

Staff Report to the Zoning Administrator

Application Number: 06-0661

Applicant: Juan Gonzalez Owner: Caprioglio APN: 042-222-02 Agenda Date: 4/3/09 Agenda Item #: **3** Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing two story single family dwelling (of approximately 1,500 square feet) and to construct a replacement two story single family dwelling (of approximately 3,361 square feet).

Requires a Coastal Development Permit, and Variances to reduce the required front yard setback and distance to a garage entrance from 20 feet to 1 foot, and to increase the allowed coverage of the required front yard by parking from 50% to 57%.

Location: Property located on the west side of Highland Drive, about 400 feet north of Rio Del Mar Blvd. (222 Highland Drive)

Supervisoral District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required: Coastal Development Permit, Variances **Technical Reviews**: Geologic and Soils Report Reviews

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0661, based on the attached findings and conditions.

Exhibits

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)

E. Assessor's, Location, Zoning and General Plan MapsF. Comments & Correspondence

Parcel Information

Parcel Size:	7,697 square feet
Existing Land Use - Parcel:	Single family residence

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

Existing Land Use - Surrounding:	Single family residential neighborhood
Project Access:	Highland Drive
Planning Area:	Aptos
Land Use Designation:	R-UM (Urban Medium Density Residential)
Zone District:	R-1-4 (Single family residential - 4,000 square feet
	minimum)
Coastal Zone:	X Inside Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes <u>No</u>

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Environmental Information

Geologic Hazards:	Steep slope to rear of residence - Geologic report reviewed & accepted
Soils:	Soils report reviewed and accepted
Fire Hazard:	Not a mapped constraint
Slopes:	5-15 % at building, 30-50+% at rear of property
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed - footing excavation only
Tree Removal:	Two small clusters of trees to be removed at rear of residence
Scenic:	Mapped scenic resource - Beach viewshed
Drainage:	Existing drainage adequate
Archeology:	Mapped archaeological resource - no report required

Services Information

Urban/Rural Services Line:	X Inside Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz County Sanitation District
Fire District:	Aptos/La Selva Fire Protection District
Drainage District:	Zone 6 Flood Control District
Dramage District.	Lone of 100d Control District

History

A variance approval (214-V) was granted for the existing residence prior to the original construction on 9/22/61, which reduced the front setback requirement for the dwelling and the attached carport to approximately 3 feet from the edge of the right of way of Highland Drive. Additional improvements to the existing residence were proposed within the required front yard setback and to the rear of the existing structure and these improvements were reviewed and approved under development applications 92-0788, 95-0129, and 98-0093. None of these prior approvals were implemented and they have expired. Application 99-0787 was submitted to extend the prior approvals, and the work was expanded to include demolition and reconstruction of the residence. Application 99-0787 was reviewed by the Zoning Administrator on 5/7/04 and was denied, with specific modifications recommended for the redesign of the proposed residence that would eliminate height, number of stories, Floor Area Ratio, and side yard setback variance requests. The current application was submitted to include the changes requested by the Zoning Administrator on 5/7/04.

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Project Setting

The subject property is located off of Highland Drive in the Rio Del Mar neighborhood of the Aptos planning area. The existing residence is located on the front portion of the parcel, similar to other homes along the west side of Highland Drive. The property slopes down from Highland Drive, with a very steep slope behind the existing residence. The steep slope area is undeveloped and is vegetated with oak and willow trees.

Project Scope

This proposal includes the demolition of an existing two story single family dwelling with an attached carport (approximately 1500 square feet) and the construction of a new two story single family dwelling with an attached garage (3361 square feet, including garage). The existing residence is mostly one story (and is viewed as one story from the street) with an additional room under the rear of the residence where the property slopes down from the street. The replacement residence will be two stories as viewed from the street, including a bedroom area over the proposed garage, and will have high ceilings in the main level at the rear of the residence. Additional rooms will be located below the main level at the rear of the residence. The existing residence contains one bedroom (per Assessor records) and the replacement residence will contain 3 bedrooms. Two parking spaces will be provided in the garage, with an additional uncovered parking space adjacent to the garage at the front of the residence.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 7,697 square feet, located in the R-1-4 (Single family residential - 4,000 square feet minimum) zone district, a designation which allows residential uses. The proposed replacement residence is a principal permitted use within the zone district and the project is consistent with the site's (R-UM) Urban Medium Density Residential General Plan designation.

	R-1-4 Site Standards (Parcel >5,000 sq. ft.)	Proposed
Front yard setback	20'	1' (Variance Requested)
(& distance to garage entrance)		
Rear yard setback	15'	109' to residence, 80' to deck and stairs
Side yard setbacks	5' (<50' wide parcel)	5' and 5'
Maximum height	28'	28'
Maximum % lot coverage	30%	25%
Maximum Floor Area Ratio	50%	43%
Maximum Number of Stories	2	2
Parking (4 Bedrooms)	3 spaces required	3 spaces provided
Parking within front setback	50% of required front yard	57% (Variance Requested)

The site standards for the zone district are outlined in the chart below.

Variances for the front yard setback, distance to the garage entrance, and the coverage of the front yard area for parking purposes have been requested.

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 need for a variance to reduce the front yard setback was established through Variance approval 214-V when the existing residence was constructed in 1961. The proposed replacement residence will also need to be located at the front of the property, because of the substantial grade change due to the steep slope on the property and associated geologic concerns.

In order to allow for proper vehicular access, it is necessary to locate the garage near the edge of the right of way for Highland Drive due to the topography of the site. Many single family residences in the surrounding neighborhood contain two car garages, and it is reasonable to have a two car garage on this property. The proposed garage will be located about 1 foot from the edge of the right of way, however, the traveled roadway is located an additional 12 feet further away in the right of way, for a total setback of over 13 feet from the traveled roadway. Even with the separation of the structure from the traveled roadway, the 13 feet distance will not allow enough room for standard parking spaces in front of the proposed garage. As a result, an additional parking space is proposed adjacent to the garage to satisfy parking requirements. The total amount of parking within the required front yard setback will exceed the maximum 50% of the required front yard (with two of the parking spaces in the proposed garage). Due to the narrow width of the property, and the need to locate the residence near the front of the parcel, a request to allow use of approximately 57% of the required front yard setback has been included.

The project design also includes a balcony encroaching further into the front yard and Highland Drive right of way, which is not recommended. Staff recommends removal of the front balcony as a condition of approval for this project.

Due to the steep slope to the rear of the building site and the associated geologic concerns, it is necessary to locate the proposed replacement residence at the front of the subject property. Additionally, due to the location of the residence at the front of the parcel, it is necessary to locate an additional parking space within the required front yard setback to comply with parking requirements. The location of the proposed replacement residence and the additional parking space will not create a vehicular sight distance issue, due to the location of the traveled way of Highland Drive which is 12 feet back from the edge of the right of way.

The steep slope to the rear of the building site is the special circumstance affecting the subject property. Due to the presence of the steep slope, and the associated geologic concerns, the variance requests are considered as reasonable and appropriate. The variances will allow the construction of a replacement residence similar to what exists on other properties within the surrounding residential neighborhood and will not result in a grant of special privilege.

Design Review & Scenic Resources

The proposed replacement residence complies with the requirements of the County Design

Review Ordinance, in that the proposed project will incorporate site and architectural design features such as a pitched roof at the front, a stone material base, and muted natural colors to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

The proposed project is located within a mapped scenic resource area and will at least be partially visible from some locations on the public beach. However, the proposed residence is located within a highly developed area and replaces an existing structure in the same location, therefore the additional visual impact of the proposed reconstruction is considered as insignificant.

Local Coastal Program Consistency

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

Geologic Report Review

The subject property is steeply sloped, and required Geologic and Soils Report Reviews to ensure stability of the project site and to determine proper foundation design, with drainage and erosion control recommendations. A geologic building envelope was designated and additional recommendations were provided by the project geologist and geotechnical engineer. The County geologist has reviewed and accepted the geologic and geotechnical reports and the project has been designed according to report recommendations.

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

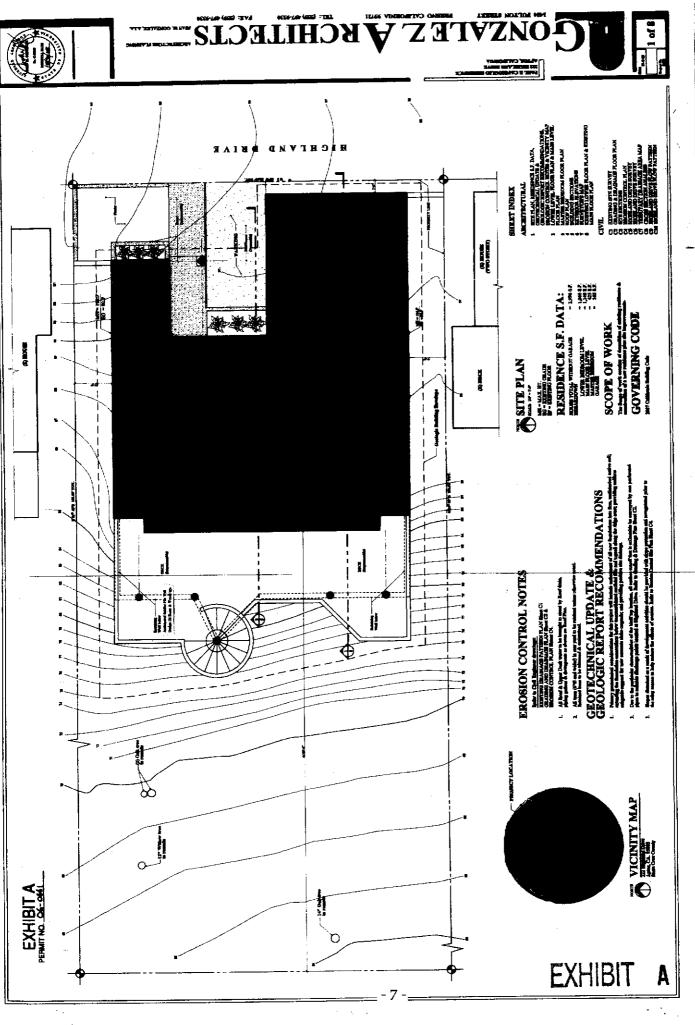
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **06-0661**, based on the attached findings and conditions.

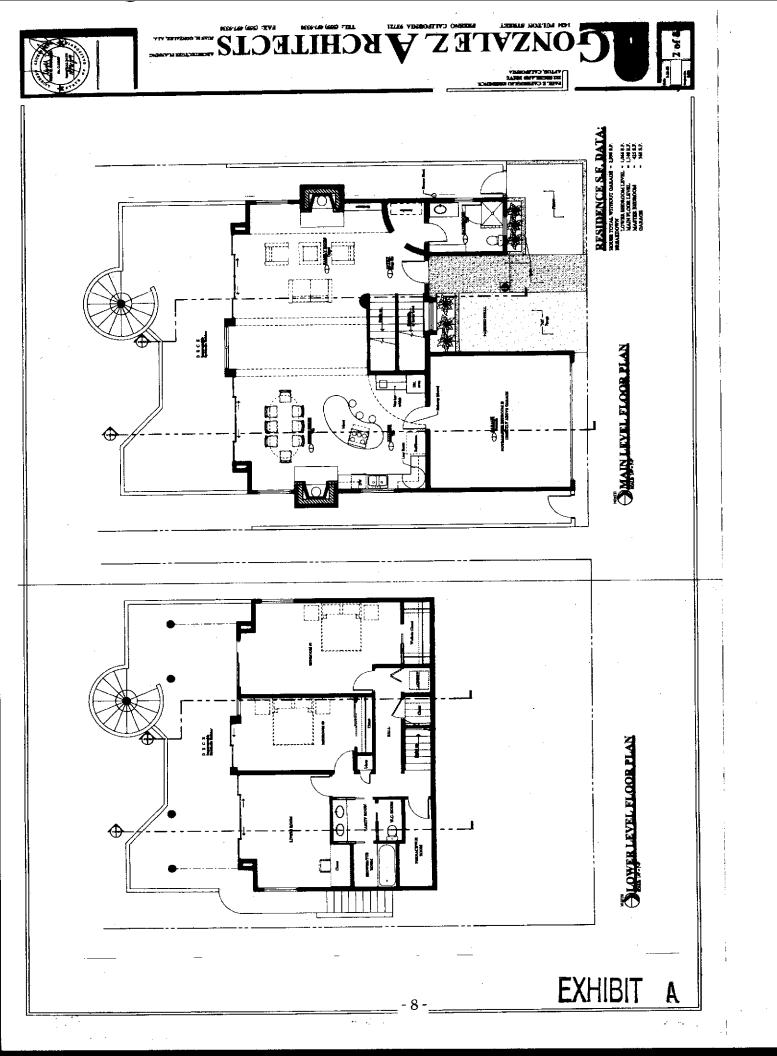
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

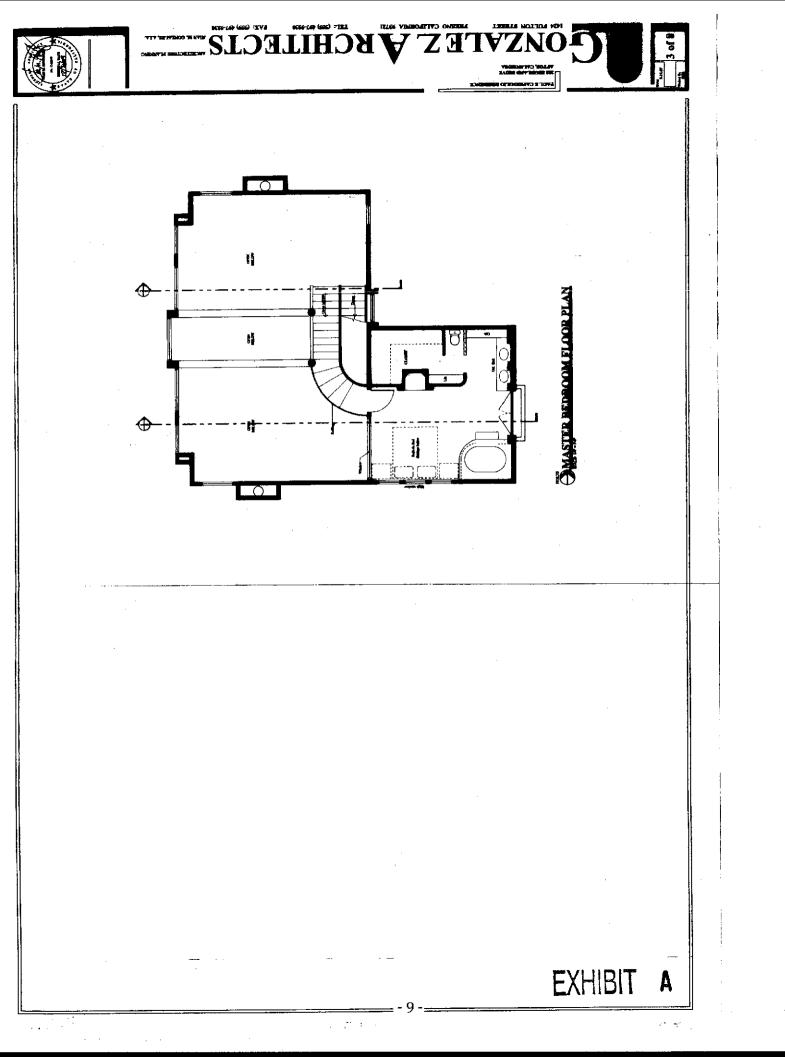
The County Code and General Plan, as well as hearing agendas and additional information are available online at: <u>www.co.santa-cruz.ca.us</u>

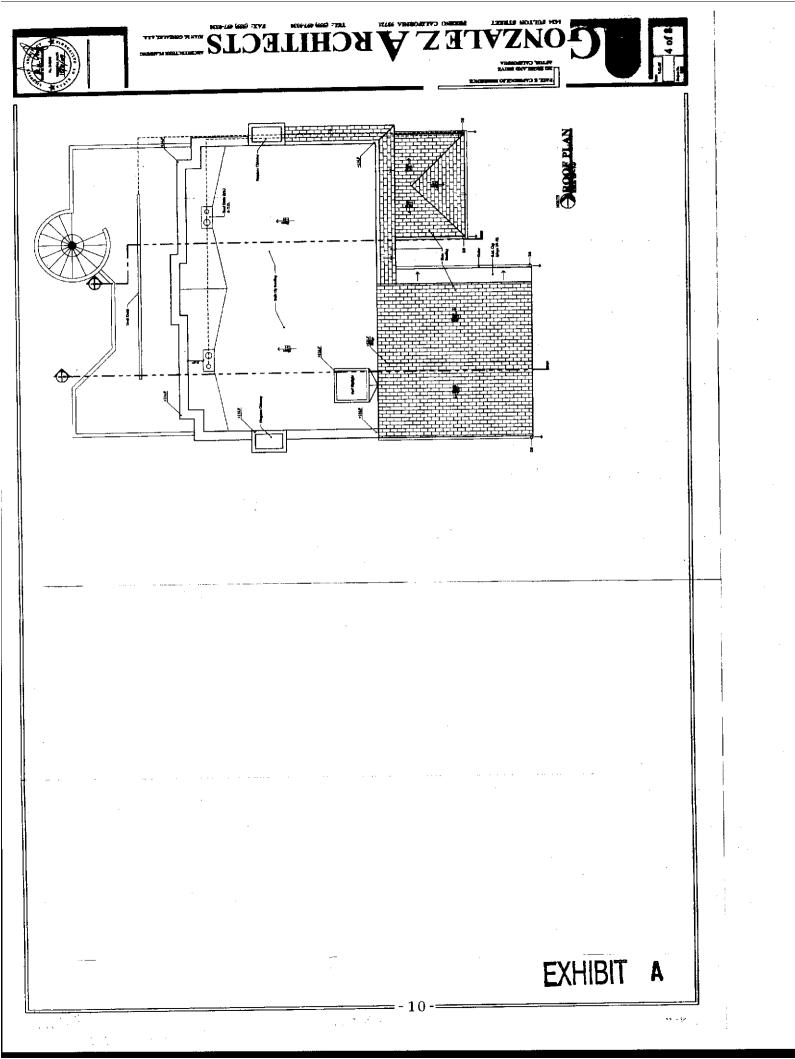
Report Prepared By: Randall Adams

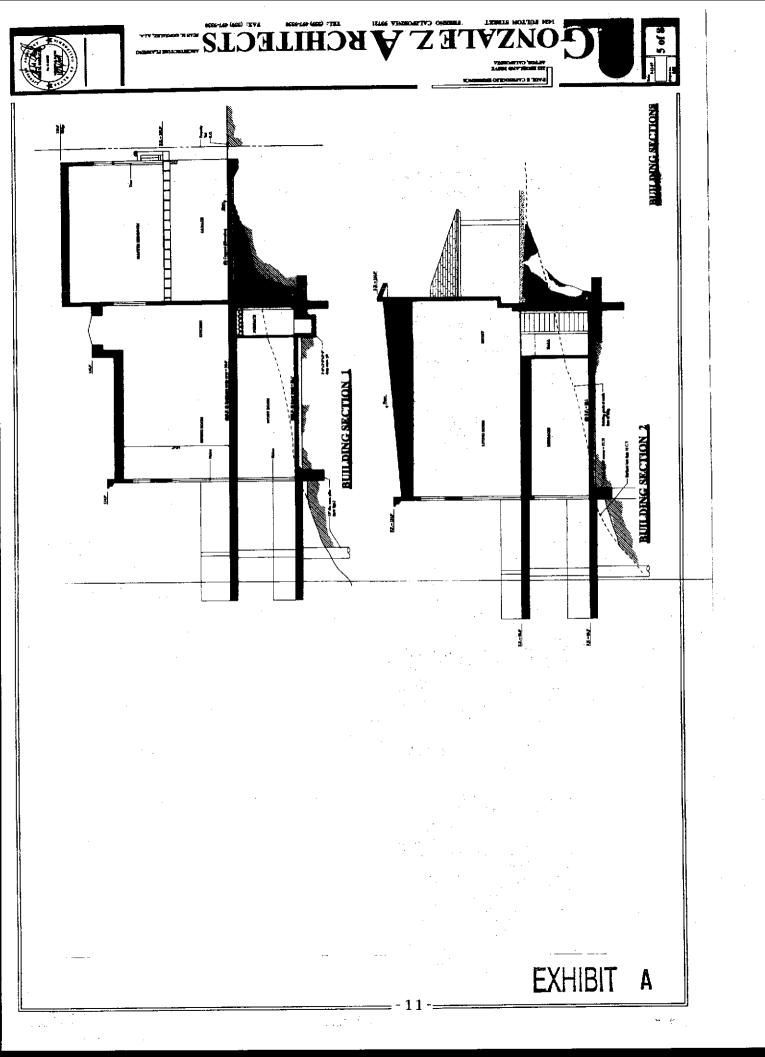
Santa Cruz County Planning Department 701 Ocean Street, 4th Floor Santa Cruz CA 95060 Phone Number: (831) 454-3218 E-mail: <u>randall.adams@co.santa-cruz.ca.us</u>

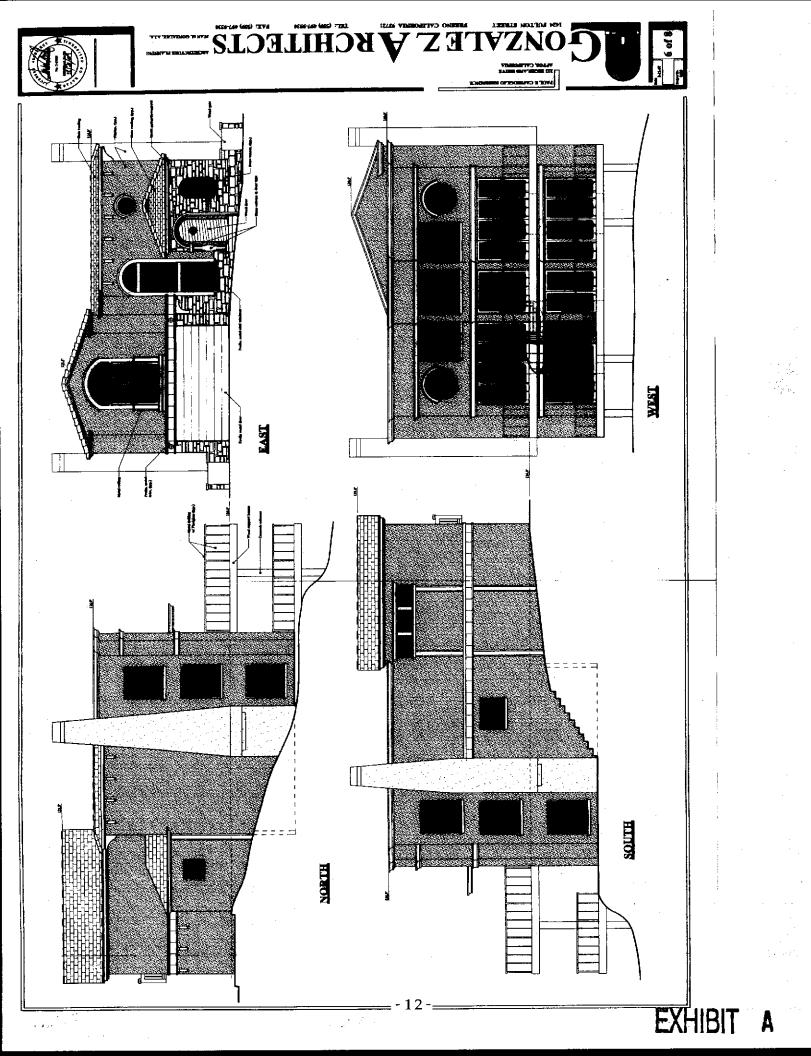


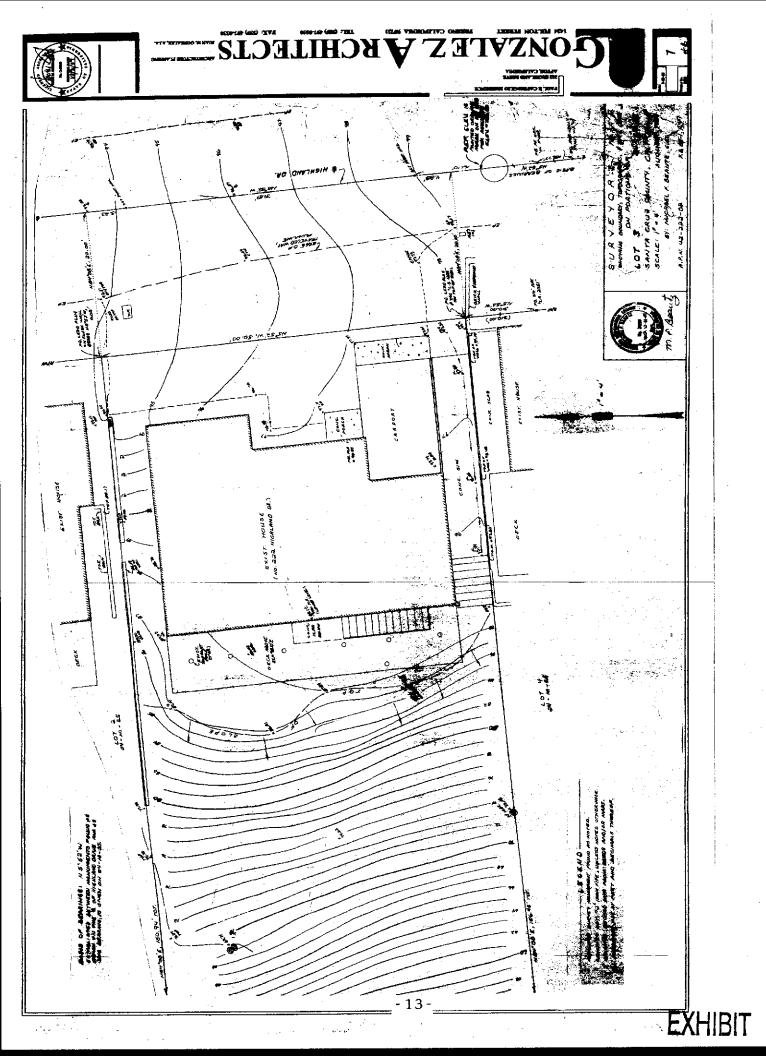




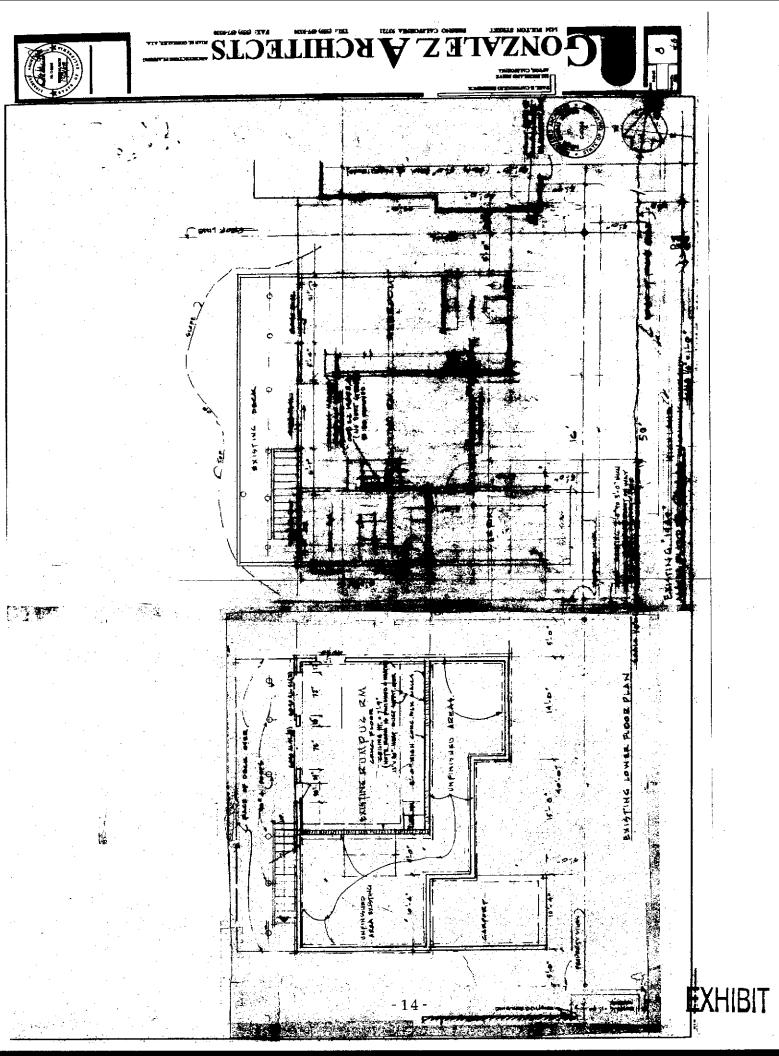




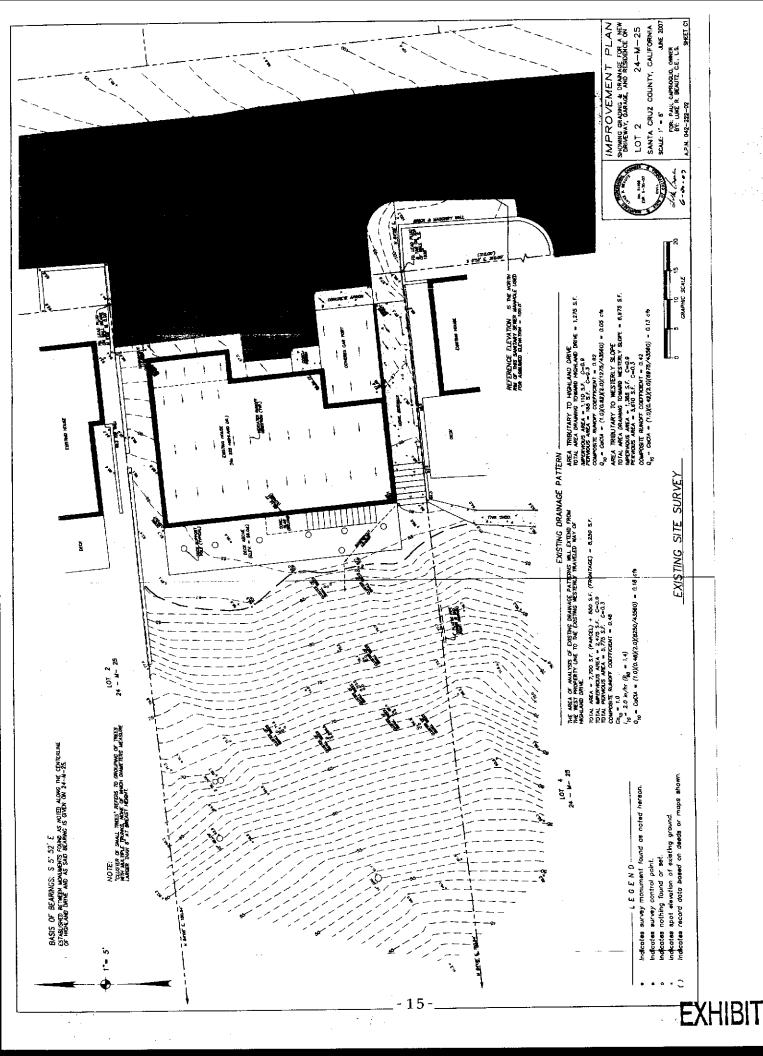




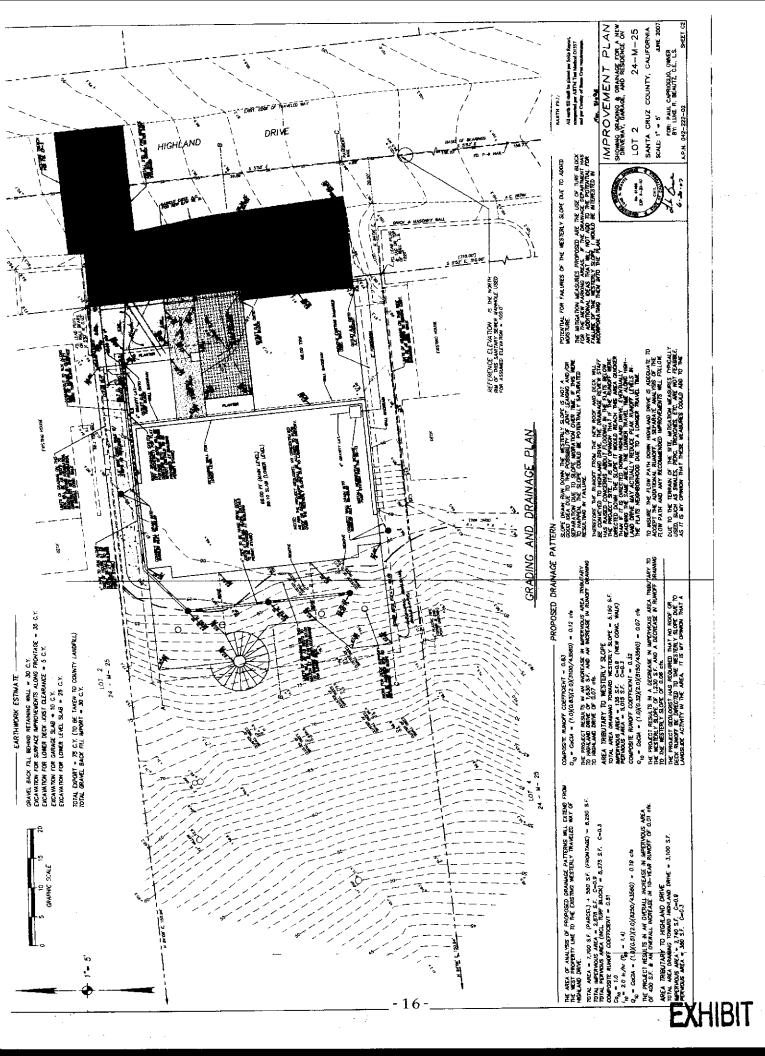
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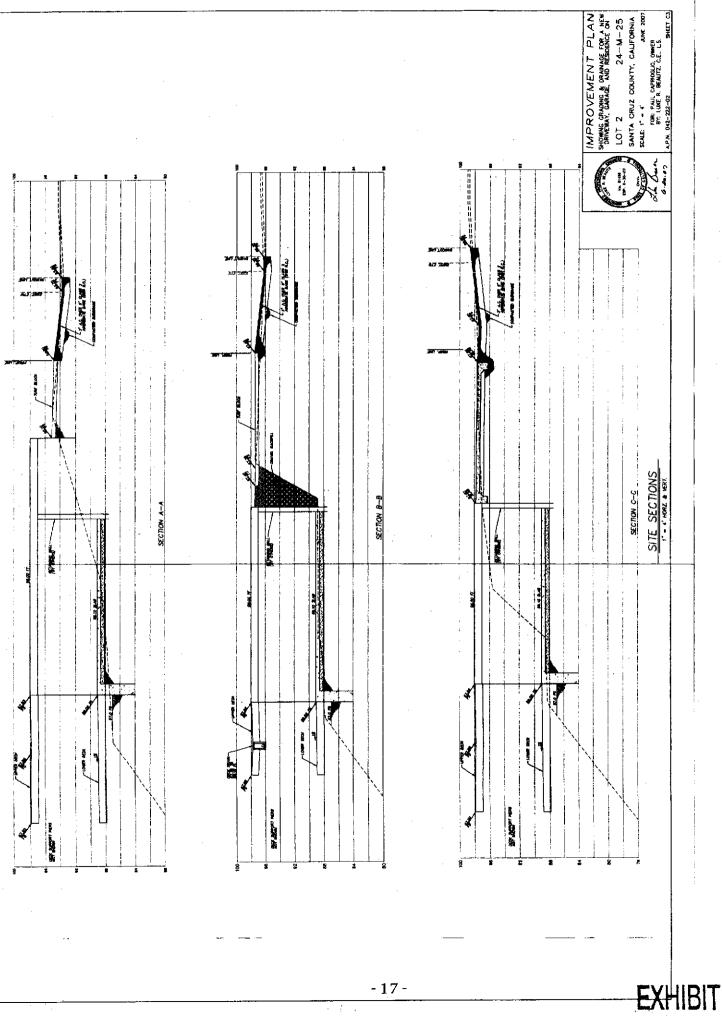
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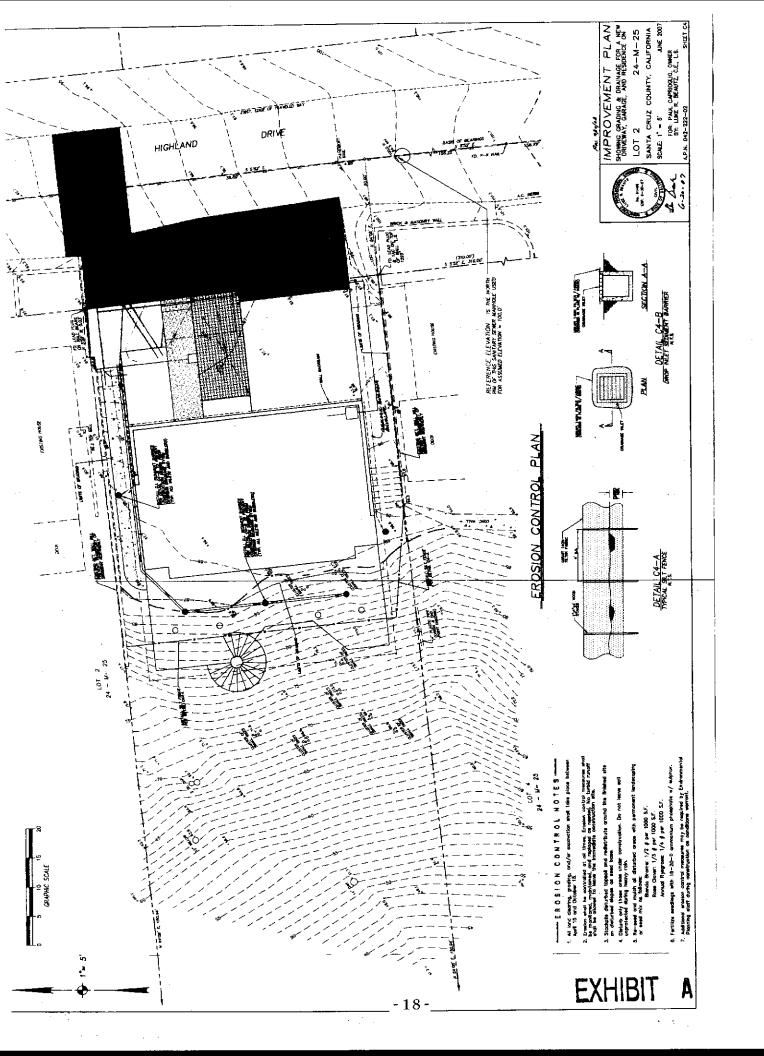
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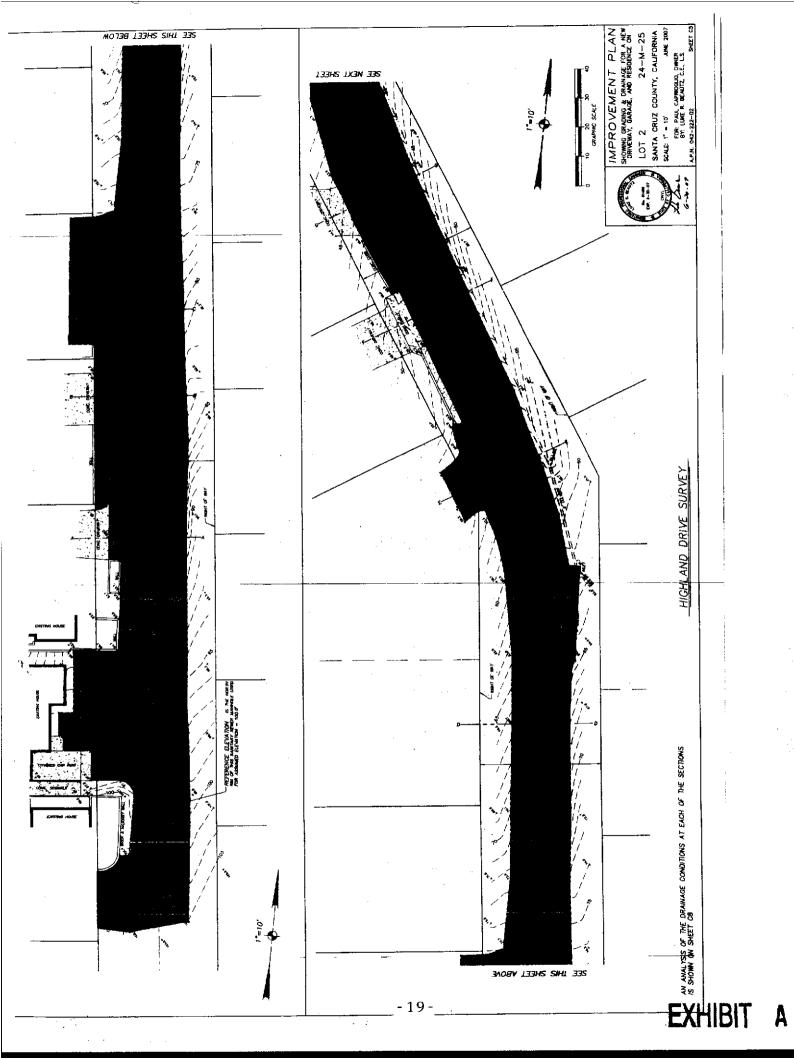


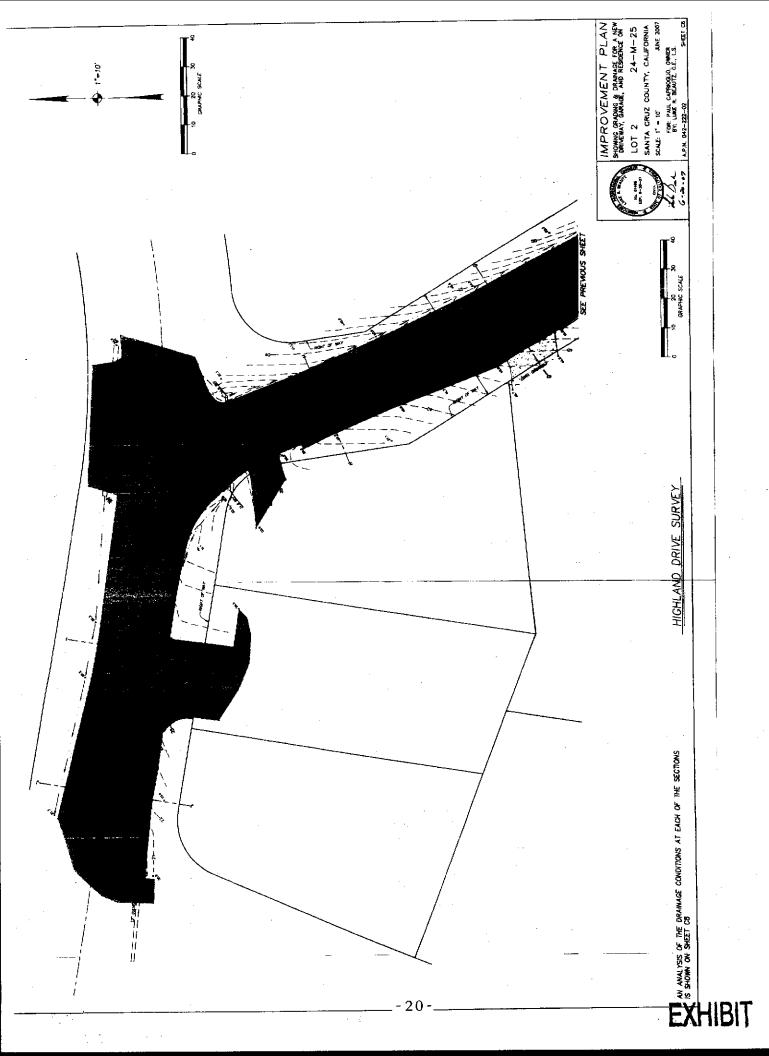
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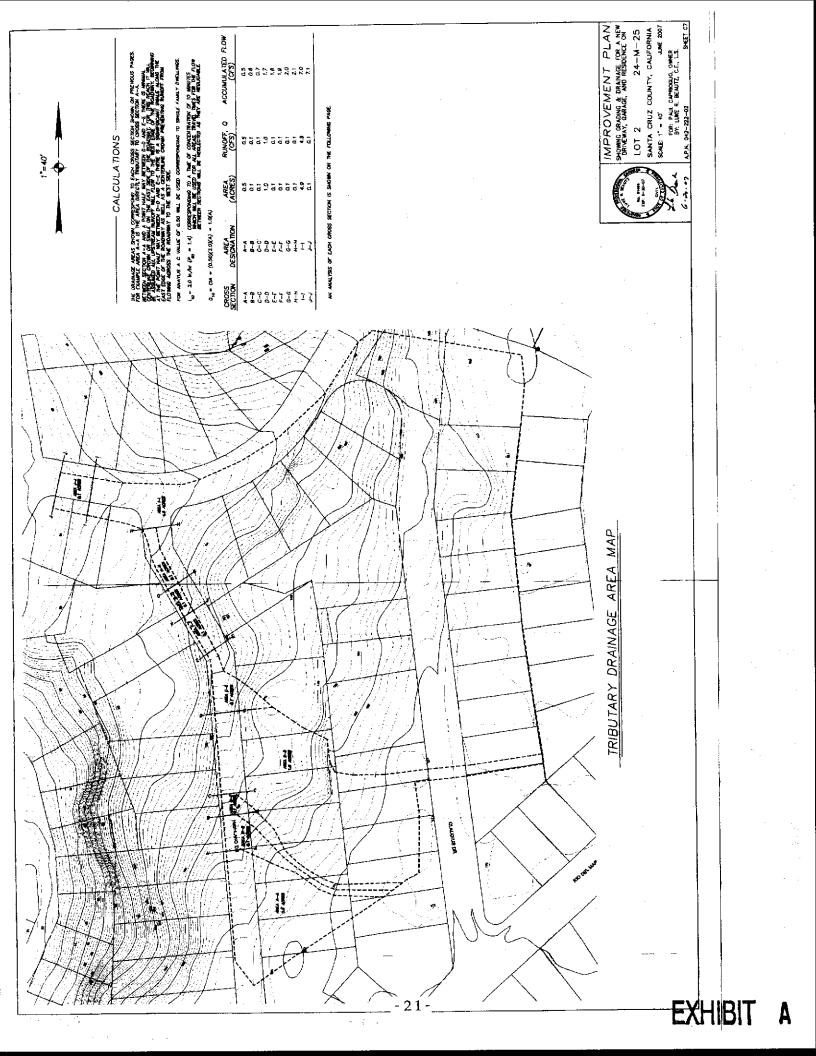
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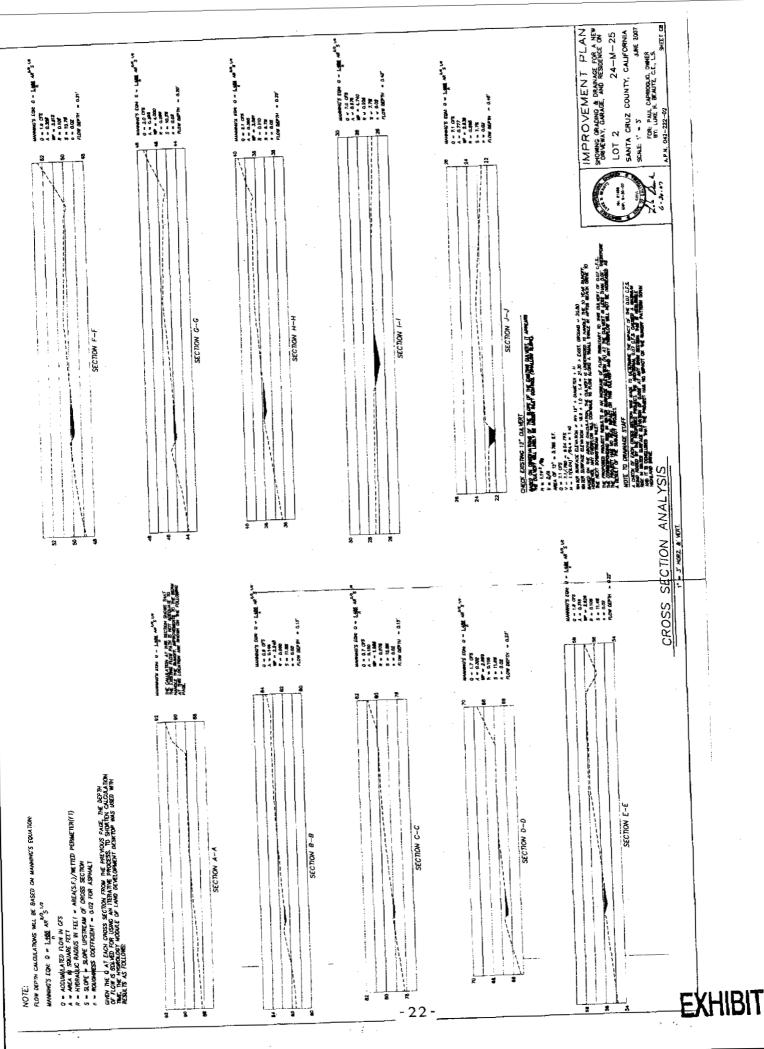




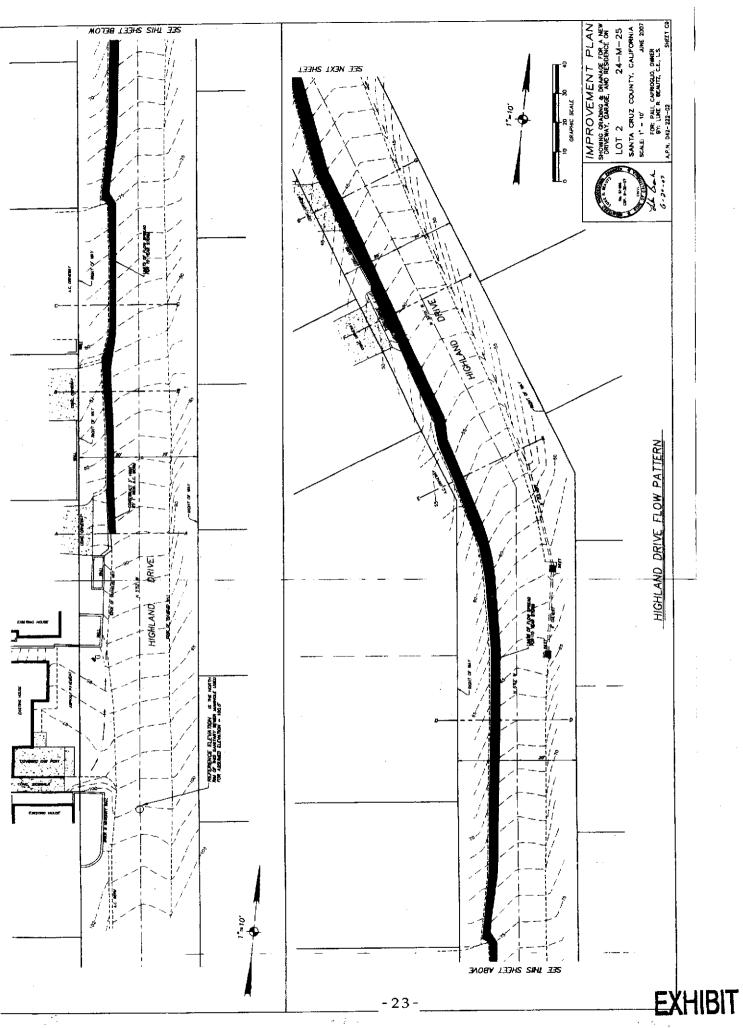


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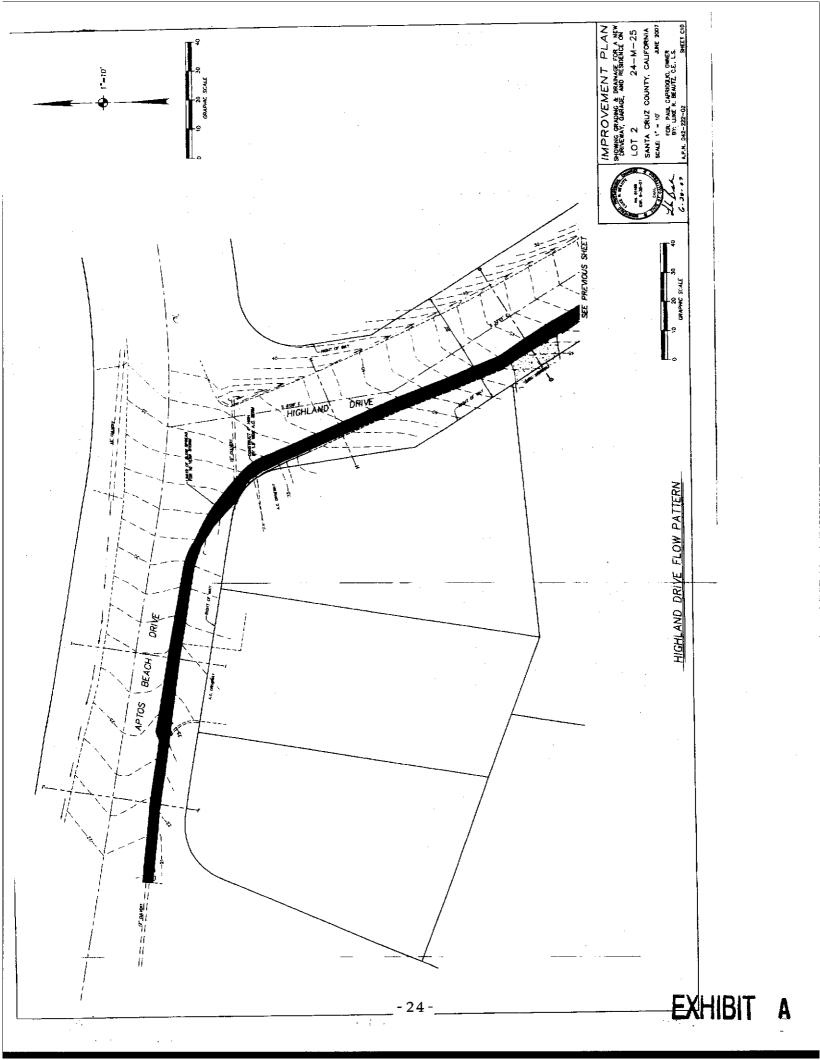


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Variance Findings

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 in the 20 foot minimum front yard setback, to approximately 1 foot, is recommended due to the increasingly steep slope, traveling away from the roadway to the west. The reduction previously granted for the existing dwelling and carport on the property was to reduce the minimum front yard setback to approximately 3 feet, and the current request for a variance allows for an enclosed garage to be constructed. The existing roadway is located within a 40 foot right-of-way and the proposed structure will be approximately 12 feet from the edge of the existing paved roadway. Application of the 20 foot minimum front yard setback in this case, would push the structure further into an area of steep slopes, creating a greater hazard to the users of the structure and causing more site disturbance, and would be inconsistent with previous variance approvals. The increase in the 50% maximum front yard coverage for parking purposes to approximately 57% is also recommended to allow for adequate off-street parking in front of the replacement residence. The increasing incline of the slope in the area beyond the front yard setback is the special circumstance of the property.

Other properties in the vicinity, while all constrained by the steep slopes found in the area, may have more developable area off of the steep slopes and, therefore, more options. Finally, many properties in the vicinity have enclosed garages and off-street parking and this application is a request to allow what is generally found on similar properties nearby.

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 variances will allow the reconstruction of a residence on a residentially zoned parcel, with adequate off-street parking, while minimizing construction on steeply sloped areas. The proposed replacement residence will be adequately separated from the traveled roadway and 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 have enclosed garages, some of which have reduced distances to the roadway in response to steep slopes. Therefore, it would not be a grant of a special privilege for the construction of a replacement residence with an attached garage on the subject property. The current and proposed residential use is consistent with the existing pattern of development in the neighborhood.

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-1-4 (Single family residential - 4,000 square feet minimum), a designation which allows residential uses. The proposed replacement residence is a principal permitted use within the zone district, consistent with the site's (R-UM) Urban Medium Density 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 size, and although the development site is located on a prominent ridge, the site is currently developed and surrounded by lots developed to an urban density and the colors shall be natural in appearance and complementary to the site to reduce any potential visual impact from the proposed replacement residence.

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 and is currently developed. Consequently, the replacement residence will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4 (Single family residential - 4,000 square feet minimum) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. 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 replacement residence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the replacement 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-1-4 (Single family residential - 4,000 square feet minimum) 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 Medium Density Residential (R-UM) 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 replacement 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 proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed replacement residence is consistent

with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed project will incorporate site and architectural design features such as a pitched roof at the front, a stone material base, and muted natural colors to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Conditions of Approval

- Exhibit A: Project Plans "Paul E Caprioglio Residence", 8 sheets, prepared by Gonzalez Architects, dated 12/8/08; Improvement Plans, 10 sheets, prepared by Luke R. Beautz, dated 6/07.
- I. This permit authorizes the construction of a three bedroom, two story, replacement residence with an attached garage, and Variances to reduce the required front yard setback and distance to a agarge entrance from 20 feet to one foot, and to increase the maximum amounf of front yard area used for parking purposes from 50 percent to 57 percent, as indicated on the approved Exhbit "A" for this permit. 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 Demolition Permit from the Santa Cruz County Building Official.
 - C. 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.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all offsite work performed in the County road right-of-way.
 - F. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. 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. The colors shall be muted natural tones, as indicated on the colors and materials sheets on file with application 06-0661.
- 2. The geologic building envelope shall be shown on all site plans.
- 3. Grading, drainage, and erosion control plans shall be prepared and wet stamped by a licensed civil engineer. The grading, drainage, and erosion control plans shall be reviewed and approved by the project geotechnical engineer and engineering geologist.
 - a. Show the location and provide details of all proposed erosion/sediment control devices on the project site.
 - b. Show the location and provide details of tree protection fencing on all trees to be retained within 30 feet of the proposed grading/disturbance area.
- 4. Foundation plans shall be prepared and wet stamped by a licensed civil engineer or architect.
- 5. The foundation, grading, drainage and erosion control plans shall be prepared in conformance with the requirements of the geotechnical and geologic reports and the review letter prepared by the County geologist and civil engineer, dated 11/3/08.
- 6. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
- 7. The building plans shall include revised elevations and floor plans which indicate the removal of the front balcony.
- 8. Details showing compliance with fire department requirements.
- 9. All requirements of the California Building Code shall be met for the construction of a structure within required yard setbacks. Some openings may need to be reduced in size, constructed of fire resistant assemblies, or made non-operable to comply.

EXHIBIT C

- B. 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.
- C. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - 1. All drainage information requested in Discretionary Application Comments (Exhibit F) shall be provided.
- D. Meet all requirements of and pay all applicable fees to the Soquel Creek Water District for water service.
- E. Meet all requirements of and pay all applicable fees to the Santa Cruz County Sanitation District for sanitary sewer service.
- F. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- G. Submit 3 copies of a plan review letter prepared and stamped by the project geotechnical engineer. The plan review letter shall reference the final set of the Building Permit plans and shall indicate that the plans have been prepared in conformance with the approved geotechnical report.
- H. Submit 3 copies of a plan review letter prepared and stamped by the project geologist. The plan review letter shall reference the final set of the Building Permit plans and shall indicate that the plans have been prepared in conformance with the approved geologic report.
- I. Pay the current fees for Parks and Child Care mitigation for 2 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- J. Pay the current fees for Roadside and Transportation improvements for 2 bedroom(s). Currently, these fees are, respectively, \$847 and \$847 per bedroom.
- K. 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. The parking shall match the parking indicated on the approved Exhibit "A" for this permit, with the exception of the parking space outside of the garage. The outside parking space shall be expanded to a minimum of 8.5 feet wide by 18 feet long and must be located entirely outside of the vehicular right-of way of Highland Drive. Total parking and circulation area shall not exceed 57% of the required front yard setback area.
- L. 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.

- M. Complete and record a Declaration of Restriction regarding issuance of a development permit in an area of Geologic Hazards. Environmental Planning staff shall prepare and provide you a copy of this declaration at the Building Permit stage. 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 geotechnical and geologic reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, it 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. <u>Settlement</u>. 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. <u>Successors Bound</u>. "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 three 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.

Approval Date:	e
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: 06-0661 Assessor Parcel Number: 042-222-02 Project Location: 222 Highland Drive

Project Description: Proposal to demolish an existing single family dwelling and to construct a replacement two story single family dwelling.

Person or Agency Proposing Project: Juan Gonzalez

Contact Phone Number: (559) 497-1452

- 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. <u>Ministerial Project</u> involving only the use of fixed standards or objective measurements without personal judgment.
- **D.** _____ Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. X Categorical Exemption

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

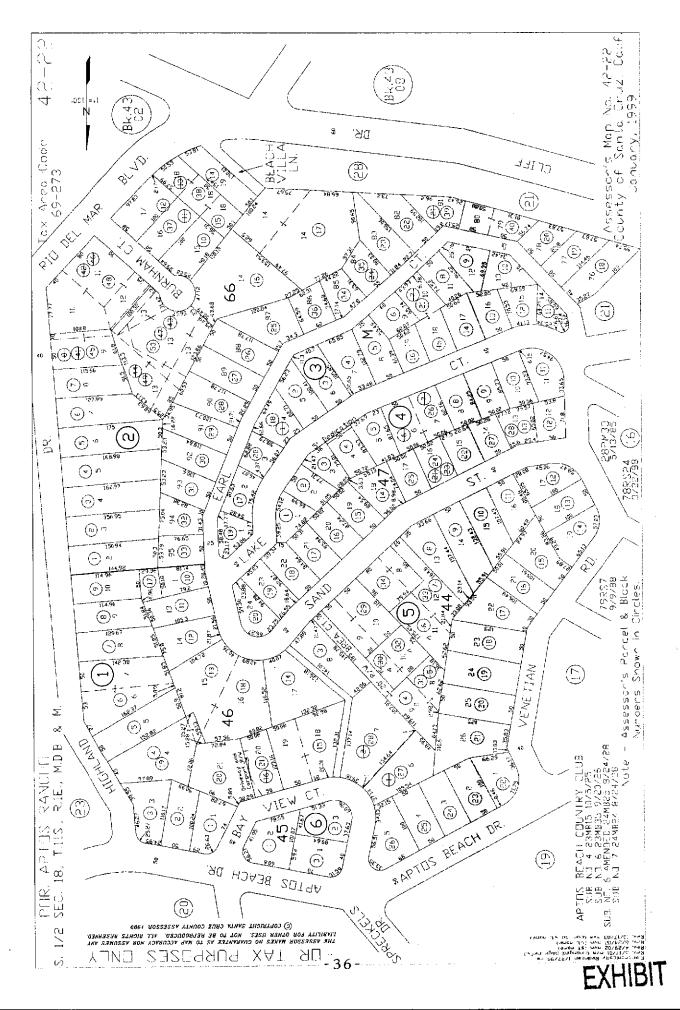
F. Reasons why the project is exempt:

Construction of a replacement residence in an area designated for residential development.

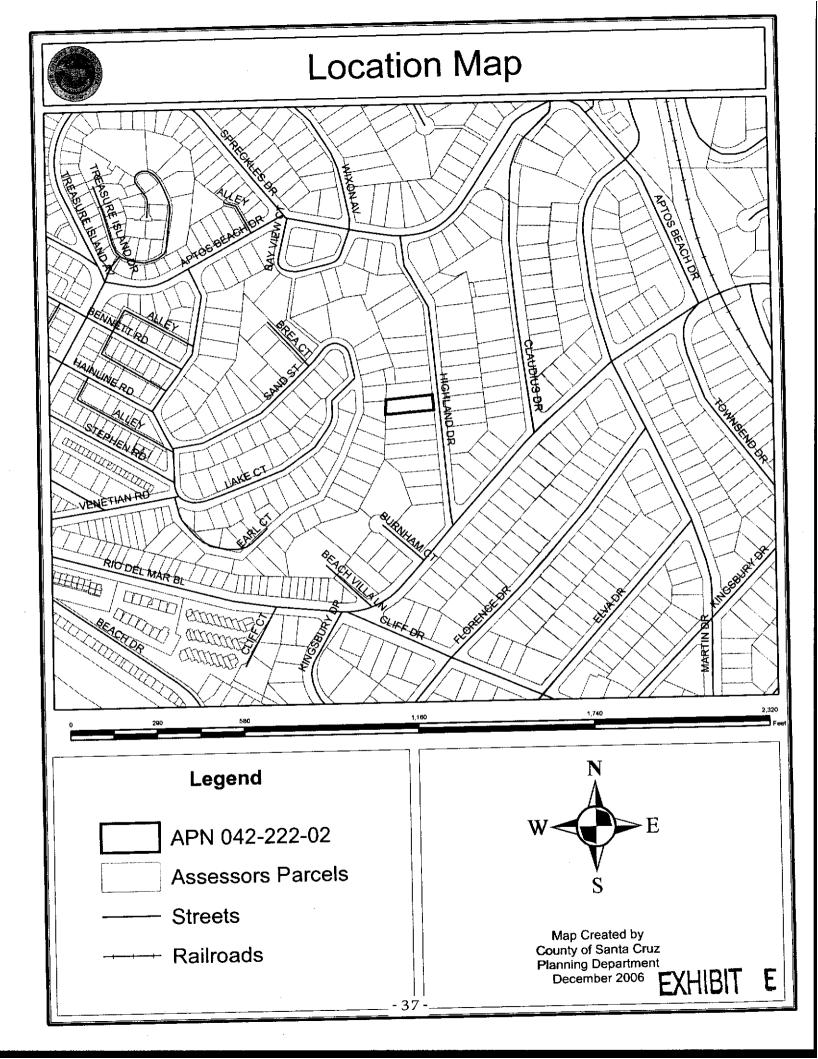
In addition, none of the conditions described in Section 15300.2 apply to this project.

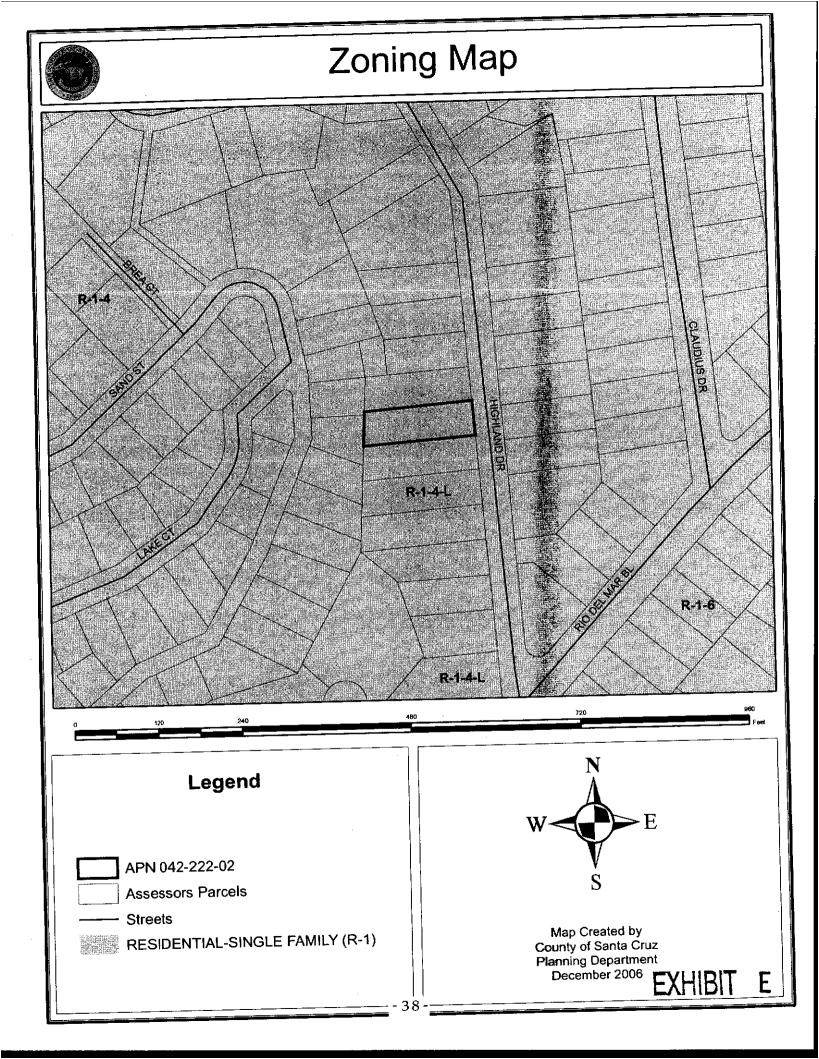
Randall Adams, Project Planner

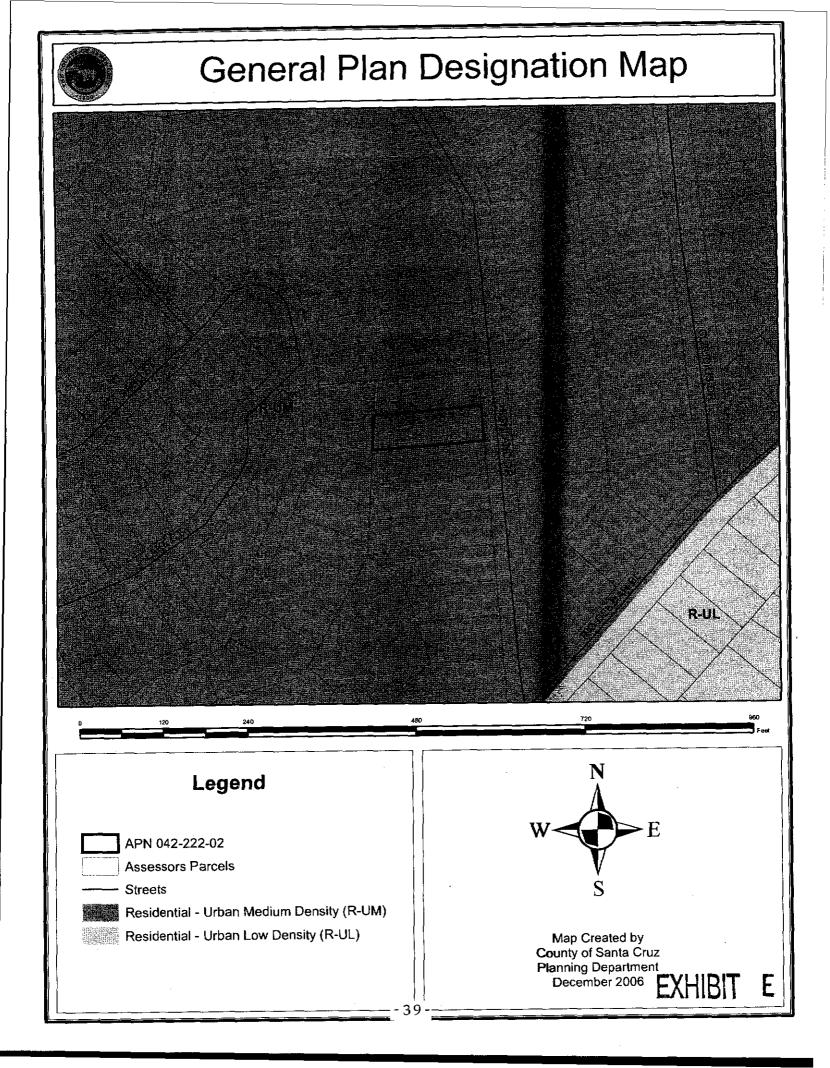
Date:_____



E







COUNTY OF SANTA CRUZ DISCRETIONARY APPLICATION COMMENTS

Project Planner: Randall Adams Application No.: 06-0661 APN: 042-222-02 Date: March 2, 2009 Time: 10:55:20 Page: 1

Environmental Planning Completeness Comments

submittal.(ref:http://www.sccoplanning.com/brochures/grading.htm)This application is not complete until a grading plan is included. Areas of particular interest for this project are any grading (including pier excavations) on or near the slope area of the westerly house expansion, all changes to existing surface improvements on the street side of the house (driveway & parking areas), and the final location of all spoils material from grading activities. ======== UPDATED ON DECEMBER 13, 2006 BY ANDREA M KOCH ========

1) Under the Erosion Control Notes on Sheet 1, the plans state:

"Wherever possible all trees in rear yard to be retained. Retained trees to be trimmed and maintained."

Please show on a site plan all trees 6 inches or more in diameter at breast height (meaning trees that measure at least 6 inches in diameter at a point 4.5 feet above the ground). Identify tree species, size, and whether trees will be retained or removed.

The geotechnical engineering report was written for a previous proposal where an addition was proposed. Please afford the geotechnical engineer the oppurtunity to update his report to reflect the new proposal. Given the demolition of the home the unclassified fill must be removed from the site.

For any project, the site drainage must be controlled during all phases of construction. This will mean that temporary drainage improvements maybe necessary.

Previous comment #1 from review by Andrea Koch has not been addressed.

Comment 1 regarding trees has been addressed.

Project Planner: Randall Adams Application No.: 06-0661 APN: 042-222-02 Date: March 2, 2009 Time: 10:55:20 Page: 2

The soils and geology reports are still under review by Joe Hanna, County Geologist.

All other completeness issues have been addressed.

Environmental Planning Miscellaneous Comments

Miscellaneous Comments:

1) This site is located in a mapped archaeologic resource area. However, due to the relatively small expansion of the existing footprint, no archaeologic review is required.

2) This site is located in mapped Dudley's lousewort habitat. However, Dudley's lousewort is rare, the parcel is already disturbed, and the development proposal does not include significant expansion of the footprint of the existing house. Therefore, no biotic assessment is required.

Permit Conditions:

1) To protect trees from damage during construction, show on the building permit plans tree protection fencing around all trees to be retained.

If you are removing any trees as part of the project, you **may** be required to plant replacement trees. More information will follow after submittal of plans showing trees proposed for removal.

2) Submit an erosion control plan that shows: a) the location on the site of all proposed erosion/sediment control devices and b) construction details of all erosion/sediment control devices.

3) Submit foundation plans prepared by a registered civil engineer or architect.

4) Once the final plans have been prepared, submit plan review letters from both the soils engineer and the geologist. The plan review letters must state that the plans conform to the recommendations in the respective reports. ______ UPDATED ON OC-TOBER 18, 2007 BY ANTONELLA GENTILE ______ No additional comments at this time. ______ UPDATED ON MARCH 21, 2008 BY AN-TONELLA GENTILE ______ Condition: Tree stumps shown on plans for removal are to be left in place to prevent erosion. ______ UPDATED ON OCTOBER 10, 2008 BY ANTONELLA GENTILE _______

Project Planner:	Randall Adams
Application No.:	06-0661
	042-222-02

Date: March 2, 2009 Time: 10:55:20 Page: 3

The following issues must be addressed in order for this agency to recommend approval of the application:

1. The geologic envelope shown on the site plan does not match the geologic building envelope shown on the map provided by Craig Harwood. Please revise the geologic building envelope on the site plan. It should extend no further downslope than the 77.5 contour at the southwest corner.

2. Revise the site plan to include all development, including the spiral staircase and any cantilevered decking, within the geologic building envelope.

Final plans shall be prepared in accordance with all recommendations of the soils engineer, the project geologist, and the County Geologist in his technical report acceptance letter dated 11/3/08.

All existing trees outside of the development area shall be protected during construction.

Additional miscellaneous information:

This project includes the removal of two small clusters of trees that fall within the development area. Replacement is not required due to the steepness of the hill-side and the lack of planting area in the front and side yards.

Dpw Drainage Completeness Comments

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

The present development proposal fails to adequately control stormwater impacts. The proposal is out of compliance with County drainage policies and the County Design Criteria (CDC) Part 3, Stormwater Management, June 2006 edition, and also lacks sufficient information for complete evaluation. The Stormwater Management section cannot recommend approval of the project as proposed.

Reference for County Design Criteria: http://www.dpw.co.santacruz.ca.us/DESIGNCRITERIA.PDF

It is recommended that the project applicant discuss this project with the stormwater management reviewer before addressing the items below.

Policy Compliance Items:

Project Planner: Randall Adams Application No.: 06-0661 APN: 042-222-02 Date: March 2, 2009 Time: 10:55:20 Page: 4

Item 1) Incomplete. Insufficient runoff mitigation measures have been proposed. The project will be required to hold to pre-development rates for the full range of storm events up through the 10-year event, and must do so through appropriate use of best management practices, prior to reliance on orifice controlled detention that would preclude proper control. Any approved use of detention with orifice control must be discussed and obtained in advance of submittal. (CDC, Part 3, Section G, item 1). If orifice controlled detention were approved, site release rates will be restricted to the 5-year pre-development rate, and additional control measures will be required to mitigate smaller storms.

Item 2) Incomplete. Impervious surfacing is to be minimized to the maximum extent possible due to the very chronic flooding problems occurring in the Rio Del Mar Flats neighborhood. Provide construction and section details of any porous pavement surfaces proposed, indicating that the design will preserve infiltration similar to native landscape.

Item 3) Incomplete. The plans are conflicting in which direction runoff is proposed to be released. The Erosion Control Notes refer to diversion of water to the street frontage, while Detail 1 indicates discharge down the rear slope for the same building areas. Please clarify all releasedirections and contributing surface areas. If runoff is proposed to be diverted, no pre-development credit will be given for these existing surfaces; all such surfaces must instead be fully mitigated as if it were new development. The Stormwater Management section may reverse any allowance for runoff diversion if in our judgment either mitigations or conditions are inadequate to allow the diversion.

Information Items:

Item 4) Incomplete. County Design Criteria requires topography be shown a minimum of 50 feet beyond the project work limits. Please provide this minimum. Additionally, if diversion is proposed, provide topographic detail along the frontages of the neighboring parcels, starting 50 feet upstream of the subject parcel frontage and extending downstream to the intersection with Aptos Beach Drive, defining a width from street centerline to a point 10 feet beyond the outside curb/flow line of the street, and fully detailing the flow path configuration. The topographic survey will need to be stamped, dated and signed prior to discretionary approval by this review section.

Item 5) Incomplete. If diversion is proposed, provide assessment of the street-side flow path evaluating its adequacy by calculations to convey flows from its contributing watershed for the County standard 10-year storm. Identify in detail all inadequate sections of this flow path. A licensed Civil Engineer must perform the assessment.

Item 6) Incomplete. Provide a stamped and signed review letter from a geotechnical engineer commenting on the adequacy of the proposed drainage and site mitigation design. Any comment and recommendation from the professional must remain consistent with, and serve to resolve, the mitigation requirements for the development, unless specific written request for an exception is granted by the Stormwater Management section.

Project Planner: Randall Adams Application No.: 06-0661 APN: 042-222-02 Date: March 2, 2009 Time: 10:55:20 Page: 5

Item 7) Incomplete. Label and delineate/hatch the full extents of all existing and proposed pavements and decks as permeable or impermeable and clearly indicate their construction materials.

2nd Review Summary Statement:

The present development proposal does not adequately control stormwater impacts. The Stormwater Management section cannot recommend approval of the project as proposed.

Reference for County Design Criteria: http://www.dpw.co.santacruz.ca.us/DESIGNCRITERIA.PDF

It is recommended that the project applicant discuss this project with the stormwater management reviewer before addressing the items below.

Policy Compliance Items:

Item 1) Incomplete. See prior comments. The applicant will need to propose mitigation measures capable of meeting the requirements previously communicated. The current proposal of turf block is not adequate by itself because it will likely have too low a surface infiltration value than that needed to keep up with the additional roof drainage areas directed onto it. Some of the downspout locations are problematic. Other viable mitigation measures and configurations are possible and can be discussed as initiated by the applicant.

Item 2) Incomplete. See prior comments. While turf block has been proposed for part of the frontage paving, the stone walk remains impermeable. Both of these choices do not maximize the application or function of permeable hardscape. Turf block is not recommended for frequent use applications such as parking due to interference with irrigation and sunlight for the grass.

Item 3) Complete. Drainage directions have been clarified and diversion of runoff is proposed. The Stormwater Management section may reverse any allowance for runoff diversion if in our judgment either mitigations or conditions remain inadequate to allow the diversion.

Information Items:

Item 4) Complete. Topography for the project site and the offsite diversion flowpath is sufficient.

Item 5) Complete. Offsite diversion flow path was assessed for flow capacity and inadequacies were identified. See approval conditions within miscellaneous comments.

Item 6) Incomplete. Not addressed. See prior comment.

Item 7) Complete. Existing decks will be assumed as impermeable unless clarified otherwise.



Project Planner: Randall Adams Application No.: 06-0661 APN: 042-222-02 Date: March 2, 2009 Time: 10:55:20 Page: 6

Please see miscellaneous comments. ====== UPDATED ON MARCH 19, 2008 BY DAVID W SIMS ========

3rd Review Summary Statement:

Review is complete for discretionary stage.

Item 1) Complete. Feasible mitigation methods and levels are now proposed. See miscellaneous comments.

Item 2) Complete. Porous concrete has been proposed over most of the exposed parcel frontage pavements.

Item 3) Complete.

Information Items:

Items 4 & 5) Complete.

Item 6) Complete. Geotechnical review letter has found proposed mitigations to be compatible with their recommendations.

Item 7) Complete.

Please see miscellaneous comments.

Dpw Drainage Miscellaneous Comments

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

======= REVIEW ON DECEMBER 15, 2006 BY DAVID W SIMS ========

A) The building sections shown on sheet 5 are not located in the site plan view.

B) The discharge location and conveyance path for the foundation drains should be shown.

Application is to be converted to an 'at-cost' account.

A recorded maintenance agreement may be required for certain stormwater facilities.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.95 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

You may be eligible for fee credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures to establish eligibility. Documentations such as assessor's records, survey records, or other official records that will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted. Not all existing pavements may be recognized as exempt from mitigation, or credited against



Project Planner: Randall Adams Application No.: 06-0661 APN: 042-222-02 Date: March 2, 2009 Time: 10:55:20 Page: 7

impact fees.

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements.

All resubmittals shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ======= UPDATED ON OCTOBER 10, 2007 BY DAVID W SIMS ========

A) Item addressed.

B) Item addressed.

C) Actual County datum rather than an assumed datum will need to be used.

D) Are the back drain bubblers sited in good locations? The bubbler on the north property line is close to a large retained grade change on the neighbor's property, and both are located in rather narrow walkway areas close to the building foundation.

E) Given the stated geotechnical concerns, it might be prudent to determine the ownership, function and end points of the 4" plastic pipe shown on the rear property slope.

F) Use of a drainage analysis area extending to the rear west property line and encompassing undisturbed landscape areas draining away from the development is not associated with the development impacts, and this practice can lead to significant assessment and design errors. The boundaries should more typically be confined to the development areas and other miscellaneous landscape areas actually draining into the development areas and site mitigations.

G) Approval condition: In addition to the two driveway entrance berms proposed by the Civil Engineer, the lower most berm will need to be extended/reconstructed further upstream beyond section H-H to improve freeboard amounts similar to section G, consistent with County overflow conveyance requirements. ======= UPDATED ON MARCH 19, 2008 BY DAVID W SIMS ======= See prior miscellaneous items A through G

H) The final calculations are to be submitted with the building plans. Please review them for the following:

1h. For purposes of these calculations, the C-value for the pervious concrete should be 0.9 because the rainfall draining through it is caught in the underlying storage volume, the same as if it were actually surface runoff. This will not affect fees.

2h. The calculated pre-development runoff rate for the sizing of the orifice will need to exclude the repaved asphalt area along the parcel frontage, because this area does not actually drain to the orifice. This adjustment may be done similar to

Project Planner:	Randall Adams	Date:	March 2, 2	2009
Application No.:			10:55:20	
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that done for the south side of the garage, or more simply by altering the position of the eastern drainage boundary assumed throughout the calculations.

3h. The plan view notation for the SE garage downspout is inconsistent with the calculations. Another downspout still notes discharge to turfblock.

4h. While the initial estimate of 30 minutes delay for routing runoff through the gravel seems reasonable, please review the position of discharge for the decks and main roof of the home to see if this time is actually met. The location for the majority of the runoff from the mitigation area is discharged quite close to the outlet. Can the routing distance be increased (doubled?) by discharging this runoff at the head of the parking stall area?

I) To the extent possible, it is recommended not to route the watermains and sewer forcemain under the gravel bed of the stormwater detention system since any future access needs would likely require damage to both the pervious concrete and the plastic liner. Can all these utilities be routed through the southerly sideyard directly to the street? Alternatively, oversized sleeves could be added around the laterals to allow future repairs without trenching.

Dpw Road Engineering Completeness Comments

====== REVIEW ON DECEMBER 7. 2006 BY TIM N NYUGEN ======= NO COMMENT

Dpw Road Engineering Miscellaneous Comments

====== REVIEW ON DECEMBER 7. 2006 BY TIM N NYUGEN ======== NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

====== REVIEW ON DECEMBER 13, 2006 BY ERIN K STOW ======== DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

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

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

====== REVIEW ON DECEMBER 13. 2006 BY ERIN K STOW ======== NO COMMENT

EXHIBIT

F



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT 701 Ocean Street, 4TH Floor, Santa Cruz, Ca 95060 (831) 454-2580 Fax: (831) 454-2131 Tdd: (831) 454-2123 TOM BURNS, PLANNING DIRECTOR

November 3, 2008

Paul Caproglio C/o Juan Gonzales 1424 Fulton Street Fresno, CA 93726

Subject: Review of the reports by Redwood Geotechnical Engineering Inc., Dated September 4, 2006 Project #: 1600SCR, and, Engineering Geology Report by Craig Harwood and Associates, August 2007 and August 14, 2008, for Paul Caprioglio APN:042-222-02, Application #: 06-0661

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject reports and the following items shall be required:

- 1. All construction shall comply with the recommendations of the reports. In the combined geotechnical engineering and engineering geologic report dated August 14, 2008 the consultants propose a retaining wall to resist the back step progression of shallow landsliding on the adjacent property so that it does not progress beneath the proposed home's foundations. This retaining wall must be shown on the plans and submitted to the County for acceptance before the public hearing so that the decision maker considers the complete project. The wall must have sufficient stability to provide protection for a 50-year period, and must be review and approved by the geotechnical engineer and engineering geologist.
- 2. Code requires the designation of a geologically suitable building envelope. Please designate the building envelope on the project plans and submit the plans to the County for acceptance prior to the public hearing.
- 3. The grading plans submitted for a building permit must show the removal and replacement of all fill.
- 4. The geotechnical engineer and engineering geologist must approve the drainage outlets of any drain on the slope below the home.
- 5. Final plans shall reference the reports and include a statement that the project shall conform to the reports' recommendations. Plans shall also provide a thorough and realistic representation of all grading necessary to complete this project



Review of Geotechnical Ir. tigation, and Engineering Geology Re. .t APN: 084-261-29

Page 2 of 7

- 6. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. The author of each report shall write a *plan review letter*. These letters shall state that the project plans conform to the reports' recommendations.
- 7. A civil engineered grading, drainage and erosion control plan is required for site development. Both the project geotechnical engineer, and the engineering geologist must review and approve this plan including the outlets to the drainage system.
- 8. Site drainage must be contained and directed to a County Public Works Agency approved location. As little drainage as possible should be disposed on the slope below the home, and the geotechnical engineer and engineering geologist must approve the outlet of any drainage on this slope.
- 9. The attached declaration of geologic hazards must be recorded with the County Recorders Office before approval of the Building Plans.
- 10. Please provide an electronic copy of the soils report in .pdf format. This document may be submitted via compact disk or emailed to <u>pln829@co.santa-cruz.ca.us</u>.

After building permit issuance the soils engineer and engineering geologist *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the reports is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please call the undersigned at (831) 454-3175, or by e-mail at <u>pln829@co.santa-cruz.ca.us</u> if we can be of any further assistance.

Sincerely,

Joe Hanna CEG 1313 County Geologist Carolyn Banti PE Associate Civil Engineer

cc: Harwood and Associates Redwood Geotechnical



COUNTY OF SANTA CRUZ

INTEROFFICE MEMO

APPLICATION NO: 06-0661

Date: November 27, 2006

- To: Randall Adams, Project Planner
- From: Larry Kasparowitz, Urban Designer
- Re: Design Review for a new single family residence at 222 Highland Drive, Aptos

COMPLETENESS ISSUES

- A vicinity map is required.
- A dashed line on the Main Level Floor Plan should show the extent of the Master Bedroom above.
- Is the North wall of the Main Level Floor Plan not pouched because it is proposed to remain?
- The front elevation shows the ridge of the master bedroom wing to be centered, however the roof plan shows it offset. Please clarify.
- The front elevation shows a flat roof section on the north side of the master bedroom wing, see above.
- What is the material between the pickets at the rear deck?
- Show the deck off the master bedroom on the front elevation.

GENERAL PLAN / ZONING CODE ISSUES

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

ç

EXHIBIT E

Grading, earth moving, and removal of major vegetation shall be minimized.	v		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	~		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	~		

dgeline Development	
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline	N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted	N/A
andscaping	
New or replacement vegetation shall	N/A
be compatible with surrounding	1
vegetation and shall be suitable to the	
climate, soil, and ecological	ł
characteristics of the area	

Rural Scenic Resources	
Location of development	
Development shall be located, if	N/A
possible, on parts of the site not visible	
or least visible from the public view.	
Development shall not block views of	N/A
the shoreline from scenic road	
turnouts, rest stops or vista points	
Site Planning	
Development shall be sited and	N/A
designed to fit the physical setting	
carefully so that its presence is	1
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	N/A
the site shall be used to soften the	
visual impact of development in the	
viewshed	

Building design	N/A
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	
Large agricultural structures	
The visual impact of large agricultural structures	N/A
shall be minimized by locating the structure	
within or near an existing group of buildings	
The visual impact of large agricultural	N/A
structures shall be minimized by using	
materials and colors which blend with the	
building cluster or the natural vegetative cover	
of the site (except for greenhouses).	
The visual impact of large agricultural	N/A
structures shall be minimized by using	
landscaping to screen or soften the	
appearance of the structure	
Restoration	
Feasible elimination or mitigation of unsightly,	N/A
visually disruptive or degrading elements such	
as junk heaps, unnatural obstructions, grading	
scars, or structures incompatible with the area	
shall be included in site development	
The requirement for restoration of visually	N/A
blighted areas shall be in scale with the size of	
the proposed project	
ins	
Materials, scale, location and orientation of	N//
signs shall harmonize with surrounding	
elements	
Directly lighted, brightly colored, rotating,	N//
reflective, blinking, flashing or moving signs are	
prohibited	
Illumination of signs shall be permitted only for	N//
state and county directional and informational	
signs, except in designated commercial and	
visitor serving zone districts	
In the Highway 1 viewshed, except within the	N/
Davenport commercial area, only CALTRANS	
standard signs and public parks, or parking lot	



identification signs, shall be permitted to be	
visible from the highway. These signs shall be	
of natural unobtrusive materials and colors	



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

Urban Designer's comments:

I suggest the small mansard on the right hand side of the front elevation be changed to match the rear section of the flat roof and that the brackets be removed.



SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: December 13, 2006

TO: Planning Department, ATTENTION: RANDALL ADAMS

FROM: Santa Cruz County Sanitation District

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT:

APN: 042-222-02	APPLICATION NO.: 06-0661
PARCEL ADDRESS:	222 HIGHLAND DRIVE, APTOS
PROJECT DESCRIPTION:	PROPOSAL TO CONSTRUCT A TWO-STORY ADDITION TO AN EXISTING TWO-STORY SINGLE FAMILY DWELLING (MASTER BEDROOM AND MASTER BATHROOM)

Sewer service continues to be available on this parcel.

The following conditions need to be completed at Building Application plan submittal:

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

The plan shall show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

Other: A backflow preventive device may be required.

CARMEN LOCATELLI Sanitation Engineering

CL:dls/137

c: Planning Department Applicant: Juan Gunzalez 1424 Fulton Street Fresno, CA 93721 Property Owner: Paul Caprioglio 4867 N. Jackson Avenue Fresno, CA 93726







Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003 Phone # 831-685-6690 • Fax # 831-685-6699

December 5, 2006

Planning Department County of Santa Cruz Attention: Randall Adams 701 Ocean Street Santa Cruz, CA 95060

Subject: APN: 42-222-02 / Appl #06-0661 222 Highland Drive

Dear Mr. Adams:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections as presented.

• Any other requirements will be addressed in the Building Permit phase.

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

In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information on the plans that are submitted for <u>BUILDING PERMIT</u>.

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2001) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE / FIRE RATING, and SPRINKLERED or NON-SPRINKLERED as determined by building official and outlined in Part IV of the California Building Code.

(e.g. R-3, Type V-N, Sprinklered)

SHOW on the plans a public fire hydrant within 250 feet of any portion of the building meeting the minimum required fire flow for the building. This information can be obtained from the water company.



APN: 042-222-02 APPL. # 06-0661 PAGE 2 of 2

FIRE FLOW requirements for the subject property are 1000 gallons. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and adopted standards of the Aptos/La Selva Fire Protection District.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Underground plan submittal and permit, will be issued to a Class B, Class C-16, Class C-36 or owner/builder. No exceptions.

SHOW on the plans where smoke detectors are to be installed in the following areas according to the following locations and approved by this agency as a minimum requirement.

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc.)
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

When a fire alarm system is proposed in lieu of 110V/battery backup smoke detectors, a separate fire alarm permit and fee is required by the Aptos/La Selva Fire District. NOTE on the plans, three sets of fire alarm plans shall be submitted and approved prior to commencing work.

NOTE on the plans, building numbers shall be provided. Numbers shall be a minimum of four (4) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh not to exceed 1/2 inch.

NOTE on the plans that the roof covering shall be no less than Class "B" rated roof.

EXHIBIT F

APN: 042-222-02 APPL. # 06-0661 PAGE 3 of 3

NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.

EXCEPTION: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure.

NOTE on the plans the job copies of the building and fire systems plans and permits must be on-site during inspections.

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

Sincerely,

Jim Dias, Fire Marshal Fire Prevention Division Aptos/La Selva Fire Protection District

- Cc: Paul Caprioglio 4867 N. Jackson Avenue Fresno, CA 93726
- Cc: Juan Gonzalez 1424 Fulton Street Fresno, CA 93721

EXHIBIT

F

SOQUEL CREEK WATER

831 413 4231 r.w.



P.O. Box 158 Mail to: 5180 Soquel Drive Soquel, CA 95073-0158 PHONE (831) 475-8500 FAX (831) 475-4291 PROJECT COMMENT SHEET

Date of Review:	12/05/06
Reviewed By:	Carol Carr

Returned	Randall Adams
Project	County of Santa Cruz
Comments to:	Planning Department
	701 Ocean St., Ste. 400
	Santa Cruz, CA 95060-4078

Owner: Paul Caprioglio 4867 N. Jackson Ave. Fresno, CA 93726 Applicant: Juan Gonzalez 1424 Fulton St. Fresno, CA 93721

Type of Permit:Development PermitCounty Application #:06-0661

Subject APN: 038-213-05

Location: Located on the west side of Highland Drive, about 400 feet north of Rio Del Mar Blvd. (222 Highland Dr.).

Project Description: Proposal to construct a two story addition to an existing two story single family dwelling.

Requires a Coastal Development Permit, and Variances to reduce the required front yard setback from 20 feet to 1 foot, to increase the allowed coverage of the required front yard by parking from 50% to about 57%.

<u>Notice</u>

Notice is hereby given that the Board of Directors of the Soquel Creek Water District is considering adopting policies to mitigate the impact of development on the local groundwater basins. The proposed project would be subject to these and any other conditions of service that the District may adopt prior to granting water service.

It should not be taken as a guarantee that service will be available to the project in the future or that additional conditions will not be imposed by the District prior to granting water service.

Requirements

The developer/applicant, without cost to the District, shall:

- 1) Destroy any wells on the property in accordance with State Bulletin No. 74;
- 2) Satisfy all conditions imposed by the District to assure necessary water pressure, flow and quality;
- 3) Satisfy all conditions for water conservation required by the District at the time of application for service, including the following:
 - a) All applicants for new water service from Soquel Creek Water District shall be required to offset expected water use of their respective development by a 1.2 to 1 ratio by retrofitting existing developed property within the Soquel Creek Water District service area so that any new development has a "zero impact" on the District's groundwater supply. Applicants for new service shall bear those costs associated with the retrofit as deemed appropriate by the District up to a maximum set by the District and pay any associated fees

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Page 1 of 2

FXHIBIT



P.O. Box 158 Mail to: 5180 Soquel Drive Soquel, CA 95073-0158 PHONE (831) 475-8590 FAX (831) 475-4291



set by the District to reimburse administrative and inspection costs in accordance with District procedures for implementing this program.

- b) Plans for a water efficient landscape and irrigation system shall be submitted to District Conservation Staff for approval;
- c) All interior plumbing fixtures shall be low-flow and have the EPA Energy Star label;

District Staff shall inspect the completed project for compliance with all conservation requirements prior to commencing water service;

- 4) Complete LAFCO annexation requirements, if applicable;
- 5) All units shall be individually metered with a minimum size of 5/8-inch by ¾-inch standard domestic water meters;

A memorandum of the terms of this letter shall be recorded with the County Recorder of the County of Santa Cruz to insure that any future property owners are notified of the conditions set forth herein.

Soquel Creek Water District Project Review Comments:

1. SCWD has reviewed the plans prepared by Gonzalez Architects and has made comments. 1) The applicant is an existing SCWD customer. Review of the plans does not indicate the need for changes in the current service. 2) Should the Fire District require additional fire protection to the subject building, a Fire Protection Requirements Form should be submitted to SCWD.

Attachments:

- Soquel Creek Water District Procedures for Processing Minor Land Divisions (MLD) dated November 9,1992
- Soquel Creek Water District Procedures for Processing Water Service Requests for Subdivisions and Multiple Unit Developments
- Resolution 79-7, Resolution of the Board of Directors of the Soquel Creek County Water District Establishing Landscape Design and Irrigation Water Use Policy
- Water Demand Offset Policy Fact Sheet
- Soquel Creek Water District New Water Service Application Request.
- Soquel Creek Water District Variance Application
- Soquel Creek Water District Water Waiver For Pressure and/or Flow
- Fire Protection Requirements Form

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Page 2 of 2



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EXHIBIT F