rogers E Johnson and Associates, Dated August 1, 2006, Job No. C06009-55, and Geotechnical Report, by Bauldry Engineering, Inc., Dated October 2, 2006, Project Number 0623-SZ993-A28;
APN: 028-304-57, Application No: 06-0581

Dear Applicant,

The purpose of this letter is to inform you that the Planning Department *has* accepted the subject reports and the following items shall be required:

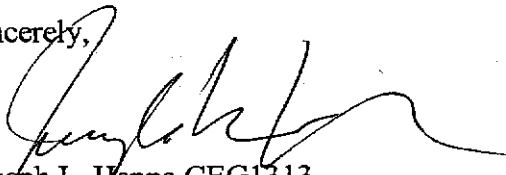
1. All construction shall comply with the recommendations of the reports.
2. Final plans shall reference the reports and include a statement that the project shall conform to the reports' recommendations.
3. Prior to building permit issuance a *plan* review letter shall be submitted to Environmental Planning. The authors of the reports shall write the *plan review* letters, which must state that the project plans conform to **their** report's recommendations.
4. Prior to the final of the Building Permit a report evaluating the repair and maintenance of the sea wall shall be submitted to the County Geologist.
5. Prior to the final of the Building Permit the attached Declaration of Geologic Hazards must be recorded.

After building permit issuance the geotechnical engineer and engineering geologist *must* remain involved *with* the project during construction. Please review the Notice **to** Permits Holders (attached).

Our acceptance of these reports **is** limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please call the undersigned at (831) 454-3175, e-mail: pln829@co.santa-cruz.ca.us if we can be of any further assistance.

Sincerely,



Joseph L. Hanna CEG1313
County Geologist

Cc: Jason and Julie Hooz, 2051 Grant Road #260 Los Altos, CA 94021
Rogers E Johnson and Associates 41 Hangar Way, Suite B, Watsonville CA 95076
Bauldry Engineering Inc. 718 Soquel Ave, Santa Cruz CA 95062

ROGERS E. JOHNSON & ASSOCIATES
CONSULTING ENGINEERING GEOLOGISTS
41 Hangar Way, Suite B
Watsonville, California 95076-2458
e-mail rogersjohnson@sbcglobal.net
Ofc (831) 728-7200 • Fax (831) 728-7218

25 April 2007

Job No.: C06009-55

Jason Hooz
New York Life Insurance Company
2051 Grant Road, Suite 260
Los Altos, CA 94024

Subject: Additional Slope Protection
2868 South palisades Ave.
Santa Cruz, California
APN 028-304-57

Dear *Mr.* **Hooz**:

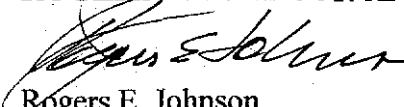
We have reviewed the Preliminary Grading Plan and Preliminary Utility Plan prepared by Roper Engineering addressing the additional slope protection we recommended in our geologic report addressing the subject site (REJA, 2006). The two plan sheets, C-1 and C-2, dated 24 April 2007, show the location and describe the specifications of the proposed minor addition to **an** existing rip-rap revetment. The additional rip-rap will help protect the upper portion of the bluff on your property from surf attack.

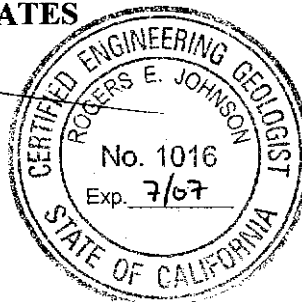
The total additional area **to** be covered with one layer of one ton rip-rap is about 50 square yards and will require about 80 one ton stones (a one ton stone is slightly over 2 feet square). **As** indicated on Plate C-1, the additional rip-rap will be covered with topsoil so the area can be planted with appropriate vegetation.

Please call if you have questions.

Sincerely,

ROGERS E. JOHNSON AND ASSOCIATES


Rogers E. Johnson
Certified Engineering Geologist # 1016



copies: addressee(1)
Bauldry Engineering (1)
Dennis Norton Design (4)
Roper Engineering (1)

Bauldry Engineering, Inc.

CONSULTING GEOTECHNICAL ENGINEERS

718 SOQUEL AVENUE, SANTA CRUZ, CA 95062

(831) 457-1223

FAX (831) 457-1225

0623-SZ993-A28

April 26, 2007

Jason Hooz
2051 Grant Road, Suite 260
Los Gatos, CA 94024

Subject: Plan Review
Proposed Single Family Dwelling
2868 South Palisades Avenue
A.P.N. 025-131-14
Santa Cruz County, California

Dear Mr. Hooz,


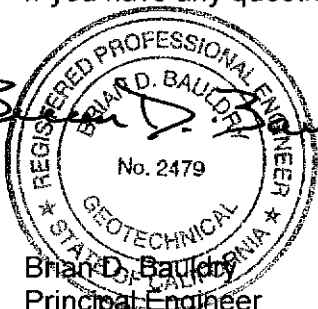
As requested, we are providing the geotechnical engineering services for the subject project. We have reviewed the following plans and details:

TYPE	SHEET(S)	DATE	PREPARED BY
Preliminary Grading Plan	C1	Latest Revision April 24, 2007	Roper Engineering
Preliminary Utility Plan	C2	Latest Revision April 24, 2007	Roper Engineering
Foundation Plan and Details	S1 and S4	March 13, 2007	Kevin Baird Structural Design

Based on our review, it is our opinion that the plans and specifications are in general conformance with the requirements and specifications as outlined in our Geotechnical Investigation Report dated October 2, 2006.

April 26, 2007

If you have any questions, please call our office



Brian D. Bauldry
Principal Engineer
G.E. 2479
Exp. 12/31/08

BDB/Engineering/Projects/2006/0623/0623 PRL1.doc

Copies: 1 to Jason Hooz

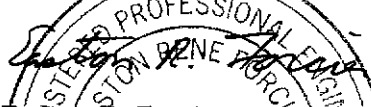
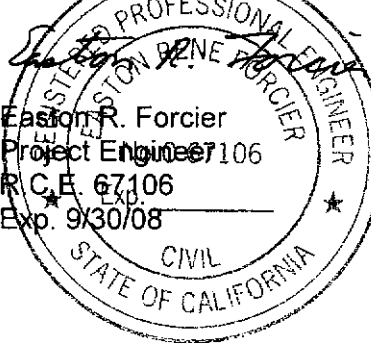
3 to Dennis Norton

1 to Roper Engineering

1 to Kevin Baird Structural Design

Very truly yours,

Bauldry Engineering, Inc.



Easton R. Forcier
Project Engineer
R.C.E. 67106
Exp. 9/30/08