



## Staff Report to the Zoning Administrator

Application Number: **09-0333**

**Applicant:** Peter Guiley  
**Owner:** Michael Kelley, Etal.  
**APN:** 027-062-24 & -25

**Agenda Date:** February 5, 2010  
**Agenda Item #:** 3  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to demolish an existing dwelling built over 2 parcels and to construct one new single family dwelling of approximately 1464 square feet on each parcel to result in two new single family dwellings on two separate parcels. Requires a Coastal Permit and Soils Report Review.

**Location:** Property located on the east side of Lago Lane about 200 feet south of the intersection with Eaton Street.

**Supervisory District:** 3<sup>rd</sup> District (District Supervisor: Neal Coonerty)

**Permits Required:** Coastal Development Permit  
**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 09-0333, 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<br>determination) |                                     |

**Parcel Information**

Parcel Sizes:	2400 square feet each
Existing Land Uses - Parcel:	Single family dwelling built over both parcels
Existing Land Use - Surrounding:	Single family residential
Project Access:	Via Lago Lane
Planning Area:	Live Oak

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

Land Use Designation: R-UH (Urban High Residential)  
Zone District: R-1-3.5 (Single Family Residential - 3500 square feet minimum)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Purisima formation overlain by clayey sand and silty sand  
Fire Hazard: Not a mapped constraint  
Slopes: Near to level parcel  
Env. Sen. Habitat: Mapped for Zayante Band-winged Grasshopper; no physical evidence on site.  
Grading: <100 cubic yards total; limited to foundation excavations, subgrade preparation for slabs and pavements, and drainage improvements.  
Tree Removal: Removal of 14" live oak, a multi-trunked live oak, a 12" willow and a 10" acacia on APN 027-062-25. An 18.5" and 16" live oak will remain on parcel -25. No trees are considered to be significant, as per Chapter 16.34 of the County Code.  
Scenic: Not a mapped resource  
Drainage: Proposed drainage plan to include downspouts to splashblocks, graded gravel swales and an asphalt valley gutter as per County Design Criteria in Lago Lane right of way.  
Archeology: Not a mapped resource

### Services Information

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

### History

Assessor's records indicate that the existing 1,570 square foot residence was built in 1931. In 1963, a development permit (#7455) was issued to construct a fence at the site.

Between 1998 and 1999, three complaint investigations took place to review the status of the property, which was reported to be neglected and overgrown. Site visits confirmed that the residence was vacant and boarded up and that the property was overgrown, but it was not deemed to be dangerous or an attractive nuisance. All investigations were resolved and/or closed.

In July 2009, the property owner obtained two unconditional certificates of compliance for then lots A and B of Assessor's Parcel Number 027-062-20. O'Kelley took possession of the property in August 2009 and recorded the certificates of compliance under document numbers 2009-

0039598 and 2009-0039599 on August 17, 2009.

Concurrent with the subject application, the property owner obtained separate Assessor's Parcel Numbers for the two lots, which resulted in the current APN numbers.

The proposed project is to construct two separate single family dwellings on two separate legal parcels.

### **Project Setting**

The properties are located in the Harbor Area Special Community, about 200 feet from the Santa Cruz Yacht Harbor, in an area that can be characterized as urban. The parcel's carry Urban High Residential (R-UH) General Plan designation's and the implementing zone district's are Single Family Residential - 3,500 square feet minimum (R-1-3.5). The properties are located within the Urban Services Line.

Both properties have 40 feet of frontage along Lago Lane and are 60 feet deep, which is generally consistent with most of the parcels in the Harbor Area although some of the immediately surrounding parcels have been combined to allow for larger home construction. Lago Lane is a public road with a 35 foot right of way, the edge of which is consistent with the front property line of the subject parcels.

The existing vacant residence has been boarded up since at least 1998 and the property is fairly overgrown. There are six trees located around the south property line of parcel 25 which are live oak, willow, and acacia, and an existing fence is located around the sides and rears of the properties. In addition, there is a detached garage located at the north property line of parcel 24.

The topography of both parcels is primarily flat with a very gradual slope to the southwest.

### **Analysis**

The property owner is proposing to construct a single family dwelling of approximately 1464 square feet on Assessor's Parcel Number 027-062-24 and to construct a single family dwelling of approximately 1464 square feet on Assessor's Parcel Number 027-062-25. Both proposed residences are two stories and have two bedrooms, two and a half bathrooms, and an attached single car garage. Additional parking is proposed to be located in the driveways, outside of the right of way; therefore, the required three standard sized parking spaces have been provided.

### ***Zoning & General Plan Consistency***

Both subject properties are approximately 2400 square feet, located in the R-1-3.5 (Single Family Residential - 3,500 square feet minimum) zone district, a designation which allows residential uses. The proposed single family dwellings are principal permitted uses within the zone district and the zoning is consistent with the site's (R-UH) Urban High Residential General Plan designation. In addition, the proposed site plans are consistent with the Development Standards for the R-1-3.5 zone district, as demonstrated in the following table:

<b>027-062-24 &amp; -25</b>	<b>Required as per County Code 13.10.323 (R-1-3.5)</b>	<b>Proposed</b>
Front Yard	15'	15'
Side Yards	5' & 5'	5' & 5'
Rear Yard	15'	15'
Garage Setback	20'	20'
Maximum Height	28'	28'
Lot Coverage	40%	37%
Floor Area Ratio	50%	50%

#### *Local Coastal Program Consistency/Design Review*

The subject parcels are located within the Coastal Zone and within the Harbor Area Special Community and the County's certified Local Coastal Program provides specific design parameters for new single family dwellings located within these areas (County Code Section's 13.20.130 and 13.20.144(b)). The proposed residences are designed and sited to be visually compatible with the character of the surrounding neighborhood by incorporating elements such as pitched roofs, partial wood siding, and wood construction, which complement and blend with both the newer and older homes in the area. With regards to the size and mass of each structure, both structures meet the maximum 40% lot coverage and 50% floor area ratio requirements; however, the proposed residence on parcel 24 creates a bulky appearance from the roadway due to the proposed gable roof on the north wall of the residence. The gable roof on the north wall of the residence is also not consistent with the immediate surrounding residences which utilize hip roofs. A side wall hipped roof minimizes wall volume and shading for adjacent residences, which is beneficial in the Harbor Area where parcels are small and often built to capacity. Therefore, a condition of approval is recommended that requires the roof plan of the proposed residence on parcel -24 to be reconfigured to replace the gable roof on the north with a hipped roof to ensure that the structure is compatible with the neighborhood.

The project site is not located between the shoreline and the first public road, is not identified as a priority acquisition site in the County's Local Coastal Program, and is not located within 100 feet of the harbor. The proposed project site is located on a public through road and will not interfere with public access to the beach, ocean, or other nearby body of water.

#### *Significant Tree Removal*

The plans propose to remove four trees on parcel -25, as per an Arborist Report (Arbor Art, dated 11/09). The trees to be removed will be a 14" live oak, a multi-trunked live oak, a 12" willow, and a 10" acacia, none of which are considered to be Significant Trees as per Chapter 16.34 of the County Code in that the parcel is located within the Urban Services Line, the removal will consist of less than five trees, and none of the trees to be removed are equal to or greater than 20" diameter breast height. Additionally, an 18.5" and a 16" live oak will remain on parcel -25.

With the recommended condition of approval described above, the proposed project complies with the County's Certified Local Coastal Program for new single family dwellings.

## **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.

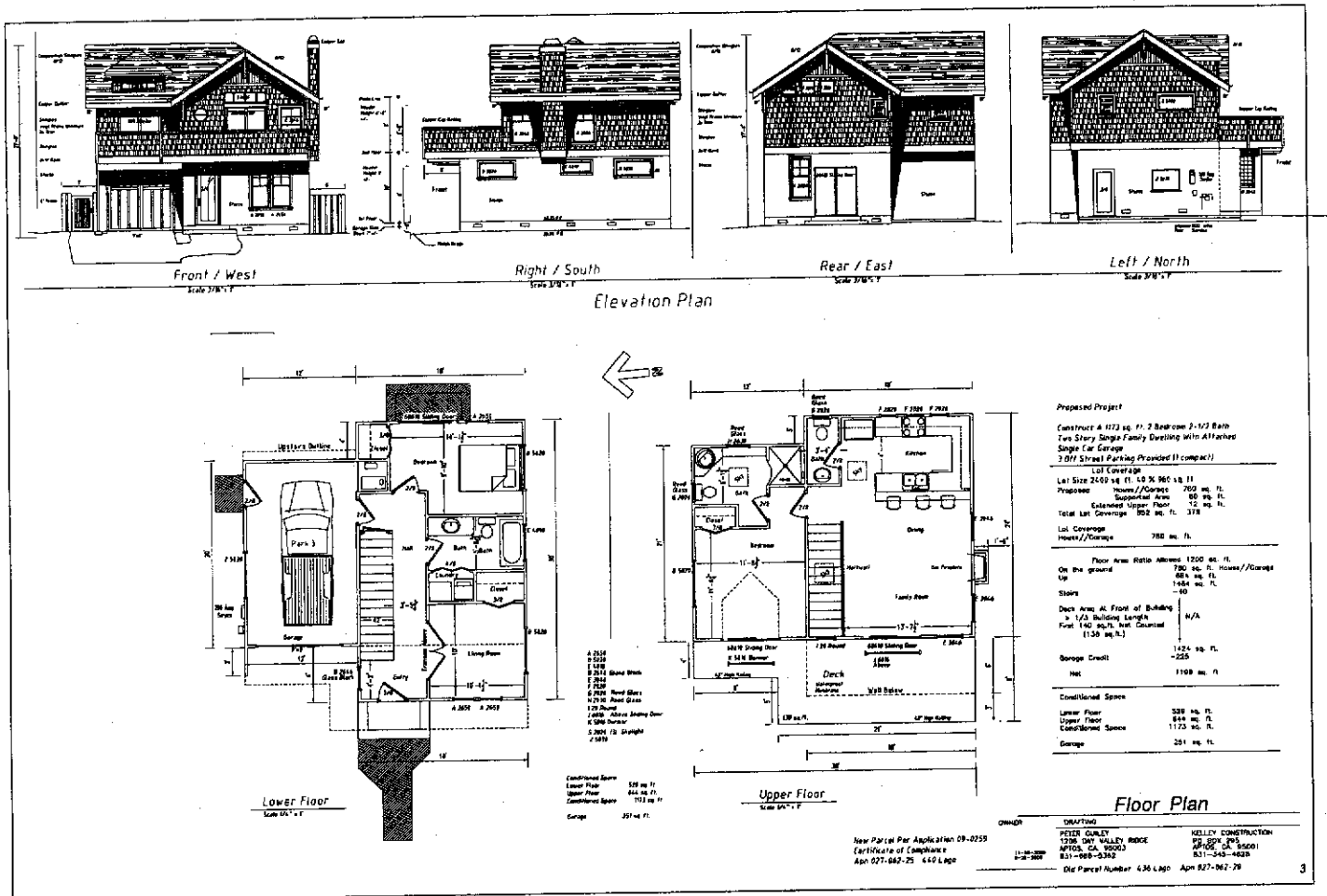
## **Staff Recommendation**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **09-0333**, 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](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 R-1-3.5 (Single Family Residential - 3500 square feet minimum) and single family dwellings are principal permitted uses within Residential Zone Districts in the Coastal Zone. The proposed single family dwellings are also consistent with the Urban High Density Residential General Plan designation in that the parcels are located within the Urban Services Line and in that two homes will be constructed on two parcels, rather than one large dwelling on a combination of the parcels, which is consistent with General Plan Objective 2.10 to provide higher density small lot houses.

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 sites.

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 County's certified Local Coastal Program (Chapter 13.20) provides specific design parameters for new single family dwellings located within the Coastal Zone and within the Harbor Area Special Community. The proposed residences are designed and sited to be visually compatible with the character of the surrounding neighborhood by incorporating elements such as pitched roofs, partial wood siding, and wood construction, which complement and blend with both the newer and older homes in the area as per Section 13.20.144 (Harbor Area Special Community Design Criteria) of the County Code. A condition of approval requires that the gable roof on the north wall of the proposed residence on parcel -24 be replaced with a hipped roof to ensure that the visual impact of the residence from the street is not massive or bulky and to provide consistency and compatibility with the surrounding residences, many of which utilize hipped roofs.

The proposed single family dwellings are consistent with the Coastal Design Criteria in Section 13.10.130 (Design Criteria for Coastal Zone Developments) in that the proposed site plans minimize site disturbance with limited grading, and retain and protect the two healthy existing trees on site.

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 sites are not located between the shoreline and the first public road, and the single family dwellings will not interfere with public access to the beach, ocean, or any nearby body of water in that the parcels are located on a public through road which provides access to the Santa Cruz Harbor and to the beach further south. 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, as conditioned, the structure will be sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-3.5 (Single Family Residential - 3,500 square feet minimum) zone district and in the Urban High Residential (R-UH) General Plan and Local Coastal Program land use designation. The surrounding parcels are developed with single family dwellings, the size and style of which vary widely. The proposed and conditioned exterior design and architectural styles incorporates wood siding, stucco, hipped roofs, and natural colors, which are compatible with the existing range of homes.

## 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.

The proposed project and conditions under which it will be operated and maintained will not be detrimental to the health, safety, or welfare of persons residing in the neighborhood or general public in that construction will comply with the most current California Building Code and the County Building Ordinance to ensure the optimum in health and safety, and will comply with the County's Green Building Ordinance to ensure that the project will not result in inefficient or wasteful use of energy. The proposed single family dwellings will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structures will meet all required setbacks for the R-1-3.5 zone district (15' front yard, 5' side yards & 15' rear yards) and the residence on parcel 027-062-24 will be required by condition to hip the roof at the north property line to reduce the mass of the wall to the adjacent north property to allow additional light and air between structures. Based on the above reasons, this finding can be made.

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 the proposed project is consistent with all pertinent County Ordinances including the County Coastal Zone Regulations (Chapter 13.20), the County Design Review Ordinance (Chapter 13.11), and all other standards applicable to single family residential development (Chapter 13.10) including the purpose of the R-1-3.5 zone district in that: 1) the project is sited and designed to blend in with the existing mix of newer and older housing stock in the Harbor Area by incorporating wood siding, wood construction, and stucco; 2) the proposed residences will utilize natural, understated colors such as grey, white, taupe, black, and brown to blend in with surrounding natural amenities; 3) the primary use of each property will be one single family dwelling that meets all current site standards for the R-1-3.5 zone district; 4) no public access easements or open space easements are known to encumber the property; 5) the project will not obstruct public views; and 6) a condition will require the roof on the north side of parcel -24 to be hipped to reduce the impact of proposed residence on the north adjacent residence, to reduce the mass of the proposed dwelling from the street view, and to further create design compatibility with immediate surrounding dwellings.

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.

The proposed residential use is consistent with the use and density requirements specified for the Urban High Residential (R-UH) land use designation in the County General Plan in that the project will result in two single family dwellings on two separate legal parcels located within the urban services line and adjacent to a public through road. Additionally, the neighborhood can be characterized as an urban area with access to public transit service and community facilities such

as restaurants, retail, the harbor, and twin lakes state beach (General Plan Objective 2.10)

The proposed single family dwellings have been designed for minimal impact on the natural environment in that the associated proposed grading is minimal (<100 cubic yards total) and the applicant is proposing to retain all trees recommended by the Arborist Report (Arbor Art Tree Service) for preservation. (General Plan Policy 8.2.2)

The proposed residences will be infill development in that the subject parcels are located within an established residential neighborhood; therefore, the residences have been designed to incorporate pitched roofs, wood construction, partial wood siding, and natural, muted colors which will be compatible with the existing surrounding residences. (General Plan Policy 8.4.1)

The proposed single family dwellings will be proportionate to their parcel size in that they comply with all site standards for the R-1-3.5 zone district including setbacks, 40% maximum lot coverage, 50% maximum floor area ratio, and a two story, 28' height limitation. A gable roof on the north wall of the proposed residence on parcel -24 creates additional building mass from the Lago Lane and could impact the north adjacent residence in terms of light and air; therefore, a condition is included which requires that a hipped roof replace the gable in this location. (General Plan Policy 8.6.1)

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 although two new single family dwellings are proposed to replace one existing vacant house, the expected level of traffic generated by the project is anticipated to be only 1 new peak trip per day per dwelling unit. The parcels are located in an existing developed urban area and are accessed by a public through road that is not currently congested; therefore, the expected increase of 2 peak trips per day will not adversely impact existing roads and intersections in the vicinity of the project. A temporary increase in traffic is anticipated as a result of construction vehicles; however, this increase is limited in duration and a condition of approval will require all vehicles associated with construction to park onsite and outside of the traveled way.

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 residences meet all site standards including front, side and rear setbacks, which ensure that adequate space and light is provided between structures, and the proposed architecture is not out of character with the existing range of styles for the newer and older homes in the neighborhood. The proposed natural color palate includes grey, white, taupe, brown, and black and materials consist of shingle siding, stucco siding, and board and batt, which will complement existing homes and natural features. The mass of the proposed residence on parcel -24 is accentuated by the additional bulk of a gable roof at the north property line; therefore, a condition of approval requires the replacement of the gable roof with a hip roof.

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

This finding can be made in that the proposed projects are consistent with the Design Criteria in Sections 13.11.072 - 13.11.073 (Site and Building Design). The proposed site plan is compatible with the surrounding pattern of development including utilizing Lago Lane as primary access to the sites, the location and layout of the private parking at the front of the residences, improving street parking at the site frontage, and providing front yard landscaping. The proposed residences will not block public or private views. Additionally, the proposed buildings meet all site standards including setbacks, which ensure that adequate space and light is provided between structures, and the proposed architecture is not out of character with the existing range of styles for the newer and older homes in the neighborhood. The proposed natural color palate includes grey, white, taupe, brown, and black and materials consist of shingle siding, stucco siding, and board and batt, which will complement existing homes and natural features. The mass of the proposed residence on parcel -24 is accentuated by the additional bulk of a gable roof at the north property line; therefore, a condition of approval requires the replacement of the gable roof with a hip roof.

## Conditions of Approval

Exhibit A: Project Plans, 4 sheets, dated 11/10/09, prepared by Peter Guiley.

- I. This permit authorizes the construction of two approximately 1464 square foot, 2 bedroom, 2 story single family dwellings: one new residence on Assessor's Parcel Number 027-062-24 and one on Assessor's Parcel Number 027-062-25. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Demolition Permit from the Santa Cruz County Building Official for the existing residence.
  - C. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
  - E. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.

2. Plans shall be revised to replace the gable roof with a hipped roof on the north wall of the residence on APN 027-062-24.
  3. Grading, drainage, and erosion control plans. Final plans shall reference the accepted soils report and shall include a statement that the project shall conform to the report's recommendations.
    - a. Plans shall provide a thorough and realistic representation of all grading necessary to complete the project.
    - b. Plans shall show drainage details including the locations and extents of the proposed graded swales and a cross section construction detail of the graded swales.
  4. All recommendations of the project arborist shall be shown on the plans.
  5. 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.
  6. Plans shall show details for the replacement of asphalt between the two utility trenches that are required for fire water line, sewer laterals, etc. One asphalt patch shall be provided rather than individual trench patches. The property owner shall repair any damage done to this area. The Encroachment Inspector shall determine the area to be replaced.
  7. Plans shall show driveways, trench details, and road improvements which conform to County Design Criteria.
- 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.
- C. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees 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.
- D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- E. Submit a plan review letter from the project arborist which states that the plans are

in compliance with the reports recommendations.

- F. Submit a plan review letter from the project geotechnical engineer which states that the project plans conform to the recommendations of the accepted soils report.
    - 1. Submit an electronic copy of the accepted soils report and addendum in .pdf format (compact disc or email) to [carolyn.banti@co.santa-cruz.ca.us](mailto:carolyn.banti@co.santa-cruz.ca.us).
  - G. Provide required off-street parking for 3 cars on each parcel. 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.
  - H. 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. A preconstruction meeting shall be held onsite prior to commencement of construction. The contractor, owner, soils engineer, arborist, and County staff shall attend the meeting. Tree protective fencing shall be inspected at the meeting (please install in advance of the meeting).
- IV. 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. Submit a final letter prepared by the project arborist that states that pruning activities, ground disturbance, and construction activities were done in conformance with his recommendations.
  - E. Submit a final letter from the project designer which states that the drainage improvements were completed as per the approved plans. The Designer's letter shall be specific as to which improvements were inspected including invert elevations, pipe sizing, the size of mitigation features and all other relevant design features. Notes of general conformance to plans are not sufficient. An as-built plan may be submitted in lieu of a final letter.
  - F. The existing oak trees at the frontage of parcel 027-062-25 shall be trimmed to not encroach within the County right of way and shall be maintained year round.

- G. 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.

V. Operational Conditions

- A. Construction Hours: During construction, workers may assemble on-site as early as 7:30 A.M. but no noise generating activities may begin earlier than 8:00 A.M. Noise generating activities must cease by 6:00 P.M. Workdays are limited to Monday through Friday, including deliveries. Should a circumstance arise in which a delivery can only be made on a weekend day, call Planning Department staff for approval at least 24 hours in advance on the delivery. Non-noise generating activities (such as interior painting) may take place on Saturdays and Sundays between the hours of 8:00 A.M. and 5:00 P.M.
- B. All vehicles associated with construction shall be parked on-site and out of the traveled way.
- C. The oak trees at the parcel frontage shall be maintained to not encroach to within the County right of way.
- D. Parking along the street at the parcel's frontages shall remain open and clear of obstacles and shall not be posted with signs designating the area for private use only. The street is designated for "Live Oak Permit Parking".
- E. 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.

VI. 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.

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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.

Application #: 09-0333  
APN: 027-062-20  
Owner: Michael O'Kelley, Etal.

**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: \_\_\_\_\_

\_\_\_\_\_  
Steve Guiney  
Deputy Zoning Administrator

\_\_\_\_\_  
Samantha Haschert  
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: 09-0333  
Assessor Parcel Number: 027-062-20  
Project Location: 436 Lago Lane

**Project Description: Proposal to demolish an existing dwelling built over two parcels and to construct one new single family dwelling of approximately 1464 square feet on each parcel to result in two new residences on two separate parcels.**

**Person or Agency Proposing Project: Peter Guiley**

**Contact Phone Number: (831) 688-5362**

- 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.   X   Categorical Exemption

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

**F. Reasons why the project is exempt:**

Construction of two single family dwellings on two separate parcels in an area designated for residential uses.

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

\_\_\_\_\_  
Samantha Haschert, Project Planner

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

# FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
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POR. OF SECS. 17 & 18, T.11S., R.1W., M.D.B. & M.

Tax Area Code  
 82-040

27-06

EXHIBIT E

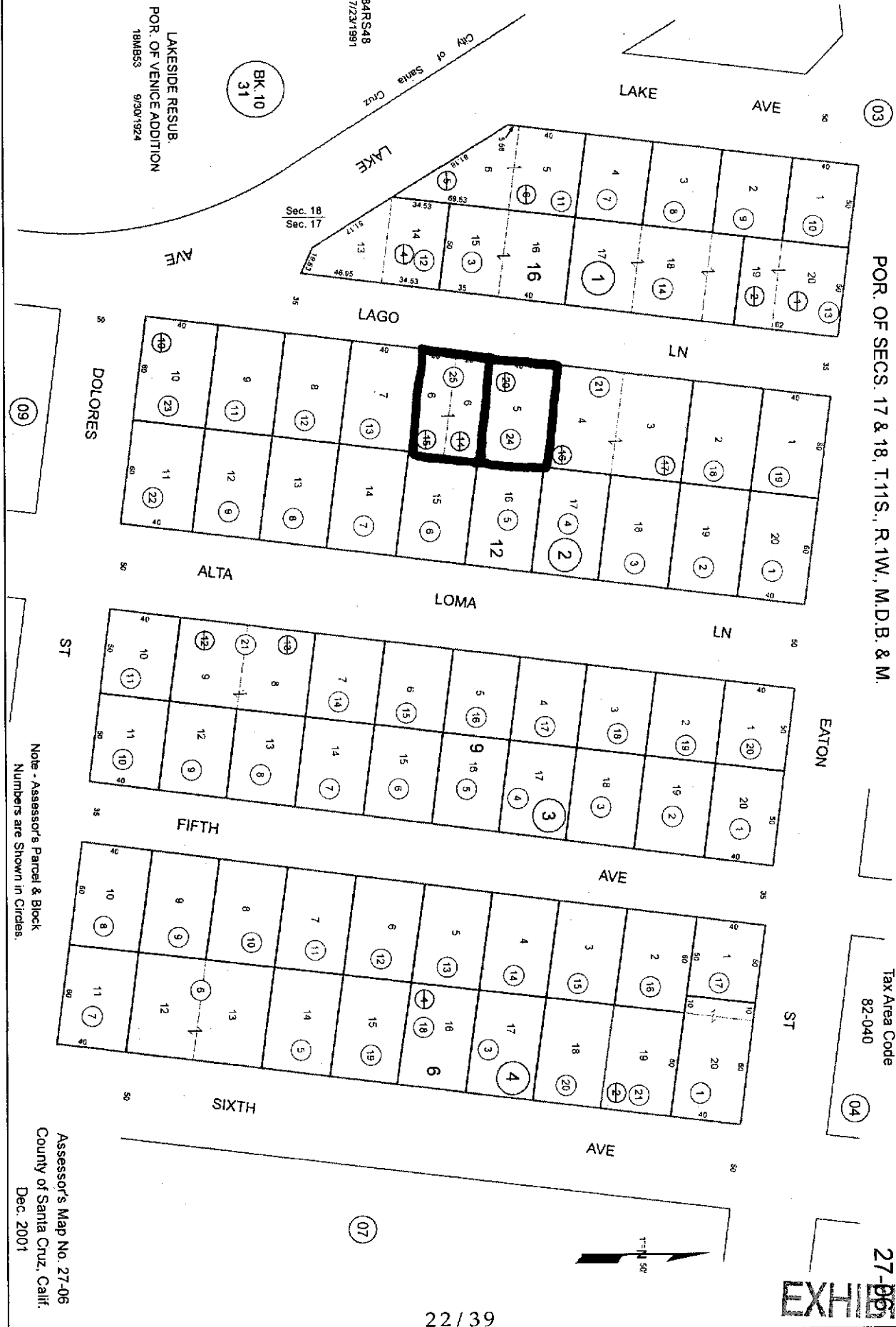
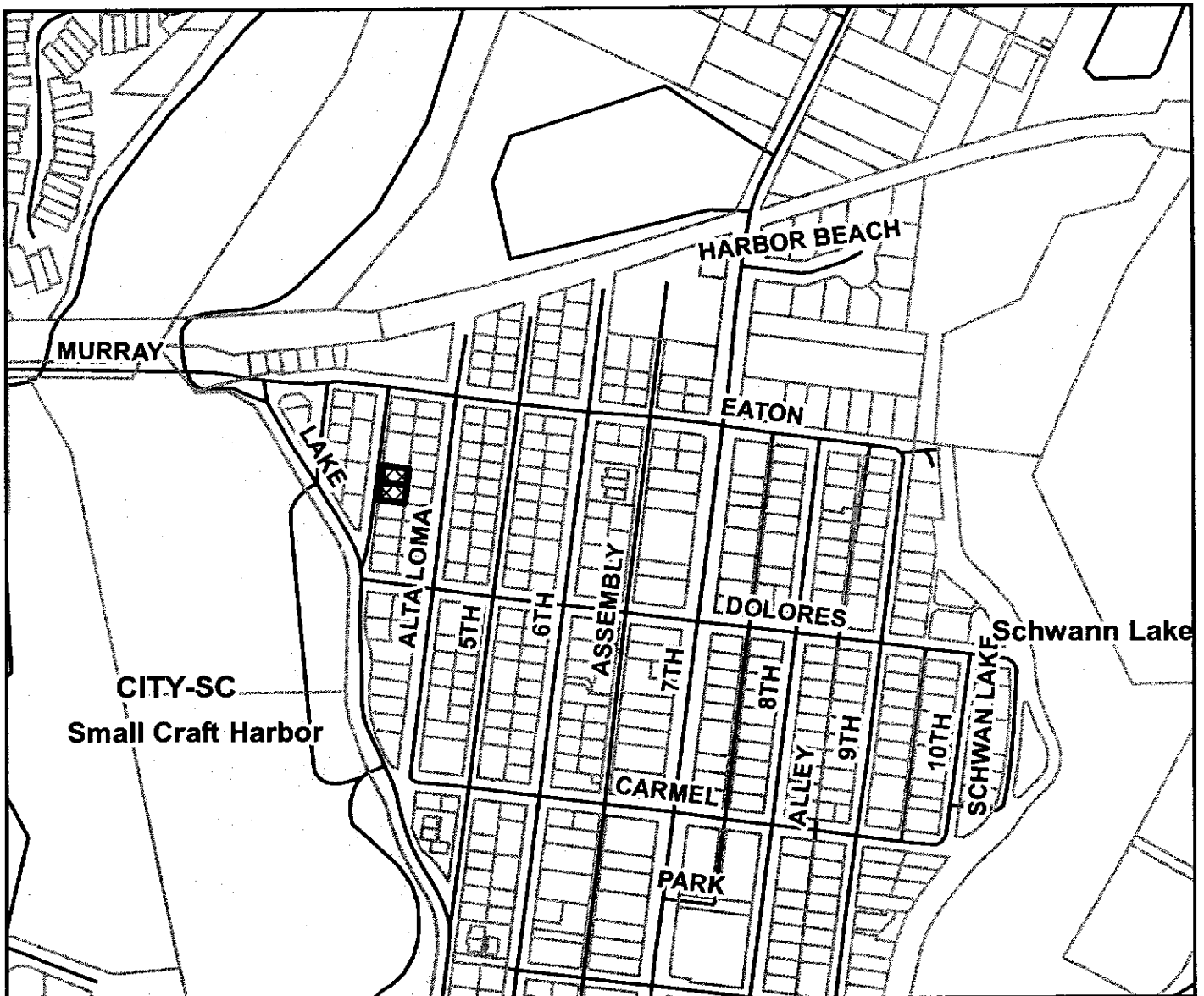


EXHIBIT E

23 / 39



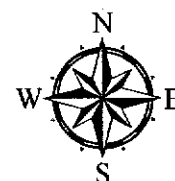
# Location Map



540 270 0 540 1,080 1,620 2,160 Feet

## LEGEND

-  APN: 027-062-25
-  APN: 027-062-24
-  Assessors Parcels
-  Streets
-  SANTA CRUZ
-  Lakes



Map Created by  
County of Santa Cruz  
Planning Department  
January 2010



# Zoning Map



## LEGEND

APN: 027-062-25

APN: 027-062-24

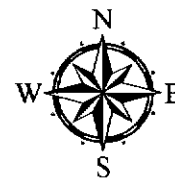
Assessors Parcels

Streets

SANTA CRUZ

RESIDENTIAL-SINGLE FAMILY

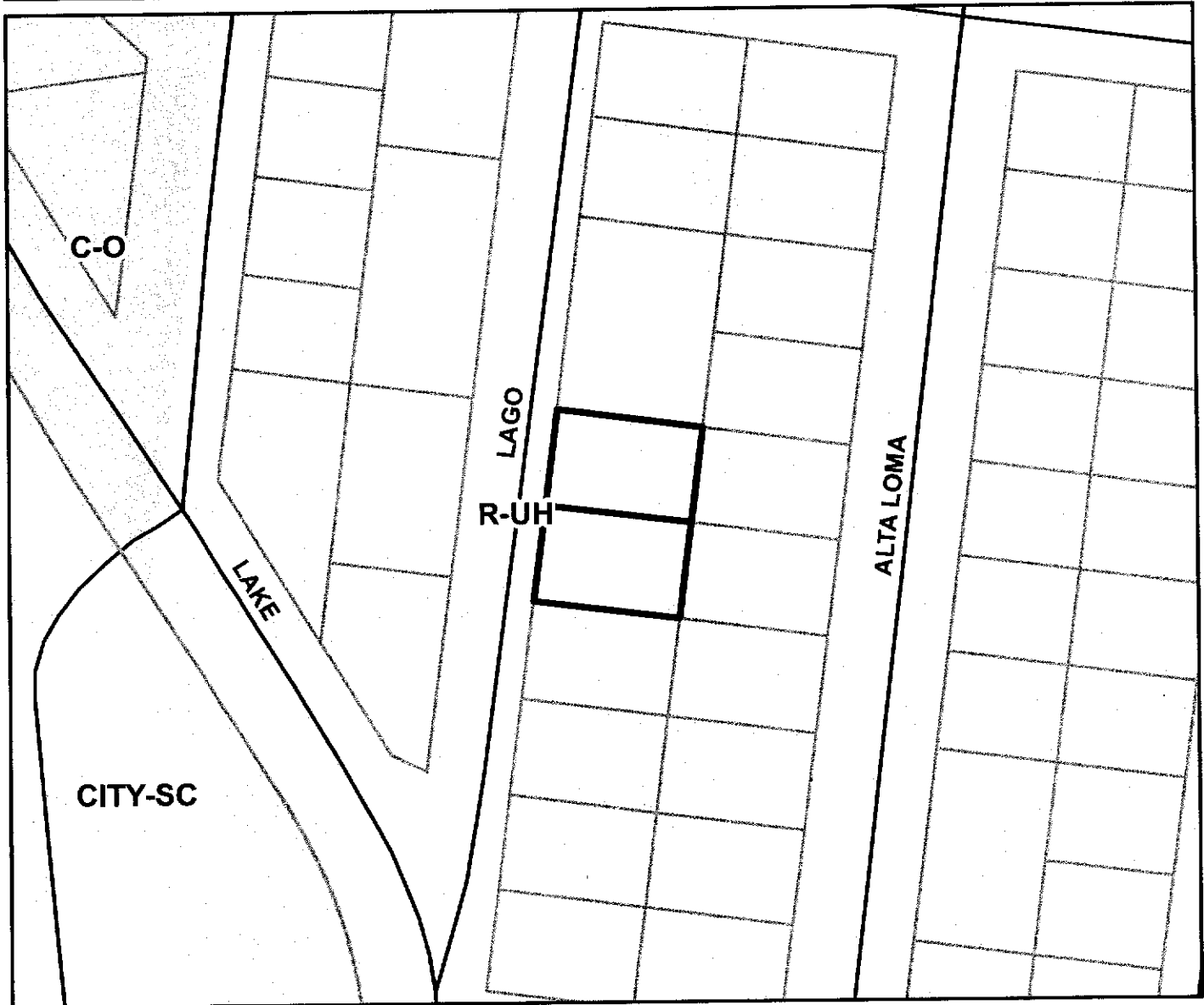
COMMERCIAL-PROF OFFICE



Map Created by  
County of Santa Cruz  
Planning Department  
January 2010

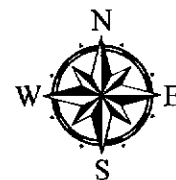


# General Plan Designation Map



## LEGEND

- APN: 027-062-25
- APN: 027-062-24
- Assessors Parcels
- Streets
- SANTA CRUZ
- Residential - Urban High Density
- Commercial-Office



Map Created by  
County of Santa Cruz  
Planning Department  
January 2010

County of Santa Cruz Planning Department 11-11-2009

Application 09-0333

Assessors # 027-062-20

Certificate of compliance 09-0259 APN 027-062-24 450 Lago Lane

APN 027-062-25 440 Lago Lane

Owner Michael Kelley

Attention Samantha Haschert:

I am the resident and owner of 460 Lago Lane, next door to 450 Lago Lane.

Mr. Kelley has shown me the plans for his project.

I have no issue with the proposed design of the house, pacifically the gable end feature facing my side yard.

*Bud A. Leutza*

Sincerely

476-9791

*Jeanne M. Leutza*

831 476-9791

*Mike Kelley*

11/10/09

cell 271394628  
342

EXHIBIT F

owner of 027-062-24  
# 25

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

**Project Planner:** Samantha Haschert  
**Application No.:** 09-0333  
**APN:** 027-062-24

**Date:** January 12, 2010  
**Time:** 16:11:26  
**Page:** 1

---

**Environmental Planning Completeness Comments**

===== REVIEW ON OCTOBER 21, 2009 BY ANTONELLA GENTILE =====

Provide a licensed arborist's report that specifies the necessary measures for protection of trees to remain. If tree(s) are proposed for removal, provide an evaluation and recommendation by the arborist that substantiates the removal based on a claim that the tree(s) is/are unhealthy or pose(s) a nuisance or threat to adjacent development.

Revise plans to comply with the recommendations of the arborist's report.

Please provide the volume of fill to be placed to achieve the proposed slab elevations, and grading required for the proposed residences (provide residence pad elevations). Base these volumes on accurate topographic data (GIS contours are not considered accurate for this level of analysis).

===== UPDATED ON OCTOBER 22, 2009 BY CAROLYN I BANTI =====

The soils report has been reviewed and accepted. Please see letter dated 10/22/09.

===== UPDATED ON DECEMBER 14, 2009 BY ANTONELLA GENTILE =====

Project complete per Environmental Planning.

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON OCTOBER 21, 2009 BY ANTONELLA GENTILE =====

Compliance comments:

1. Section 13.20.130(b)2. requires that site disturbance be minimized and that mature trees over 6 inches in diameter should be retained unless circumstances require their removal. Additionally, Section 13.11.075(a)2. states that "mature trees...shall be incorporated into the site and landscape design..."

This proposal includes removal of all mature trees (10" and 14" Bay and 17.5", 16", and one multi-trunked Oak) and proposes replacement with 2 Japanese Maples. The existing trees are native and provide screening from and for the neighbors to the south of the proposed development. The existing trees should be retained.

2. Although this parcel is mapped for the presence of the Zayante band-winged grasshopper, the species is unlikely to occur in this area due to lack of habitat and existing development. ===== UPDATED ON OCTOBER 22, 2009 BY CAROLYN I BANTI =====

++ Compliance Comments ++ First Review ++ Soils/Grading ++

None

++ Conditions ++ First Review ++ Soils/Grading ++

1. Prior to building permit approval, please submit a geotechnical plan review let-

## Discretionary Comments - Continued

Project Planner: Samantha Haschert  
Application No.: 09-0333  
APN: 027-062-24

Date: January 12, 2010  
Time: 16:11:26  
Page: 2

ter from the soils engineer stating that the project plans conform to the recommendations of the soils report.

2. Provide drainage details on site and/or grading plans.

3. As requested in the soils report acceptance letter, please submit an electronic copy of the soils report in .pdf format via compact disk or email to: carolyn.banti@co.santa-cruz.ca.us. ===== UPDATED ON DECEMBER 14, 2009 BY AN-TONELLA GENTILE =====

In addition to Conditions 1-3 above by Carolyn Banti dated 10/22/09, the following Conditions shall apply to this project:

4. A detailed erosion control plan shall be submitted for review with the building application.

5. All recommendations from the project arborist shall be shown on the plans.

6. A plan review letter shall be required from the project arborist prior to permit issuance.

7. A preconstruction meeting shall be held onsite prior to commencement of construction. The contractor, owner, soils engineer, arborist, and County staff shall attend. Tree protection fencing shall be installed prior to the meeting and will be inspected at that time.

8. Prior to project final, a final letter shall be required from the project arborist stating that pruning activities, ground disturbance, and construction activities were done in conformance with his recommendations.

9. Prior to project final, a final letter from the soils engineer shall be required stating that construction has been completed in conformance with the recommendations in the soils report.

### Miscellaneous comments:

This project includes the removal of a 14" live oak, a multi-trunked live oak, a 12" willow, and a 10" acacia on parcel 027-062-25. An 18.5" and a 16" live oak will remain on parcel 027-062-25, with no additional trees to be planted. One Japanese maple is proposed to be planted on parcel 027-062-24.

Trees proposed for removal do not meet the definition of "Significant Tree" as defined in Chapter 16.34 of County Code.

### Dpw Drainage Completeness Comments

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

===== REVIEW ON OCTOBER 13, 2009 BY TRAVIS RIEBER =====

1. Please quantify the amount of upslope runoff being received onsite from upslope properties. How will the project continue to accept this runoff without causing adverse impacts to the proposed structures or adjacent/downstream properties?

## Discretionary Comments - Continued

Project Planner: Samantha Haschert  
Application No.: 09-0333  
APN: 027-062-24

Date: January 12, 2010  
Time: 16:11:26  
Page: 3

2. Please provide downstream assessment, describing and showing in detail on the plans the off-site drainage path to a safe point of release. Indicate any and all drainage problems found along the length of this flow path, and propose any needed improvements. The property owner is responsible for securing easements for construction and maintenance of any proposed offsite work.

3. Demonstrate that runoff from the proposed houses will not adversely impact adjacent or downstream properties. Please show all drainage features on the plans.

4. At any time prior to the public hearing provide a stamped and signed letter from the project geotechnical engineer approving the proposed drainage plan.

5. Please deposit another \$565.00, since the application is for two single family dwellings on separate parcels, prior to considering the application complete.

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$210.00 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 DECEMBER 11, 2009 BY TRAVIS RIEBER =====

The site plan showing downspouts discharging on concrete splash blocks and graded vegetative swales directing upslope runoff and development runoff toward Lago Lane, has been received and is approved for the discretionary application stage. Please see miscellaneous comments for information to be provided at the building application stage.

### Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON OCTOBER 13, 2009 BY TRAVIS RIEBER =====

1. 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. The designer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The Designer'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 DECEMBER 11, 2009 BY TRAVIS RIEBER =====

Please see previous miscellaneous comments.

1. Please make clear on the plans the locations and extents of the proposed graded swales. Also provide a cross section construction detail of the graded swales to facilitate proper construction by the contractor.

## Discretionary Comments - Continued

**Project Planner:** Samantha Haschert  
**Application No.:** 09-0333  
**APN:** 027-062-24

**Date:** January 12, 2010  
**Time:** 16:11:26  
**Page:** 4

2. Is it feasible for the proposed driveways to be sloped toward the landscaping to allow runoff to sheet flow through the landscape areas prior to running off the site?

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

### Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON OCTOBER 15, 2009 BY DEBBIE F LOCATELLI =====  
Please see misc. comments. ===== UPDATED ON DECEMBER 7, 2009 BY DEBBIE F LOCATELLI =====  
No further comments.

### Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON OCTOBER 15, 2009 BY DEBBIE F LOCATELLI ===== Site inspection completed: The house across the street was required to replace the asphalt along the frontage of their parcel, and almost the entire width of the road per the improvements of their building permit. This project will overlap that area. Therefore, this project will be conditioned to replace the asphalt between the two farthest utility trenches that will be required to be installed, i.e. fire water line, sewer laterals, etc. The condition is to provide one asphalt patch instead of individual trench patches and to repair any damage done to this area. The Encroachment Inspector will have the authority to determine the area required to be replaced.

In addition to the above, the following is required to be part of the discretionary conditions:

Existing oak trees encroach into the county right-of-way, these trees shall be cut back and maintained year round.

This area is designated "Live Oak Permit Parking", therefore, parking along the frontage, except for driveways, shall be clear from any obstructions and shall not have signs posted designating this area as private use.  
Driveways to conform to County Design Criteria Standards.  
Encroachment permit required for all off-site work in the County road right-of-way. (Encroachment application shall be submitted at the time of building permit application. Building plans shall include driveway and trench details per the County of Santa Cruz Design Criteria, along with road improvements, i.e. asphalt flow line, etc.)

Proposed fencing shall not block sight distance for motorists at adjacent intersections and driveways.

===== UPDATED ON DECEMBER 7, 2009 BY DEBBIE F LOCATELLI =====  
No further comments. (Items addressed above)

### Dpw Road Engineering Completeness Comments

===== REVIEW ON OCTOBER 16, 2009 BY ANWARBEG MIRZA =====  
Completeness Items: The driveway must meet County of Santa Cruz standards in the

## Discretionary Comments - Continued

**Project Planner:** Samantha Haschert  
**Application No.:** 09-0333  
**APN:** 027-062-24

**Date:** January 12, 2010  
**Time:** 16:11:26  
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Design Criteria. Please refer the correct figure and show in plan view(Figure DW-1 to DW-7). Design Criteria is available at the following address:  
<http://www.dpw.co.santa-cruz.ca.us/DESIGN%20CRITERIA.PDF>

Compliance Issues: An over height fences and gates are not recommended in the front setback. The height of the fence/retaining wall may not obstruct driver(s) sight distances. For questions, call Anwar Mirza at 831 454 2160. ===== UPDATED ON DECEMBER 11, 2009 BY ANWARBEG MIRZA =====  
Completed.

### Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON OCTOBER 16, 2009 BY ANWARBEG MIRZA =====  
Comply with encroachments.

===== UPDATED ON DECEMBER 11, 2009 BY ANWARBEG MIRZA =====

### Dpw Sanitation Completeness Comments

===== UPDATED ON OCTOBER 15, 2009 BY DIANE ROMEO ===== No. 1 Review Summary  
Statement; Appl. No. 09-0333; APN: 027-062-20, retired w -24 & 25:

Sewer service is available for this project provided that the following completeness issues are addressed. The Proposal is out of compliance with District or County sanitation policies and the County Design Criteria (CDC) Part 4, Sanitary Sewer Design, June 2006 edition, and also lacks sufficient information for complete evaluation. The District/County Sanitation Engineering and Environmental Compliance sections cannot recommend approval the project as proposed.

This review notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Reference for County Design Criteria: <http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

#### Completeness Items:

A complete engineered sewer plan, addressing all issues required by District staff and meeting County -Design Criteria- standards (unless a variance is allowed), is required. District approval of the proposed discretionary permit is withheld until the plan meets all requirements. The following items need to be shown on the plans:

Show proposed sewer laterals (including length of pipe, pipe material, cleanouts located maximum of 100-feet apart along with ground and invert elevations) and slope noted (minimum 2%) and connection to the existing public sewer.

**Discretionary Comments - Continued**

**Project Planner:** Samantha Haschert  
**Application No.:** 09-0333  
**APN:** 027-062-24

**Date:** January 12, 2010  
**Time:** 16:11:26  
**Page:** 6

Note on plans that both sewer laterals shall be fitted with sewer backflow or overflow prevention device. Locate and show the existing sewer lateral -To be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure.-

Any questions regarding the above criteria should be directed to Diane Romeo of the Sanitation Engineering division at (831) 454-2160.

There are no miscellaneous comments.

===== UPDATED ON DECEMBER 16, 2009 BY DIANE ROMEO ===== No. 2 Review Summary Statement; Appl. No. 09-0333; APN: 027-062-20, retired w -24 & 25:

Sewer service is available for this project based upon the plans submitted for the second review and dated November 10, 2009. Any future changes to these plans shall be routed to the District for review to determine if additional conditions by the District are required by the plan change. All changes shall be highlighted as plan revisions and changes may cause additional requirements to meet District standards.

This review notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Any questions regarding the above criteria should be directed to Diane Romeo of the Sanitation Engineering division at (831) 454-2160.

There are no miscellaneous comments.

**Dpw Sanitation Miscellaneous Comments**

===== UPDATED ON OCTOBER 15, 2009 BY DIANE ROMEO ===== There are no miscellaneous comments.

## INTEROFFICE MEMO

APPLICATION NO: 09-0333 (second routing)

Date: November 12, 2009

To: Samantha Haschert, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Two new residences, Lago Lane, Santa Cruz

## COMPLETENESS ITEMS

▪ none

## COMPLIANCE ISSUES

Design Review Authority

**13.20.130** The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

**13.20.130** Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Visual Compatibility</b>			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas		✓	<i>Hip roof at north end of house on Lot 24 to allow sunlight to neighbor and a lower side elevation.</i>
<b>Minimum Site Disturbance</b>			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

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

**Design Review Authority**

13.11.040 Projects requiring design review.

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

**Design Review Standards**

13.11.072 Site design.

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

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

## 13.11.073 Building design.

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

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

**Urban Designers Comments**

- *Hip roof at north side of Lot 24.*



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

October 22, 2009

Peter Guiley  
PO Box 255  
Aptos, CA, 95003

**Subject: Review of Geotechnical Investigation by Dees & Associates, Inc.**  
**Dated September 9, 2009; Project #: SCR-0397**  
**APN 027-062-24, 25, Application #: 09-0333**

Dear Applicant:

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

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations. Plans shall also provide a thorough and realistic representation of all grading necessary to complete this project.
3. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. The author of the report shall write the *plan review letter*. The letter shall state that the project plans conform to the report's recommendations.
4. Please provide an electronic copy of the soils report and addendum in .pdf format. This document may be submitted on compact disk or emailed to [carolyn.banti@co.santa-cruz.ca.us](mailto:carolyn.banti@co.santa-cruz.ca.us).

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

Our acceptance of the report 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) 454-5121 if we can be of any further assistance.

Sincerely,

Carolyn Banti  
Associate Civil Engineer

Cc: Samantha Haschert, Project Planner; Michael Kelley, Owner; Dees & Associates, Inc.



W A T E R   D E P A R T M E N T

212 Locust Street, Suite C, Santa Cruz CA 95060 Phone (831) 420-5200 Fax (831) 420-5201

July 22, 2009

Mike Kelley  
P.O. Box 295  
Aptos, CA 95001

Re: **APN: 027-062-20 (LOT 6), FUTURE LOT SPLIT AND CONSTRUCTION OF SINGLE FAMILY DWELLING AT 436 LAGO LANE.**

Dear Mr. Kelley:

This letter is to advise you that the subject parcel is located within the service area of the Santa Cruz Water Department and potable water is currently available for normal domestic use and fire protection. Service will be provided to the parcel upon payment of the fees and charges in effect at the time of service application and upon completion of the installation, at developer expense, of any water mains, service connections, fire hydrants and other facilities required for the development under the rules and regulations of the Santa Cruz Water Department. The development will also be subject to the City's Landscape Water Conservation requirements.

At the present time:

- the required water system improvements are not complete; and
- financial arrangements have not been made to the satisfaction of the City to guarantee payment of all unpaid claims.

This letter will remain in effect for a period of two years from the above date. It should be noted, however, that the City Council may elect to declare a moratorium on new service connections due to drought conditions or other water emergency. Such a declaration would supersede this statement of water availability.

If you have any questions regarding service requirements, please call the Engineering Division at (831) 420-5210. If you have questions regarding landscape water conservation requirements, please contact the Water Conservation Office at (831) 420-5230.

Sincerely,

Bill Kocher  
Director