



Staff Report to the Zoning Administrator

Application Number: **07-0201**

Applicant: Robert Grinager
Owner: Edward Hearn
APN: 068-091-05

Agenda Date: July 20, 2007
Agenda Item #: 4
Time: After 10:00 a.m.

Project Description: Proposal to reconstruct and remodel an existing fire damaged single-family dwelling to reframe the roof to reduce the existing height, and to construct a 1,094 sq. ft. addition to a significantly non-conforming structure and design review for a maximum building height of 31 ft.

Location: 2150 **Sunny** Acres Drive, Santa Cruz

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

Permits Required: Residential Development Permit, Design Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0201, based on the attached findings and conditions.

Exhibits

- | | |
|---|---------------------------------------|
| A. Project plans | G. Zoning map |
| B. Findings | H. Discretionary Application Comments |
| C. Conditions | I. Scotts Valley Fire District Report |
| D. Categorical Exemption (CEQA determination) | J. Environmental Health Clearance |
| E. Location map | K. Letters in support from neighbors |
| F. General Plan map | L. Photos of fire damage |
| | M. Assessor's information |

Parcel Information

Parcel Size: 1.6 acres
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: Sunny Acres Drive
Planning Area: Carbonera
Land Use Designation: RR (Rural Residential)
Zone District: RA (Residential Agriculture)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Private water system for subdivision
Sewage Disposal: Private septic system on lot
Fire District: Scotts Valley Fire Department
Drainage District: N/A

History

This residence was built in 1989, and was substantially damaged by fire in January 2006.

Project Setting

Sunny Acres is a subdivision off Glen Canyon Road in the Carbonera area of the county.

Zoning & General Plan Consistency

The subject property is a **1.6** acre lot, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. A single-family residence is a principal permitted use within the zone district and the project is consistent with the (RR) Rural Residential General Plan designation.

SITE DEVELOPMENT STANDARDS TABLE

	RA Standards	Existing Residence	Proposed Residence
Front yard setback:	40 feet	41.75'	41.75'
Side yard setback:	20 feet	24'-0"	24'-0"
Rear yard setback:	20 feet	380' ±	380' ±
Lot Coverage:	10% maximum	5.8%	6% ±
Building Height:	28 feet maximum	38'-2" (non-conforming)	30.85' (non-conforming)
Floor Area Ratio:	N/A	N/A	N/A
Parking	<i>existing :</i> 4 bedrooms – 3 spaces <i>proposed:</i> 4 bedrooms 4 spaces	two in garage two uncovered	two in garage two uncovered

Significantly Non-Conforming Structure

Section.13.10.265 (k) 5 of the County Code defines significantly non-conforming structures. The existing and proposed residence qualifies under the following:

“For the purposes of ~~this~~ section, a structure is *significantly* nonconforming if it exceeds the allowable height limit by more ~~than~~ 5 feet.”

Section 13.10.323(e)(5)(B) allows the approval of structures exceeding 28 feet under the following circumstances:

”With Design Review. Building heights up ~~to a maximum~~ of thirty three (33) feet may be allowed without increased yards or variance approval, subject to review and recommendation by the Urban Designer and approval by the Zoning Administrator following a public hearing. Appeals from ~~this~~ decision shall be processed ~~pursuant~~ to Chapter 18.10.”

See the following discussion for the Urban Designers review.

Design Review

The applicant is proposing to keep the exterior walls of the fire-damaged residence. The original design used a steep roof design (12:12 and 10:12) and the structure had a maximum height of 38 feet. The proposed roof design is a lower pitch (4:12).

The revised design is less than the 28 feet maximum for approximately **95%** of it's height. The area which is over 28 feet is on a sloped portion of the site, and the roof design matches that of the rest of the residence. The drawings show a maximum height of 30.85 feet.

Given the slope of the ground, the minor area which is over **28** feet, the lower overall roof pitch, the large **size** of the parcel as well as the rural setting, and the distance to the immediate neighbors (the closest is approximately 190 feet away), the Urban Designer has recommended approval of the increase in height to a maximum of 31 feet.

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 private well and septic systems, and no change of use is proposed. No extenuating circumstances or special site conditions that would require further review under CEQA are evident in the proposed project.

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 **07-0201**, 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
E-mail: pln795@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 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 remodel and additions to the fire-damaged residence 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 commercial addition and site improvements and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district in that the primary use of the property will be one residence that meets all current site standards for the zone district with the exception of the maximum height. The applicant has applied to exceed the maximum 28 feet height limit with Design Review. The Urban Designer recommends approval of a maximum of 31 feet in that the additional height is warranted by the slope of the land and the existing wall heights. There will be no negative result because of the rural setting, and the minimal area that is over height.

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 Rural Residential (RR) land use designation in the County General Plan.

The proposed residence will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the proposed remodel and additions to the fire-damaged residence 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.

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The proposed remodel and additions to the fire-damaged residence will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed remodel and additions to the fire-damaged residence will comply with the site standards for the RA zone district including setbacks, lot coverage, floor area ratio, and number of stories (it will however, exceed the height as authorized by this application). The project 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 remodel and reconstruction 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. The proposed remodel and additions to the fire-damaged residence will not change the intensity or 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 remodel and additions to the fire-damaged residence will be of an appropriate scale and type of design that will fit in with the aesthetic qualities of the surrounding properties and does not have a visual impact to any of the properties in the surrounding area.

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Conditions of Approval

Exhibit A: Architectural plans prepared by Andrew H. Petersen, Consulting Engineer dated 12/20/06.

This permit authorizes the reconstruction and remodeling of an existing fire damaged single-family dwelling to reframe the roof to reduce the existing height, and to construct a **1,094 sq. A.** addition to a significantly non-conforming structure and allows a building height to a maximum of **31 ft.**

- I. 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.
- 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. One elevation shall indicate materials and colors as they were approved by **this** discretionary application. If specific materials and colors have not been approved with this discretionary application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.

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- 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. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of the Scotts Valley Fire Department.
 - F. Pay the current fees for Parks and Child Care mitigation for one bedroom. Currently, these fees are, respectively, \$600 and \$109 per bedroom.
 - G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer, if required.
 - H. Provide required off-street parking for three cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- 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, if required.
 - 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.

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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 attorneys 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 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

Lawrence Kasparowitz
Project Planner

Appeals: Any properly 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: 07-0201
Assessor Parcel Number: 068-091-05
Project Location: 2150 Sunny Acres Drive, Santa Cruz

Project Description: Proposal to reconstruct and remodel **an** existing fire damaged single-family dwelling to reframe the roof to reduce the existing height, and to construct a 1,094 **sq.** ft. addition to a significantly non-conforming structure and review a bldg. ht. of 31 ft.

Person Proposing Project: Robert Grinager

Contact Phone Number: (831) 662-2200

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

Specify type:

E. X Categorical Exemption

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

F. Reasons why the project is exempt:

- (d) Restoration or rehabilitation of damaged structure and:
(e) Addition to existing structure less than 2,500 **sq.** ft. or 50% of the floor area before the addition.

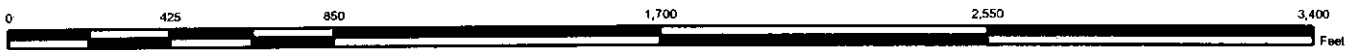
In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner

Date: _____

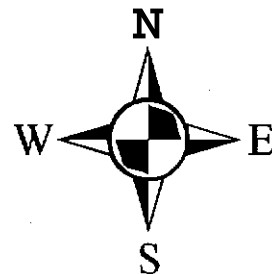


Location Map



Legend

-  APN 068-091-05
-  Assessors Parcels
-  Streets
-  State Highways

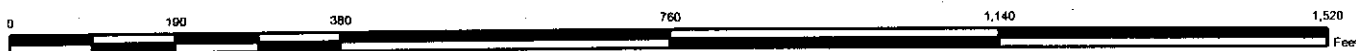
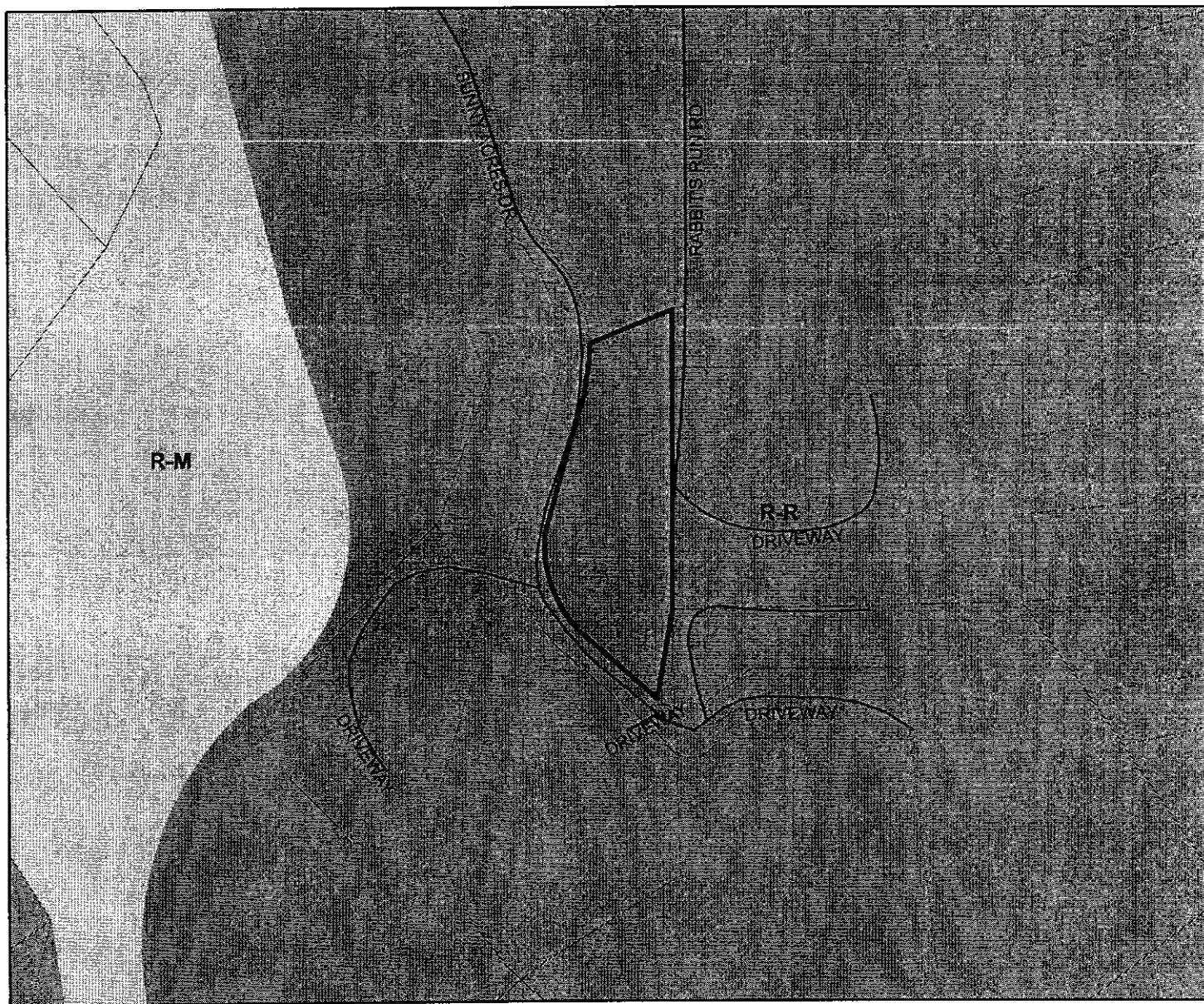


Map Created by
County of Santa Cruz
Planning Department
June 2007

EXHIBIT E



General Plan Designation Map



Legend



APN 068-091-05



Assessors Parcels



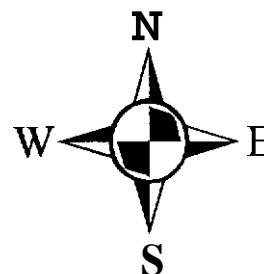
Streets



Residential-Mountain (R-M)



Residential-Rural (R-R)

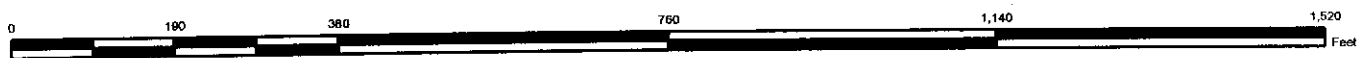
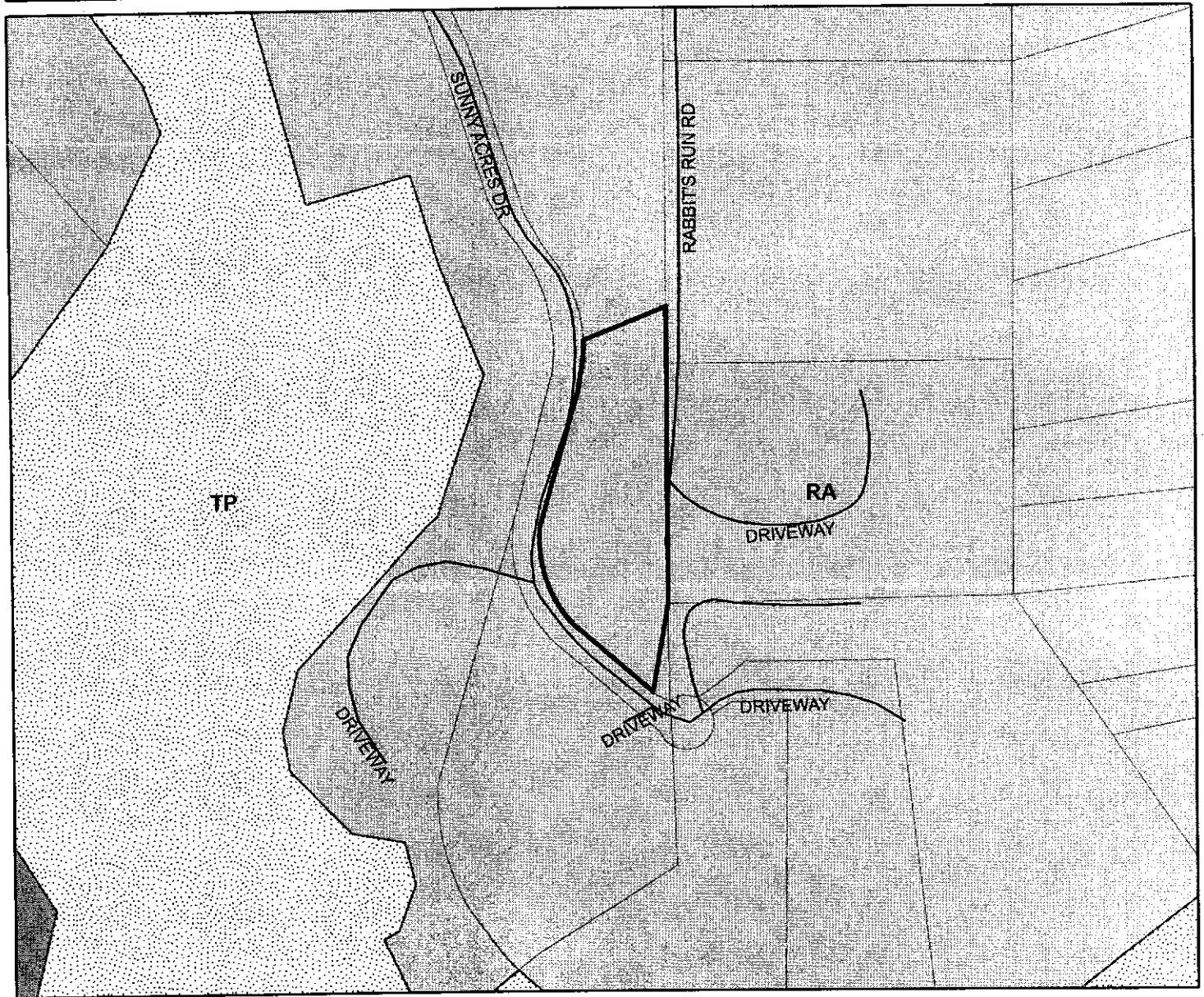


Map Created by
County of Santa Cruz
Planning Department
June 2007

EXHIBIT F

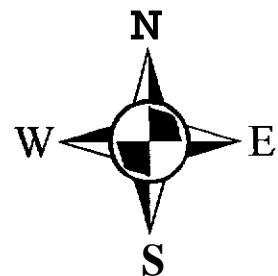


Zoning Map



Legend

-  APN 068-091-05
-  Assessors Parcels
-  Streets
-  AGRICULTURE RESIDENTIAL(RA)
-  TIMBER PRODUCTION (TP)



Map Created by
County of Santa Cruz
Planning Department
June 2007

EXHIBIT G

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
Application No. : 07-0201
APN: 068-091-05

Date: June 13, 2007
Time: 11:46:39
Page: 1

Environmental Health Completeness Comments

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

===== REVIEW ON MAY 16, 2007 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

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

===== REVIEW ON MAY 16, 2007 BY JIM G SAFRANEK ===== Applicant must provide
EHS with a passing septic pumper's report prior to the issuance of an EHS building
clearance

Scotts Valley Fire District Completeness Comments

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

===== REVIEW ON MAY 18, 2007 BY MARIANNE E MARSANO =====
NO COMMENT

Scotts Valley Fire District Miscellaneous Comments

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

===== REVIEW ON MAY 18, 2007 BY MARIANNE E MARSANO =====
NO COMMENT

A		MM 44070 FDID *	DD CA State *	YYYY 01 Incident *	4 1 Station	2006 1 Incident Numk	06-0000843 000 Exposure *	<input type="checkbox"/> Delete <input type="checkbox"/> Change <input type="checkbox"/> No Activity	NFIRS -1 Basic
B Location* <input type="checkbox"/> Check this box to indicate that the address for this incident is provided on the Wildland Fire Census Tract Module in Section B "Alternative Location Specification". Use only for Wildland fires. <input checked="" type="checkbox"/> Street address 2150 SUNNY ACRES DR Number/Milepost Prefix Street or Highway Street Type Suffix <input type="checkbox"/> Intersection <input type="checkbox"/> In front of <input type="checkbox"/> Rear of <input type="checkbox"/> Adjacent to <input type="checkbox"/> Directions Apt./Suite/Room City State Zip Code Cross street or directions, as applicable									
C Incident Type * Building fire Incident Type			E1 Date & Times Check boxes if dates are the same as Alarm Date. Alarm * 01 14 2006 21:49:24 Month Day Year Hr Min Sec ALARM always required ARRIVAL required, unless canceled or did not arrive <input checked="" type="checkbox"/> Arrival * 01 14 2006 21:59:52 CONTROLLED Optional, Except for wildland fires <input type="checkbox"/> Controlled LAST "NIT CLEARED, required except for wildland fires <input checked="" type="checkbox"/> Last Unit Cleared 01 15 2006 03:30:00 Midnight is 0000				E2 Shift & Alarms Local Option A 1 Shift or Alarms District Platoon		
D Aid Given or Received* 1 <input checked="" type="checkbox"/> Mutual aid received 2 @ Automatic aid recv. 3 <input type="checkbox"/> Mutual aid given 4 @ Automatic aid given 5 <input type="checkbox"/> Other aid given N <input type="checkbox"/> None Their FDID Their State Their Incident Number			E3 Special Studies Local option Special Study ID# Special Study Value						
F Actions Taken * 11 Extinguishment by fire Primary Action Taken (1) Salvage 6 overhaul Additional Action Taken (2) Additional Action Taken (3)			G1 Resources * <input type="checkbox"/> Check this box and skip this section if an Apparatus or Personnel form is used. Apparatus Personnel Suppression 0013 0010 EMS Other <input type="checkbox"/> Check box if resource counts include aid received resources.			G2 Estimated Dollar Losses & Values LOSSES: Required for all fires if known. Optional for non fires. Property \$ 400,000 Contents \$ 075,000 PRE-INCIDENT VALUE: Optional Property \$ 000,000 Contents \$ 000,000			
Completed Modules <input checked="" type="checkbox"/> Fire-2 <input checked="" type="checkbox"/> Structure-3 <input type="checkbox"/> Civil Fire Cas.-4 <input type="checkbox"/> Fire Serv. Cas.-5 <input type="checkbox"/> EMS-6 <input type="checkbox"/> HazMat-7 <input type="checkbox"/> Wildland Fire-8 <input checked="" type="checkbox"/> Apparatus-9 <input checked="" type="checkbox"/> Personnel-10 <input checked="" type="checkbox"/> Arson-11		H1* Casualties Deaths Injuries Fire Service Civilian H2 Detector Required for Confined Fires. 1 <input type="checkbox"/> Detector alerted occupants 2 <input type="checkbox"/> Detector did not alert them U <input type="checkbox"/> Unknown		H3 Hazardous Materials Release N <input type="checkbox"/> None 1 <input type="checkbox"/> Natural Gas: slow leak, no evaluation or HazMat actions 2 <input type="checkbox"/> Propane gas: <21 lb. tank (as in home BBQ grill) 3 <input type="checkbox"/> Gasoline: vehicle fuel tank or portable container 4 <input type="checkbox"/> Kerosene: fuel burning equipment or portable storage 5 <input type="checkbox"/> Diesel fuel/fuel oil: vehicle fuel tank or portable 6 <input type="checkbox"/> Household solvents: home/office spill, cleanup only 7 <input type="checkbox"/> Motor oil: from engine or portable container 8 <input type="checkbox"/> Paint: from paint cans totaling < 55 gallons 0 <input type="checkbox"/> Other: Special HazMat actions required or spill > 55gal., Please complete the HazMat form			I Mixed Use Property NN <input type="checkbox"/> Not Mixed 10 <input type="checkbox"/> Assembly use 20 <input type="checkbox"/> Education use 33 <input type="checkbox"/> Medical use 40 <input type="checkbox"/> Residential use 51 <input type="checkbox"/> Row of stores 53 <input type="checkbox"/> Enclosed mall 58 <input type="checkbox"/> Bus. & Residential 59 <input type="checkbox"/> Office use 60 <input type="checkbox"/> Industrial use 63 <input type="checkbox"/> Military use 65 <input type="checkbox"/> Farm use 00 <input type="checkbox"/> Other mixed use		
J Property Use* Structures 131 <input type="checkbox"/> Church, place of worship 161 <input type="checkbox"/> Restaurant or cafeteria 162 <input type="checkbox"/> Bar/Tavern or nightclub 213 <input type="checkbox"/> Elementary school or kindergarten 215 <input type="checkbox"/> High school or junior high 241 <input type="checkbox"/> College, adult education 311 <input type="checkbox"/> Care facility for the aged 331 <input type="checkbox"/> Hospital Outside 124 <input type="checkbox"/> PlaygrOund or park 655 <input type="checkbox"/> Crops or orchard 669 <input type="checkbox"/> Forest (timberland) 807 <input type="checkbox"/> Outdoor storage area 919 <input type="checkbox"/> Dump or sanitary landfill 931 <input type="checkbox"/> Open land or field			341 <input type="checkbox"/> Clinic, clinic type infirmary 342 <input type="checkbox"/> Doctor/dentist office 361 <input type="checkbox"/> Prison or jail, not juvenile 419 <input checked="" type="checkbox"/> 1-or 2-family dwelling 429 <input type="checkbox"/> Multi-family dwelling 439 <input type="checkbox"/> Rooming/boarding house 449 <input type="checkbox"/> Commercial hotel or motel 459 <input type="checkbox"/> Residential, board and care 464 <input type="checkbox"/> Dormitory/barracks 519 <input type="checkbox"/> Food and beverage sales 936 <input type="checkbox"/> Vacant lot 938 <input type="checkbox"/> Graded/care for plot of land 946 <input type="checkbox"/> Lake, river, stream 951 <input type="checkbox"/> Railroad right of way 960 <input type="checkbox"/> Other street 961 <input type="checkbox"/> Highway/divided highway 962 <input type="checkbox"/> Residential street/driveway			539 <input type="checkbox"/> Household goods, sales, repairs 579 <input type="checkbox"/> Motor vehicle/boat sales/repair 571 <input type="checkbox"/> Gas or service station 599 <input type="checkbox"/> Business office 615 <input type="checkbox"/> Electric generating plant 629 <input type="checkbox"/> Laboratory/science lab 700 <input type="checkbox"/> Manufacturing plant 819 <input type="checkbox"/> Livestock/poultry storage (barn) 882 <input type="checkbox"/> Non-residential parking garage 891 <input type="checkbox"/> Warehouse 981 <input type="checkbox"/> Construction site 984 <input type="checkbox"/> Industrial plant yard Lookup and enter a Property Use code only if you have NOT checked a Property Use box: Property use 419 1 or 2 family dwelling NFIRS-1 Revision 03/11/99			

Person/Entity Involved

Local Option

Business name (if applicable)

831

818

1550

Area Code

Phone Number

Mr., Ms., Mrs. First Name

Edward

MI

Last Name

Hearr

Suffix

Number

2150

Prefix

SUNNY ACRES

Street Type

DR

Suffix

Post Office Box

Apt./Suite/Room

City

Scotts Valley

State

zip Code

CA

195066

☒ Check This Box if same address as incident location. Then skip the three duplicate address lines.

☐ More people involved? check this box and attach Supplemental Forms (NFIRS-1S) as necessary

2 Owner

☐ Same as person involved? Then check this box and skip The rest of this section.

Local Option

Business name (if applicable)

Area Code

Phone Number

Mr., Ms., Mrs. First Name

MI

Last Name

Suffix

Number

Prefix

Street or Highway

Street Type

Suffix

Post Office Box

Apt./Suite/Room

City

State

zip Code

☐ Check this box if same address as incident location. Then skip the three duplicate address lines.

Remarks

Local Option

1/15/2006 05:16 Crivello

At 21:49:24 on 01/14/06 Engine 2510, E2513, E3110, WT3450 and B2503 responded code three to a confirmed structure fire at 2150 Sunny Acres Dr.

E2510 found a two story house with fire showing from a hole in the garage door and from an upper window. E2510 Laid a supply line from the hydrant, and pulled a hose line to the garage, breeched the main door and attacked the fire. E2510 found the fire to be in the attic. Shortly after it went through the roof and spreading throughout.

B2503 established IC and ordered a second alarm E3413, E2320, 3511, and WT2450

E2513 charged the supply line and became fire attack, E2510 became IRIC (2 out).

E3110 assisted E2513 inside the structure. Both Engine Companies pulled ceilings and walls and extinguished the fire.

Due to low water pressure W3450 relay pumped, and CTL Captain Walbridge assumed accountability.

B2502 assumed Fire Attack.

E3413 pulled a hose line to the rear of the structure and kept it contained.

E3511, E2320, E2212, W2450 rotated through the interior firefighting.

Authorization

394

Officer in charge ID

Signature

Delucchi, Jim M

2B

Position or rank

Assignment

01

15

200

Month

Day

Year

Check Box if same as Officer in charge.

395

Member making report ID

Signature

Crivello, John J

2A

Position or rank

Assignment

01

15

200

Month

Day

Year

EXHIBIT I

ENVIRONMENTAL HEALTH CLEARANCE TO APPLY FOR BUILDING PERMIT FOR RURAL PROPERTIES
THIS IS NOT A PERMIT

TO BE COMPLETED BY APPLICANT:

Date 4-3-07 Assessor's Parcel Number 008-091-05 Construction Site Location 2150 Sunny Acres Drive
Applicant's Name POB 1800 CAPITOLA CA 95010 Owner's Name Edward Hearn & Linda Arnold Applicant's Phone Number (831) 220-2200
Mailing Address

PROPOSED PROJECT

- | | ENVIRONMENTAL HEALTH REQUIREMENTS (SEE BELOW) |
|--|---|
| <input type="checkbox"/> New Residence | 1,(2),5 |
| <input type="checkbox"/> Affordable Second Dwelling | 3,(4),5 |
| <input type="checkbox"/> Accessory Habitable Structure/Guest House (No Kitchen) | 3,(4),5 |
| <input type="checkbox"/> Replacement of Structure | 3,(4),5 |
| <input checked="" type="checkbox"/> Reconstruction of Destroyed Residence; Date Destroyed <u>unknown - TBD</u>
(Provide documentation of catastrophe) | 3,(4),5 |
| <input type="checkbox"/> Remodel Increasing Number of Bedrooms and/or an addition of
more than 500 sq. ft. of floor area. Proposed Total Bedrooms _____ | 3,(4),5 |
| <input type="checkbox"/> Remodel with a one-time addition of 500 square feet or less with no bedroom increase | 3,5 |
| <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> Simple foundation replacement with no change in footprint, wiring, plumbing, roofing, interior
remodeling with no increase in bedrooms, and/or exterior remodeling with no change in footprint | |

Applicant's Signature [Signature]

TO BE COMPLETED BY ENVIRONMENTAL HEALTH STAFF: ADDITIONAL FEE REQUIRED \$ _____

ENVIRONMENTAL HEALTH REQUIREMENTS

MAXIMUM NUMBER OF BEDROOMS ALLOWED 4

	Permit #	Approved:	Denied:
<input type="checkbox"/> 1 Individual Sewage Disposal Permit — New	_____	_____	_____
<input type="checkbox"/> 2a Individual Water System Permit	_____	_____	_____
<input type="checkbox"/> 2b Connection to Existing Water System: _____	_____	_____	_____
<input checked="" type="checkbox"/> 3 Evaluation of Existing Septic System	<u>3-22-07</u>	<u>DUO</u>	_____
<input type="checkbox"/> 4 Individual Sewage Disposal Permit-Repair/Upgrade	_____	<u>N/A</u>	_____
<input checked="" type="checkbox"/> 5 No construction over septic system or in expansion area.	_____	<u>DUO</u>	_____

ADDITIONAL CONDITIONS OR REMARKS: Project is a fire re-build. Passing pumper's report obtained 3-22-07. Existing system installed 4-11-90 (2 @ 120' L x 5' flow: 1200 # + 1200 # w/ d-valve). *Applicant shall provide written documentation of date of calamity (fire) BEFORE building plan approval. *

This Clearance is granted subject to the conditions specified above and in approved Environmental Health permits. Building plans submitted with the building permit application must be in compliance with those conditions and with the above project description. Applications not in compliance will be denied by Environmental Health.

- ☐ Clearance to Apply for Building Permit Approved - Application Review and Clearance Valid Until _____
☐ Environmental Health Requirements Cannot Be Met - Clearance Denied (Date) _____
☐ Environmental Health Clearance not required per Section 7.38.080B(6).
☒ Compliance with Environmental Health requirements not yet determined-owner applies for Bldg. Permit at own risk.

By Darlene Cortez
Environmental Health Staff

Date: 4-3-07

Subj: 2150 Sunny Acres Drive Level 5 **Permit** Variance
Date: 4/17/2007 8:59:47 AM Pacific Daylight Time
From: TheMansionat1906
To: NEDHEARNML

**SUNNY ACRES HOMEOWNERS' ASSOCIATION
C/O ANN HOGAN, SECRETARY
2170 SUNNY ACRES DRIVE
SANTA CRUZ, CALIFORNIA 95060**

April 16,2007

Santa Cruz County Planning Department
701 Ocean Street
Fourth Floor
Santa Cruz, CA 95060

Attention: Planning Department Members

Re: 2150 Sunny Acres Drive, Santa Cruz, CA
Parcel Number 068-091-05

Ladies/Gentlemen:

The undersigned is a member of the Sunny Acres Homeowners' Association, neighbor to Edward (Ned) Heam and Linda Arnold. I have reviewed the building plans for the Hearn/Arnold rebuild of their house that was destroyed by fire and have approved the plans with respect to its architectural design, its height (having been advised that the height of the house does exceed by 3 to 4 feet the 28 feet maximum currently provided in applicable Planning Department rules), and all other aspects of the rebuild as relates to the Sunny Acres environment and the Sunny Acres Homeowners' Association. I also note that this height is substantially less than the height of the house that is being replaced that previously was approved by the Sunny Acres Homeowners' Association.

Approved by

Dolores K. Beam

See what's free at AOL.com.

**SUNNY ACRES HOMEOWNERS' ASSOCIATION
C/O ANN HOGAN, SECRETARY
2170 SUNNY ACRES DRIVE
SANTA CRUZ, CALIFORNIA 95060**

April 12, 2007

Santa Cruz County Planning Department
701 Ocean Street
Fourth Floor
Santa Cruz, CA 95060

Attention: Planning Department Members

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Parcel Number 068-091-05

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This letter is being submitted in signed counterparts and by the various members of the Homeowners' Association, the neighbors of Ned Heam and Linda Arnold.

Respectfully yours,

Dede Beam

Larry Davis

Chris Evans

Ann Hogan

Bruce Jaftok

John Mangan

Walter Beam

Bill Evans

Beth Hix

Jim Hogan

Jane Jaftok

Dixie Rees

SUNNY ACRES HOMEOWNERS' ASSOCIATION
C/O ANN HOGAN, SECRETARY
2170 SUNNY ACRES DRIVE
SANTA CRUZ, CALIFORNIA 95060

April 17, 2007

Santa Cruz County Planning Department
701 Ocean Street
Fourth Floor
Santa Cruz, CA 95060

Attention: Planning Department Members

Re: 2150 Sunny Acres Drive, Santa Cruz CA
Parcel Number 068-091-05

Ladies/Gentlemen:

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Dede Beam

Larry Davis

Chris Evans

Christine D. Hogan
Ann Hogan

Bruce Jaftok

John Mangan

Walter Beam

Bill Evans
Bill Evans

Beth Hix

Jim Hogan

Jane Jaftok

Dixie Rees

**SUNNY ACRES HOMEOWNERS' ASSOCIATION
C/O ANN HOGAN, SECRETARY
2170 SUNNY ACRES DRIVE
SANTA CRUZ, CALIFORNIA 95060**

April 12, 2007

Santa Cmz County Planning Department
701 Ocean Street
Fourth Floor
Santa Cmz, CA 95060

Attention: Planning Department Members

Re: 2150 Sunny Acres Drive, Santa Cmz. CA
Parcel Number 068-091-05

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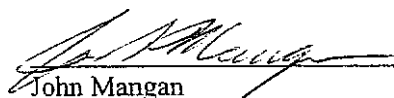
Dede Beam

Larry Davis

Chris Evans

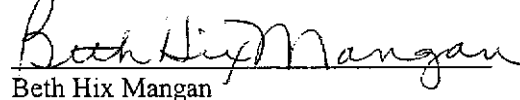
Ann Hogan

Bmce Jaftok


John Mangan

Walter Beam

Bill Evans


Beth Hix Mangan

Jim Hogan

Jane Jaftok

Dixie Rees

EXHIBIT K

**SUNNY ACRES HOMEOWNERS' ASSOCIATION
C/O ANN HOGAN, SECRETARY
2170 SUNNY ACRES DRIVE
SANTA CRUZ, CALIFORNIA 95060**

April 12, 2007

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701 Ocean Street
Fourth Floor
Santa Cruz, CA 95060

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Parcel Number 068-091-05

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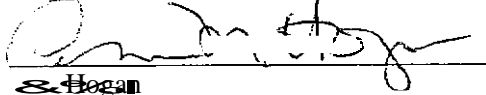
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Respectfully yours,

Dede Beam

Larry Davis

Chris Evans


~~S. Hogan~~

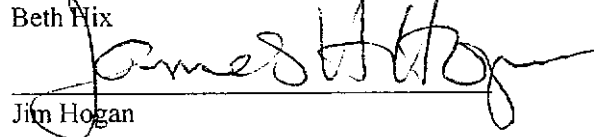
Bruce Jaftok

John Mangan

Walter Beam

Bill Evans

Beth Hix


Jim Hogan

Jane Jaftok

Dixie Rees

SUNNY ACRES HOMEOWNERS' ASSOCIATION
C/O ANN HOGAN, SECRETARY
2170 SUNNY ACRES DRIVE
SANTA CRUZ, CALIFORNIA 95060

April 12, 2007

Santa Cruz County Planning Department
701 Ocean Street
Fourth Floor
Santa Cruz, CA 95060

Attention: Planning Department Members

Re: 2150 Sunny Acres Drive, Santa Cruz, CA
Parcel Number 068-091-05

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Dede Beam

Walter Beam

Larry Davis

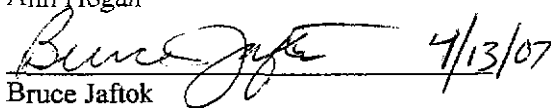
Bill Evans

Chris Evans


Beth Hix

Ann Hogan

Jim Hogan

 4/13/07

Bruce Jaflok

 4-13-07

Jane Jaflok

John Mangan

Dixie Rees

EXHIBIT K

SUNNY ACRES HOMEOWNERS' ASSOCIATION
CIO ANN HOGAN, SECRETARY
2170 SUNNY ACRES DRIVE
SANTA CRUZ, CALIFORNIA 95060

April 12, 2007

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701 Ocean Street
Fourth Floor
Santa Cruz, CA 95060

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Parcel Number 068-091-05

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Ann Hogan

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John Mangan


Walter Beam

Bill Evans

Beth Hix

Jim Hogan

Jane Jaftok



Dixie Rees

Subj: **2150 Sunny Acres Drive**
Date: 4/17/2007 8:59:35 AM Pacific Daylight Time
From: TheMansionat1906
To: NEDHEARNML

Dear Ned and Linda:

I want to be on record **as** supporting you. The height limit in question was put in place after you built your original home. You should be able to replace the home you tragically lost by fire. You are building on the existing footprint. The height you are requesting is less than the height of the home you lost, and you will not be blocking anyone.

Sincerely,

Dolores K. Beam
Properly Owner

See what's free at AOL com

EXISTING PHOTOS

DESCRIPTION: *South elevation*



DESCRIPTION: *South elevation*



- 27 -

EXISTING PHOTOS

DESCRIPTION: *west elevation*



DESCRIPTION: *west to north elevation*

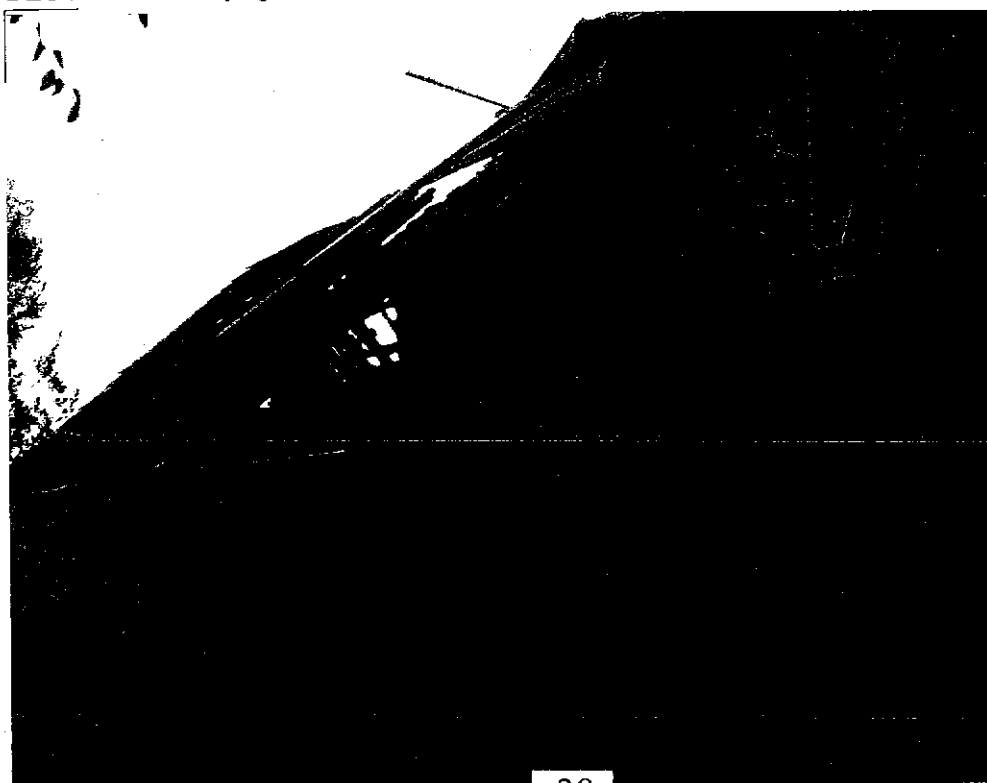


EXISTING PHOTOS

DESCRIPTION: *east elevation*



DESCRIPTION: *North & east*



15:45:48 Tue Jun 26, 2007

06/26/07
15:44:41

C O U N T Y O F S A N T A C R U Z
C H A R A C T E R I S T I C I N Q U I R Y S C R E E N

VIAPNP014LI
VIAPNS014LI

PARCEL NO.....: **068 091 05**

ASSESSEE NAME..: HEARN EDWARD R H/W TC ETAL

SITUS.....: 2150 SUNNY ACRES DR SANTA CRUZ

MAILING ADDRESS: 2150 SUNNY ACRES DR
 SANTA CRUZ CA 95060

USE CODE.....: HOMESITE/1-4.9 ACRES

STRUCTURE DATA

MAIN BUILDING...SQFT: 3062	NO. UNITS....: 1	POOL.....: NO
YEAR BUILT(EST).....: 1989	HEAT.....: CENTRAL	SPA.....: NO
TOTAL ROOM COUNT....: 10	CONCRETE.SQFT:	DECKS....SQFT:
NO. BEDROOMS.....: 4	GARAGE...SQFT: 660	NO. FIREPLACES: 2
NO. BATHROOMS(F/H)...: 3 / 1	CARPORT..SQFT:	ROOF.....:
MISC OTHER BUILDINGS: NO		

LAND DATA

WATER.....: PUBLIC
SANITATION....: SEPTIC PARCEL SIZE (COMPUTER EST.).....ACRE: 1.595
PARCEL NO.....: **068 091 05**

NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THIS DATA.

KEY NEW PARCEL NUMBER AND BIT ENTER, OR PA2 TO EXIT. PF1=BASE INFO PF7=VALUE