



Staff Report to the Zoning Administrator

Application Number: **07-0100**

Applicant: ~~Scott~~ Salsbury
Owner: James & Lorra Miller
APN: 096-111-06

Agenda Date: July 20, 2007
Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to construct a 4,835 square foot addition to an existing 3,135 square foot single family dwelling to include four new bedrooms and a 90 square foot detached bathroom and recognize the existing 37-foot height by increasing the front and side setbacks.

Location: Property is located on the south side of Old Santa Cruz Highway, at the intersection with Schulties Road, in the Summit Planning Area, at 23020 Old Santa Cruz Highway, Los Gatos.

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

Permits Required: Large Dwelling Review and Residential Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from **further** Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0100, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|---------------------------------------|
| A. | Project plans | F. | Assessor's parcel map |
| B. | Findings | G. | Zoning and General Plan maps |
| C. | Conditions | H. | Geotechnical Engineer's review letter |
| D. | Categorical Exemption (CEQA determination) | I. | Comments & Correspondence |
| E. | Location map | | |

Parcel Information

Parcel Size:	28.85 acres
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Old Santa Cruz Highway
Planning Area:	Summit
Land Use Designation:	R-M (Mountain Residential)
Zone District:	SU (Special Use)

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

dwelling. The addition would include three different elements: an addition of a hallway, pantry and laundry room that would connect the existing garage to the main dwelling; an addition to the existing dwelling to add an office and extend the family room on the first floor, increase the size of two bedrooms on the second floor and add a children’s play area and a theater/media room to an area labeled “attic” (which is actually a third story); and **an** addition consisting of a new, two-story master bedroom suite to the northeast of the existing dwelling. **Also proposed is** the conversion of existing space over the garage to **an** additional bedroom.

The proposed additions will result in a seven-bedroom dwelling. Two areas have not been considered bedrooms as they are separated **from** other living spaces by only a half-wall; the study/library on the second floor and a loft area that is part of the master bedroom suite. Additionally, the theater/media room in the third floor “attic” area has not been considered a bedroom as there is no **egress** as required by the building code.

The applicant has proposed a bathroom with exterior access only, to be **used** in conjunction with the covered porch and garden area. Because no interior access is provided, this bathroom is considered a detached accessory structure.

Zoning & General Plan Consistency

The subject property is a 28.85 acre lot, located in the SU (Special Use) zone district, a designation which allows residential **uses**. The proposed residential addition and site improvements are principal permitted **uses** within the zone district and the project is consistent with the site’s (R-M) Mountain Residential General Plan designation.

Development standards for the SU zone district are the same as those found in County Code Section 13.10.323(b), pertaining to residential districts, and are based on the parcel *size* for the purpose of applying those standards. For this particular parcel, the standards for the RR and RA zone districts would apply. The applicant is also requesting approval to recognize the existing 37-foot (approximate) height of the existing structure by increasing the setbacks. County Code Section 13.10.323(e)5 allows increased height if all required yards are increased five feet for each foot over the permitted building height (28 feet). Because the applicant has requested a maximum height of 38 feet, an increase of 10 feet, the additional setback required would be 50 feet.

	RR & RA Standards	Setback Required for Increased Height	Proposed Residence
Front Setback	40 feet	90 feet	135 feet
Rear Setback	20 feet	70 feet	575 feet
Side Setbacks	20 feet	70 feet	200 feet & 550 feet
Lot Coverage	10% maximum	n/a	.9% for all structures
Building Height	28 feet maximum	n/a	38 feet
Parking	9 spaces for 10 bedrooms (incl. 2 nd unit)	n/a	9 spaces (3 in garage, 3 in driveway 3 in front of 2 nd unit)

Geologic Issues

The subject parcel is located within the Butano fault zone, which is a County designated fault zone. Because there was some disagreement regarding the location of the surface trace of the fault relative

to the parcel, a Geologic and Geotechnical Investigation was prepared prior to converting an existing barn to *the* second unit currently under construction. Although no evidence of faulting was found in the trench excavations for the report, the project Geologist surmised that the fault trace is located to the north of the trenches, northeast of the project site. The additions to the south and east of the existing dwelling were also addressed by the report, which was reviewed and accepted by the County Geologist on February 28, 2006. A copy of the acceptance letter is included as Exhibit H. Two of the recommendations from the report, which are relevant to the proposed addition to the dwelling, were construction of a stitch pier wall and control of surface water flow to maintain surface stability.

The plans submitted include the stitch pier wall directly south of the existing residence. In addition, runoff from the structures is proposed to be collected and piped to a location near the front of the parcel (northeast), away from steeper and less stable slopes to the south. The project geotechnical engineer/geologist has reviewed *the* plans and found them in compliance with the recommendations of the report. A copy of that letter is included as Exhibit H.

Design Review

As the proposed residential dwelling will result in a structure larger than 7,000 square feet, the proposed project is subject to Design Review as regulated by Section 13.10.325 of the County Code. The County's Urban Designer **has** reviewed the proposal and found it to be in compliance with the requirements of that section. His review comments are included in Exhibit I.

Although the existing home is visible from Old Santa Cruz Highway, that road is not a designated scenic road, and the proposed addition will have little impact on the viewshed from the road. Because of topographic differences and the heavily wooded nature of the area, the existing home is not visible from homes on surrounding parcels. **The** significant setbacks from adjacent parcels assure **that** there will be no privacy impacts to those parcels.

The body and roof colors proposed for the existing dwelling and the addition are neutral gray *earth* tones that match the existing color palette for the second unit. Architectural features, such as covered porches, are proposed to break up massing and the applicant proposes to add gable dormers to the existing roof area to **minimize** the appearance of roof mass. The height of roof elements has been varied, and only **the** center portion of the structure will reach the maximum 38-foot height. The existing garage, which will be attached to the dwelling, has a maximum height of 22 feet and the northeastern addition will have a maximum height of 27 feet. Existing ornamental landscaping will be maintained to help blend the structure with the setting of the site.

Environmental Review

Environmental review has not been required for **the** proposed project since the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project is eligible for an exemption because the proposed project involves construction of an addition to an existing single-family residence which can be served by adequate on-site water and septic. Although the parcel is located in an area subject to earthquake and landslide hazards, adequate measures have been incorporated into the building and site design to reduce those hazards to an acceptable level.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "**B**" ("Findings") for a complete listing

of findings and evidence related to the above discussion.

Staff Recommendation

- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.
- APPROVAL of Application Number 07-0100, 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:** Cathy Graves
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3141
E-mail: cathy.graves@co.santa-cruz.ca.us

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. Although the parcel is located in an area subject to earthquake and landslide hazards, setbacks from ground cracks, a retaining structure and drainage control measures have been incorporated into the building and site design to reduce those hazards to an acceptable level. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residential addition and site improvements will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure exceeds all current setbacks, including increased setbacks required for the height proposed.

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 residential addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district in that the primary use of the property will be one single family dwelling, accessory structures, and site improvements that meet all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Mountain Residential (R-M) land use designation in the County General Plan.

The proposed residential addition 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 residential addition will not adversely shade adjacent properties, and will exceed current setbacks, including increased setbacks required for the height proposed, for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed residential addition and site improvements 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 residential addition and site improvements will comply with the site standards for the SU zone district

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Owner James & Lorra Miller

(including setbacks, lot coverage, height, and number of stories, including increased setbacks required for the height proposed) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity, where similar setbacks could be achieved.

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 residential addition is to be constructed on an existing developed lot, where a single-family dwelling is currently located. The expected level of traffic generated by the proposed project is not anticipated to increase as the number of peak trips (1 peak trip per dwelling unit) will remain the same.

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 residential addition is consistent with the land use intensity and density of the neighborhood. Although the existing home is visible from Old Santa Cruz Highway, that road is not a designated scenic road, and the proposed addition will have little impact on the viewshed from the road. Because of topographic differences and the heavily wooded nature of the area, the existing home is not visible from homes on surrounding parcels. The significant setbacks from adjacent parcels assure that there will be no privacy impacts to those parcels.

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 residential addition and site improvements will be of an appropriate scale and type of design that will not reduce or visually impact available open space in the surrounding area. The body and roof colors proposed for the existing dwelling and the addition are neutral gray earth tones that match the existing color palette for the second unit. Architectural features, such as covered porches, are proposed to break up massing and the applicant proposes to add gable dormers to the existing roof area to minimize the appearance of roof mass. The height of roof elements has been varied, and only the center portion of the structure will reach the maximum 38-foot height. The existing garage, which will be attached to the dwelling, has a maximum height of 22% feet and the northeastern addition will have a maximum height of 27% feet. Existing ornamental landscaping will be maintained to help blend the structure with the setting of the site.

7. The proposed structure is compatible with its surroundings given the neighborhood, locational or environmental context and its design is consistent with the Large Dwelling Design Guidelines in subsection 13.10.325(d).

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Although the existing home is visible from Old Santa Cruz Highway, that road is not a designated scenic road, and the proposed addition will have little impact on the viewshed from the road. Because of topographic differences and the heavily wooded nature of the area, the existing home is not visible from homes on surrounding parcels. The significant setbacks from adjacent parcels assure that there will be no privacy impacts to those parcels.

The body and roof colors proposed for the existing dwelling and the addition are neutral gray earth tones that match the existing color palette for the second unit. Architectural features, such as covered porches, are proposed to break up massing and the applicant proposes to add gable dormers to the existing roof area to minimize the appearance of roof mass. The height of roof elements has been varied, and only the center portion of the structure will reach the maximum 38-foot height. The existing garage, which will be attached to the dwelling, has a maximum height of 22 feet and the northeastern addition will have a maximum height of 27 feet. Existing ornamental landscaping will be maintained to help blend the structure with the setting of the site.

Conditions of Approval

Exhibit A: Project plans by Scotty Construction & Design, 12 sheets dated Feb. 2007, with the exception of Sheet 1B dated 3/28/07.

- I. This permit authorizes the construction of a residential addition and associated site improvements. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.

- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. **Any** color boards must be in 8.5" x 11" format.
 2. Show the finish grade of the addition.
 3. Include construction details for the stitch pier wall.
 4. Include an erosion control plan.
 5. 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.

6. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code (UWIC), as stated in the UWIC **compliance** worksheet dated 2/5/2007.
 - 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.
 - D. Meet all requirements of and pay review fees to the County Department of Public Works, Drainage. Include geotechnical review and approval of the drainage plan. The approval letter must state that the drainage plan will not cause any stability or erosion problems on the site or downstream from the site, on adjacent property.
 - E. Obtain a septic permit for this project from the County Department of Environmental Health Services.
 - F. Meet all requirements and pay any applicable plan check fee of the Santa Cruz County Fire Protection District.
 - G. Submit a plan review letter from the geologist/geotechnical engineer who prepared the geologic/soils report for this property. The plan review letter must review the foundation, drainage, grading and erosion control plan sheets.
 - H. Pay the current fees for Parks and Child Care mitigation for three bedroom(s). Currently, these fees are, respectively, \$578 and \$109 per bedroom.
 - I. Provide required off-street parking for nine cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site 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/geologic report. Final letters from your soils engineer/geologist must be submitted to the Environmental Planning Section of the Planning Department that summarizes the observations, testing and inspections made during construction. The final letter must also state the following; “Based on our observations, tests and/or inspections, the project has ~~been~~ completed in ~~conformance~~ with our report recommendations and is suitable for its intended use.”
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval (“Development Approval Holder”), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys’ fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney’s fees and costs; and

2. COUNTY defends the action in good faith.

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

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Cathy Graves
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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

Application Number: 07-0100

Assessor Parcel Number: 096-111-06

Project Location: 23020 Old Santa Cruz Hwy., Los Gatos, CA 95033

Project Description: Proposal to construct a 4,835 square foot addition to an 3,135 square foot existing single family dwelling to include four new bedrooms and a 90 square foot detached bathroom and recognize the existing 37-foot height by increasing the front and side setbacks.

Person or Agency Proposing Project: Scott Salisbury

Contact Phone Number: (408) 205-4362

- 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 an addition and site improvements at an existing commercial development in an area designated for residential uses.

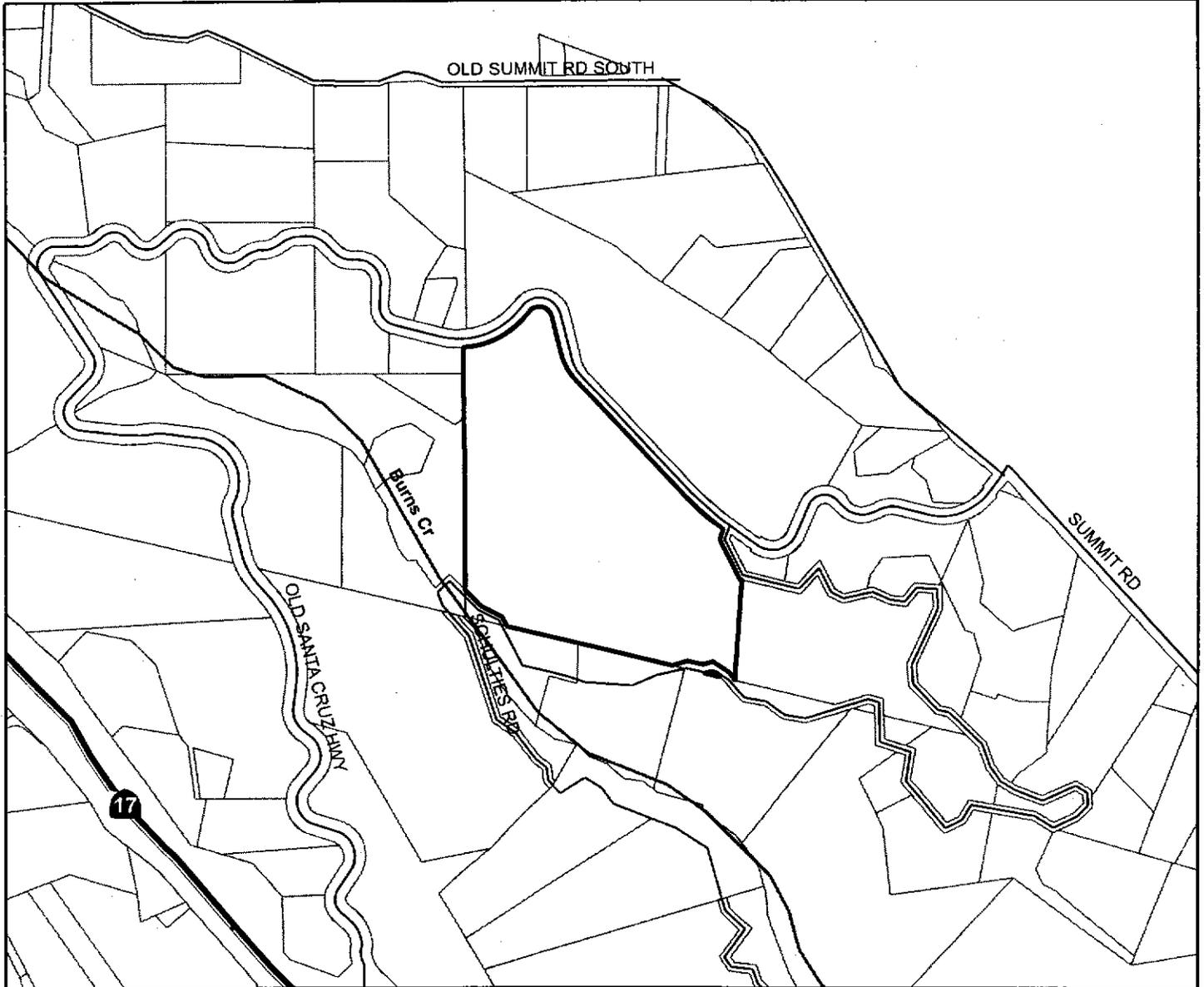
In addition, none of the conditions described in Section 15300.2 apply to this project.

Cathy Graves, Project Planner

Date: _____

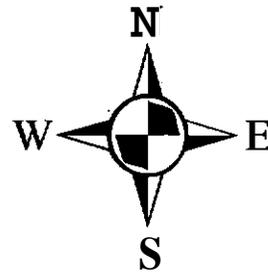


Location Map



Legend

-  APN 096-111-06
-  Assessors Parcels
-  PERENNIAL STREAM
-  County Maintained Streets
-  State Highways



Map Created by
County of Santa Cruz
Planning Department
February 2007

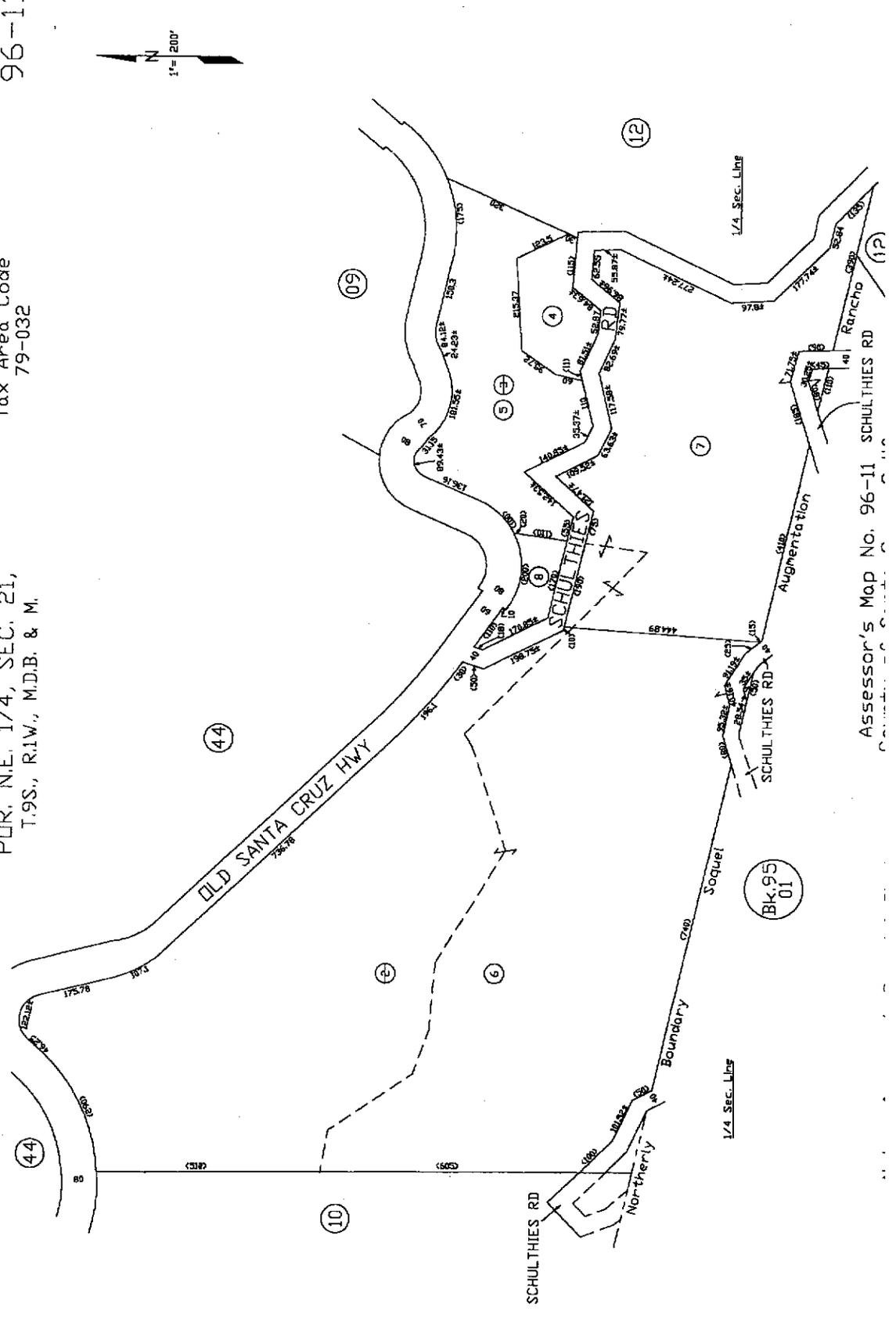
10x Area Code
79-032

PLUR. N.E. 1/4, SEC. 21,
T.9S., R.1W., M.D.B. & M.

Assessor's Map No. 96-11

FOR TAX PURPOSES ONLY
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Electronically redrawn 2/18/99 KSA
Rev. 2/10/99 KSA (from Pg. 44)
Rev. 9/20/01 mm (changed page refs.)

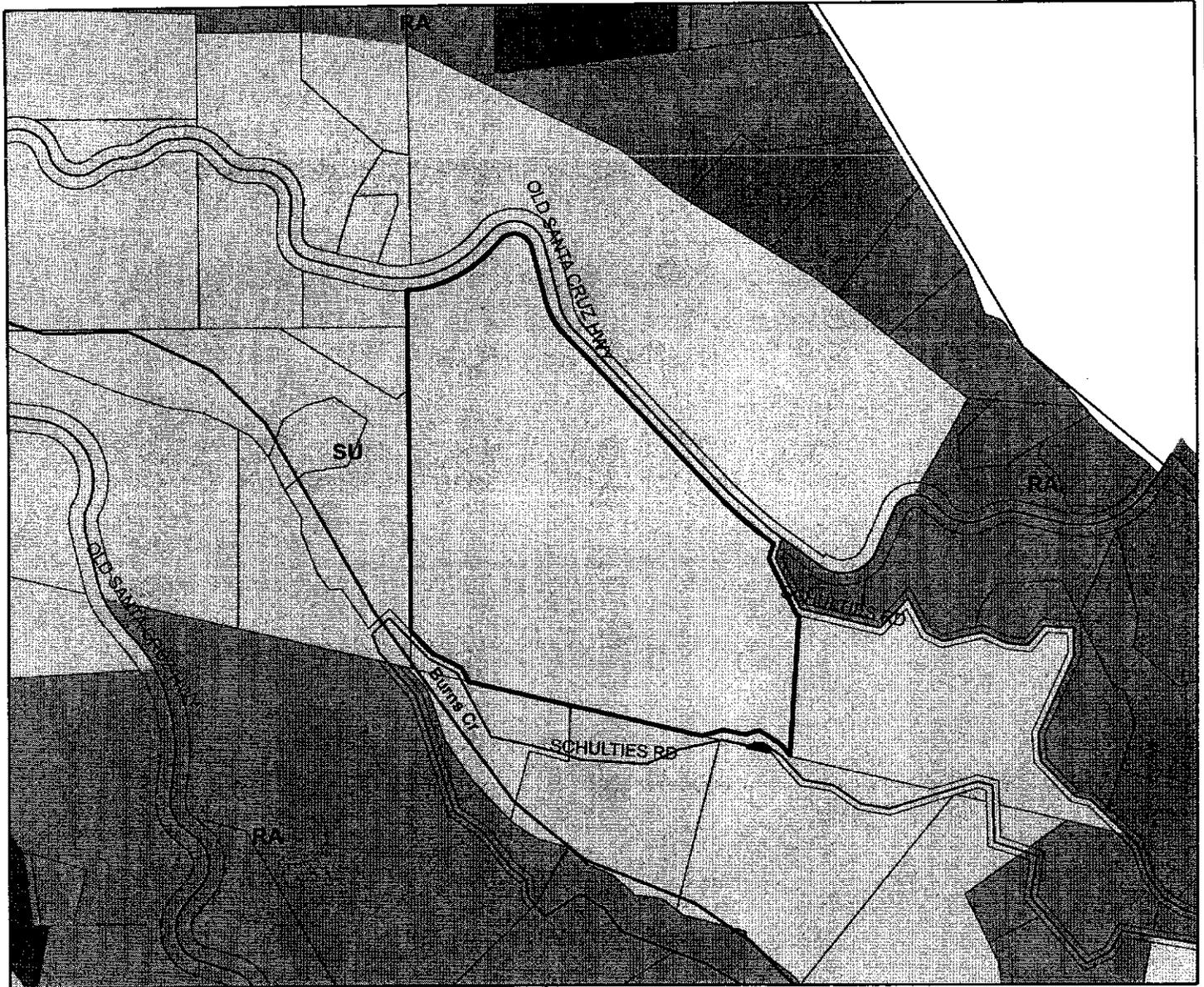


Assessor's Map No. 96-11

EXHIBIT F

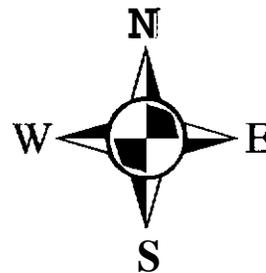


Zoning Map



Legend

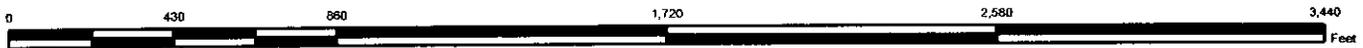
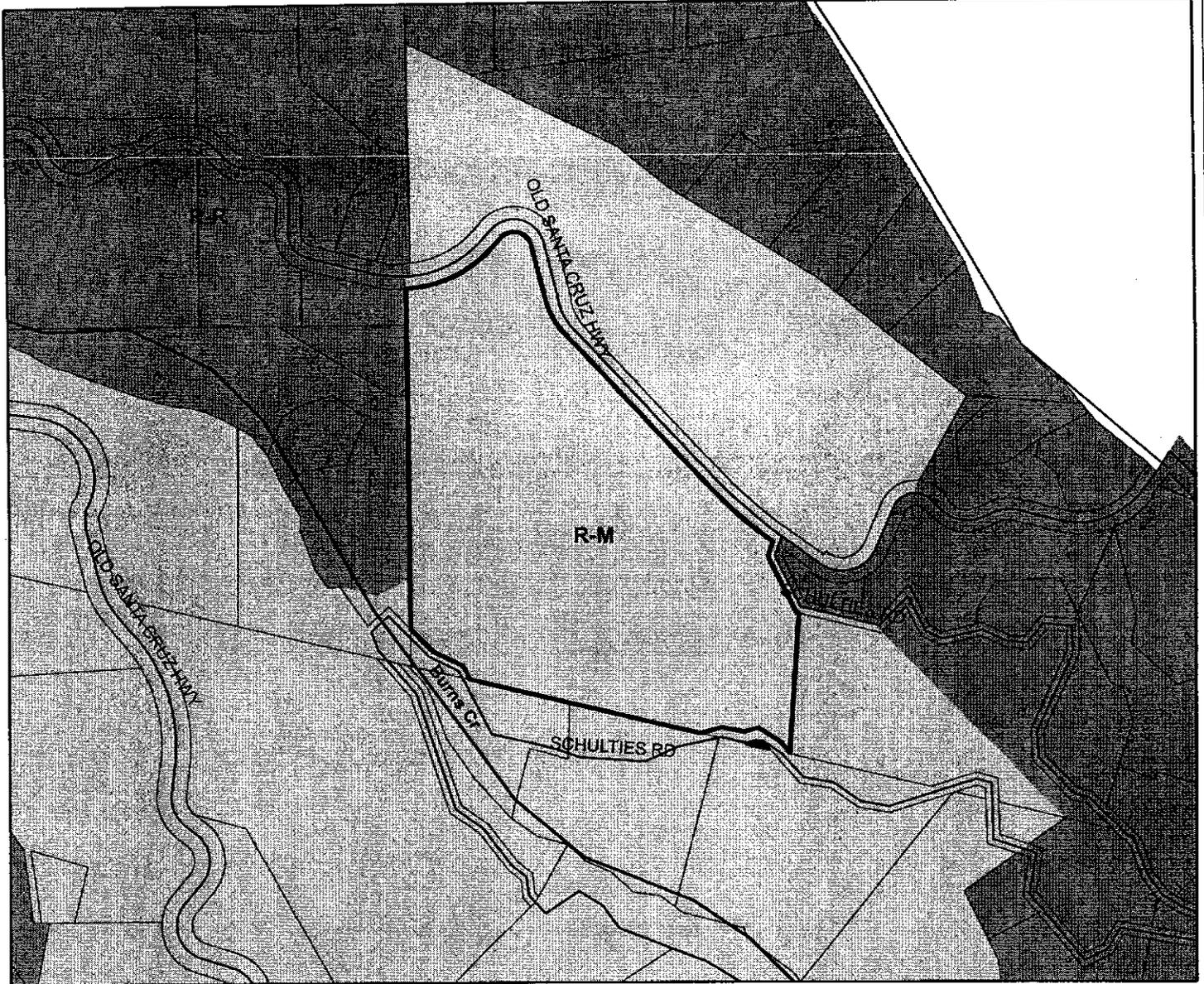
-  APN 096-111-06
-  Assessors Parcels
-  PERENNIAL STREAM
-  SPECIAL USE (SU)
-  AGRICULTURE RESIDENTIAL (RA)
-  AGRICULTURE COMMERCIAL (CA)
-  COMMERCIAL-TOURIST (CT)



Map Created by
 County of Santa Cruz
 Planning Department
 February 2007

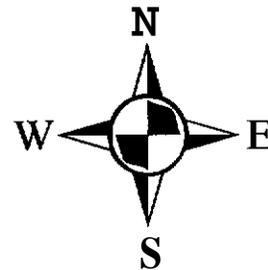


General Plan Designation Map



Legend

-  APN 096-111-06
-  Assessors Parcels
-  PERENNIAL STREAM
-  County Maintained Streets
-  Residential-Mountain (R-M)
-  Residential-Rural (R-R)



Map Created by
 County of Santa Cruz
 Planning Department
 February 2007



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

February 28, 2006

Scotty Constrction
160 Spring Hallow Road
Los Gatos, CA 95033
And,
James and Lorra Miller
23020 Old Santa Cruz Highway
Los Gatos, CA 95030

Subject: Review of EngineeringGeology Report and GeotechnicalEngineering Reprot by Jo Crosby and Associates, Dated Dwecember 21, 2005, Project Number 4431-5

APN 096-1 11-06, Application 58336H

Dear James and Lorra Miller,

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:

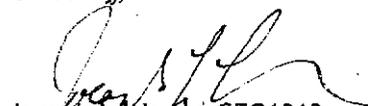
- 1 All construction shall comply with the recommendations of the reports.
- 2 Final plans shall reference the reports and include a statement that the project shall conform to the reports' recommendations.
- 3 Before building permit issuance a plan review letter shall be submitted to Environmental Planning. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations.
- 4 The attached declaration of geologic hazards must be recorded before the issuance of any building permit.

After building permit issuance the soils 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: Andrea Koch, Environmental Planning
Jo Crosby and Associates

(over)



JO CROSBY & ASSOCIATES
GEOTECHNICAL CONSULTANTS

P.O. BOX 4220 • MOUNTAIN VIEW, CALIFORNIA 94040
PHONE (650) 969-3268 • FAX (650) 969-3345

Project 4431A-14
April 25, 2007

Mr. and Mrs. Miller
c/o Scotty Construction
160 Spring Hollow Road
Los Gatos, California 95033

Subject: Review of the Planned Location for the Additions to the Building at 23020 Santa Cruz Highway, Los Gatos, California

Dear Mr. and Mrs. Miller:

Our firm issued a **report** of our geotechnical investigation of your property at the subject site. The report was **dated** December **21, 2005**. The report noted that additions to the existing residence were planned to be placed along the south side of the building. This location was described **as** having a potential for shallow **slope** failure or ground **cracking** during a moderate to large earthquake. We recommended that the **area** between the existing building and the steep slope to the south be strengthened by placement of a stitch pier wall and by improvements in surface drainage.

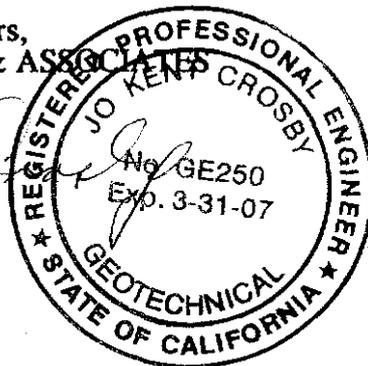
Your Contractor, **Scotty** Construction **and** Design, submitted a plan dated March **23, 2007**, showing the planned additions and location of the stitch pier wall and drainage provisions. We issued a letter dated March **28, 2007**, indicating our approval of the **l a -** tion for the stitch pier wall and the for **the** drainage improvements. We neglected to note that the wall and drainage improvements were for the protection of the additions shown on the plan. Today's letter is to **state** that the location of **the** planned additions was considered as the controlling factor in the location of the stitch pier wall and drainage provisions for the **area** south of the existing residence.

It is **our** opinion that the locations of the building additions, the stitch pier wall and the drainage provisions shown on **the** drawing **are** in keeping with the recommendations of our **report** of **December** 2005. When the plans for the proposed addition **are** completed, we will review the submitted plans and specifications for compliance with our report and issue a letter noting **our acceptance** the submitted documents.

Exclusion of Warranties: Our services consist of professional opinion only, derived in accordance with current standards of professional practice. No other **warranty** is **either** expressed or implied.

Very truly yours,
JO CROSBY & ASSOCIATES


Jo K. Crosby
C.E.G. 357
G.E. 250



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: Cathy Graves
Application No.: 07-0100
APN: 096-111-06

Date: June 13, 2007
Time: 14:07:12
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Environmental Planning Completeness Comments

----- UPDATED ON MARCH 19, 2007 BY ANDREA M KOCH =====

1) Please submit a plan review letter from the geologist who prepared the geology report (dated 12/21/05) for this property. This is necessary because the proposed addition is located in close proximity to ground cracks and a slope potentially subject to landsliding. The geologist must review the plans to ensure that the location of the development is acceptable, and that acceptable measures are in place to mitigate seismic and landsliding hazards.

===== UPDATED ON APRIL 19, 2007 BY ANDREA M KOCH =====

1) The March 19th completeness comment must still be addressed

The project geologist submitted a plan review letter for the proposed location of the stitch pier wall and for surface drainage. However, once final plans have been prepared, the geologist will have to submit a letter reviewing the proposed location of the new addition as well, as stated in the March 19th completeness comments.

===== UPDATED ON MAY 1, 2007 BY ANDREA M KOCH =====

Application meets Environmental Planning's completeness requirements. (An additional plan review letter from the geologist/geotechnical engineer was submitted.)

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 19, 2007 BY ANDREA M KOCH =====

Compliance Comments:

1) The structural sections on the plans show foundation footings used for the proposed addition. However, the geologist (on page 18 of the geology report) recommends that pier and grade beam foundations be used. The building permit application plans must show pier and grade beam foundations, unless the geologist submits a letter, stating that footings are acceptable.

2) To mitigate landslide hazards, the geologist recommends (on page 14 of the geology report) that a stitch pier wall be constructed at the southern side of the addition as a mitigation measure for potential slope instability here. In order for the plans for this application to comply with the geologic hazards ordinance, the plans must show this stitch pier wall recommended by the geologist. This wall must be shown on the discretionary permit application plans (and not just on the building permit plans).

Other Comments:

3) No archaeological assessment is needed. One was completed as part of Application 06-0125. It concluded that no cultural resources were evident at the site.

Conditions of Approval:

4) A plan review letter from the project geologist/geotechnical engineer (in this

Discretionary Comments - Continued

Project Planner: Cathy Graves
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case, the same firm) must be submitted during building permit application. The plan review letter must review the FINAL set of building permit application plans. The letter must review the foundation, drainage, grading, and erosion control plan sheets.

5) On the building permit application plans, show the finish grade of the proposed addition.

6) On the building permit application plans, show a construction detail of the stitch pier wall recommended by the geologist.

7) Submit an erosion control plan during building permit application

8) If a Declaration of Geologic Hazards has not yet been recorded on the property, please sign, notarize, and record this document. Call Environmental Planning at 831-454-3164 if you have not yet been provided with a declaration form.

===== UPDATED ON APRIL 19. 2007 BY ANDREA M KOCH =====

1) Thank you for addressing Compliance Comment #2 by showing the stitch pier wall on the discretionary permit application plans.

All other miscellaneous comments from March 19th must still be addressed at the building permit stage or as conditions of approval of the discretionary permit.

Dpw Drainage Completeness Comments

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

===== REVIEW ON MARCH 15, 2007 BY ANWARBEG MIRZA =====
Miscellaneous items for the building plans.

===== UPDATED ON MARCH 15. 2007 BY ANWARBEG MIRZA =====

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MARCH 15, 2007 BY ANWARBEG MIRZA ===== 1. Show the existing site drainage pattern and any changes as a result of this project

2. Please include geotechnical review and approval of proposed drainage plan. The approval letter should state that the proposed drainage plan will not cause any stability or erosion problems on the site or downstream from the site, on the adjacent property.

Note:- Projects are required to maintain predevelopment rates where feasible. Mitigating measures should be used on-site to limit increases in post-development runoff leaving the site. Best Management Practices should be employed within the development to meet this goal as much as possible. Such measures include pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc.

Discretionary Comments - Continued

Project Planner: Cathy Graves
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Please call the Dept. of Public Works. Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions

Dpw Road Engineering Completeness Comments

===== REVIEW ON FEBRUARY 27, 2007 BY GREG J MARTIN =====
Completeness

1. Show the number of parking spaces required on the plans
2. Show each parking space on the plans with dimensions and a number
3. Additional comments shall be made once this information is provided.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON FEBRUARY 27, 2007 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON MARCH 13, 2007 BY JIM G SAFRANEK ===== Septic application for a system upgrade has been approved. Res Dev Permit on Septic review fee collected is incorrect. Remainder to be paid to Planning for EHS review .

Environmental Health Miscellaneous Comments

===== REVIEW ON MARCH 13, 2007 BY JIM G SAFRANEK =====
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Con

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

===== REVIEW ON FEBRUARY 28, 2007 BY COLLEEN L BAXTER =====
===== UPDATED ON FEBRUARY 28, 2007 BY COLLEEN L BAXTER =====
DEPARTMENT NAME: CDF/COUNTY FIRE

All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard. All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances. agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. and, to hold harmless and without prejudice, the reviewing agency.

Discretionary Comments - Continued

Project Planner: Cathy Graves
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Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON FEBRUARY 28, 2007 BY COLLEEN L BAXTER =====

INTEROFFICE MEMO

APPLICATION NO: 07-0100

Gate: March 19, 2007

To: Cathy Graves, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Review of an attached structure at 23020 Old Santa Cruz Highway, Los Gatos

Design Review Authority

13.11.040 (c) New single family residences or remodels of 7,000 square feet or larger as regulated by Section 13.10.325.

Design Review Evaluation

13.10.325 (d)

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria(✓)	Urban Designer's Evaluation
Changes in the natural topography of the building site are minimized.	✓		
Grading cuts and fills are minimized, and when allowed are balanced.	✓		
House design and accessory structure horizontal elements follow hillside	✓		
Colors and materials are used to reduce the appearance of building bulk. Use of earthtone colors is encouraged.	✓		
Building height appearance is minimized by varying the height of roof elements and setting back higher portions of the structure from	✓		
by building elements. Building envelopes should be allocated to the lower portions of hillside lots, where	✓		
The structure(s) is compatible in terms of proportion, size, mass and height with homes within the surrounding neighborhood			N/A
Architectural features break up massing. This can be accomplished by varying rooflines, puncturing large wall expanses with bay windows or	✓		

recessed wall planes, or using a combination of vertical and horizontal architectural elements.			
Landscaping helps blend the structure(s) with the natural environmental setting of the site.	✓		<i>Site landscaping to remain.</i>
Existing vegetation is preserved as much as possible.	✓		<i>Site landscaping to remain.</i>
The structure(s) is sited to take advantage of existing trees and land forms.	✓		
Fast-growing, native landscaping is planted to screen elements visible from viewpoints located off the parcel on which the structure is located			NIA
The view to adjacent properties is controlled.	✓		
Second story windows facing close neighboring properties are minimized.			NIA
Upper floor balconies and decks are oriented toward large yard areas.	✓		
The structure is located on the site as far from property lines as possible.	✓		
Landscaping is used to enhance privacy.	✓		
The location of the structure(s) on the site minimizes view blockage within public viewsheds.	✓		