



## **Staff Report to the Zoning Administrator**

**Application Number: 09-0168**

**Applicant:** Richard Deutsch  
**Owner:** Richard & Valerie Deutsch  
**APN:** 057-201-04

**Agenda Date:** December 11, 2009  
**Agenda Item #:** 2  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to demolish and replace an existing 1,949 square foot single family dwelling with a 2,916 square foot, one-story, single family dwelling with 901 square feet of eaves, decking, and a carport; to add a toilet and sink in an existing 1,080 square foot, three story, 27 foot high accessory structure used for a design studio home occupation; construct a 2,482 square foot, two story, detached non-habitable accessory structure for use as part of the home occupation, with 1,002 square feet of porch, decking, and courtyard area; construct an adjacent elevated slab-on fill terrace and pavers on fill terrace; demolition an existing 518 square foot accessory structure and a 544 square foot carport, and an existing deck; and grading of about 473 cubic yards of cut and 371 cubic yards of fill.

**Location:** 651 Swanton Road, Davenport, about ½ mile north and east of Swanton Road.

**Supervisory District:** Third District (District Supervisor: Neil Coonerty)

**Permits Required:** Requires an Amendment to 86-1221 (Coastal Development Permit, Residential Development Permit for the accessory structure and home occupation); Coastal Development Permit and Residential Development Permit for the dwelling and to construct a non-habitable accessory structure on the property of more than 1000 square feet, to use more than 20 percent floor area of the dwelling for the home occupation, and to install a toilet in an accessory structure; and a Preliminary Grading Review.

### **Staff Recommendation:**

- Approval of Application 09-0168, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

### **Exhibits**

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

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

- E. Assessor's parcel maps, Location, Zoning, and General Plan maps
- F. Coastal Development Permit 03-0361
- G. Updated Program Statement
- H. Comments and Correspondence
- I. Coastal Development Permit and Agriculture Buffer Reduction, 86-1221
- J. Existing Roadside landscaping

### Parcel Information

Parcel Size: 5.25 acres  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential  
Project Access: Swanton Road to Swanton View Road  
Planning Area: North Coast  
Land Use Designation: R-M (Mountain Residential)  
Zone District: A (Agriculture)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

### Environmental Information

Geologic Hazards: Not a mapped constraint; project avoids slope steeper than 30%  
Soils: Soils engineering report update required and submitted  
Fire Hazard: Not a mapped constraint  
Slopes: Project avoids slopes steeper than 30%  
Env. Sen. Habitat: Not present in existing and proposed development area  
Grading: Grading of about 473 cubic yards of cut and 371 cubic yards of fill  
Tree Removal: None  
Scenic: Not a mapped constraint  
Drainage: Onsite drainage improvements required  
Traffic: N/A  
Roads: Existing roads adequate  
Parks: N/A  
Archeology: Not mapped at development site / no physical evidence on site

### Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside  
Water Supply: Private well  
Sewage Disposal: Private septic system  
Fire District: County Fire  
Drainage District: none

### History

A Coastal Development Permit, Residential Development Permit and Agricultural Buffer Determination Permit, 86-1221, was issued to the previous owner for a 3 story, 1080 square foot

detached habitable accessory structure for a home occupation for use as ceramic art studio at this site. The site contains a single-family dwelling constructed prior to requirements for a Coastal Permit. The staff report is attached as Exhibit I

On May 20, 2005, the property owner received approval of Permit 03-0361, which authorized an amendment to Permit 86-1221 to allow a two story habitable accessory structure for use as a home occupation, toilet within the existing three story habitable accessory structure, and an addition to the existing dwelling. The staff report is attached as Exhibit F. Public testimony addressed potential noise concerns, scale of the use, view of the site from the roadway, potential for conversion to rental units, and potential enforcement considerations. The Zoning Administrator approved the project with revised conditions of approval. The conditions of approval addressed landscape screening, hours of operation, a declaration of restriction to maintain the structure as habitable structure without renting, letting or leasing as a separate unit, and limiting the noise to within the property lines.

The owners, Richard and Valerie Deutsch, were in the process of obtaining their building permits when they realized that the cost of remodeling the dwelling would equal or possibly exceed the cost of replacing the existing dwelling altogether. At that point the building permits were ready to issue. However, these permits were not exercised and have become void. The Coastal Development Permit 03-0361 has lapsed.

The current application is for the project approved in 2005 with the difference that instead of a remodel of the existing single family, the dwelling will be demolished and replaced with a new dwelling. An amendment to Permit 86-1221 is therefore required for the home occupation and a Coastal Development and Residential Development permit is required for the replacement dwelling and new accessory structure.

The project analysis relies upon the staff report of permit 03-0361 with regard to the two story accessory structure, now proposed as a non-habitable accessory structure. The other portion of the project analysis addresses the proposed replacement dwelling, modifications to the existing habitable accessory structure, and whether there have been ordinance or policy revisions that may affect the overall development proposal since original approval. Most of the policies in effect at the time of original submittal are still in effect. Where regulations differ, they will be discussed in detail.

### **Project Setting**

The site address is 651 Swanton View Road in Davenport, though historical maps available on the web show the site located on Las Trances Road. Trances Road was renamed to Swanton View Road by the County Fire Agency, which is responsible for site addressing. A handful of additional properties developed with residences are located further up Swanton View Road, which is not a through road. The neighborhood character is very rural and private. The project site is not visible locally from below on Swanton Road, and does not appear to be visible from other residences in the neighborhood.

There are areas of Indigenous Monterey Pine Forest—a sensitive habitat—in the vicinity (including directly across the road), but not at the proposed development site, which is already

residentially developed with a single family dwelling, a small detached one story art studio, and a small three story art studio structure. The bottom story of the latter structure is cut into the moderately sloping hillside and will join by a half-level staircase to the lower floor of the new art studio building and provide a light garden feature between buildings on the second floor.



Photo shows existing art studio building at center, viewed from Swanton View Road. Footprint of proposed two-story art studio is immediately to left of existing structure.

No changes in the physical setting have occurred since original approval with exception that the applicant has planted some landscaping between the edge of the proposed two-story studio and the existing roadway.

### Detailed Project Description

The proposed development is essentially the same proposal as that approved under application 03-0361 (Exhibit B), with the exception that the owner is now proposing a new single family dwelling instead of the previously proposed home remodel, and an exterior stairway has been added to the existing three-story art studio. Additionally, the proposed two-story art studio is now categorized as a two story non-habitable accessory structure due to changes in the accessory structure regulations.

Sheet AO.2 of the plan set provides the site demolition plan and illustrates the location of the new home relative to the existing home. The proposed structure is situated in the same general location as the existing dwelling. A proposed 2,916 square foot single family dwelling is shown to replace an approximately 1,940 square foot dwelling and involves the removal of the existing dwelling and an existing 518 square foot shop.

The project includes an approximately 2,482 square foot, two story, non-habitable art studio adjacent to the existing three story, 1080 square foot, habitable art studio. A large portion of the bottom floor of the three-story building is underground. These two structures are proposed to be connected on the lower floor with interior stairway access and are proposed to be connected on the upper floor with an exterior stairway and a light garden.

The larger home and art studio create more impervious surface area, shown as terrace and concrete area on the plan, as well additional pervious driveway surface area adjoining the proposed entry areas. This requires slightly more site clearance and grading (473 cubic yards of cut vs 275 cu. yds. of cut and 371 cu. yds of fill vs 305 cu. yds. fill) than was proposed previously.

## Zoning & General Plan Consistency

The subject property is a 5.25 acre lot, located in the A (Agriculture) zone district, a designation which allows residential uses including home occupations. The proposed home occupation is a principal permitted use within the zone district, and a non-habitable accessory structure larger than 1000 square feet is a permissible use, consistent with the site's (R-M) Mountain Residential General Plan designation, provided that a Residential Development Permit is obtained (administrative permit, noticing required).

The proposed replacement dwelling meets all requirements of the Agriculture zone district including lot coverage, floor area ratio, as well as setbacks, which are included here.

### Setbacks

	Front (from right-of-way)	Side	Rear
Required	20'	20' & 20'	20'
Proposed	110'	100' (West Side) 250' Plus (Street Side)	300' Plus

### Accessory Structures

Since the previous project approval, the habitable accessory structure regulations have been amended to limit residential properties to two habitable accessory structures in total and to allow both sheetrock and insulation in non-habitable accessory structures. It should be noted that given this change in regulations, the applicant was encouraged to revise the project plans to propose a two story non-habitable accessory structure instead of the previously approved habitable accessory structure so that the project would not exceed the limit allowed by code. The plans reflect this modification and comply with the maximum allowed.

The proposed non-habitable accessory structure is proposed to be attached to the existing three story, 1080 square foot, habitable art studio. The first floor of the proposed two story, non-habitable art studio provides interior access to the first floor of the existing three-story art studio, and a removable floor panel for access between the lower and upper floor of the non-habitable accessory structure. It should be noted that the first floor of the existing three-story structure is a non-habitable space as it was designed as a garage originally. Exterior access is also provided between the second story of the proposed two-story art studio to the existing three-story art studio. And, exterior access from the top floor extends to the ground from the three-story building.

The project will result in a total of two non-habitable accessory structures in the new building and will maintain two habitable accessory structures in the existing three story habitable accessory structure and will not exceed the limit of two habitable accessory structures in total. The basement floor will remain as a non-habitable floor and will not count as another non-habitable structure because of the proposed interior access. The project is conditioned to require a declaration of restriction to maintain the proposed non-habitable accessory structure, as required by the ordinance.

### **Local Coastal Program Consistency**

The proposed project is in conformance with the County's certified Local Coastal Program, in that the structures are 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 and accessory structures. 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. In addition, the site is not visible to any other developed property or visible from a scenic corridor.

### **Home Occupation**

This application would amend the home occupation approval in permit 86-1221 to reflect the current and proposed use of the property as follows.

The applicant, Richard Deutsch, works as a professional sculptor and designer of outdoor plazas, outdoor environments, and other design features. He utilizes his home multimedia design studio space to work up project proposals, build models, take photos, maintain records, and other activities as detailed in his updated program statement about his home occupation (Exhibit G). Mr. Deutsch's inspiring sculptures are featured in a book about his work, published by the Museum of Art & History, Santa Cruz. Mr. Deutsch often designs for elemental materials such as stone, wood, and bronze. As described in Mr. Deutsch's proposal, Mr. Deutsch's wife and a full time employee are and will be involved with the home occupation use. In addition, the studio space and home occupation is not proposed for heavy, industrial-type fabrication activities onsite. The use is similar to an architect's office use.

Since project approval, the accessory structure regulations, County Code Section 13.10.C.2, have been amended by the Board of Supervisors to allow non-habitable structures to provide more finished interior improvements. Therefore, what was previously proposed as a habitable accessory structure art studio can now be a non habitable structure and still provide the building improvements desired by the owner such as utility sinks, insulation and sheetrock and meet the code standards. The new studio building is very much designed to function as an art studio and will be required to be conditioned to record a declaration of restriction to maintain the building as a non-habitable accessory structure.

Placing a new toilet and sink in the upper floor of the existing art studio building is a reasonable adjunct to the existing office space and painting uses in this studio, considering the distance to a bathroom in the main residence. This will allow the full time employee to use a bathroom without entering the proposed main dwelling.

The upper two floors of the existing studio building do have the potential to be used as bedrooms, however the applicant is proposing to continue their present use for the home occupation. A declaration of restriction was included as a condition of approval for this building under Use Permit 86-1221 and has already been recorded under instrument number 1987-

0000745.

The project does not include direct vehicle access to the lower floor of the new studio building because it is located underground on the most part. However, access is provided for what appears to be the ground floor and the owner has included a mechanical lift and trap door system, consistent with building code requirements, for moving heavy objects between floors.

The home occupation approval includes the Zoning Administrator's originally approved conditions of approval, in keeping with the Home Occupation ordinance, and has been updated to reflect current format standards. In addition, this approval also allows the square footage of the home occupation to exceed 20 percent of the floor area of the proposed dwelling, consistent with the home occupation regulations.

### **Design Review**

The project was originally reviewed for Design Review purposes and accepted by the County's Urban Designer, with a recommendation for planting of some screening vegetation along Las Trancas Road. Some landscaping has been planted since this last approval. A picture is attached as Exhibit J. This includes a row of Monterey Cypress and Hakea, both evergreen species. The Monterey Cypress will grow to 40 feet tall and spread to 20 feet. The Hakea species will approach 20 feet tall with a 15 to 30 foot spread. Although these plants do not fully screen the site presently, they currently obscure the view of the site and will provide a complete screen when mature. Thus, the conditions of approval proposed for this current project have been modified to eliminate previously required landscape screening.

In any case, the proposed new studio building will have corten steel siding, which oxidizes to a soft sienna brown color. The form and color of the structure will not be unlike a rural shed-type structure and is reasonably compatible with the site and neighborhood.

### **Preliminary Grading Review**

The proposed grading of 473 cubic yards of cut and 371 cubic yards of fill is generally limited to that grading which is needed to accomplish the originally proposed construction and proposed new dwelling. Grading and alteration of natural landforms is minimized, consistent with County policies. Grading volumes have been modified to address the new dwelling and are only slightly larger than previously proposed. Environmental Planning staff has reviewed and approved the proposed grading. An Erosion Control Plan will be required with the Building & Grading Permit plans. The project soils engineer updated the soils report and submitted it for review. Staff has commented that formal review of the soils report will be completed prior to issuance of the building permit. The project is conditioned to meet all requirements of this report review.

### **Biotic Pre-site**

The property is included in a "biotic" sensitive habitat mapping in the County's database. Staff's Biotic Pre-site required of Permit 03-0361 evaluated the vicinity of the proposed development. This area has long been developed for residential use and does not contain sensitive habitat. There is Indigenous Monterey Pine Forest across Swanton View Road on the adjacent parcel that

is not affected by the proposed development. Further biotic assessment was not required of this original permit 03-0361 and is not required for this current application either.

### **Agricultural Buffer Reduction Determination**

An Agricultural Buffer Reduction from 200 feet to 40 feet was approved under Permit 86-1221. There is no change in potential impacts to the property listed for agricultural resource, located to the east across Las Trancas Road. A current staff inspection verified that this adjacent property, along Swanton View Road, contains a tall, steep hillside covered with dense Monterey Pine forest so that topography and vegetation provide a very substantial buffer to the pasture land on that adjacent property.

The buffer reduction findings for 86-1221 also stated that a buffer reduction to 40 feet, where 70 feet is provided for the building, would accommodate additional future construction on the property. The setback for the proposed structures provides approximately 70 feet from the commercial agricultural land and significantly exceeds the minimum 40-foot buffer reduction previously approved. Thus, an additional agricultural buffer reduction is not necessary for the proposed project. The attached buffer reduction, Exhibit I, provides an exhibit showing the agricultural buffer.

A "Statement of Acknowledgement Regarding the Issuance of a County Building Permit in an Area Determined by the County of Santa Cruz to be Subject to Agricultural-Residential Use Conflicts" has been recorded previously.

### **Fire Protection Requirements**

The agency comments (Exhibit H) reflect County Fire requirements. These pertain to the required sprinkler system, and fire turnaround. The applicant originally met with County Fire officials and more recently met with County officials to clarify the project circumstances and negotiate requirements; the project requirements of the fire agency are consistent with the proposed project and the project has been conditioned to comply with these current requirements.

### **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. The project has been conditioned to include the previously approved Zoning Administrator conditions of approval under permit 03-0361 for the home occupation as well as additional conditions for the proposed project. Please note that the property owner has already planted the previously required landscaping (under Permit 03-0361) along the property roadway and additional landscaping screening is not necessary. Thus, the proposed conditions of approval have been modified to eliminate required landscaping.

### **Staff Recommendation**

- **APPROVAL** of Application Number **09-0168**, based on the attached findings and



conditions.

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

**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](http://www.co.santa-cruz.ca.us)**

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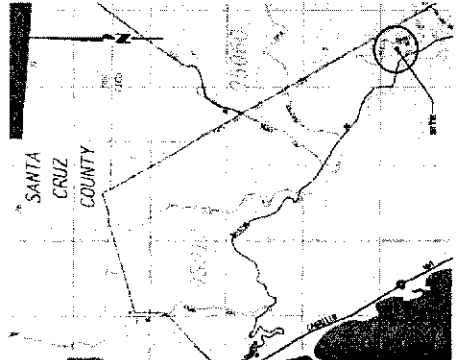
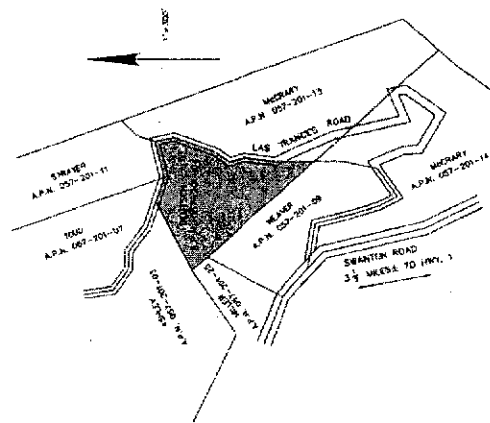
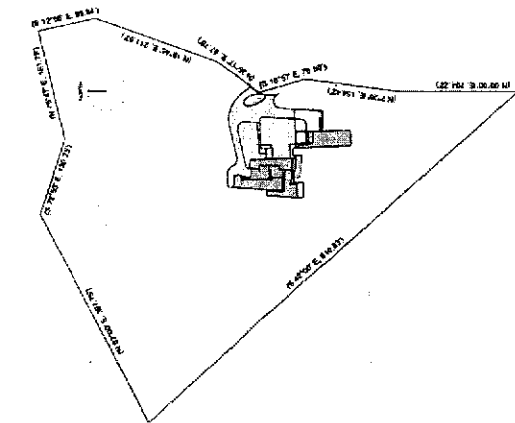
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0.1	CONCRETE
0.2	STREET MAP
0.3	GRADING AND DRAINAGE PLAN
0.4	SECTION AND DETAILS
0.5	SECTION CONTROL
0.6	SECTION DETAIL PLAN
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DEUTSCH RESIDENCE  
51 SWANTON VIEW ROAD  
LAVERGNE, CALIFORNIA 95017

COVER SHEET AND NOTES

## A0.1



3 PROPERTY BOUNDS  
1" x 100'

2 VICINITY MAP  
1" = 300'

REGIONAL SITE MAP  
1" = 3000' (COURTESY OF THE THOMAS GUIDE)

DEUTSCH RESIDENCE + STUDIO  
671 SWANTON VIEW ROAD DAVENPORT, CA 95017

AB  $\propto$  VIATIONS

## BUILDING NOTES

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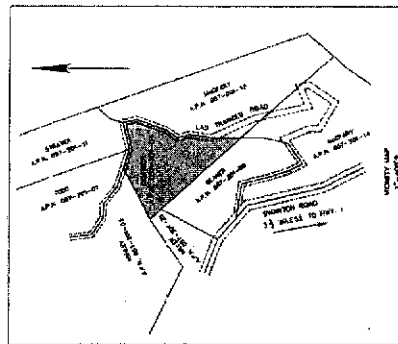
# EXHIBIT

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MICHAEL S. HEAVER  
CLAUDIA D. HEAVER  
5411 O.R. 922  
A.P.H. 037-201-09

**SURVEYOR'S MAP**  
SHOWING TOPOGRAPHIC & SITE DATA ON  
PART OF THE LANDS DESCRIBED IN THE DEED  
OF RICHARD DEUTSCH & VALENTINE WOLF DEUTSCH  
VOLUME 4892, PAGE 237 OF OFFICIAL RECORDS  
THROUGH THE RANCHO AGUA BUENITA Y LAS TRANQUILAS  
SEC. 7, T.10S., R.3W., N.D. 8.6N., PROJ.  
SANTA CRUZ COUNTY, CALIFORNIA  
SCALE 1" = 20'  
BY HOWARD E. BEAULT, C.E.



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- o Indicates nothing found or set.  
 \* Indicates spot elevation of existing ground, assumed datum.  
 ( ) Indicates record data based on deeds or maps shown.  
 -- Indicates top or toe of slope.  
 ● Indicates existing tree and diameter. Tree is a redwood unless noted.

FRANK MCCLARY  
MARAPARA MCCLARY  
2008 C.R. 866  
P.O. BOX 204-13

GRAPHIC SCALE

0 20 40 60 80

GENERAL NOTES

### STORM DRAINAGE NOTES AND MAINTENANCE

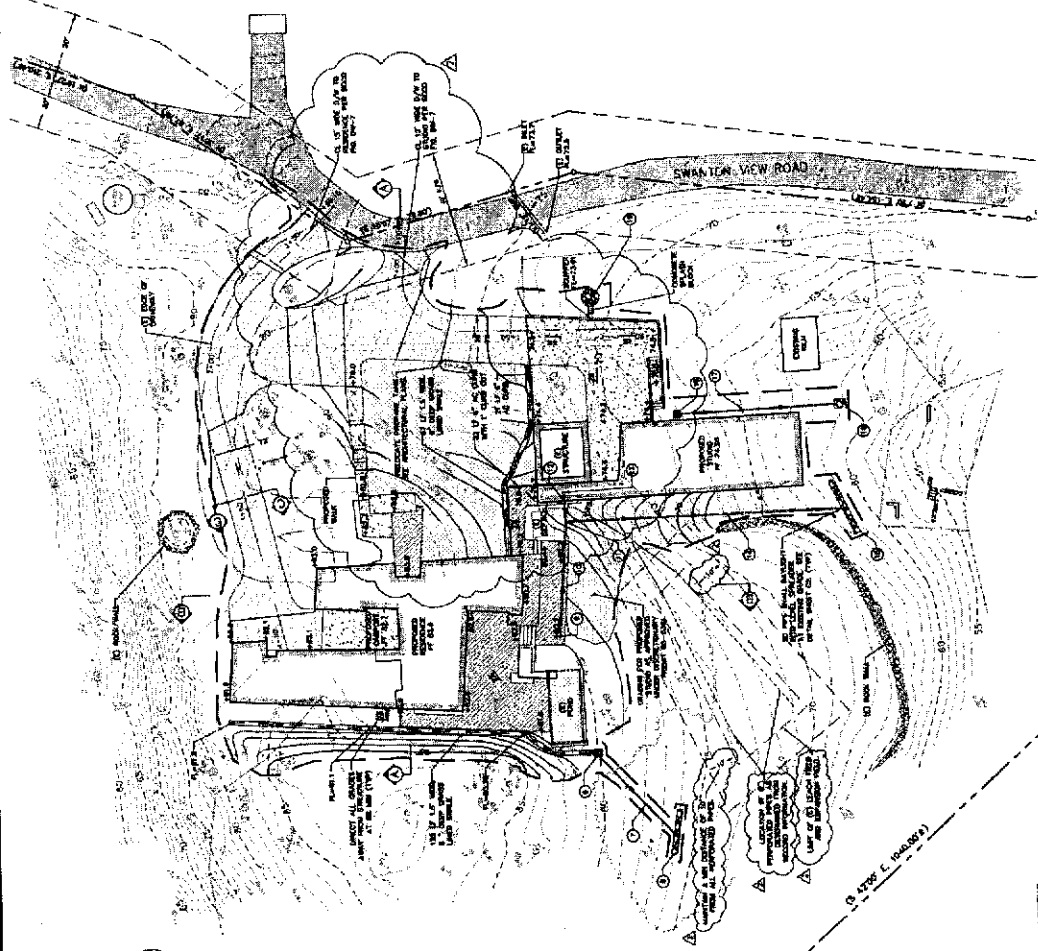
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## TOPOGRAPHIC SURVEY

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## ABBREVIATIONS

- [illegible]



**ONEROUS**

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**STORM DRAIN NOTES:**

1.  $2x^2 + 3x - 5$   
 2.  $4x^2 - 7x + 1$   
 3.  $5x^2 - 2x + 8$   
 4.  $3x^2 + 6x - 4$   
 5.  $7x^2 - 1x + 9$   
 6.  $2x^2 + 5x - 3$   
 7.  $4x^2 - 8x + 6$   
 8.  $6x^2 - 3x + 7$   
 9.  $8x^2 - 4x + 2$   
 10.  $9x^2 - 5x + 1$   
 11.  $10x^2 - 6x + 0$   
 12.  $11x^2 - 7x + 5$   
 13.  $12x^2 - 8x + 4$   
 14.  $13x^2 - 9x + 3$   
 15.  $14x^2 - 10x + 2$   
 16.  $15x^2 - 11x + 1$   
 17.  $16x^2 - 12x + 0$   
 18.  $17x^2 - 13x + 1$   
 19.  $18x^2 - 14x + 2$   
 20.  $19x^2 - 15x + 3$   
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 26.  $25x^2 - 21x + 9$   
 27.  $26x^2 - 22x + 10$   
 28.  $27x^2 - 23x + 11$   
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 36.  $35x^2 - 31x + 19$   
 37.  $36x^2 - 32x + 20$   
 38.  $37x^2 - 33x + 21$   
 39.  $38x^2 - 34x + 22$   
 40.  $39x^2 - 35x + 23$   
 41.  $40x^2 - 36x + 24$   
 42.  $41x^2 - 37x + 25$   
 43.  $42x^2 - 38x + 26$   
 44.  $43x^2 - 39x + 27$   
 45.  $44x^2 - 40x + 28$   
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 48.  $47x^2 - 43x + 31$   
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 51.  $50x^2 - 46x + 34$   
 52.  $51x^2 - 47x + 35$   
 53.  $52x^2 - 48x + 36$   
 54.  $53x^2 - 49x + 37$   
 55.  $54x^2 - 50x + 38$   
 56.  $55x^2 - 51x + 39$   
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 59.  $58x^2 - 54x + 42$   
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 61.  $60x^2 - 56x + 44$   
 62.  $61x^2 - 57x + 45$   
 63.  $62x^2 - 58x + 46$   
 64.  $63x^2 - 59x + 47$   
 65.  $64x^2 - 60x + 48$   
 66.  $65x^2 - 61x + 49$   
 67.  $66x^2 - 62x + 50$   
 68.  $67x^2 - 63x + 51$   
 69.  $68x^2 - 64x + 52$   
 70.  $69x^2 - 65x + 53$   
 71.  $70x^2 - 66x + 54$   
 72.  $71x^2 - 67x + 55$   
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 86.  $85x^2 - 81x + 69$   
 87.  $86x^2 - 82x + 70$   
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 92.  $91x^2 - 87x + 75$   
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 96.  $95x^2 - 91x + 79$   
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 140.  $139x^2 - 135x + 123$   
 141.  $140x^2 - 136x + 124$   
 142.  $141x^2 - 137x + 125$   
 143.  $142x^2 - 138x + 126</$

## EARTHWORK AND GRADING

[illegible]

APPROXIMATE EARTHWORK QUANTITIES

[illegible]

**PROBATION**

AND INCREASE IN PANDUIT AREAS  
OF CEMENT IN PANDUIT AREAS  
BANDWELL IN PANDUIT AREAS

1



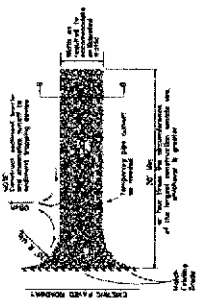
NEW RESIDENCE  
RICHARD DEUTSCH  
340 SWANTON VIEW ROAD  
SANTA CRUZ COUNTY, CALIFORNIA  
APR. 057-201-94  
EROSION CONTROL

RI Engineering, Inc.  
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060  
831-425-3501 www.riengineering.com

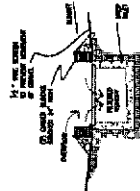
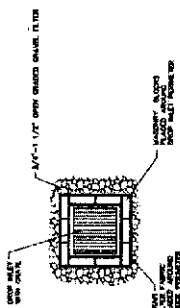


COUNTY OF SANTA CRUZ, 08/29/08

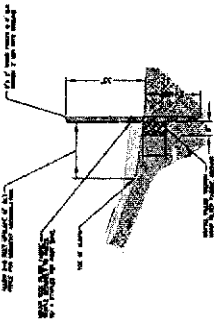
CONSTRUCTION ENTRANCE DETAIL



BLOCK AND GRAVEL FILTER DETAIL



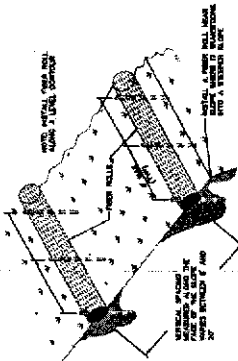
SILT FENCE DETAIL



FIBER ROLL DETAIL IN SLOPE AREA



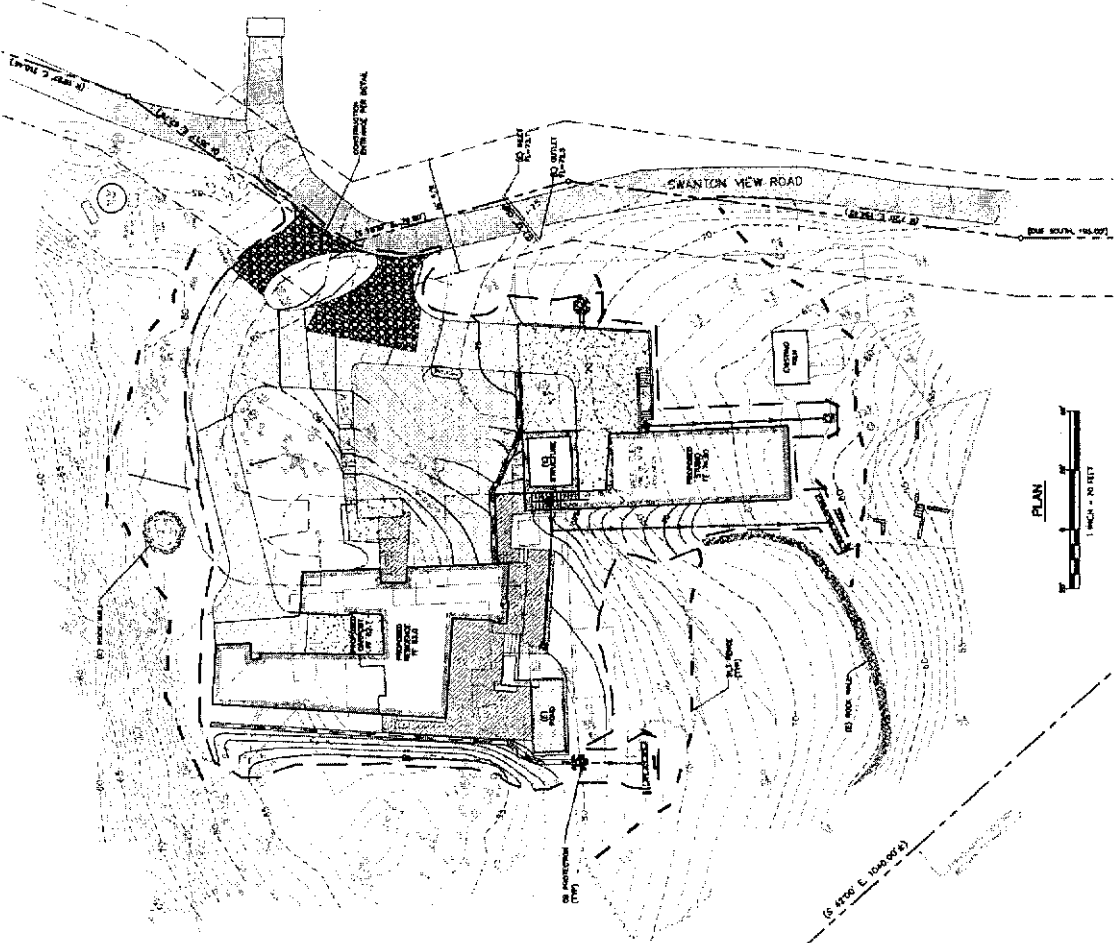
TYPICAL FIBER ROLL INSTALLATION



EROSION CONTROL LEGEND

- EROSION CONTROL MEASURES
- 1. EROSION IS TO BE CONTROLLED AS FOLLOWS:
- 2. EROSION IS TO BE CONTROLLED AS FOLLOWS:
- 3. EROSION IS TO BE CONTROLLED AS FOLLOWS:
- 4. EROSION IS TO BE CONTROLLED AS FOLLOWS:
- 5. EROSION IS TO BE CONTROLLED AS FOLLOWS:
- 6. EROSION IS TO BE CONTROLLED AS FOLLOWS:
- 7. EROSION IS TO BE CONTROLLED AS FOLLOWS:

1. EROSION IS TO BE CONTROLLED AS FOLLOWS:
2. EROSION IS TO BE CONTROLLED AS FOLLOWS:
3. EROSION IS TO BE CONTROLLED AS FOLLOWS:
4. EROSION IS TO BE CONTROLLED AS FOLLOWS:
5. EROSION IS TO BE CONTROLLED AS FOLLOWS:
6. EROSION IS TO BE CONTROLLED AS FOLLOWS:
7. EROSION IS TO BE CONTROLLED AS FOLLOWS:



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1	01/11/11	ISSUED FOR DISCUSSION

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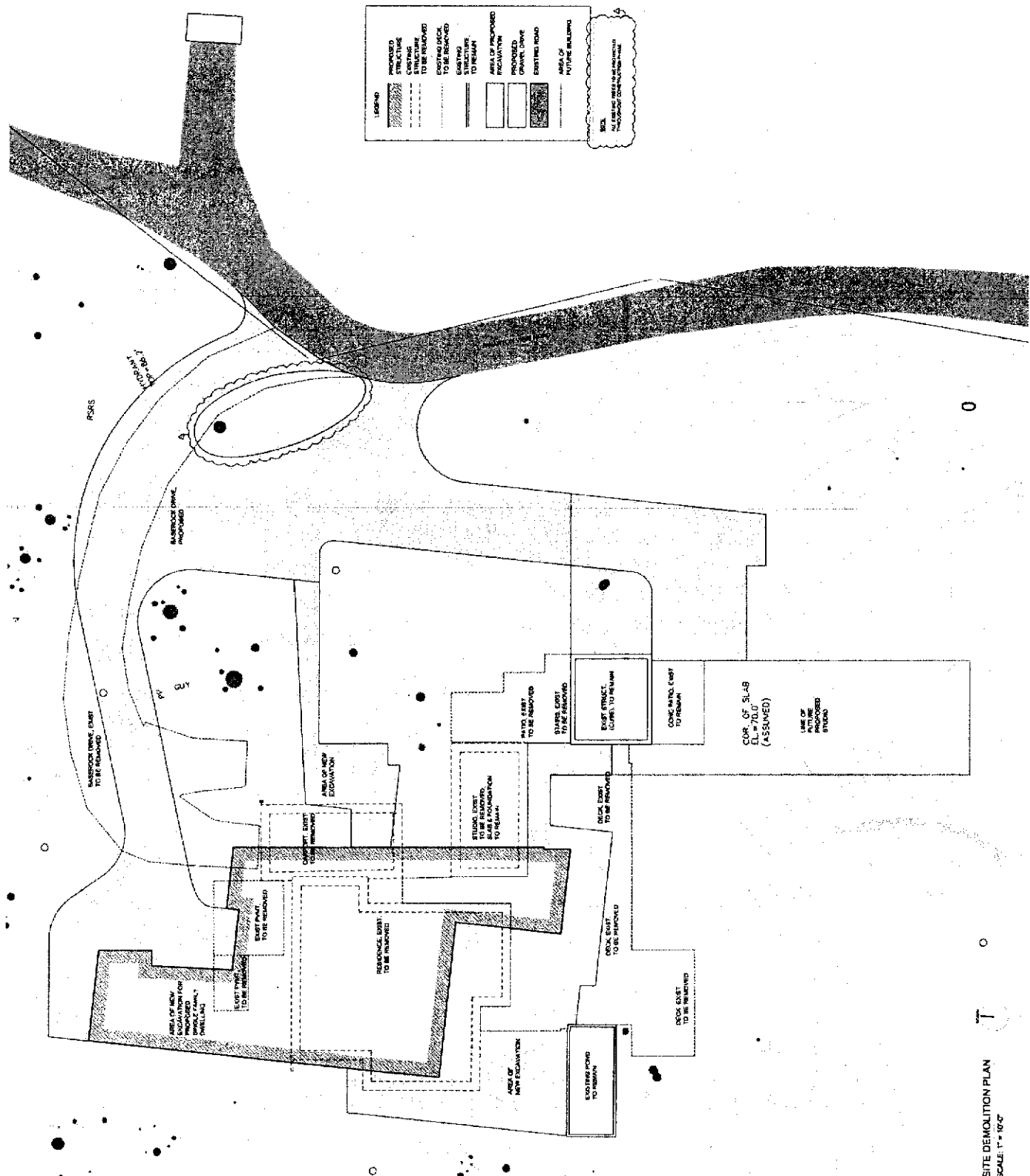
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**APRIL 2011**  
 A.P.M. 0511-001-001

A0.2



1 SITE DEMOLITION PLAN  
 SCALE: 1" = 10'-0"

[illegible]

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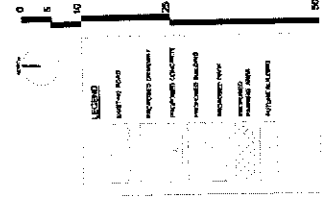
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MOBILE: (931) 995-3936  
E-MAIL: [info@edwardsport.com](mailto:info@edwardsport.com)

DATE: 10/10/2017  
TIME: 10:10 AM  
SHEET: 1 OF 1  
PROJECT: 10-10-17  
DRAWN BY: J. L. L. L.  
CHECKED BY: J. L. L. L.  
DATE: 10/10/2017  
TIME: 10:10 AM  
SHEET: 1 OF 1  
PROJECT: 10-10-17  
DRAWN BY: J. L. L. L.  
CHECKED BY: J. L. L. L.

# A0.3





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7	10/1/83	REVISIONS
8	10/1/83	REVISIONS
9	10/1/83	REVISIONS
10	10/1/83	REVISIONS

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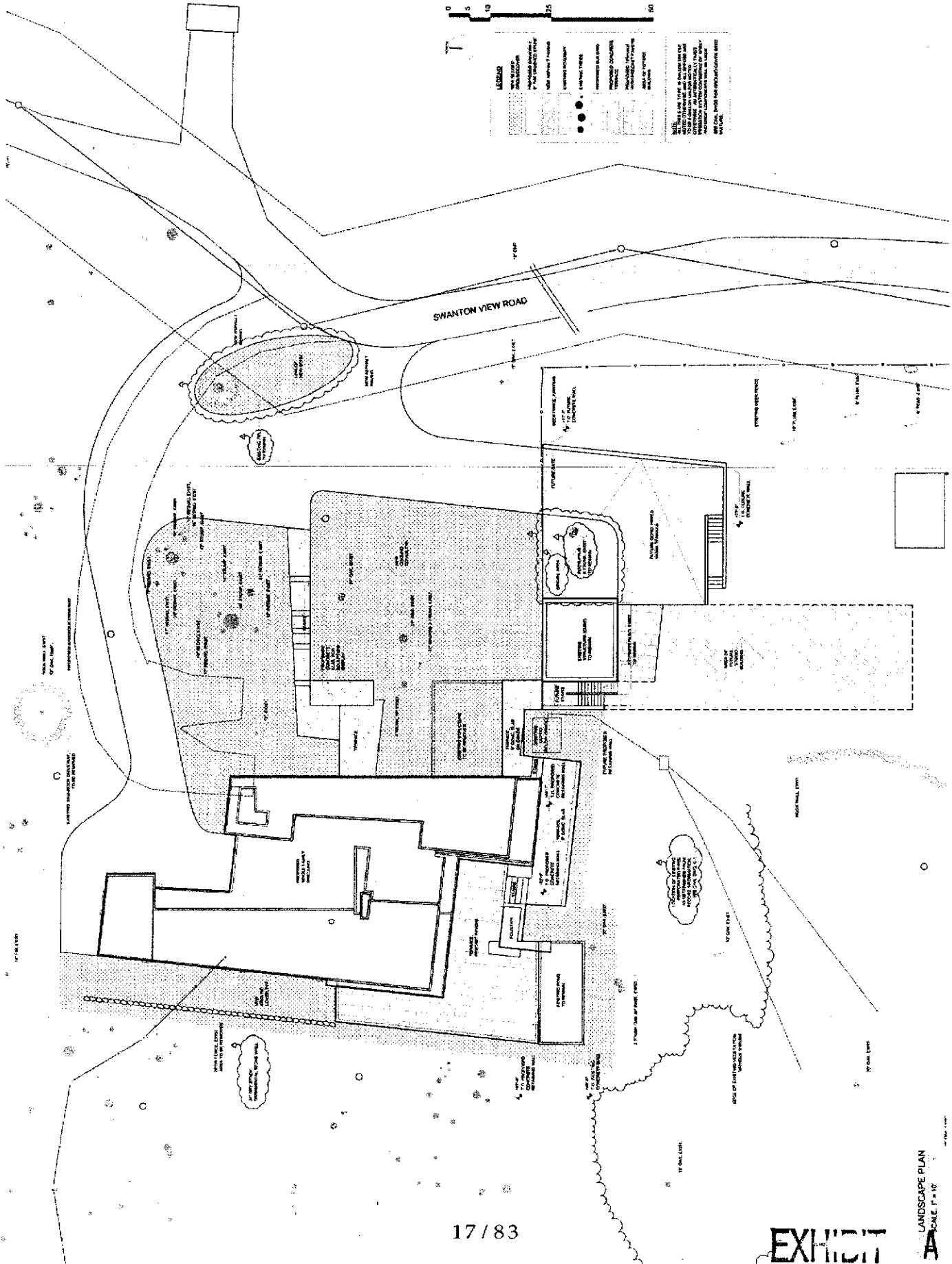
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**LANDSCAPE PLAN**

A0.4



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Fax: (415) 441-1001  
Email: hplan@houseplan.com

**1/8" = 1'-0"**  
1/8" = 1'-0"

**A1.1**  
A1.1

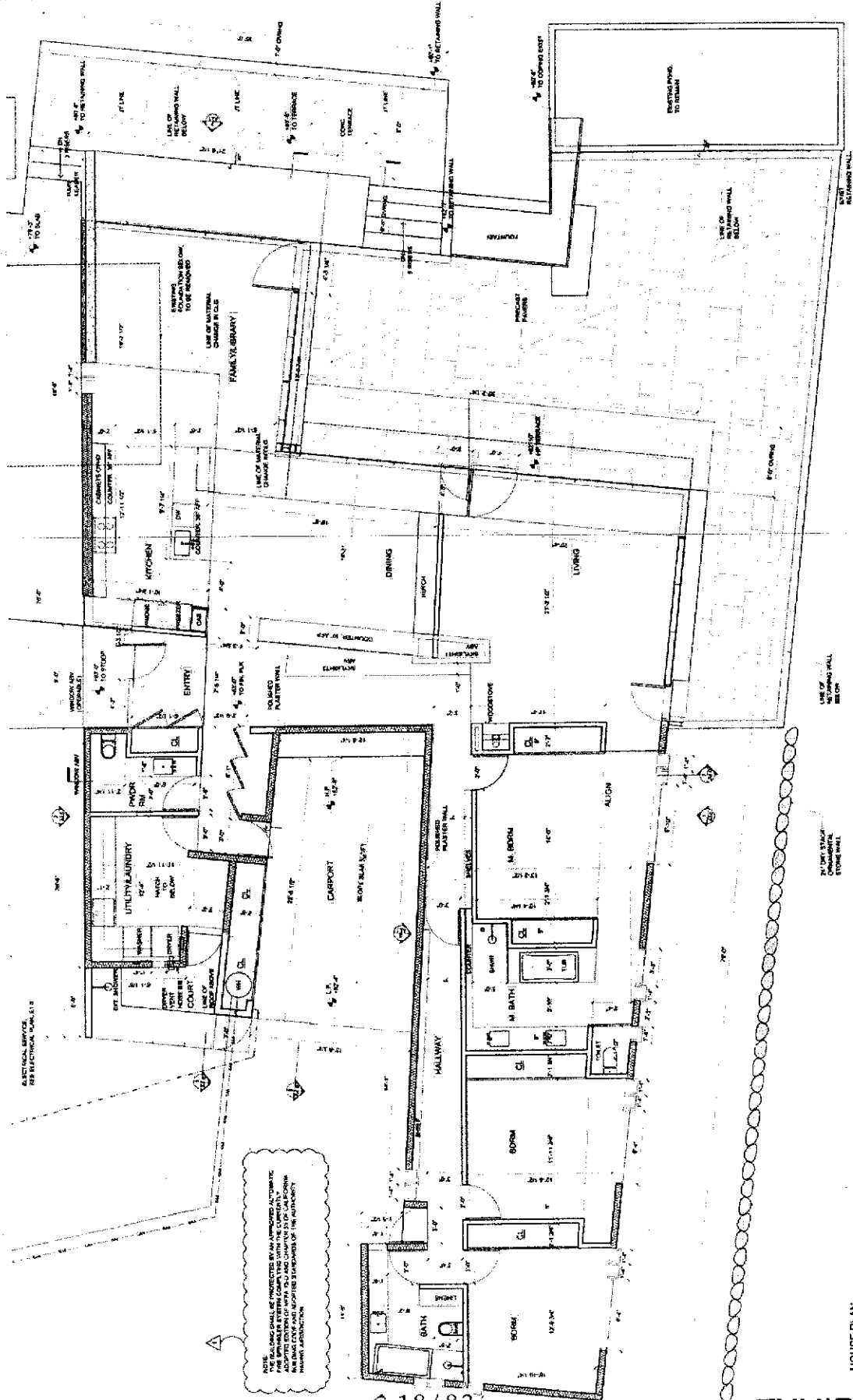


EXHIBIT A

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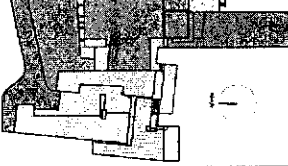
# CONSULTANTS

**ARCHITECT**  
KIMBLE DESIGN, INC.  
1001 N. GARDEN ST.  
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FAX: (213) 462-1001  
WWW.KIMBLEDESIGN.COM

**STRUCTURAL ENGINEER**  
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WWW.KIMBLEDESIGN.COM

**MECHANICAL ENGINEER**  
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**ELECTRICAL ENGINEER**  
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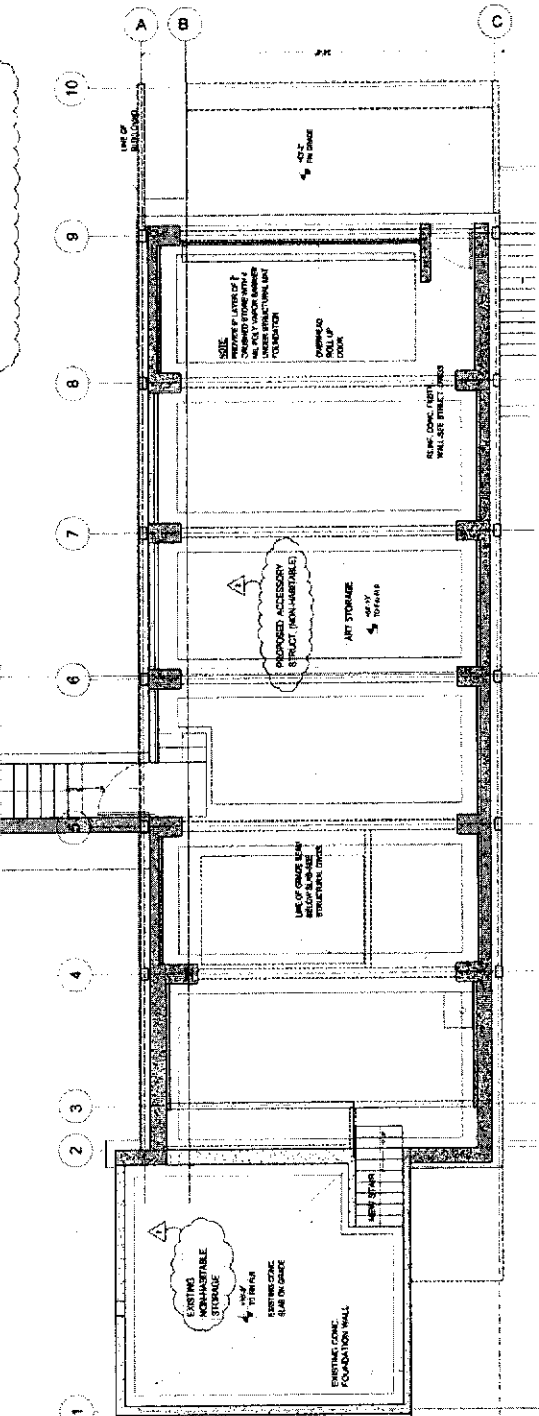


**DEUTSCH RESIDENCE**  
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DANFORTH, CALIFORNIA 90017  
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FAX: (213) 462-1001  
WWW.KIMBLEDESIGN.COM

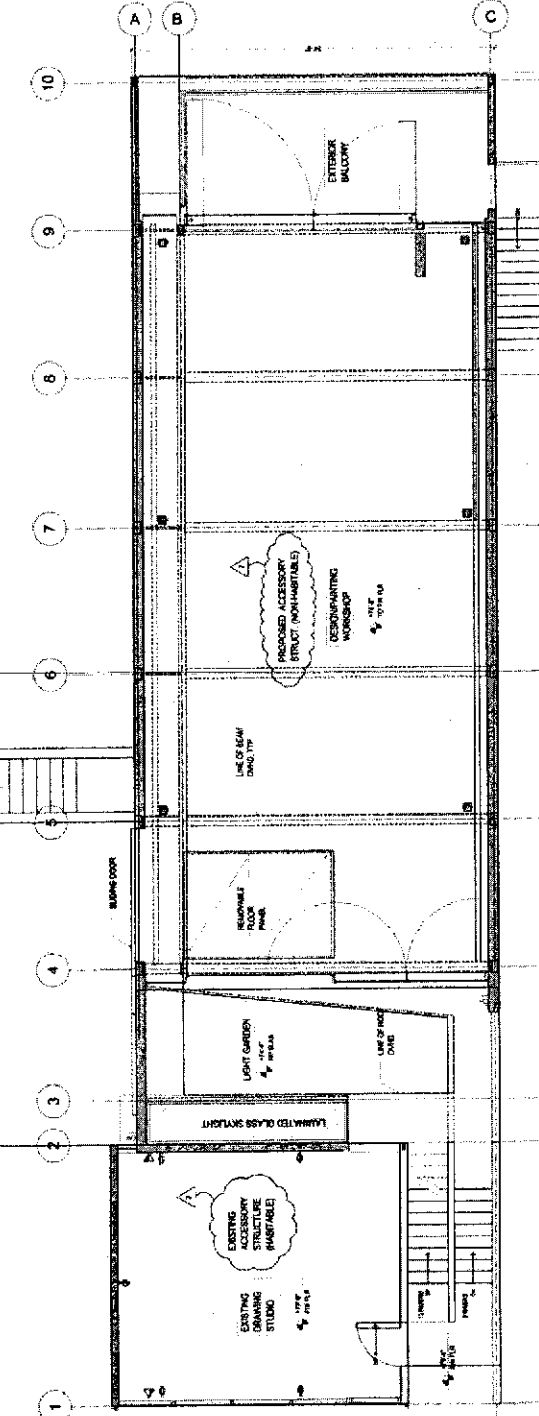
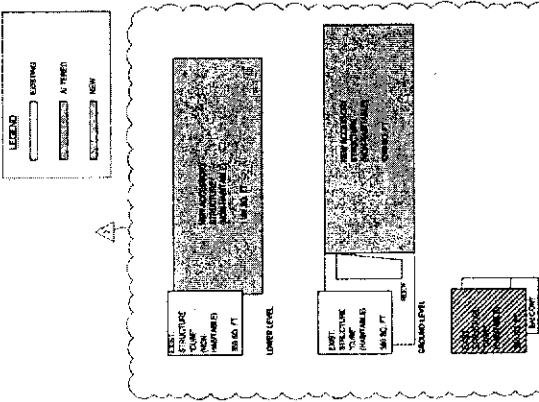
**STUDIO PLANS**  
SCALE: 1/4" = 1'-0"

A1.3

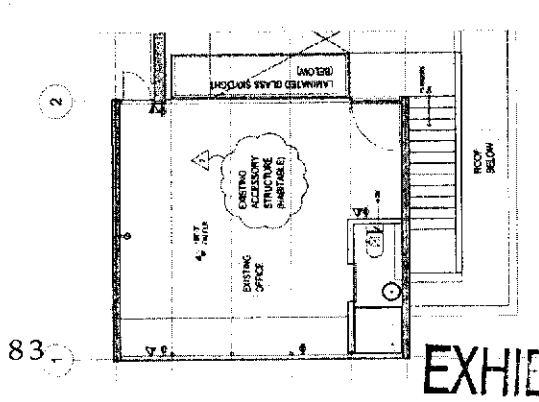
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2 STUDIO FOUNDATION PLAN  
SCALE 1/4" = 1'-0"



4 STUDIO FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



UPPER PLAN EXIST STUDIO  
SCALE 1/4" = 1'-0"



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8	10/10/2017	ISSUED FOR DISCUSSION
9	10/10/2017	ISSUED FOR DISCUSSION
10	10/10/2017	ISSUED FOR DISCUSSION

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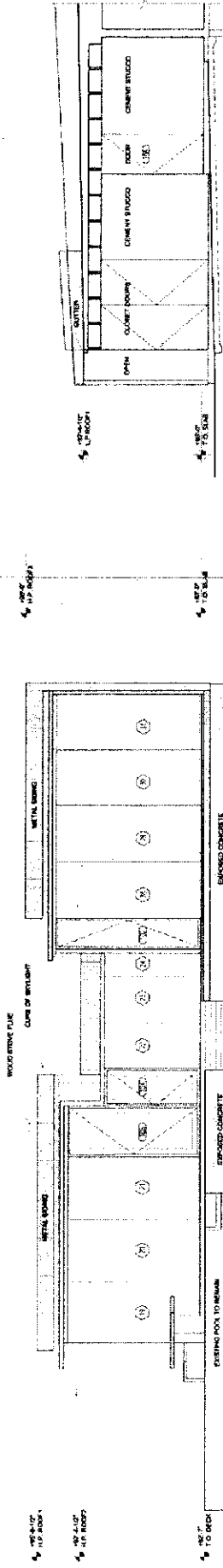
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A3.1



2 CARPORT ELEVATION - WEST  
SCALE: 1/4" = 1'-0"



4 CARPORT ELEVATION - EAST  
SCALE: 1/4" = 1'-0"

THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY NOT FOR CONSTRUCTION

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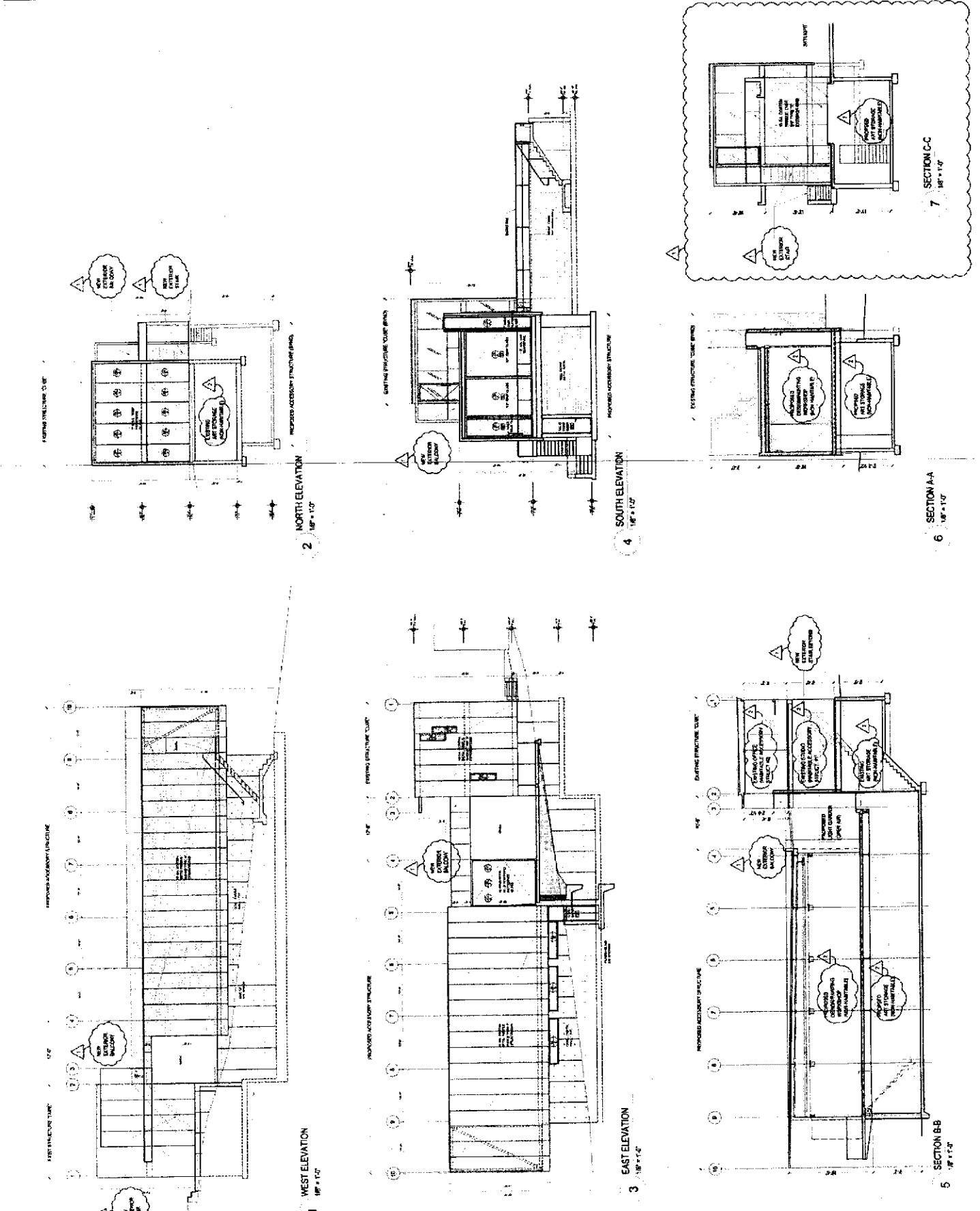
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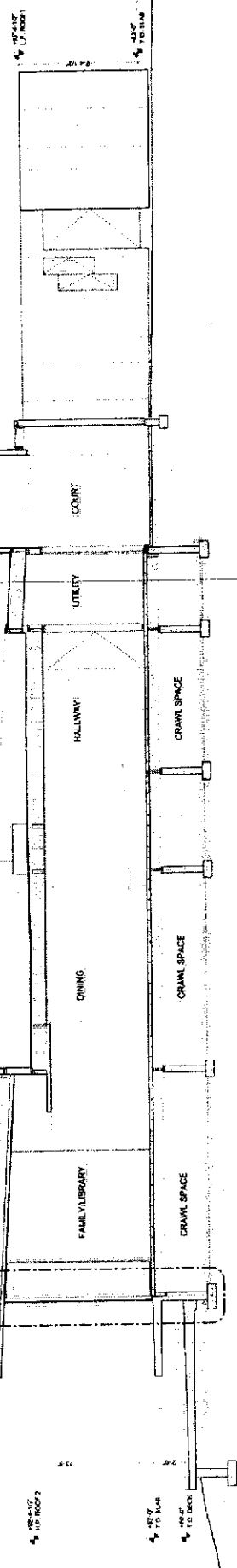
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 Fax: (949) 441-1235  
 Email: deutsch@deutsch.com

**STUDIO ELEVATIONS**

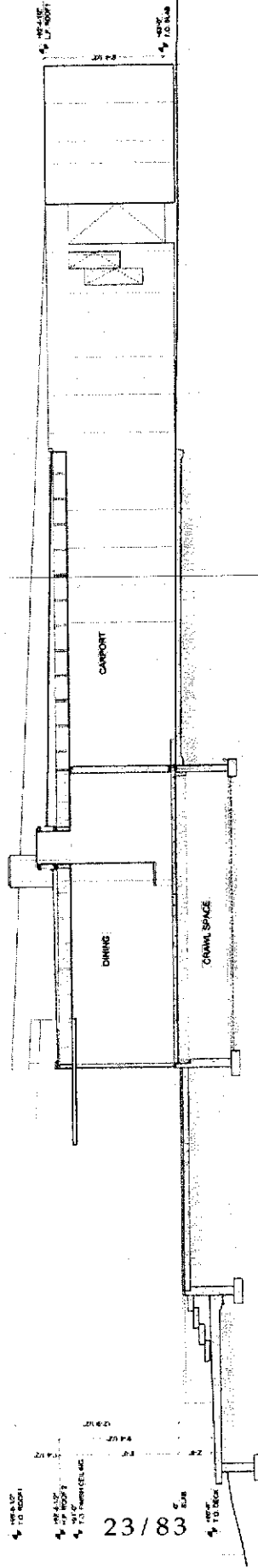
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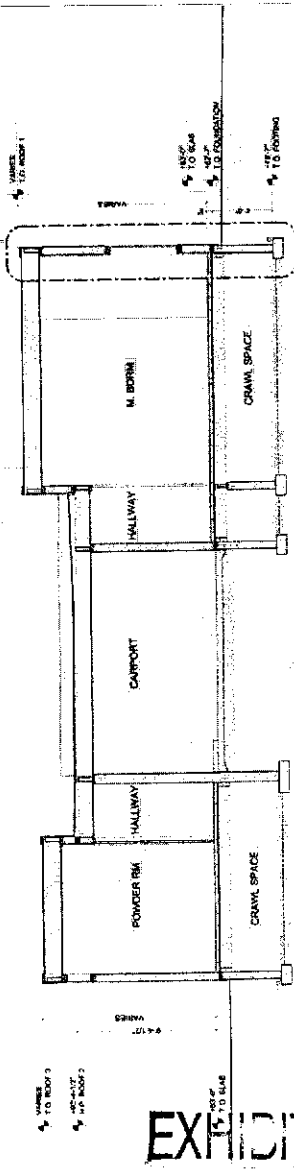
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FOR DISCUSSION  
PURPOSES ONLY  
NOT FOR CONSTRUCTION



1 LONG SECTION  
SCALE 1/4" = 1'-0"



2 LONG SECTION  
SCALE 1/4" = 1'-0"



3 SHORT SECTION  
SCALE 1/4" = 1'-0"

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**SECTION**  
A-A  
B-B  
C-C  
D-D  
E-E  
F-F  
G-G  
H-H  
I-I  
J-J  
K-K  
L-L  
M-M  
N-N  
O-O  
P-P  
Q-Q  
R-R  
S-S  
T-T  
U-U  
V-V  
W-W  
X-X  
Y-Y  
Z-Z

A4.0

## 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 A (Agriculture), a designation which allows residential uses including single-family residences. Non-habitable accessory structures, when incidental to a residential use and not for agricultural purposes are also allowed uses within the A zone district subject to the home occupation regulations enumerated in County Code Section 13.10.611. Also, non-habitable accessory structures larger than 1,000 square feet are permissible with Zoning Administrator approval. And, home occupations exceeding 20 percent of the floor area of the dwelling are allowed with Zoning Administrator approval. All of the proposed uses are consistent with the site's (R-M) Mountain 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 County Code Section 13.20.130 requires that the project be compatible with surrounding development and that grading is minimized. This development will be located within a rural setting with no immediate residences in the vicinity of the proposed project and will not be visible to any surrounding property. Furthermore, Environmental Planning has reviewed grading for compliance with the grading ordinance and determined that grading has minimized. A soils report has been submitted and the project has been conditioned to require approval prior to issuance of a building permit.

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 project 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 structures are 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 A (Agriculture) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings and accessory structures. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. Furthermore, the subject property is not visible from any existing dwelling on surrounding property.

## Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed project 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 home occupation is a design studio. Fabrication of the product occurs elsewhere. There are not activities attached to the home occupation that will be detrimental to the health, safety, or welfare, or be materially injurious to the properties in the vicinity.

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 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 A (Agriculture) 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.

Home occupations exceeding 20 percent of the floor area of the dwelling are allowed with Zoning Administrator approval. The proposed two-story art studio use is consistent with the purposes and requirements of the Home Occupations ordinance. Nearby residential properties will not be adversely affected by virtue that properties in the immediate neighborhood are large properties physically separated from each other, and the home occupation will be carried out primarily by full-time inhabitants of the dwelling. The activity is a design office, not a fabrication or manufacturing activity.

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

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

The proposed dwelling and non-habitable accessory structure 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 project 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 parcel is approximately 5.25 acres in size and physically and visually separate from nearby development.

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

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

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

This finding can be made, in that the proposed dwelling will replace an existing dwelling and the non-habitable accessory structure is to be constructed on an existing residentially developed lot. The expected level of traffic generated by the proposed project is anticipated to be only 1 peak trip per day (1 peak trip per dwelling unit). This will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed structures are located in a mixed neighborhood containing a variety of architectural styles, and the proposed non-habitable accessory structure is consistent with the land use intensity and density of the neighborhood.

6. The proposed 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 dwelling replacement and non-habitable accessory structure (art studio) will be of an appropriate scale and type of design that will be compatible with the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The property owner has already planted the previously required landscaping (under Permit 03-0361) along the property roadway and additional landscaping is not necessary.

## Conditions of Approval

Exhibit A: Surveyor's Map, prepared by Michael Beautz, and dated November 2008  
Architect Plan Sheets AO.1, AO.3, AO.4, A1.3, A3.2, prepared by John Britton (AIA/CABEC), Berkeley Energy Compliance, and dated September 24, 2009  
Architect Plan Sheets AO.2, A1.1, A3.O, prepared by John Britton (AIA/CABEC), Berkeley Energy Compliance, and dated August 4, 2009  
Architect Plan Sheets A3.1, A4.O, prepared by John Britton (AIA/CABEC), Berkeley Energy Compliance, undated  
Civil Plan Sheets C1, prepared by Richard Irish, dated September 17, 2009  
Civil Plan Sheet C2, C3, prepared by Richard Irish, dated June 29, 2009

- I. This permit authorizes the construction of a 2,916 square foot, one-story, single-family dwelling to replace an existing dwelling. The project also includes construction of a 2,482 square foot, two story, detached habitable accessory structure, with utility sinks, for use as a home occupation art studio (design, painting, and model making by the owners and one full time employee) and art storage; construction of an adjacent elevated slab-on fill terrace and pavers on fill terrace; construction of an addition of a toilet and sink in an existing 1080 square foot, three story, 27 foot-high art studio also used for the home occupation; demolition of an existing deck to construct a fill terrace; installation of a fire protection water tank; and grading of about 473 cubic yards of cut and 371 cubic yards of fill. 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.
    1. Demolition shall comply with all requirements of the Monterey Bay Air Quality Control Board.
  - 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. 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. In addition to showing exterior materials (including trim, railings, etc.) and color of roof covering, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval. Any color display must be in 8.5" x 11" paper format.
    - a. The exterior color/finish of the concrete retaining wall for the proposed terrace (adjacent to the new art studio on the Las Trances side) shall not be plain gray concrete, but shall be specified so as to blend in with the site, such as earth tone colorized concrete, or rock facing, or similar. Other components such as trim and railings shall also be of muted color(s).
  2. Grading, drainage, and erosion control plans.
  3. Details showing compliance with fire department requirements. The proposed structure(s) are located within the State Responsibility Area (SRA) and the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- 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 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- E. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.

- F. Meet all requirements of the soils report review of the County Planning Department. All recommendations of the accepted soils report shall be incorporated in the project plans.
  - G. Pay the current fees for Parks and Child Care mitigation for one added bedroom. These fees are currently, \$578. and \$109, respectively, but are subject to change.
  - H. Provide required off-street parking for 5 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - I. 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.
  - J. Complete and record a Declaration of Restriction to construct a 2,482 square foot non-habitable accessory structure. This restriction shall include maintaining the 1<sup>st</sup> floor of the existing 1,080 square foot structure as part of the non-habitable area. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. These amended permit conditions fully replace and supercede the conditions of permit 86-1221. An inspection may be made by the County to ensure compliance

with the conditions of this permit.

- B. The home occupation use shall be as outlined in the statement by Richard Deutsch dated September 14, 2009 (staff report Exhibit G). In addition, the home occupation shall comply with the following listed requirements.
1. The home occupation shall be carried out within the approved non-habitable accessory structures (and not within the separate main residence). The home occupation shall be limited to the hours of 9 a.m. to 6 p.m. weekdays and Saturdays. Between the hours of 6 p.m. and 12 midnight, weekdays and Saturdays, design work (only) may take place, indoors only, non-noise-generating only.
  2. No outdoor storage is allowed. Outdoor operations or activity shall only take place on the proposed new concrete terrace located east of the new accessory structure, and shall be limited to weekdays 9 a.m. to 6 p.m. and Saturdays 9 a.m. to 12 noon. Outdoor operations shall either be visually screened from the street by evergreen vegetation, or temporary movable screens shall be put in place during the outdoor operations and removed when the outdoor operations are done.
  3. The home occupation shall be carried out primarily by the full-time inhabitant(s) of the dwelling; in addition, one full-time employee is allowed.
  4. The home occupation shall not involve provision of personal services (for example, haircutting) or training (for example, music lessons), or onsite sales of goods. No retail sales or clients shall come to the site.
  5. Only one vehicle, no larger than a one-ton pickup, shall be used for the home occupation.
  6. No equipment with a motor of more than one horsepower shall be used for the home occupation.
  7. The home occupation shall not include handling of hazardous materials.
  8. All noise from the home occupation shall be contained within the boundaries of the site.
  9. A maximum of one sign not exceeding one square foot in size is allowed for the home occupation. The sign shall be unlighted.
- C. Accessory structures shall not contain kitchen facilities, be rented or sublet or leased separate from the main dwelling, nor have an electric meter separate from the main dwelling.

- D. The existing landscaping between the studio structure and Swanton View Road shall be permanently maintained so as to soften and screen the view of the structure from the road.
  - E. The 360 square foot storage room at the north end of the lower level of the studio building shall not have any egress window installed which would qualify the room as a bedroom under the California Building Code, unless the required permits are first issued.
  - F. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
  - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
    - 1. COUNTY bears its own attorney's fees and costs; and
    - 2. COUNTY defends the action in good faith.
  - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.



- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.
- 

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

**Please note: This permit expires 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

\_\_\_\_\_  
Sheila McDaniel  
Project Planner

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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: 09-0168

Assessor Parcel Number: 057-201-04

Project Location: 340 Swanton Road, Davenport

**Project Description:** Proposal to replace a single family dwelling with a 2,916 square foot, one-story, single family dwelling; construct a 2,482 square foot, two story, detached habitable accessory structure, with utility sinks, for use as a home occupation art studio (design, painting, and model making by the owners and one full time employee) and art storage; construct an adjacent elevated slab-on fill terrace and pavers on fill terrace; construct an addition of a toilet and sink in an existing 1080 square foot, three story, 27 foot-high art studio also used for the home occupation; demolition of an existing deck to construct a fill terrace; installation of a fire protection water tank; and grading of about 473 cubic yards of cut and 371 cubic yards of fill. The project requires an amendment to 86-1221 (Coastal Development Permit, Residential Development Permit, and Agricultural Buffer Determination for a 1080 square foot accessory structure building for use as a pottery and painting home occupation).

**Person or Agency Proposing Project:** Richard Deutsch

**Contact Phone Number:** (831) 427-2529

- 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)  
Class 2 - Replacement of dwelling (Section 15302)

**F. Reasons why the project is exempt:** Construction of a non-habitable accessory structure and a replacement dwelling, in which site disturbance is minimized and mitigated.

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

\_\_\_\_\_  
Sheila McDaniel, Project Planner

Date: \_\_\_\_\_

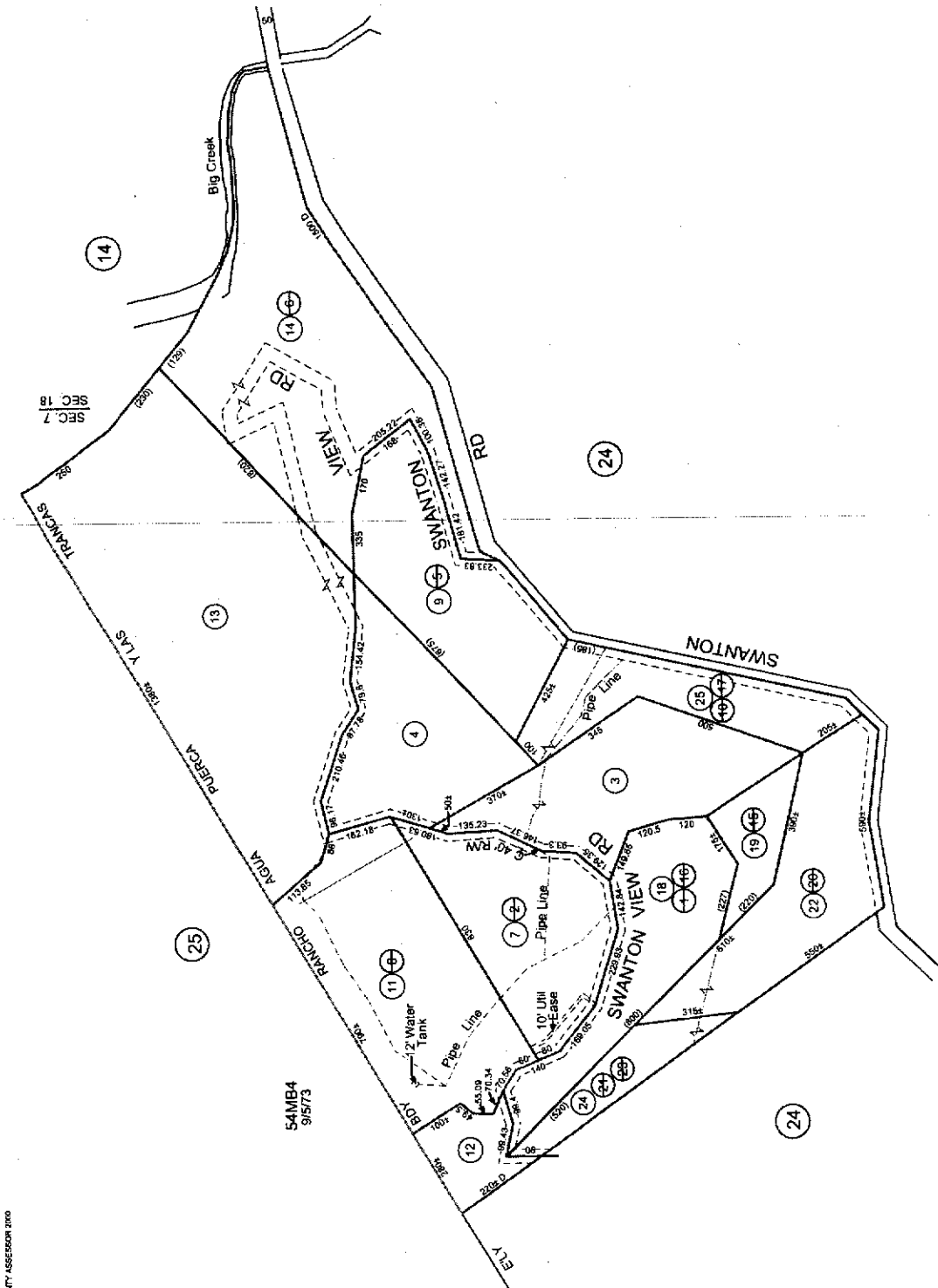
Tax Area Code  
86-022

RANCHO AGUA PUERCA Y LAS TRANCAS  
POR. SECS. 7 & 18, T. 10S., R. 3W., M.D.B. & M.

**FOR TAX PURPOSES ONLY**

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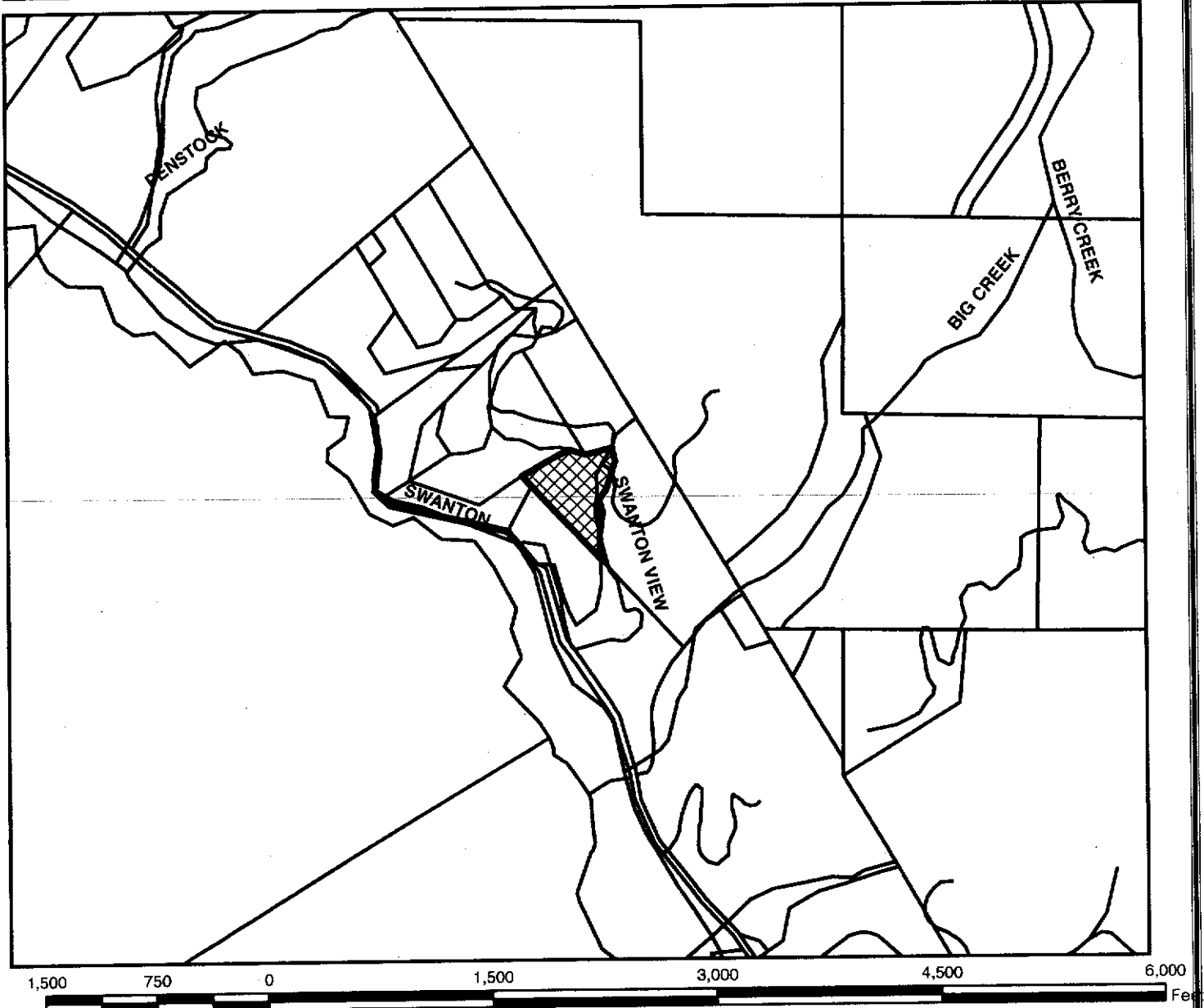


Assessor's Map No. 57-20  
County of Santa Cruz, Calif.  
Nov. 2000




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

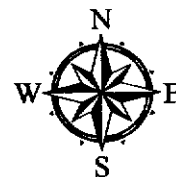


# Location Map



## LEGEND

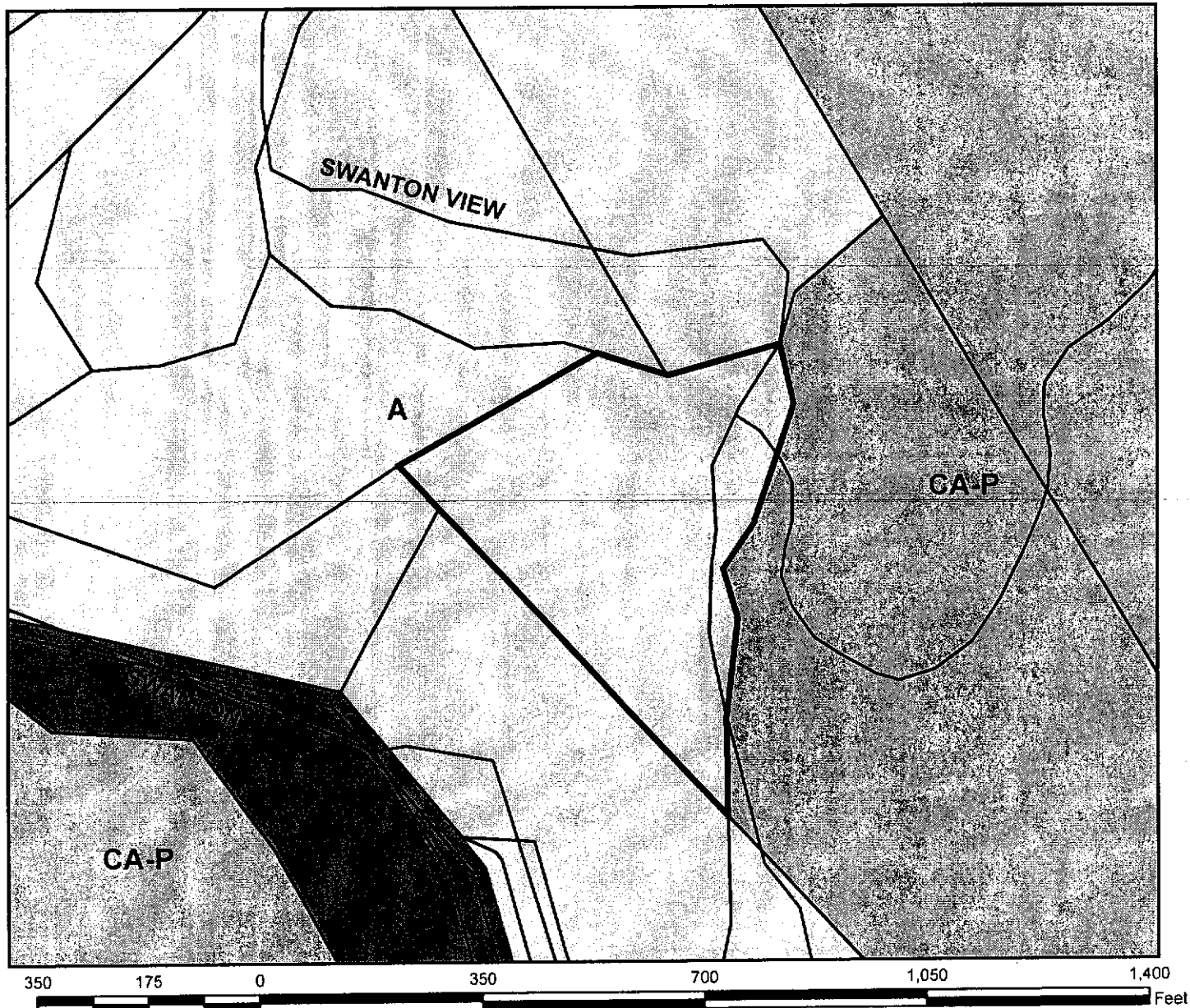
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-  Assessors Parcels
-  Streets



Map Created by  
County of Santa Cruz  
Planning Department  
June 2009

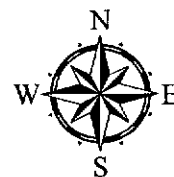


# Zoning Map



## LEGEND

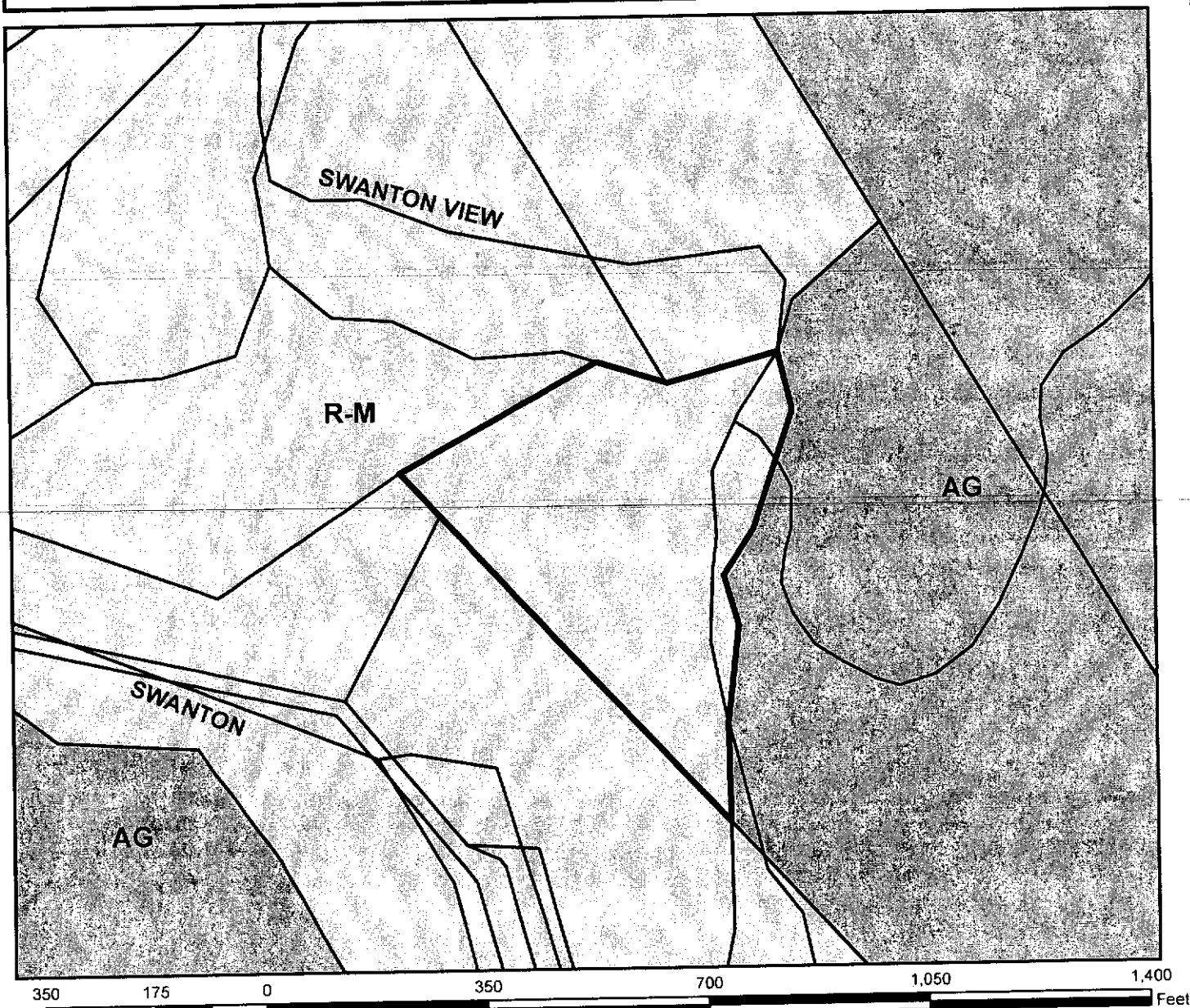
-  APN: 057-201-04
-  Assessors Parcels
-  Streets
-  AGRICULTURE
-  AGRICULTURE COMMERCIAL
-  TIMBER PRODUCTION








Map Created by  
County of Santa Cruz  
Planning Department  
June 2009

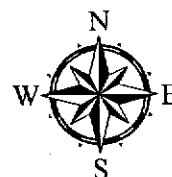


# General Plan Designation Map



## LEGEND

-  APN: 057-201-04
-  Assessors Parcels
-  Streets
-  Residential-Mountain
-  Agriculture



Map Created by  
County of Santa Cruz  
Planning Department  
June 2009



## Staff Report to the Zoning Administrator

Application Number: **03-0361**

**Applicant:** Richard Deutsch  
**Owner:** Richard & Valerie Deutsch  
**APN:** 057-201-04

**Agenda Date:** May 20, 2005  
**Agenda Item #:**  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to construct a two story detached habitable accessory structure of approximately 2,210 square feet, with utility sinks, for use as a home-occupation art studio (design, painting, and model making by the owners and one full-time employee) and art storage; construct an adjacent elevated slab-on-fill terrace; construct a one story addition for an existing single family dwelling, connecting the dwelling to an existing one story detached art studio with conversion of the latter to habitable area for the dwelling; addition of a toilet and sink in an existing detached three-story 27-foot-high art studio also used for the home occupation; demolition of an existing deck at the residence to construct a fill terrace; install a new well and fire protection water tank; and grading of about 305 cubic yards fill and 275 cubic yards cut.

**Location:** 340 Swanton Road, Davenport (actual property location, on the west side of Las Trances Road about one-half mile off Swanton Road, about 3.5 miles north from the intersection of Highway 1 and Swanton Road).

**Supervisory District:** Third District (District Supervisor: Wormhoudt)

**Permits Required:** Requires an Amendment to the Coastal Development Permit, Agricultural Buffer Reduction Determination, and Home Occupation Permit 86-1221; and a Residential Development Permit to construct a second habitable accessory structure on the property, of more than 640 square feet in size, and to install a toilet in an accessory structure; and a Preliminary Grading Review and Biotic Pre-site.

### Staff Recommendation:

- Approval of Application 03-0361, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

### Exhibits

- |                  |   |
|------------------|---|
| A. Project plans | D. Categorical Exemption (CEQA determination) |
| B. Findings      | E. Location & Assessor's parcel maps          |
| C. Conditions    |   |

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

- |                                  |  |
|----------------------------------|--|
| F. Zoning and General Plan maps  | J. Occupation  |
| G. Aerial photo                  | J. Summary of square footages, existing and proposed |
| H. Agency Comments               |  |
| I. Applicant's statement of Home |  |

### Parcel Information

Parcel Size:	5.25 acres
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Swanton Road to Las Trances Road
Planning Area:	North Coast
Land Use Designation:	R-M (Mountain Residential)
Zone District:	A (Agriculture)
Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

### Environmental Information

Geologic Hazards:	Not a mapped constraint; project avoids slope steeper than 30%
Soils:	Soils engineering report required
Fire Hazard:	Not a mapped constraint
Slopes:	Project avoids slopes steeper than 30%
Env. Sen. Habitat:	Not present in existing and proposed development area
Grading:	Grading of about 305 cu. yds. fill and 275 cu. yds. cut
Tree Removal:	Remove 3 eucalyptus trees adjacent to existing & proposed development; planting numerous new trees
Scenic:	Not a mapped constraint
Drainage:	Onsite drainage improvements required
Traffic:	N/A
Roads:	Existing roads adequate
Parks:	N/A
Archeology:	Not mapped at development site / no physical evidence on site

### Services Information

Urban/Rural Services Line:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Water Supply:	Private well
Sewage Disposal:	Private septic system
Fire District:	County Fire
Drainage District:	none



## History

A Home Occupation Permit, 86-1221, was issued to the previous owner for a ceramic art studio at this site. This approval included a Coastal Permit and an Agricultural Buffer Reduction approval. The present owners, Richard and Valerie Deutsch, are seeking to amend the prior approval in order to enlarge and adapt the studio facility to meet their needs, as well as add a bedroom to the main residence.

## Project Setting

Although the situs address is 340 Swanton Road in Davenport, the actual property location fronts on Las Trances Road, about ½ mile up Las Trances from the junction of Swanton and Las Trances roads. A handful of additional properties developed with residences are located further up Las Trances, which is not a through road. The neighborhood character is very rural and private. The project site is not visible locally from below on Swanton Road, and does not appear to be visible from other residences in the neighborhood.

There are areas of Indigenous Monterey Pine Forest—a sensitive habitat—in the vicinity (including directly across the road), but not at the proposed development site, which is already residentially developed with a single family dwelling, a small detached one story art studio, and a small three story art studio structure. The bottom story of the latter structure is cut into the moderately sloping hillside and will join by a half-level staircase to the lower floor of the new art studio building.



Photo shows existing art studio building at center, viewed from Las Trances Road. Footprint of proposed art studio is immediately to left of existing structure.

## Zoning & General Plan Consistency

The subject property is a 5.25 acre lot, located in the A (Agriculture) zone district, a designation which allows residential uses including home occupations. The proposed home occupation is a principal permitted use within the zone district, and the habitable accessory structure larger than 640 square feet is a permissible use, consistent with the site's (R-M) Mountain Residential General Plan designation.

The home occupation approval includes required permit conditions in keeping with the Home Occupations ordinance.

### **Local Coastal Program Consistency**

The proposed project 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 and accessory structures. 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.

### **Home Occupation**

The applicant, Richard Deutsch, works as a professional sculptor and designer of outdoor plazas, outdoor environments, and other design features. He utilizes his home multimedia design studio space to work up project proposals, build models, take photos, maintain records, and other activities as detailed in his submitted statement about his home occupation (Exhibit I). Mr. Deutsch's inspiring sculptures are featured in a book about his work, published by the Museum of Art & History, Santa Cruz. Mr. Deutsch often designs for elemental materials such as stone, wood, and bronze. As described in Mr. Deutsch's proposal, the studio space and home occupation is not proposed for heavy, industrial-type fabrication activities onsite.

Mr. Deutsch's wife and a full time employee are and will be involved with the home occupation use.

Since Mr. Deutsch was interested in habitable features in the studio, such as utility sinks, insulation and sheetrock, staff encouraged him to request approval for a habitable rather than nonhabitable accessory structure. The new studio building is very much designed to function as an art studio and not as an area convertible to bedrooms or a dwelling unit.

Placing a new toilet and sink in the upper floor of the existing art studio building is a reasonable adjunct to the existing office space and painting uses in this studio, considering the distance to a bathroom in the main residence. This will allow the full time employee to use a bathroom without entering the main dwelling.

The upper two floors of the existing studio building do have the potential to be used as bedrooms, however the applicant is proposing to continue their present use for the home occupation. In that case, after construction there will be three bedrooms in use in the main dwelling, where there are now only two. Environmental Health has indicated the leach field is adequately sized for five bedrooms.

The project does not include direct vehicle access to the lower floor of the new studio building. The owner may include a mechanical lift and trap door system, consistent with building code requirements, for moving heavy objects between floors.

## **Design Review**

The project was reviewed for Design Review purposes and accepted by the County's Urban Designer, with a recommendation for planting of some screening vegetation along Las Trances Road. Since the site proves to not be visible locally from the Swanton Road scenic road and may in part be only slightly visible from a significant distance along Swanton Road or Highway 1, the need for a formal Design Review process is minor on this project.

In any case, the proposed new studio building will have corten steel siding, which oxidizes to a soft sienna brown color. The form and color of the structure will not be unlike a rural shed-type structure and is reasonably compatible with the site and neighborhood.

The applicant has provided a preliminary landscape plan which includes screening plantings.

## **Preliminary Grading Review**

The proposed grading of 305 cubic yards fill and 275 cubic yards cut is generally limited to that grading which is needed to accomplish the proposed construction. Grading and alteration of natural landforms is minimized, consistent with County policies. An Erosion Control Plan will be required with the Building & Grading Permit plans. The project soils engineer will be required to provide grading/foundation excavation observation and compaction testing.

## **Biotic Pre-site**

The property is included in a "biotic" sensitive habitat mapping in the County's database. Staff's Biotic Pre-site evaluated the vicinity of the proposed development. This area has long been developed for residential use and does not contain sensitive habitat. There is Indigenous Monterey Pine Forest across Las Trancas Road on the adjacent parcel, not affected by the proposed development. Further biotic assessment is not required.

## **Agricultural Buffer Reduction Determination**

The previously approved Agricultural Buffer Reduction (86-1221) suffices for the present project, in that there is no change in potential impacts to the property listed for agricultural resource, located to the east across Las Trances Road. A current staff inspection verified that this adjacent property, along Las Trances Road, contains a tall, steep hillside covered with dense Monterey Pine forest so that topography and vegetation provide a very substantial buffer to the pasture land on that adjacent property.

The buffer reduction findings for 86-1221 also stated that the buffer reduction would accommodate additional future construction on the property.

A "Statement of Acknowledgement Regarding the Issuance of a County Building Permit in an Area Determined by the County of Santa Cruz to be Subject to Agricultural-Residential Use Conflicts" has been recorded previously.

### **Fire Protection Requirements**

The agency comments (Exhibit H) reflect County Fire initially requiring a clear 60 foot side yard in all directions. However, the applicant met with County Fire officials to clarify the project circumstances and negotiate requirements; my subsequent conversation with Colleen Baxter of County Fire confirmed that County Fire will not place this infeasible requirement, but will require fire protection sprinklers.

### **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**

- **APPROVAL** of Application Number 03-0361, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

**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](http://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 A (Agriculture), a designation which allows residential uses including habitable accessory structures. The proposed home occupation is a principal permitted use within the zone district, and the habitable accessory structure larger than 640 square feet is a permissible use, consistent with the site's (R-M) Mountain 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 visually compatible with the neighborhood, minimizes grading, and provides compatible new landscaping.

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 project 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 A (Agriculture) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings and accessory structures. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

## Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed project 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 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 A (Agriculture) 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.

The proposed art studio use is consistent with the purposes and requirements of the Home Occupations ordinance. Nearby residential properties will not be adversely affected, and the home occupation will be carried out primarily by full-time inhabitants of the dwelling.

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

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

The proposed habitable accessory structure 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 project 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 project 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 project will comply with the site standards for

the A (Agriculture) zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed habitable accessory structure is to be constructed on an existing residentially developed lot. The expected level of traffic generated by the proposed project is anticipated to be only 1 peak trip per day (1 peak trip per dwelling unit). This will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed habitable accessory structure is consistent with the land use intensity and density of the neighborhood.

6. The proposed 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 habitable accessory structure (art studio) will be of an appropriate scale and type of design that will be compatible with the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

## Conditions of Approval

With the Section IV Operational Conditions (below) as revised by the Zoning Administrator at the May 20, 2005 public hearing.

Exhibit A: Project plans by Dean / Wolf Architects, including 1-26-04 and 10-12-04 revisions.

- I. This permit authorizes the construction of a habitable accessory structure. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building & Grading Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - B. Record a Declaration of Restriction to maintain the art studio buildings as habitable accessory structures.
  - C. 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. The final plans shall include the following additional information:
    1. North arrow shown and scale correctly stated on all plan sheets, with dates of revision provided. Stated dimensions and plan layout shall be corrected where needed, to correspond to the stated scale. Plans shall be internally consistent from sheet to sheet. Stated dimensions and drawn dimensions shall match. Plans without a stated scale on all sheets will not be accepted for review.
    2. Identify finish of exterior materials (including trim, railings, etc.) and color of roof covering for Planning Department approval. Any color display must be in 8.5" x 11" paper format.

The exterior color/finish of the concrete retaining wall for the proposed terrace (adjacent to the new art studio on the Las Trances side) shall not be plain gray concrete, but shall be specified so as to blend in with the site, such as earth-tone colorized concrete, or rock facing, or similar. Other components such as trim and railings shall also be of muted color(s).
    3. Provide a finalized Landscape Plan which "softens" the appearance of the



site from the road, to include sufficient evergreen plantings. In the finalized design the area extent of surfaces for vehicle access (including baserock, asphalt, concrete, etc.) between the structures and Las Trances Road shall be minimized in order to maintain the rural residential appearance. The plan shall give care to minimizing tree root zone damage and provide an evergreen landscape screen for the new water tank.

4. Grading, drainage, and erosion control plans. Provide a readable graphic format for existing and proposed grade contour lines, graphically distinct from other lines on the Site Plan sheet (or better, on a separate Grading, Drainage, and Erosion Control Plan sheet), labeled as Existing and Proposed contours and with elevation numbers.
  5. Details showing compliance with fire department requirements, including installation of sprinklers.
- D. Meet all requirements of and pay any applicable drainage fees to the County Department of Public Works, Drainage. Plans shall show how runoff from the development will be handled on-site.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- F. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
- G. Submit two copies of the soils report prepared and stamped by a licensed Geotechnical Engineer. All recommendations of the soils report shall be incorporated in the project plans, including the recommendations for a structural mat foundation and robust drainage and waterproofing systems.

Following completion of all plan revisions, the soils engineer shall provide a brief plan check letter, referencing the final revised-date plans and stating the plans are in conformance with the soils report recommendations.

- H. Pay the current fees for Parks and Child Care mitigation for one added bedroom.
- I. Provide required off-street parking for five cars, including the carport and an allowable tandem space at the carport. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils report. The soils engineer shall remain involved with the project through the construction process for the recommended observation and testing, and for providing a final soils/grading report verifying completion of grading and other construction consistent with the soils report recommendations, including satisfactory compaction test results, installation of subdrains, etc.
- 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. These amended permit conditions fully replace and supercede the conditions of permit 86-1221. An inspection may be made by the County to ensure compliance with the conditions of this permit.
- B. The home occupation use shall be as outlined in the statement by Richard Deutsch dated November 11, 2003 (staff report Exhibit I), or a functional equivalent, including in terms of impacts on the neighborhood. In addition, the home occupation shall comply with the following listed requirements.
  - 1. The home occupation shall be carried on within the approved habitable accessory structures (and not within the separate main residence). The home occupation shall be limited to the hours of 9 a.m. to 6 p.m. weekdays and Saturdays. Between the hours of 6 p.m. and 12 midnight, weekdays and Saturdays, design work (only) may take place, indoors only, non-noise-generating only.
  - 2. No outdoor storage is allowed. Outdoor operations or activity shall only take place on the proposed new concrete terrace located east of the new

accessory structure, and shall be limited to weekdays 9 a.m. to 6 p.m. and Saturdays 9 a.m. to 12 noon. Outdoor operations shall either be visually screened from the street by evergreen vegetation, or temporary movable screens shall be put in place during the outdoor operations and removed when the outdoor operations are done.

3. The home occupation shall be carried out primarily by the full-time inhabitant(s) of the dwelling; in addition, one full-time employee is allowed.
  4. The home occupation shall not involve provision of personal services (for example, haircutting) or training (for example, music lessons), or onsite sales of goods. No retail sales or clients shall come to the site.
  5. Only one vehicle, no larger than a one ton pickup, shall be used for the home occupation.
  6. No equipment with a motor of more than one horsepower shall be used for the home occupation.
  7. The home occupation shall not include handling of hazardous materials.
  8. All noise from the home occupation shall be contained within the boundaries of the site.
  9. A maximum of one sign not exceeding one square foot in size is allowed for the home occupation. The sign shall be unlighted.
- C. Accessory structures shall not contain kitchen facilities, be rented or sublet or leased separate from the main dwelling, nor have an electric meter separate from the main dwelling.
- D. The required landscaping between the studio structure and Las Trances road shall be permanently maintained so as to soften and screen the view of the structure from the road.
- E. The 360 square foot storage room at the north end of the lower level of the studio building shall not have any egress window installed which would qualify the room as a bedroom under the California Building Code, unless the required permits are first issued.
- F. 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.

Application #: 03-0361  
APN: 057-201-04  
Owner: Richard & Valerie Deutsch

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

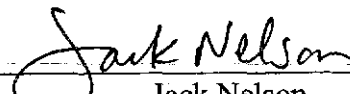
**Please note: This permit expires two years from the effective date unless you obtain the required permits and commence construction.**

Approval Date: May 20, 2005

Effective Date: June 3, 2005

Expiration Date: June 3, 2007

  
Don Bussey  
Deputy Zoning Administrator

  
Jack Nelson  
Project Planner

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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: 03-0361

Assessor Parcel Number: 057-201-04

Project Location: 340 Swanton Road, Davenport

**Project Description:** Construct a two story detached habitable accessory structure of approximately 2,210 square feet, a small residential addition, grading of about 305 cubic yards, and associated minor features.

**Person or Agency Proposing Project:** Richard Deutsch

**Contact Phone Number:** (831) 427-2529

- 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).

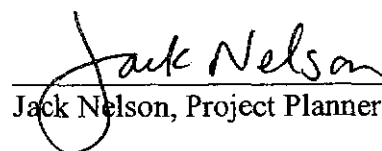
Specify type:

E. ☒ Categorical Exemption

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

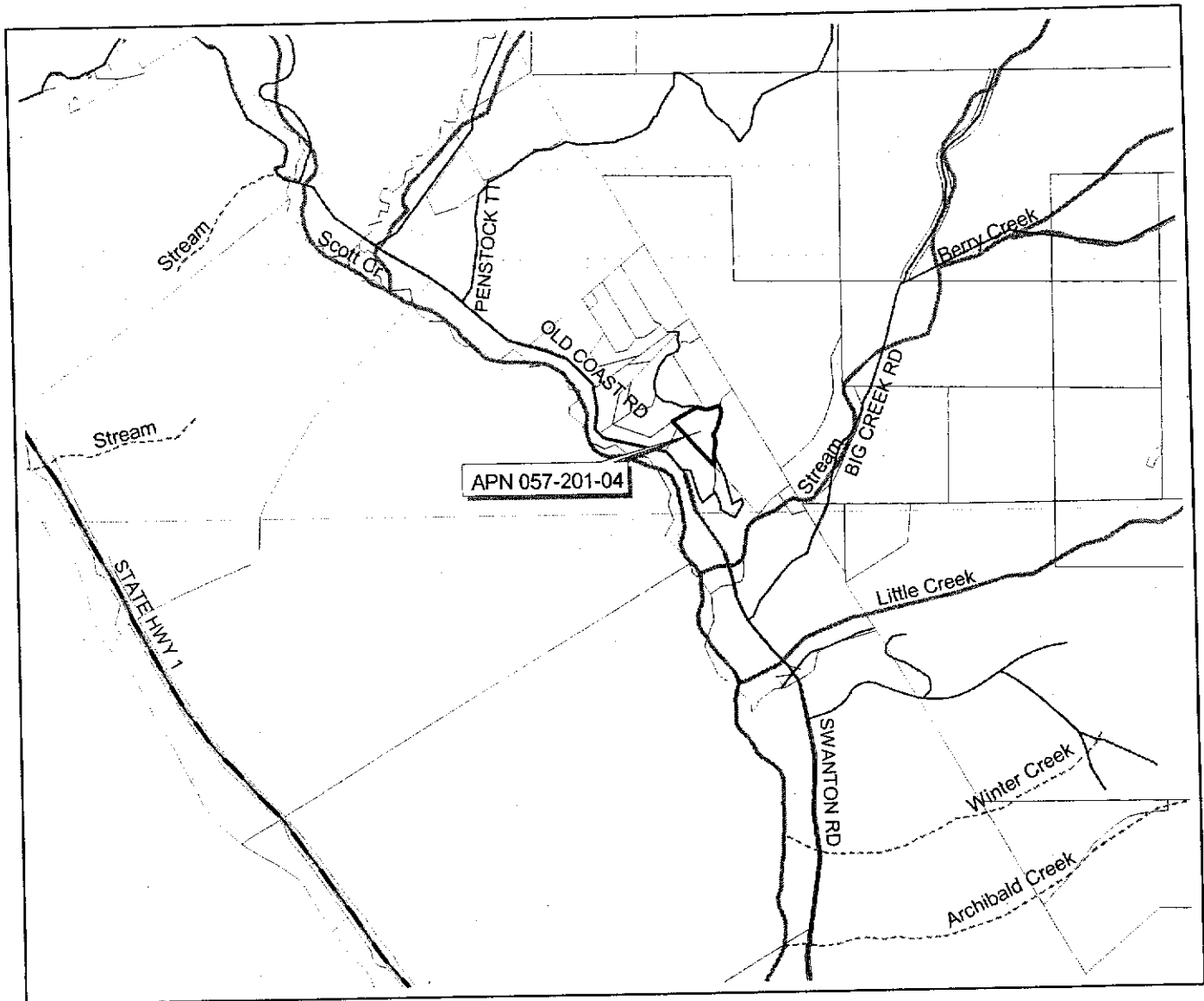
F. **Reasons why the project is exempt:** Construction of a habitable accessory structure and an addition to a single family dwelling, in which site disturbance is minimized and mitigated.

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

  
Jack Nelson, Project Planner

Date: 5-24-05

# Location Map



Map created by Santa Cruz County  
Planning Department:  
September 2003



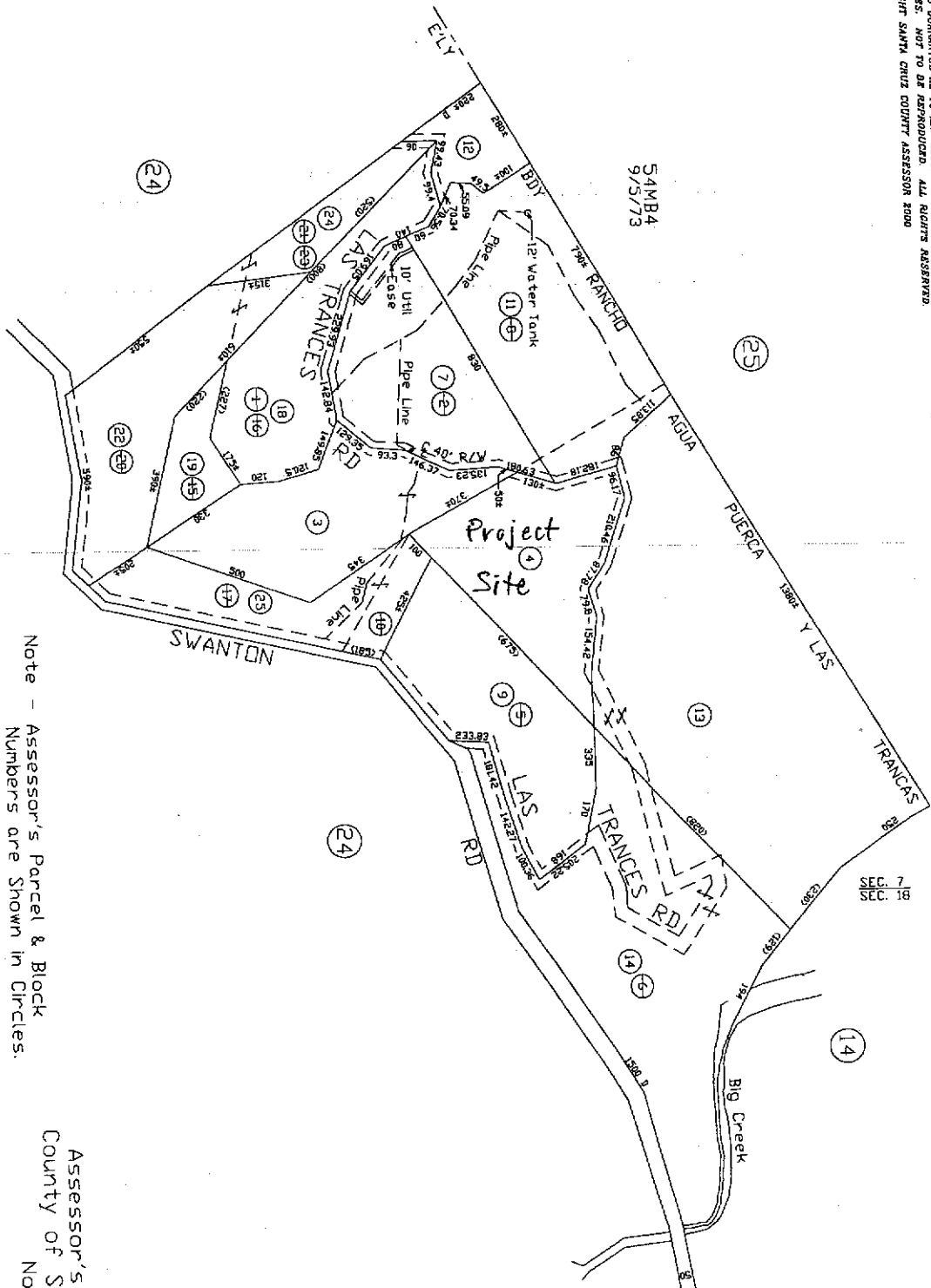
~~EXHIBIT E~~

FOR TAX PURPOSES ONLY  
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED  
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

RANCHO AGUA PUERCA Y LAS TRANCAS  
 POR. SECS. 7 & 18, T.10S., R.3W., M.D.B. & M.

Tax Area Code  
 86-022

57-20



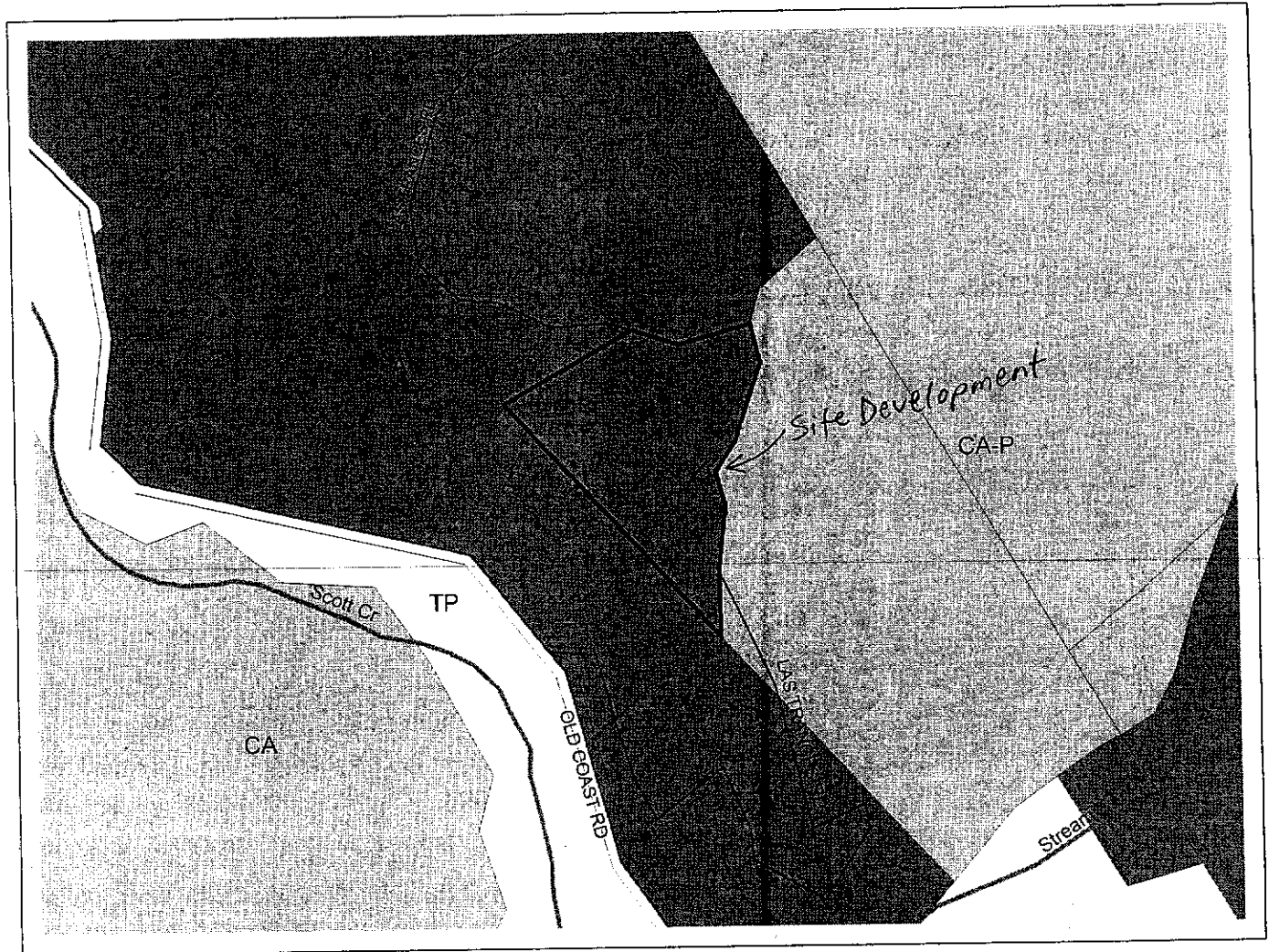
Note - Assessor's Parcel & Block  
 Numbers are Shown in Circles.

Assessor's Map No. 57-20  
 County of Santa Cruz, Calif.  
 Nov. 2000

EXHIBIT E

EXHIBIT F

# Zoning Map



1000 0 1000 Feet

## Legend

	APN 057-201-04
	Parcel boundaries
	Streets
	Perennial Stream
	A
	CA
	TP

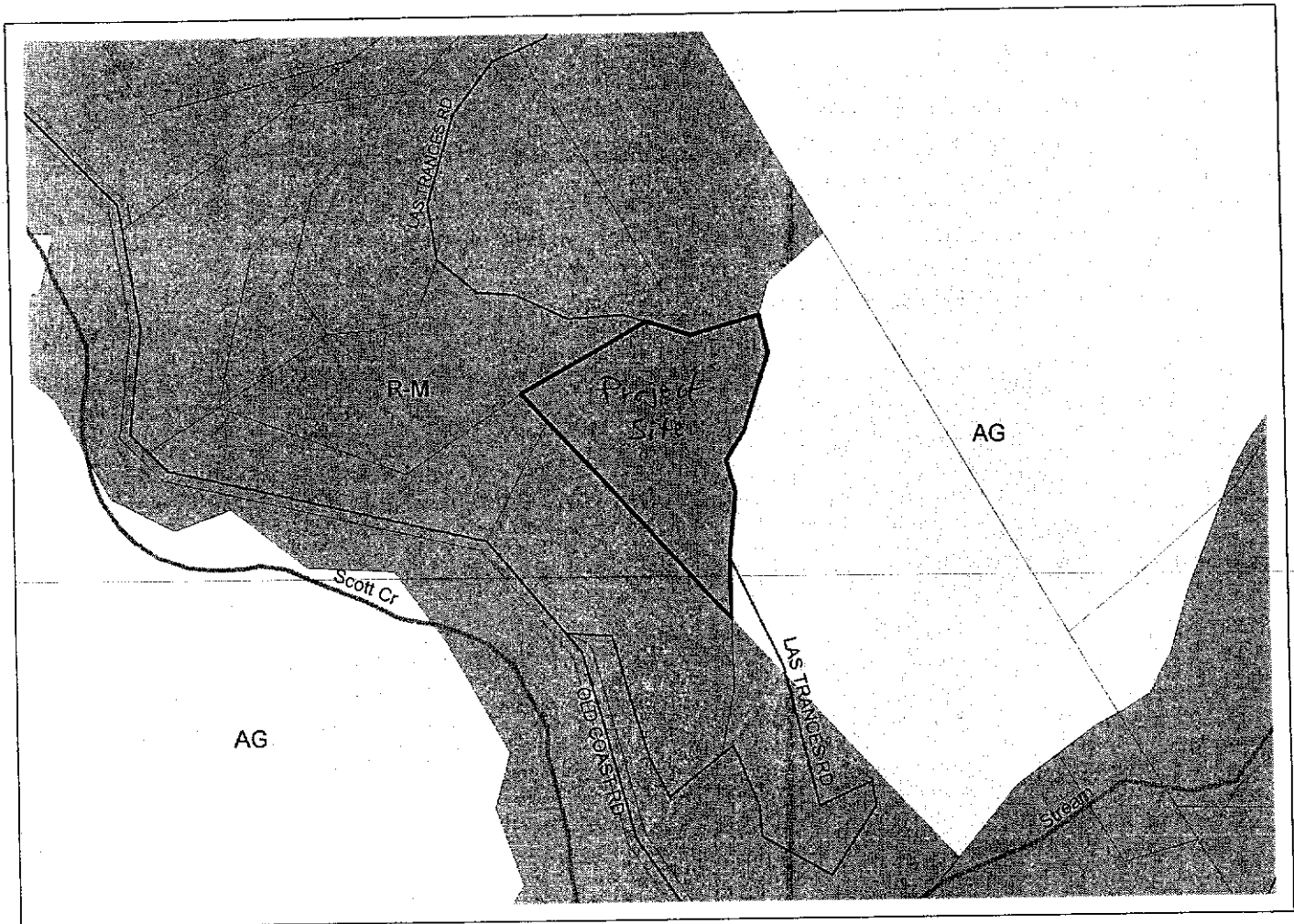


Map created by Santa Cruz County  
Planning Department:  
September 2003

EXHIBIT



# General Plan Map



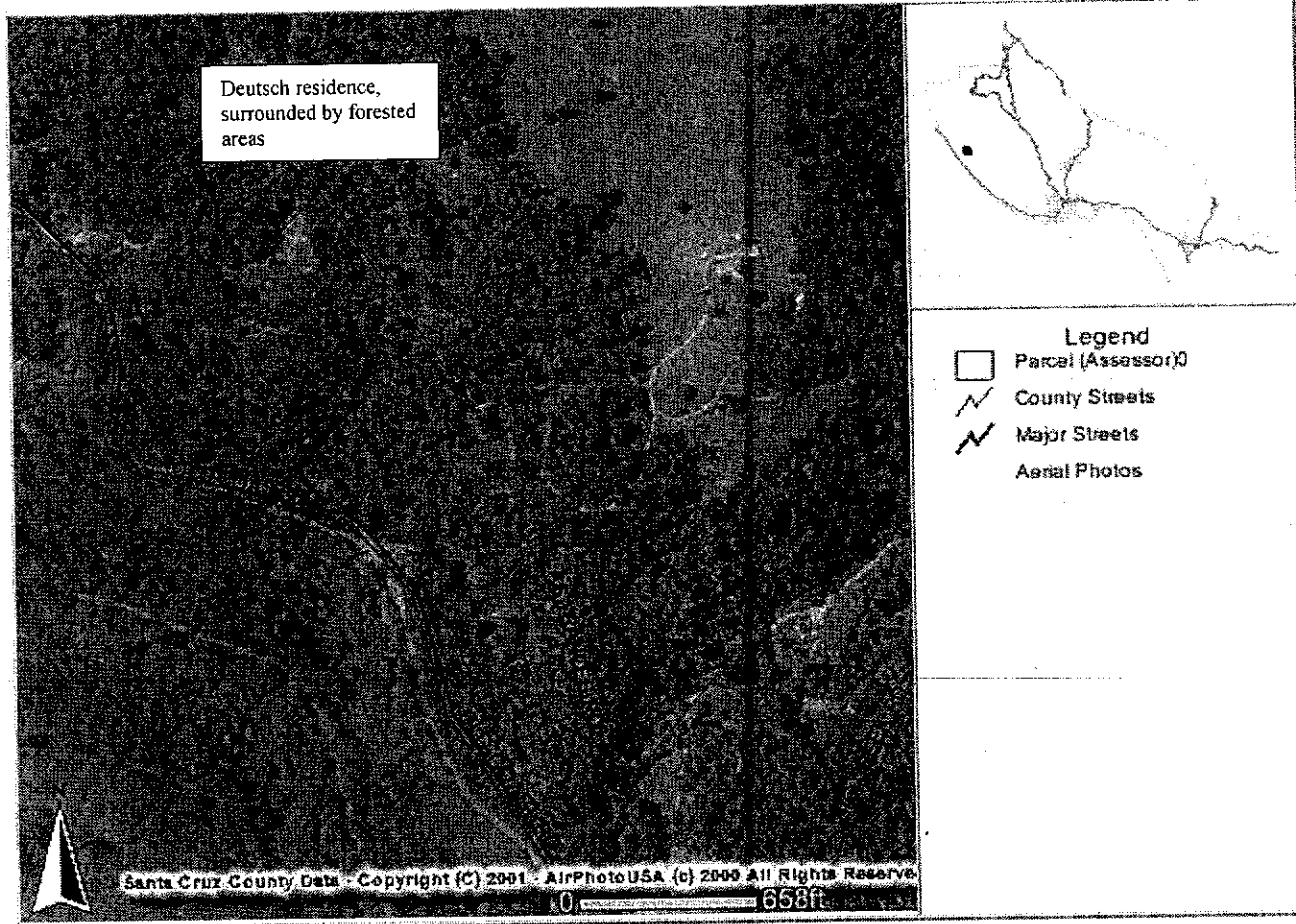
## Legend

	APN 057-201-04
	Parcel boundaries
	Streets
	Perennial Stream
	Agriculture
	Mountain Residential



Map created by Santa Cruz County  
Planning Department  
September 2003

Deutsch 57-201-04



C O U N T Y O F S A N T A C R U Z  
Discretionary Application Comments

Project Planner: Jack Nelson  
Application No.: 03-0361  
APN: 057-201-04

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**Dpw Drainage Completeness Comments**

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

===== REVIEW ON SEPTEMBER 4, 2003 BY CARISA REGALADO =====

No offsite adverse impacts apparent. Plans accepted as submitted. (Additional notes in Miscellaneous Comments.)

If needed, further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/drain.htm>

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions.

**Dpw Drainage Miscellaneous Comments**

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

===== REVIEW ON SEPTEMBER 4, 2003 BY CARISA REGALADO =====

For the building application stage, please show on the plans how runoff from the development will be handled on-site. Also, please clarify on the plans what material the proposed terrace is to be constructed of.

**Environmental Health Completeness Comments**

===== REVIEW ON SEPTEMBER 19, 2003 BY JIM G SAFRANEK =====

Applicant must provide an Environmental Health Clearance for this project. Provide a satisfactory septic tank pumper's report to demonstrate that the septic system is functioning. Also, pumping company must be able to access both septic tank lids underneath existing deck. If pumper's report is adequate, the existing septic system leachfield is adequate for a max. of four bedrooms total. Approved septic system should be illustrated on the site plan by the architect. The existing leachfield is 1100 sq. ft. and technically ok for the bedroom total calculated (5). What is troublesome is the pumper's report which states that one of the tank compartments can't be accessed. If access is truly impossible, the pumper should state that on a report. I also still need the septic system drawn on the site plan showing setbacks to structures. All of this can be accomplished at the building stage of the project.

===== UPDATED ON MARCH 2, 2004 BY JIM G SAFRANEK =====

**Environmental Health Miscellaneous Comments**

===== REVIEW ON SEPTEMBER 19, 2003 BY JIM G SAFRANEK =====

NO COMMENT

**Cal Dept of Forestry/County Fire Completeness Comm**

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

===== REVIEW ON SEPTEMBER 3, 2003 BY COLLEEN L BAXTER ===== DEPARTMENT NAME:

CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on

Project Planner: Jack Nelson  
 Application No.: 03-0361  
 APN: 057-201-04

Date: March 2, 2004  
 Time: 17:24:01  
 Page: 2

your plans and RESUBMIT, with an annotated copy of this letter: Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction. Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections. A minimum fire flow 200 GPM is required from 1 hydrant located within 150 feet.

SHOW on the plans a 4,000 gallon water tank for fire protection with a "fire hydrant" as located and approved by the Fire Department if your building is not serviced by a public water supply meeting fire flow requirements. For information regarding where the water tank and fire department connection should be located, contact the fire department in your jurisdiction. If the existing building is equipped with an automatic fire sprinkler system... NOTE on the plans that all buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and Chapter 35 of the California Building Code and adopted standards of the authority having jurisdiction. 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. Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street. NOTE on the plans that the roof covering shall be no less than Class "B" rated roof. 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). 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 are exempt. SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope. The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped: - The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead clearance of 15 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times. 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. 72 hour minimum notice is required prior to any inspection and/or test. Note:

Project Planner: Jack Nelson  
 Application No.: 03-0361  
 APN: 057-201-04

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As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the 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 reviewing agency.

IF YOUR DRIVEWAY IS SERVING MORE THAN TWO HOMES, YOUR DRIVEWAY WIDTH SHALL BE EIGHTEEN FEET. IF THE SQUARE FOOTAGE OF ALL BUILDINGS LOCATED ON THIS PARCEL EXCEEDS 6,000 FEET ADDITIONAL WATER STORAGE IS REQUIRED. PER THE CALIFORNIA BUILDING CODE, APPENDIX CHAPTER 3, DIVISION 2-YOUR WORKSHOP IS REQUIRED TO BE SPRINKLERED. IT SHALL HAVE A CLEAR AND UNOBSTRUCTED SIDE YARD EXCEEDING 60 FEET IN ALL DIRECTIONS, YOUR BUILDING DOES NOT HAVE REQUIRED CLEARANCE. ===== UPDATED ON SEPTEMBER 3, 2003 BY COLLEEN L BAXTER =====

NOTE on the plans that the workshop shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.

===== UPDATED ON FEBRUARY 23, 2004 BY COLLEEN L BAXTER =====  
 NO NEW FIRE NOTES

**Cal Dept of Forestry/County Fire Miscellaneous Com**

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

===== REVIEW ON SEPTEMBER 3, 2003 BY COLLEEN L BAXTER =====  
 ===== UPDATED ON FEBRUARY 23, 2004 BY COLLEEN L BAXTER =====

# RICHARD DEUTSCH STUDIO

November 11, 2003

Re: Application is #03-0361: Assessor's Parcel # 057-201-04  
Richard Deutsch 340 Swanton Rd., Davenport, Ca. 95017

## **Proposed home occupation and proposed activities**

### History of Existing Home and Studio

The original home and studio were designed and built by artist Daniel Rhodes in 1970. The first studio is a 520 square feet habitable accessory structure. It was built as a ceramics and painting studio and was used for that professional purpose through 1990. Daniel was a highly regarded internationally recognized ceramist and author/authority of clay and Japanese ceramics. There were kilns built outside the studio structure that I removed. In 1987 Daniel Rhodes built the second studio structure which was a 1080 square feet habitable accessory structure. This was a three-story building for art, clay sculpture and painting and storage. He had a home occupation permit for the structure and the purpose of activity was approved by the Planning Department. Daniel and his wife used these studios until 1990.

We bought this home and studio in 1990. Since the time of purchase, as a professional artist, I have been working in these two studios. The activity of my use is design, painting and model making which I will describe in more detail below.

### Intention and Purpose of the Remodel and Additions

There are now three structures on this property: An 1850 square foot home and two studios that total 1600 square feet. We are a family of four living in a two-bedroom home and would like to add more house space to accommodate our family. We also have found, by living here for 14 years, that the three buildings compose a complicated site design that looks "hodge podge" and disjointed. It is confusing for our visitors, as there is not defined entry. Generally, there is not a symbiotic relationship between these three buildings, especially because their rooflines are disproportional and are at unbalanced heights. An architect has designed a solution that brings clarity to the architecture and rooflines, and substantially improves the flow of the site. The concept is to take the three buildings and make them into two. We are proposing to take the existing studio of 520 square feet and connect it with the house. In doing this, we will make a more natural connection. This connection will provide us with an extension of our dining room. By adjusting the height of the roofs, there will be a solid composition and relationship to the two structures. In replacement of the lost 520 square foot. of studio space, we are proposing to add on to the other existing 1020 sq. ft. studio. We would like to add to this existing studio, a new two story structure that has 1,060 square feet of studio space upstairs and 1,150 sq. ft. of storage space downstairs.

~~EXHIBIT 1~~

262/83

EXHIBIT F 1

### Nature of my Home Occupation

I make my living as a designer of interior and exterior environments both for private and public clients that includes the design of plazas, lobbies, and private residential environments. A local example of a plaza that I designed is the new Santa Cruz Police Facility on Center Street. My activity very much resembles that of an Architect. What I use my home studio for is all the design work, presentation models, photography, drawings/ renderings, multimedia proposals, correspondence and administration associated with the conceptual design of the projects that I do. I use the current studios in this way and have for 14 years. Once designed, the projects are then fabricated by outside independent contractors in their own production facilities.

My home occupation has not changed and the intended use of the new auxiliary building is to replace the existing 512 square foot studio that we are proposing to attach to the house. The activity will remain the same in relationship to operations, tool use, noise level, and outdoor storage, parking for employees (1 assistant) and personal services. I do not use nor intend to use hazardous materials. I do not use my home and studio for retail purposes nor do I intend to. The impact of the home occupation on the neighborhood in the proposed new auxiliary building will be no different than it has been for the past 14 years. There have never been any complaints from anyone since I have lived here from 1990. I create a minimum of noise and any noise will be completely contained within the studio structure. I simply need more studio space for my design and proposal work and more storage space for both my home and my occupation. Some examples of the work that I do are included with this submission.

The activities of the proposed new auxiliary building are as follows:

#### Bottom Floor studio

1. Storage of finished artwork and models , studio supplies, office supplies, books,

#### Second Floor Studio

1. Design work for architectural proposals of public and private artworks. This will be a multimedia design studio to include photography, painting, and the assembly of models, digital work.

#### Existing Studio Cube Bottom Floor

1. Storage of finished artwork, studio supplies, office supplies, books.

#### Existing Studio Cube Second Floor

1. Drawing/drafting, computer work, scanning, copier, printer, phones
2. Reference material, drawing supplies, office supplies

#### Existing Studio Cube Third Floor

1. Valerie's (wife's) office for administration of home occupation, and family. Valerie is a writer and consultant for nonprofits.
2. Computer, printer, phone, fax, books, bills, reference material, artwork

#### Space Below the Light Garden

1. This is part of the "Bottom Floor Studio" and is attached to the existing studio bottom floor
2. Storage of finished artwork and models , studio supplies and materials

# RICHARD DEUTSCH STUDIO

January 28, 2004

## Square Footages of Existing Structures and Proposed Additions

Subject: Application #03-0361: Assessor's Parcel # 057-201-04  
Owner: Richard and Valerie Deutsch

Re: Area square Footages of existing and proposed structures

Existing House	1,850 sf
Existing Ceramics Studio	520 sf
Existing Drawing/Painting/Art Studio (cube building)	
360 sf x 3 levels = 1,080 sq. ft.	1,080 sf

• **Total of all existing buildings = 3,450 sq. ft.**

House with proposed dining-room-addition and connection-2,155 sf  
(1850 sq. ft + 245 sq. ft. + 60 sq. ft = 2,155 sf)

Family Room annex (former Ceramics studio)	520 sf
--	--------

Total of proposed house w/additions and connection of family room annex =	2,675 sq. ft.
--	---------------

• **Proposed finished existing house with additions = 2,675 sq. ft.**

Existing Drawing/Painting/Art Studio (cube building)	
360 sf x 3 levels = 1,080 sq. ft.	1,080 sf

New Auxiliary Building – Design / Painting Art studio	1,060 sf upper floor
Art Storage	1,150 sf lower floor

• **Proposed finished combined art studios existing with proposed = 3,290 sq. ft.**

• **Total finished combined sq. footage = 5,965 sq. ft.**



# RICHARD DEUTSCH STUDIO

September 14, 2009

Re: Application is #09-0168: Assessor's Parcel # 057-201-04  
Richard Deutsch 651 Swanton View Rd., Davenport, Ca. 95017

## **Existing home occupation with proposed activities for new non-habitable accessory two story structure**

### History of Existing Home and Studio

The original home and studio were designed and built by artist Daniel Rhodes in 1970. The first studio is a 520 square feet habitable accessory structure. It was built as a ceramics and painting studio and was used for that professional purpose through 1990. Daniel was a highly regarded internationally recognized ceramist and author/authority of clay and Japanese ceramics. There were kilns built outside the studio structure that I removed. In 1987 Daniel Rhodes built the second studio structure which is now an existing 1080 square feet habitable accessory structure. This three-story building was used for art, clay sculpture and painting and storage. He had a home occupation permit for the structures and the purpose of activity was approved by the Planning Department. Daniel and his wife used these studios professionally until 1990.

Valerie and I purchased this home and studio in 1990 because of its home occupation history, studio space and residence combination. We have raised two children here. Since the time of purchase, as a professional artist, I have been working in these two studios. The activity of my use is design work, painting, sculpting and model making which I will describe in more detail below.

### Intention and Purpose of the Proposed New Two Story Studio

Why our proposal. We have found, by living here for 20 years, that the three buildings compose a complicated site design that looks unplanned, "hodge podge" and disjointed. It is confusing for our visitors, as there is not defined entry. Generally, there is not a cohesive relationship between these existing three buildings. Our architect has designed a solution that brings clarity to the architecture and rooflines, and substantially improves the flow and design of the site. In addition, the house was built in 1969-70 when energy codes and construction was not of high standards. The house is falling apart with single painted windows, a sagging flat roof that has been problematic since we have moved in, crumbling decks, and extensive termite damage. If approved, within this new design we will be able to build a new house that is more energy efficient, using more sustainable building materials, better insulated, better built, and up to current codes for fire protection. The proposed design of the new art studio will meet our current needs that have grown in the past 20 years. As Santa Cruz County's celebrated "Artist of the Year" in 2007 I have spent twenty years of my career in this location developing as an artist and contributing to the cultural community of Santa Cruz County. I designed the front entry plaza and fountain of the Santa Cruz Police Facility on Laurel and Center Streets, worked within the schools, and have had a one person show at the Santa Cruz Museum of Art and History. My desire is to continue this involvement.

Existing on the property are three structures. An 1850 square foot home plus two art studios that total 1600 square feet., all habitable.

We are proposing the following:

1. Remove the existing studio of 520 square feet, a habitable structure.
2. Remove the existing house, 1850 sq. ft, a habitable structure.

3. Build a new house of 2950 sq. ft., a habitable structure in their place, three bedrooms, 2 and a half bathrooms.
4. Build a new two story non-habitable structure building of 2500 sq. ft. as a new art studio.
5. Leave the existing three story art studio structure of 1050 sq. ft. in tact. (upper two floors habitable, lower floor non-habitable) with a new half bathroom (toilet and sink).

#### Nature of My Home Occupation with Use Description

I make my living as a artist and designer of interior and exterior environments both for private and public clients that includes the design of plazas, lobbies, and private residential environments. A local example of a plaza that I designed is the new Santa Cruz Police Facility on Center Street. My activity very much resembles that of an Architect. What I use my home studio for is all the design work, presentation models, photography, drawings/ renderings, multimedia proposals, smaller sculptures and paintings, correspondence and administration associated with the conceptual design of the projects that I do. I use the current studios in this way and have for 20 years. Once designed, the projects are then fabricated by outside independent contractors in their own production facilities.

In the 20 years that I have lived and worked here my home occupation has not changed. The intended use of the new art studio auxiliary non-habitable building is going to be exactly the same as is currently. The activity will remain the same in relationship to operations, tool use, noise level, and outdoor storage, parking for employees (1 assistant) and personal services. I do not use nor intend to use hazardous materials. I do not use my home and studio for retail purposes nor do I intend to. The impact of the home occupation on the neighborhood in the proposed new auxiliary building will be no different than it has been for the past 20 years. There have never been any complaints from anyone since I have lived here from 1990. I create a minimum of noise and any noise will be contained within the studio structure. I simply need more studio space for my design and proposal work and more storage space for both my home and my occupation. Some examples of the work that I do are included with this submission.

The activities of the proposed new non-habitable auxiliary building are as follows:

##### Bottom Floor studio

1. Storage of finished artwork and models , studio supplies, supplies, books, hand tools, work benches.

##### Second Floor Studio

1. Design work for architectural proposals of public and private artworks. This will be a multimedia design studio to include photography, painting, and the assembly of models and studio sculpture, digital work.

##### Existing Studio Cube Bottom Floor

1. Storage of finished artwork, studio supplies, office supplies, books.

##### Existing Studio Cube Second Floor

1. Drawing/drafting, computer work, scanning, copier, printer, phones
2. Reference material, drawing supplies, office supplies

##### Existing Studio Cube Third Floor

1. Valerie's (wife's) office for administration of home occupation, and family. Valerie is a writer and consultant for nonprofits.
2. Computer, printer, phone, fax, books, bills, reference material, artwork

##### Space Below the Light Garden

1. This is part of the "Bottom Floor Studio" and is attached to the existing studio bottom floor
2. Storage of finished artwork and models , studio supplies and materials

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

Project Planner: Sheila Mcdaniel  
Application No.: 09-0168  
APN: 057-201-04

Date: September 28, 2009  
Time: 16:52:45  
Page: 1

**Environmental Planning Completeness Comments**

===== REVIEW ON JUNE 8, 2009 BY JESSICA L DUKTIG =====

Please clarify proposed grading for the NEW single family dwelling by shading the grading associated with the studio as approved under the previous discretionary permit 03-0361. Provide a table showing proposed cut and fill for the studio as approved under 03-0361 to include 305 yards of fill and 275 yards of cut, and proposed grading for the rest of the proposed improvements.

Please note, if the proposed grading for the studio has significantly changed since the approval of 03-0361, this part of the project will be reviewed as a new project and subject to compliance with current applicable codes.

Please submit an update to the original soils report for review by the dept civil engineer. Please also pay the fee of \$987 for the review.

Note: further comments regarding the grading and technical aspects of the rproject will be made once the above comments have been addressed.

Please note on the grading plans, the size and type of trees to be removed, as they may require a significant tree permit for removal. ===== UPDATED ON SEPTEMBER 15, 2009 BY JESSICA L DUKTIG =====

All comments have been addressed. The soils report will be reviewed during the building permit application stage.

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON JUNE 8, 2009 BY JESSICA L DUKTIG =====

===== UPDATED ON SEPTEMBER 15, 2009 BY JESSICA L DUKTIG =====

Submit 3 copies of the soils report for review with the building application.

Submit an erosion control plan with the building application.

**Dpw Drainage Completeness Comments**

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

===== REVIEW ON JUNE 4, 2009 BY GERARDO VARGAS ===== Application 09-0168 has been approved for the discretionary stage in regards to drainage.

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

===== UPDATED ON SEPTEMBER 2, 2009 BY GERARDO VARGAS =====

Application 09-0168 has been approved for the discretionary stage in regards to drainage.

**Dpw Drainage Miscellaneous Comments**

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

## Discretionary Comments - Continued

Project Planner: Sheila Mcdaniel  
Application No.: 09-0168  
APN: 057-201-04

Date: September 28, 2009  
Time: 16:52:45  
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===== REVIEW ON JUNE 4, 2009 BY GERARDO VARGAS ===== 1. The level spreader located at the north of the property appears to be on a slope greater than 25%. Please submit a geotechnical engineer letter in conformance with the drainage plan.

2. Provide analysis and background information for the proposed dissipator structure demonstrating that it meets design criteria requirements for maintaining pre development runoff rates and adequately mitigates for the proposed impervious and semi pervious areas (roof and base rock areas).

How will leaves, twigs, gravel, sand, silt and other debris with a potential to clog perforated pipes be prevented from entering the drainage system? Site plans shall specify required maintenance procedures to assure proper functioning of the proposed drainage system.

The civil engineer 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. This applies to new SFD applications or projects under review. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of -general conformance to plans- are not sufficient. An as- built plan may be submitted in lieu of the letter.

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

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$200.00 additional review fee shall be applied to all re-submittals starting with the third routing.

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

===== UPDATED ON JUNE 30, 2009 BY GERARDO VARGAS =====

Per discussion with Project Engineer (Sarah Erikson from RI Engineering date 6/24/2009). Drainage calculations were submitted with the application; however the calculations were not routed to the drainage department. The project engineer emailed a copy of the drainage calculations on 6/26/2009 GV reviewed the drainage calculations and found them to be acceptable. The calculations have addressed miscellaneous comment #2. ===== UPDATED ON SEPTEMBER 2, 2009 BY GERARDO VARGAS =====

Miscellaneous comment #2 has been addressed.

## Environmental Health Completeness Comments

===== REVIEW ON MAY 29, 2009 BY JIM G SAFRANEK ===== The applicant recently received a final for an onsite sewage disposal system permit to serve 2 structures with a maximum of 5 bedrooms. However, the consultant will need to revise for completeness sheet C-1 (grading and drainage) and illustrate to scale the leachfield and expansion leachfield. Site plans of the septic system are available at EHS. In particular, the concern is with proper setback to the following in 'Storm Drain Notes':

===== UPDATED ON MAY 29, 2009 BY JIM G SAFRANEK ===== see #s 8, 11, 12, 14,

Discretionary Comments - Continued

Project Planner: Sheila Mcdaniel  
Application No.: 09-0168  
APN: 057-201-04

Date: September 28, 2009  
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10in Storm Drain Notes.

===== UPDATED ON MAY 29, 2009 BY JIM G SAFRANEK ===== Applicant must obtain an approved Well Permit application from EHS. Contact District EHS staff at 454-2736, Brian Blease. CORRECTION: Applicant was contacted. Contrary to the description in the application, no new well is proposed for this project. Therefore, no well appl. is required.

===== UPDATED ON MAY 29, 2009 BY JIM G SAFRANEK =====

===== UPDATED ON MAY 29, 2009 BY JIM G SAFRANEK =====

===== UPDATED ON AUGUST 24, 2009 BY JIM G SAFRANEK ===== Septic leachfield is still shown as 'approximate location'. Setbacks can't be determined with approximations. If the exact locations of proposed roof drains can be illustrated to scale then the same applies to the septic leachfield.

Environmental Health Miscellaneous Comments

===== REVIEW ON MAY 29, 2009 BY JIM G SAFRANEK =====  
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

===== REVIEW ON JUNE 2, 2009 BY COLLEEN L BAXTER =====

===== UPDATED ON JUNE 2, 2009 BY COLLEEN L BAXTER =====

DEPARTMENT NAME: SANTA CRUZ COUNTY FIRE

Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter:

Note on the plans that these plans are in compliance with California Building and Fire Codes (2007) as amended by the authority having jurisdiction.

Each APN (lot) shall have separate submittals for building and sprinkler system plans.

The job copies of the building and fire systems plans and permits must be onsite during inspections.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE/FIRE RATING and SPRINKLERED or NONSPRINKLERED as determined by the building official and outlined in Part IV of the California Building Code, e.g. R-3, Type V-N, Sprinklered.

FIRE FLOW requirements for the subject property are 500 GPM. Note on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a 10,000 gallon water tank for fire protection with a "fire hydrant" as located and approved by the Fire Department if your building is not serviced by a public water supply meeting fire flow requirements. For information regarding where the water tank and fire department connection should be located, contact the fire department in your jurisdiction.

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 13 and 13D and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.

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

Discretionary Comments - Continued

Project Planner: Sheila Mcdaniel  
Application No.: 09-0168  
APN: 057-201-04

Date: September 28, 2009  
Time: 16:52:45  
Page: 4

prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 1/2 inch.

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

NOTE on the plans that a 100 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). 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 are exempt.

The access road shall be 20 feet minimum width and maximum twenty percent slope.

All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard.

The access road shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The access road surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95% compaction and shall be maintained.
- ALL WEATHER SURFACE: shall be minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. The maximum grade of the access road shall not exceed 20%, with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.

SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope.

The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained.
- ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%.
- The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time.
- The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width.
- A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length.
- Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.
- All private access roads,

Discretionary Comments - Continued

Project Planner: Sheila Mcdaniel  
Application No.: 09-0168  
APN: 057-201-04

Date: September 28, 2009  
Time: 16:52:45  
Page: 5

driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times.

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.

72\_\_ hour minimum notice is required prior to any inspection and/or test.

The ten thousand gallons of water is dedicated to fire protection and domestic for the single family dwelling only. The house is to be protected by an automatic sprinkler system complying with NFPA 13D. The studio is to be protected by an automatic sprinkler system complying with NFPA 13. The total amount of water for this occupancy will be based on the total cubic square footage and by the sprinkler designer. If the driveway is 150 feet or more in length, a CALFIRE turnaround is required. Show on the plans the proposed location of the fire hydrant. If you are on a municipal water system, the fire flow will be 1,000 gpm for 20 minutes. =====

UPDATED ON AUGUST 24, 2009 BY COLLEEN L BAXTER =====

DEPARTMENT NAME: SANTA CRUZ COUNTY FIRE

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.

72\_\_ hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the 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 reviewing agency.

As noted previously, the water requirements for the water may be more than the 15,000 gallons currently provided. The requirements will be based on calculations provided by the sprinkler contractor based on total cubic volume for the design.

Cal Dept of Forestry/County Fire Miscellaneous Com

===== REVIEW ON JUNE 2, 2009 BY COLLEEN L BAXTER =====

===== UPDATED ON AUGUST 24, 2009 BY COLLEEN L BAXTER =====

PLANNING DEPARTMENT

GOVERNMENTAL CENTER  
(408) 425-2835  
KRIS SCHENK  
DIRECTOR



COUNTY OF SANTA CRUZ

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060

April 29, 1987

o Daniel Rhodes  
o 340 Swanton Road  
o Davenport, CA 95017

**PERMIT**

PROJECT: APN: 57-201-04 APPLICATION NO.: 86-1221-CZ\*2,RH2,  
AB1, EIE

- o Permit to construct a 1,080 square foot detached
- o accessory structure to be used as a home occupation
- o (pottery and painting studio). Requires a Residential
- o Permit to increase the maximum 600-square feet to
- o 1,080-square feet and to use more than 20% of the living
- o area for home occupation. Requires a Coastal Zone
- o Permit.

On March 27, 1987, the ZONING ADMINISTRATOR acted upon your application as follows:

XXXX APPROVED. See conditions attached. This is your permit.

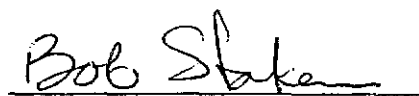
       DENIED.

NOTE: This decision is final unless it is appealed. See reverse for information regarding appeals. You may be require a Building Permit to begin actual construction. You may exercise this permit only after the 10-day appeal period is over. THIS PERMIT SHALL EXPIRE ON APRIL 13, 1988, IF NOT EXERCISED.

If you have any questions, please contact the planner listed below.

Sincerely,

MARK DEMING  
Deputy Zoning Administrator

  
BOB STAKEM  
Associate Planner  
425-2707

MD/BS/dc



COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT

PLANNING COMMISSION MEETING  
ZONING ADMINISTRATOR MEETING  
STAFF REPORT/INITIAL STUDY

Date: 03/27/87  
Time: After 10:00  
Agenda Item: 11  
Staff Planner: Bob Stakem

APPLICANT: Daniel Rhodes  
OWNER: Same  
Application No: 86-1221-CZ\*2, RH2, EC1, AB1, E1  
Supervisory District: Third  
Section: , T S, R  
Location: West side of Los Trancas Road at about 0.4 miles east  
from Swanton Road.

APN: 57-201-04

EXISTING SITE CONDITIONS

Parcel Size: 5 acres  
Land Use: Residence, art studio  
Vegetation: Native  
Slope: 0-15% X 16-30% X 31-50% X 51% X ~~XXXX~~ acres/sq  
Nearby Watercourse: Big Creek  
Distance To: 900-feet southwest  
Agri. Class/Type: Non-viable  
Rock/Soil Type: n/a

ENVIRONMENTAL CONCERNS

Within USL: No	Erosion: Moderate potential
Road Access: No	Landslide: Low potential
Groundwater Supply: No	Liquefaction: No
Water Resource	Seismic: No mapped faults
Protection: No	Floodplain: No
Timber and Mineral: No	Riparian Corridor: No
Wildlife: No	Solar Access: Yes, seasonal
Fire Hazard: Yes, outdoor kilns	Solar Orientation: Non-residential
Archaeology: No	

SERVICES

Fire Protection: County Fire Marshall  
School District: Santa Cruz City  
Water Supply: Private well  
Sewage Disposal: Septic  
Drainage: Natural to southwest

New Roads  
Required: None

Access: Las Trancas Road, privately  
maintained 40-foot right-of-way paved  
12 - 16 feet wide with turnouts

PLANNING POLICIES

Zone District: Agricultural

Area: Northcoast Adopted:

General Plan: Mountain Residential 10-40 AC/DU

Area: North Coast Adopted: 1980

Coastal Zone: Yes

ENVIRONMENTAL COORDINATOR'S ACTION

Categorically Exempt, Class 3 e accessory structures

PROPOSAL

Proposal to construct a 1,080-square foot detached habitable accessory structure to be used as a home occupation (pottery and painting studio). Requires a Residential Development Permit to increase the maximum 600-square feet to 1,080-square feet and to use more than 20% of the living area for home occupation. Requires a Coastal Zone Permit.

1. This project requires a Coastal Zone Permit which is not appealable to the California Coastal Commission. It may be appealed to the Planning Commission; the appeal must be filed within 10 working days of action by the Zoning Administrator.

EXHIBIT

DEVELOPMENT PERMIT FINDINGS:

Required 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, or be materially injurious to properties or improvements in the vicinity.

Existing 500-square foot ceramic studio has been operating safely for many years. Proposed addition would be located about 10-feet away and be a three-story structure with first floor cut into a bank for garage.
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.

No adverse effects such as excessive noise, traffic, public expense or nuisance are expected as a result of this home occupation.
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.

Roadside structures and use will be consistent with the Mountain Residential designation of North Coast General Plan. General Plan constraints for this parcel include both biotic and agricultural buffer. Area of project is landscaped and Environmental Planning has determined biotic assessment will not be necessary. Agricultural Buffer Setback Reduction was approved 02/27/87 by APAC.
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.

Utilities to site are existing and adequate. Increased use of Las Trances Road to this site is not expected.

Daniel Rhodes

Application: 86-1221-CZ\*2, RH2, EC1, AB1, EIE

APN: 57-201-04

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.

Existing and proposed land uses of this area are residential and agricultural. This art studio will complement these uses. Building design will match low profile of existing structure.

Daniel Rhodes

Application: 86-1221-CZ\*2, RH2, EC1, AB1, EIE

APN: 57-201-04

COASTAL ZONE 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 LUP designation.
2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.
3. That the project is consistent with the Design Criteria and Special Use (SU) standards and conditions of this Chapter pursuant to Section 13.20.130 et seq.

Home occupations and habitable accessory structures are conditional uses in the A Zone District.

There are no apparent conflicts with easements. This parcel is not encumbered with open spaces, utility or public access development restrictions.

Subject addition is not visible from Highway 1 or Swanton Road Scenic Highways as per 13.20.142

Site is located in wooded area. Owner has been able to minimize development impacts through selected cutting of natural vegetation. No significant amount of vegetation will be removed for this project.

Daniel Rhodes

Application: 86-1221-CZ\*2, RH2, EC1, AB1, EIE

APN: 57-201-04

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the Local Coastal Program Land Use Plan, specifically Section 4, 5, 7.2, and 7.3, and 7.3, as to any development between the 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.

5. That the proposed development is in conformity with the Certified Local Coastal Program.

Section 4: This parcel, because of location cannot serve as shoreline access.

Section 5: Recreational or visitor-serving facilities are not designated for this site.

Section 7.2 & 3: Parcel is not designated for priority use or development.

Proposed use and structures are consistent with Santa Cruz County Local Coastal Program.

**APPROVED BY THE ZONING  
ADMINISTRATOR** 03/27/87

Based on Staff Findings and Recommendation.

Daniel Rhodes

Application: 86-1221-CZ\*2, RH2, EC1, AB1, EIE

APN: 57-201-04

### Conditions of Approval

1. Applicant shall submit final building plans and building permit application to the Planning Department. Plans shall conform to Exhibit A and incorporate the following items:
  - a. Building Elevations
    - 1) Exterior finishes and colors shall match those of existing house.
  - b. Site Plan
    - 1) Number of parking spaces and location for three cars. Each parking spaces shall be minimum 8 1/2-feet by 18-feet.
    - 2) Driveways shall be shown on plans. Driveway shall be constructed of minimum 6-inch Class II base rock.
  - c. Landscape Plan
    - 1) Show trees and other vegetaion to be removed.
    - 2) Submit a landscape plan for all disturbed area. If development includes land clearing beyond immediate perimeter of building, a comprehensive landscape plan must include all existing and proposed species, gallonage and replacements of plants. Native, drought tolerant species shall be encouraged.
  - d. Grading, Drainage and Erosion Control Plan.
    - 1) Plan shall indicate volume of cut and location of excavated material.
2. Prior to issuance of building permit the following shall be completed:
  - a. Record a Declaration of Restriction for habitable accessory structures.
  - b. Receive approval from County Fire Marshall for ceramic kilns.
3. After building permit issuance and prior to final inspection/occupancy of building all improvements shown on approved building plans shall be installed. All drainage

Daniel Rhodes

Application: 86-1221-CZ\*2, RH2, EC1, AB1, EIE

APN: 57-201-04

and erosion control measures shall be implemented. All required landscaping shall be installed and permanently maintained.

4. Accessory structures shall not contain kitchen facilities, be rented sublet or leased separate from main dwelling, nor have an electric meter separate from the main dwelling.
5. An annual inspection of accessory structure shall be conducted to insure compliance with conditions of this permit.
6. No retail sales for products produced on site shall be allowed.
7. A maximum of one sign not exceeding one-square foot in size is allowed for the home occupation. Sign shall be unlighted.

This permit expires one year from the date it is approved. Your building permit must be issued and construction commenced within one year or this permit is void.

Minor variations to his 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.

County of Santa Cruz  
Planning Department  
Staff Planner: Kim Tschantz

Date: February 26, 1987  
Time: 1:30 p.m.  
Agenda Item: 1 (Consent)

AGRICULTURAL POLICY ADVISORY COMMISSION

STAFF REPORT

Applicant: Daniel Rhodes

Application: 86-1221-RH2;CZ1;AB1

Project: Reduction of the 200 ft. agricultural buffer setback for the construction of a 1,080 sq. ft. pottery studio on a parcel adjacent to commercial agricultural land zoned "CA".

Location: A.P.N. 57-201-04 located on the west side of Las Trances Road about 0.4 mile northwest from Swanton Road, North Coast area.

Contents:

- I. PROJECT DESCRIPTION
- II. RECOMMENDATION AND FINDINGS
  - A. Recommendation
  - B. Findings
- III. EXHIBITS
  - A. Vicinity Map of Subject Parcel
  - B. Site Map of Subject Parcel



Required Findings for Reduction of Agricultural  
Buffer Setback .

County Code Section 16.50.095(a) & (b)

B. Required Findings

Remarks

1. a) Significant topographical differences exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot setback.

or

- b) Permanent substantial vegetation or other physical barriers exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot buffer setback;

or

- c) the distance established is adequate to prevent conflicts between the non-agricultural development and the adjacent use;

and

that permanent fencing and/or vegetative screening (windbreaks) will be established prior to occupancy.

2. Be sited so as to minimize possible conflicts with agriculture in the area, and where structures are to be located on agricultural land, so as to remove as little land as possible from production or potential production.

3. Comply with Sections 16.50.090(c) and/or 14.01.407.5 of the Santa Cruz County Code pertaining to recording deed notices of adjacent agricultural uses.

4. The agricultural buffer setback will not preclude building on a parcel of record.

1. a) The subject property is separated from the arable portion of adjacent "CA" property by a 30% densely forested slope on the edge of that "CA" property. This topographical change creates a 50 ft. elevation difference between the developable and arable portions of the two properties.

b) N/A

c) N/A

2. The structure will be clustered near other structures on the property and will be located over 200 ft. from farmed portions of the adjacent "CA" property.

3. The applicant will sign and notarize a Statement of Acknowledgment prior to issuance of Building Permit.

4. Reduction of the buffer to 40 ft. will allow construction of the accessory structure as planned and will accommodate any future construction on this property.





Monterey Cypress

Hakea

Monterey Cypress