



Staff Report to the Zoning Administrator

Application Number: **10-0056**

Applicant: William Fisher Architecture, Inc. **Agenda Date:** August 6, 2010
Owner: County of Santa Cruz **Agenda Item #:** **1**
APN: 080-251-31 **Time:** after 10:00 a.m.

Project Description: Proposal to construct a 1120 sq. ft. garage at an existing fire station.

Location: 7272 Empire Grade Road, Bonny Doon (Santa Cruz)

Supervisory District: Third District (District Supervisor: Neal Coonerty)

Permits Required: Amendment to Commercial Development Permit 97-0874
Technical Reviews: none

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 10-0056, 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) | G. Reduced Project Plans |

Parcel Information

Parcel Size: 1.373 acres (EMIS estimate)
Existing Land Use - Parcel: Fire Station
Existing Land Use - Surrounding: Single-family residential
Project Access: Empire Grade Road
Planning Area: Bonny Doon
Land Use Designation: RR (Rural Residential)
Zone District: RA (Residential Agriculture)
Coastal Zone: ☐ Inside ☒ Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Not a mapped constraint
Fire Hazard: High
Slopes: flat site
Env. Sen. Habitat: Mapped biotic/fully developed site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Ice Cream Grade, Empire Grade
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: private well
Sewage Disposal: on-site septic
Fire District: N/A
Drainage District: N/A

History

Permit 79-1226-U allowed the construction of a shelter to house a fire truck on a property with an existing residence (APN: 080-251-31).

Permit 97-0098 allowed the purchase of a site for expansion of the existing fire station.

Permit 97-0874 allowed the construction of new fire station facilities (containing three apparatus bays and an office) with an asphalt driveway and parking area.

Project Description

The site currently is developed with a metal building which serves as the fire station facility (see Fig. 1), a residence (see Fig. 2) and a temporary fire truck shelter (see Fig. 3). The driveway and parking area that was previously permitted remains. The striping of the parking has faded and staff is suggesting a condition of approval for this permit that would re-stripe the parking spaces (as noted on Exhibit A).

This application is for construction of a new metal building in front of the residence. The placement of the structure maintains a 40 feet setback from the right-of-way. The structure will be similar in material, color and form to the existing fire apparatus building.



Fig. 1 - Existing apparatus garage and office



Fig. 2 - Existing residence

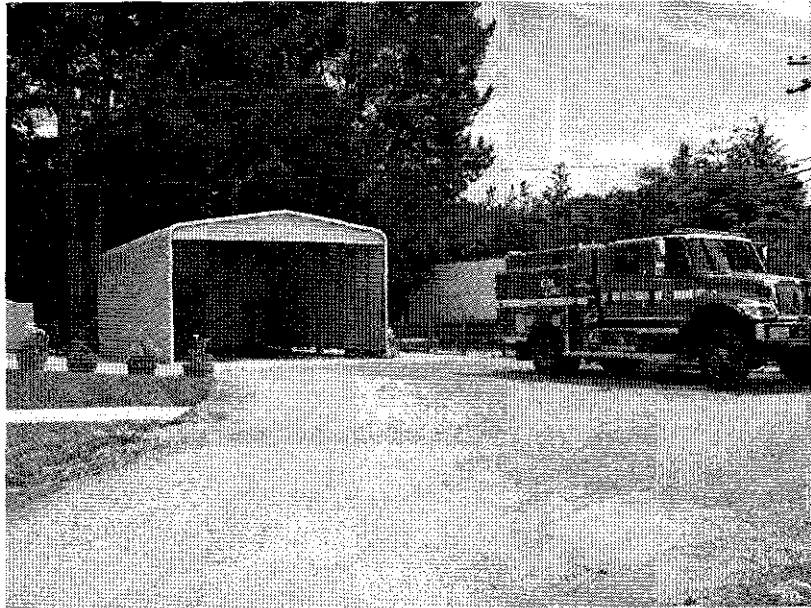


Fig. 3 - Temporary shelter and fire truck

Zoning & General Plan Consistency

The subject property is a parcel of approximately 1.4 acres, located in the RA (Residential Agriculture) zone district, a designation that allows public facilities with a Level V permit. The zoning is consistent with the site's (RR) Rural Residential General Plan designation. The plans comply with the minimum required separation between the residence and the new garage.

Design Review

The proposed garage complies with the requirements of the County Design Review Ordinance, in that the proposed project will emulate the existing apparatus and office building.

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is already served by an existing well and septic system, no change of use is proposed and the construction of a small building is exempt under Section 15303 of CEQA (Class 3 - New Construction or Conversion of Small Structures).

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 **10-0056**, 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: Lawrence Kasparowitz
Santa Cruz County Planning Department
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Santa Cruz CA 95060
Phone Number: (831) 454-2676
E-mail: pln795@co.santa-cruz.ca.us

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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 an addition that will increase the functionality of an existing fire station and thereby improves public safety.

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 garage will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets or exceeds all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the garage is consistent with County ordinances and a public facility can be located in an RA zone with a Level 5 permit. The garage is necessary for the operation of an existing rural fire station.

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 institutional use is consistent with the use and density requirements specified for the Rural Residential (RR) land use designation in the County General Plan.

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

The proposed garage will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed garage will comply with the site standards for the RA zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure that is consistent with the existing apparatus and office building on the site.

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

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

This finding can be made, in that the proposed garage is to be constructed to serve an existing fire station. The fire apparatus is currently being housed in a temporary structure. The response pattern will not change and there will be no increase in traffic generated by the construction.

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

This finding can be made, in that the proposed structure is located on a lot with an existing fire station building. The garage is a small building that will match the material, colors and form of the existing building.

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 garage will be of an appropriate scale and type and the design will mimic the design of the existing building. The new building is less than 1,200 sq. ft. and will be a minor addition to the site.

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Conditions of Approval

Exhibit A: Architectural plans prepared by William Fisher Architecture, Inc., dated 2-13-10, revised

- I. This permit authorizes the construction of a (n) fire station garage. 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 Building Permit from the Santa Cruz County Building Official.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official, if necessary.
- 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. Grading, drainage, and erosion control plans, as required.
 3. Maximum height of the building is 28 feet.
 - B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - C. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.

EXHIBIT C

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- D. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

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

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation.
- C. The owner/developer shall designate a disturbance coordinator to respond to citizen complaints and inquiries from area residents during construction. A 24-hour contact number shall be conspicuously posted on the job site, on a sign that shall be a minimum of two feet high and four feet wide. This shall be separate from any other signs on the site, and shall include the language "for construction noise and dust problems call the 24 hour contact number". The name, phone number, and nature of the disturbance shall be recorded by the disturbance

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coordinator. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Unresolved complaints received by County staff from area residents may result in the inclusion of additional Operational Conditions.

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

Lawrence Kasparowitz
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: 10-0056
Assessor Parcel Number: 080-251-31
Project Location: 7272 Empire Grade Road, Santa Cruz

Project Description: Proposal to construct a 1120 sq. ft. appartus garage
at an existing fire station.

Person Proposing Project: William Fisher Architecture, Inc.

Contact Phone Number: 831-246-0117

- 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 a one-bay fire equipment garage at an existing fire station.

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

Lawrence Kasparowitz, Project Planner

Date: _____

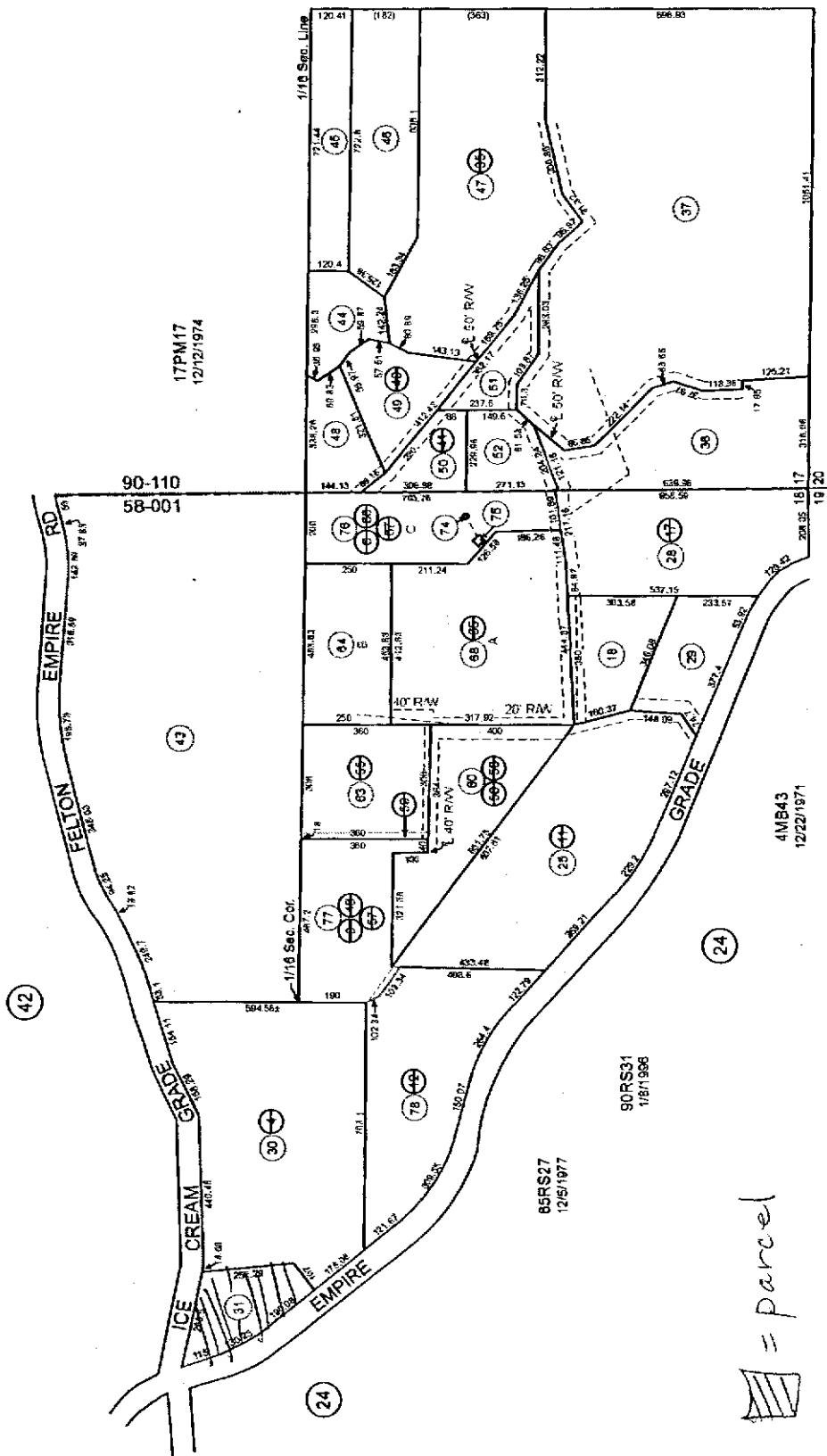
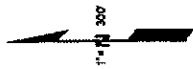
FOR TAX PURPOSES ONLY


THE ASSessor HAS MADE A REASONABLE ATTEMPT TO LOCATE AND LABEL ANY
UNLabeled PARCELS AND TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. S. 17 & 18,
T. 10S., R. 10E., M.D.B. & M.

Tax Area Code
58-001 90-110

80-25



 = parcel

Electronically Redrawn 10/20/2010
Rev. 8/1/00 m.e. (p. 42)
Rev. 8/1/00 m.e. (p. 42)

Bk. 63
10

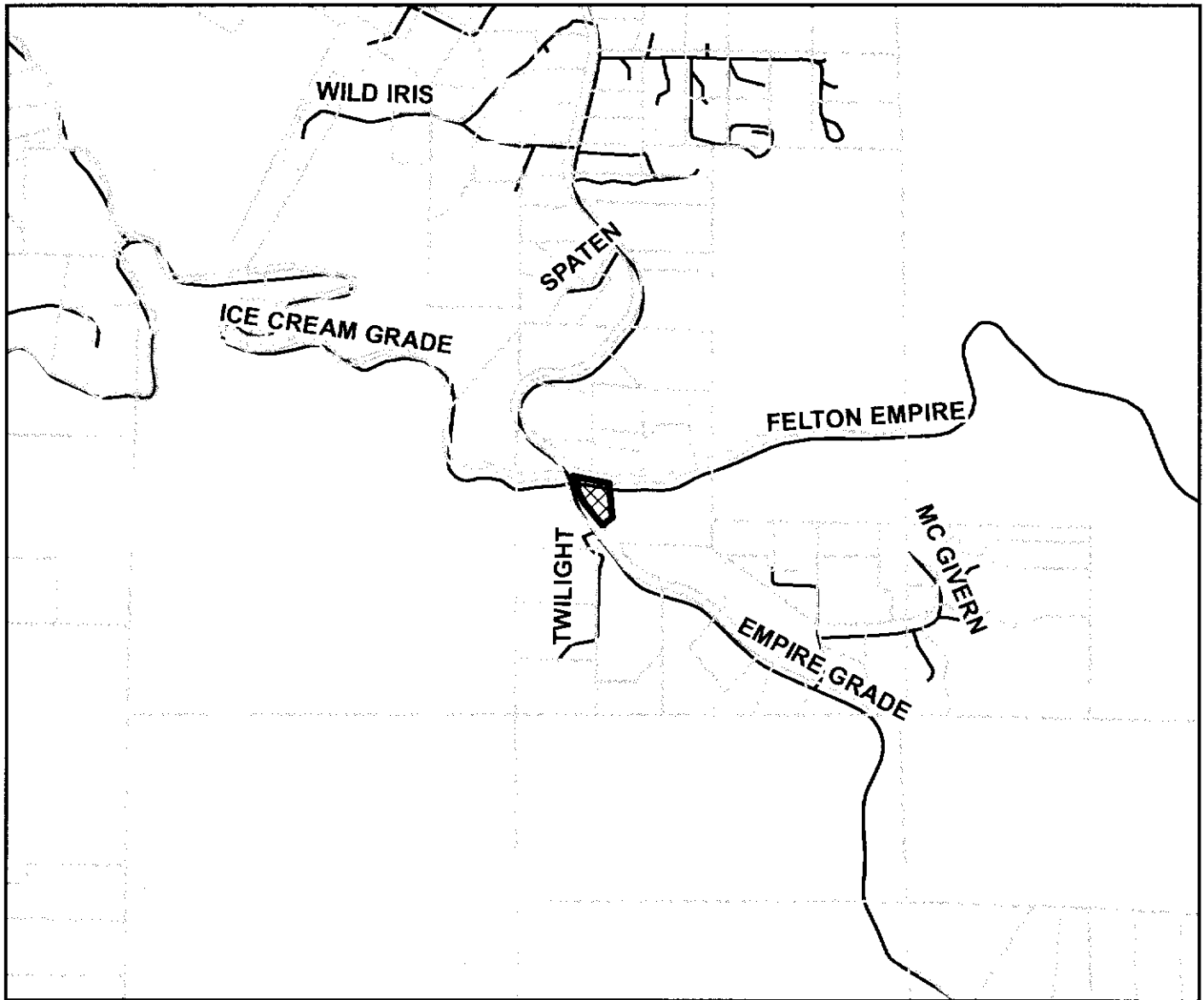
Bk. 71
15

Assessor's Map No. 80-25
County of Santa Cruz, Calif.
Oct. 2000

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



Location Map



LEGEND



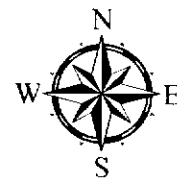
APN: 080-251-31



Assessors Parcels



Streets

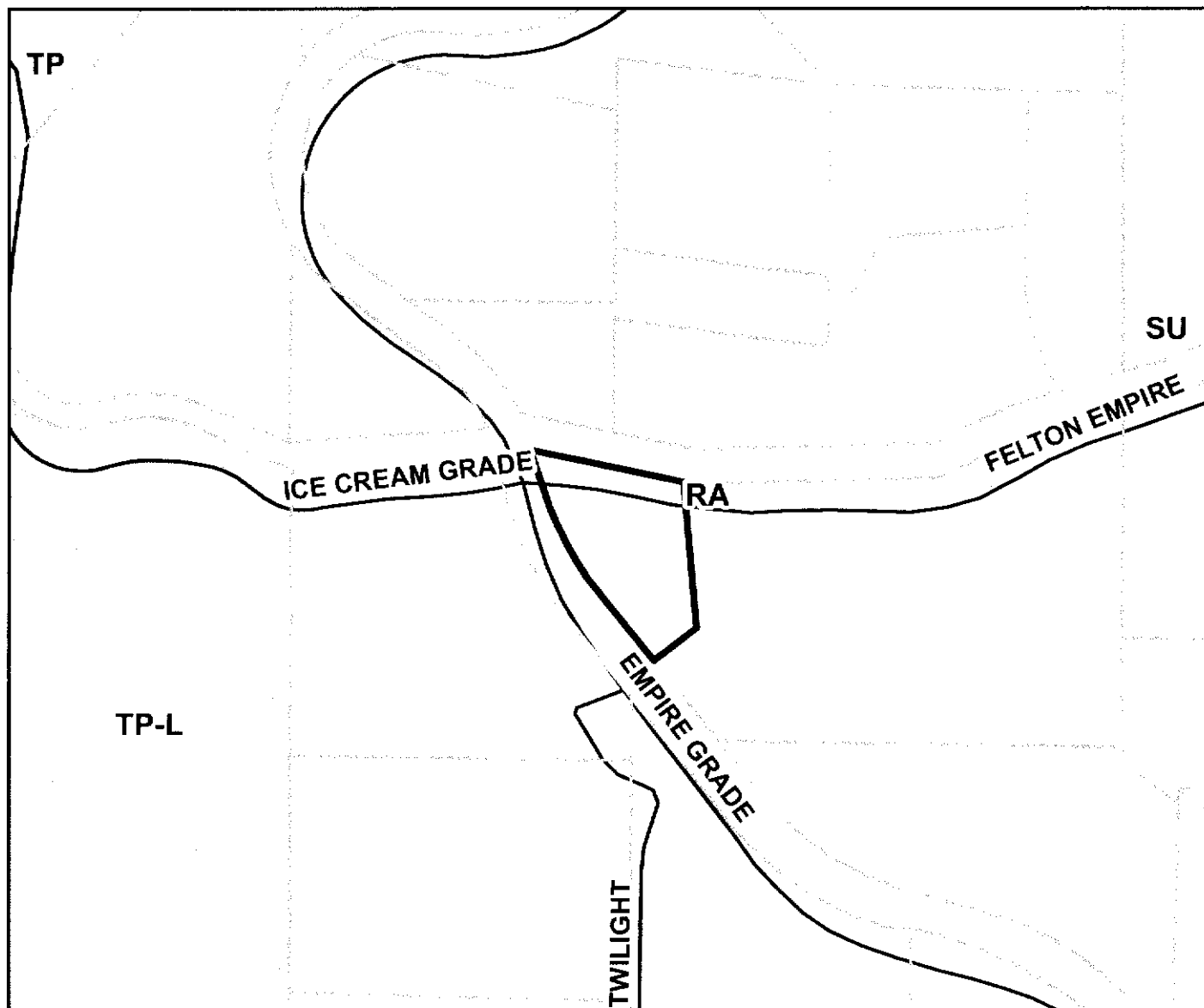


Map Created by
County of Santa Cruz
Planning Department
March 2010

EXHIBIT # E



Zoning Map



LEGEND

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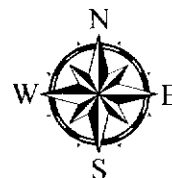
Assessors Parcels

Streets

AGRICULTURE RESIDENTIAL

SPECIAL USE

TIMBER PRODUCTION

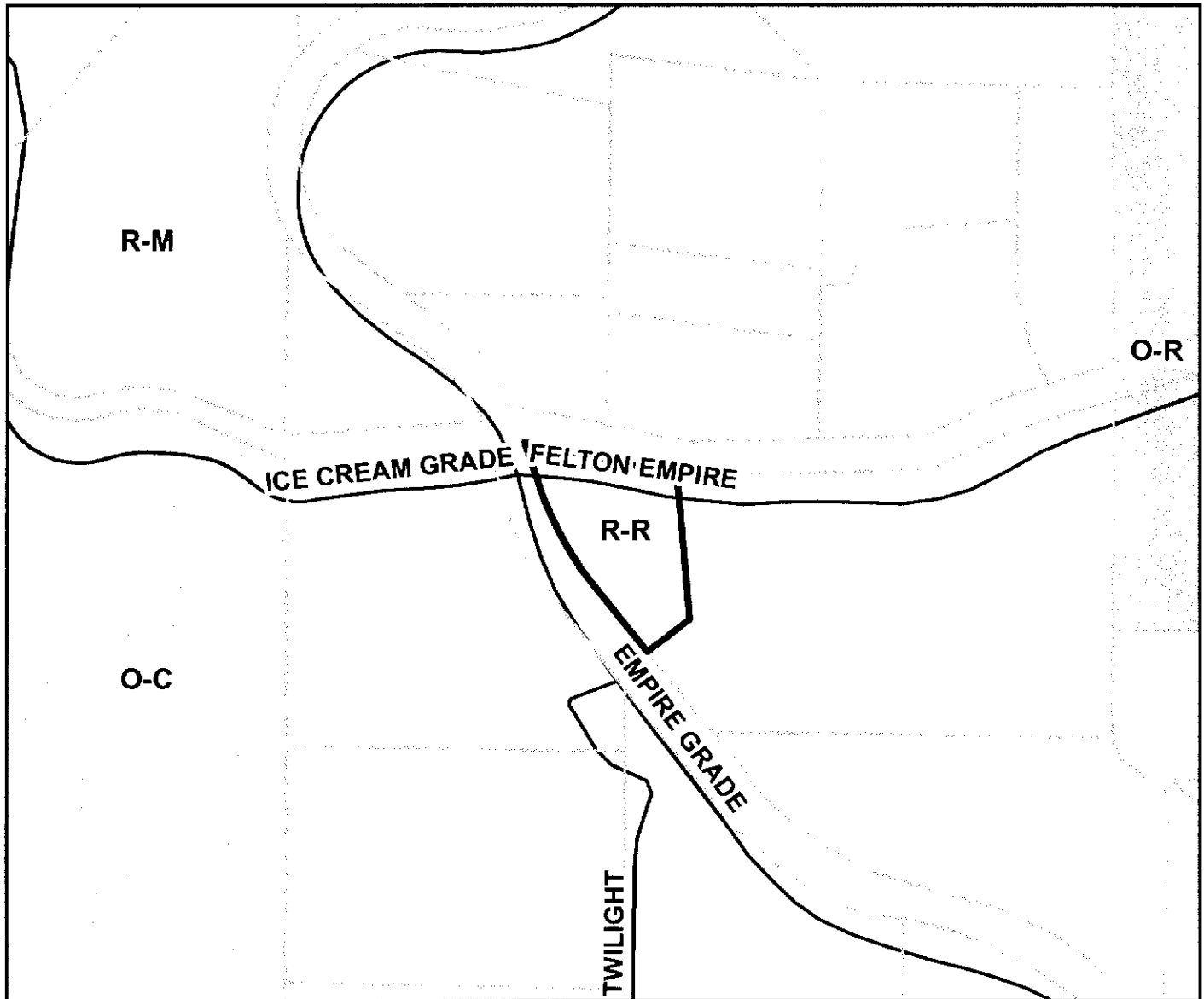


Map Created by
County of Santa Cruz
Planning Department
March 2010








EXHIBIT # E

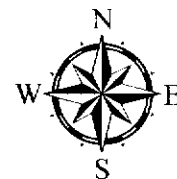


General Plan Designation Map



LEGEND

-  APN: 080-251-31
-  Assessors Parcels
-  Streets
-  Residential-Rural
-  Residential-Mountain
-  Resource Conservation
-  Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department

March 2010
EXHIBIT # E

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

Project Planner: Larry Kasparowitz
Application No.: 10-0056
APN: 080-251-31

Date: June 24, 2010
Time: 13:14:07
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON MARCH 23, 2010 BY JESSICA L DUKTIG =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 23, 2010 BY JESSICA L DUKTIG =====
NO COMMENT

Dpw Drainage Completeness Comments

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

===== REVIEW ON MARCH 30, 2010 BY GERARDO VARGAS =====
Application has been approved for the discretionary stage in regards to drainage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MARCH 30, 2010 BY GERARDO VARGAS =====
NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MARCH 12, 2010 BY DEBBIE F LOCATELLI =====
Please show existing driveway approach details, i.e radius, valley gutter etc. If driveway does not currently meet the County of Santa Cruz Design Criteria, or in need of repair, it will be required at the time of building permit application.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MARCH 12, 2010 BY DEBBIE F LOCATELLI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 22, 2010 BY RODOLFO N RIVAS =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 22, 2010 BY RODOLFO N RIVAS =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON MARCH 15, 2010 BY JIM G SAFRANEK ===== No comment.

EXHIBIT # F

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 10-0056
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Date: June 24, 2010
Time: 13:14:07
Page: 2

Environmental Health Miscellaneous Comments

===== REVIEW ON MARCH 15, 2010 BY JIM G SAFRANEK ===== EHS reqs to satisfied prior to the BP: Provide EHS with septic pumper reports for all tanks that have not been pumped within the last 3 years. The site plan needs to be revised; illustrate the location of all septic systems and future expansion leach field locatiions.

The project is complete for EHS at the discretionary phase.

EXHIBIT # F



ICE CREAM GRADE

FELTON EMPIRE

TWILIGHT

EMPIRE GRADE