



Staff Report to the Zoning Administrator

Application Number: **07-0097**

Applicant: Tom Sloan
Owner: Rudy Medina
APN: 027-093-18

Agenda Date: November 16, 2007
Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to remove two significant trees and to construct a new, two-story single family dwelling. Project includes approximately **140** cu. yds of grading.

Location: 390 5th Avenue, Santa Cruz

Supervisory District: Third District (District Supervisor: Neal Coonerty)

Permits Required: Coastal Development Permit and Preliminary Grading Approval

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0097, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|------------------------------------|
| A. | Project plans | F. | General Plan map |
| B. | Findings | G. | Zoning map |
| C. | Conditions | H. | Discretionary Application Comments |
| D. | Categorical Exemption (CEQA determination) | I. | Urban Designers Comments |
| E. | Location map | | |

Parcel Information

Parcel Size:	2,404 sq. ft.
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	residential
Project Access:	5 th Avenue
Planning Area:	Yacht Harbor, Live <i>Oak</i>
Land Use Designation:	RUH (Urban High Residential)
Zone District:	R-1-3.5 (single family residential - 3,500 sq. ft. min. parcel)

Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: 162 – Pinto Loam
Fire Hazard: Not a mapped constraint
Slopes: 5 – 10 %
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Approx. 140 cu. yds. of grading proposed for garage, residence and recompaction.
Tree Removal: Two trees proposed to be removed (see report)
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: City of Santa Cruz Water Department
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5

Project Setting

This project is located in the Yacht Harbor Special Community within the Live Oak Planning Area. This area consists of a majority of 40 ft. x 60 ft. lots. Section 13.20.144(b) describes new residential development incorporating the characteristics of older dwellings in the area e.g. “small scale, clean lines, pitched roofs, wood construction and wood siding”. See discussion below under Design Review and the Urban Designers comments on how this design meets the criteria.

Local Coastal Program Consistency

The proposed **single** family residence is in conformance with the County’s certified Local Coastal Program, in that the structure is sited and designed *to* be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain 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 not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County’s Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

	R-1-3.5 Standards	Proposed Residence
Front yard setback:	15 feet	15'-0"
Side yard setback:	5 feet 10 feet (street side)	5'-0" 10'-0"
Rear yard setback:	15 feet	15'-0"
Lot Coverage:	40 % maximum	26.6 %
Building Height:	28 feet maximum	28' - 0"
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	49.8 %
Parking	3 bedrooms – 3 (18' x 8.5')	two on driveways one in garage/basement

The basic design of the house is from Craftsman influences, with brackets, multi-columns at the entry trellis, stone base, wood garage door with arch and steep pitched roofs. Aside from the stone base, the structure uses cement plaster as the exterior finish material, with composition shingles on the roof. The newly completed house next door on Fifth Avenue also shows Craftsman details, and this design will complement that structure as well as being a distinctive design for the corner. A color board has been submitted which describes the roof as having gray shingle, the stucco having a beige tone, and the stone base as using stone having gray/brown tones.

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance (Section 13.11), the Yacht Harbor Special Community design requirements (Section 13.20) in that the design contains wood siding and pitched roofs and compliments the existing structures. See Exhibit I for memo from the County Urban Designer.

Tree Removal

Two trees have been already removed from the site, an 8" Fir and a 14" Fir. These trees were in the area of the proposed driveway and the proposed building, respectively. Any tree to be removed over 6" d.b.h. in the Coastal Zone requires that:

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.

The applicant has proposed three trees, one Redwood (36" box) and two Crepe Myrtles (5 gallon) as replacements. Other planting is shown on Sheet L-1, however single-family residences are not required to provide landscape plans.

Street Improvements

The applicant was asked by the Department of Public Works to continue the sidewalk from the adjacent lot on Dolores Avenue to the corner of Fifth Avenue. The plans show a four feet wide sidewalk ending in a ramp for disabled access at the corner. Westfall Engineers have prepared improvement plans which are included in Exhibit A.

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, and no change of use is proposed.

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 07-0097, based on the attached findings and conditions.

Application#: 07-0097
APN: 027-093-18
Owner: Rudy Medina

Page 5

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
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Santa Cruz CA 95060
Phone Number: (831) 454-2676
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Application #: 07-0097
APN: 027-093-18
Owner: Rudy Medina

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-1-3.5 (single family residential - 3,500 sq. ft. min. parcel), a designation that allows residential uses. The proposed single family residence is a principal permitted use within the zone district, consistent with the site's (RUH) Urban High 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 not on a prominent ridge, beach, or bluff top.

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance (Section 13.11), the Yacht Harbor Special Community design requirements (Section 13.20) in that the design contains wood siding and pitched roofs and compliments the existing structures.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the single family residence 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.

Application#: 07-0097
APN: 027-093-18
Owner: Rudy Medina

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-1-3.5 (single family residential - 3,500 sq. ft. min. parcel) **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.

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 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 single family residence 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-1-3.5 (single family residential (3,500 sq. ft. min. parcel)) zone district in that the primary use of the property will be one single family residence that meets all current site standards for the zone district.

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

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

The proposed single family 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 single family 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.

The proposed single family 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 single family residence

Application # 07-0097
APN: 027-093-18
Owner Rudy Medina

will comply with the site standards for the R-1-3.5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed single family residence is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

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 residence 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 residence 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.

Application # 07-0097
APN : 027-093-18
Owner: Rudy Medina

Conditions of Approval

Exhibit A: Architectural plans prepared by Metro Design Group, various dates.

Civil Engineering plans prepared by Westfall Engineers, dated July 2007.

- I. This permit authorizes the removal of two trees and the construction of a two-story single family residence. 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 a Grading 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. 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.

Application #: 07-0097
APN: 027-093-18
Owner: Rudy Medina

2. Grading, drainage, and erosion control plans
 3. Because the structure is proposed to be within 2 feet of the maximum height limit for the zone district and the site slopes greater than 2 ft., 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 that clearly depict the total height of the proposed structure.
 4. Details showing compliance with fire department requirements.
- 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, if required.
 - G. Pay the current fees for Parks and Child Care mitigation for two bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - H. Pay the current fees for Roadside and Transportation improvements for one unit. Currently, these fees are, respectively, \$2,200 and \$2,200 per unit.
 - I. 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.
 - 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:

Application # 07-0097
APN: 027-093-18
Owner: Rudy Medina

- 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. 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:

Application # 07-0097
APN: 027-093-18
Owner: Rudy Medina

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 **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: 07-0097
Assessor Parcel Number: 027-093-18
Project Location: 390 5th Avenue, Santa Cruz

Project Description: Proposal to remove two significant trees and to construct a new, two-story single family dwelling with an attached garage.

Person Proposing Project: Tom Sloan

Contact Phone Number: (408) 871-1071

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

Specify type:

E. X Categorical Exemption

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

new small structure

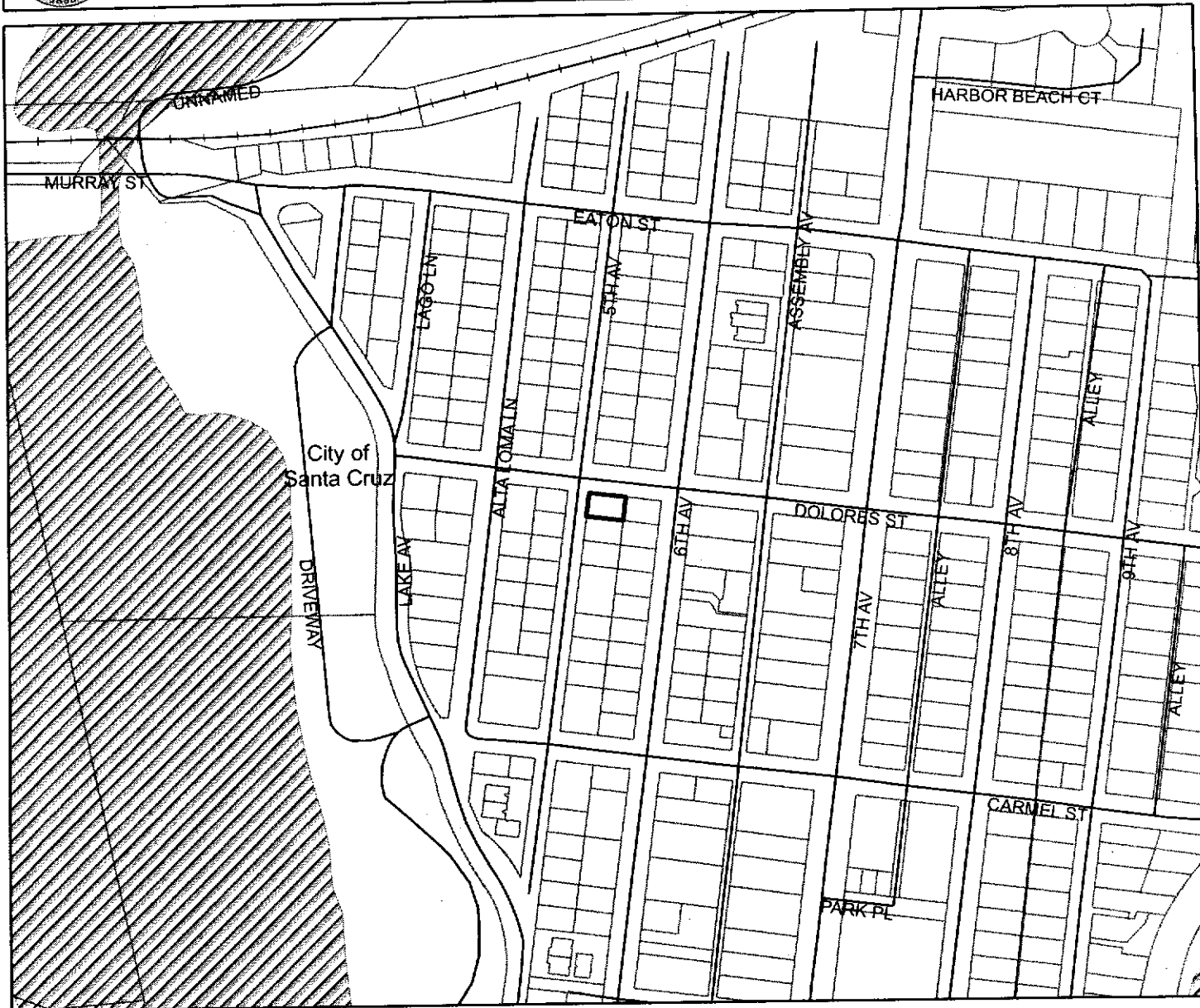
In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner






Date: _____

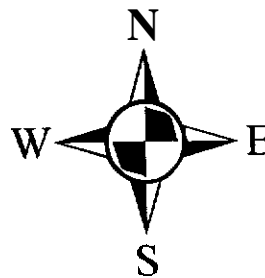


Location Map



Legend

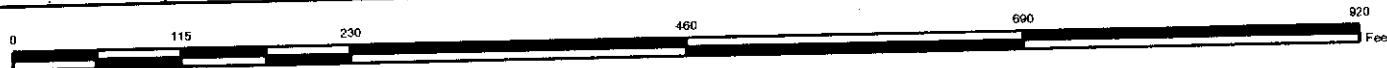
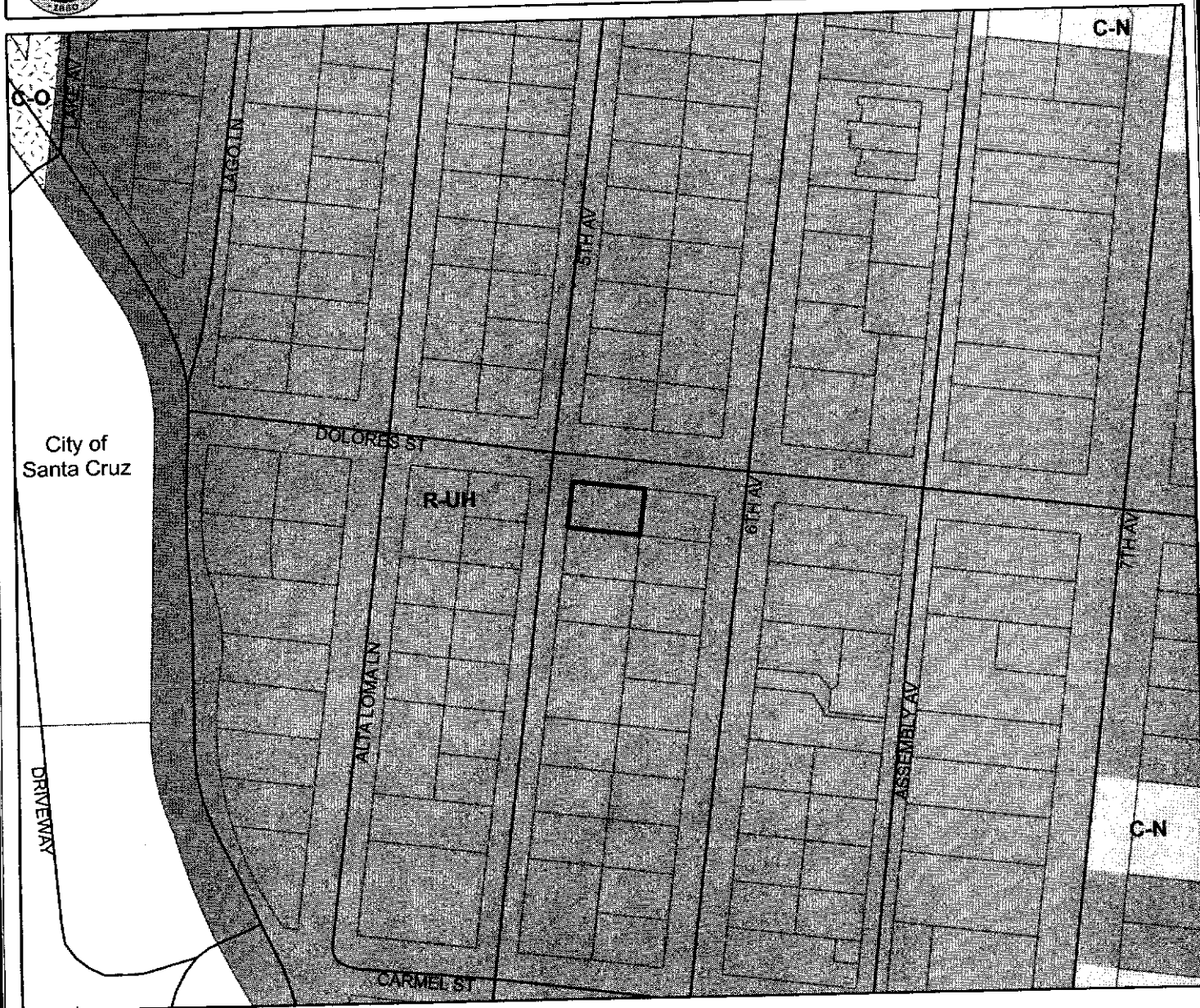
-  APN 027-093-18
-  Assessors Parcels
-  Streets
-  Railroads
-  Lakes









Map Created by
County of Santa Cruz
Planning Department
March 2007

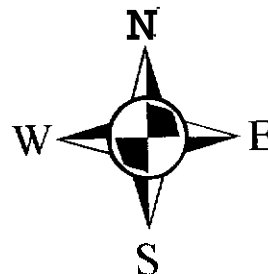


General Plan Designation Map



Legend

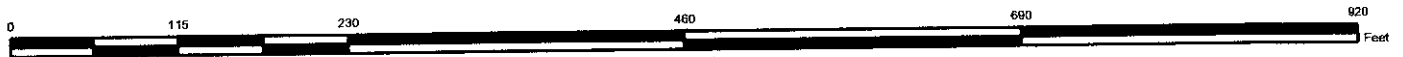
-  APN 027-093-18
-  Assessors Parcels
-  Streets
-  Residential - Urban High Density (R-UH)
-  Commercial-Neighborhood (C-N)
-  Commercial-Office (C-O)



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March 2007



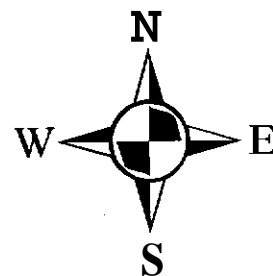
Zoning Map



Legend

-  APN 027-093-18
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  COMMERCIAL-NEIGHBORHOOD (C-1)
-  COMMERCIAL-PROF OFFICE (PA)

17



Map Created by
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Planning Department
March 2007

EXHIBIT C

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.: 07-0097
APN: 027-093-18

Date: October 23. 2007
Time: 17:14:44
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON MARCH 19. 2007 BY JESSICA L DEGRASSI =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 19. 2007 BY JESSICA L DEGRASSI =====
Please revise the plans to include the following at building application stage:

1. Show limits of grading
2. Provide an erosion and sediment control plan
3. Provide a drainage plan, which shows drainage behind retaining walls
4. Submit 3 copies of a soils report
5. Provide landscape plan to include replacement trees at 3:1 for the large pine tree that has been removed.

Dpw Drainage Completeness Comments

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

===== REVIEW ON MARCH 15, 2007 BY ALYSON B TOM ===== Application with plans dated 2/22/07 has been received. Please address the following:

- 1) Please provide additional topographic information for the proposed plan. Provide proposed contours and/or spot elevations for the proposed work in Dolores Ave. and 5th Ave. right of ways and for the proposed garage approach. How will the proposed curb gutter and sidewalk improvements end? Some of the spot elevations for the edge of pavement do not correspond with the contours shown. If there was a survey completed for this project please provide this information. Will the edging on the decomposed granite areas be flush or above grade?
- 2) Provide additional information on existing drainage facilities in the vicinity of the project (including swales and cross culverts). Demonstrate that the proposed work in County road right of way will maintain existing drainage patterns. How will runoff from the proposed gutter system make it to the existing cross culvert. A new inlet and work on existing culvert may be required. Is the culvert condition adequate?
- 3) Does this site currently receive runoff from adjacent parcels? If so. how will this runoff be accommodated? Please note on the plans that this project will not block any existing drainage patterns.
- 4) This project is required to mitigate for impacts from proposed impervious surfacing by incorporating best management practices. How is this being accomplished? Are all of the proposed impervious surfaces necessary, can pervious materials be used in

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No. : 07-0097
APN: 027-093-18

Date: October 23, 2007
Time: 17:14:44
Page: 2

place impervious? Are the pavers proposed for the driveways impervious?

5) The project proposes to use a pump for runoff collected at the base of the garage approach. Pumped systems are typically not allowed. Can the project tie into the existing culvert without relying on a pump? How will overflow from the pumped system and swale along the eastern property boundary drain. Given grading for the garage approach it appears that runoff may go back down the driveway.

All submittals for this project should be made through the Planning Dept. For questions regarding this review Public Works stormwater management staff is available from 8-12 M-F.

===== UPDATED ON JUNE 6, 2007 BY ALYSON B TOM ===== Application with plans dated 5/16/07 has been received. Please address the following:

1) Previous comment No. 1 has not been fully addressed. Provide proposed contours and/or spot elevations so that proposed drainage patterns in the road right of way are clear. The existing spot elevations shown are in conflict with drainage arrows shown.

2) Previous comment No. 2 has not been addressed

3) Previous comment No. 3 has not been addressed.

4) Are the pavers proposed for the driveways pervious or impervious?

===== UPDATED ON AUGUST 30, 2007 BY ALYSON B TOM ===== Application with civil plan sheets dated July 2007 has been received. Please address the following:

Comment No. 2 from 3/15/07 has not been fully addressed. Is the condition of the existing 12" CMP cross culvert adequate? If not, replacement may be required.

Comment No. 3 from 3/15/07 has not been addressed.

===== UPDATED ON OCTOBER 18, 2007 BY TRAVIS RIEBER =====

Plans dated 9/12/2007 have been received and are approved for the discretionary application stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MARCH 15, 2007 BY ALYSON B TOM ===== The following should be addressed with the building permit submittal:

1) Provide details for the proposed swales, including minimum dimensions, spot elevations, surfacing and maintenance requirements on the final plans.

2) Zone 5 fees will be assessed on the net increase in impervious area due to the project, including areas on and off-site. Decomposed granite areas will be assessed as semi impervious.

Additional comments may be made at the building permit stage.

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 07-0097
APN: 027-093-18

Date: October 23, 2007
Time: 17:14:44
Page: 3

===== UPDATED ON OCTOBER 18, 2007 BY TRAVIS RIEBER =====

1. The current submittal does not show the existing 12 inch CMP cross culvert. For the building and encroachment permit process show on the plan the existing 12 inch CMP cross culvert and note on the plan the condition of the existing cross culvert

Dpw Driveway/Encroachment Completeness Coments

===== REVIEW ON MARCH 19, 2007 BY DEBBIE F LOCATELLI =====

The section of 5th Avenue (from Carmel to Dolores) currently has two separate projects for single family dwelling replacements, this project will be the third. The other two permits have been conditioned to repair damage to 5th Avenue due to heavy equipment: this project needs to also be conditioned to coordinate with parcel 027-093-19 and 029-093-17 in repairing the road when all three projects have been completed. Determination of what will be required in repairing the road shall be determined after completion of project. Photos prior to construction has been taken. Any questions please contact Debra Locatelli at 454-2372.

Also, no parking shall be eliminated from the County right-of-way for landscaping purposes.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MARCH 19, 2007 BY DEBBIE F LOCATELLI =====

No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 16. 2007 BY GREG J MARTIN =====

Completeness -----

- 1. Profiles are required for both driveways.
- 2. There is a fence on the eastern property line that may inhibit sight distance. Please have sight distance issues for the proposed project evaluated by a civil or traffic engineer, -----
- 3. Both sides of each street should be shown in plan view.

----- 4. Typical sections are required on each street. Often, developments are required to bring the road fronting the proposed project up to County Standards on their half of the road. The standard for Fifth Street and Dolores Avenue is an Urban Local Street with Parking. This requires two 12 foot travel lanes. 6 feet on each side for parking. and separated sidewalks on each side, The right-of-way requirement for this road section is 56 feet. However. in this case the neighborhood is developed and constrained by right-of-way and the location of existing houses. Therefore Public Works has no objection to an exception which provides 18 feet edge line to edge line and accommodates parking where practical.

----- Exceptions to

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 07-0097
APN: 027-093-18

Date: October 23, 2007
Time: 17:14:44
Page: 4

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

----- Compliance

----- 5. The driveway
within the right-of-way shall be paved with 2 inches of asphalt concrete over 6
inches of aggregate base.

----- 6. The walk
apron shall not be allowed within the right-of-way.

----- 7. The
pedestrian path from the driveway to the stairs should be located on private
property. -----

Contact Greg Martin at 831-454-2811 with questions. ===== UPDATED ON MAY 30,
2007 BY GREG J MARTIN =====

----- A stand-
ard 4 foot sidewalk consists of .625 curb, and 4 foot sidewalk for a total sidewalk
width of 4.625 feet. The curb return is not tangent to the edge of pavement on 5th
Avenue. Please show the radius of the curb return on the plans. The existing
drainage facilities will not function properly with the sidewalk improvements.
Drainage improvements are required in conjunction with the sidewalk improvements.
----- Fi h
Avenue should have a minimum of an 18 feet wide paved surface along the ENTIRE
frontage of the project.

----- An ease-
ment for the sidewalk behind the driveway on Dolores Ave shall be required.

===== UPDATED ON SEPTEMBER 5, 2007 BY GREG J MARTIN =====

The plans are sufficiently complete for discretionary review. The building plans
shall be required to show a ten foot wide driveway for the driveway off of Dolores
Avenue

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 16, 2007 BY GREG J MARTIN =====

===== UPDATED ON MAY 30, 2007 BY GREG J MARTIN =====

===== UPDATED ON SEPTEMBER 5, 2007 BY GREG J MARTIN =====

INTEROFFICE MEMO

APPLICATION NO: 07-0097

Date: March 19, 2007

To: Larry Kasparowitz, Project Planner

From: Urban Designer

Re: Review of a new single-family residence at 390 Fifth Avenue, Santa Cruz

Design Review Authority

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

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
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			NIA
Land divisions which would create			NIA
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A
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			NIA
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
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			NIA
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the			N/A

The visual impact of large agricultural structures shall be minimized by locating the structure within or near an			N/A
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			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor			N/A
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
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			N/A

shoreline, or if infeasible, not visually intrusive			
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			NIA
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			NIA

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.

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

Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			NIA
Minimize impact on private views	✓		
Accessible to the disabled, pedestrians, bicycles and vehicles			NIA
Reasonable protection for adjacent properties	✓		
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	✓		

Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		