



Staff Report to the Zoning Administrator

Application Number: **07-0426**

Applicant: Richard Emigh

Owner: Kathryn Fulgham & Elizabeth Long

APN: 027-072-03

Agenda Date: April 4, 2008

Agenda Item #: **3**

Time: After 10:00 a.m.

Project Description: Proposal to construct a 450-square foot first floor addition, a 1,050-square foot second floor addition, a 220 square foot covered porch, widening the existing driveway from 8 to 12 feet, and a 320-square foot interior remodel at an existing 1-story single-family dwelling.

Location: Property located on the west side of 7th Avenue approximately 150 feet south of the intersection with Eaton Street (425 7th Avenue), in the Live Oak Planning Area.

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

Permits Required: Coastal Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0426, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	14,462 square feet
Existing Land Use - Parcel:	Single-Family Residential
Existing Land Use - Surrounding:	Single-Family Residential
Project Access:	Existing Driveway off 7 th Avenue (proposed to be widened)
Planning Area:	Live Oak
Land Use Designation:	R-UH (Urban High Residential)

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

Zone District: R-1-3.5 (Single-Family Residential – 3,500 square foot minimum site area)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: NRCS Type 161 (Pinto Loam; 0-2%)
Fire Hazard: Not Mapped Critical Fire
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No tree removal proposed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: No mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Public
Sewage Disposal: Public
Fire District: Central Fire Protection District
Drainage District: Zone 5

History

The existing 1- story single-family dwelling, detached garage and 180 square foot shed were built around 1919 according to assessor's records. Both accessory structures encroach into the required rear yard, are nonconforming and will remain on the site with no improvements or changes proposed.

In 1957 and 1958 permits were issued for plumbing work and porch repair, respectively. An additional permit card exists for 1957 referencing construction to the "dwelling/attached garage" but no inspections were ever obtained for this permit and it appears that no action was taken. Additionally, Assessor's records consistently depict the garage as *detached*.

In 1990 permit 4303D was issued for chimney repair. Permit 118498, issued in 1998 for a re-roof project, was never finalized and went void. Permits 119647 and 133939 were issued for minor electrical work in 1998 and 2003. A condition of approval has been included in this development permit to require a special inspection to final the voided re-roof permit.

Project Setting and Scope

The subject parcel is 14,440 square feet in area and is developed with an approximate 1,664 square foot one-story single-family dwelling, a 180 square foot shed, and 400 square foot detached garage. The lot is essentially flat. The residence is located in the southeast portion of the parcel, which fronts 7th Avenue, a 70-foot public right-of-way. Assembly Avenue, a private 25-foot right-of-way, runs along the rear (west) of the parcel. The subject parcel does not currently take access from Assembly Avenue. The property is zoned R-1-3.5 and is located in the Live Oak Planning Area.

The subject proposal is to construct a 450-square foot first floor addition, a 1,050 square foot second addition, the construction of a 220-square foot covered porch with trellis and a 320-square foot interior remodel. Additionally, the existing driveway is proposed to be widened from 8 to 12 feet. The project will result in a 4 bedroom, 2-story dwelling approximately 3,500 square feet in area. The existing 180 square foot shed and 400-square foot detached garage will remain with no changes proposed.

Zoning and General Plan Consistency

The subject property is a 14,400 square foot lot, located in the R-1-3.5 (Single Family Residential – 3,500 square foot minimum site area) zone district, a designation that allows residential uses. The proposed addition and remodel is a principal permitted use within the zone district and the project is consistent with the site's R-UH (Urban High Residential) General Plan designation.

The property is also located within the Harbor Area Coastal Special Community and therefore subject to special community design criteria. The project incorporates the architectural and design features of the existing house. Specifically, the addition will incorporate features such as horizontal wood siding, roof pitch and small scale that characterize both the existing house and many of the older houses in the vicinity. The color of the proposed addition will match that of the existing house. The project has been reviewed and approved by Larry Kasparowitz, the Planning Department's Urban Designer.

Local Coastal Program Consistency

The proposed residential addition is in conformance with the County's certified Local Coastal Program in that the construction is designed to be visually compatible, in scale with, and integrated with the character of the existing 90-year old dwelling as well as with the surrounding neighborhood. Developed parcels in the area contain both one and two story single family dwellings. Size and architectural styles in the area vary to some degree, with moderately-sized beach bungalows predominating. The design submitted fits well within the existing range of styles in the neighborhood. 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.

Design Review

As stated above, the proposed residential addition has been reviewed by the Urban Designer and complies with the requirements of the County Design Review Ordinance, in that the proposed construction would incorporate existing site and architectural design features of the existing 90 year old dwelling and would be located so as to reduce the visual impact of the proposed development on surrounding land uses. Additionally, the proposed first and second story additions are to be located to the rear of the existing structure with the least impact to views from 7th Avenue.

Environmental Review

The proposed residential addition is categorically exempt from review under the Environmental Quality Act (CEQA) consistent with CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

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 **07-0426**, based on the attached findings and conditions.

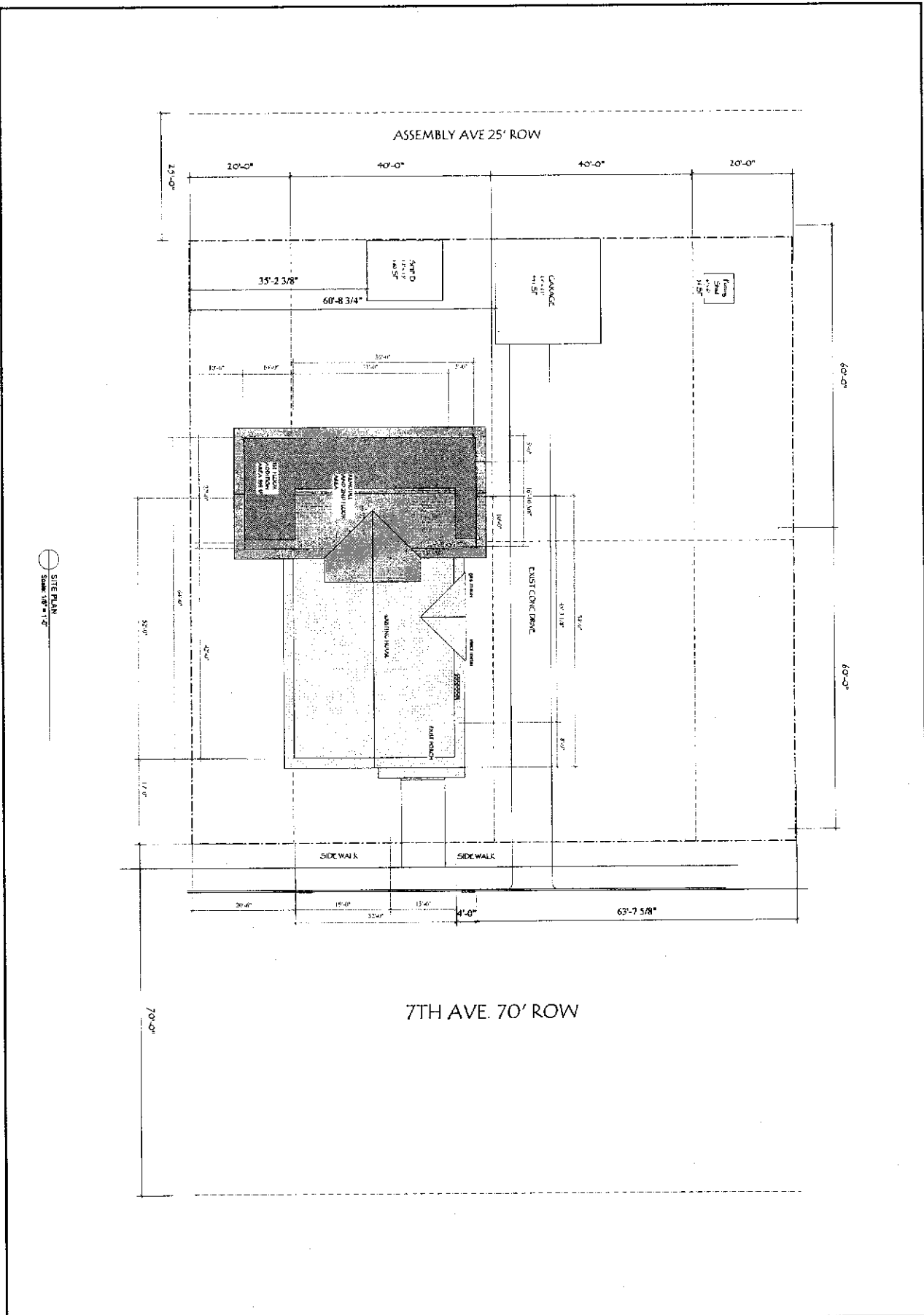
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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

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ABBREVIATIONS

2" = 1' (1/8" = 1')	1/8" = 1'	1/4" = 1'	1/2" = 1'	3/4" = 1'	1" = 1'	1 1/2" = 1'	2" = 1'	3" = 1'	4" = 1'	6" = 1'	8" = 1'	12" = 1'	18" = 1'	24" = 1'	36" = 1'	48" = 1'	60" = 1'	72" = 1'	84" = 1'	96" = 1'	108" = 1'	120" = 1'	132" = 1'	144" = 1'	156" = 1'	168" = 1'	180" = 1'	192" = 1'	204" = 1'	216" = 1'	228" = 1'	240" = 1'	252" = 1'	264" = 1'	276" = 1'	288" = 1'	300" = 1'	312" = 1'	324" = 1'	336" = 1'	348" = 1'	360" = 1'	372" = 1'	384" = 1'	396" = 1'	408" = 1'	420" = 1'	432" = 1'	444" = 1'	456" = 1'	468" = 1'	480" = 1'	492" = 1'	504" = 1'	516" = 1'	528" = 1'	540" = 1'	552" = 1'	564" = 1'	576" = 1'	588" = 1'	600" = 1'	612" = 1'	624" = 1'	636" = 1'	648" = 1'	660" = 1'	672" = 1'	684" = 1'	696" = 1'	708" = 1'	720" = 1'	732" = 1'	744" = 1'	756" = 1'	768" = 1'	780" = 1'	792" = 1'	804" = 1'	816" = 1'	828" = 1'	840" = 1'	852" = 1'	864" = 1'	876" = 1'	888" = 1'	900" = 1'	912" = 1'	924" = 1'	936" = 1'	948" = 1'	960" = 1'	972" = 1'	984" = 1'	996" = 1'	1008" = 1'	1020" = 1'	1032" = 1'	1044" = 1'	1056" 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= 1'	9804" = 1'	9816" = 1'	9828" = 1'	9840" = 1'	9852" = 1'	9864" = 1'	9876" = 1'	9888" = 1'	9900" = 1'	9912" = 1'	9924" = 1'	9936" = 1'	9948" = 1'	9960" = 1'	9972" = 1'	9984" = 1'	9996" = 1'	10008" = 1'	10020" = 1'	10032" = 1'	10044" = 1'	10056" = 1'	10068" = 1'	10080" = 1'	10092" = 1'	10104" = 1'	10116" = 1'	10128" = 1'	10140" = 1'	10152" = 1'	10164" = 1'	10176" = 1'	10188" = 1'	10200" = 1'	10212" = 1'	10224" = 1'	10236" = 1'	10248" = 1'	10260" = 1'	10272" = 1'	10284" = 1'	10296" = 1'	10308" = 1'	10320" = 1'	10332" = 1'	10344" = 1'	10356" = 1'	10368" = 1'	10380" = 1'	10392" = 1'	10404" = 1'	10416" = 1'	10428" = 1'	10440" = 1'	10452" = 1'	10464" = 1'	10476" = 1'	10488" = 1'	10500" = 1'	10512" = 1'	10524" = 1'	10536" = 1'	10548" = 1'	10560" = 1'	10572" = 1'	10584" = 1'	10596" = 1'	10608" = 1'	10620" = 1'	10632" = 1'	10644" = 1'	10656" = 1'	10668" = 1'	10680" = 1'	10692" = 1'	10704" = 1'	10716" = 1'	10728" = 1'	10740" = 1'	10752" = 1'	10764" = 1'	10776" = 1'	10788" = 1'	10800" = 1'	10812" = 1'	10824" = 1'	10836" = 1'	10848" = 1'	10860" = 1'	10872" = 1'	10884" = 1'	10896" = 1'	10908" = 1'	10920" = 1'	10932" = 1'	10944" = 1'	10956" = 1'	10968" = 1'	10980" = 1'	10992" = 1'	11004" = 1'	11016" = 1'	11028" = 1'	11040" = 1'	11052" = 1'	11064" = 1'	11076" = 1'	11088" = 1'	11100" = 1'	11112" = 1'	11124" = 1'	11136" = 1'	11148" = 1'	11160" = 1'	11172" = 1'	11184" = 1'	11196" = 1'	11208" = 1'	11
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SITE PLAN
Scale: 1/8" = 1'-0"

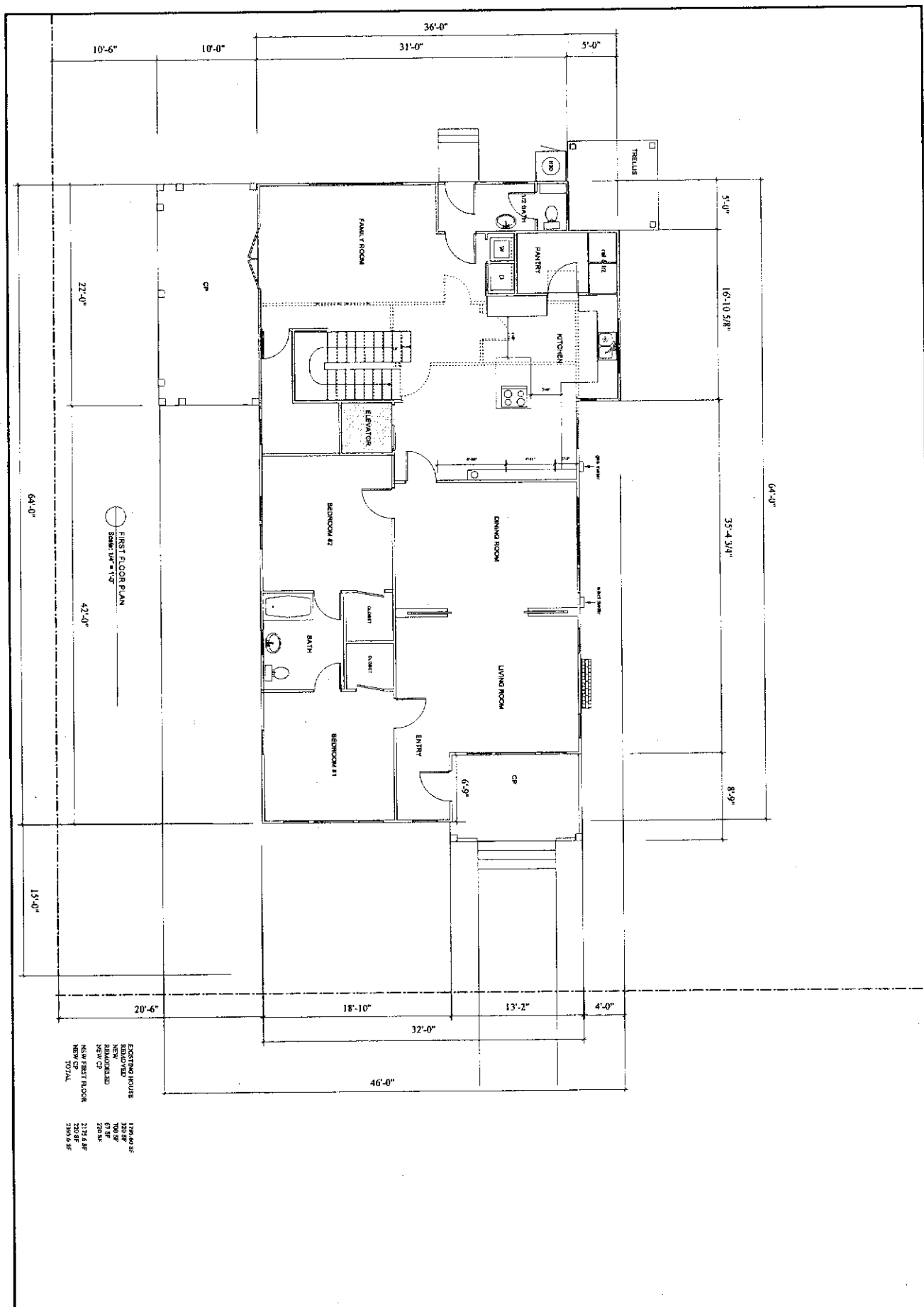
C-2 <small>REVISIONS</small>	<small>APPROVED FOR:</small> <small>DATE:</small>	Remodel and Addition for Kathryn Fulgham and E. Lay 425 7th AVE. SC. CA. 95062 (408) 998-8120	<small>OWNER:</small> <small>ADDRESS:</small> <small>CITY:</small> <small>STATE:</small> <small>ZIP:</small>	SITE MAP - 6 -		RICHARD L. EMIGH DRAFTING, DESIGNING & LAND USE ANALYSIS 413 Capitola Avenue Capitola, CA 95010 Phone: 831-479-1452 Fax: 831-479-1476	A.I.B.D. DRAFTING, DESIGNING & LAND USE ANALYSIS Capitola, CA 95010 Fax: 831-479-1476

EXHIBIT A

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	2'-4" x 8'	2	SUB	0
2	2'-4" x 8'	4	SUB	0
3	2'-4" x 8'	11	SUB	0
4	2'-4" x 8'	79	SUB	0
5	2'-4" x 8'	0	SUB	0
6	2'-4" x 8'	0	SUB	0
7	2'-4" x 8'	0	SUB	0
8	2'-4" x 8'	0	SUB	0
9	2'-4" x 8'	0	SUB	0
10	2'-4" x 8'	0	SUB	0
11	2'-4" x 8'	0	SUB	0
12	2'-4" x 8'	0	SUB	0
13	2'-4" x 8'	0	SUB	0
14	2'-4" x 8'	0	SUB	0
15	2'-4" x 8'	0	SUB	0
16	2'-4" x 8'	0	SUB	0
17	2'-4" x 8'	0	SUB	0
18	2'-4" x 8'	0	SUB	0
19	2'-4" x 8'	0	SUB	0
20	2'-4" x 8'	0	SUB	0
21	2'-4" x 8'	0	SUB	0
22	2'-4" x 8'	0	SUB	0
23	2'-4" x 8'	0	SUB	0
24	2'-4" x 8'	0	SUB	0
25	2'-4" x 8'	0	SUB	0
26	2'-4" x 8'	0	SUB	0
27	2'-4" x 8'	0	SUB	0
28	2'-4" x 8'	0	SUB	0
29	2'-4" x 8'	0	SUB	0
30	2'-4" x 8'	0	SUB	0
31	2'-4" x 8'	0	SUB	0
32	2'-4" x 8'	0	SUB	0
33	2'-4" x 8'	0	SUB	0
34	2'-4" x 8'	0	SUB	0
35	2'-4" x 8'	0	SUB	0
36	2'-4" x 8'	0	SUB	0
37	2'-4" x 8'	0	SUB	0
38	2'-4" x 8'	0	SUB	0
39	2'-4" x 8'	0	SUB	0
40	2'-4" x 8'	0	SUB	0
41	2'-4" x 8'	0	SUB	0
42	2'-4" x 8'	0	SUB	0
43	2'-4" x 8'	0	SUB	0
44	2'-4" x 8'	0	SUB	0
45	2'-4" x 8'	0	SUB	0
46	2'-4" x 8'	0	SUB	0
47	2'-4" x 8'	0	SUB	0
48	2'-4" x 8'	0	SUB	0
49	2'-4" x 8'	0	SUB	0
50	2'-4" x 8'	0	SUB	0
51	2'-4" x 8'	0	SUB	0
52	2'-4" x 8'	0	SUB	0
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98	2'-4" x 8'	0	SUB	0
99	2'-4" x 8'	0	SUB	0
100	2'-4" x 8'	0	SUB	0

E) - Existing windows

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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EXISTING HOUSE
1796 SQ. FT.
NEW
2800 SQ. FT.
NEW CP
200 SQ. FT.
NEW FIRST FLOOR
2171.2 SQ. FT.
NEW CP
2000 SQ. FT.
TOTAL
4997.2 SQ. FT.

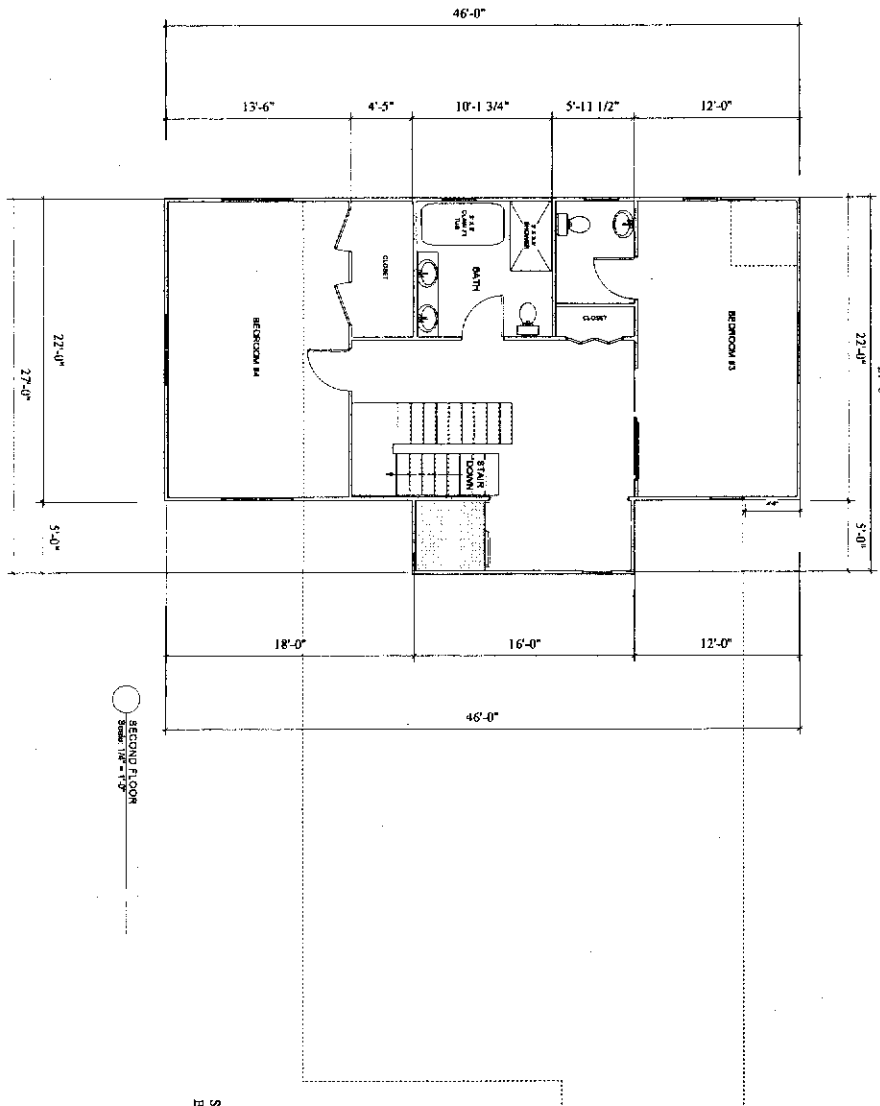
Remodel and Addition for
Kathryn Fulgham and E. Lay
425 7th AVE.
SC. CA. 95062
(408) 998-8120

FIRST FLC - 7 - AN



RICHARD L. EMIGH A.I.B.D.
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413 Capitola Avenue Capitola, CA 95010
Phone: 831-479-1452 Fax: 831-479-1452

EXHIBIT A



SECOND FLOOR
Scale: 1/8" = 1'-0"

SECOND FLOOR 1092 SF
ELEVATOR 25 SF
TOTAL 1092 SF

A-2

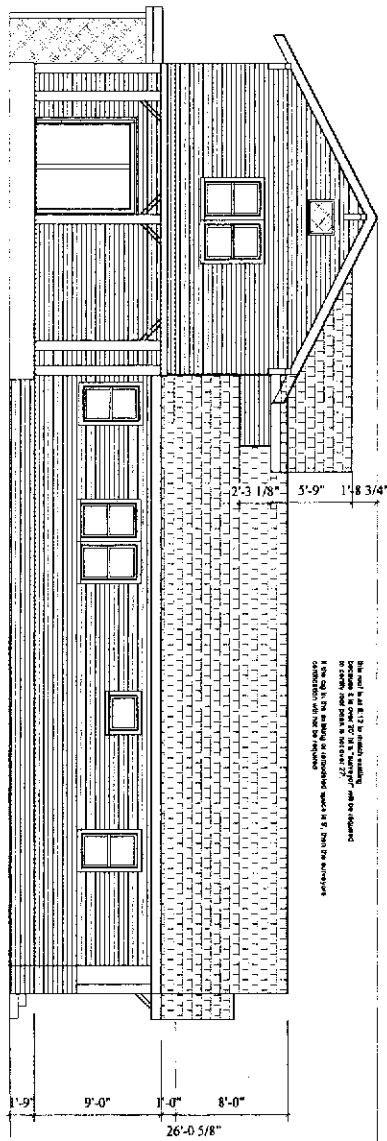
Remodel and Addition for
Kathryn Fulgham and E. Lay
425 7th AVE.
SC. CA. 95062
(408) 998-8120

SECOND FLOOR PLAN
- 8 -

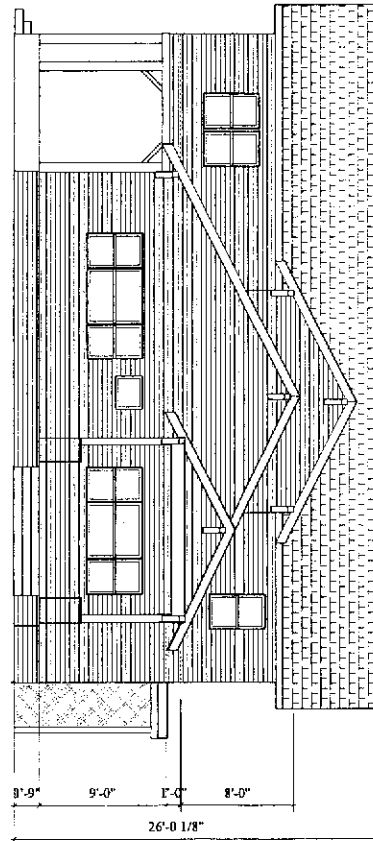


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Phone: 831-479-1452 Fax: 831-479-1476

EXHIBIT A



LEFT ELEVATION (SOUTH)



FRONT ELEVATION (EAST)

A-3

Remodel and Addition for Kathryn Fulgham and E. Lay
 425 7th AVE.
 SC. CA. 95062
 (408) 298-8120

OWNER'S NAME
 KATHRYN FULGHAM
 425 7th AVE.
 SC. CA. 95062
 (408) 298-8120

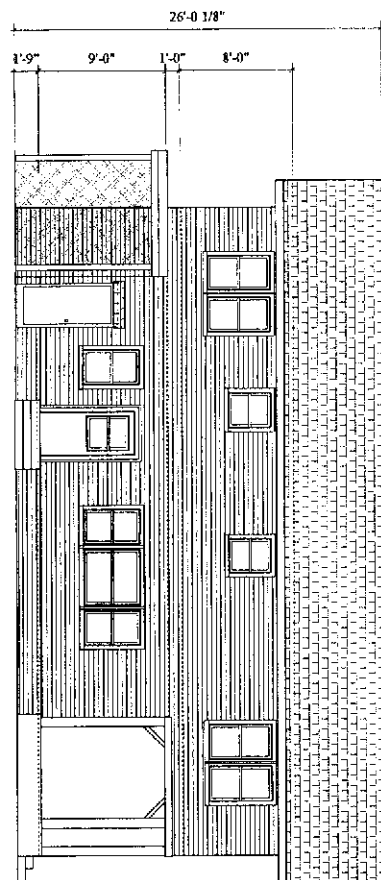
ELEVATIONS
 SOUTH - 9 - T



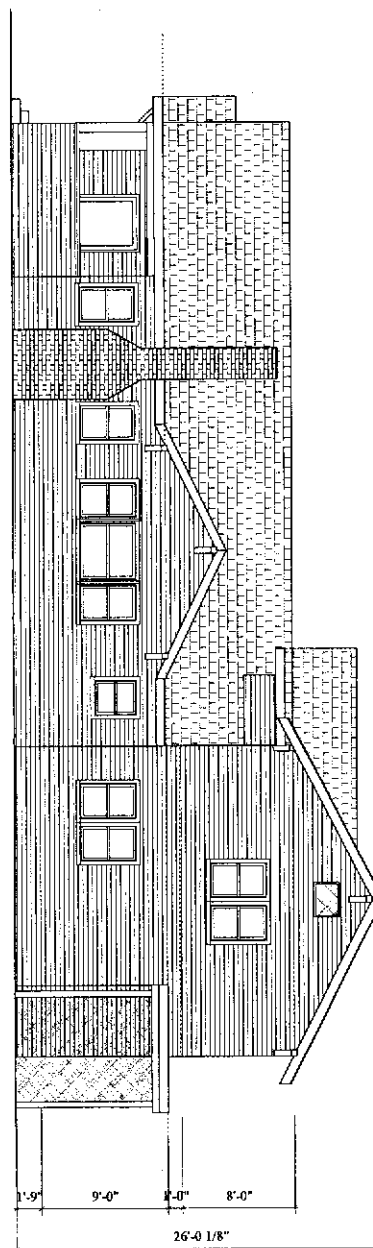
RICHARD L. EMIGH A.I.B.D.
DRAFTING, DESIGNING & LAND USE ANALYSIS
 413 Capitola Avenue Capitola, CA 95040
 Phone: 831-479-1452 Fax: 831-479-1478

EXHIBIT

BACK ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



A-4

REVISIONS
DATE
BY
DESCRIPTION

Remodel and Addition for
Kathryn Fulgham and E. Lay
425 7th AVE.
SC. CA. 95062
(408) 998-8120

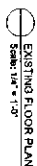
OWNER: RICHARD L. EMIGH
413 CAPITOLA AVENUE
CAPITOLA, CA 95010
(408) 479-1452

ELEVATIONS
NORTH - 10 - T



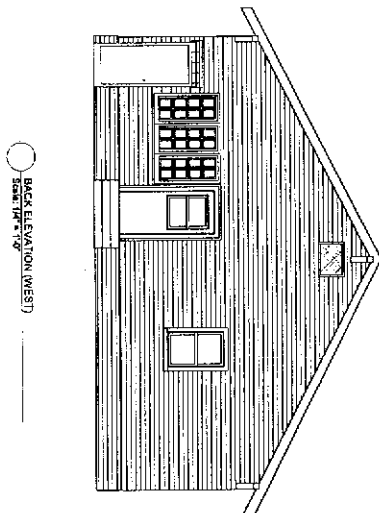
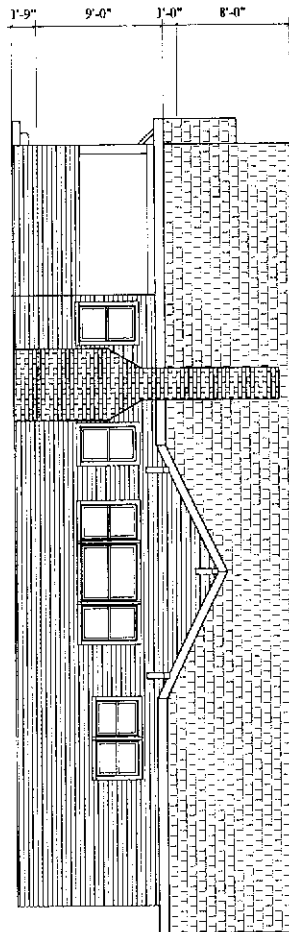
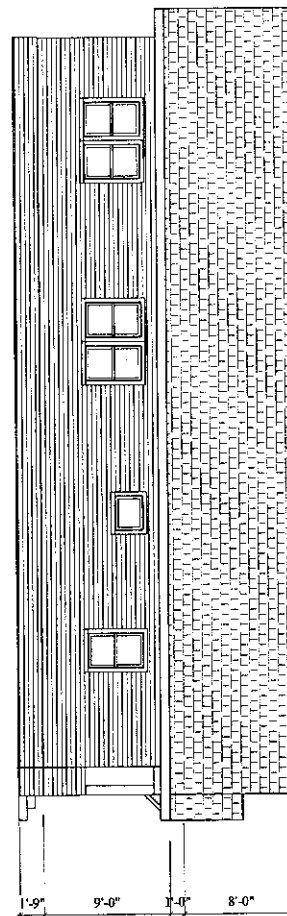
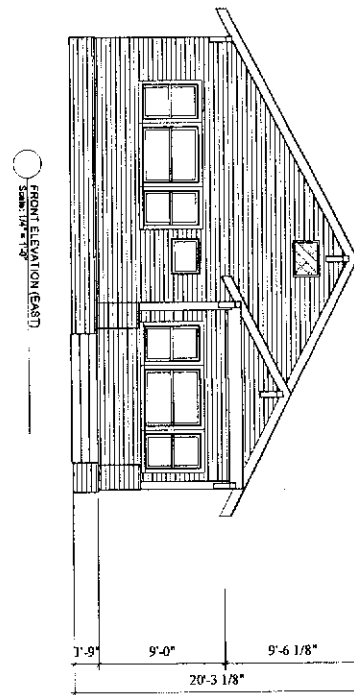
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413 Capitola Avenue Capitola, CA 95010
Phone: 831-479-1452 Fax: 831-479-1452

EXHIBIT A



1795.60 SF

EXHIBIT A



Remodel and Addition for
Kathryn Fulgham and E. Lay
 425 7th AVE.
 SC. CA. 95062
 (408) 998-8120

REMODEL AND ADDITION
 FOR KATHRYN FULGHAM
 AND E. LAY
 425 7TH AVE.
 SC. CA. 95062
 (408) 998-8120

EXISTING 1 - 12 - NS



RICHARD L. EMIGH A.I.B.D.
 DRAFTING, DESIGNING & LAND USE ANALYSIS
 413 Capitola Avenue Capitola, CA 95009
 Phone: 831-479-1452 Fax: 831-479-1456

EXHIBIT A

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 square minimum site area), a designation which allows residential uses. The proposed residential addition is a principal permitted use within the zone district, consistent with the site's (R-UH) 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 match those of the existing 90-year old dwelling and will thus be complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

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

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the proposed residential addition will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the proposed addition is sited and designed to be visually compatible, in scale with, and integrated with the existing single-family residence and with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-3.5 (Single Family Residential – 3,500 square foot minimum site area) zone district of the

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 proposed addition 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 California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residential addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the new construction meets all current setbacks and building height limitations that ensure access to light, air, and open space in the neighborhood. While two legal existing accessory structures on the parcel encroach into the required rear yard setback, the structures have existed on the site for approximately 90 years and no construction is proposed for either structure.

- 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 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 R-1-3.5 (Single Family Residential – 3,500 square foot minimum site area) zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

- 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 R-UH (Urban High Residential) 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 addition meets the required building height standards for the zone district and 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 residential addition 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 will comply with all required site standards for the R-1-3.5 zone district (including setbacks, lot coverage, floor area ratio, 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.

The proposal meets all design standards that apply to the Harbor Area Special Community, in that the addition matches the existing wood siding, pitched roof and small scale of the existing dwelling.

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. The expected level of traffic generated by the proposed project is anticipated to be less than 1 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 residential addition is located in a mixed neighborhood containing a variety of architectural styles and building heights, the addition 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 in the vicinity. The proposed construction will result in a 2-story structure in a mixed neighborhood of 1 and 2-story homes.

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 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. The addition matches the traditional horizontal wood siding, pitched roof and small scale of the existing residence. Additionally, the project has been reviewed and approved by the Planning Department Urban Designer and determined to be in compliance with the Design Standards and Guidelines of the County Zoning Code as well as the Harbor Area Special Community Design Criteria.

Conditions of Approval

Exhibit A: Project plans, 8 sheets: C-1, C-2, A-1 to A-6 by Richard Emigh, dated January 31, 2007.

- I. This permit authorizes the construction of 450 square foot first floor addition, a 1,050 second floor addition, a 220 square foot covered porch, widening the existing driveway from 8 to 12 feet, and a 320 square foot interior remodel. 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., to include recognizing the installation of Class B Comp Roof.
 - 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. One elevation shall indicate materials and colors of the addition shall match those of the existing dwelling.
 2. Grading, drainage, and erosion control plans for the proposed driveway widening.
 3. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.

- 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. The driveway work must meet all requirements of the Road Engineering Section of the Department of Public Works and conform to Design Criteria for driveways.
 - F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - G. Pay the current fees for Parks and Child Care mitigation for the addition of 1 bedroom. Currently, these fees are, respectively, \$1000 and \$109 per bedroom.
 - H. Pay the current fees for Roadside and Transportation improvements for the addition of 1 bedroom. Currently, these fees are, respectively, \$787 and \$787 per bedroom.
 - I. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- 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. 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.

Application #: 07-0426
APN: 027-072-03
Owner: Kathryn Fulgham & Elizabeth Long

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



Robin Bolster-Grant
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: 07-0426

Assessor Parcel Number: 027-072-03

Project Location: 425 7th Avenue

Project Description: Proposal to construct a 450-square foot first floor addition, a 1,050-square foot second floor addition, a 220 square foot covered porch, widening the existing driveway from 8 to 12 feet, and a 320-square foot interior remodel at an existing 1-story single-family dwelling

Person or Agency Proposing Project: Richard Emigh

Contact Phone Number: (831) 479-1452

- 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:

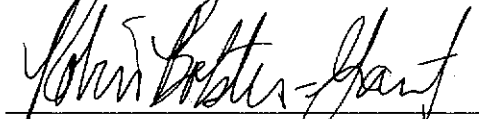
E. ☒ Categorical Exemption

Specify type: Existing Facilities, CEQA Guidelines Section 15301(e)

F. **Reasons why the project is exempt:**

Proposal involves a residential addition, which is less than 50% of the floor area of the existing residence, less than 2,500 square feet and not located in an environmentally sensitive area.

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



Robin Bolster-Grant, Project Planner

Date:

3-4-08

FOR TAX PURPOSES ONLY

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POR. OF S.W. 1/4 SEC. 17,
EATON (04) T.IIS., R.I.V., M.D.B. & M.

Tax Area Code
82-040 (05)

27-07

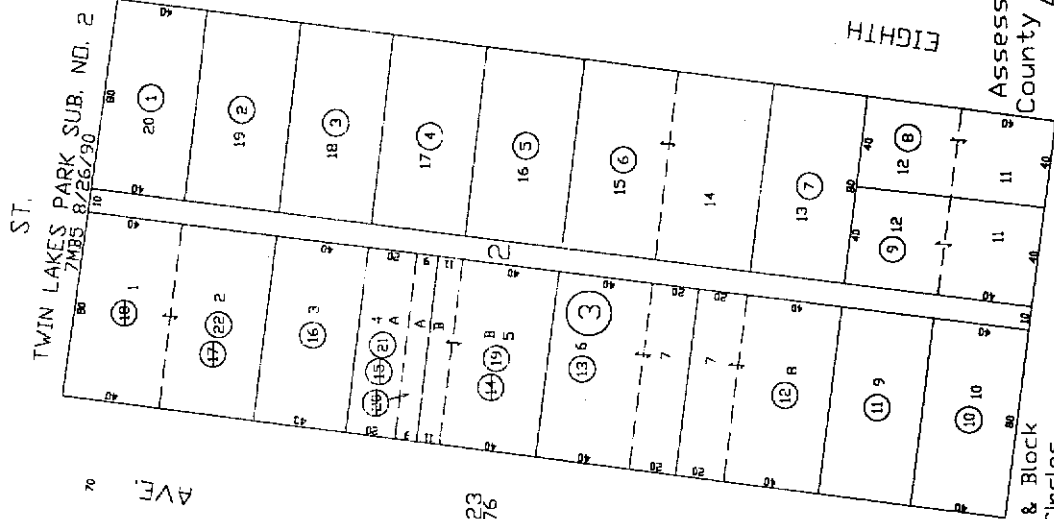
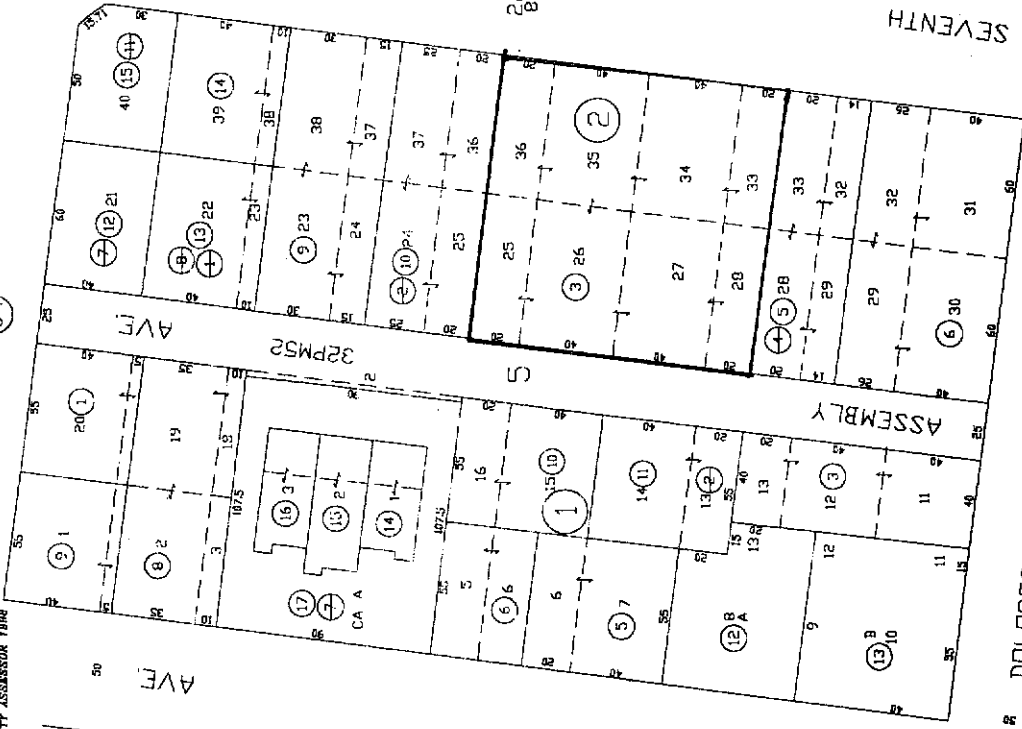
ASSEMBLY RESUB. POR.
POR. TWIN LAKES PARK
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3407/4
1/18/82

37PM20
12/16/80

(06)

39PM33
9/29/81



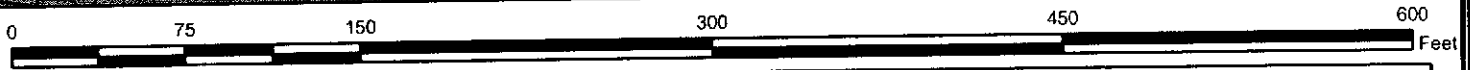
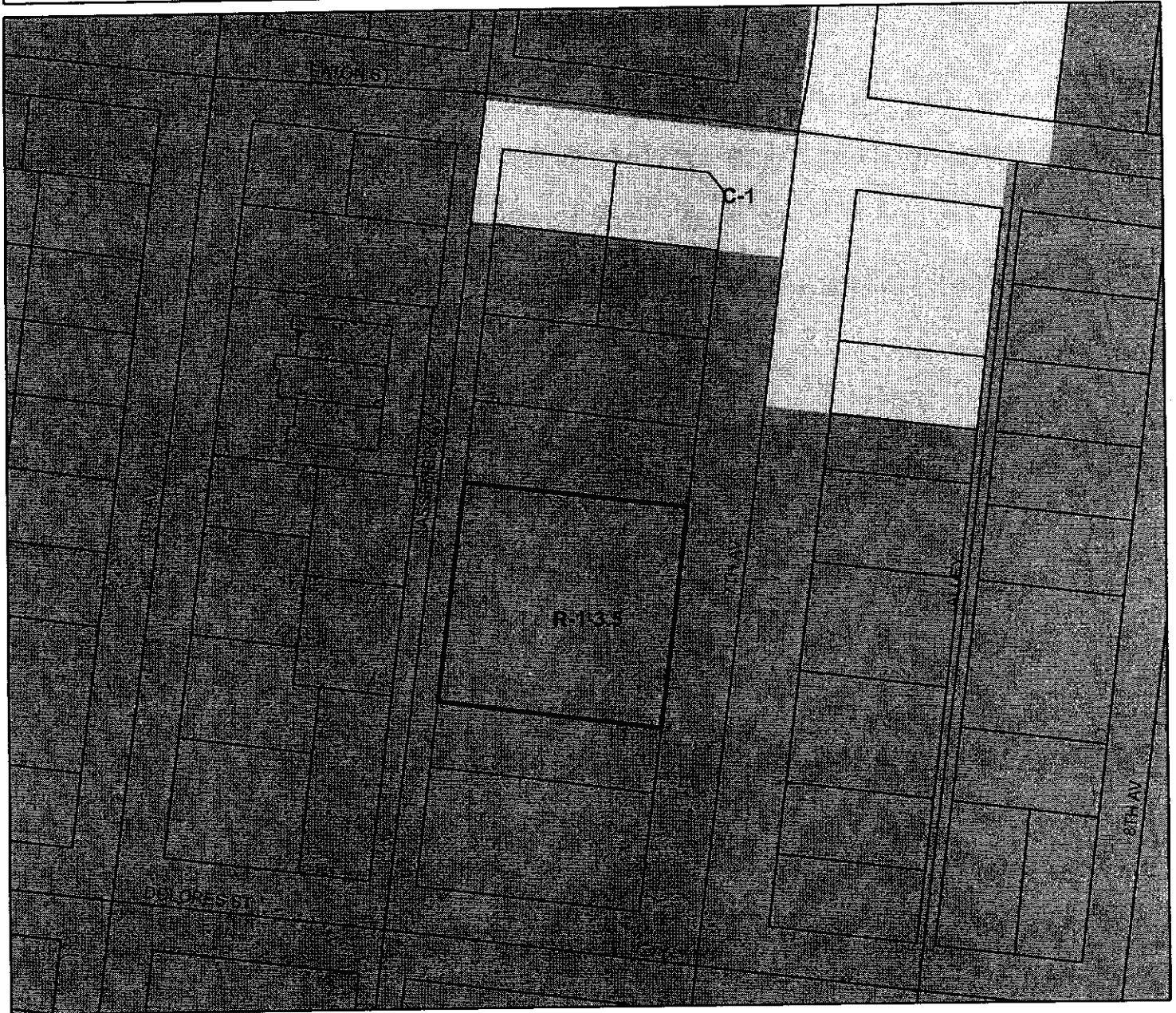
DOLORES ST. (10)

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

Assessor's Map No. 27-07
County of Santa Cruz, Calif
August, 1998



Zoning Map



LEGEND



APN: 027-072-03



Streets



Assessors Parcels



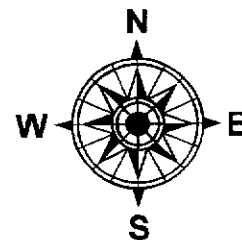
State Highways



RESIDENTIAL-SINGLE FAMILY



COMMERCIAL-NEIGHBORHOOD

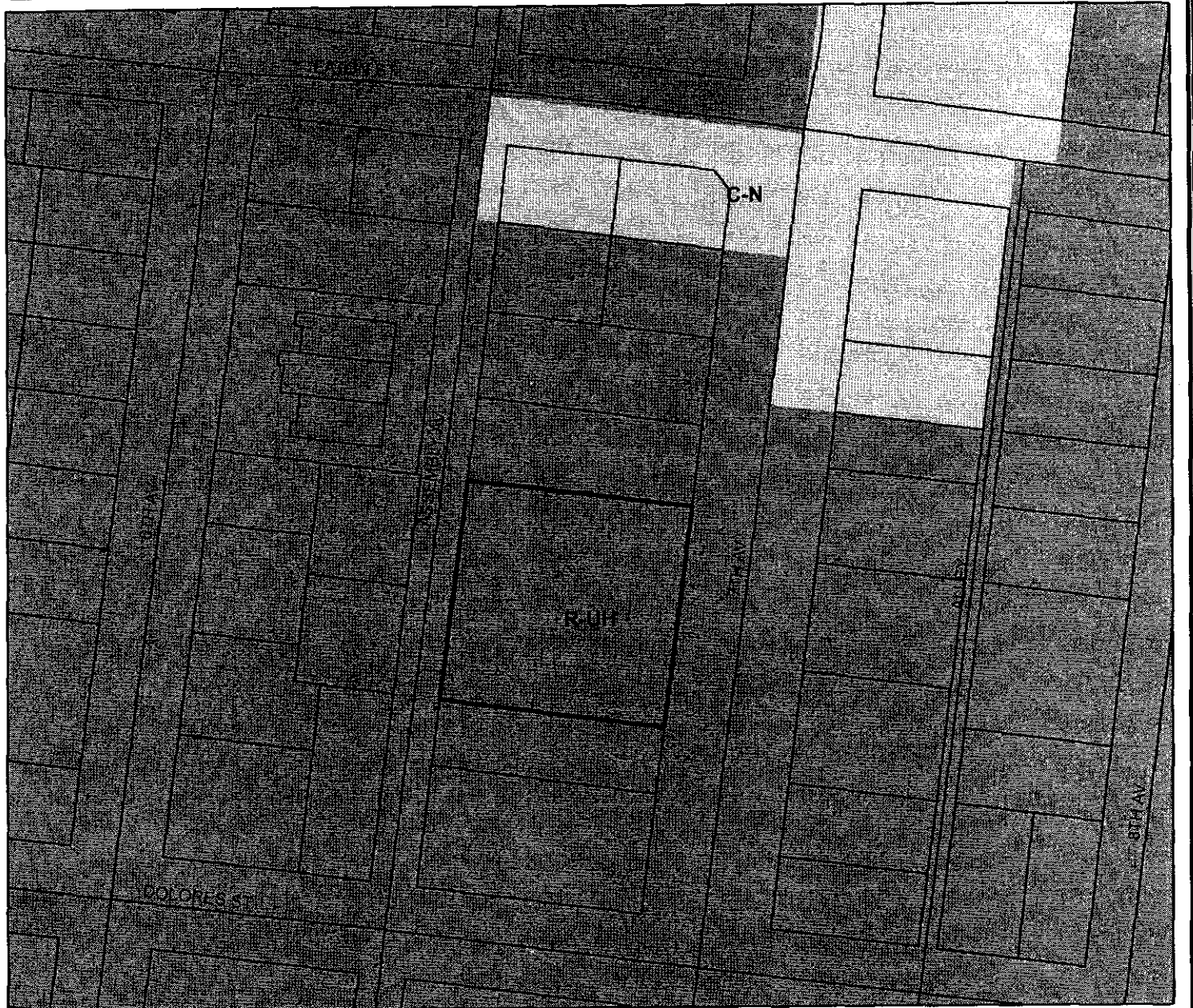


Map created by
County of Santa Cruz
Planning Department
August 2007

EXHIBIT F-1

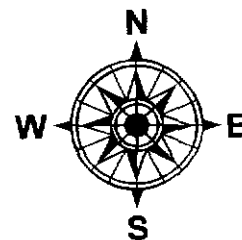


General Plan Designation Map



LEGEND

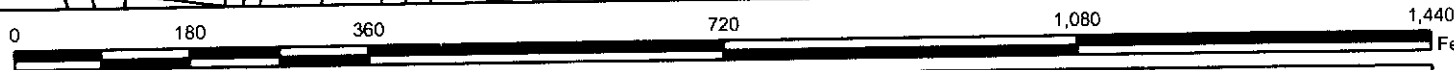
-  APN: 027-072-03
-  Streets
-  Assessors Parcels
-  State Highways
-  Residential - Urban High Density
-  Commercial-Neighborhood







Map created by
County of Santa Cruz
Planning Department
August 2007

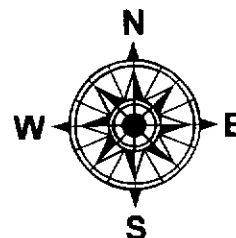


Location Map



LEGEND

-  APN: 027-072-03
-  Streets
-  Assessors Parcels
-  State Highways



Map created by
County of Santa Cruz
Planning Department
August 2007

EXHIBIT F

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

Project Planner: Larry Kasparowitz
Application No.: 07-0426
APN: 027-072-03

Date: January 9, 2008
Time: 10:20:53
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 10, 2007 BY JESSICA L DEGRASSI =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 10, 2007 BY JESSICA L DEGRASSI =====

Dpw Road Engineering Completeness Comments

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

===== REVIEW ON AUGUST 31, 2007 BY ANWARBEG MIRZA =====

1. Public Works recommend the driveway be widened to 12 feet width for driveways and be constructed with four inches of concrete over 4 inches of sand.

2. The driveway must meet County of Santa Cruz standards in the Design Criteria. Please refer the correct figure and show in plan view.

3. Each required parking spaces should be numbered and dimensioned.

Design Criteria is now available at the following internet address:
<http://www.dpw.co.santa-cruz.ca.us/DESIGN%20CRITERIA.PDF>

===== UPDATED ON OCTOBER 30, 2007 BY ANWARBEG MIRZA ===== Please see the following previous comments to be addressed:

1. Complete

2. Incomplete: The driveway must meet County of Santa Cruz standards in the Design Criteria. Please refer the correct figure and show in plan view. (See figures DW-1 TO DW-7)

3. Completed

Design Criteria is now available at the following internet address:
<http://www.dpw.co.santa-cruz.ca.us/DESIGN%20CRITERIA.PDF>

Dpw Road Engineering Miscellaneous Comments

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

===== REVIEW ON AUGUST 31, 2007 BY ANWARBEG MIRZA =====

NO COMMENTS ===== UPDATED ON OCTOBER 30, 2007 BY ANWARBEG MIRZA =====
NO COMMENT

INTEROFFICE MEMO

APPLICATION NO: 07-0426

Date: March 18, 2008

To: Robin Bolster-Grant, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Residential addition at 425 Seventh 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
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.			N/A
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.			N/A
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			N/A
Landscaping			
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

Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
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)			N/A
The design of permitted structures shall minimize visual intrusion, and			N/A

shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			
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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.

Design Review Standards**13.11.072 Site design.**

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	✓		<i>Driveway length is awkward.</i>
Relationship to natural site features and environmental influences			N/A
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed			N/A
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy	✓		

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			N/A
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.		✓	

URBAN DESIGNERS COMMENTS:

This project meets the objectives of the Yacht Harbor Special Community criteria:

New development in the single-family (R-1) parts of the Harbor Area Special Community shall incorporate the characteristics of older dwellings in the area, e.g., the small scale, clean lines, pitched roofs, wood construction, and wood siding. Setbacks should conform to that predominant for other houses on the street.