



Staff Report to the Zoning Administrator

Application Number: **08-0440**

Applicant: Dennis Norton
Owner: La Torre
APN: 060-221-09

Agenda Date: 3/6/09
Agenda Item #: 3
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing attached garage (built to the side property line) and to construct an attached two car garage and addition to an existing single family dwelling.

Requires a Variance to reduce the required 15 feet side yard setback to 5 feet.

Location: Property located on the west side of Hollins Drive approximately 1,800 feet south of Pasatiempo Drive. (51 Hollins Drive)

Supervisory District: 1st District (District Supervisor: John Leopold)

Permits Required: Variance

Technical Reviews: Archaeological Site Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0440, based on the attached findings and conditions.

Exhibits

- | | |
|-----------------------------------------------|-------------------------------------|
| A. Project plans | E. Assessor's, Location, Zoning and |
| B. Findings | General Plan Maps |
| C. Conditions | F. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size:	22,435 square feet
Existing Land Use - Parcel:	Single family residence
Existing Land Use - Surrounding:	Single family residential neighborhood, Golf course
Project Access:	Hollins Drive

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

Planning Area: Carbonera
Land Use Designation: R-UVL (Urban Very Low Density Residential)
Zone District: R-1-20-L (Single family residential - 20,000 square feet minimum - Historic combining district)
Coastal Zone: ☐ Inside ☒ Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Report required
Fire Hazard: Not a mapped constraint
Slopes: 5-10% at project site, 30%+ to rear of building site
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: Mapped resource - Site survey completed - Results negative

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz
Sewage Disposal: Septic
Fire District: Scotts Valley Fire Protection District
Drainage District: None

History

The existing residence on the subject property is a designated historic resource of local significance. Application 08-0336 was submitted for Historic Resources Preservation Plan review. The Historic Resources Commission (HRC) reviewed the proposed modifications at a noticed public hearing on 9/11/08. The HRC approved the preservation plan with limited conditions. These conditions have been incorporated into the recommended Conditions of Approval for this project.

Project Setting

The subject property is located off of Hollins Drive in the Pasatiempo neighborhood of the Carbonera planning area. The existing residence is located centrally on the front portion of the parcel with large oak trees in the front of the property and within the courtyard area. The property slopes down fairly steeply to a riparian corridor to the west with about one half of the parcel left in an undisturbed state.

Project Scope

This proposal includes minor modifications to an existing single family dwelling. The existing garage is outdated, with a non-standard garage door and sub-standard floor framing and parking area. The proposal is to demolish the existing attached garage and to construct a new two car garage with an under floor non-habitable room. Also included in the project proposal is a small addition with a deck at the rear of the existing residence.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 22,435 square feet, located in the R-1-20-L (Single family residential - 20,000 square feet minimum - Historic combining district) zone district, a designation which allows residential uses. The existing residence is a principal permitted use within the zone district and the project is consistent with the site's (R-UVL) Urban Very Low Density Residential General Plan designation.

Variance

As described above, the existing residence is located on the front portion of the subject property with a steep slope to the rear (west) of the residence. The existing garage is on the north side of the residence and extends to the north property boundary without any setback from the property line. An existing driveway serves the existing garage, and large oak trees cover the remainder of the front portion of the property.

The project proposal includes the construction of a replacement attached garage with a small storage room below. The most logical location for the garage is where the existing garage is located. The replacement garage is proposed to be back 5 feet from the north property boundary, which is an improvement over the existing garage located on the property boundary. There is not sufficient width for a two car garage that meets the 15 foot side yard setback. The majority of single family residences in the surrounding neighborhood contain two car garages, and it is reasonable to have a two car garage on this property.

Due to the historic status of the existing structure, the steep slope to the rear of the building site, and the location of the existing large oak trees, it is necessary to locate the proposed garage in the same area as the existing garage. Other locations for the garage would interfere with the historic integrity of the structure, result in tree removals, or be located in steeply sloped areas. The proposed garage will be located 5 feet from the north property boundary, which matches the setback for the structure on the adjacent property to the north.

The historic status of the existing structure, the steep slope to the rear of the building site, and the location of the existing large oak trees are the special circumstances affecting the subject property. Due to the location of the existing driveway, the presence of the steep slope, and the existing trees, the variance request is considered as reasonable and appropriate. The variance will allow the construction of a replacement garage of similar size and design that could be approved on other properties within the surrounding residential neighborhood and will not result in a grant of special privilege.

Archaeological Site Review

The subject property is within a mapped archaeological resource area. An Archaeological Site Review was performed to determine the presence of pre-historic resources. The site review did not identify archaeological resources on the subject property and no further archaeological review is required.

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 **08-0440**, 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: Randall Adams
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Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@co.santa-cruz.ca.us

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GENERAL INFORMATION		ZONE	
SITE AREA:		P-1-B	
22.428	SQ. FT.		
BUILDING:			
EXISTING LIVING (PLAN 5.000)	1,715	SQ. FT.	
EXISTING KITCHEN (TO BE REMOVED)	44	SQ. FT.	
EXISTING BATH (TO BE REMOVED)	397	SQ. FT.	
EXISTING GARAGE (TO BE REMOVED)	2,136	SQ. FT.	
TOTAL			
PROPOSED LIVING (PLAN 5.000)	1,725	SQ. FT.	
PROPOSED KITCHEN (PLAN 5.000)	2,076	SQ. FT.	
PROPOSED BATH (PLAN 5.000)	128	SQ. FT.	
PROPOSED GARAGE	2,047	SQ. FT.	
TOTAL			

[illegible][illegible]

NOTES

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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 05-10-2011 BY 60322 UCBAW/STP/STP

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COVER SHEET
LEGEND OF SHEETS

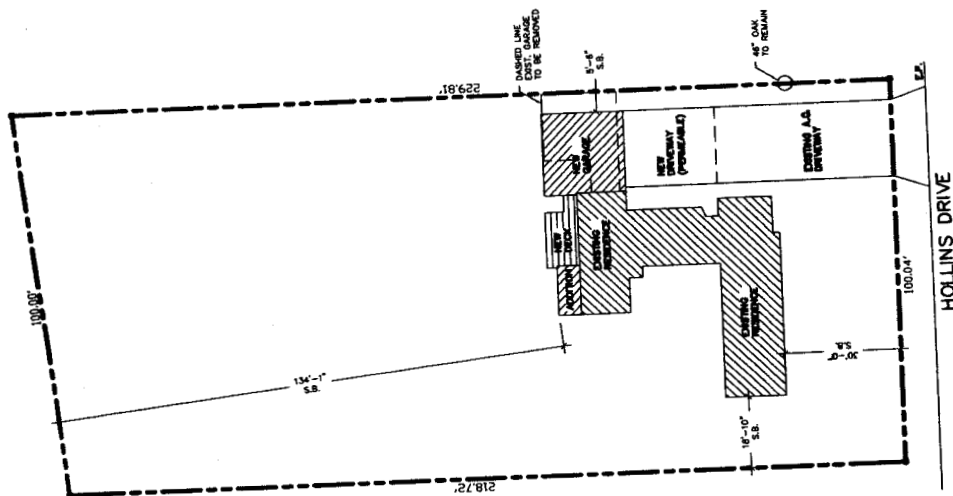
DENNIS NORTON

LA TORRE RESIDENCE
51 HOLINS DR
SANTA CRUZ, CA 95060
APN 060-221-09

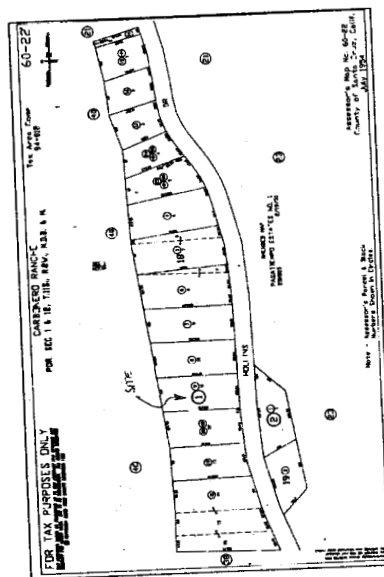
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EXHIBIT A

SITE PLAN



PARCEL MAP



VICINITY MAP
SCALE: NONE

FIRE DEPARTMENT REQUIREMENTS
OCCUPANCY CLASSIFICATION R-3
BUILDING CONSTRUCTION TYPE V-M
UNDESIGNED

[illegible]

STANDARD CONTRACT NUMBER

- [illegible]

3

04/10/10

0-1/2"=1'

8

EXISTING FLOOR PLAN

DENNIS NORTON
REGISTERED ARCHITECT
10000 10TH AVENUE
SAN DIEGO, CA 92121

LA TORRE RESIDENCE
51 HOLLINS DR
SANTA CRUZ, CA 95060
APN 060-221-09

FLOOR PLAN

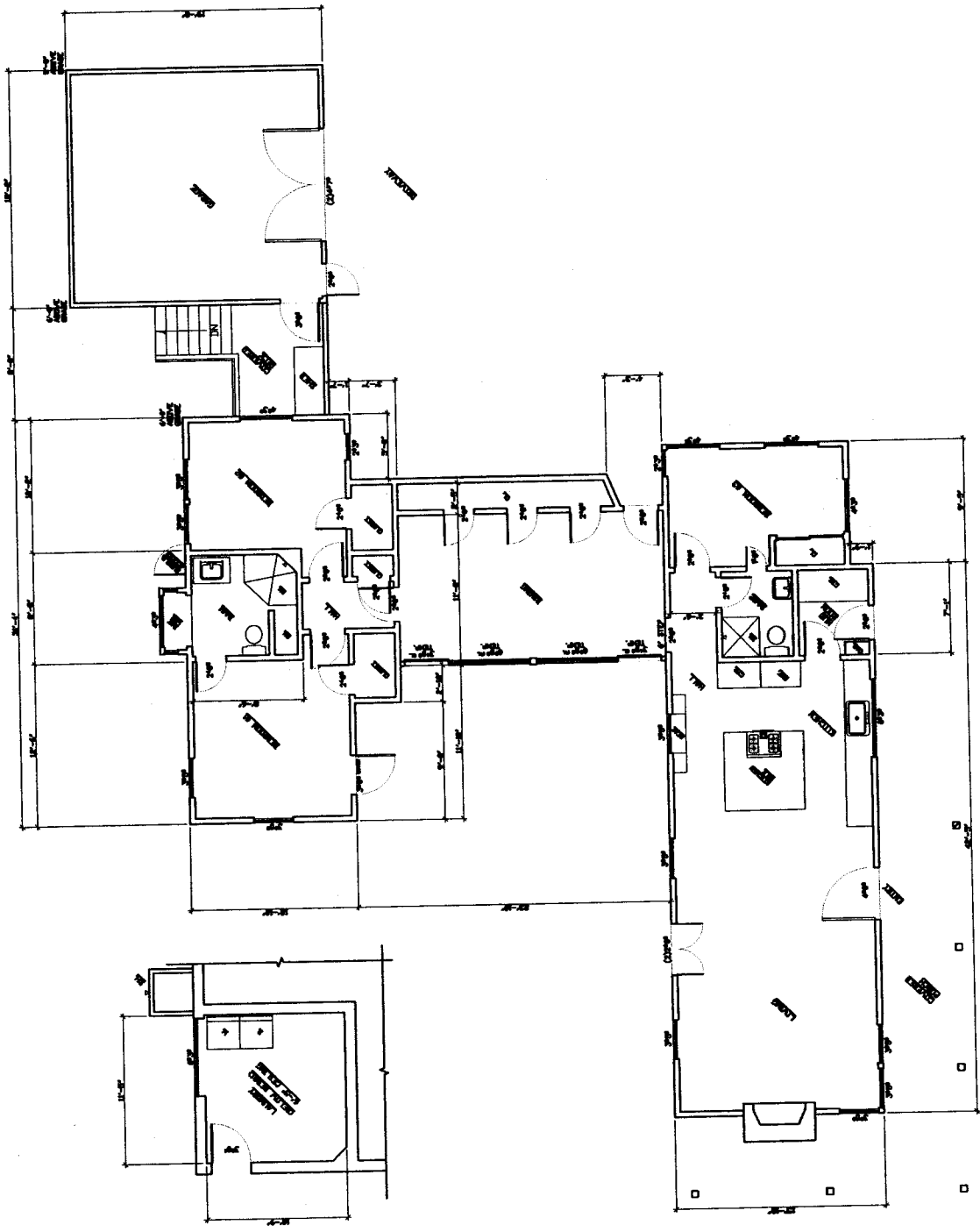


EXHIBIT A

ELEVATIONS & ROOF PLAN

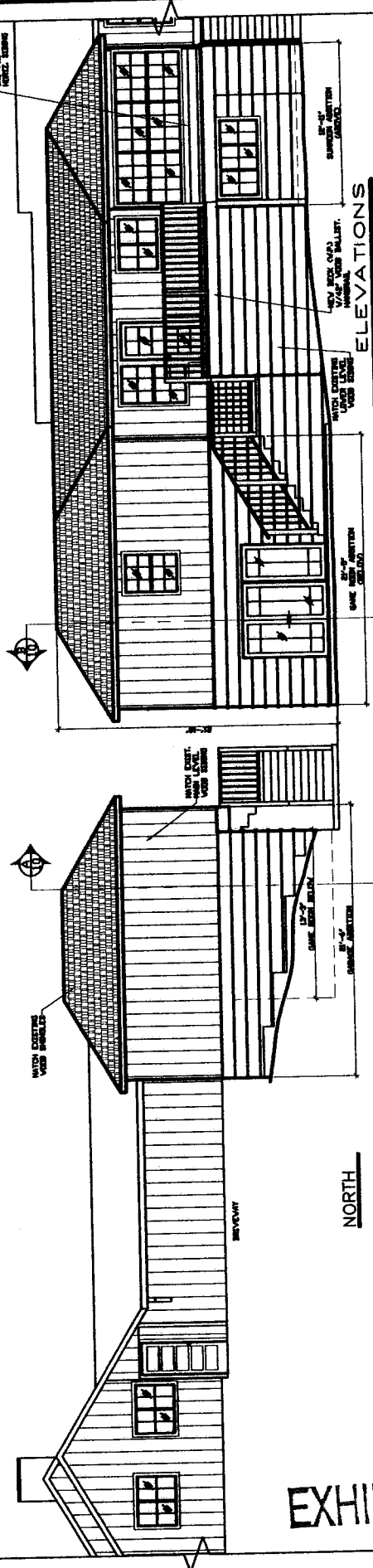
DENNIS NORTON
ARCHITECT
1000 AVENUE 100
SANTA CRUZ, CA 95060

LA TORRE RESIDENCE
51 HOLLINS DR
SANTA CRUZ, CA 95060
APN 060-221-09

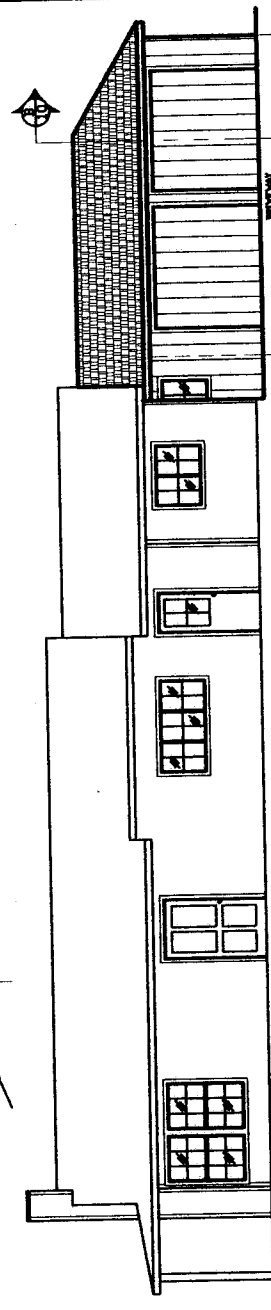
ELEVATIONS

NOTE: ▽ = TINTED GLASS

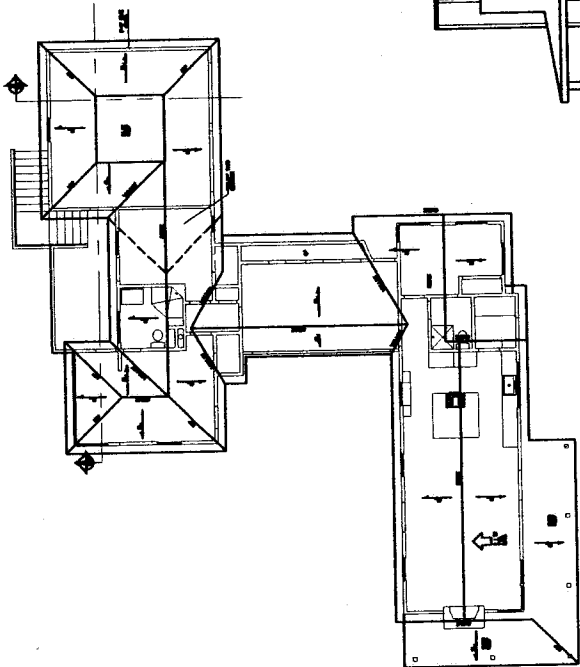
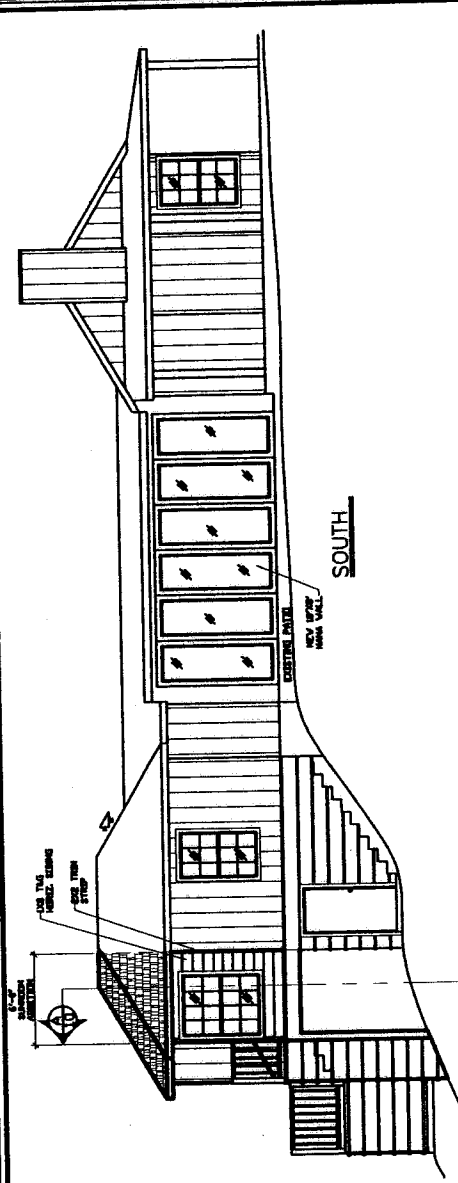
WEST



EAST



SOUTH



ROOF PLAN
SCALE 1/8" = 1'-0"

4

07/07/00

HOLLINS

1/2"=1'-0"

PROPOSED FLOOR PLAN

DENNIS NORTON
ARCHITECT
1000 10TH AVENUE
SANTA CRUZ, CA 95060

LA TORRE RESIDENCE
51 HOLLINS DR
SANTA CRUZ, CA 95060
APN 060-221-09

FLOOR PLAN
Scale 1/8"=1'-0"

WALL LEGEND
EXISTING WALL
PROPOSED WALL

EXHIBIT A

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the reduction of the required side yard setback from 15 feet to 5 feet is recommended in order to allow the reconstruction of the garage for the existing residential use. The historic status of the existing structure, the steep slope to the rear of the building site, and the location of the existing large oak trees are the special circumstances affecting the subject property.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the variance will allow the reconstruction of the attached garage for an existing residence on a residentially zoned parcel and the structure will be adequately separated from improvements on surrounding properties.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that other properties in the neighborhood are developed with single family dwellings with attached garages similar to the structure that is proposed. Therefore, it would not be a grant of a special privilege for the construction of a replacement attached garage for the existing residence on the subject property. The current residential use is consistent with the existing pattern of development in the neighborhood.

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. 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 residence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure will be adequately separated from improvements on surrounding properties.

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 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-1-20-L (Single family residential - 20,000 square feet minimum - Historic combining district) zone district in that the primary use of the property will continue to be one residence. Variance findings have been made which will allow deviation from zone district site standards.

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 Very Low Density Residential (R-UVL) land use designation in the County General Plan.

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 addition to an existing residence will not generate increased traffic or overload utilities. The expected level of traffic generated by the proposed project is anticipated to remain at only peak trip per day (1 peak trip per dwelling unit).

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 project is located in a mixed neighborhood containing a variety of architectural styles, and the existing 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.

Not applicable.

Conditions of Approval

Exhibit A: Project Plans "La Torre Residence", prepared by Dennis Norton, 6 sheets, dated 7/17/08.

- I. This permit authorizes the demolition of an existing attached garage and the construction of a replacement attached garage, including a Variance to reduce the required side yard from 15 feet to 5 feet, at an existing residence. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. 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.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- 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.
 2. Grading, drainage, and erosion control plans.
 - a. The erosion control plan shall show how sediment will be contained on site during construction.
 - b. No fill may be placed on slopes in excess of 20%.

3. A landscape plan for all areas disturbed during construction shall be submitted to staff for review and approval, per the Conditions of Approval for 08-0336.
 4. All visible replacement material and color shall visually match the previous situation. The siding of the sunroom addition shall be horizontal with a transitional strip to mark the addition, per the Conditions of Approval for 08-0336.
 5. The location of the entire septic system (tank and leaching areas), per Environmental Health Services comments.
 6. Relabel proposed game/storage room under the garage as a non-habitable room on all plan sheets.
 7. 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 drainage fees to the County Department of Public Works, Drainage.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- F. Meet all requirements and pay any applicable plan check fee of the Scotts Valley Fire Protection District.
- G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- H. Submit 3 copies of a plan review letter which references the final revised set of the Building Permit plans, prepared and stamped by a licensed Geotechnical Engineer.
- 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.
- 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.
- K. Complete and record a Declaration of Restriction to construct a Non Habitable

Accessory Structure for the proposed storage room. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.

- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. 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.
 - 1. If any artifact or other evidence of a Native American cultural site which appears to exceed 100 years of age or if human remains are exposed, activity shall cease and desist until an Archaeological Site Development Approval can be issued under County Code sections 16.40.040 and 16.40.050, per the Conditions of Approval for 08-0336.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

Please note: This permit expires two years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Application #: 08-0440

APN: 060-221-09

Owner: La Torre

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Randall Adams
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: 08-0440
Assessor Parcel Number: 060-221-09
Project Location: 51 Hollins Drive

Project Description: Proposal to demolish and reconstruct an attached garage at an existing residence.

Person or Agency Proposing Project: Dennis Norton

Contact Phone Number: (831) 476-2616

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

Specify type:

E. ☒ **Categorical Exemption**

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

F. Reasons why the project is exempt:

Additions to an existing single family residence in an area designated for residential development.

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

Randall Adams, Project Planner

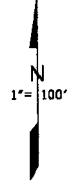
Date: _____

FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1988

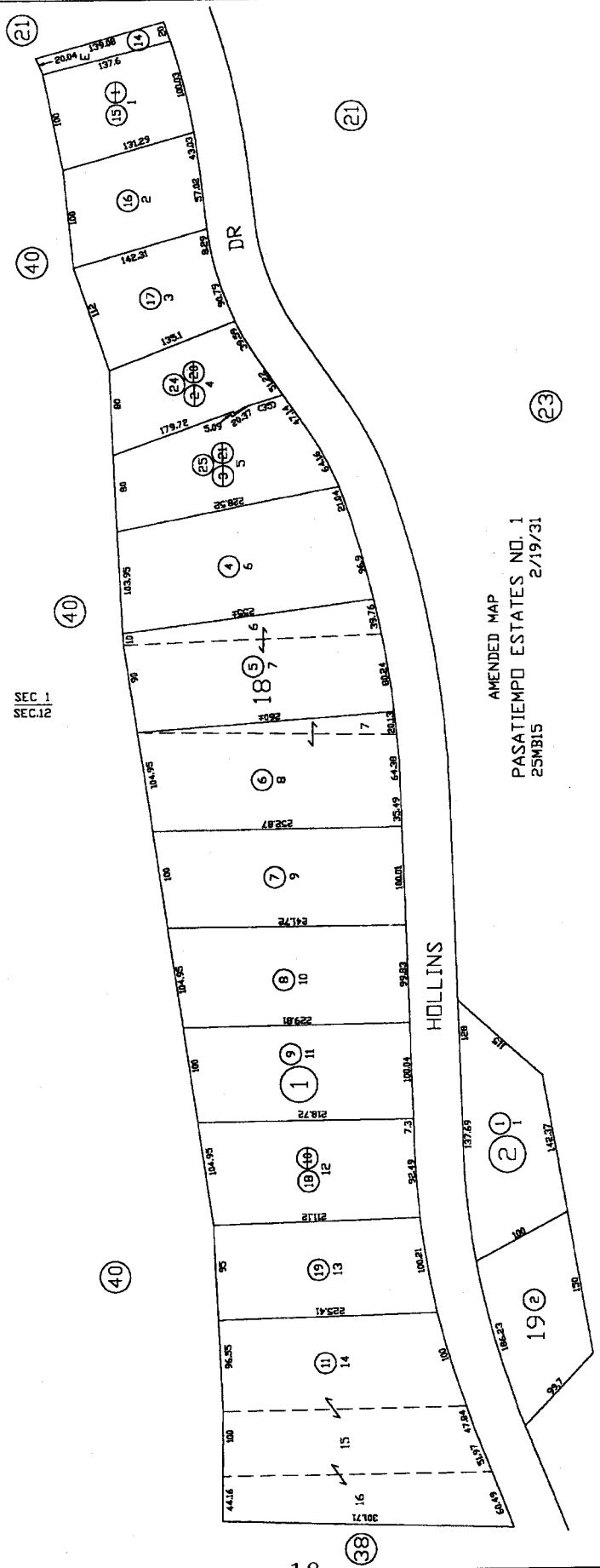
CARBONERO RANCHO
 POR. SEC 1 & 12, T.11S., R.2W., M.D.B. & M.

Tax Area Code
 94-012

60-22



SEC. 1
 SEC. 12



AMENDED MAP
 PASATIEMPO ESTATES NO. 1
 2/19/31
 25MBIS

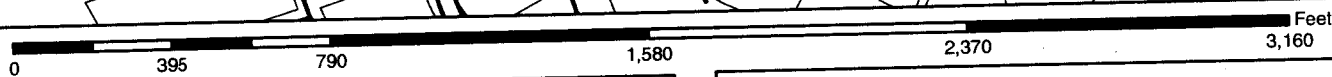
Assessor's Map No. 60-22
 County of Santa Cruz, Calif.
 July 1954

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

Electronically drawn 6/10/96 KSA
 Rev 6/14/97 CS (MS ref changed)
 Rev 6/27/01 mwn (changed page refs)

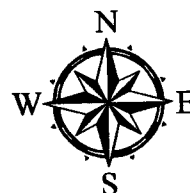


Location Map



LEGEND

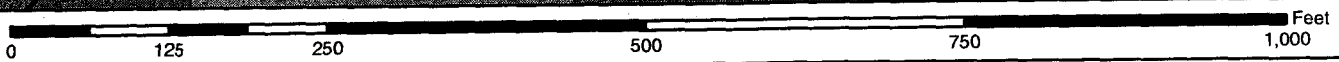
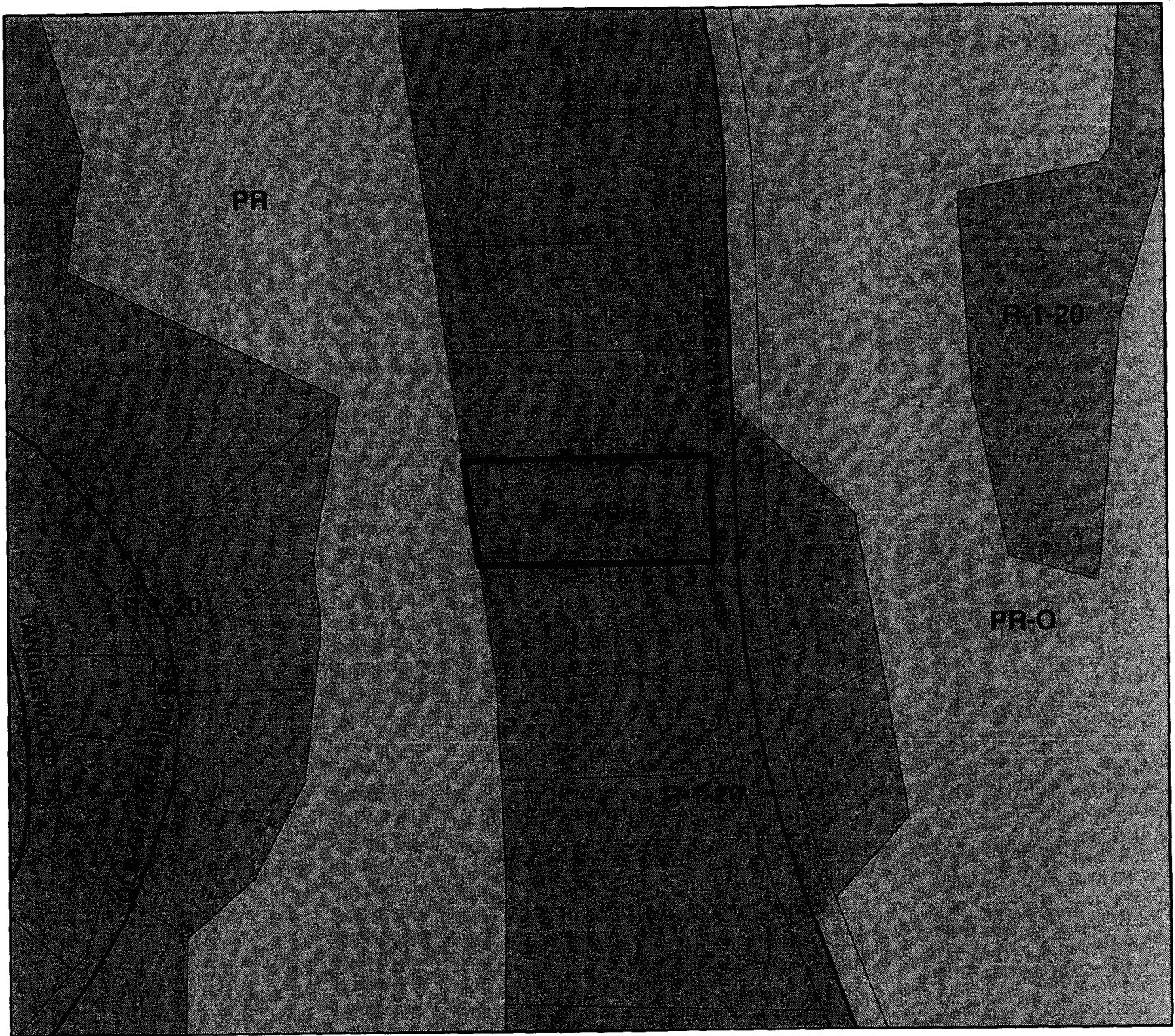
-  APN: 060-221-09
-  Assessors Parcels
-  Streets
-  State Highways



Map Created by
County of Santa Cruz
Planning Department
October 2008



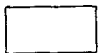
Zoning Map



LEGEND



APN: 060-221-09



Assessors Parcels



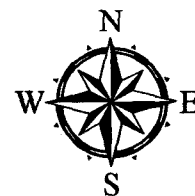
Streets



RESIDENTIAL-SINGLE FAMILY



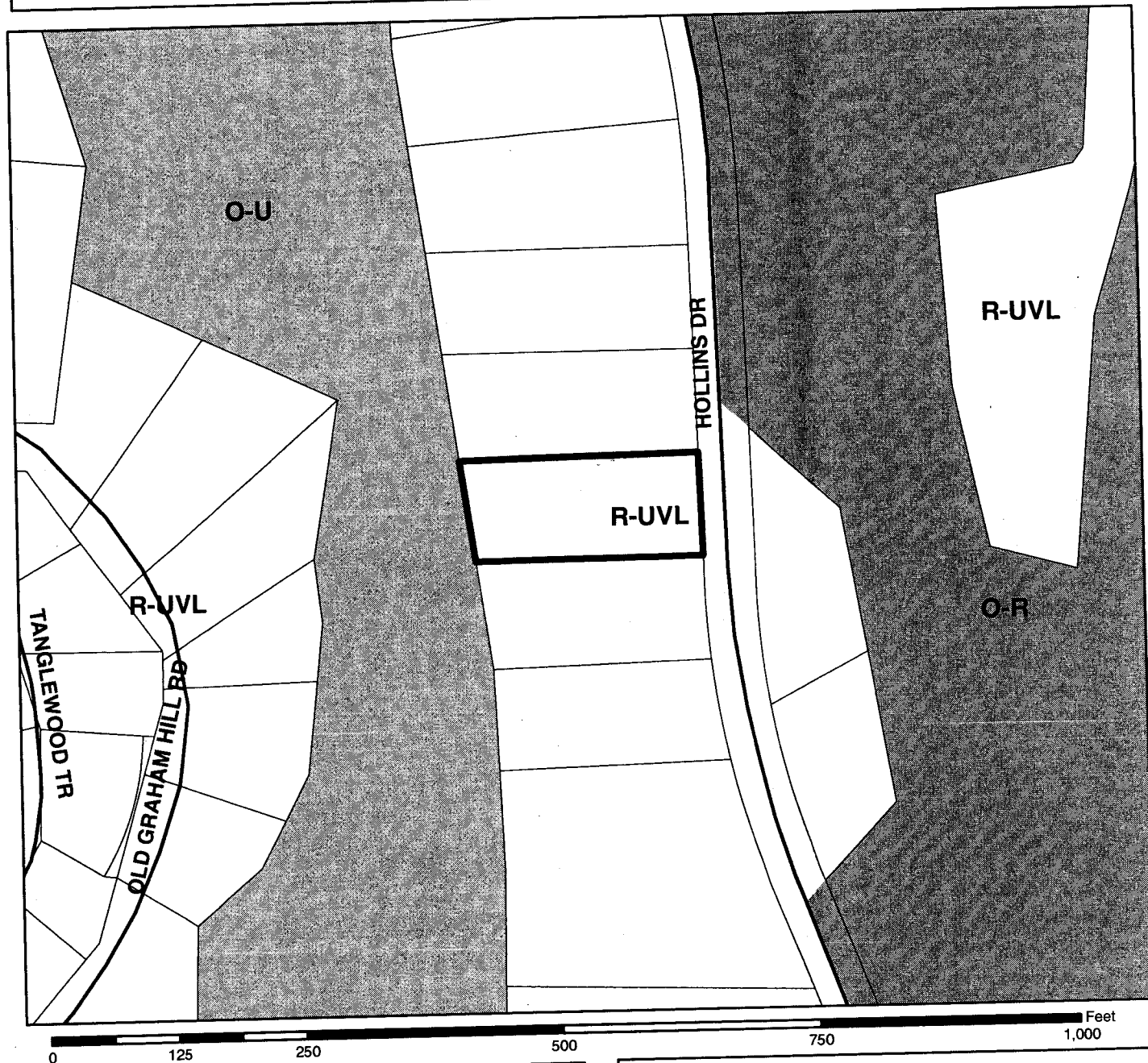
PARK



Map Created by
County of Santa Cruz
Planning Department
October 2008



General Plan Designation Map



LEGEND



APN: 060-221-09



Assessors Parcels



Streets

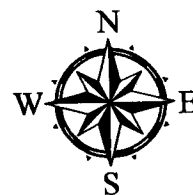
Residential - Urban Very Low Density



Urban Open Space



Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
October 2008

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

Project Planner: Randall Adams
Application No.: 08-0440
APN: 060-221-09

Date: February 4, 2009
Time: 08:03:19
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON OCTOBER 21, 2008 BY JESSICA L DEGRASSI =====

Please revise the plans to show the existing retaining wall in the rear yard. It appears that the room addition will be close to this wall and may produce a surcharge on the wall, requiring a geotechnical (soils) report. Comments will follow receipt of revised plans. ===== UPDATED ON DECEMBER 1, 2008 BY JESSICA L DEGRASSI

=====

Project considered complete for EP review

Environmental Planning Miscellaneous Comments

===== REVIEW ON OCTOBER 21, 2008 BY JESSICA L DEGRASSI =====

===== UPDATED ON NOVEMBER 20, 2008 BY JESSICA L DEGRASSI =====

A soils report will be required for the building permit application. The sreport shall include recommendations for design of the foundation and retaining wall under the new garage. Please submit two copies of the report for formal review with the building permit application package.

Please note, that once the soils report has been reviewed and accepted a plan review letter will be required from the soils engineer. This letter shall state that the plans are in conformance with the recommendations and conclusions of the soils report. The letter shall reference the most recent dated plan set. It is advised that this letter be prepared after all reviewing agencies have approved the plan set.

An erosion control plan will be required with the building permit application. This plan shall show how sediment will be contained onsite during construction. This plan shall also show the destination of the cut material from under the proposed garage. Please note that fill may not be placed on slopes over 20%. It is recommended that this material be hauled to a legal landfill offsite. Please add appropriate language to the plans. ===== UPDATED ON DECEMBER 1, 2008 BY JESSICA L DEGRASSI =====

Dpw Driveway/Encroachment Completeness Comments

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

===== REVIEW ON OCTOBER 6, 2008 BY DEBBIE F LOCATELLI =====

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

Dpw Driveway/Encroachment Miscellaneous Comments

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

===== REVIEW ON OCTOBER 6, 2008 BY DEBBIE F LOCATELLI =====

No comment.

Environmental Health Completeness Comments

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 08-0440
APN: 060-221-09

Date: February 4, 2009
Time: 08:03:19
Page: 2

===== REVIEW ON OCTOBER 15, 2008 BY JIM G SAFRANEK ===== If the total habitable space addition to the existing SFR is less than 500 sf, the proposal is approved. The applicant will need an EH clearance at the building phase. Septic tank was pumped and passed in 2006. Plan must show location of the entire sewage disposal system for EH clearance. If the space above the garage is determined by Planning to be a bedroom addition, the applicant will need to upgrade the septic through a permit with EHS; for consultation if a septic permit is required call 454-2736.

===== UPDATED ON NOVEMBER 17, 2008 BY JIM G SAFRANEK ===== The project is approved with the condition that the entire septic system is illustrated to scale on the building plan. Contrary to the claim made by D Norton the leachfields and expansion fields are not shown on the revised dev review site plan routed to EHS. Note that the space above the garage, if determined to be a bedroom by the Planning Dept, will require an upgrade to the onsite sewage disposal system.

Environmental Health Miscellaneous Comments

===== REVIEW ON OCTOBER 15, 2008 BY JIM G SAFRANEK =====
NO COMMENT

Scotts Valley Fire District Completeness Comments

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

===== REVIEW ON OCTOBER 29, 2008 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 OCTOBER 29, 2008 BY MARIANNE E MARSANO =====
NO COMMENT

DENNIS NORTON

HOME DESIGN & PROJECT PLANNING

10-2-2008

Planning Department,
County of Santa Cruz

RE: 08-0313

51 Hollins Drive, Santa Cruz

Request for variance to side yard setback.

To whom it may concern:

We are proposing to rebuild a two car garage at the site of a Historic House at 51 Hollins Drive in Santa Cruz. The existing two car garage was build in the 1930's and was designed as a carriage house and is not suitable for the parking of today's autos. This garage now comes to the North property line and the structure is in disrepair.

We are proposing to rebuild the garage as a two car garage with a under side storage area. It is only possible to rebuild this structure at its present location and observe a 5 foot setback if a Variance to the 15 foot side yard setback is granted.

The terrain behind the structure is extremely steep and would require a new sloped driveway and turnaround to accommodate a structure located behind the existing house.

This is a Historic Structure and has been approved in the Historic Review process. Its proposed location is in keeping with the historic design as approved by the Historic Review Committee.

A five foot setback is common place in this neighborhood with the adjacent property having a garage at five foot from this north property line. The justification for the Variance would include: We are requesting a grant of Variance that is a privilege enjoyed by the neighboring property owners, the proposed location is best suited for this site due to terrain and physical features and that this design as proposed is in keeping with the historic design and sitting of this house on the lot.

Thank you for your consideration.

Dennis R. Norton
(Representative for the owner)





COUNTY OF SANTA CRUZ

Planning Department

HISTORIC PRESERVATION PLAN PERMIT

Applicant/Owner: D. Norton for La Torre
Address: 712 #C Capitola Ave.
Capitola, CA 95010

Permit Number: 08-0336
Parcel Number(s): 060-221-09

PROJECT DESCRIPTION AND LOCATION

08-0336

51 Hollins Drive, Santa Cruz

APN: 060-221-09

Proposal to demolish an existing garage and to construct a replacement attached garage with an accessory structure below, remove a "bay window", construct an addition to an existing bedroom and construct a deck. Requires Historic Preservation Plan Review.

Property located on the west side of Hollins Drive about 1800 feet south of the intersection of Pasatiempo Drive and Hollins Drive (51 Hollins Drive).

Owner: La Torre

Applicant: Norton

Supervisory District: First

SUBJECT TO ATTACHED CONDITIONS

Approval Date: 09/11/2008

Effective Date: 09/25/2008

Exp. Date: 09/25/2010

Coastal Appeal Exp. Date: N/A

— This project requires a Coastal Development Permit which is not appealable to the California Coastal Commission. It may be appealed to the Board of Supervisors. The appeal must be filed within 14 calendar days of action by the decision body.

— This project requires a Coastal Development Permit. Denial or approval of the Coastal Development Permit is appealable to the Board of Supervisors; the appeal must be filed within 14 calendar days of action by the Planning Commission. After all local appeal periods have ended (grounds for appeal are listed in the County Code Section 13.20.110), approval of a Coastal Development permit is appealable to the California Coastal Commission. The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of final local action.

This permit cannot be exercised until after the Coastal Commission appeal period. That appeal period ends on the above indicated date. Permittee is to contact Coastal staff at the end of the above appeal period prior to commencing any work.

A Building Permit must be obtained (if required) and construction must be initiated prior to the expiration date in order to exercise this permit. **THIS PERMIT IS NOT A BUILDING PERMIT.**

By signing this permit below, the owner agrees to accept the terms and conditions of this permit and to accept responsibility for payment of the County's costs for inspections and all other actions related to noncompliance with the permit conditions. This permit shall be null and void in the absence of the owner's signature below.

Signature of Owner/Agent

Date

Don Bussey
Staff Planner

Date

**CONDITONS OF APPROVAL
HISTORIC PRESERVATION PLAN**

08-0336

APN: 060-221-09

Norton for La Torre

1. If any artifact or other evidence of a Native American cultural site that reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease and desist until an Archaeological Site Development Approval can be issued under County Code sections 16.40.040 and 16.40.050.
2. A landscape plan for all of the areas disturbed during construction shall be submitted to staff for review and approval.
3. All visible replacement material and color shall visually match the previous situation. *The siding on the sunroom addition shall be horizontal with a transitional strip to demarcate the addition* (added by HRC).



COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

August 29, 2008

AGENDA: September 11, 2008

HISTORIC RESOURCE PRESERVATION PLAN REVIEW

Applicant:.....D. Norton
Owner:.....J. & C. La Torre
Application No.:.....08-0336
APN:.....060-221-09
Situs:.....51 Hollins Drive, Santa Cruz, CA
Location:.....West side of Hollins Drive about 1,800 feet south of Pasatiempo Drive
Historic Name:.....Gallwey House
Current Name:.....None
Rating:.....NR5

Existing Site Conditions

Parcel Size:.....Approximately 22, 900 +- square feet
Use:.....Residential

Planning Policies

Planning Area:.....Carbonera
Zone District:.....R-1-20-L
General Plan Land Use Designation:.....Urban Very Low Residential
Coastal Zone:.....No

I. PROJECT DESCRIPTION

Proposal to demolish an existing garage and to construct a replacement attached garage with an accessory structure below, remove a "bay window", construct an addition to an existing bedroom and construct a deck.

Requires Historic Preservation Plan Review.

II. DISCUSSION

A. Background and Site Description

The existing dwelling on this parcel is listed in the County's Historic Resources Inventory (HRI) with a historic rating of NR5, which the County Code defines as "property determined to have local historical significance." The site has been part of the HRI since 1986.

According to the HRI, this building is part of the Pasatiempo community and involves a structure designed by William Wurster. The dwelling reflects the characteristics of a Wurster designed house : "generous front door, vertical board siding, double hung windows, a hint of tradition". Please refer to the attached pages from the HRI for the complete information about the historic and architectural significance of the building (Exhibit D).

The Sidewalk Companion to Santa Cruz Architecture (Chase and Gregory) describes the structure as "A miniature ranch house with a v-shaped courtyard plan and a slate floor in the lining room. Its understated, simple, cottage-like street front sports familiar Wurster ingredients: generous front door, vertical board siding, double-hung windows, a hint of tradition. It was originally intended as a summer house."

The building is located on the west side of Hollins Drive in Pasatiempo (Exhibit A). The building sits on small fairly level area in the eastern portion of the lot. The lot has a steep drop-off to the west in the western 2/3 of the lot (Exhibit B). The parcel is rectangular in shape, with about 100 feet of frontage along Hollins Drive (Exhibit C).

B. Purview of the HRC

Your Commission is requested to consider an Historic Resource Preservation Plan as provided for in Section 16.42.060 of the County Code to address the reconstruction of the garage, the addition of the accessory room and the addition to the bedroom and of some decks to an existing designated historic resource. In so doing, your Commission will be considering the effect of the proposal on the architectural and historic integrity, significance, and setting of the existing historic building.

C. Historic Preservation Criteria

General Plan Policies 5.20.3 and 5.20.4 require that development activities on property containing historic resources protect, enhance, and/or preserve the "historic, cultural, architectural, engineering, or aesthetic values of the resource as determined by the Historic Resources Commission" based on the Commission's review and approval of historic preservation plans. Chapter 16.42 of the County Code implements those General Plan Policies.

County Code Subsection 16.42.040(a) and Section 16.42.060 are applicable to the proposal. Subsection 16.42.040(a) states, in relevant part, that

"no person shall make or cause any material change to the exterior of an historical structure. . . unless such action is in conformance with a valid Historic Resource Preservation Plan approved by the Historic Resources Commission".

Subsection 16.42.060 (c) 1, Historic Preservation Criteria, requires that alteration of historic resources and new construction on historic properties meet certain criteria. Those criteria are attached (Exhibit D), each followed by a discussion of the applicability of the criterion and how the proposal does or does not meet that criterion.

III. CONCLUSION

The proposal involves a small addition to the historic dwelling and the replacement of the attached garage. Based upon the attached plans (Exhibit G), the attached findings (Exhibit I) and as conditioned, the proposed work is consistent with the requirements of County Code regarding alteration of historic resources. A separate application for a variance to reduce the site standards is required for this project.

IV. RECOMMENDATION

Therefore, it is RECOMMENDED that your Commission Approve the Historic Resource Preservation Plan as submitted (Exhibit E), the project plans marked Exhibit G, based upon the attached findings (Exhibit H and I), and the following Conditions of Approval:

1. If any artifact or other evidence of a Native American cultural site that reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease and desist until an Archaeological Site Development Approval can be issued under County Code sections 16.40.040 and 16.40.050.
2. A landscape plan for all of the areas disturbed during construction shall be submitted to staff for review and approval.
3. All visible replacement material and color shall visually match the previous situation.

Action Date: _____

Effective Date: _____

Expiration Date: _____

ACTION: Ayes _____
 Noes _____
 Absent _____

Date: _____

Don Bussey
Secretary to the Commission

Exhibits

- A. Location Map
- B. Aerial Photograph with site topography
- C. Assessors' Parcel Map
- D. Historic Resources Inventory pages for the subject site
- E. Applicant's Historic Preservation Plan
- F. Copies of Photo's of the structure
- G. Copies of the Project Plans
- H. Alteration Criteria
- I. Findings
- J. Copies of Wurster Plans for the site