



Staff Report to the Zoning Administrator

Application Number: **08-0483**

Applicant: Sherry Hrabko
Owner: Lemieux
APN: 027-112-03

Agenda Date: 6/5/09
Agenda Item #: 9
Time: After 10:00 a.m.

Project Description: This is a proposal to demolish an existing two unit dwelling group and construct a two-story, single-family dwelling, and an overheight fence and trellis to be located within the front yard setbacks.

Location: The property is located on the west side of 10th Avenue, two parcels south of Dolores St. (355 10th Avenue).

Supervisory District: First District (District Supervisor: Leopold)

Permits Required: Coastal Development Permit, Residential Development Permit

Technical Review: Design Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0483, 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:	3,202 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	10 th Avenue and alley
Planning Area:	Live Oak
Land Use Designation:	R-UH (Urban High Residential)
Zone District:	R-1-3.5 (Single-family Residential with a minimum

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

Coastal Zone: parcel size of 3,500 square feet)
X Inside Outside
Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: Slopes from alley towards 10th Avenue
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 4 cubic yards
Tree Removal: One 16" fir (DBH), one 10" spruce (DBH) & one 10" fruit tree (DBH)
Scenic: Not a mapped resource
Drainage: Accepted by DPW, Drainage for Discretionary Review stage
Archeology: Not mapped/no physical evidence on site

Services Information

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

History

The parcel is developed with two significantly non-conforming dwellings which pre-date building permits. The dwellings are located about two feet away from the rear property line. Assessor's records indicate that they were constructed in approximately 1929 and 1939. The existing dwellings are typical of the smaller beach cottages constructed in the area during the first half of the 20th Century with simple lines and wood siding.

Project Setting

The subject parcel is located on the west side of 10th Ave, about 100 feet south of Dolores Street, and within the Harbor Area Special Community. This neighborhood is in transition, with many of the original single-story vacation cottages being reconstructed as two-story dwellings used throughout the year.

10th Avenue is a quiet street with little through traffic. Properties along the west side of 10th Avenue have small retaining walls supporting the slope along their frontages. The properties on either side of the subject parcel are heavily vegetated which partially obscures the homes located on each parcel. Across the street from the subject parcel is a duplex and beyond that, to the east, is Schwann Lagoon. Twin Lakes Beach is located about 1,200 feet to the south.

Because the property is located between 10th Avenue and an alley, it is a double frontage lot. The

subject parcel slopes gently from the alley down to 10th Avenue.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 3,202 square feet, located in the R-1-3.5 (Single-family Residential, 3,500 square foot minimum parcel size) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-UH) Urban High Residential General Plan designation.

	R-1-3.5 Standards	Proposed Residence
Front yard setback:	15 feet	21.583 feet
Other front yard setback (from alley):	15 feet	20 feet
Side yard setback:	5 feet / 5 feet	5 feet / 5 feet
Lot Coverage:	40 % maximum	36%
Building Height:	28 feet maximum	27.5 feet
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	49 %
Parking	3 bedrooms = 3 (18' x 8.5') spaces	1 space in garage 2 spaces in driveway

Local Coastal Program Consistency

The proposed single-family dwelling 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.

Design Review

The County's Urban Designer has reviewed and accepted the proposed design (see attached memo, Exhibit F). Initially, the property owner proposed a design that included two gabled ends facing the neighboring properties. Because of concern about the impact of a two and a half-story plane located just five feet from the property line, the Urban Designer recommended that the gables be revised. The applicant submitted a revised design in which the gable ends face 10th Avenue and the alley. The revised design not only addresses the impact to the neighbors, but reduces the apparent mass and bulk of the structure when viewed from 10th Avenue. Second story setbacks on the gabled ends, as well as a covered front porch, further minimize the visual impact of this proposal.

Harbor Area Special Community

As noted above, the subject parcel is within the Harbor Area Special Community. County Code 13.20.144 specifies the following design criteria for the Harbor Area Special Community:

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

This proposal has been reviewed and accepted by the County's Urban Designer and will have clean lines, a pitched roof and shingled siding which comply with the Harbor Area Special Community design criteria. The mass and bulk of the dwelling is broken up with second story setbacks on the front and rear elevations as well as a covered front porch, creating an overall impression of a smaller-scaled home

Overheight Arbor and Fence

A three-foot high picket fence and an arbor of about eight and one-half feet are proposed along the front yard setback facing 10th Avenue. County Code 13.10.525 limits fence heights within the front yard setback to three feet. The arbor will have support posts on either side of the gate, and a trellis spanning the gate opening. Aesthetically, the arbor will provide an attractive demarcation between the public space of the roadway and the private space of the front yard, and it will clearly indicate the location of the entrance onto the property. Because the subject parcel and the adjacent parcels are accessed from the alley, the arbor will pose no line of sight issue for vehicles.

The two adjacent property owners have requested that a six-foot fence be constructed where the existing fence is in disrepair or missing along the side property lines. Because this is a double frontage lot, the yard parallel to the alley is considered to be a front yard and, therefore, when side yard fences enter the front yard setback, they must reduce to three feet in height without additional discretionary review. The existing dwellings currently provide privacy for the adjacent properties. Once these are demolished, a new fence will be needed to offer the same privacy. Because six-foot high fences are typical along alleys, an overheight fence in this location is considered appropriate. Given the slow rates of speed vehicles use along the alley, and the fact that motorists are accustomed to limited visibility in this location, no significant line of sight issues are anticipated.

Tree Protection

The two adjacent parcels are heavily landscaped, with the parcel to the north having a number of trees / large shrubs located along the property line. To ensure that these trees are protected during construction, a condition of approval is included requiring the applicant to provide an arborist report. The arborist's protection recommendations must be included on the project plans and the arborist must certify in writing that the building permit plans conform to his or her 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 **08-0483**, based on the attached findings and conditions.

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

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

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Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned R-1-3.5 (Single-family Residential, 3,500 square foot minimum parcel size), a designation which allows residential uses. The proposed Single-family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UH) Urban High Residential General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

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

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the single-family dwelling 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-1-3.5 (Single-family Residential, 3,500 square foot minimum parcel size) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area mostly contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single-family dwelling 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. The proposed six-foot tall fence, to be located along the side yard property lines, will not be detrimental to the health, safety, or welfare of persons in the neighborhood or the general public in that the fence will not block or reduce sight distance or shade existing properties any more so than does the existing dwellings. In addition, the proposed arbor, to be located within the front yard setback parallel to 10th Avenue, will pose no line of sight issue and will aesthetically enhance the property.

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

This finding can be made, in that the proposed location of the single-family dwelling and fence and the conditions under which they will be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-3.5 (Single-family Residential, 3,500 square foot minimum parcel size) zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

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

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

The proposed single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single-family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed single-family dwelling will not be improperly proportioned to the parcel size or the

character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family dwelling will comply with the site standards for the R-1-3.5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity. The proposed 6-foot fence, located within the front yard setback which parallels the alley, is also consistent in that it will not block or reduce sight distance or adversely shade adjacent properties any more so than does the existing dwellings. The proposed arbor, to be located in the front yard setback parallel to 10th Avenue, will not reduce sight distance for vehicular traffic and will aesthetically enhance the property.

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

This finding can be made, in that the proposed Single-family dwelling is to be constructed on an existing legal lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), which, since the property currently has two dwellings, represents an overall reduction in trips.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single-family dwelling is consistent with the land use intensity and density of the neighborhood. The proposed six-foot fence located within the front yard setback which parallels the alley is typical of fences found along alleys. This alley, in particular, is lined with six-foot tall fences and, as such, the proposed fence is consistent with the surrounding neighborhood. The proposed arbor, to be located within the front yard setback which parallels 10th Avenue, will aesthetically enhance the subject property by clearly demarcating the front entrance and providing a structure on which to grow roses or vines.

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

This finding can be made, in that the proposed single-family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: 6 sheets of architectural drawings by Sherry Hrabko Designs: sheet 1 dated 12/10/08 and sheets 2-6 revised to 2/25/09. 2 sheets, survey, by Luke Beautz, Licensed Land Surveyor.

- I. This permit authorizes the construction of a single-family dwelling and overheight trellis. 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. Contact the Monterey Bay Unified Air Pollution Control District prior to the issuance of any demolition permit for this approval to ensure that demolition complies with their requirements.
 - 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 an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - E. 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 an arborist report with recommendations for protecting the trees / large shrubs on the adjacent property to north during construction. The arborist shall also submit a plan review letter certifying that his or her recommendations have been incorporated into the building permit plans.
 - 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. Show the front fence as being set back from the front property line two feet.
 3. Show the arborist recommendations for protecting the trees / large shrubs on the parcel to the north on the project plans.
 4. Show the uncovered parking spaces as being nine feet wide to facilitate backing out.
 5. Grading, drainage, and erosion control plans.
 - a. The drainage plan shall provide the following information:
 - i. Indicate whether or not the site currently receives any runoff from adjacent/upslope properties. If it does, demonstrate how the subject parcel will manage this runoff without having a negative impact to the subject parcel or adjacent parcels.
 - ii. Show all drainage features on the project plans, including construction details.
 - iii. For fee calculation, provide a tabulation of existing and proposed impervious surfaces. Project plans should clearly reflect the limits of the impervious area. Submit documentation such as assessor's records to receive credit for the existing impervious surfaces.
 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. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.

- D. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Submit 2 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for 1 bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - H. Pay the current fees for Roadside and Transportation improvements for 1 bedroom. Currently, these fees are, respectively, \$847 and \$847 per one bedroom.
 - I. Provide required off-street parking for 3 cars. Parking spaces must be 9 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. Construction Hours: During construction, workers may assemble on-site as early as 7:30 AM, but no noise-generating activities may begin earlier than 8:00 AM. Noise-generating activities must cease by 6 PM. Workdays are limited to Monday through Friday. Should a circumstance arise in which a delivery can only be made on a weekend day, call Planning Staff for approval at least 24 hours in advance of the delivery.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - D. The project must comply with all recommendations of the approved soils reports.
 - E. 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.
- B. County roadway shoulders are for public parking; therefore, no signage shall be allowed that restricts the County roadway for personal use. Failure to comply with condition will result in a warning letter for removal of signage or an investigation fee will be collected.

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 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: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Annette Olson
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: 08-0483
Assessor Parcel Number: 027-112-03
Project Location: 355 10th Ave., Santa Cruz

Project Description: Proposal to demolish the two existing dwellings and construct one new dwelling with an overheight trellis located within the front yard setback.

Person or Agency Proposing Project: Sherry Hrabko

Contact Phone Number: (831) 477-7794

- 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:

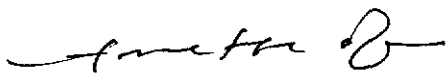
E. ☒ Categorical Exemption

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

F. Reasons why the project is exempt:

New single family dwelling in a developed area zoned for single-family residences.

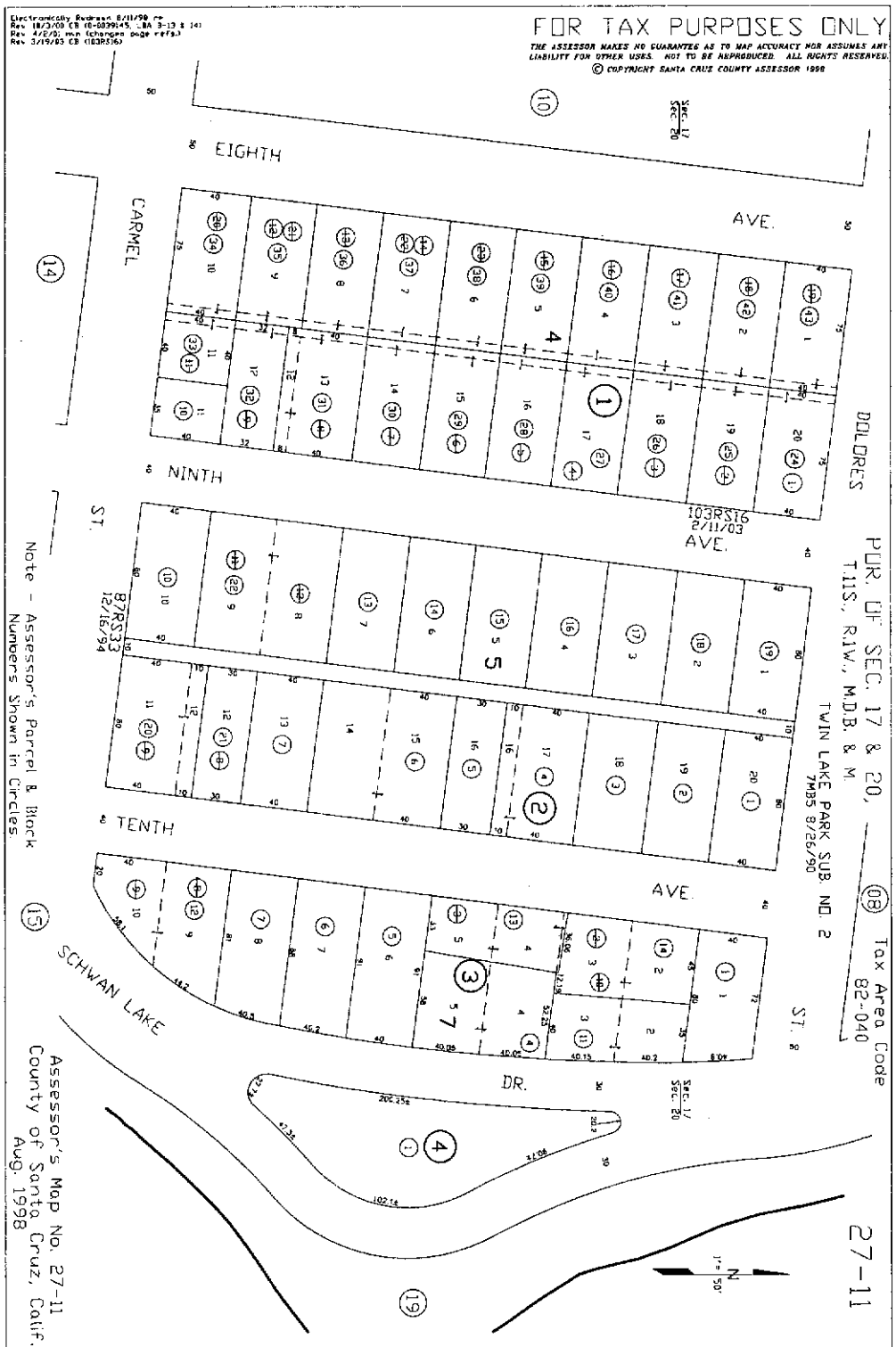
In addition, none of the conditions described in Section 15300.2 apply to this project.


Annette Olson, Project Planner

Date: 5/13/09

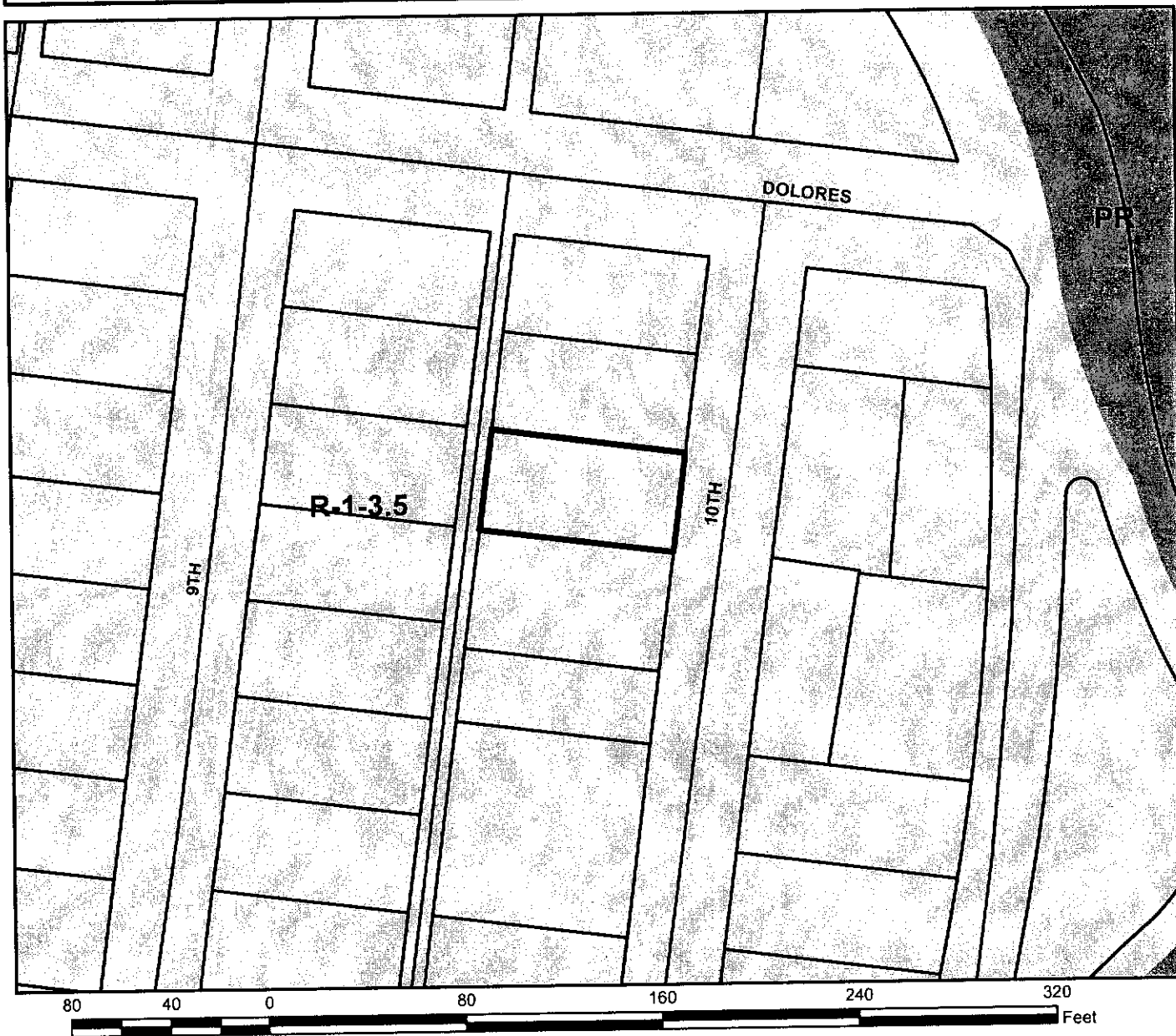
FOR TAX PURPOSES ONLY

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 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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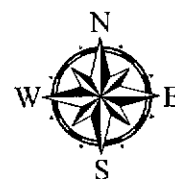


Zoning Map



LEGEND

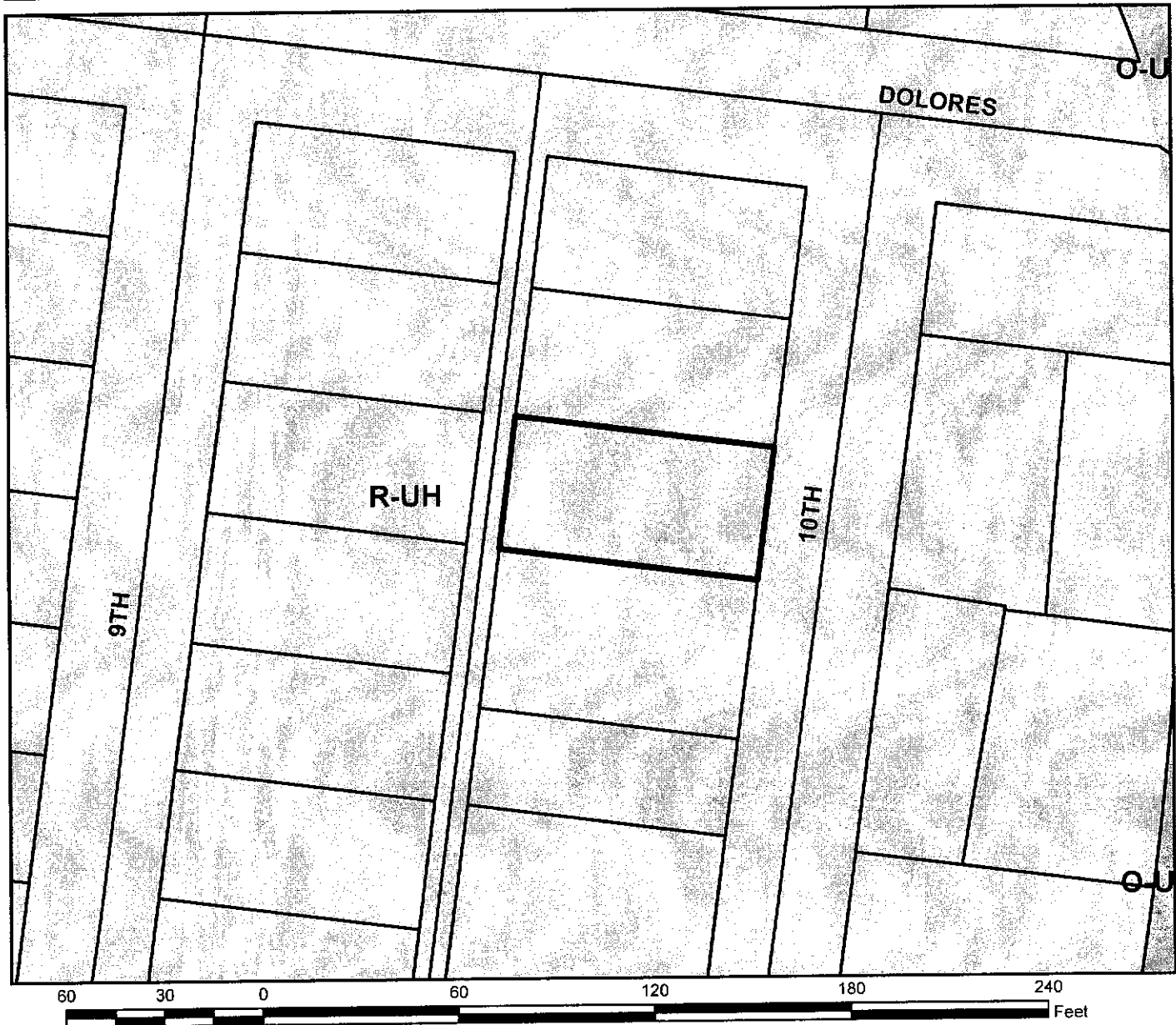
- APN: 027-112-03
- Assessors Parcels
- Streets
- RESIDENTIAL-SINGLE FAMILY
- PARK



Map Created by
County of Santa Cruz
Planning Department
April 2009

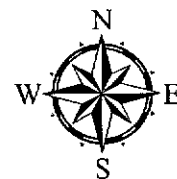


General Plan Designation Map



LEGEND

- APN: 027-112-03
- Assessors Parcels
- Streets
- Residential - Urban High Density
- Urban Open Space



Map Created by
County of Santa Cruz
Planning Department
April 2009

INTEROFFICE MEMO

APPLICATION NO: 08-0483 (second routing)

Date: March 10, 2009

To: Annette Olson, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: New residence on Tenth Avenue, Santa Cruz

COMPLETENESS ITEMS

▪ none

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

Ridgeline 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
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A
Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall			N/A

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

back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			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

Design Review Authority

13.11.040 Projects requiring design review.

- (a) Single home construction, and associated additions involving 500 square feet or more, *within coastal special communities* (Yacht Harbor) and sensitive sites as defined in this Chapter.

Design Review Standards

13.11.072 Site design.

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

Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		

Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		

PERMIT CONDITIONS / ADDITIONAL INFORMATION

- *The "belly band" may be removed at the discretion of the designer.*

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: November 20, 2008
To: Annette Olson, Project Planner
From: Steve Guiney, Planning Department Liaison to the Redevelopment Agency
SUBJECT: Application # 08-0483, Demo 2 units and build 1 SFD, 1st Routing, APN 027-112-03,
355 10th Avenue, Live Oak

The applicant is proposing to demolish an existing two-story dwelling group and to construct a new two-story, three bedroom single-family dwelling with an attached garage.

The Engineering Review Group considered this application on November 19, 2008. The Redevelopment Agency's (RDA) primary interest with this project is the proposed landscaping along the 10th Avenue frontage, which appears to be adequate in terms of species selection, size, and total planting.

The issue referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA does not need to see future routings of this project unless there are changes or more information provided relevant to RDA's comments. RDA appreciates this opportunity to comment. Thank you.

cc: Paul Rodrigues, & Betsey Lynberg, RDA
Jan Beautz, District Supervisor

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

Project Planner: Annette Olson
Application No.: 08-0483
APN: 027-112-03

Date: May 4, 2009
Time: 13:19:02
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON DECEMBER 2, 2008 BY JESSICA L DEGRASSI =====
Please show existing trees on site plan, label with type and diameter at breast height. ===== UPDATED ON MARCH 27, 2009 BY JESSICA L DEGRASSI =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON DECEMBER 2, 2008 BY JESSICA L DEGRASSI =====
A soils report will be required at the building application stage. Please submit two copies of the soils report for review.

Please submit grading information at the building permit stage, if there will be grading onsite for the proposed project.

Please submit an erosion and sediment control plan at the building permit stage.

Dpw Drainage Completeness Comments

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

===== REVIEW ON NOVEMBER 21, 2008 BY TRAVIS RIEBER =====
The site plan dated 10/30/08 proposing for downspouts to discharge into swales along the property lines is approved for the discretionary application stage. See the miscellaneous comments for items to be addressed at the building application stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 21, 2008 BY TRAVIS RIEBER =====
1. Does this site currently receive any runoff from adjacent/upslope property? If so, how will the project continue to accept this runoff without causing adverse impacts to the proposed structure or adjacent/downstream properties.

2. Demonstrate that the added runoff from structures and paved areas will not adversely impact adjacent or downstream properties. All drainage features should be shown on the plans. Provide construction details to facilitate proper construction by the contractor.

3. For fee calculations please provide tabulation of existing impervious areas and new impervious areas resulting from the proposed project. Make clear on the plans by shading or hatching the limits of both the existing and new impervious areas. To receive credit for the existing impervious surfaces please provide documentation such as assessor-s records, survey records, aerial photos or other official records that will help establish and determine the dates they were built.

Note: A drainage fee will be assessed on the net increase in impervious area. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 08-0483
APN: 027-112-03

Date: May 4, 2009
Time: 13:19:02
Page: 2

more extensive use of these materials.

4. The designer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. Upon approval of the project a hold will be placed on the permit to be released once a satisfactory letter is received.

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON NOVEMBER 20, 2008 BY ANWARBEG MIRZA =====

Discretionary application shall be conditioned to read as follows: County roadway shoulders are for public parking; therefore, no signage shall be allowed that restricts the County roadway shoulders for personal use, i.e. -No parking-, -tenant parking only- etc. Failure to comply with this condition will be issued a warning letter for removal of signage or an investigation fee will be collected. Payment of such investigation fee shall not exempt any person from compliance with all provisions of the Encroachment Ordinance not from any penalty prescribed by law.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON NOVEMBER 20, 2008 BY ANWARBEG MIRZA =====

No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON NOVEMBER 19, 2008 BY GREG J MARTIN =====

Driveway is recommended to be paved 2 inches of asphalt concrete over 6 inches of aggregates base or grass pavers used. A parking space parallel to the alley is not recommended. The parking space is recommended to be moved adjacent to the parking space in front of the garage next to the fence. The gate is recommended to be moved to the face of the garage. Greg Martin 831-454-2811 ===== UPDATED ON MARCH 20, 2009 BY GREG J MARTIN =====

Miscellaneous The ten foot alley is likely insufficient in width to easily back into. The parking spaces are recommended to be wider, a minimum of nine feet to help ease the turning into and out of each parking space.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON NOVEMBER 19, 2008 BY GREG J MARTIN =====

===== UPDATED ON MARCH 20, 2009 BY GREG J MARTIN =====

NEW WATER SERVICE INFORMATION FORM

City of Santa Cruz Water Department 212 Locust Street Suite C Santa Cruz, CA 95060 Phone (831) 420-5210 Fax 831-420-5201

APN: 027-112-03

Multiple APN? ☐ N

Project Address: 355 10th Ave

Date: 11/4/2008

PROJECT DESCRIPTION:

Proposal to demo an ex-2-story 2-unit dwelling and construct a new 1,950 sf 2-story SFD.

Revision 1 :
Revision 2 :

APPLICANT INFORMATION:

Name: Sherry Hrabko
Mailing Address: 609 Corcoran Ave
City/State/Zip: Santa Cruz CA 95062
Phone: (831) 477-7794
Cell:
Fax:
E-Mail:

REPRESENTATIVE INFORMATION:

Name:
Mailing Address:
City/State/Zip:
Phone:
Cell:
Fax:
E-Mail:

SECTION 1 EXISTING MAIN AND SERVICES

Main Size/Type/Age: 6" PVC 98
Elevation zone: N
No connection fee credit(s) for services inactive over 24 months
Size: 3/4" Account #s: 073-1260 Old SIO #s: Status: Active Date Closed: Type: MR-2

SECTION 2 FIRE FLOWS

Hyd # 1663 Size/Type: 6" strn Static 92 Res 70 Flow 1342 Flow w/20# Res 2546 FR Date 04/03 Location: on Dolores @ 9th
Hyd # Size/Type: Static Res Flow Flow w/20# Res FR Date Location:

SECTION 3 WATER SERVICE FEE Totals (see Page 2 for Details)

Plan Review Fees: Permit Fees: Meter Inst Fees: Water Conn Fees: Sewer Conn Fees: Zone Cap Fees: Credits: Total Due:
Service/Hydrant Eng \$50 Service/Hydrant Install \$180.00
Backflow \$0 Backflow \$0.00
Irrigation \$0 Sl. Opening \$0.00
Misc Fees
Totals \$50 \$180.00 \$263 \$0 \$0 \$0.00 \$0 \$493.00

SECTION 4:

RP# PLAN APP # 08-0483 PLANNER Annette Olson REVIEWED BY J. Segal

ADDITIONAL COMMENTS: Fire sprinklers required as per Central Fire Protection Dist. See enclosed fire service details and list of SCWD approved service installation contractors.

QUALIFICATIONS

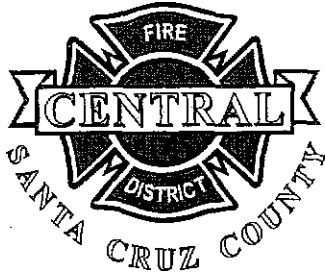
Service will be furnished upon: (1) payment of the required fees due at the time service is requested (a building permit is required), and, (2) installation of the adequately sized water services, water mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made. NOTICE: This form does not in any way obligate the city. It is provided only as an estimate to assist you in your planning and as a record for the Water Department. The requirements set forth on this form may be changed or corrected at any time without prior notice. Fees collected by other agencies are not included on this form.

EXHIBIT F

SECTION 5 WATER SERVICE FEE DETAILS APN: 027-112-03

SIO Info		Use Info				SIO Fees				Permit Fees					Totals
Lal Size / Br Config	Use Type	Mtr ID	Mtr Size	Mtr Type	Num Units	Inst Fee	Water	Sys Dev Chgs	Zone Capacity	Insp Fee	Eng Rvw Fee	BF Rvw Fee	Backflow Permit # Dev	Fee	
2 2" FS	SFD		5/8	Disc	1	\$263	\$0	\$0	\$0	\$0.00	180	\$50	\$0	\$0	
Credits						\$0	\$0	\$0	\$0	\$0.00					
Sub total Fees:						\$263	\$0	\$0	\$0	\$0.00					
Sub total Credits:						\$0	\$0	\$0	\$0	\$0.00					
SIO Totals:						\$263	\$0	\$0	\$0	\$0.00					
Grand Totals:						\$263	\$0	\$0	\$0.00		1	\$50	\$0	\$0	\$313.00

Total Permit Insp Fees: 180



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831) 479-6843 fax (831) 479-6847

Date: November 10, 2008
To: Thomas and Kimberly Lemieux
Applicant: **Sherry Hrabko**
From: Tom Wiley
Subject: **08-0483**
Address: **355 10th Ave.**
APN: 027-112-03
OCC: 2711203
Permit: 20080311

We have reviewed plans for the above subject project. District requirements appear to have been met.

Please ensure designer/architect reflects equivalent notes and requirements on velums as appropriate when submitting for **Application for Building Permit**.

Also, show on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:

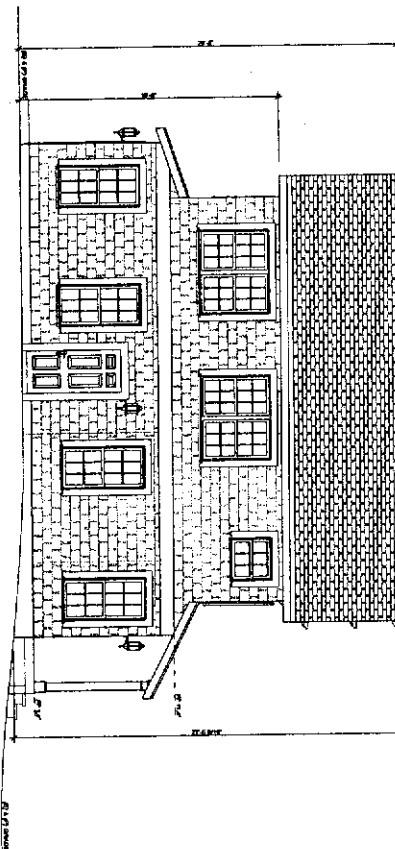
- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.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

Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. **INVOICE MAILED TO APPLICANT**. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

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. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
111008-2711203



EXTENSION FINISH MATERIALS:

ROOF: ARCHITECTURAL DIMENSIONAL SHINGLES OR 3" X 12" PLY. OR 3" X 6" PLY. OVER 1/2" INSULATION. 1/2" G.C. ROOF DROPS 1/2" O.C. FIELDS.

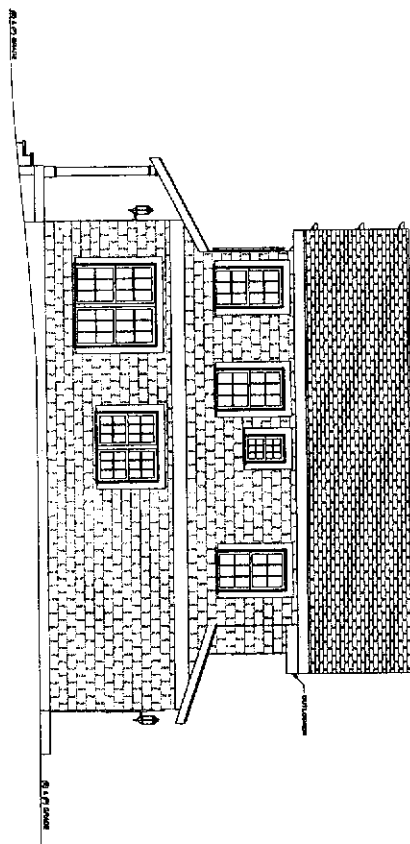
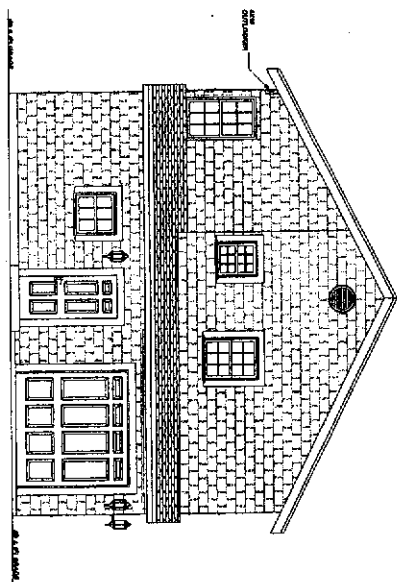
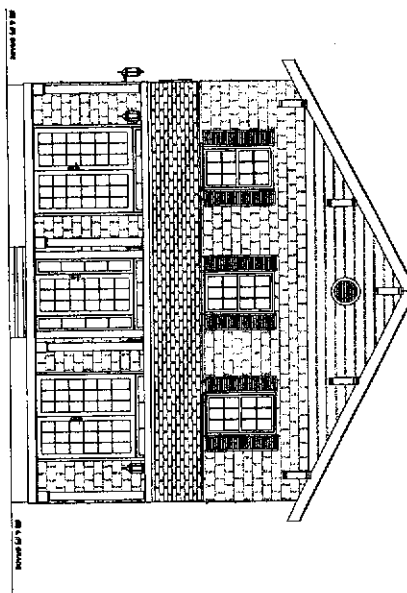
LANDSCAPE: T. L. LUTHER, COLLIER: MOUNTAIN TIMBER

ROOF: CERAMIC ENAMELED TYPED MATERIAL

WALLS: WHITE VINYL

TRNK: 1X WOOD

COLOR KELLY BROOK WHITE



REVIEWS	BY
2/23/09	SH
5/4/09	SH

SHERRY HRABKO DESIGNS
609 CORCORAN AVE.
SANTA CRUZ, CA 95062 831-477-7794

A.P.N.
027-112-03

ELEVATIONS

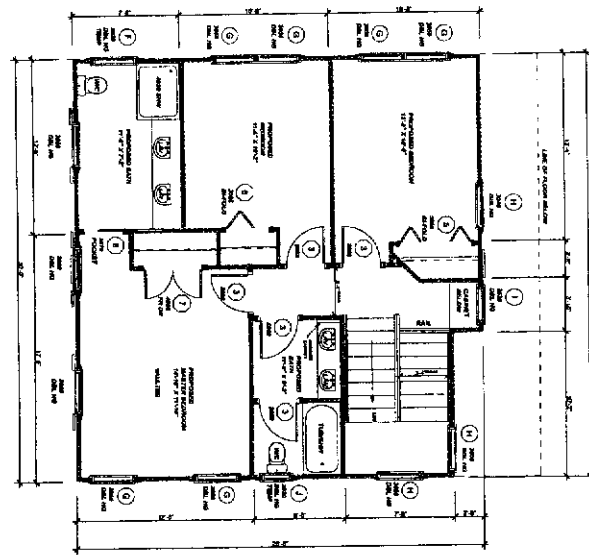
LEMIEUX NEW RESIDENCE
355 10TH AVE
SANTA CRUZ CA 95062
650-322-1480

DATE: 2/24/99
SCALE: AS NOTED
SHEET

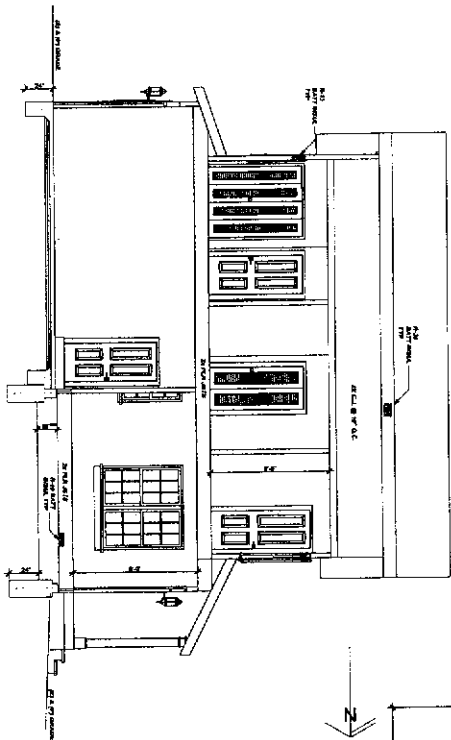
2

- 31 / 34

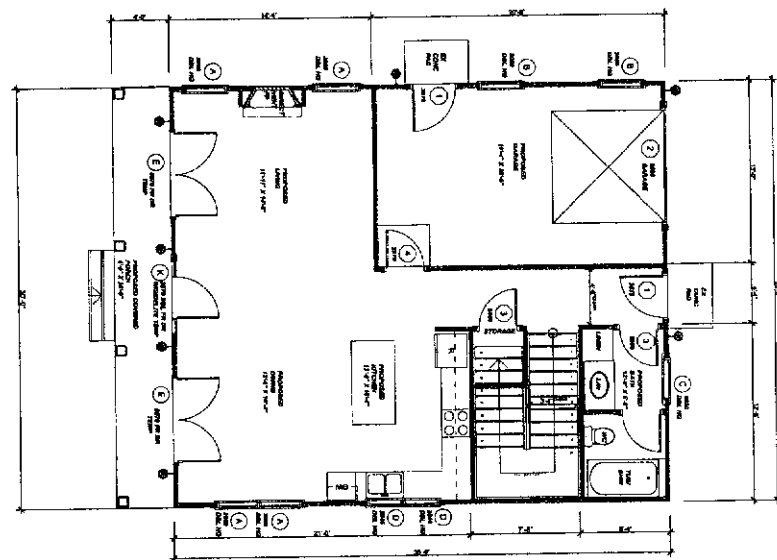
EXHIBIT A



PROPOSED UPPER LEVEL FLOOR PLAN

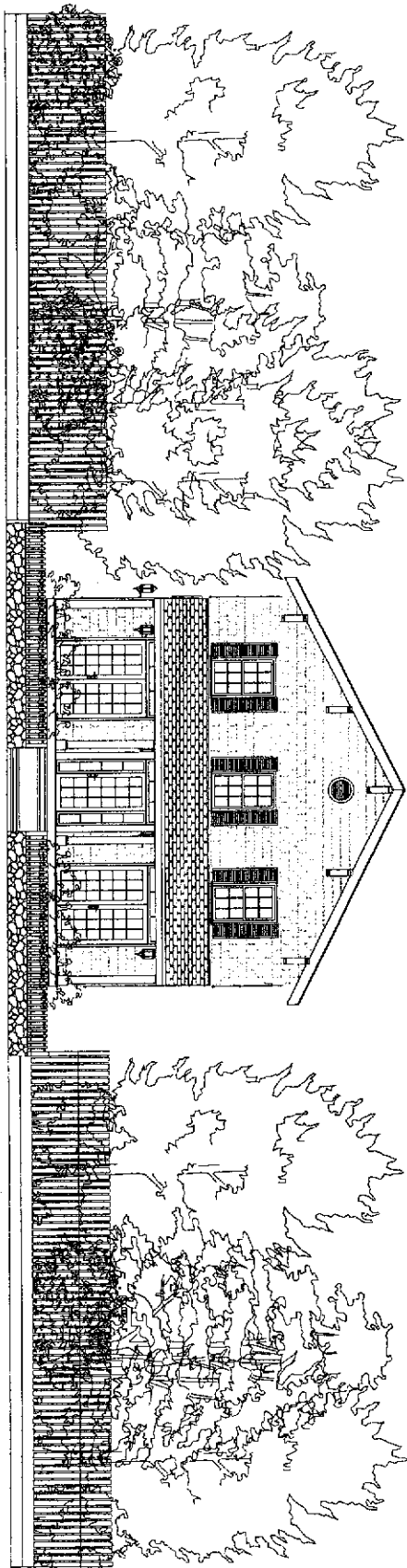
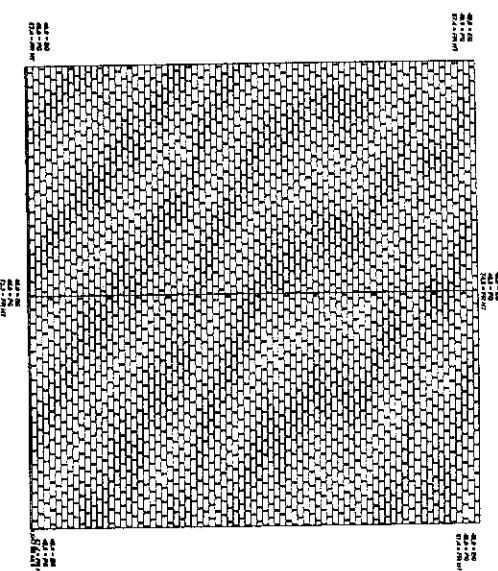
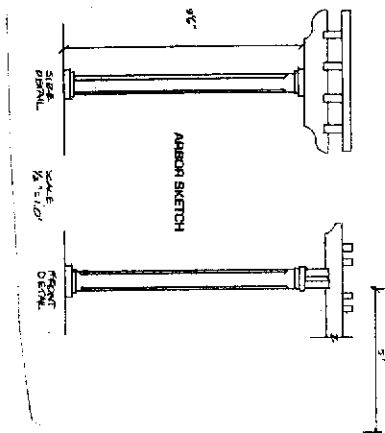


SECTION A



PROPOSED LOWER LEVEL FLOOR PLAN

<div style="text-align: center; font-size: 2em; font-weight: bold;">3</div>	SHEET	DATE: 2/28/03 SCALE: AS SHOWN DESIGNED BY: SHERRY HRABKO	LEMIEUX NEW RESIDENCE 355 10TH AVE SANTA CRUZ CA 95062 650-322-1480	A.P.N. 027-112-03 FLOOR PLANS	SHERRY HRABKO DESIGNS 609 CORCORAN AVE. SANTA CRUZ, CA 95062 831-477-7794	REVISION NO. 1
						2/28/03



ADJACENT HOMES NOT VISIBLE FROM STREET DUE TO FENCE AND OVERGROWN VEGETATION

ADJACENT HOMES NOT VISIBLE FROM STREET DUE TO FENCE AND OVERGROWN VEGETATION

STREETSCAPE

Scale = 1/8"

4

SHEET

DATE: 2/28/04
SCALE: AS NOTED

LEMIEUX NEW RESIDENCE
355 10TH AVE
SANTA CRUZ CA 95062
650-322-1480

A.P.N.
017-412-03

ROOF PLAN, STREETSCAPE

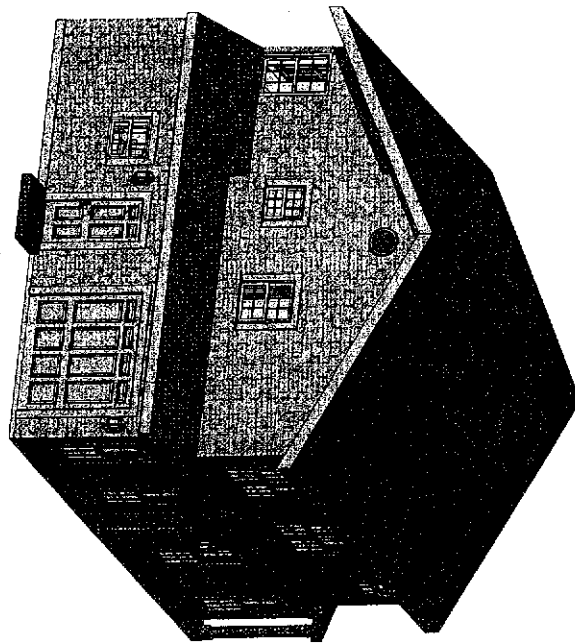
33 / 34

SHERRY HRABKO DESIGNS
609 CORCORAN AVE.
SANTA CRUZ, CA 95062 831-477-7794

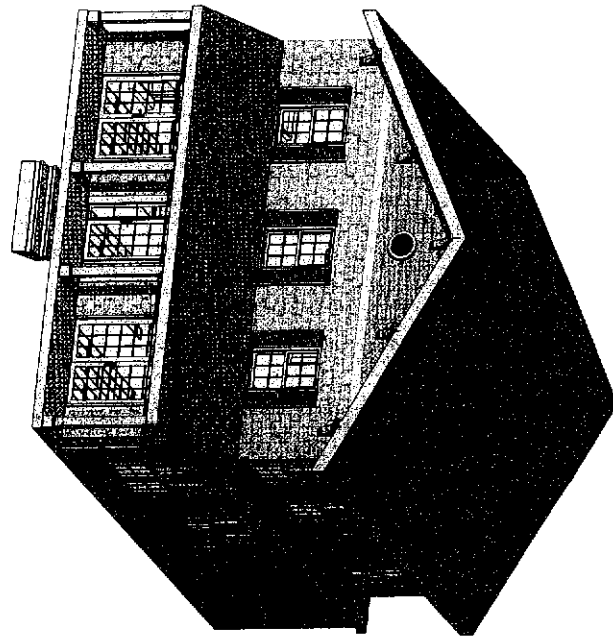
REVISIONS	BY
02/28/04	SH

EXHIBIT A

SOUTHWEST ELEVATION
1/4" = 1'-0"



NORTHEAST ELEVATION
1/4" = 1'-0"



6

SHEET

DATE: 02/08/03
SCALE: AS NOTED

LEMIEUX NEW RESIDENCE
355 10TH AVE
SANTA CRUZ CA 95062
650-322-1480

A.P.N.
027-112-03

3-D

34 / 34

SHERRY HRABKO DESIGNS
609 CORCORAN AVE.
SANTA CRUZ, CA 95062 831-477-7794

NO.	DESCRIPTION	DATE
1	REVISION	
2		
3		
4		
5		

EXHIBIT A