



Staff Report to the Zoning Administrator

Application Number: **09-0148**

Applicant: James & Angela Patterson
Owner: James & Angela Patterson
APN: 041-181-39

Agenda Date: 2/5/10
Agenda Item #: 1
Time: After 10:00 a.m.

Project Description: Proposal to construct a two story single family dwelling with attached garage on a vacant parcel.

Requires Variances to reduce the required 40 feet front yard setback to about 8 feet and to reduce the required 20 feet southeast side yard setback to about 12 feet, a Riparian Exception, and a Soils Report Review.

Location: Property located at the end of Valencia Avenue (3298 Valencia Avenue), about 260 feet northeast of the intersection with Lyon Avenue, in Aptos.

Supervisory District: Second District (District Supervisor: Ellen Pirie)

Permits Required: Variances, Riparian Exception
Technical Reviews: Soils Report Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0148, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	39,500 square feet
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Residential neighborhood

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

Project Access: Valencia Avenue (from Lyon Avenue and Polo Drive)
Planning Area: Aptos
Land Use Designation: R-UL (Urban Low Density Residential), O-U (Urban Open Space)
Zone District: R-1-1AC (Single family residential - 1 acre minimum)
Coastal Zone: ☐ Inside ☒ Outside

Environmental Information

Geologic Hazards: Steep slope/creek bank - Geologic report reviewed and accepted
Soils: Soils report reviewed and accepted
Fire Hazard: Not a mapped constraint
Slopes: 2-5% at building site, 50%+ at creek bank
Env. Sen. Habitat: Riparian corridor - Valencia Creek
Grading: Grading for building foundation only
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Engineered drainage plan required
Archeology: Mapped resource - Previous report review (99-0471) results negative

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Zone 6 Flood Control District

History

This application replaces Variance and Riparian Exception approval 99-0471, approved by the Zoning Administrator on 11/7/03. A Building Permit application (57297H) was made on 10/4/05, which was approved but the permit was not picked up by the applicant before it went void by limitation. As a result, the original Variance and Riparian Exception approval (99-0471) expired and a new application was necessary. The current application (09-0148) is to obtain the same approval for a two story single family dwelling that was issued (under 99-0471) in 2003.

Project Setting

The subject property is approximately 0.9 acres and is located in a residential neighborhood along the southeastern bank of Valencia Creek in Aptos. The majority of the subject property is adjacent to the creek and is steeply sloped and/or wooded. The only portion of the site that is suitable for residential development is located in the southeast corner of the property adjacent to Valencia Avenue.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 39,500 square feet, located in the R-1-1AC (Single family residential - 1 acre minimum) zone district, a designation which allows residential uses. Existing parcels of record less than the minimum parcel area for residential zone districts can be considered as building sites (per County Code section 13.10.260(c)5). The proposed single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

Variance & Riparian Exception

Due to the location of Valencia Creek, the steeply sloped banks and existing redwood trees, the only suitable building site on the subject property is located in the southeast corner of the property adjacent to Valencia Avenue. The shape and configuration of the property, which runs along Valencia Creek, is also widest at the southern portion where the building site is proposed. the area most suitable for development is located within the 40 feet front yard setback and 20 feet side yard setback. Any attempt to develop in conformance with the required yard setbacks would push the residence towards the steeply sloped creek bank and require removal of existing mature redwood trees. A riparian buffer setback of 60 feet (50 foot buffer with a 10 foot construction setback) is required from the top of the creek bank, which overlaps the required setbacks for both the front and side yards. As a result, any development of the property for residential purposes would require a Variance approval and a Riparian Exception.

The applicant is requesting variances to reduce the required front yard from 40 feet to about 8 feet to the proposed fireplace and to reduce the required side yard from 20 feet to about 12 feet (as indicated in Exhibit A). This is consistent with the previous design (from 99-0471), however, a site survey has been prepared for more clear setback information and the fireplace was not described in the prior variance approval. The special circumstances for variances in this case are the shape, size, and location of the parcel, and the presence of the steeply sloped bank of Valencia Creek along the northern boundary of the property. Given these site conditions, it would not be possible to develop the property without variances. For these reasons, the requested variances are considered as appropriate and are supported by Planning Department staff.

In addition to the variances, the applicant is requesting a riparian exception to reduce the required riparian buffer setback of 60 feet (50 foot buffer with a 10 foot construction setback) to about 17 feet. The closest edge of the decking attached to the proposed residence would be a minimum of 17 feet from the top of bank of Valencia Creek (as indicated in Exhibit A). The riparian exception has been reviewed by Environmental Planning staff and findings have been prepared. Due to the narrow developable area between the top of the creek bank and the property boundaries, it would not be possible to develop the property without a riparian exception. For this reason, the requested riparian exception is considered as appropriate and is supported by Planning Department staff.

Geologic and Soils Report Reviews

The technical reports have been updated and the County Geologist has reviewed the original reports and the updated information. Site conditions have not changed from the date of the original approval (09-0471). Although the project is located in relative proximity to the steep slope of Valencia Creek, conformance to the requirements of the technical reports will provide an adequate level of safety for the proposed residential development.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

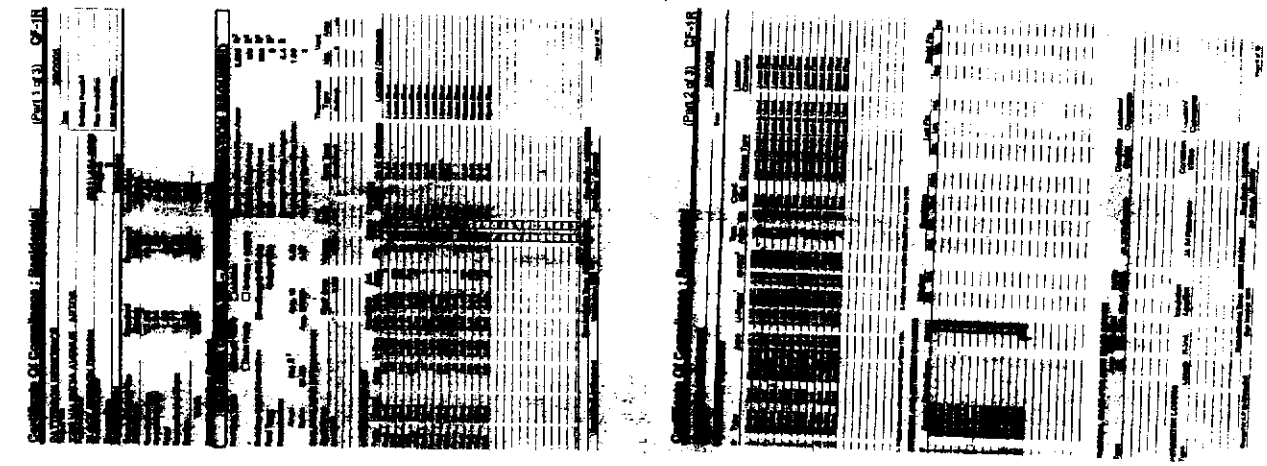
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **09-0148**, based on the attached findings and conditions.

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

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

Report Prepared By: Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@co.santa-cruz.ca.us



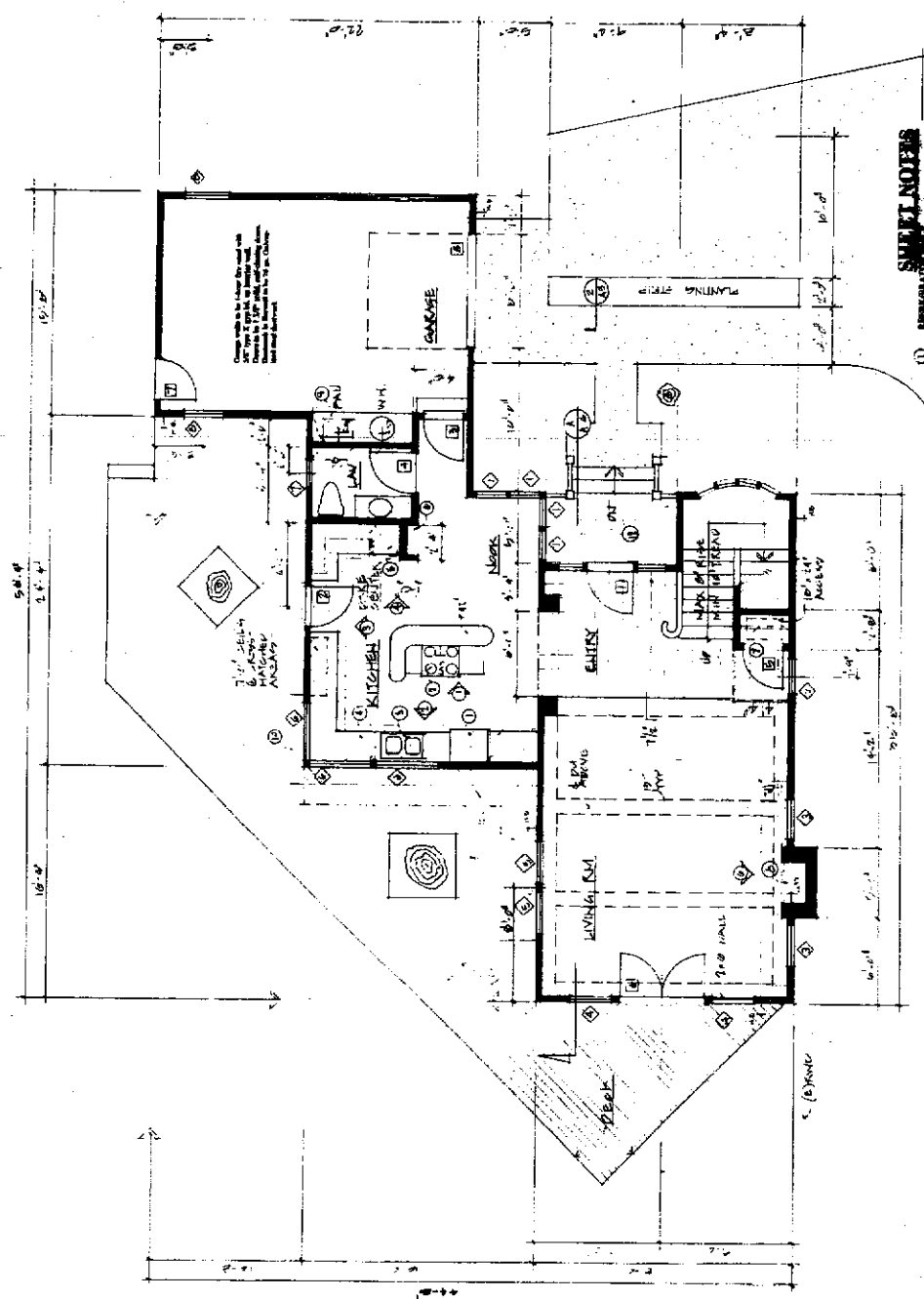
SECTION OF EXTERIOR - FRONT ELEVATION
 SECTION OF EXTERIOR - SIDE ELEVATION

LOWER FLOOR DOOR SCHEDULE

MAKE	SIZE	TYPE	FINISH	FRAME	SWITCHES
1	36" x 80"	SW	6-1/2"	6-1/2"	SW
2	36" x 80"	SW	6-1/2"	6-1/2"	SW
3	36" x 80"	SW	6-1/2"	6-1/2"	SW
4	36" x 80"	SW	6-1/2"	6-1/2"	SW
5	36" x 80"	SW	6-1/2"	6-1/2"	SW
6	36" x 80"	SW	6-1/2"	6-1/2"	SW
7	36" x 80"	SW	6-1/2"	6-1/2"	SW
8	36" x 80"	SW	6-1/2"	6-1/2"	SW
9	36" x 80"	SW	6-1/2"	6-1/2"	SW
10	36" x 80"	SW	6-1/2"	6-1/2"	SW

LOWER FLOOR WINDOW SCHEDULE

MAKE	SIZE	TYPE	FINISH	FRAME	SWITCHES
1	36" x 80"	SW	6-1/2"	6-1/2"	SW
2	36" x 80"	SW	6-1/2"	6-1/2"	SW
3	36" x 80"	SW	6-1/2"	6-1/2"	SW
4	36" x 80"	SW	6-1/2"	6-1/2"	SW
5	36" x 80"	SW	6-1/2"	6-1/2"	SW
6	36" x 80"	SW	6-1/2"	6-1/2"	SW
7	36" x 80"	SW	6-1/2"	6-1/2"	SW
8	36" x 80"	SW	6-1/2"	6-1/2"	SW
9	36" x 80"	SW	6-1/2"	6-1/2"	SW
10	36" x 80"	SW	6-1/2"	6-1/2"	SW



LOWER FLOOR PLAN
 1/4" = 1'-0"

SHEET NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THE DRAWINGS.
 2. ALL MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL AND ELECTRICAL CODES.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING AND HEATING CODES.
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ROOFING AND Siding CODES.
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PAINTING AND FINISHING CODES.
 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE LANDSCAPING CODES.
 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SITEWORK CODES.
 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTILITY CODES.

Continuation of Construction Schedule (Part 2 of 3) 02-18

Activity	Start Date	Finish Date	Duration	Notes
1. Foundation	02-18-03	03-15-03	27	
2. Framing	03-15-03	04-15-03	31	
3. Mechanical	04-15-03	05-15-03	31	
4. Electrical	05-15-03	06-15-03	31	
5. Plumbing	06-15-03	07-15-03	31	
6. Drywall	07-15-03	08-15-03	31	
7. Painting	08-15-03	09-15-03	31	
8. Flooring	09-15-03	10-15-03	31	
9. Kitchen	10-15-03	11-15-03	31	
10. Bathrooms	11-15-03	12-15-03	31	
11. Bedrooms	12-15-03	01-15-04	31	
12. Living Room	01-15-04	02-15-04	31	
13. Hallways	02-15-04	03-15-04	31	
14. Stairs	03-15-04	04-15-04	31	
15. Landscaping	04-15-04	05-15-04	31	
16. Final Inspection	05-15-04	06-15-04	31	
17. Occupancy	06-15-04	07-15-04	31	

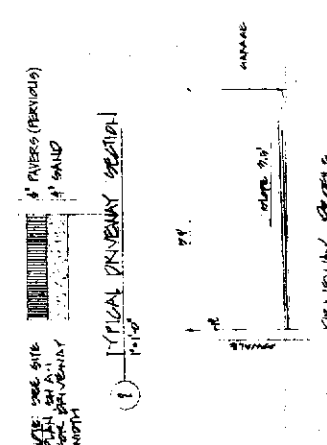
Continuation of Construction Schedule (Part 3 of 3) 02-18

Activity	Start Date	Finish Date	Duration	Notes
18. Final Inspection	07-15-04	08-15-04	31	
19. Occupancy	08-15-04	09-15-04	31	
20. Final Inspection	09-15-04	10-15-04	31	
21. Occupancy	10-15-04	11-15-04	31	
22. Final Inspection	11-15-04	12-15-04	31	
23. Occupancy	12-15-04	01-15-05	31	
24. Final Inspection	01-15-05	02-15-05	31	
25. Occupancy	02-15-05	03-15-05	31	
26. Final Inspection	03-15-05	04-15-05	31	
27. Occupancy	04-15-05	05-15-05	31	
28. Final Inspection	05-15-05	06-15-05	31	
29. Occupancy	06-15-05	07-15-05	31	
30. Final Inspection	07-15-05	08-15-05	31	
31. Occupancy	08-15-05	09-15-05	31	
32. Final Inspection	09-15-05	10-15-05	31	
33. Occupancy	10-15-05	11-15-05	31	
34. Final Inspection	11-15-05	12-15-05	31	
35. Occupancy	12-15-05	01-15-06	31	
36. Final Inspection	01-15-06	02-15-06	31	
37. Occupancy	02-15-06	03-15-06	31	
38. Final Inspection	03-15-06	04-15-06	31	
39. Occupancy	04-15-06	05-15-06	31	
40. Final Inspection	05-15-06	06-15-06	31	
41. Occupancy	06-15-06	07-15-06	31	
42. Final Inspection	07-15-06	08-15-06	31	
43. Occupancy	08-15-06	09-15-06	31	
44. Final Inspection	09-15-06	10-15-06	31	
45. Occupancy	10-15-06	11-15-06	31	
46. Final Inspection	11-15-06	12-15-06	31	
47. Occupancy	12-15-06	01-15-07	31	
48. Final Inspection	01-15-07	02-15-07	31	
49. Occupancy	02-15-07	03-15-07	31	
50. Final Inspection	03-15-07	04-15-07	31	
51. Occupancy	04-15-07	05-15-07	31	
52. Final Inspection	05-15-07	06-15-07	31	
53. Occupancy	06-15-07	07-15-07	31	
54. Final Inspection	07-15-07	08-15-07	31	
55. Occupancy	08-15-07	09-15-07	31	
56. Final Inspection	09-15-07	10-15-07	31	
57. Occupancy	10-15-07	11-15-07	31	
58. Final Inspection	11-15-07	12-15-07	31	
59. Occupancy	12-15-07	01-15-08	31	
60. Final Inspection	01-15-08	02-15-08	31	
61. Occupancy	02-15-08	03-15-08	31	
62. Final Inspection	03-15-08	04-15-08	31	
63. Occupancy	04-15-08	05-15-08	31	
64. Final Inspection	05-15-08	06-15-08	31	
65. Occupancy	06-15-08	07-15-08	31	
66. Final Inspection	07-15-08	08-15-08	31	
67. Occupancy	08-15-08	09-15-08	31	
68. Final Inspection	09-15-08	10-15-08	31	
69. Occupancy	10-15-08	11-15-08	31	
70. Final Inspection	11-15-08	12-15-08	31	
71. Occupancy	12-15-08	01-15-09	31	
72. Final Inspection	01-15-09	02-15-09	31	
73. Occupancy	02-15-09	03-15-09	31	
74. Final Inspection	03-15-09	04-15-09	31	
75. Occupancy	04-15-09	05-15-09	31	
76. Final Inspection	05-15-09	06-15-09	31	
77. Occupancy	06-15-09	07-15-09	31	
78. Final Inspection	07-15-09	08-15-09	31	
79. Occupancy	08-15-09	09-15-09	31	
80. Final Inspection	09-15-09	10-15-09	31	
81. Occupancy	10-15-09	11-15-09	31	
82. Final Inspection	11-15-09	12-15-09	31	
83. Occupancy	12-15-09	01-15-10	31	
84. Final Inspection	01-15-10	02-15-10	31	
85. Occupancy	02-15-10	03-15-10	31	
86. Final Inspection	03-15-10	04-15-10	31	
87. Occupancy	04-15-10	05-15-10	31	
88. Final Inspection	05-15-10	06-15-10	31	
89. Occupancy	06-15-10	07-15-10	31	
90. Final Inspection	07-15-10	08-15-10	31	
91. Occupancy	08-15-10	09-15-10	31	
92. Final Inspection	09-15-10	10-15-10	31	
93. Occupancy	10-15-10	11-15-10	31	
94. Final Inspection	11-15-10	12-15-10	31	
95. Occupancy	12-15-10	01-15-11	31	
96. Final Inspection	01-15-11	02-15-11	31	
97. Occupancy	02-15-11	03-15-11	31	
98. Final Inspection	03-15-11	04-15-11	31	
99. Occupancy	04-15-11	05-15-11	31	
100. Final Inspection	05-15-11	06-15-11	31	

7/42

1. TYPICAL DRIVEWAY SECTION

1. DRIVEWAY PROFILE



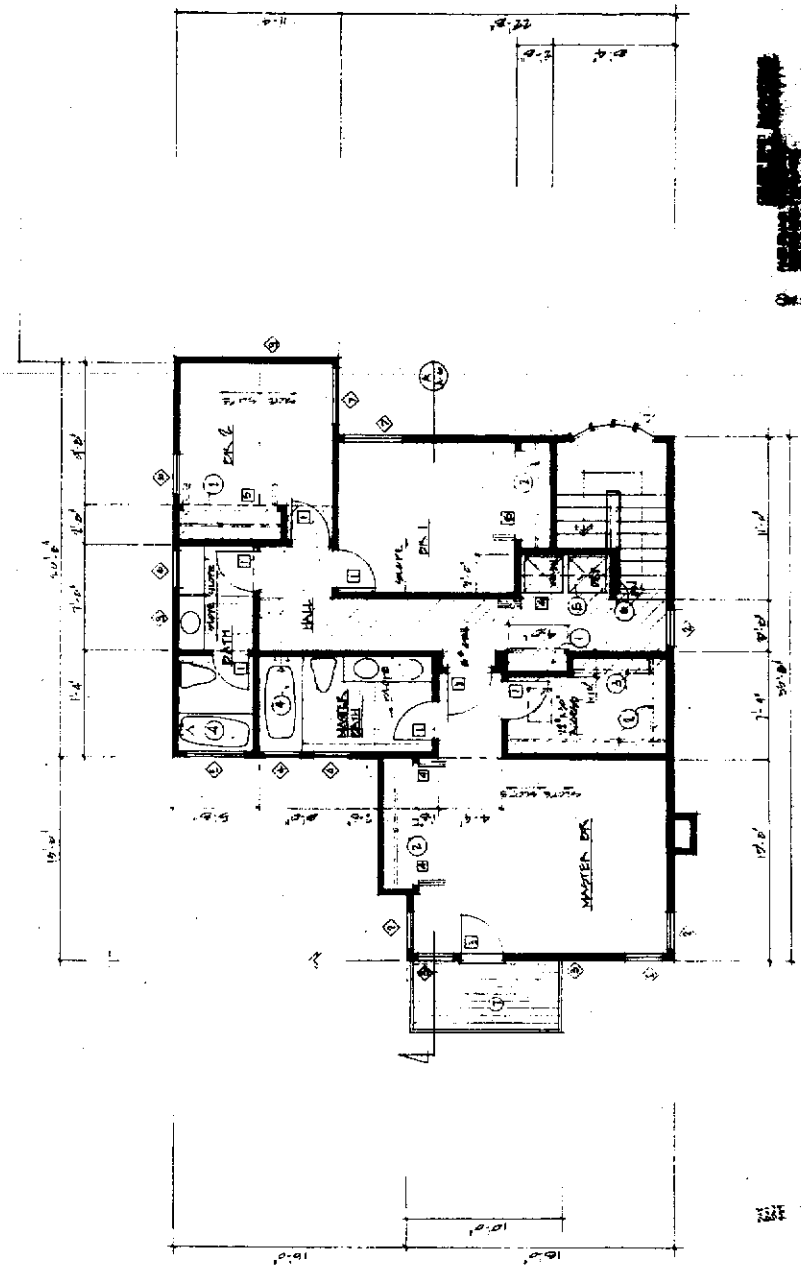
UPPER FLOOR DOOR SCHEDULE

MARKS	SIZE	TYPE	WALL-THICK.	COUNT	PEAKS	REMARKS
1	5/8"	1 1/2"	1/2"	0	W	point defect indicated by marker
2	1 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
3	2 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
4	3 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
5	4 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
6	5 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
7	6 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
8	7 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
9	8 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
10	9 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
11	10 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
12	11 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
13	12 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
14	13 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
15	14 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
16	15 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
17	16 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
18	17 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
19	18 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
20	19 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
21	20 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
22	21 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
23	22 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
24	23 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
25	24 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
26	25 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
27	26 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
28	27 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
29	28 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
30	29 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
31	30 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
32	31 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
33	32 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
34	33 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
35	34 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
36	35 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
37	36 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
38	37 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
39	38 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
40	39 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
41	40 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
42	41 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
43	42 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
44	43 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
45	44 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
46	45 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
47	46 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
48	47 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
49	48 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
50	49 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
51	50 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
52	51 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
53	52 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
54	53 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
55	54 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
56	55 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
57	56 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
58	57 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
59	58 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
60	59 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
61	60 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
62	61 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
63	62 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
64	63 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
65	64 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
66	65 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
67	66 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
68	67 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
69	68 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
70	69 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
71	70 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
72	71 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
73	72 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
74	73 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
75	74 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
76	75 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
77	76 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
78	77 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
79	78 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
80	79 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
81	80 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
82	81 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
83	82 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
84	83 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
85	84 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
86	85 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
87	86 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
88	87 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
89	88 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
90	89 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
91	90 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
92	91 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
93	92 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
94	93 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
95	94 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
96	95 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
97	96 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
98	97 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
99	98 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker
100	99 1/2"	1 1/2"	1/2"	1	W	point defect indicated by marker

UPPER FLOOR WINDOW SCHEDULE

NO.	TYPE	SIZE	FRAME	GLASS	COUNT	REMARKS	
						new	replacement new delivery
1	SWING	3'0" x 4'0"	4	1/2" Lemp	1		
2	SWING	3'0" x 4'0"	4	1/2" Lemp	1		
3	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
4	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
5	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
6	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
7	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
8	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
9	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
10	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
11	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
12	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
13	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
14	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
15	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
16	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
17	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
18	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
19	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
20	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
21	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
22	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
23	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
24	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
25	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
26	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
27	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
28	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
29	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
30	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
31	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
32	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
33	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
34	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
35	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
36	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
37	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
38	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
39	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
40	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
41	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
42	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
43	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
44	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
45	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
46	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
47	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
48	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
49	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
50	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
51	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
52	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
53	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
54	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
55	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
56	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
57	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
58	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
59	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
60	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
61	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
62	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
63	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
64	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
65	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
66	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
67	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
68	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
69	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
70	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
71	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
72	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
73	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
74	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
75	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
76	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
77	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
78	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
79	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
80	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
81	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
82	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
83	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
84	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
85	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
86	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
87	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
88	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
89	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
90	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
91	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
92	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
93	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
94	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
95	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
96	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
97	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
98	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
99	SWING	2'6" x 4'0"	4	1/2" Lemp	1		
100	SWING	2'6" x 4'0"	4	1/2" Lemp	1		

1. SLAY (1/2\"/>



UPPER FLOOR PLAN

1. SLAY (1/2\"/>

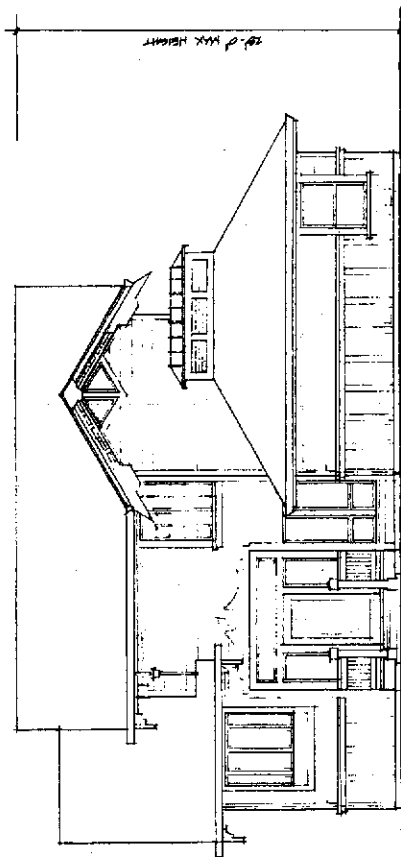


ROBERT BURKHARDT, ARCHITECT
 150 MARNELL AVENUE
 SANTA CRUZ, CA 95062

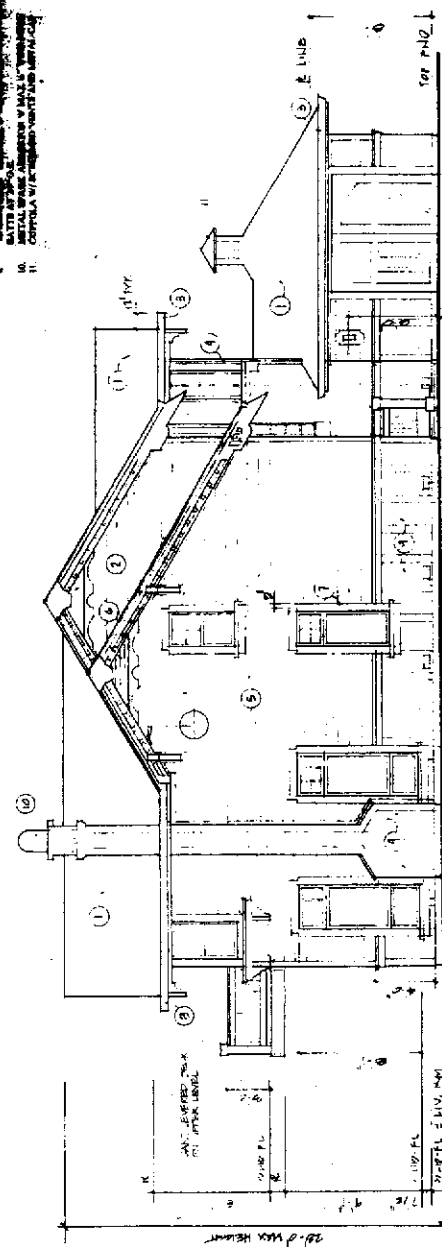
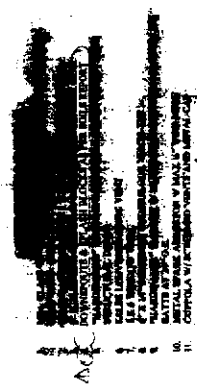
NEW PATTERSON HOUSE
 3298 VALENCIA AVENUE
 APTOS, CA 95003

Upper Floor Plan
 Schedules

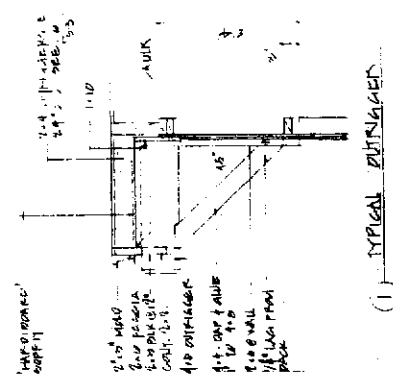
A3

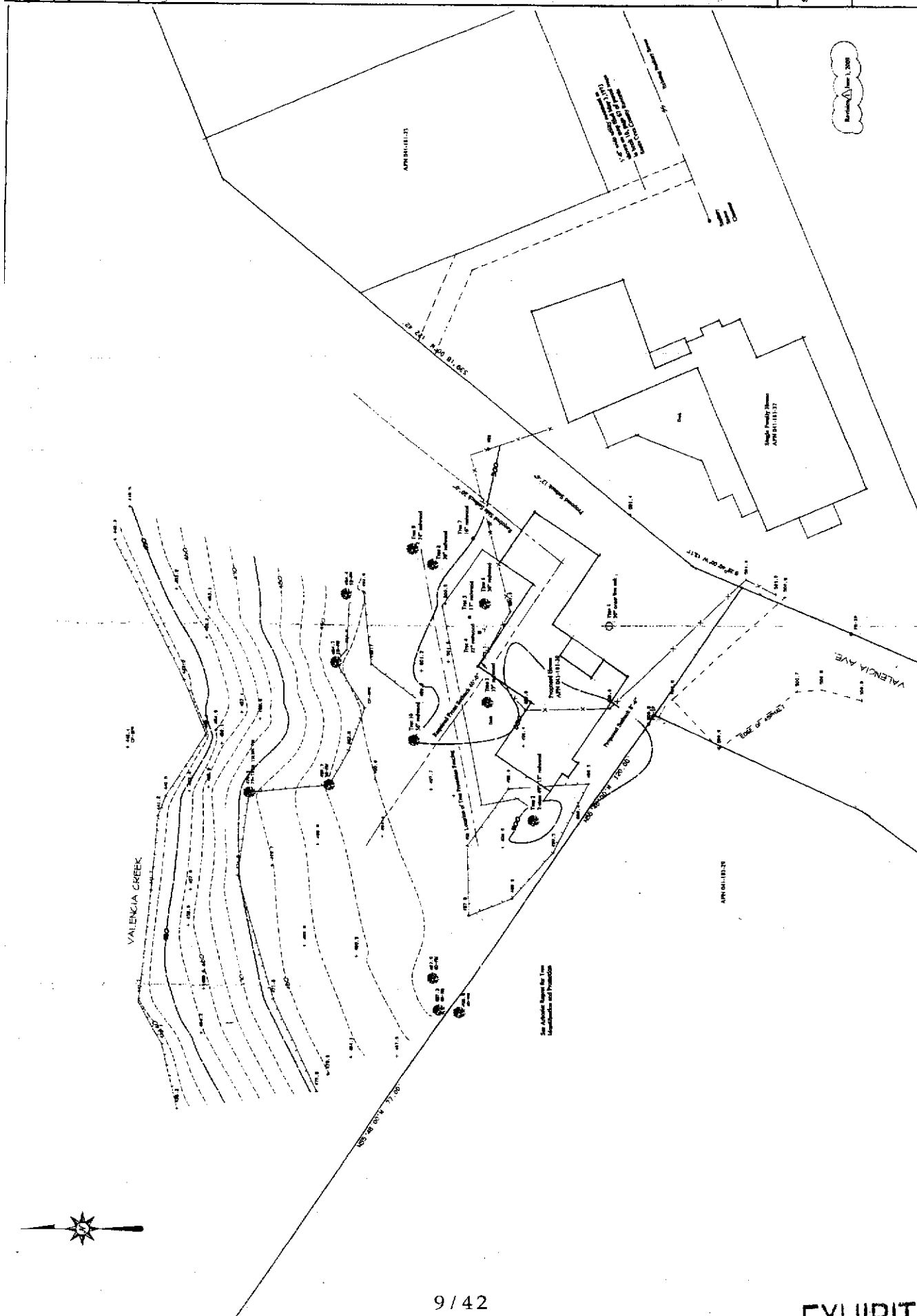


EAST ELEVATION



HOLLYHED ALHOS



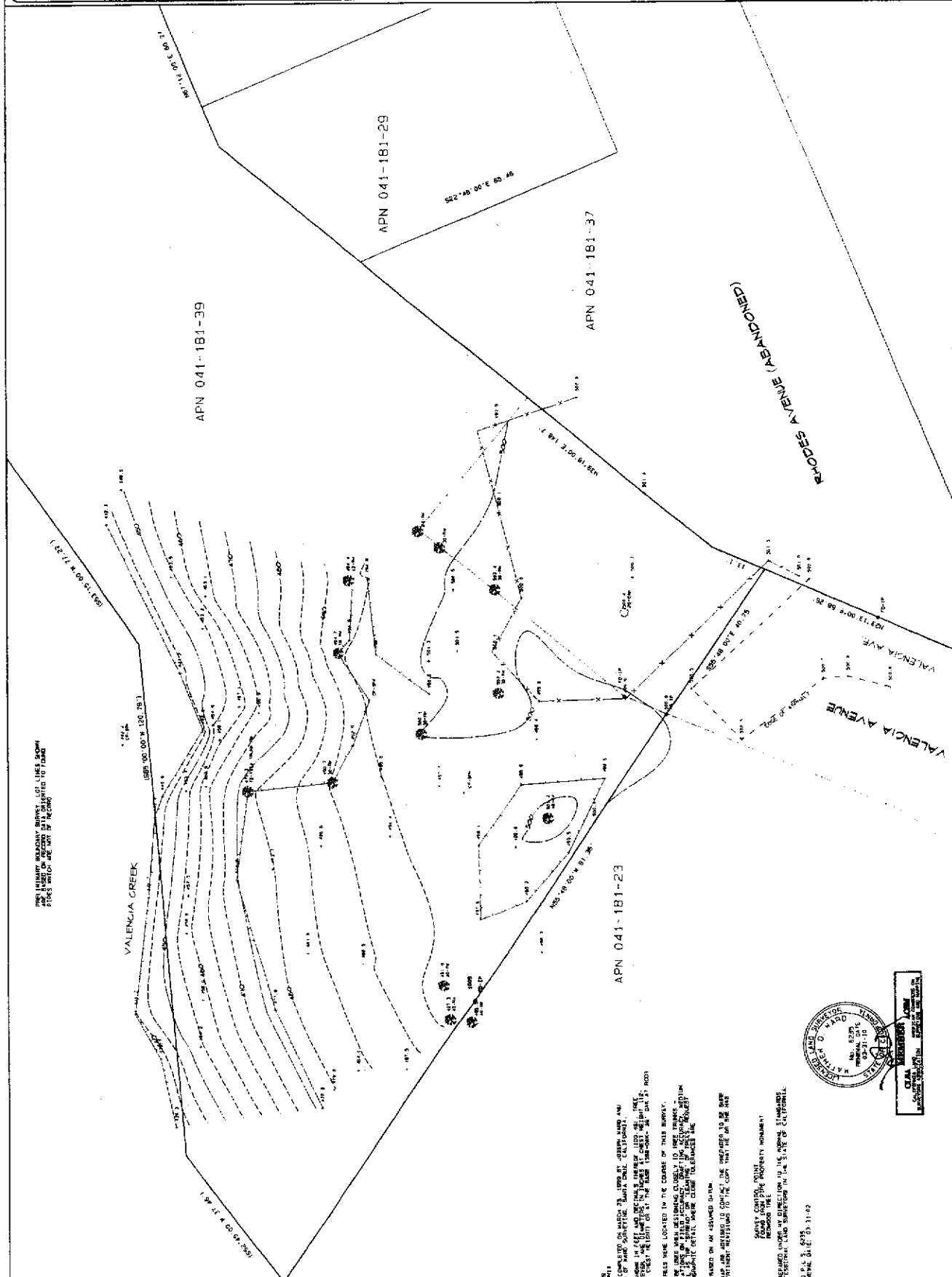




WARD SURVEYING
622 SEVENTH AVENUE
SANTA CRUZ, CA 95062
(831) 426-5005

TOPOGRAPHIC SITE MAP

REVISIONS	
NO. 000000	
DATE 07/28/02	
DRAWN BY	
CHECKED BY	
SHEET 1 OF 1	
SHEET AS	



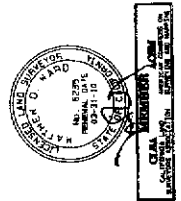
THE HATCHED REVISIONS ARE NOT TO BE USED
UNLESS THEY ARE SPECIFICALLY NOTED TO DO SO

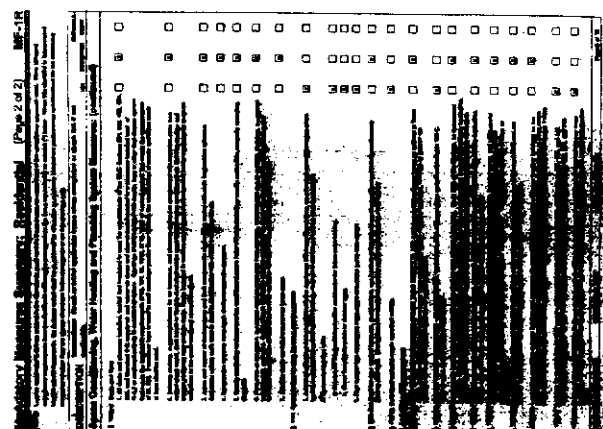
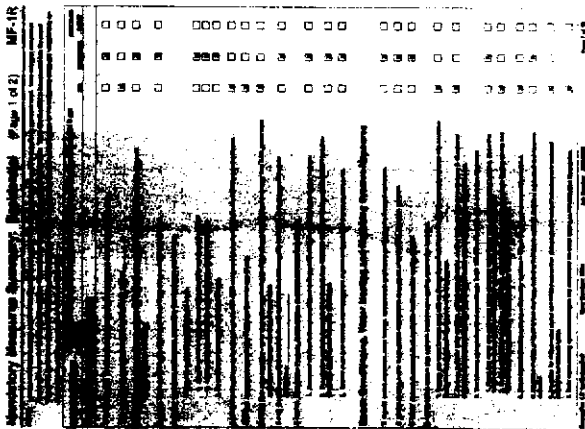
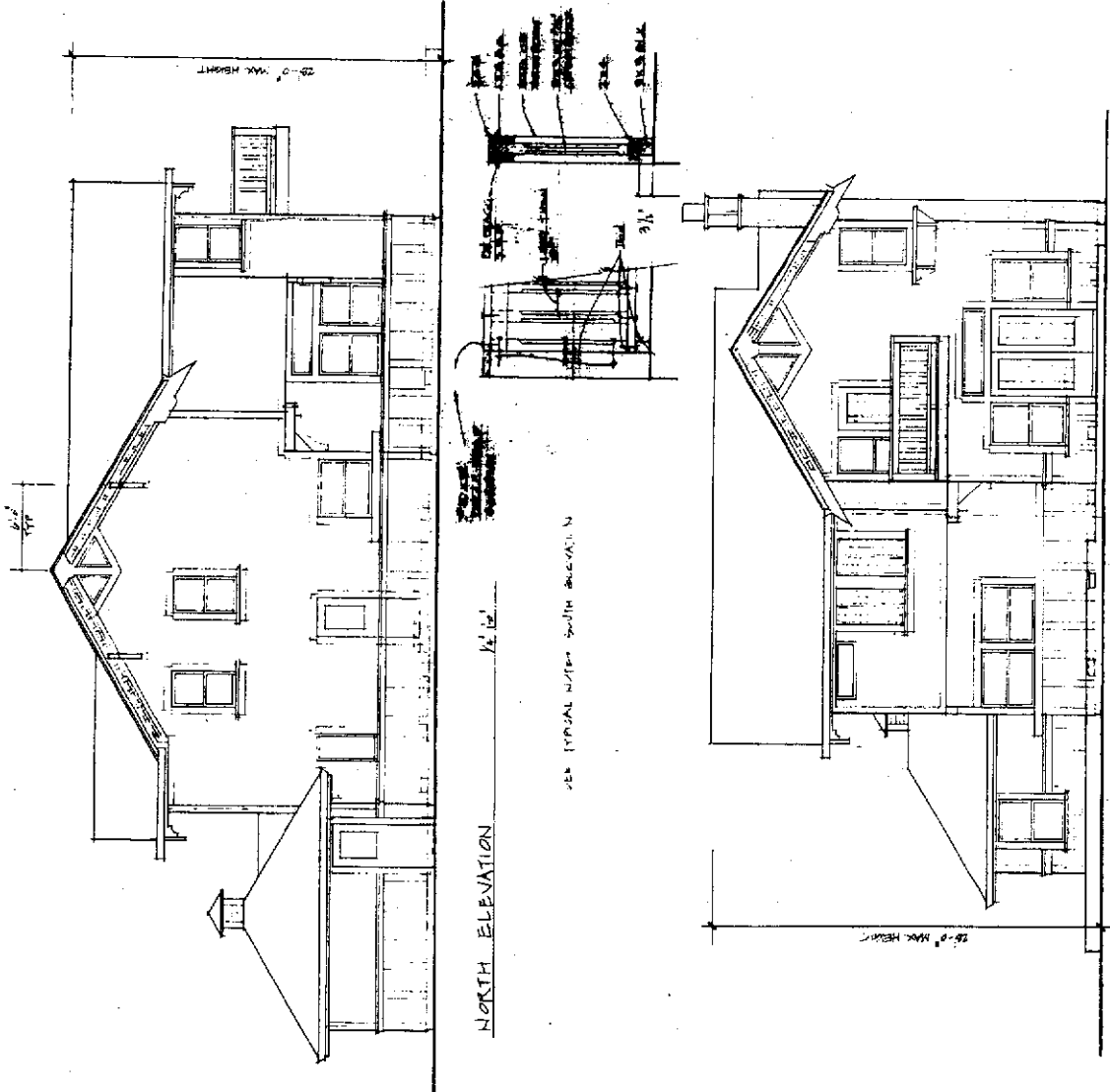


APN 041-181-23
APN 041-181-37
APN 041-181-29

THIS MAP WAS PREPARED BY WARD SURVEYING, INC. FOR THE CLIENT, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF WARD SURVEYING, INC. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO WARD SURVEYING, INC. AND FOR THE RESULTS OF THE SURVEY. WARD SURVEYING, INC. MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THE DATA PROVIDED TO IT, OR THE RESULTS OF THE SURVEY. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO WARD SURVEYING, INC. AND FOR THE RESULTS OF THE SURVEY. WARD SURVEYING, INC. MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THE DATA PROVIDED TO IT, OR THE RESULTS OF THE SURVEY.

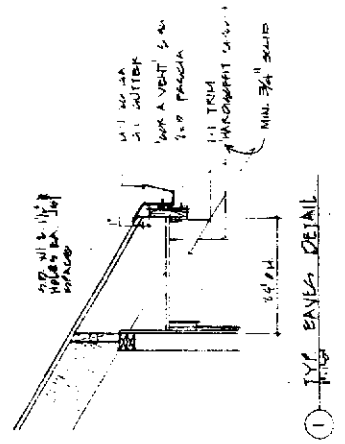
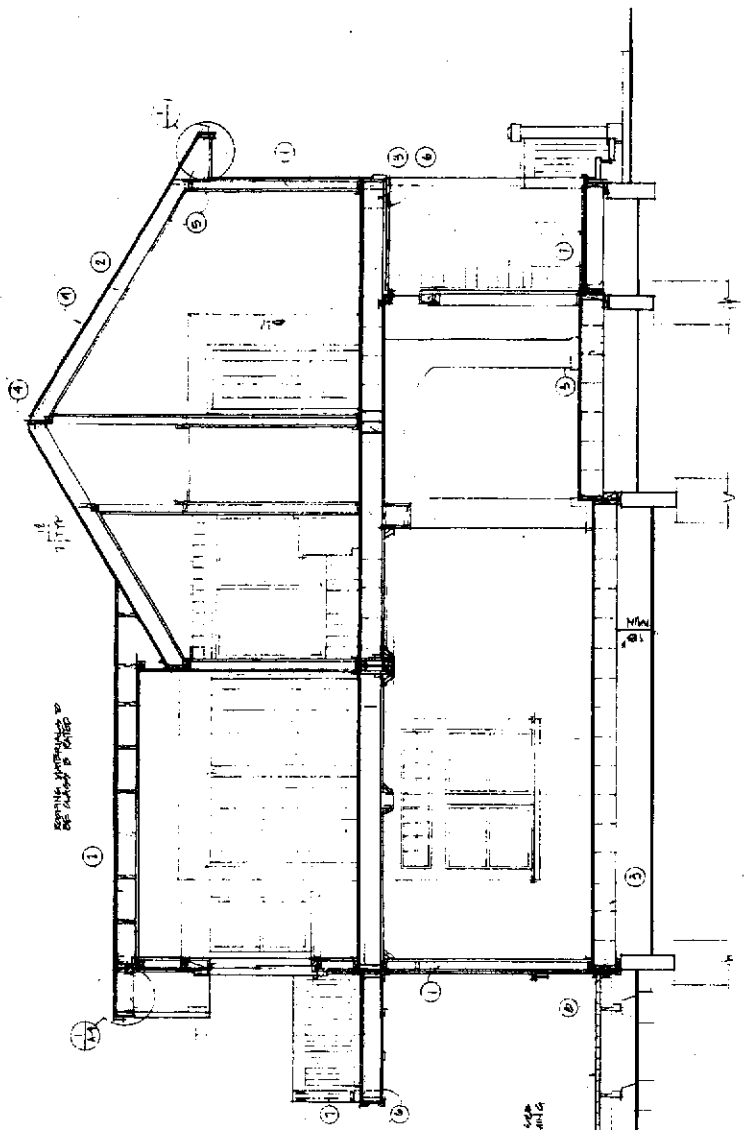
DATE: 07/28/02
DRAWN BY: [Name]
CHECKED BY: [Name]

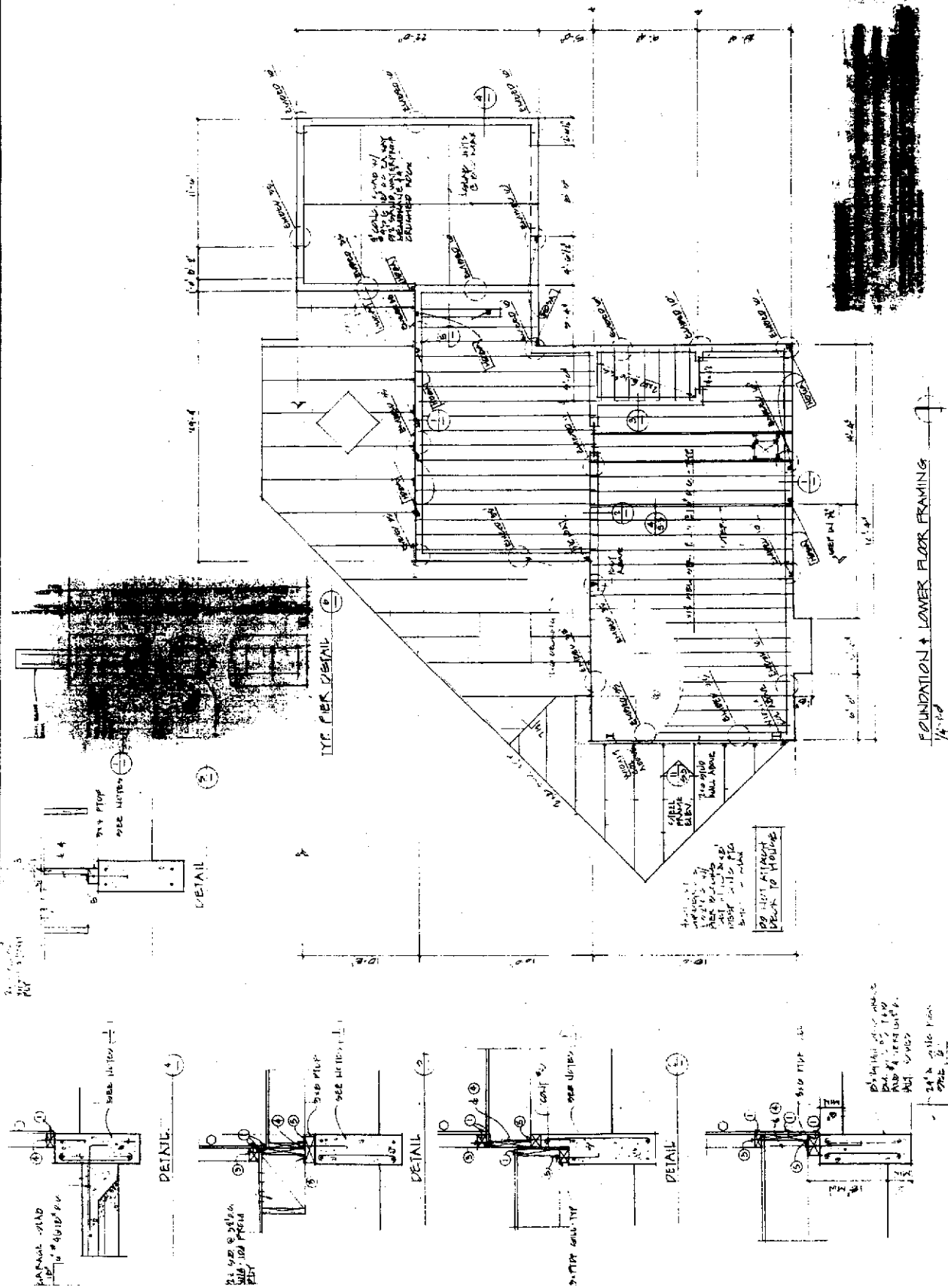






DATE: 12/27/99
PROJECT: NEW PATTERSON HOUSE





FOUNDATION + LOWER FLOOR FRAMING
1/4" = 1'-0"

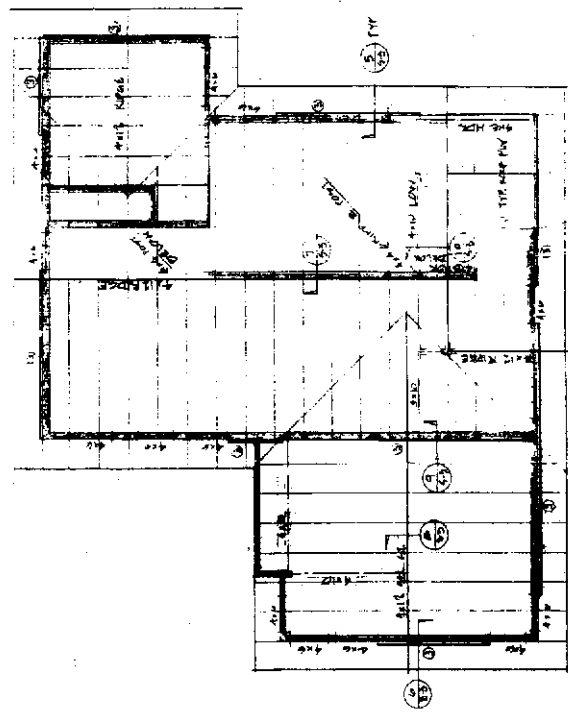


ROBERT BURKHART, ARCHITECT
250 MARINELL AVENUE
SANTA CRUZ, CA 95062

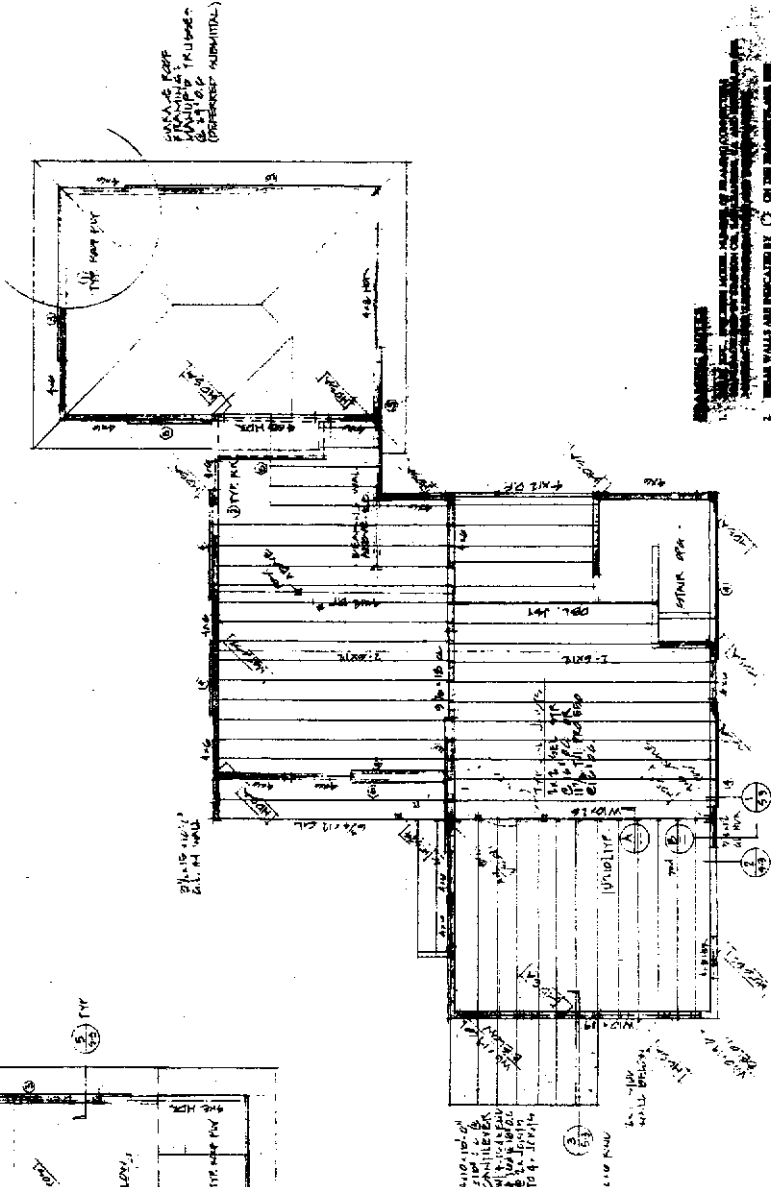
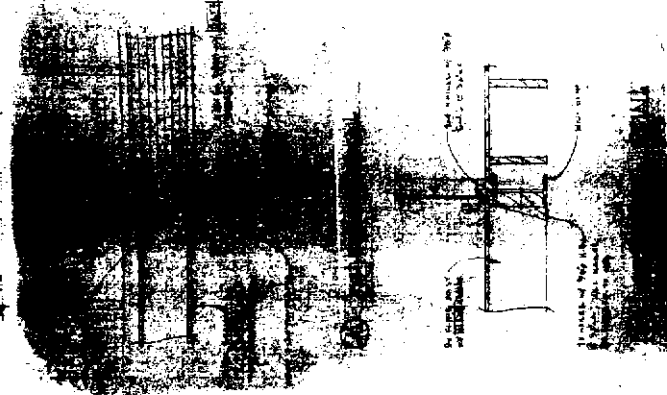
NEW PATTERSON HOUSE
3298 VALENCIA AVENUE
AFTOS, CA 95003

Upper Floor &
Roof Framing

S2



ROOF FRAMING PLAN



UPPER FLOOR FRAMING PLAN
1/4" = 1'-0"

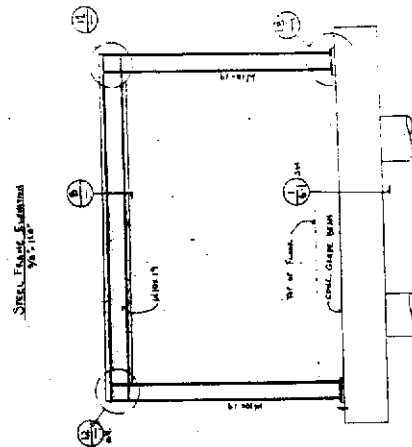
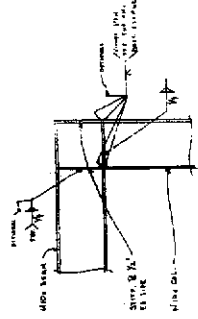
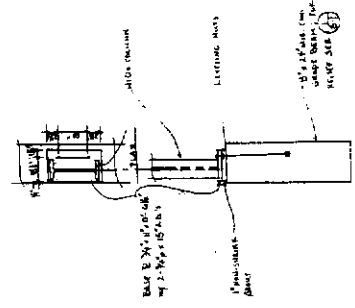
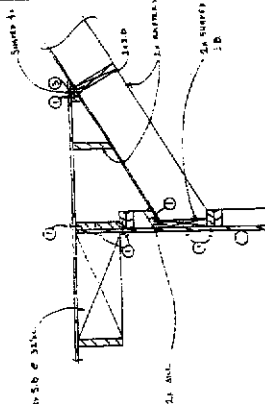
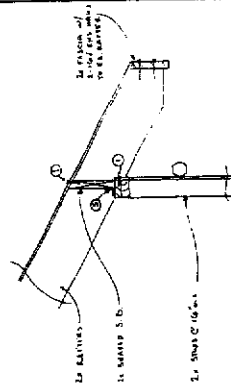
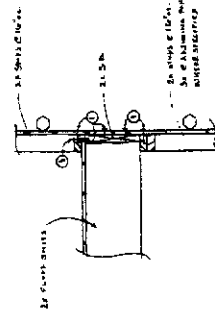
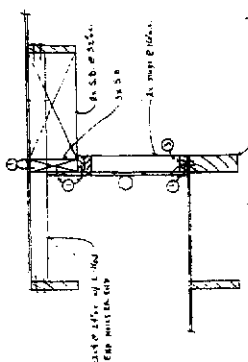
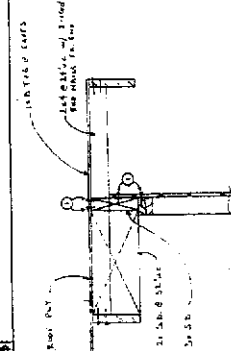
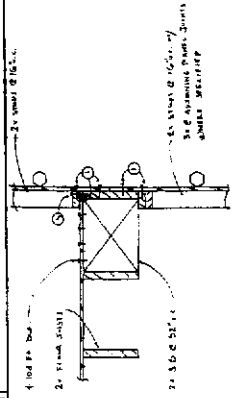
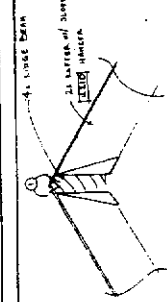
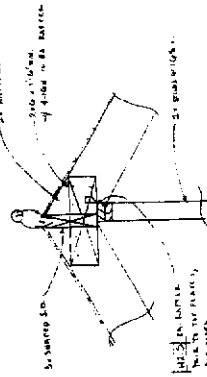
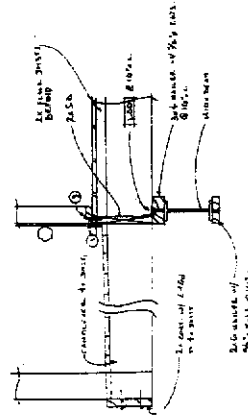
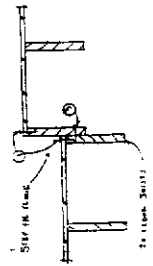
- FRAMING NOTES**
1. ALL JOISTS, RAFTERS, BEAMS, GIRDERS, TRUSSES, AND OTHER MEMBERS SHALL BE LAMINATED OR SCHED 40 STEEL, UNLESS OTHERWISE NOTED.
 2. WALLS SHALL BE CONCRETE OR CMU, UNLESS OTHERWISE NOTED.
 3. ROOFING SHALL BE SHINGLES, UNLESS OTHERWISE NOTED.
 4. UNLESS OTHERWISE NOTED, ALL EXTERIOR WALLS AND PARTITIONS SHALL BE 8" THICK CONCRETE OR CMU, WITH 1/2" REINFORCING BARS.
 5. [Symbol] INDICATES GUYAN CARRIER.
 6. [Symbol] ARE TYPICAL FRAMING AROUND DOORS AND WINDOWS.
 7. [Symbol] INDICATES FASTENERS ON EACH SIDE OF JOIST OR BEAM WHERE THE JOIST OR BEAM IS NOTED.

NEW PATTERSON HOUSE
2298 VALENCIA AVENUE
APTOS, CA 95003

ROBERT BURKHART, ARCHITECT
250 MARINETT AVENUE
SANTA CRUZ, CA 95062



March 27, 2009

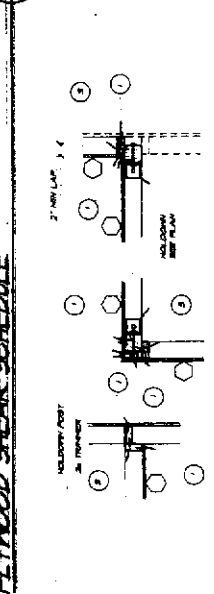


PLYWOOD SHEAR SCHEDULE

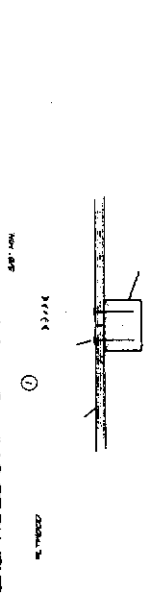
NO.	DESCRIPTION	QUANTITY	UNIT	DATE	REMARKS
1	PLYWOOD SHEAR	100	SQ. FT.	10/10/70	100
2	PLYWOOD SHEAR	100	SQ. FT.	10/10/70	100
3	PLYWOOD SHEAR	100	SQ. FT.	10/10/70	100
4	PLYWOOD SHEAR	100	SQ. FT.	10/10/70	100
5	PLYWOOD SHEAR	100	SQ. FT.	10/10/70	100
6	PLYWOOD SHEAR	100	SQ. FT.	10/10/70	100
7	PLYWOOD SHEAR	100	SQ. FT.	10/10/70	100
8	PLYWOOD SHEAR	100	SQ. FT.	10/10/70	100
9	PLYWOOD SHEAR	100	SQ. FT.	10/10/70	100
10	PLYWOOD SHEAR	100	SQ. FT.	10/10/70	100

NOTES:
 1) SEE CORNER KILLS FOR NOTES.
 2) SEE 2" PLAT BLOCKING & UNBROKEN BONES IN
 3) SEE 2" PLAT BLOCKING & UNBROKEN BONES IN
 4) SEE 2" PLAT BLOCKING & UNBROKEN BONES IN
 5) SEE 2" PLAT BLOCKING & UNBROKEN BONES IN
 6) SEE 2" PLAT BLOCKING & UNBROKEN BONES IN
 7) SEE 2" PLAT BLOCKING & UNBROKEN BONES IN
 8) SEE 2" PLAT BLOCKING & UNBROKEN BONES IN
 9) SEE 2" PLAT BLOCKING & UNBROKEN BONES IN
 10) SEE 2" PLAT BLOCKING & UNBROKEN BONES IN

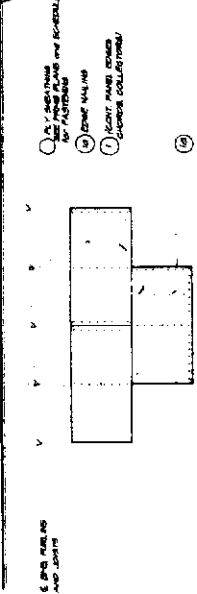
PLYWOOD SHEAR SCHEDULE



INTERSECTING SHEAR WALL AND HOLDOWN PLAN DETAIL



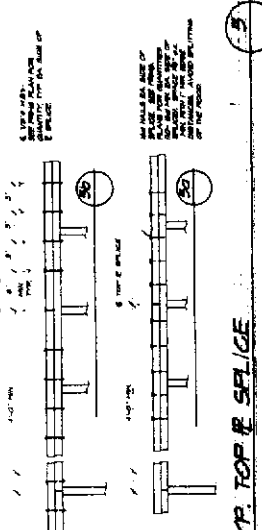
TYP. BLOCKING FOR FLYWOOD WHERE OCCURS



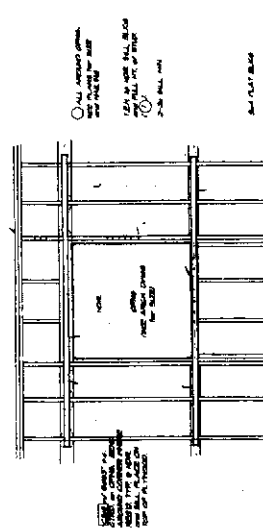
PLYWOOD NAILING SCHEMATIC



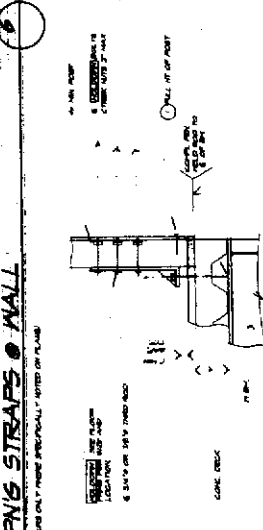
TYP. TOP & SPLICE



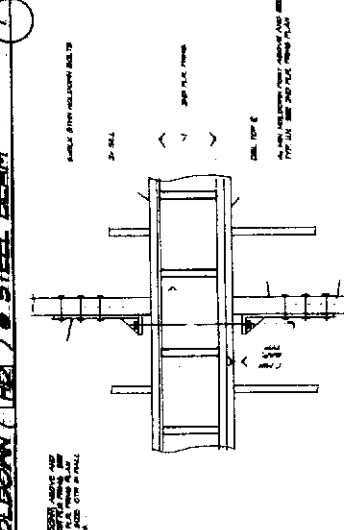
OPN'S STRAPS & WALL



HOLDOWN (HE) & STEEL BEAM



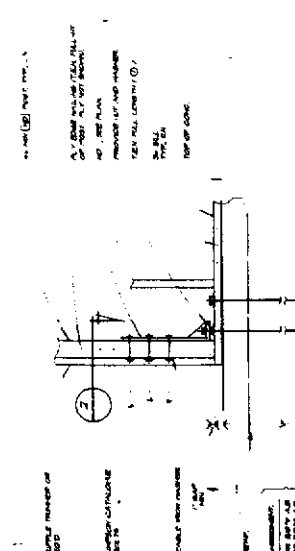
TYPICAL HOLDOWN (HE)



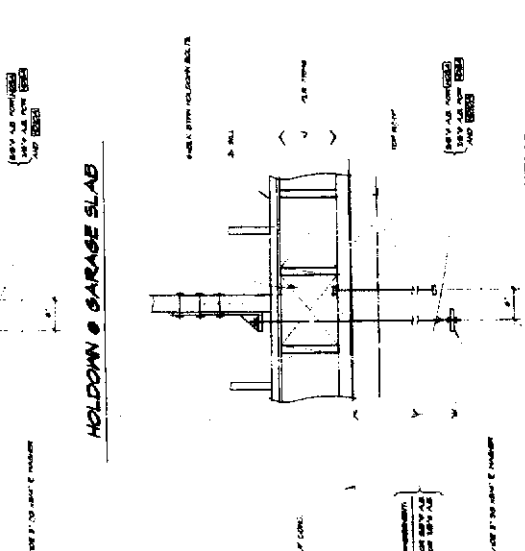
DETAIL



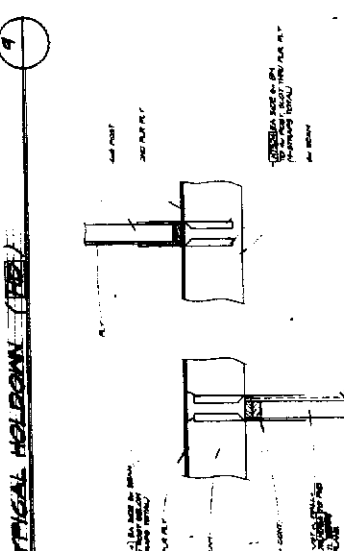
HOLDOWN & GARAGE SLAB



HOLDOWN & FIRST FLOOR FRMS



TYPICAL HOLDOWN (HE)

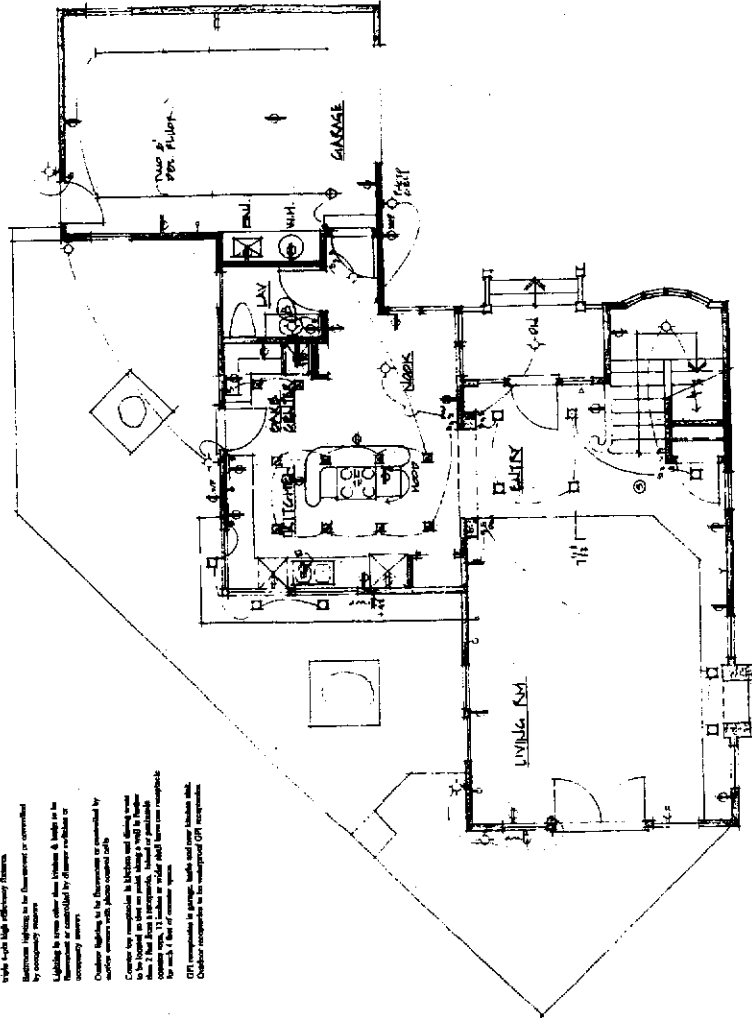


DETAIL





ISSUE / REVISION



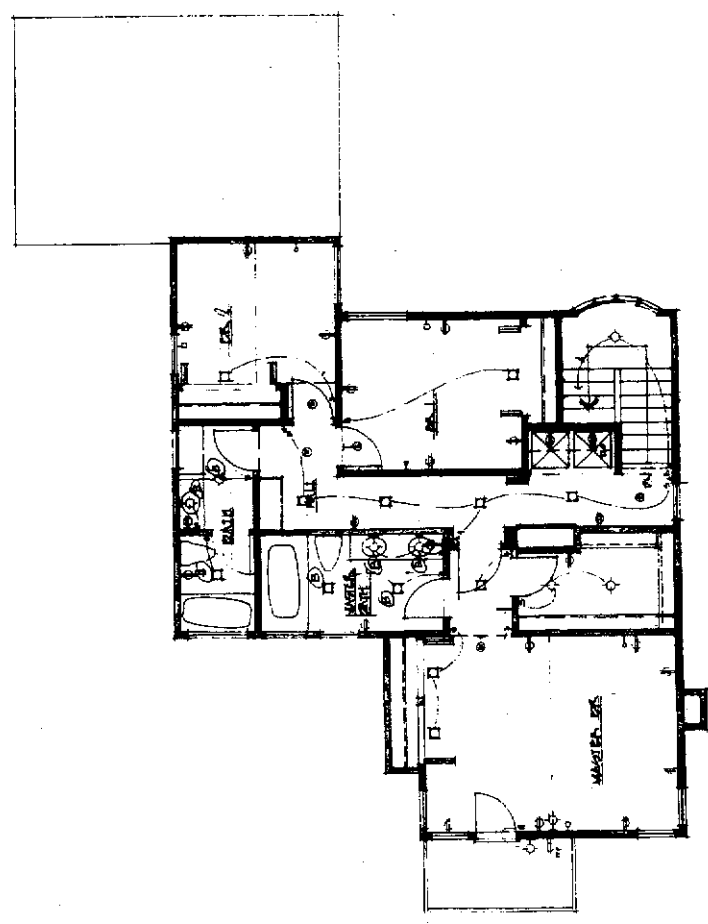
LOWER FLOOR PLAN

ELECTRICAL NOTICES

[illegible]

PLACETEMAL SYNDROME

[illegible]



UPPER FLOOR PLAN
SEE ELECTRICAL SYMBOLS & NOTES ON SHEET E1

Variance Findings

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

This finding can be made, in that the reduction of the required front yard from 40 feet to about 8 feet and to reduce the required side yard from 20 feet to about 12 feet (as indicated in Exhibit A) is recommended in order to allow the construction of the a single family dwelling on the subject property. Due to the location of Valencia Creek, the steeply sloped banks and existing redwood trees, the only suitable building site on the subject property is located in the southeast corner of the property adjacent to Valencia Avenue. The shape and configuration of the property, which runs along Valencia Creek, is also widest at the southern portion where the building site is proposed. the area most suitable for development is located within the 40 feet front yard setback and 20 feet side yard setback. Any attempt to develop in conformance with the required yard setbacks would push the residence towards the steeply sloped creek bank and require removal of existing mature redwood trees. A riparian buffer setback of 60 feet (50 foot buffer with a 10 foot construction setback) is required from the top of the creek bank, which overlaps the required setbacks for both the front and side yards. The shape, size, and location of the parcel, and the presence of the steeply sloped bank of Valencia Creek along the northern boundary, are the special circumstances affecting the subject property.

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

This finding can be made, in that the variance will allow the construction of a single family dwelling on a vacant and residentially zoned parcel and the structure will be adequately separated from improvements on surrounding properties. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the area.

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

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

Riparian Exception Findings

1. That there are special circumstances or conditions affecting the property.

The parcel is located adjacent to Valencia Creek, a perennial stream, and the entire parcel is located within either the riparian corridor or the riparian buffer as defined in Chapter 16.30.

2. That the exception is necessary for the proper design and function of some permitted or existing activity on the property.

The parcel is vacant, is an existing lot of record and is zoned residential (R-1-1AC). The constraints associated with the zoning, lot configuration and the presence of geologic instability unduly limit the location of an acceptable home site. The proposed dwelling will result in a home of a similar size and mass to other newer homes in the neighborhood, and will be sited and designed to minimize impacts to riparian habitat and be visually compatible and integrated with the character of the surrounding neighborhood.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located.

The building site is located adjacent to a steeply sloped arroyo bank. The property owner has provided geologic and soils reports for county review regarding the building site, and the County Geologist has reviewed and accepted each report. All potential hazards for slope stability will be mitigated through the geologic setback established by the engineering geologist and engineered foundation and drainage designs recommended by the project soils engineer. Construction will comply with current building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety. The use of appropriate Best Management Practices (BMP's) will also be utilized to prevent erosion and sedimentation from occurring and negatively impacting nearby Valencia Creek.

4. That the granting of the exception, in the coastal zone, will not reduce or adversely impact the riparian corridor, and there is no feasible less environmentally damaging alternative.

The project is not located in the Coastal Zone.

5. That the granting of the exception is in accordance with the purpose of this chapter, and with the objectives of the general plan and elements thereof, and the local coastal program land use plan.

The purpose of the riparian and wetland protection ordinance is to eliminate or minimize development activities in riparian/wetland areas so as to protect wildlife habitat, water quality, open space and to allow for conveyance and storage of floodwaters. The proposed home will be constructed on a pier and grade beam foundation. This type of foundation will significantly reduce overall site disturbance, including tree removal. The imposed building setback from the steep sloping arroyo will assist in retaining slope integrity that will in turn preserve water quality and existing stream channel capacity.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure will be adequately separated from existing structures on adjacent parcels.

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 dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-1AC (Single family residential - 1 acre minimum) zone district in that the primary use of the property will be one single family dwelling. All site standards will be met in the construction of the single family residence, with the exception of the variances to the front and side yard setbacks, and the riparian exception for construction within the riparian buffer and setback.

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

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

The proposed dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed dwelling will comply with the lot coverage, floor area ratio, number of stories, height requirements for the R-1-1AC zone district and will result in a structure consistent with a design that could be approved on any lot with a similar amount of developable area 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 is to be constructed on an existing

undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

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

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

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

Not applicable.

Conditions of Approval

Exhibit A: Project Plans "New Patterson House", prepared by Robert Burkhart Architect, 16 sheets, revised 9/28/09.

- I. This permit authorizes the construction of a three bedroom, two-story single family dwelling with an attached garage, including variances to reduce the required front yard from 40 feet to about 8 feet to the proposed fireplace and to reduce the required side yard from 20 feet to about 12 feet (as indicated in the approved Exhibit A for this permit). Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain final water service approval from the Soquel Creek Water District.
 - C. Obtain final sanitary sewer service approval from the Santa Cruz County Sanitation District.
 - D. 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.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - F. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate proposed materials and colors and the

applicant shall supply a color and materials sheet in 8 1/2" x 11" format for Planning Department review and approval

2. Detailed grading, drainage, and erosion control plans prepared and wet-stamped by a licensed civil engineer.
 3. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
 4. Details showing compliance with fire department requirements.
- 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. Submit a copy of a current will serve letter from the Soquel Creek Water District, indicating availability of water service.
- D. Submit a copy of a current will serve letter from the Santa Cruz County Sanitation District, indicating availability of sanitary sewer service.
- E. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
1. A civil engineer is required to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what was 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. Upon approval of the project a hold will be placed on the Building Permit to be released once a satisfactory letter is received.
- F. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- G. Provide 3 copies of a plan review and acceptance letter from the project geotechnical engineer.

- H. Provide 3 copies of a plan review and acceptance letter from the project geologist.
 - I. Pay the current fees for Parks and Child Care mitigation for three bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - J. Pay the current fees for Roadside and Transportation improvements for one unit. Currently, these fees are, respectively, \$2,740 and \$2,740 per unit.
 - K. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - L. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - M. Complete and record a Declaration Regarding the Issuance of a Development Permit in an Area Subject to Geologic Hazards (provided to you by the Environmental Planning section). **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 and geologic reports.
 - D. All recommendations made within the arborist report shall be observed and completed.
 - E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- 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.

Application #: 09-0148
APN: 041-181-39
Owner: James & Angela Patterson

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

Randall Adams
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 09-0148

Assessor Parcel Number: 041-181-39

Project Location: No Situs

Project Description: Proposal to construct a single family dwelling on a vacant parcel.

Person or Agency Proposing Project: James & Angela Patterson

Contact Phone Number: (831) 588-9399

- 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 residence in an area designated for residential development. The residence will be located on the portion of the property most suitable for development and will not result in any adverse impacts to the riparian corridor or adjacent properties.

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

Randall Adams, Project Planner

Date: _____

N.W. 1/4 SEC. 17, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-273

41-18

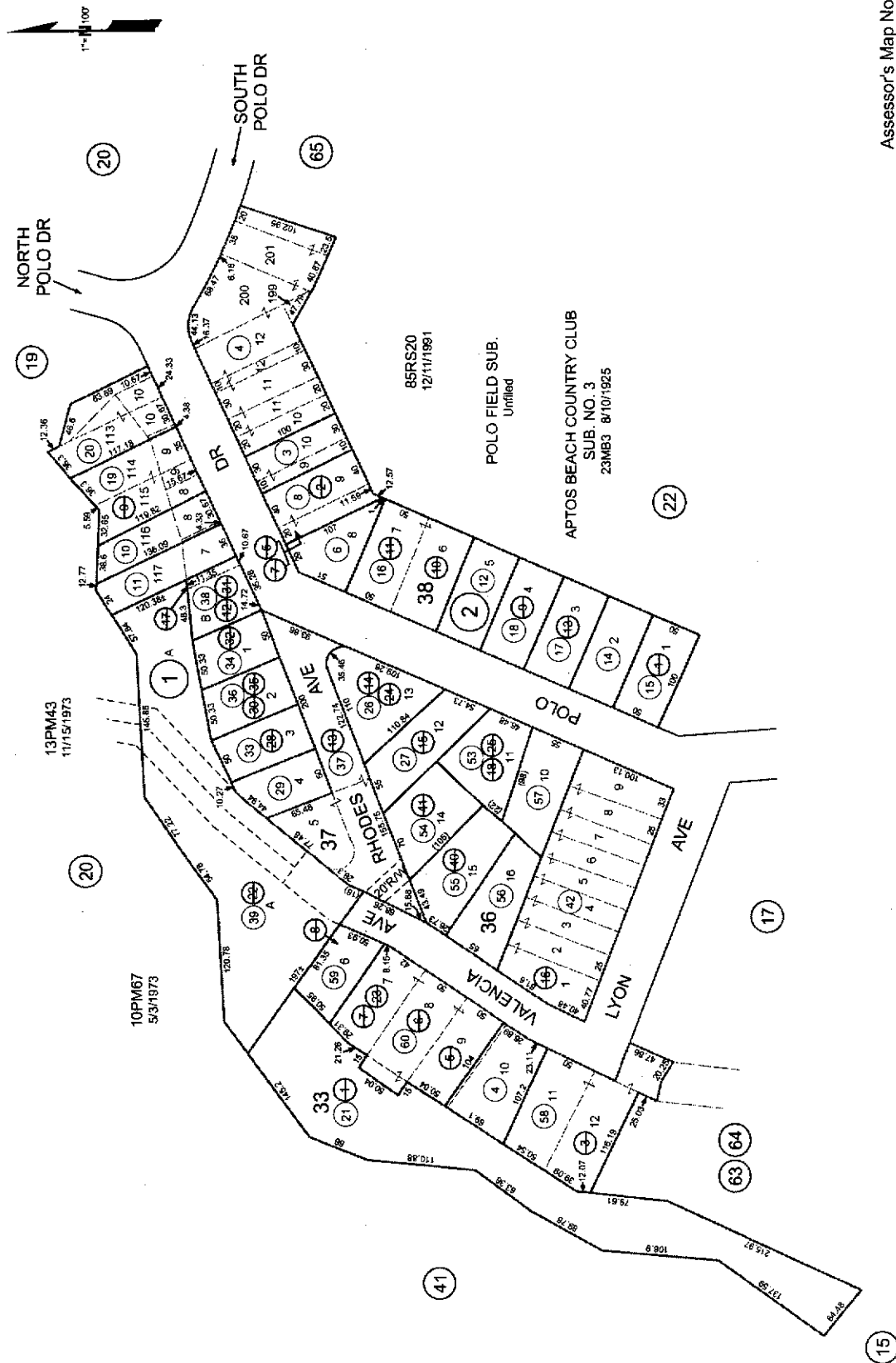
31 / 42

Electronically Redrawn 1/14/99 nw
Rev. 5/17/98 (PCL to pgs. 63 & 64) nw
Rev. 5/17/01 (mvm (changed page nrs).
Rev. 2/10/05 CB (3-1077373 & 74, 1-59 & 60)
Rev. 5/9/08 mc (cc: st. name, North Pole Dr & South Pole Dr)

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

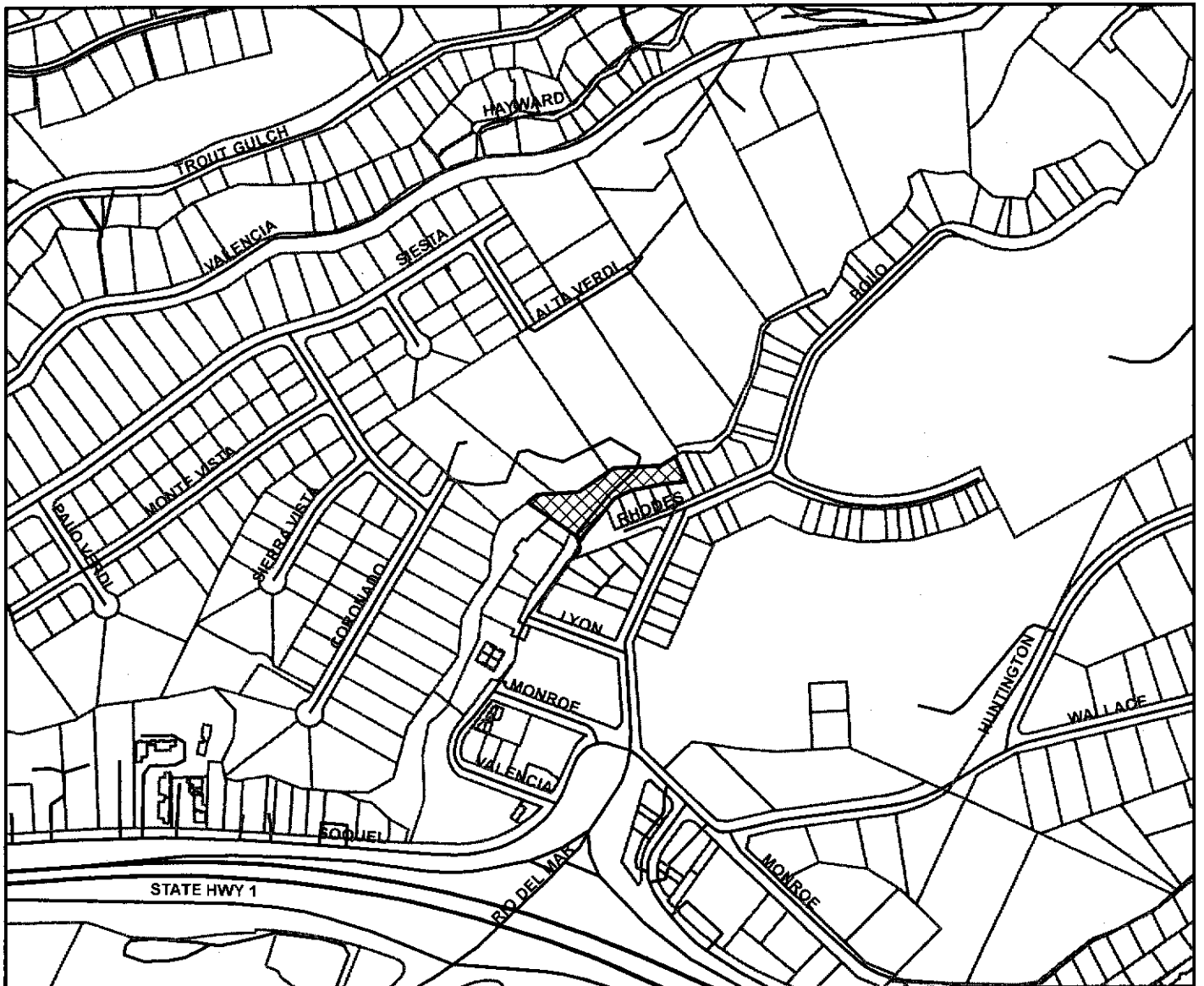
Assessor's Map No. 41-18
County of Santa Cruz, Calif.
Jan, 1999

EXHIBIT E







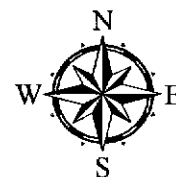


Location Map



LEGEND

-  APN: 041-183-39
-  Assessors Parcels
-  Streets
-  State Highways

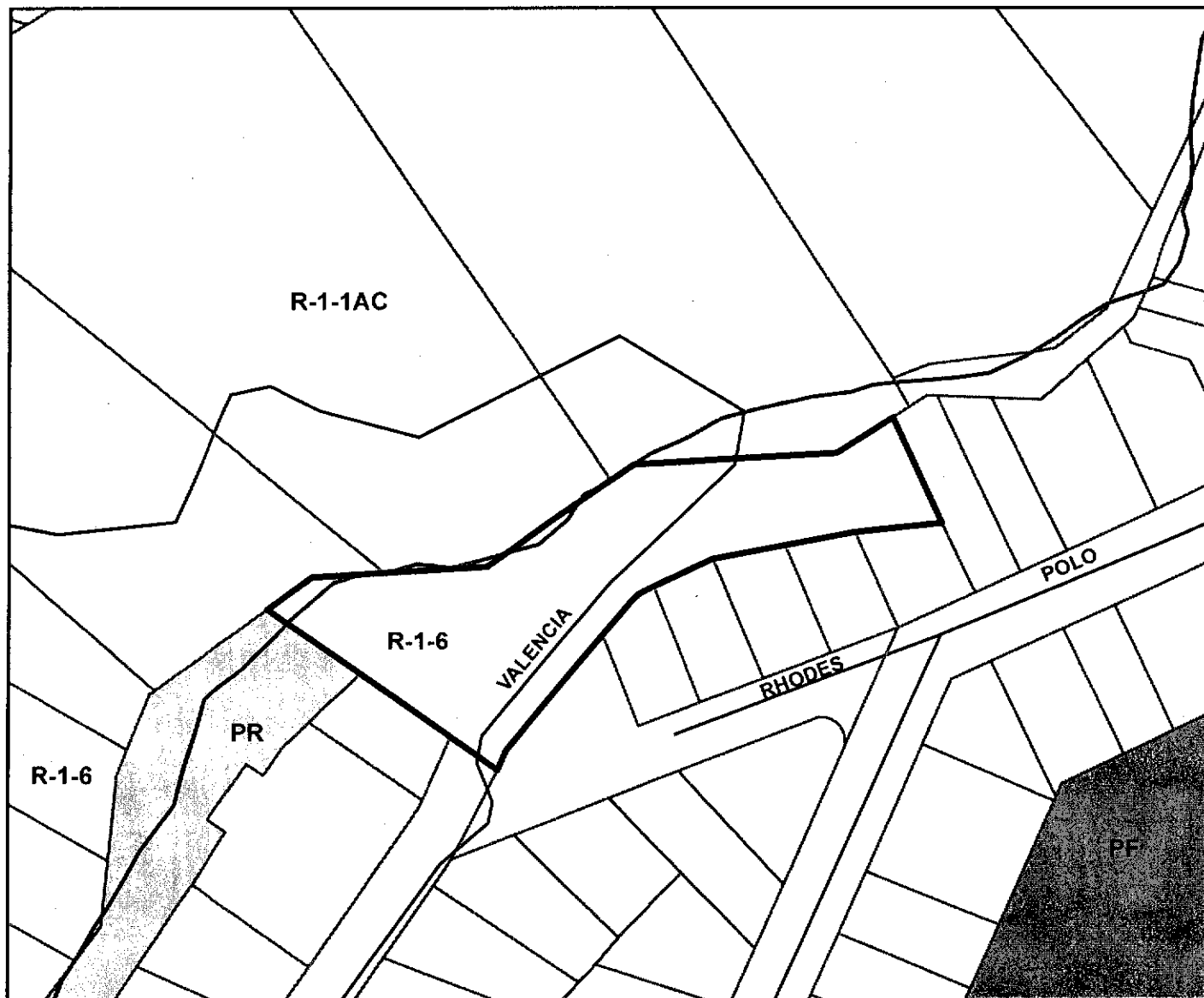


Map Created by
County of Santa Cruz
Planning Department
May 2009

EXHIBIT E



Zoning Map



LEGEND

APN: 041-183-39

Assessors Parcels

Streets

Streams

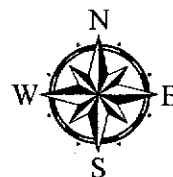
STREAMTYPE

PERENNIAL

RESIDENTIAL-SINGLE FAMILY

PARK

PUBLIC FACILITY

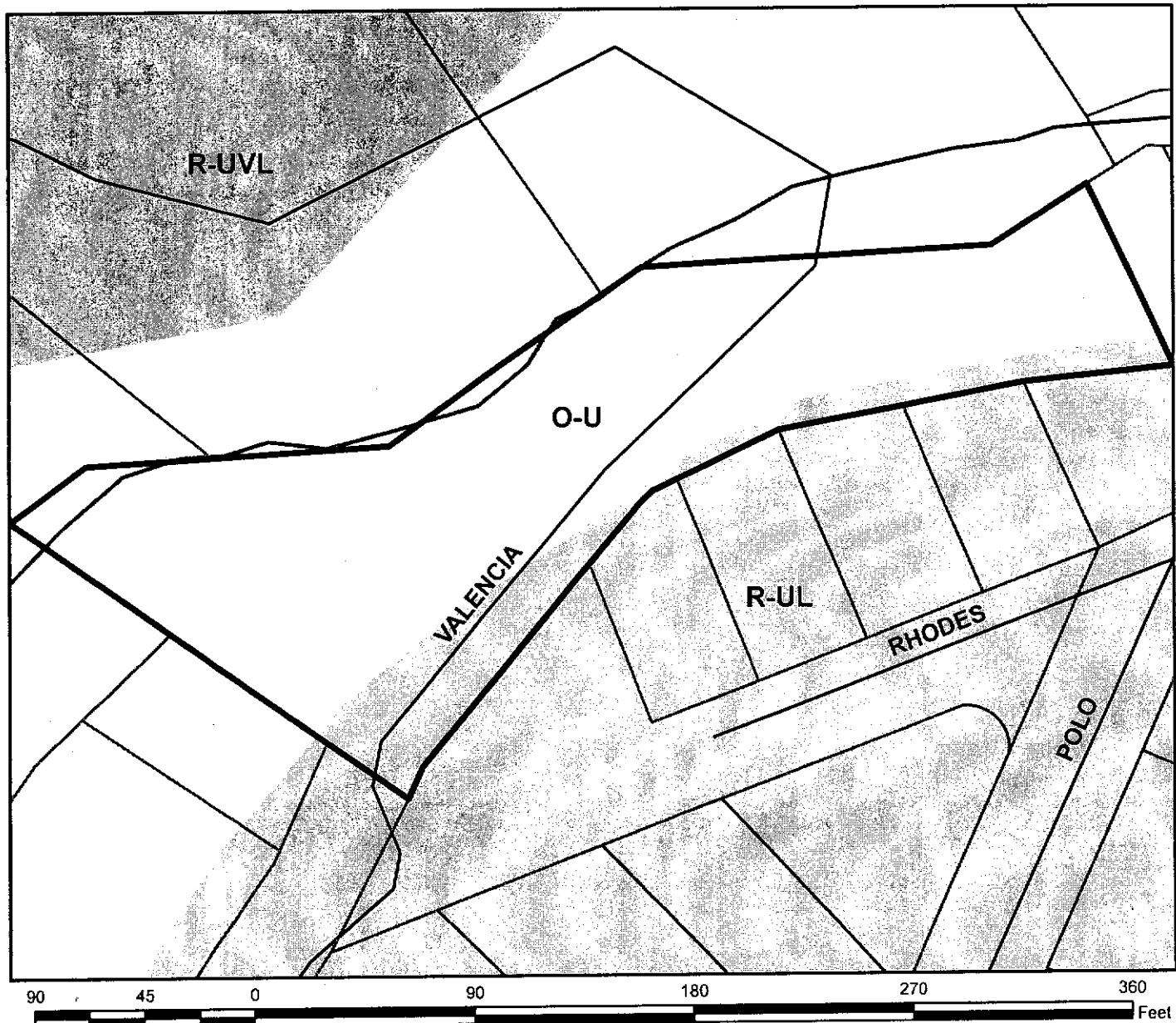


Map Created by
County of Santa Cruz
Planning Department
May 2009

EXHIBIT E

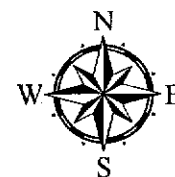


General Plan Designation Map



LEGEND

- APN: 041-183-39
- Assessors Parcels
- Streets
- Streams**
- STREAMTYPE**
- PERENNIAL
- Urban Open Space
- Residential - Urban Low Density
- Residential - Urban Very Low Density



Map Created by
County of Santa Cruz
Planning Department
May 2009

EXHIBIT E

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Randall Adams
Application No.: 09-0148
APN: 041-181-39

Date: December 9, 2009
Time: 10:01:41
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON MAY 21, 2009 BY ROBERT S LOVELAND =====

1. Received an update letter from the project geologist (3/17/09) and one from the geotechnical engineer (4/20/09). Both the geologist and geotechnical engineer will need to submit additional letters identifying which plan sheets they reviewed and what date the sheets were completed.
2. The applicant will need to pay for a Soils Report Review (ESR) at the Zoning Counter of the Planning Department. Please have the additional letters identified in Item 1 above with you prior to adding the Soils Report Review to this application. NOTE TO PLANNER: Please submit all geologic and geotechnical data to the County Geologist for review.
3. Clearly label the "Geologic Setback" on Sheet A1.
4. Identify on Sheet A1 whether the parcel has access to a sewer system or if a septic system is required. If a septic system is proposed, please identify the location of the leachfield area on Sheet A1.
5. Please submit an arborist report, completed by a Registered Consulting Arborist, for review and approval. A section of the report shall provide an analysis of the long term health/survivability of the oak tree located in the proposed parking area.
6. Please stake the corners of the proposed structure and notify me (Bob Loveland 454-3163) so that I may revisit the site. This item must be completed prior to beginning work on the riparian exception.
7. Submit a detailed drainage plan completed by a licensed civil engineer for review.
8. Please note that additional completeness items may be added based on the review of the information received on the second submittal. ===== UPDATED ON AUGUST 13, 2009 BY ROBERT S LOVELAND =====

Item 1 above: Received an update letter from the geotechnical engineer, dated April 20, 2009, but did not receive an update letter from the project geologist. Please submit the requested information from the project geologist. These update letters will be reviewed after Item 2 above has been addressed.

Item 2 above: This item was not addressed.

Items 3,4,5 & 6 above: Have been addressed.

Item 7 above: Will be made a Condition of Approval.

Item 8 above: Is still valid since Items 1 and 2 above have not been addressed.
===== UPDATED ON OCTOBER 22, 2009 BY ROBERT S LOVELAND =====

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 09-0148
APN: 041-181-39

Date: December 9, 2009
Time: 10:01:41
Page: 2

Item 1 above: Received a Plan Review Letter from the project geologist, dated 9/28/09. I have submitted the letters received from the project geologist and geotechnical engineer along with the original soils and geology reports to the County Geologist for review. NOTE: Additional comments may be forthcoming after the information above has been reviewed by the County Geologist.

Item 2 above: Has been addressed.

Item 3 above: I noted on the 2nd Routing that this item had been addressed, but that was in error. The line I need clearly shown and identified is the "Setback Line" shown in the original geology report. This line was accurately shown on Sheet A1 (dated 3/27/09) but was not labelled. A revised Sheet A1 was provided on the 2nd Routing (dated 6/1/09) and the line was removed and a different line was identified (Geologic Setback Line) and labelled. This setback line is not representative of the geologic report. Please identify the line that was shown on Sheet A1 (dated 3/27/09) and label it as "Setback Line" per Geologic Report.

Environmental Planning Miscellaneous Comments

===== REVIEW ON MAY 21, 2009 BY ROBERT S LOVELAND =====

Additional comments may be forthcoming after completeness comments have been addressed. ===== UPDATED ON AUGUST 13, 2009 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. Submit a detailed drainage plan completed by a licensed civil engineer.
2. All recommendations made within the arborist report (Forest City Consulting, dated 7/9/09) shall be observed and completed.
3. Complete and record the following form prior to building permit issuance:
Declaration Regarding the Issuance of a Development Permit in an Area Subject to Geologic Hazards.

Dpw Drainage Completeness Comments

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

===== REVIEW ON MAY 18, 2009 BY TRAVIS RIEBER =====

1. According to County GIS topography the natural drainage pattern is towards Valencia Creek. Collecting runoff from impervious surfaces and directing it to the street is diversion. Diversion is not typically allowed without acceptable justification such as major stability issues. If the justification is accepted a downstream analysis of the entire diversion path completed by a Civil Engineer will be required.

Note: Projects are required to utilize Best Management Practices where feasible to treat development runoff onsite. Such measures include pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc.

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 09-0148
APN: 041-181-39

Date: December 9, 2009
Time: 10:01:41
Page: 3

2. Does this site currently receive any runoff from adjacent/upslope property? If so, how will the project continue to accept this runoff without causing adverse impacts to the proposed structure or adjacent/downstream properties.

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

3. 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, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON AUGUST 10, 2009 BY TRAVIS RIEBER =====

The plans dated 6/1/2009 and the letter from Haro, Kasunich and Associates dated 7/21/2009 have been received and are approved for the discretionary application stage. Please see miscellaneous comments for issues to be addressed at the building application stage. ===== UPDATED ON AUGUST 10, 2009 BY TRAVIS RIEBER =====

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MAY 18, 2009 BY TRAVIS RIEBER =====

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

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

2. A 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. 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. Upon approval of the project a hold will be placed on the permit to be released once a satisfactory letter is received. ===== UPDATED ON AUGUST 10, 2009 BY TRAVIS RIEBER =====

1. The letter from Haro, Kasunich and Associates dated 7/21/2009 states that downspouts will discharge onto concrete splash blocks and runoff will sheet flow across the property to Valencia Creek. Please show on the plans the locations of downspouts and note on the plans that downspouts will discharge onto concrete splash blocks.

2. For fee calculations please provide tabulation of existing impervious areas and new impervious areas resulting from the proposed project. Make clear on the plans by

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 09-0148
APN: 041-181-39

Date: December 9, 2009
Time: 10:01:41
Page: 4

shading or hatching the limits of both the existing and new impervious areas. To receive credit for the existing impervious surfaces please provide documentation such as assessor-s records, survey records, aerial photos or other official records that will help establish and determine the dates they were built.

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

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON AUGUST 10, 2009 BY TRAVIS RIEBER =====

Dpw Sanitation Completeness Comments

===== REVIEW ON MAY 20, 2009 BY CARMEN M LOCATELLI =====
Sewer service is currently available.

Dpw Sanitation Miscellaneous Comments

===== REVIEW ON MAY 20, 2009 BY CARMEN M LOCATELLI =====
Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application
Show all existing and proposed plumbing fixtures on floor plans of building application.

Aptos-La Selva Beach Fire Prot Dist Completeness C

===== REVIEW ON JUNE 4, 2009 BY ERIN K STOW =====
DEPARTMENT NAME:Aptos/La Selva Fire District APPROVED

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

===== REVIEW ON JUNE 4, 2009 BY ERIN K STOW =====
NO COMMENT



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

November 6, 2009

James and Angela Patterson
3286 Valencia Avenue
Aptos, CA 95003

Subject: Review of Geotechnical Report/Investigation by Haro, Kasunich and Associates, Inc., Dated July 1999, October 31, 2000, and April 20, 2009, Project #: **SC6443**; and, Engineering Geology Report/Investigation by Rogers E. Johnson, dated June 8, 1999 and September 28, 2009, Project Number **G99015-70**

APN: **041-181-39**, Application #: **09-0148**

Dear Mr. And Mrs. Patterson,

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

1. All construction shall comply with the recommendations of the reports.
2. Final plans shall reference the reports and include a statement that the project shall conform to the reports' recommendations. Plans shall also provide a thorough and realistic representation of all grading necessary to complete this project.
3. Please provide an electronic copy of the reports in .pdf format. These documents may be submitted on compact disk or emailed to pln829@co.santa-cruz.ca.us.
4. Declaration of Geologic Hazards must be recorded on the property prior to permit final. A copy of this declaration, along with instructions for completing the form is included as an attachment.

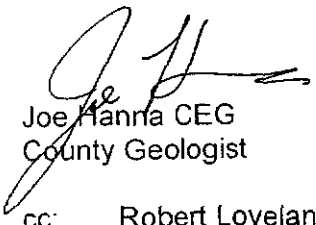
After building permit issuance the soils engineer and engineering geologist *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached).

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

Please note that this determination may be appealed. Please contact me if you would like to file an appeal and I will provide guidance on how to proceed.

Please call the undersigned at (831) 454-3175 if we can be of any further assistance.

Sincerely,



Joe Hanna CEG
County Geologist

cc: Robert Loveland, Environmental Planning
Haro, Kasunich and Associates
Rogers E. Johnson

James R. Patterson

Owner
J. R. Patterson Construction
3286 Valencia Ave.
Aptos, CA 95003
831.688.8909
E mail: jrpattson@sbcglobal.net

April 27, 2009

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

Regarding: Variance Application and Riparian Exception

Project: Proposed Single Family Residence for Jim and Angela Patterson
A.P.N. 041 181 039
Physical Address: 3298 Valencia Ave. Aptos, CA 95003

Attached is a proposed plan for a new single family residence located at the aforementioned parcel. This essentially is a re-submittal of a discretionary zoning permit that lapsed on or around November 21, 2006. The design of this project is based upon a County of Santa Cruz Pre-Development Site Review dated 8/29/97, the findings and recommendations of Rogers Johnson and Associates Consulting Engineering Geologists, and the findings and recommendations of Haro, Kusinich and Associates Geotechnical Engineers. Provided as part of this application please find supporting update letters from both of these Engineering firms. Additionally, there were design concerns for encroachment into the Riparian Corridor, impact on major trees, accessibility, connection to Urban Services, impact on adjoining parcels, and architectural aesthetics.

By Granting this variance for front and side yard set-backs and a riparian exception we will be able to:

1. Further minimize encroachment into the Riparian Corridor
2. Stay within the setback lines as established by the Consulting Engineers.
3. Save all major trees.
4. Meet the County of Santa Cruz Accessibility Codes.

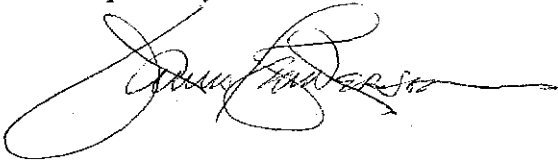
James R. Patterson

Owner
J. R. Patterson Construction
3286 Valencia Ave.
Aptos, CA 95003
831.688.8909
E mail: jrpattson@sbcglobal.net

5. Connection to Urban Services via recorded utility easement through adjoining parcel number 041 181 37.
6. Minimize the view corridor impact to adjoining parcels.
7. Provide a design that is both attractive and functional but also captures, without overwhelming, the natural beauty of the site.

The special circumstances that exist are essentially topographic. Because of the proximity of Valencia Creek and the limited building envelope this variance and exception will enable us to build. The overall scope of this proposed project is sensitive to the site conditions with special considerations for impact on public health, safety and welfare.

Respectfully Submitted,



James R. Patterson
Owner