



Staff Report to the Zoning Administrator

Application Number: **10-0095**

Applicant: Mark Primack, Architect (Daryl Woods)

Agenda Date: 7/2/10

Owner: Jody & Cynthia Baxter

Agenda Item #: 1

APN: 063-171-01

Time: After 10:00 a.m.

Project Description: Proposal to remodel and construct additions at an existing three-story single family dwelling including re-roofing and re-siding the entire structure. Requires a Residential Development Permit and Design Review to increase the maximum 28-foot height limitation to about 30 feet 9 inches to allow for the addition of roof insulation and the construction of decorative parapet walls.

Location: 571 Quail Drive, Santa Cruz.

Supervisory District: 3rd District (District Supervisor: Neal Coonerty)

Permits Required: Residential Development Permit and Design Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 10-0095, 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:	40,554 square feet / 0.93 acres
Existing Land Use - Parcel:	Single Family residence
Existing Land Use - Surrounding:	Single-family residences
Project Access:	Quail Drive
Planning Area:	Bonny Doon

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

Land Use Designation: R-R (Rural Residential)
Zone District: RR (Rural Residential)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Zayante soils
Fire Hazard: Mapped constraint over portion of the parcel, does not affect dwelling or proposed addition.
Slopes: 15 – 30%
Env. Sen. Habitat: Mapped within the Sandhills habitat area, see report for discussion.
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Within a mapped scenic area, see report for discussion.
Drainage: Drainage reviewed with concurrent building application 70455M, no significant problems.
Archeology: Mapped constraint only on undeveloped portion of the parcel/no physical evidence on site

Services Information

Urban/Rural Services Line: Inside X Outside
Water Supply: Well
Sewage Disposal: Septic system
Fire District: Santa Cruz County Fire / CDF
Drainage District: Outside

History

In 1977 Residential Development Permit 77-160-U was approved to construct a single family dwelling to an average maximum height of 36 feet by increasing the required setbacks, to a minimum of 31 feet. This permit was extended under application 78-287-U and Building Permit 56056 was issued May 4th, 1978 for a 2 story, 2 bedroom, 2 bath dwelling with an attached garage and deck area. No plans are available on file for the original dwelling. On May 27th, 1994 Building Permit 107511 was issued, for a 2 story addition to include the addition of 1 bedroom and a deck extension with unfinished dirt floored storage below. The resulting dwelling was described as a 2 story, 3 bedroom, 2 bath single family dwelling with deck area and unfinished storage below. The existing dwelling is substantially in accord with the plans prepared for the 1994 addition, however a portion of the under-floor storage area has been converted to habitable space, which is to be recognized under this application.

Project Setting and Description.

The subject 0.93 acre property lies within the Bonny Doon Planning Area, and is developed with an existing 1,428 square foot 2 story dwelling with a 475 square foot under-floor area that has

been converted to habitable space without permits. There is no garage on site.

The residence is located on the Western side of Quail Drive in an area of large rural lots averaging an acre or more in size, most of which are developed with single family dwellings. The area is densely vegetated with many mature trees that partially screen and visually separate residences from the roads and neighboring properties. The subject parcel slopes up towards the back of the lot and away from the road and the existing residence is located toward the back of the lot behind a stand of trees with shrubby undergrowth.

The proposal is to upgrade and modernize the existing dwelling by replacing the existing wood shingle siding with a combination of matte finished corrugated metal and earth toned stucco siding, replacing the roof, to include new insulation and new corrugated metal roofing, adding new and replacing existing windows, and the addition of decorative parapet walls. The addition of insulation to the roof will add around 3 inches to the height of the existing dwelling and the proposed parapet walls do not extend above the line of the new roof. The project also includes for the construction of a 23 square foot addition at the back of the house, removal of existing decks at the second floor, an extension and re-design of the existing main floor deck area, including construction of a screen wall, recognition and remodel of the converted under-floor storage area to a new living room, entrance hall and half bath, and the construction a new wrap around entry porch and front stairs.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 0.93 acres, located in the RR (Rural Residential) zone district, a designation that allows residential uses. Therefore the dwelling on site is a principal permitted use within the zone district and the zoning is consistent with the site's (R-R) Rural Residential General Plan designation.

Current site standards for the zone district allow a maximum height for a single family dwelling of up to a total maximum of 28 feet. When the original dwelling was approved in 1977 an exception was granted to allow an average of 36 feet by provision of increased setbacks from 20 feet to 31 feet. Under today's regulations increased height is also allowed with increased setbacks, however a portion of the reconstructed deck where it is over 18 inches and the proposed screen wall are within the required increased setback and therefore this is not an option. In order to approve the increase in height by three inches to a total of 30 feet 9 inches, the proposed remodel and addition is therefore subject to section 13.10.323(e)5(B) which allows for an increased height of up to a maximum of 33 feet subject to review and recommendation by the Urban Designer and subsequent approval by the Zoning Administrator following a Public Hearing.

Local Coastal Program Consistency

The proposed dwelling is in conformance with the County's certified Local Coastal Program, in that proposed new floor area, including conversion of 475 square feet of under-floor and a 23 square foot second story addition, is together less than 500 square feet. The project is therefore exempt from the requirement for a Coastal Development Permit under section 13.20.068(a)1(i) "Exempt improvements to single family dwellings", which allows for additions of up to 500

square feet outside the appeal jurisdiction of the Coastal Commission.

Design Review

The proposed remodel of the dwelling complies with the requirements of the County Design Review Ordinance in that the proposed dwelling is in character with the eclectic mix of existing dwellings within the surrounding area. The project site lies within a mapped scenic area but due to the dense vegetation that characterizes the neighborhood and the rolling terrain, the dwelling is not visible from any of the surrounding scenic roads, Pine Flat Road, Martin Road or Ice Cream Grade. The proposed remodel and increase in building height will not have any impact on views from these scenic highways.

The Urban Designer has reviewed the proposed design changes and additions and has found that the project is acceptable and has recommended approval of the additional height. The remodeled dwelling will incorporate new siding to replace the existing wood shingles and the existing blank facades will be broken up by the incorporation of new and enlarged windows as well as by the incorporation different materials, including corrugated metal siding and a stucco finish utilizing two different earth-tone colors. The galvanized metal siding will be a gray color and is not highly reflective. Other architectural design features such as the proposed parapet wall, which incorporates a window opening, and the proposed wrap around covered porch are included to break up the lines of the existing dwelling and reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The increase in height necessary to incorporate insulation and the new parapet wall will not significantly change the impact of the existing over-height dwelling on the surrounding neighborhood.

Sandhills Habitat

As mapped by the US Department of Agricultural Soil Service the subject parcel is within an area of Zayante soils, a light gray, often loose, sandy soil that supports the endangered Santa Cruz Sandhills species and communities. However, based upon a Biotic Assessment performed by Biologist Jody McGraw, the subject parcel occurs in what appears to be a transitional area between the Sandhills communities on Zayante soils and mixed evergreen forest that occurs on the loam soils of the Bonny Doon region. The subject parcel features a highly compacted gray-brown sandy loam with a significant composition of clay and loam particles, and this soil does not support the special status plants or insects of the Sandhills habitat, nor does it provide appropriate habitat for them.

Based upon these observations, Jody McGraw concluded that the proposed additions and remodeling of the existing dwelling would not impact the Sandhills habitat or the special status plants and animals species that occur within the Santa Cruz Sandhills.

Environmental Review

The proposed remodel and addition of the existing over height dwelling is categorically exempt from review under the California Environmental Quality Act (CEQA) consistent with the CEQA guidelines Section 15301, Existing Facilities.

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.

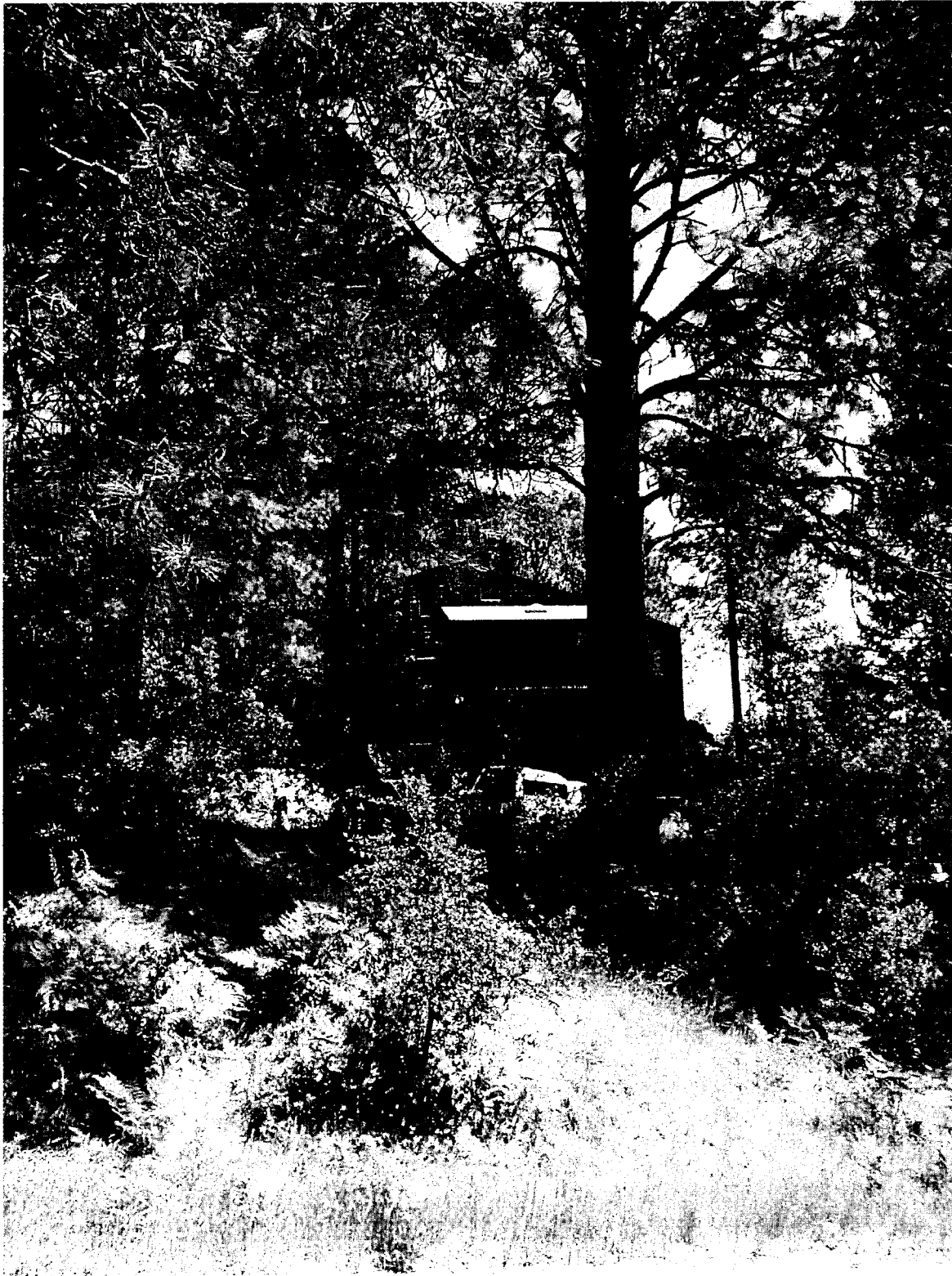
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **10-0095**, based on the attached findings and conditions.

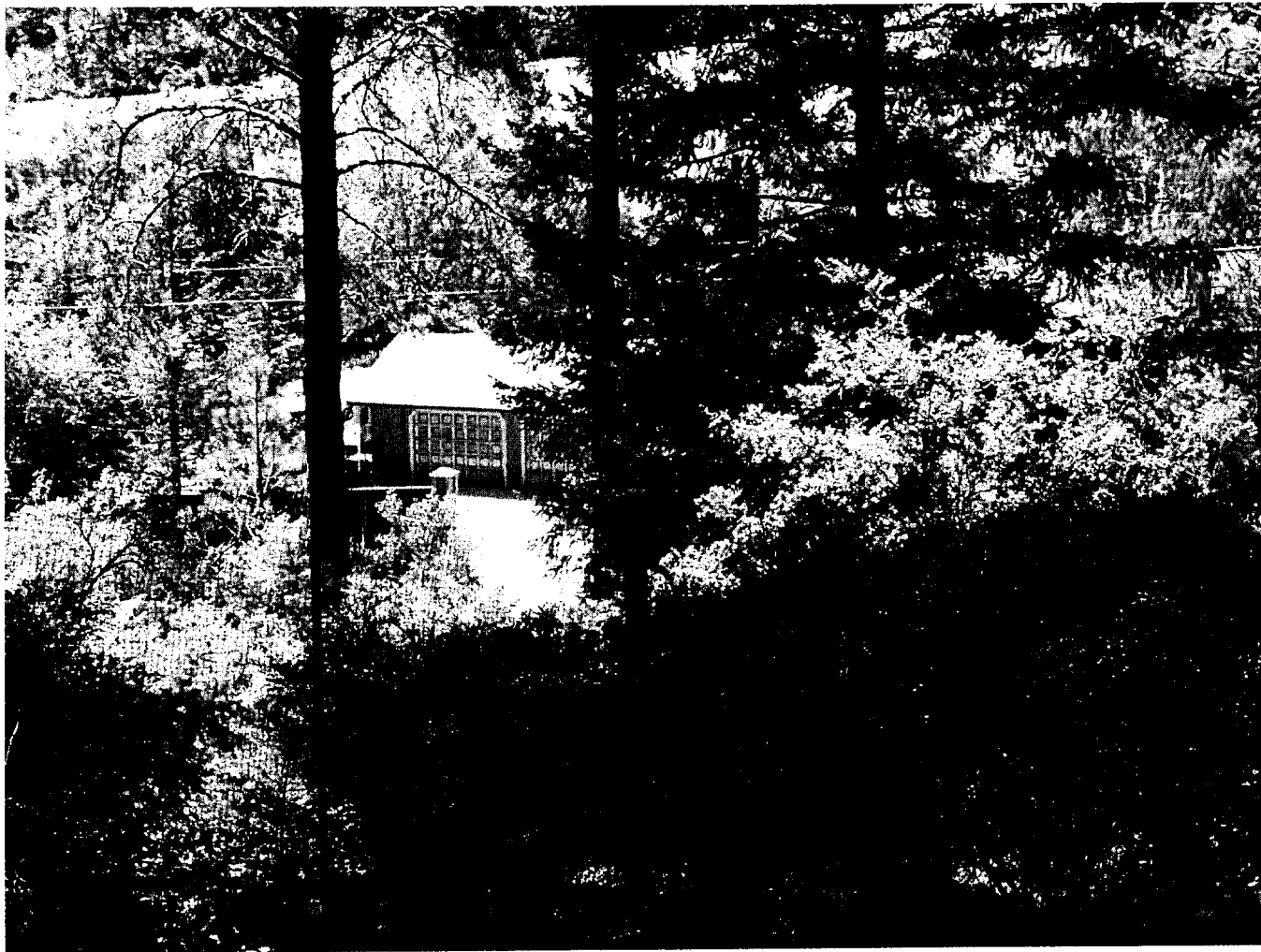
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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

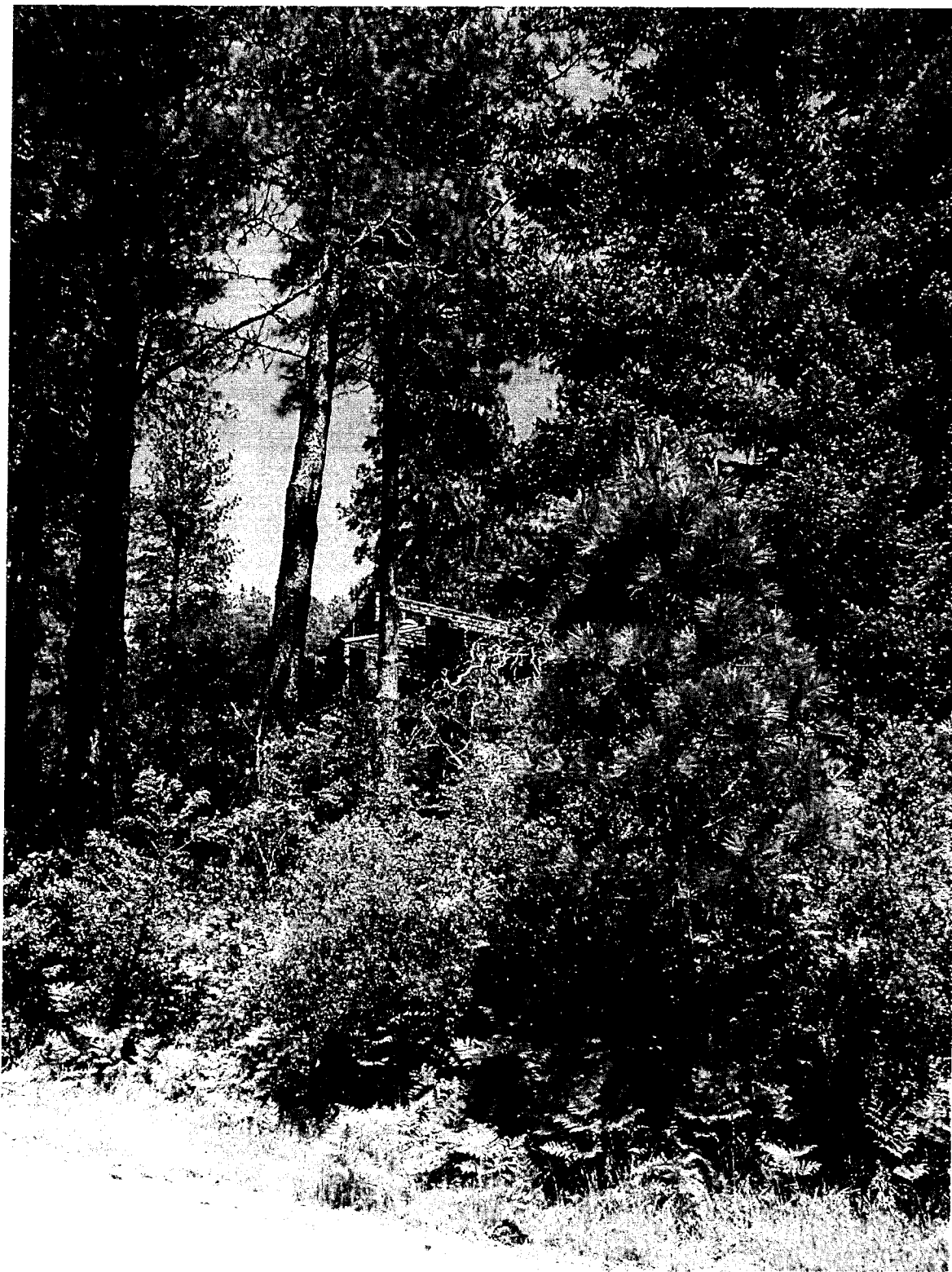
Report Prepared By: Lezanne Jeffs
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Santa Cruz CA 95060
Phone Number: (831) 454-2480
E-mail: lezanne.jeffs@co.santa-cruz.ca.us



VIEW FROM ROAD



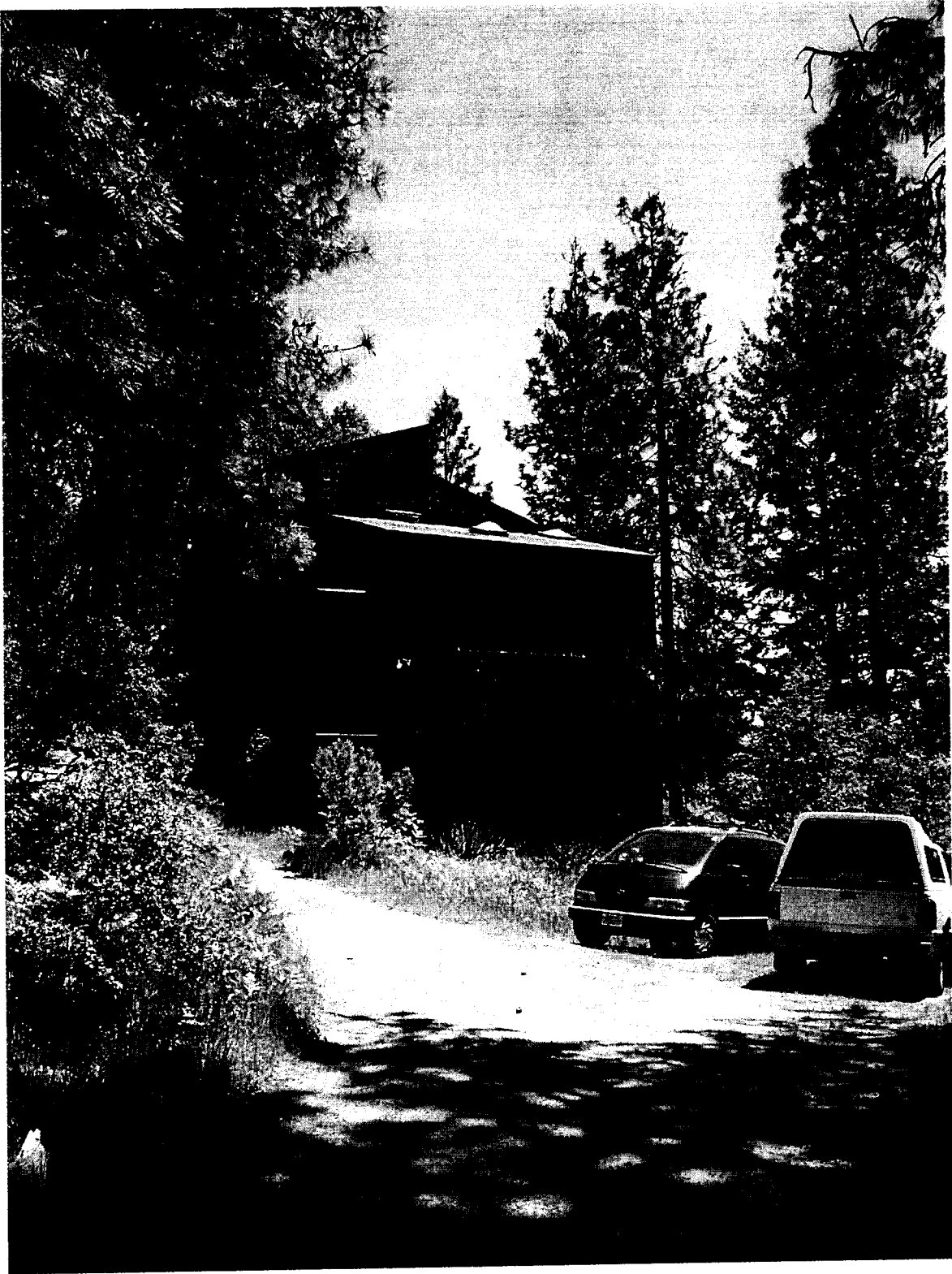
VIEW FROM SITE TO NEIGHBOR ACROSS THE STREET



VIEW FROM THE NEIGHBOR ACROSS THE STREET, TAKEN IN FRONT OF HOUSE.



VIEW FROM THE NEIGHBOR ACROSS THE STREET. TAKEN IN FRONT OF GARAGE.

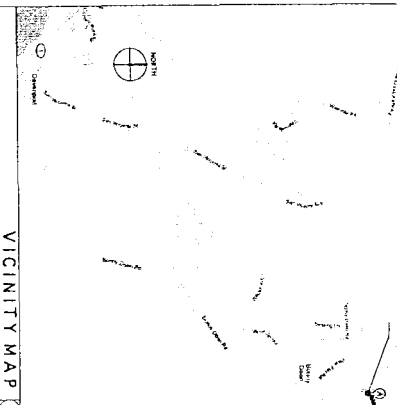


VIEW ENTERING DRIVEWAY

PROJECT TEAM

MARX PALMACK
A C H I T E C T
C A R T O G R A P H I C
S U I T E S - E - 800-769-

301 A W I T F L A T T
J A M B A C U D C A E N G
T E L 801-465-8700
F A X 801-468-7100
D E S I G N @ A R C H I T A C T . C O M

[illegible]

T1	PROJECT TEAM / PROJECT SUMMARY / CRITICAL NOTES / VENDOR
T2	OWNER / PROJECT / TRANSLATION / APPLICATION SUMMARY / MODIFICATIONS
A0	DATE PLAIN
A0.1	BUILDING HEIGHT SUMMARY
A1	EXISTING LOWER LEVEL FLOOR PLAN
A1.1	EXISTING MAIN & UPPER LEVEL FLOOR PLANS
A2	PROPOSED LOWER LEVEL FLOOR PLAN
A3	PROPOSED MAIN LEVEL FLOOR PLAN
A4	PROPOSED UPPER LEVEL FLOOR PLAN
A5	PROPOSED ELEVATIONS
A6	PROPOSED BUILDING CROSS SECTIONS "A" & "B"
A7	WINDOW & DOOR SCHEDULES & TYPES
D1	FOUNDATION & TRAPPING DETAILS
D2	TRAPPING DETAILS
S1	SEWER CAPS DETAILS
S1.1	SEWER DETAILS
S2	FOUNDATION / LOWER LEVEL TRAPPING PLAN
S3	MAIN LEVEL FLOOR / LOWER ROOF TRAPPING PLAN
S4	TRIMED FLOOR / LOWER ROOF TRAPPING PLAN
S5	UPPER ROOF TRAPPING PLAN
S6	MISC. DETAILS
S7	MISC. DETAILS
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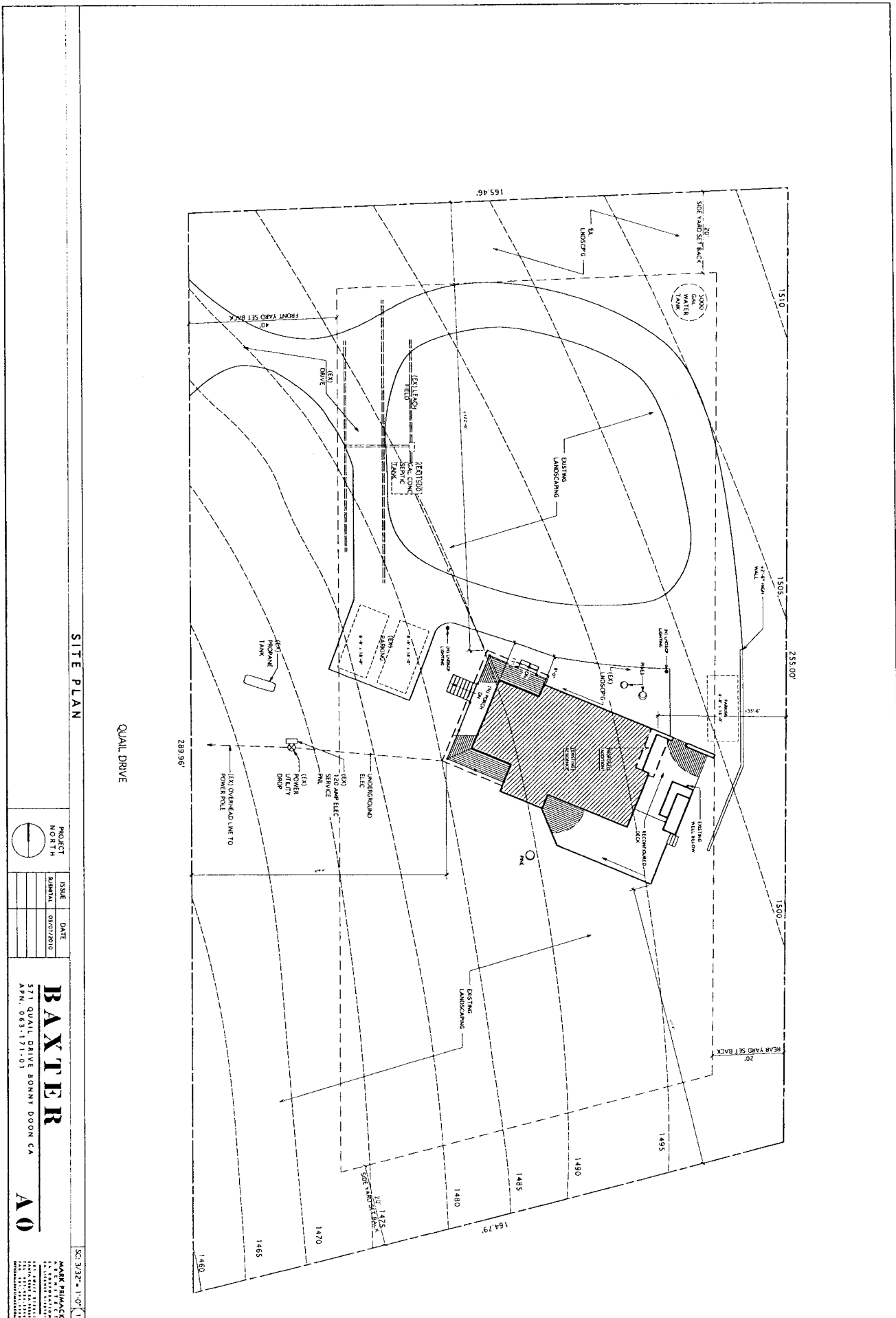
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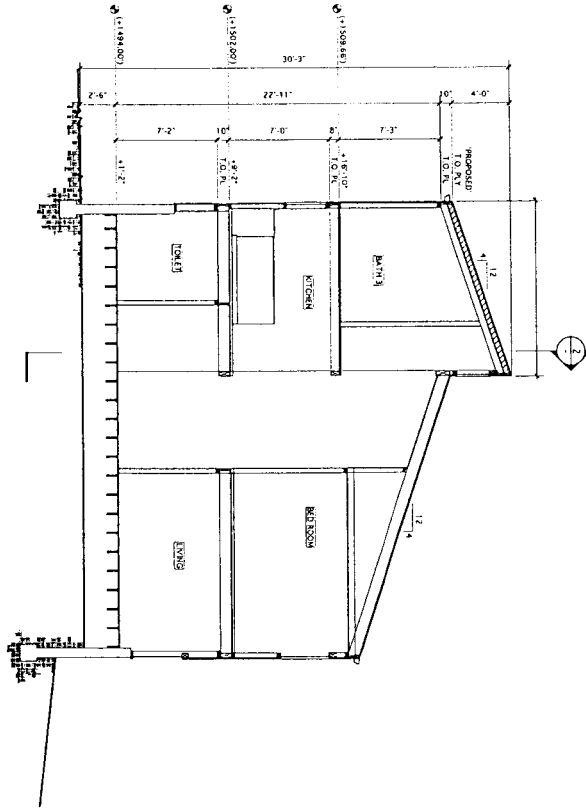
**STRUCTURAL
ELEMENTS**

JOHN BUCHANAN
1315 CAPITOLA RD
SANTA CRUZ, CA 95060
TEL: 315-445-0100
FAX: 315-445-0100

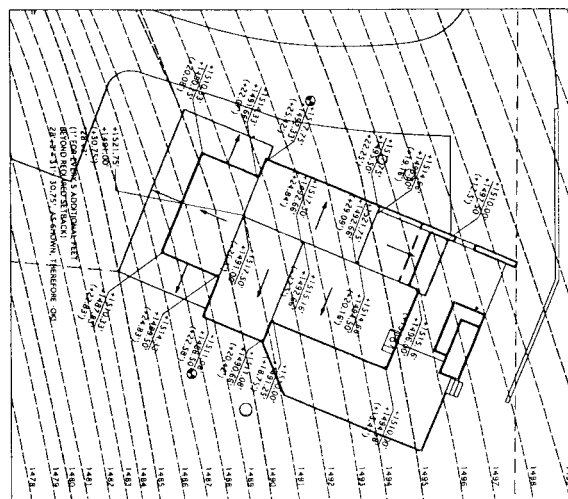
BIOCHEMICAL

SHARON BLOCK
BIOCK ENERGY DESIGN
150 FLICKER ST.
SANTA CRUZ, CA
TEL: 315-445-0936
FAX: 315-445-0358






BUILDING HEIGHT AT "CRITICAL" WALL LINE (CROSS SECTION)
SCALE: 1/4"=1'-0"



NOTES:

1. NOTATION FOR HEIGHTS IS AS FOLLOWS:
2.  INDICATES "CRITICAL" WALL LINE
(SEE BELOW & CROSS SECTION)

TOP OF FINISHED
FLOOR (HEIGHT DIFFERENTIAL)

BASIS FOR DETERMINING BUILDING HEIGHT AT "CRITICAL" WALL LINE

- A) EXISTING GRADE - +1492.33' - (0'-6")
- B) LOWER LEVEL - +1492.83' - (0'-0")
- C) MAIN LEVEL - +1502.00' - (9'-2")
- D) UPPER LEVEL - +1509.66' - (16'-10")

BUILDING HEIGHT SURVEY

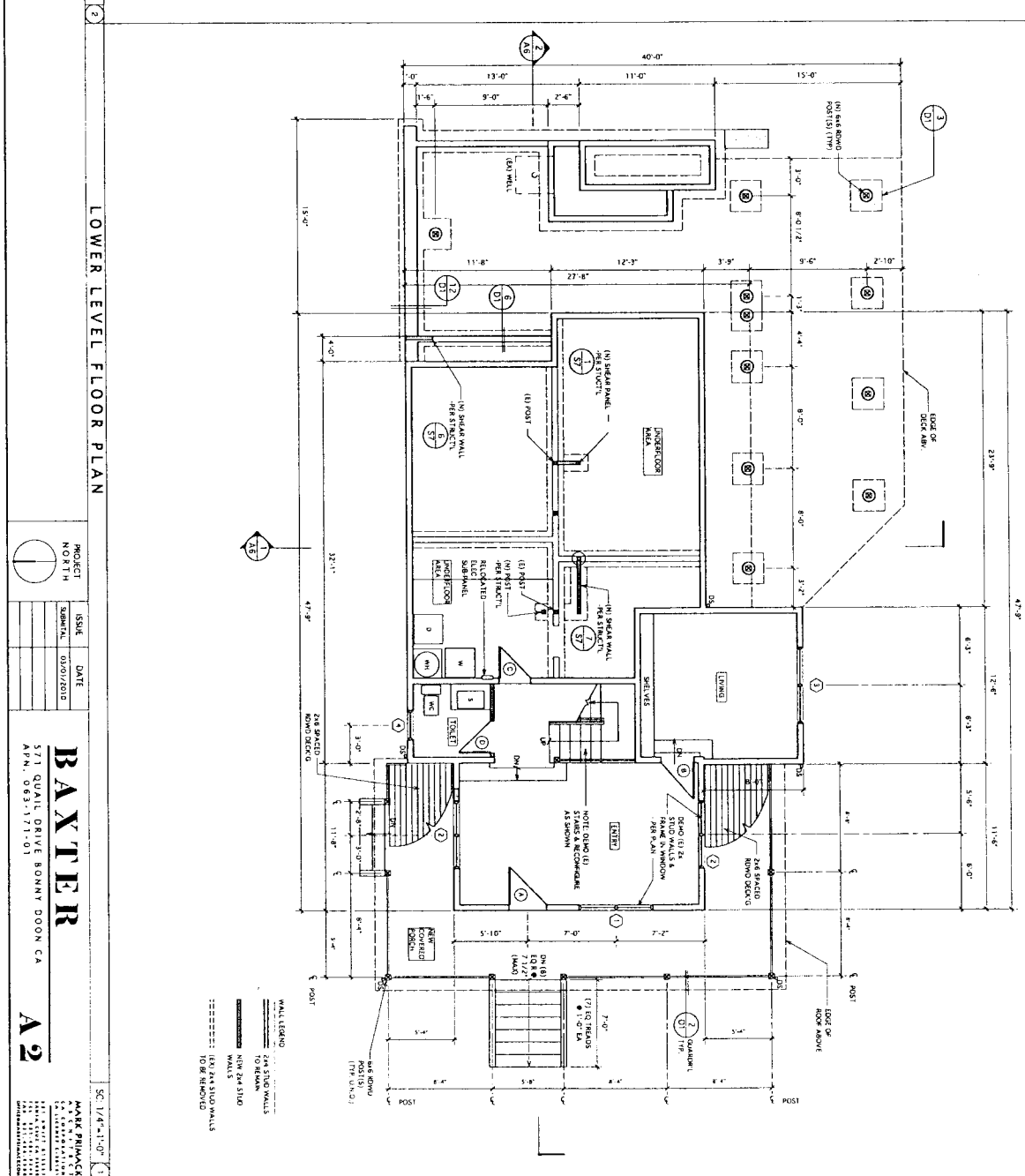
PROJECT	ISSUE	DATE
NORTH	SUBMIT	03/01/2010

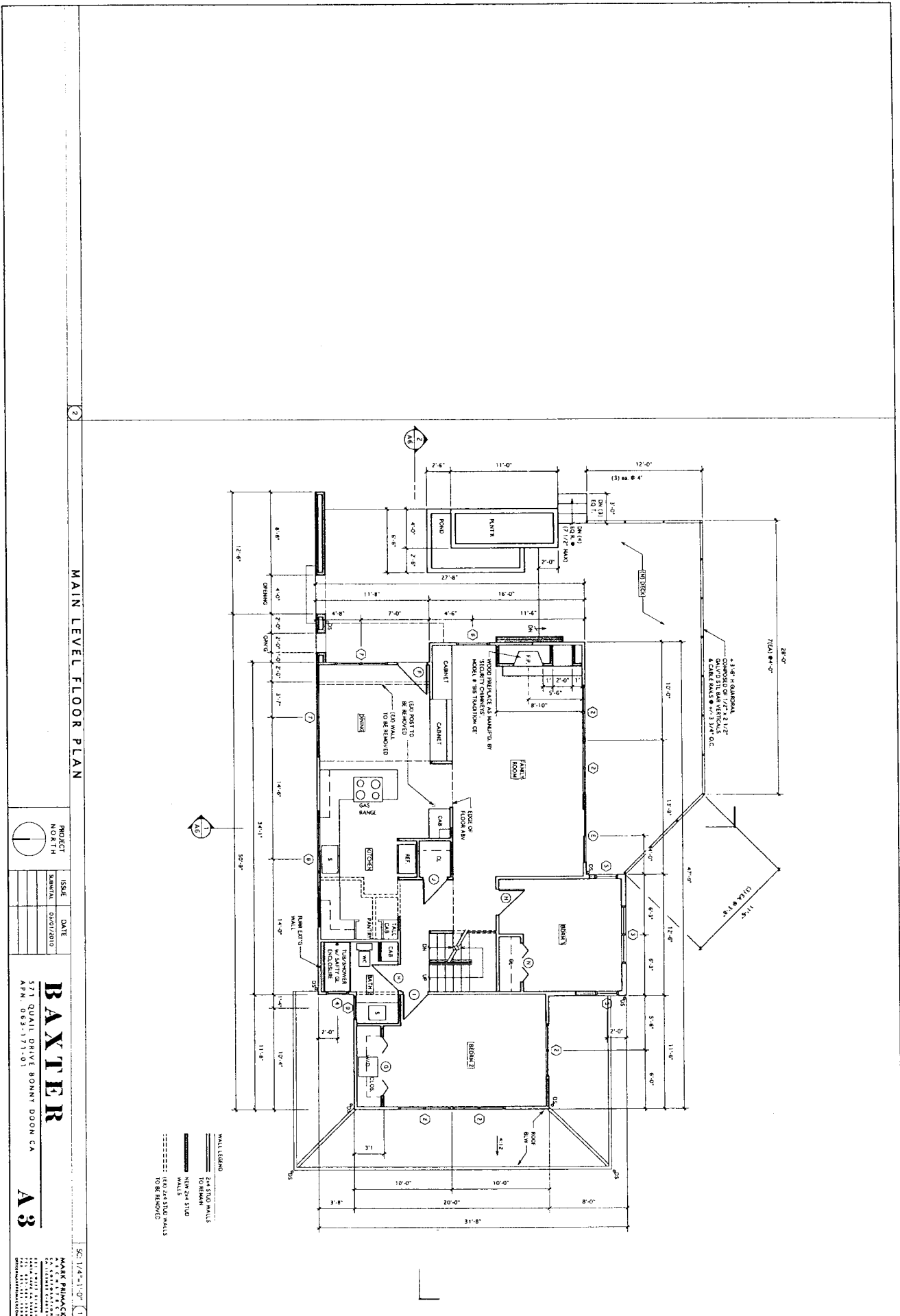
BAXTER
571 QUAIL DRIVE BONNET BOON CA
APN. 063-171-01

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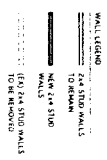
MADE PRIMAVER
22500 10TH STREET
SAN CARLOS, CA 94580
TEL: 925.277.1111
WWW.PRIMAVER.COM

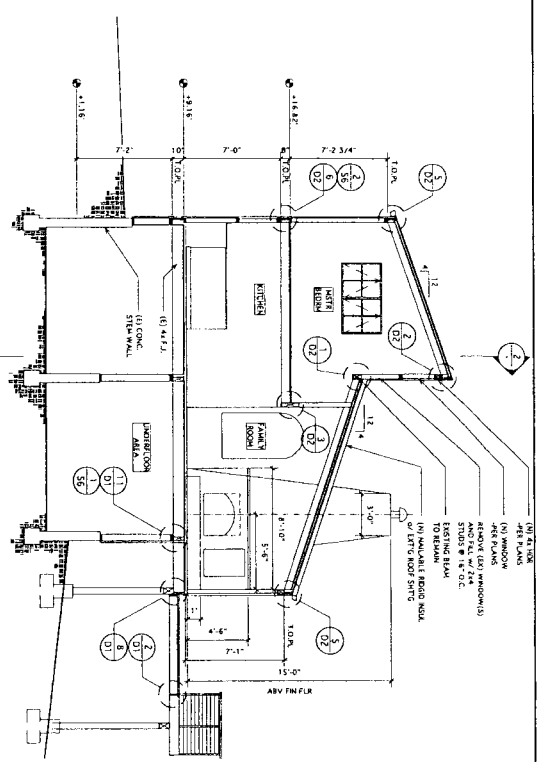
SC: 3/22 - 1'-0"





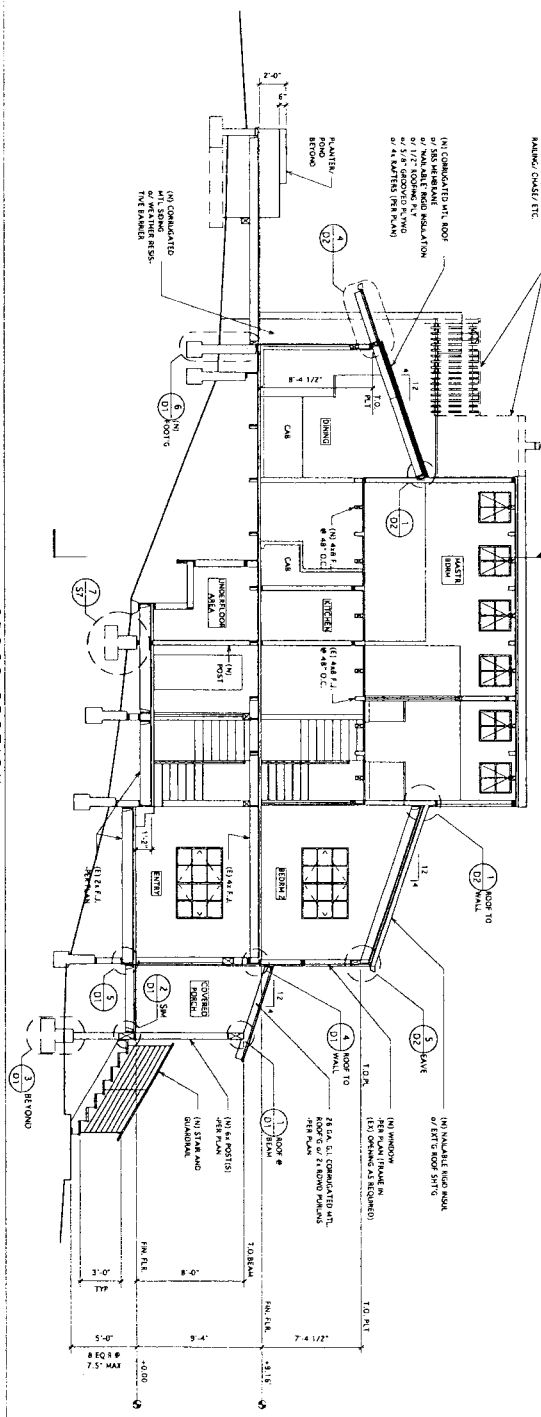
MARK PRIMACK
A S C H I T E C T
C A R P O R A T I O N
C A S E M E R 6-8833





CROSS SECTION

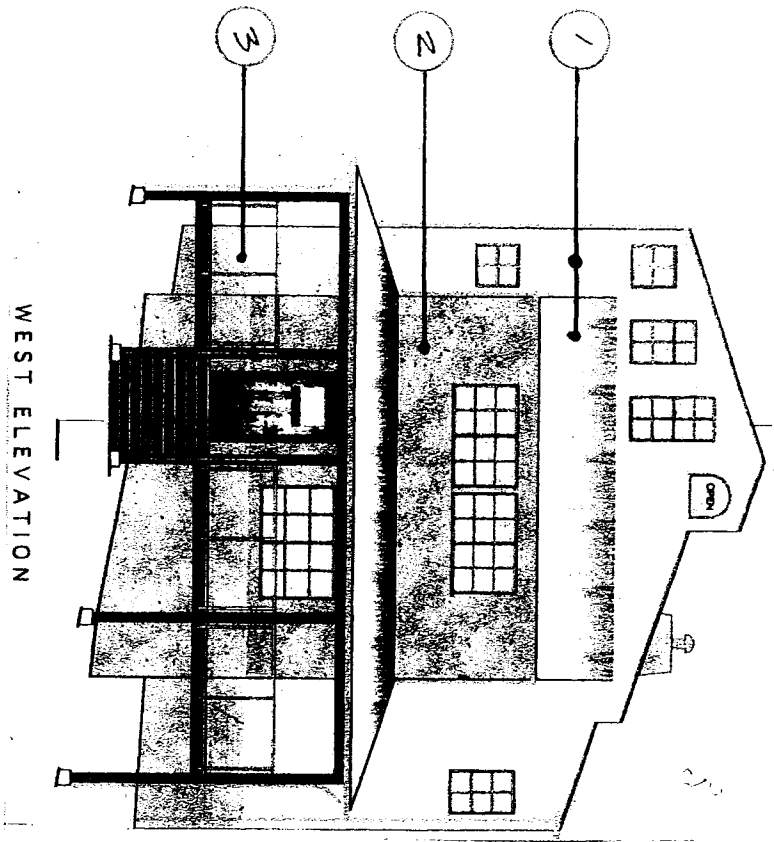
SC 1/4" = 1'-0"



CROSS SECTION

SC 1/4" = 1'-0"

ISSUE	DATE
SUBMITTAL	02/01/2010
BAXTER	
571 QUAIL DRIVE BONNITON CA	
APR. 08/17/01	
A6	



1 METAL
ROOFING &
SIDING



2 STUCCO



3 STUCCO
WAINSCOT

BAXTER

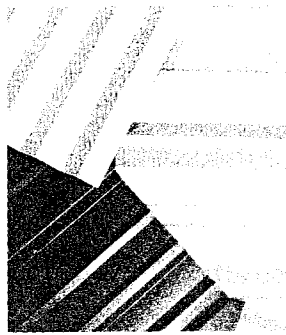
571 QUAIL DRIVE BONNY DOON CA
APN. 063-171-01

MARK PRIMACK
ARCHITECT
CORPORATION
CA LICENSE C-20131

521 SWIFT STREET
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FAX 831.426.9308
MARK@MARKPRIMACK.COM

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*A Zinc/Aluminum
coating that doubles
the life of steel.*



Zinc-a-what?

Zincalume® is 45% zinc/55% aluminum alloy applied by a continuous hot dip coating process. It combines the strength of steel with the corrosion resistance of aluminum. When applied to steel in appropriate conditions, it exceeds the service life of traditional zinc coatings by two times.

Compatible

Zincalume®-coated panels are highly compatible with all materials except lead and copper. They can be used in contact with traditional zinc-coated sheet steel with complete safety.

Attractive

Zincalume® has a handsome, silvery matte finish. Zincalume® does not have the harsh glare of traditional chromated galvanized sheets.

Minor differences in both color and appearance are normal and to be expected.

Durable

Zincalume® is a better substrate for the application of finishes than a galvanized finish. The spangles inherent in the galvanizing process make the surface less receptive to the adhesion of paint and other finishes than Zincalume®. Zincalume®-coated panels have a super-smooth surface that readily accepts almost any finish for a longer, more durable life.

Energy-Wise

Zincalume®-coated panels are superior to standard galvanized panels for energy efficiency. They help keep buildings cooler in summer because they effectively reflect the heat of the sun. In winter, they also retain generated heat to maintain warmth.

Inappropriate for intensive animal confinement applications.



**AEP
SPAN**

Engineered Solutions in Metal

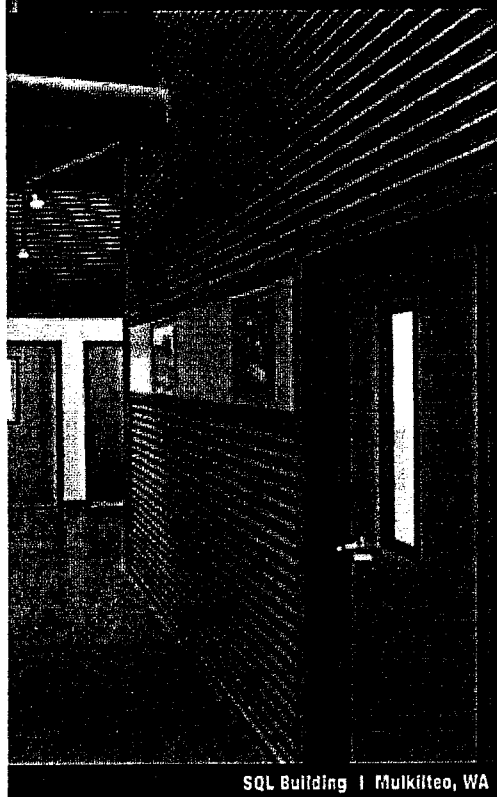
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Tacoma, WA 800-733-4955 FAX 253-272-0791

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Nu-Wave® Corrugated

Add economy, variety and durability to wall and roof systems.

THROUGH-FASTENED PANEL



SQL Building | Mukilteo, WA



Sonoma Mountain Brewery | Glen Ellen, CA

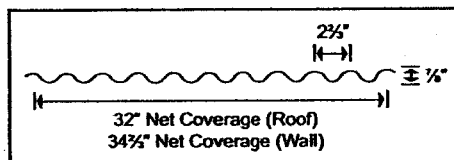


Waste Management and Recycling Facilities | Sacramento, CA

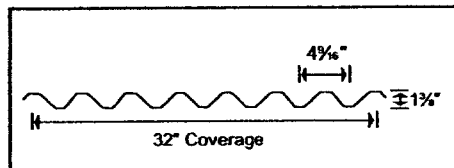
Mini-V-Beam

THROUGH-FASTENED PANEL

- Excellent spanning capabilities.
- Recommended minimum slope of 1:12.
- Gauges: 24ga and 22ga standard.
- Nu-Wave is offered factory-curved in 24, 22 and 20 gauge.
- Fiberglass skylight panels are available to match the profile of the metal panels.
- Quick, economical trim packages available as standard trim pieces that can be ordered by number.
- Manufacturing: Nu-Wave in Fontana, CA.
Mini-V-Beam in Tacoma, WA.



Nu-Wave® Corrugated



Mini-V-Beam



Curved Nu-Wave® Corrugated



Nu-Wave® Corrugated



Mini-V-Beam



Zincalume/ Galvalume Plus Warranty

AEP Span, a division of ASC Profiles Inc. ("AEP") warrants its unpainted Zincalume/Galvalume Plus coated steel panels (the "Products") to the Buyer and Owner stated in the Registration form (below) as follows:

Performance. The metal substrate will not, for a period of twenty-five (25) years after shipment, rupture, fail structurally or perforate due to exposure to normal atmospheric corrosion.

Proper Use. This warranty is conditioned upon the proper installation and maintenance of the Products. AEP will not warrant Products which have been modified without AEP's express written approval, or which have been improperly used or applied.

Environment. This warranty is limited to exposure to normal atmospheric conditions in urban and rural areas, and specifically do not include Products exposed to:

1. marine environment, salt water, salt spray or salt in the air (including proximity within one mile of salt water);
2. airborne emissions from industrial sources, sulfur, acids or chemicals other than normal photochemical smog;
3. high humidity or corrosion from the inside of the building;
4. animal wastes or other corrosive liquids, solids or gases; or
5. other harmful gases or fumes, chemicals or foreign substances in the air or atmosphere.

Installation. The Products must be installed to prevent standing water and condensation. The pitch must not be less than 1/4:12. This warranty does not apply to areas which are sheltered from rainfall or which do not provide drainage. This warranty does not apply in the event of deterioration to the Products caused directly or indirectly by contact with inferior fasteners. Selection of suitable fasteners to be used with AEP Products rests solely with the Buyer. Products must not be in contact with, or subject to runoff from, lead, copper, pressure treated, green or wet lumber, or wet insulation.

Limitations. This warranty only applies to Product that is used in the continental United States, Alaska, Canada, and Mexico.

Maintenance. The Products must be regularly washed, either by fresh rainwater or by cleaning with 1) One third (1/3) cup of Tide or other common detergent containing less than 0.5% phosphate dissolved in one (1) gallon of water. A clear water rinse should follow immediately. The Products must not be cleaned with abrasive or chemical cleansers. The Products must be systematically rinsed with fresh water in areas of high salt concentration (such as adjacent to the seashore or in industrial atmospheres) to prevent accumulation of concentrated salt deposits. Cleaning must include the underside of any panel overhang where the underside is exposed to the weather.

Damage. This warranty does not apply to damage or failure caused by:

- (1) moisture or other contamination because of improper packaging, storage or handling prior to installation;
- (2) improper handling, shipping or installation;
- (3) scratching or abrading during or after installation;
- (4) standing or ponding water;
- (5) prolonged contact with vegetation, dirt or gravel;
- (6) failure to properly insulate Product from copper, lead and other dissimilar metals;

- (7) corrosion due to cut edge exposure; or
- (8) Acts of God, falling objects, external forces, explosions, fire, or other such similar or dissimilar occurrences beyond AEP's control.

Non-transferable. This warranty applies only to the Buyer and Owner stated in the Registration, and is not transferable and not assignable. This limited warranty is extended to the Buyer and Owner stated in the Registration form (below) only and shall not inure to the benefit of any other party.

Notification. AEP must be notified within twenty (20) days after discovery of any alleged defect in material or workmanship or condition giving rise to the claim, and AEP must be allowed a reasonable opportunity to inspect and if required, obtain a sample of the product. The party notifying AEP of any defect or claim shall reimburse all of AEP's third party expenses incurred in connection with the investigation of a defect or claim if it is later determined that AEP is not responsible for the problem underlying the defect or claim.

Remedy. The sole and exclusive remedy under this warranty will be repair or one replacement only of the Product in question at AEP's sole option. If repair or replacement is not practical, AEP may, at AEP's sole option, refund the purchase price. **THIS IS THE ONLY REMEDY FOR DEFECTIVE PRODUCTS.** In no event will the original warranty period set forth above be extended by a warranty claim.

LIMITATION OF LIABILITY; EXCLUSION OF CONSEQUENTIAL DAMAGES. AEP's total liability for all claims of any kind (including liability for negligence and breach of any and all warranties) shall not exceed the purchase price paid to AEP for the Product in question. AEP shall not be liable to any person or entity for any incidental, special, punitive, indirect, or consequential damages or losses, including lost profits or lost use of the material, even if AEP shall have been advised of the possibility of such potential loss or damage. AEP shall not be liable to any person or entity for claims for property damage or personal injury.

THE LIMITED WARRANTY SET FORTH IN THIS DOCUMENT SHALL BE AEP'S SOLE WARRANTY AND SHALL BE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, WHICH ARE HEREBY DISCLAIMED AND EXCLUDED, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE.

Miscellaneous. (1) All notices given under or pursuant to this warranty shall be in writing and either personally delivered or sent by registered or certified mail, postage prepaid, return receipt requested, to the party to whom such notice is to be given at the address set forth in the registration form (below).

(2) No terms and conditions other than those stated herein, and no agreement or understanding, oral or written, in any way purporting to modify this limited warranty shall be binding on AEP unless made in writing and signed by AEP's authorized representative.

Registration. This warranty is not valid until it is registered with AEP, by returning the completed registration form (below) within 150 days of the date of shipment by AEP.

July 2007 (AWR070) Sample

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed remodel and additions to the existing over-height dwelling, including a 3 inch increase in overall height to allow for insulation, will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure is located to the rear of a 0.93 acre parcel and therefore exceeds the required setbacks to all the neighboring properties along Quail Drive. In addition, although a small portion of the deck area and a proposed screen wall at the rear of the dwelling do not meet increased setbacks, these portions of the structure do meet the minimum 20 foot setback required by the RR (Rural Residential) zone district and the wall of the dwelling itself is located around 35 feet 6 inches from the property boundary. Further to this, the dwelling is located down slope of the rear parcel boundary and the over-height portion of the structure is located away from the property line.

- 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 RR (Rural Residential) zone district in that the primary use of the property will be one dwelling that meets all current site standards for the zone district except that it exceeds the 28 foot maximum height limit which can be allowed subject to the requested Design Review and approval by the Zoning Administrator following a Public Hearing, as set out in 13.10.323(e)5(B) which allows for an increased height of up to a maximum of 33 feet. The proposed remodel and additions to the dwelling will result in a maximum height of 30 feet 9 inches, which is within the maximum height limit allowed subject to approval of this exception.

- 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 Rural Residential (R-R) land use designation in the County General Plan.

The proposed dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties and, with approval of the requested exception to the 28 foot maximum height limit, meets all current site and development standards for the zone

district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance). As such the dwelling will not adversely shade adjacent properties, and will meet or exceed current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed remodel and increase in height of the dwelling will comply with General Plan Policies 5.10.3 (Protection of Public Vistas) and 5.10.11 (Development Visible from Rural Scenic Roads) in that the dwelling is sited completely out of public view from the surrounding rural scenic roads (Pine Flat, Ice Cream Grade and Martin Road) because the property is obscured both by existing dense vegetation and by the natural landforms in the area. Where Martin Road comes within 500 feet of the parcel a densely vegetated ridge of land between the parcel and the road completely obscures any sight of the dwelling. The increase in height by 3 inches will not change this.

The remodeled 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, with approval of the requested exception to the 28 foot maximum height limit, the proposed dwelling will comply with the site standards for the RR zone district (including setbacks, lot coverage, floor area ratio, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the project is a proposed a remodel and addition to an existing dwelling which will not intensify the use, therefore no new traffic will be generated.

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 house remodel is set in a mixed neighborhood of mostly two story homes that have a variety of architectural styles and exterior finishes. The closest dwelling across the street has a painted stucco finish in a rust brown color, similar to that proposed for parts of the remodeled house. Other neighborhood homes range from a Mediterranean style with light colored stucco walls and tiled roofs to more rustic dwellings with natural wood siding. The proposed remodel with matte gray corrugated metal siding and earth toned stucco finish will not detract from this eclectic mix of styles. In addition, the proposed remodel and additions to the existing dwelling will not change 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.

Application #: 10-0095
APN: 063-171-01
Owner: Jody & Cynthia Baxter

This finding can be made, in that the proposed dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The proposed design changes and additions have been reviewed and approved by the Urban Designer and have been deemed to be consistent with these requirements. In addition, the dwelling is currently not visible from any of the surrounding scenic highways (Pine Flat Road, Martin Road and Ice Cream Grade) and the proposed remodel and additions to the structure will not change the existing viewsheds.

Conditions of Approval

Exhibit A: Architectural Plans (8 sheets) prepared by Daryl Woods for Mark Primak, Architect, dated 03/01/2010.

- I. This permit authorizes the construction of additions to an existing over-height dwelling, including an increase in height by 3 inches and a design upgrade and remodeling of the structure. 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 Building Permit application 70455M from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to issuance of the Building Permit.
 - C. 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 revised 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 issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as approved by this Discretionary Application.
 - B. Meet all requirements of and pay drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - C. 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.

- 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. 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.

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: _____

Steven Guiney
Deputy Zoning Administrator

Lezanne Jeffs
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: 10-0095

Assessor Parcel Number: 063-171-01

Project Location: 571 Quail Drive, Santa cruz, CA

Project Description: Proposal to remodel and expand an existing three-story single family dwelling and to increase the height to around 30 feet 9 inches to allow for roof insulation and the construction of decorative parapet walls.

Person or Agency Proposing Project: Daryl Woods for Mark Primack, Architect

Contact Phone Number: (831) 426 9340

- 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 additions and remodel of a residence in an area designated for residential development.

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

Lezanne Jeffs, Project Planner

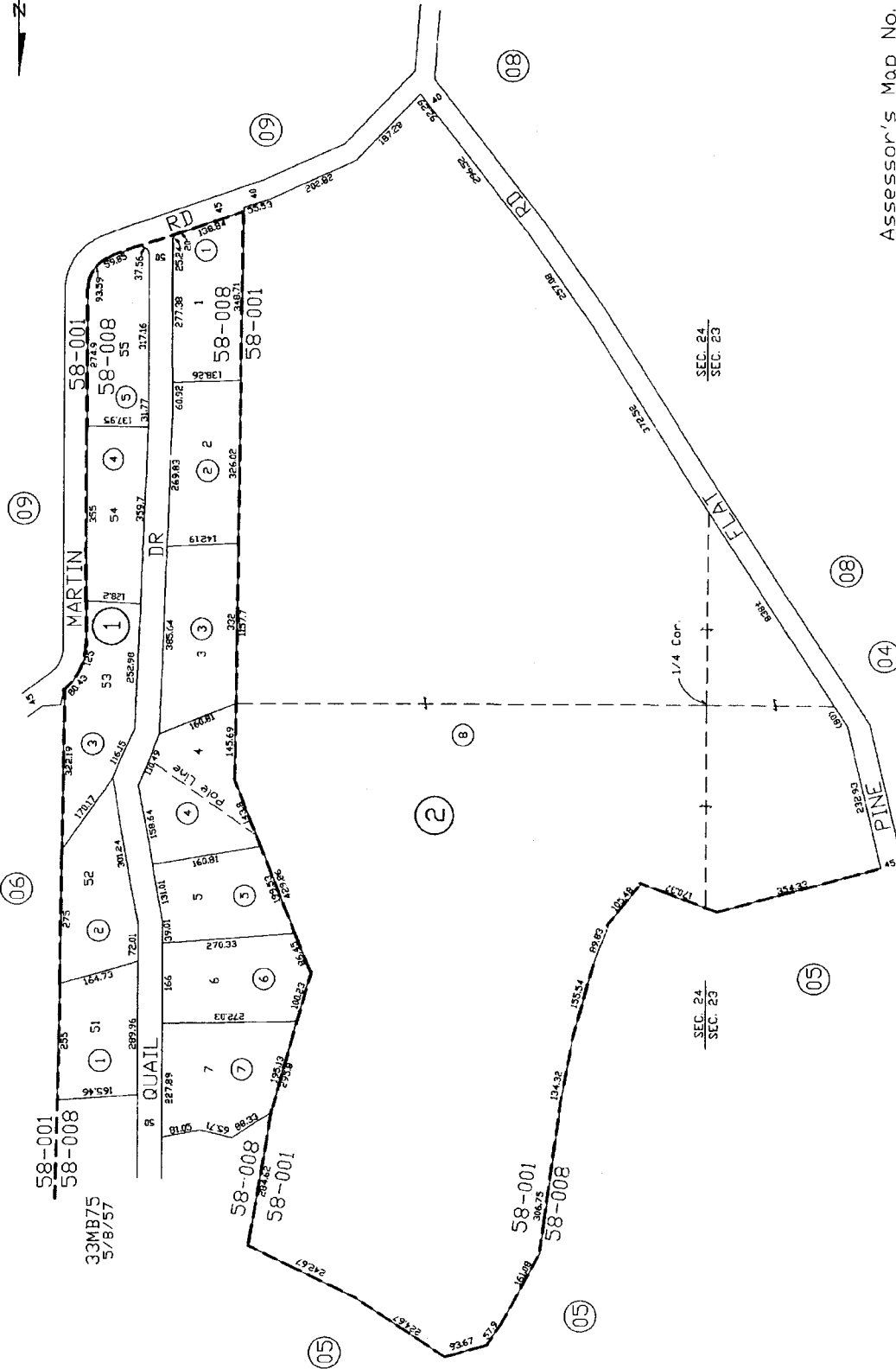
Date: _____

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 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR, SECS. 23 & 24, T.10S., R.3W., M.D.B. & M.

Tax Area Code
 58-001 58-008

63-17



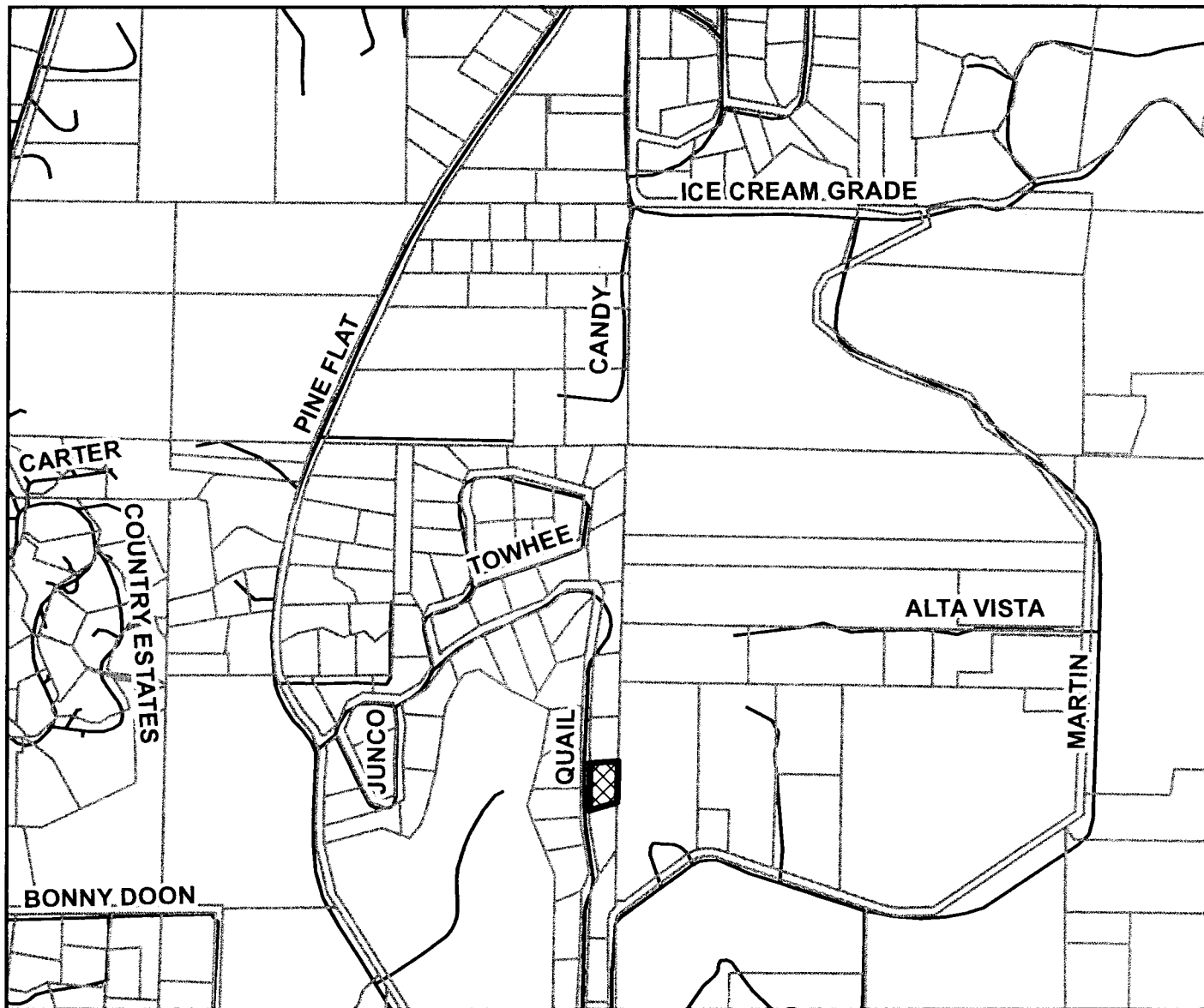
Note - Assessor's Parcel & Block
 Numbers Shown in Circles.

Assessor's Map No. 63-17
 County of Santa Cruz, Calif.
 Nov. 1999

Electronically Redrawn 11/16/99 lb
 Rev. 7/11/01 nwn (changed page refs)
 Rev. 2/28/02 nwn (st name)



Location Map



LEGEND



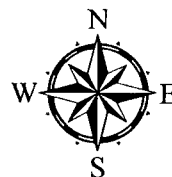
APN: 063-171-01



Assessors Parcels



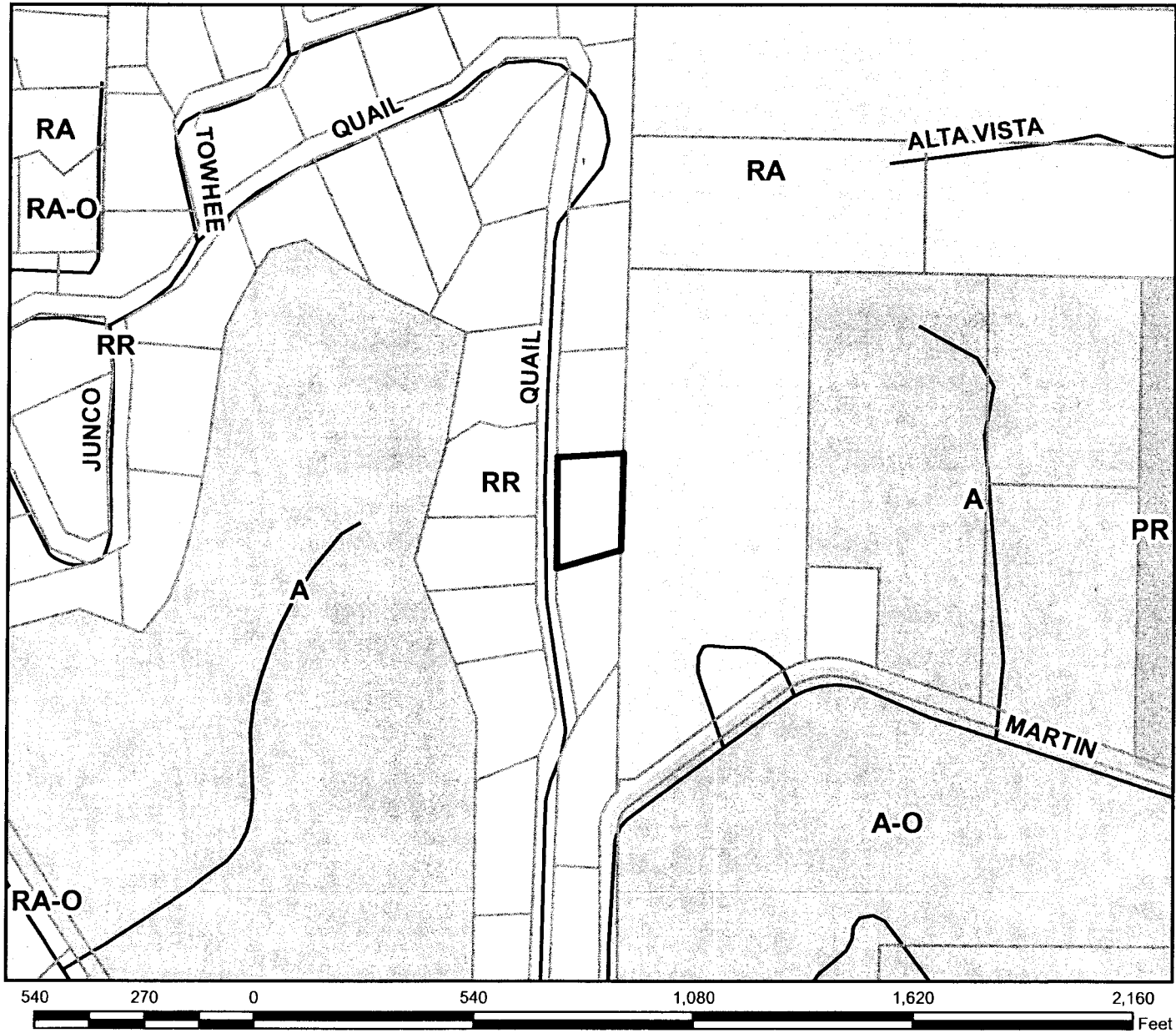
Streets



Map Created by
County of Santa Cruz
Planning Department
May 2010

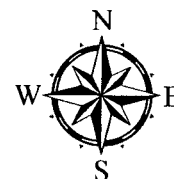


Zoning Map



LEGEND

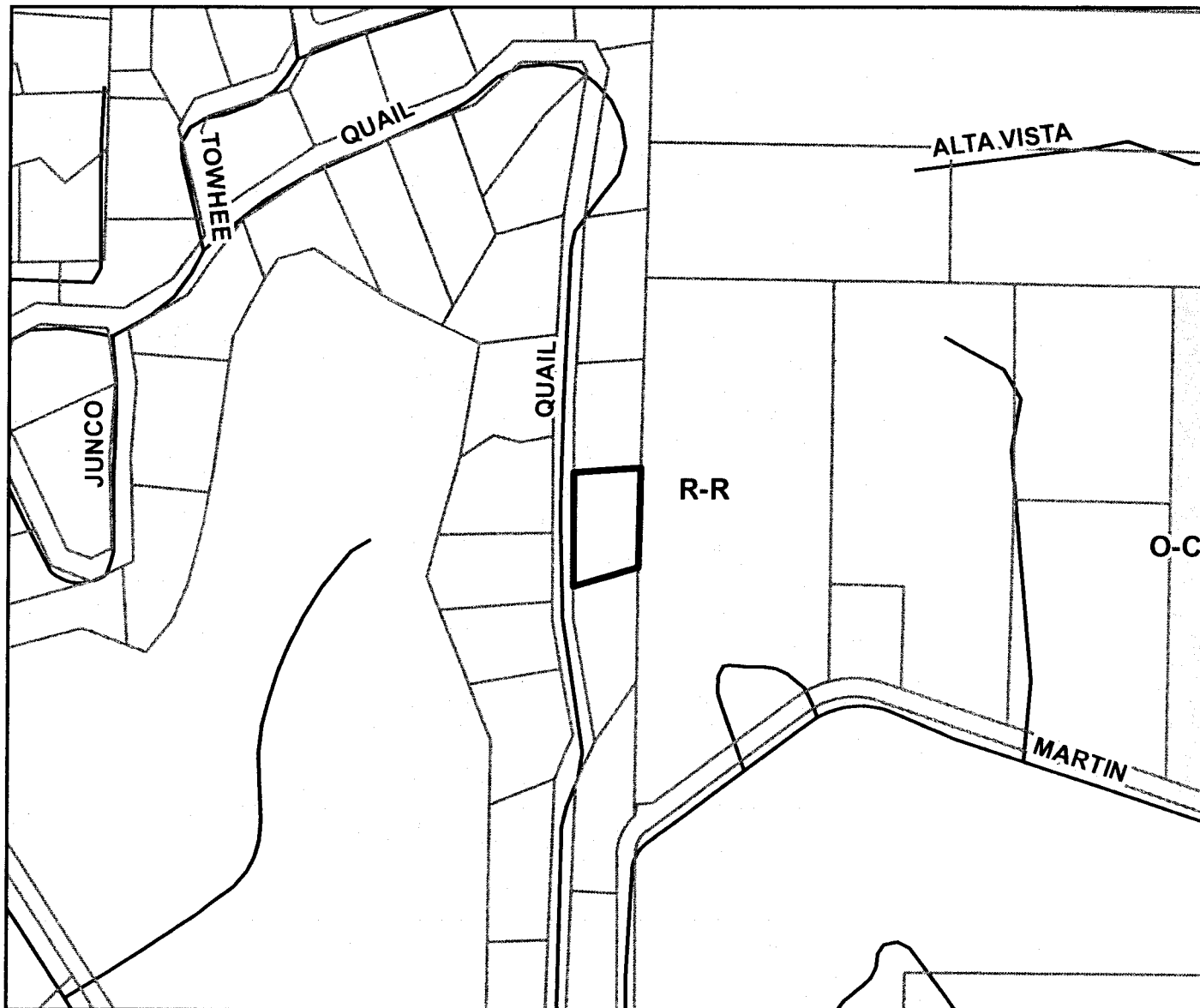
- APN: 063-171-01
- Assessors Parcels
- Streets
- RESIDENTIAL-RURAL
- AGRICULTURE
- AGRICULTURE RESIDENTIAL
- PARK



Map Created by
County of Santa Cruz
Planning Department
May 2010



General Plan Designation Map



LEGEND



APN: 063-171-01



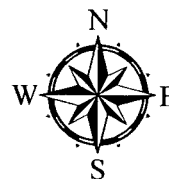
Assessors Parcels



Streets

Residential-Rural

Resource Conservation



Map Created by
County of Santa Cruz
Planning Department
May 2010

INTEROFFICE MEMO

APPLICATION NO: 10-0095

Date: May 13, 2010

To: Lezanne Jeffs, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Remodel and addition to a single-family residence, Bonny Doon

Design Review Authority

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

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.			N/A
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.			N/A
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			N/A

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

Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.	✓		
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points	✓		
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)	✓		
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed	✓		

Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction	✓		
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged	✓		
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster	✓		
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A

Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

05/26/10 BS5
15:05:06

COUNTY OF SANTA CRUZ - 3.0
BROWSE BUILDING APPLICATION REVIEW
REVIEW AGENCY: ENVIRONMENTAL PLANNING

I-ALPBR205
ALSBR740

APPL.NO.: 0070455M : REVIEW DATE: 4/20/10 : ROUTING: 1
DETERMINATION: NOT APPROVED : REVIEW TIME: : REVIEWER: JLD
COMMENTS:-----

This parcel is located within a mapped sensitive habitat known as Sandhills. This area provides habitat for federally endangered plants and animals and is also protected under the County Sensitive Habitat Ordinance (SHO). This ordinance requires all projects to follow strict guidelines for development, as follows:

1. The project must avoid all sensitive habitat if feasible, 2. The project must reduce impact to sensitive habitat if avoidance is not possible, 3. The project must use mitigation for areas of disturbance if avoidance and reduction are not possible.

Please note that proposed project must be redesigned to avoid

PF7/8=PREV/NXT AGCY 10/11=PAGE COMM THIS RTNG 12/13=OTHER RTNGS-THIS AGCY
PF19-PREVIOUS SCREEN PA2-EXIT

05/26/10 BS5
15:05:21

COUNTY OF SANTA CRUZ - 3.0
BROWSE BUILDING APPLICATION REVIEW
REVIEW AGENCY: ENVIRONMENTAL PLANNING

I-ALPBR205
ALSBR740

APPL.NO.: 0070455M : REVIEW DATE: 4/20/10 : ROUTING: 1
DETERMINATION: NOT APPROVED : REVIEW TIME: : REVIEWER: JLD
COMMENTS:-----

impacts to the mapped sensitive habitat, specifically reducing or removal of the proposed porch at the western end of the existing home. Staff suggests you contact either Jodi McGraw (831)768-6988 or Richard Arnold (925)825-3784 to prepare a biotic assessment of the areas you propose to disturb with the current project. The biotic assessment is required to determine the existing value of the areas proposed for development. Please submit 2 copies of the assessment to be reviewed by Environmental Planning staff. If the assessment concludes the areas to be disturbed are high value habitat the project must be reduced to avoid all impacts to the sensitive habitat. If the assessment concludes the areas to be disturbed are low value habitat, then you will be able to ask for

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05/26/10 BS5
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COUNTY OF SANTA CRUZ - 3.0
BROWSE BUILDING APPLICATION REVIEW
REVIEW AGENCY: ENVIRONMENTAL PLANNING

I-ALPBR205
ALSBR740

APPL.NO.: 0070455M : REVIEW DATE: 4/20/10 :
DETERMINATION: NOT APPROVED : REVIEW TIME: :
COMMENTS:-----

ROUTING: 1
REVIEWER: JLD

approval to use the Zayante Sandhills Conservation Bank to
purchase mitigation credits for all areas of disturbance.

In order for you to be able to purchase credits for mitigation,
staff will need to bring this project to the Board of Supervisors
hearing as a consent item during one of their sessions. Staff
will be asking for approval of the proposed project to use the
bank for mitigation, as this parcel is outside the area already
set up to use the bank.

Please also note that the federal agency, US Fish and Wildlife
may require further mitigation requirements and preparation of an

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05/26/10 BS5
15:05:24

COUNTY OF SANTA CRUZ - 3.0
BROWSE BUILDING APPLICATION REVIEW
REVIEW AGENCY: ENVIRONMENTAL PLANNING

I-ALPBR205
ALSBR740

APPL.NO.: 0070455M : REVIEW DATE: 4/20/10 : ROUTING: 1
DETERMINATION: NOT APPROVED : REVIEW TIME: : REVIEWER: JLD
COMMENTS:-----

individual Habitat Conservation Plan (HCP). Please contact USFWS
at (805) 644-1766 for further information. The County will
continue processing of the application regardless of the USFWS
requirements.

Once the above items have been received and reviewed, further
comments will be made about the details of purchasing mitigation
credits, county processing requirements, etc.

Please contact Jessica Duktig with any questions or concerns
regarding these comments (831)454-3162.

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Jodi McGraw Consulting
www.jodimcgrawconsulting.com
PO Box 221 • Freedom, CA 95019
phone/fax: (831) 768-6988
jodi@jodimcgrawconsulting.com

May 3, 2010

Mr. Jody Baxter
571 Quail Drive
Santa Cruz, CA 95060

RE: Biotic Assessment for Parcel 063-171-01, Santa Cruz County, CA

Dear Mr. Baxter:

I am writing to provide you with results of a habitat assessment that I conducted for you on April 29, 2010 on parcel 063-171-01, an approximately 0.93 acre homesite located at 571 Quail Drive in the unincorporated portion of Santa Cruz County known as Bonny Doon, California. I understand that you are seeking to replace three existing decks located on the north, south, and east walls of your home, and to construct a new deck on the west end of the house. The purpose of the assessment was to evaluate whether the proposed project would likely impact special status plants and animals within the Santa Cruz Sandhills, including: Ben Lomond spineflower (*Chorizanthe pungens* var. *pungens*), Santa Cruz wallflower (*Erysimum teretifolium*), silverleaf manzanita (*Arctostaphylos silvicola*), Ben Lomond buckwheat (*Eriogonum nudum* var. *decurrens*), Mount Hermon June Beetle (*Polyphylla barbata*) or the Zayante Band-Winged Grasshopper (*Trimerotropis infantilis*).

As mapped by the US Department of Agricultural Soil Service, your parcel supports the Zayante soil--a light grey, often loose, sand soil that supports the endangered Sandhills species and communities in central Santa Cruz County (USDA 1980). However, my observations of the soil at the project site revealed the occurrence of a highly compacted, grey-brown sandy loam with significant composition of clay and loam particles that in places have formed orange-brown aggregates. The soil features a greater proportion of silt and clay particles than the Zayante soil located in nearby areas supporting intact Sandhills habitat, including that located 1300 feet (0.25 miles) east of your parcel within the Bonny Doon Ecological Reserve. The soil compaction could reflect prior grading to level the site and construction and use of the home and existing decks. The relatively fine texture of the soil may reflect its transitional nature between Zayante soil and those of the Ben Lomond and Felton series, which are sandy loam soils mapped as occurring 215 feet southeast and 475 feet west of your property (USDA 1980).

USDA. 1980. Soil Survey of Santa Cruz County. Soil Conservation Service, United States Department of Agriculture and University of California Agriculture.

The subject parcel occurs in what appears to be an ecotone between Sandhills communities, which occur on the Zayante soils, and the mixed evergreen forest supported on the loam soils in the Bonny Doon region. Sandhills species found on the parcel include ponderosa pine (*Pinus ponderosa*) and silverleaf manzanita (*Arctostaphylos silvicola*). These species do not occur within the immediate project area adjacent to the existing house, however, which I understand from our conversation was built during the 1970s. Instead, the area adjacent to the existing decks and the house where the new deck is proposed supports species that occur within the Sandhills but also in non-Sandhills habitat including mixed evergreen forest and non-Sandhills maritime chaparral. These species include Pacific madrone (*Arbutus menziessii*), Santa Cruz Mountains manzanita (*Arctostaphylos crinita* spp. *crinita*), and bracken fern (*Pteridium aquilinum* var. *pubescens*).

The project area does not support the special status plants, nor does it provide appropriate habitat for them due to the fine texture and compaction of the soil. The proposed project area is also unlikely to represent breeding habitat for the Mount Hermon June beetle or Zayante band-winged grasshopper—endangered insects which are restricted to Sandhills habitat with deep, loose sandy soils characteristic of the Zayante series. The loam soil supports relatively dense shrubs and trees that render habitat inappropriate for the Zayante band-winged grasshopper, which instead requires open, sparsely vegetated, sunlit areas. Moreover, this species is not currently known to occur within the Sandhills habitat in the Bonny Doon area. The highly compacted loam soil in the proposed project area is also not conducive to burrowing by the Mount Hermon June beetle.

Though the project footprint itself does not support habitat for the federally endangered Mount Hermon June beetle, the species is known to occur on the Zayante soils in the Bonny Doon area, including at least two locations within 1,000 feet north and east of the proposed project area. The proximity of the species should be considered in the design and implementation of the construction project to avoid indirectly affecting this species. Specifically, soil disturbing activities including digging and covering the soil with building materials (e.g. lumber) should occur only on the southern portion of the existing, looped driveway, and where the decks are to be constructed. To avoid creating outdoor light that can distract the nocturnal insects during the breeding season, no new outdoor light fixtures should be installed. If new lights are necessary, they should be outfitted with low-pressure sodium vapor bulbs and activated by motion sensors set to turn off the lights after a short period of time.

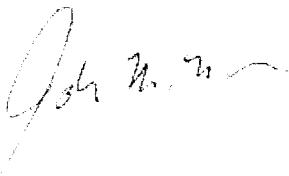
In conclusion, based on my observations of the soils and vegetation within the project areas and in consideration of the proposed project activities and known distributions of the rare Sandhills species, I believe that the decks you propose to build can be constructed without impacting Sandhills habitat and the special status plants and animal species that occur within the Santa Cruz Sandhills. You may wish to discuss this assessment with representatives of the agencies responsible for protecting Sandhills habitat and the endangered species it supports as part of the Endangered Species Act (US Fish and Wildlife Service) and the Sensitive Habitat Ordinance (County of Santa Cruz). Table 1 provides contact information for individuals within the respective agencies.

Table 1: Contact information for agency representatives.

U.S. Fish and Wildlife Service	County of Santa Cruz
Douglas Cooper Wildlife Biologist 2493 Portola Road, Suite B Ventura CA, 93003 (805) 644-1766 x272 Douglass_Cooper@fws.gov	Claudia Slater Environmental Planner 701 Ocean Street, Santa Cruz, CA 95060 (831) 454-5175 PLN106@co.santa-cruz.ca.us

Please do not hesitate to contact me if you have any questions regarding these observations or if I can assist you further.

Sincerely,



Jodi M. McGraw

e-cc: Mr. Douglas Cooper, US Fish and Wildlife Service