



Staff Report to the Zoning Administrator

Application Number: **131013**

Applicant: Jeff Thranow
Owner: Charmain Weiser
APN: 073-021-06

Agenda Date: May 3, 2013
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to construct approximately 184 square feet of covered porches onto an existing non-conforming single family dwelling within the required 40 foot front yard setback. Requires a Variance to reduce the 40 foot front yard setback to 13.5 feet.

Location: Property located on Quail Hollow Road approximately 750 feet north of East Zayante Road (245 Quail Hollow Road).

Supervisory District: 5th District (District Supervisor: McPherson)

Permits Required: Variance

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131013, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Categorical Exemption (CEQA determination) | F. prepared by Jeff Thranow, Applicant Assessor's, Location, Zoning and General Plan Maps |
| B. Findings | G. Modification Worksheet |
| C. Conditions | H. Comments & Correspondence |
| D. Project plans | |
| E. Justification for Setback Variance, | |

Parcel Information

Parcel Size:	73,178 square feet (1.68 acres)
Existing Land Use - Parcel:	Single family residential
Existing Land Use - Surrounding:	Single family residential
Project Access:	Via Quail Hollow Road
Planning Area:	San Lorenzo Valley
Land Use Designation:	R-R (Rural Residential)

Zone District: RA (Residential Agriculture)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soquel Loam
Fire Hazard: Not a mapped constraint
Slopes: Primarily flat slope; 0-15% slope
Env. Sen. Habitat: Mapped as potential sandhills habitat and as potential habitat for Zayante band-winged grasshopper, white rayed pentachaeta, Santa Cruz kangaroo rat, and northern maritime chaparral. The proposed building area is on an existing paved asphalt driveway and on an existing lawn; therefore, no potential habitat will be removed and no potential sandhills habitat shall be disturbed.
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Drainage plans to be reviewed with application for building permit.
Archeology: Mapped for potential archaeological resources; however, the proposed building areas are currently developed with driveways and ornamental landscaping (lawn), therefore, the project will not disturb existing undeveloped areas that could contain archaeological resources.

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: San Lorenzo Valley Water District
Sewage Disposal: Septic
Fire District: Zayante Fire Service Area
Drainage District: Zone 8

History

The parcel is developed with a single family dwelling with an approximately 5 foot wide covered front porch. The front porch is located about 13.5 feet from the edge of the Quail Hollow Road right of way, which is within the required 40 foot front yard setback for the Residential Agriculture (RA) zone district; however, assessor's records indicate that the single family dwelling was constructed in 1952, which was prior to the adoption of the first county zoning ordinance in 1956; therefore, the existing single family dwelling is non-conforming.

In 2002, the property owner obtained a discretionary permit (02-0354) and a building permit (132990) to construct a 2,718 square foot addition onto the non-conforming structure. Additionally, in 2002, the property owner obtained a building permit (130687) to construct the existing 944 square foot detached barn located about 25 feet west of the single family dwelling.

Project Setting and Analysis

The parcel is located within the Residential Agriculture (RA) zone district on the west side of Quail Hollow Road about 750 feet north of East Zayante Road in Felton. Surrounding parcels to the north and south on the west side of Quail Hollow Road are also developed with single family residences. There is a meadow located on the east side of Quail Hollow Road, across from the subject parcel.

The property is about 1.68 acres and about half of the parcel is developed with a single family dwelling, a barn, and a riding arena. The existing single family dwelling is located about 13.5 feet from the edge of the Quail Hollow Road right of way, as measured from the existing front porch; therefore, the house is non-conforming in that it does not comply with the current 40 foot front yard setback for the Residential Agriculture (RA) zone district. The front porch was constructed with the original residence in 1952.

The proposal is to construct two covered porches onto the north and south walls of the existing single family dwelling that would connect to the existing covered porch at the front of the residence. Approximately 184 square feet of these porches would be located within the required 40 foot front yard setback area. The proposed covered porches would be located about 13.5 feet from the edge of the Quail Hollow Road right of way; therefore, the proposed porches would not encroach further into the required 40 foot front yard setback than the existing front porch.

There is an existing fence of approximately 8 feet in height located at the parcel frontage along Quail Hollow Road, which is a 40 foot wide right of way, as indicated on the project plans (Exhibit D). The fence provides a visual buffer between the single family dwelling and Quail Hollow Road and the proposed porch additions will not impact vehicular site distance along Quail Hollow Road due to the location of the approximately 8 foot tall solid wood board fence located between the road and the front yard of the residence. The existing porch and additions are not and will not be located within the Quail Hollow Road right of way.

The single family dwelling is non-conforming and the applicant has submitted a Modification Worksheet (Exhibit F) to determine if additional permits are required to be obtained as per the County's Nonconforming Structures ordinance (13.10.260). The worksheet indicates that the proposed percentage of structural modifications do not exceed the levels specified in the county code; therefore, no additional permits are required.

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 **131013**, 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: Samantha Haschert
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3214
E-mail: samantha.haschert@co.santa-cruz.ca.us

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: 131013

Assessor Parcel Number: 073-021-06

Project Location: 245 Quail Hollow Road

Project Description: Proposal to construct approximately 184 square feet of covered porches onto an existing single family dwelling.

Person or Agency Proposing Project: Jeff Thranow

Contact Phone Number: (831) 818-9847

- 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 184 square feet of covered porches onto an existing single family dwelling 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: _____

Variance Findings

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

The subject parcel is located off of Quail Hollow Road in Felton. The single family dwelling was constructed in 1952 prior to the adoption of the County Zoning Ordinance and is located about 13.5 feet from the edge of the 40' wide right of way; therefore, the existing residence is nonconforming in that it does not meet the required 40 foot front yard setback for the Residential Agriculture (RA) zone district. The proposal is to construct two covered porches on to the north and south walls of the residence that will attach onto the existing front porch. About 184 square feet of the covered porches will be located about 26 feet into the required 40 foot front yard setback; however, the proposed covered porch additions will not encroach further into the front yard setback than the existing front porch.

There are six parcels located on the south side of Quail Hollow Road that are zoned Residential Agriculture (RA) and that are required to maintain a 40 foot front yard setback, including the subject parcel. Of the six parcels, four parcels are developed with homes which were constructed prior to 1956 and which do not appear to meet the minimum required front yard setback. This finding can be made in that the special circumstance on the subject parcel is that the existing single family dwelling was legally constructed within the front yard setback and is therefore currently non-conforming. The inability to update the exterior of the home in a way that does not increase the nonconformity of the residence, would deprive the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.

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

This finding can be made in that the proposal is to construct only 184 square feet of non-habitable covered porches within the 40 foot minimum front yard setback required for the Residential Agriculture (RA) zone district and the porches will not encroach further into the setback than the existing non-conforming single family dwelling. There is an existing fence of approximately 8 feet in height located between the single family dwelling and the Quail Hollow Road right of way; therefore, the proposed new additions will not impact vehicular site distance along Quail Hollow Road, which is straight at the frontage of the subject parcel and will not be materially detrimental to public health, safety or welfare, and will not be injurious to property or improvements in the vicinity. Additionally, the structural setbacks required by the County Zoning Ordinance and County General Plan are intended to ensure that adjacent parcels receive adequate access to light and air, and that they are provided adequate buffering for privacy. However, the parcel is located across from an open and undeveloped meadow; therefore there are no adjacent residential parcels that would be impacted by the construction of 184 square feet of covered porch area within the required 40 foot front yard setback.

3. That the granting of such variances shall not constitute a grant of special privileges

Application #: 131013
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Owner: Charmain Weiser

inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made in that the proposal is to construct two non-habitable covered porches within the 40 foot front yard setback that do not encroach further into the setback than the existing non-conforming single family dwelling. Other parcels in the vicinity of the subject parcel are developed with homes that are also nonconforming for front yard setback and similar proposals for exterior updates to these surrounding homes that do not increase the non-conformity of the residences could also be supported for Variance approval. Therefore, approval of the proposed Variance does not constitute a grant of special privilege.

Conditions of Approval

Exhibit D: Project Plans, 4 sheets, Prepared by James Lloyd Design, dated 1/6/2013.

- I. This permit authorizes the construction of 184 square feet of covered porches to be located about 13.5 feet from the edge of the Quail Hollow Road right of way. 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.
 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.
- 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 "D" on file with the Planning Department. Any changes from the approved Exhibit "D" 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. Details showing compliance with fire department requirements.
 2. Plans shall show all existing and proposed drainage features.
 - a. Plans shall show how existing site runoff drains, any existing problems, and any needed improvements.
 - b. Plans shall show how runoff from the proposed covered porch additions will be controlled and directed to a safe point of release. Plans shall demonstrate that the added runoff from the proposed addition will not adversely impact adjacent or downstream properties.
 - c. Please note that all projects are required to utilize Best

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

- d. Any proposed onsite drainage improvements shall not conflict with existing on-site septic tank and sewage disposal locations.
 - e. Drainage plans and septic system locations shall be shown on a building site plan.
 - B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached.
 - C. Meet all requirements of and pay Zone 8 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - 1. For fee calculations please provide tabulation of new impervious and semi-impervious (gravel, base rock, paver blocks, pervious pavement) areas resulting from the proposed project. Make clear on the plans by shading or hatching the limits of both the existing and new impervious areas. To receive credit for the existing impervious surfaces to be removed please provide documentation such as assessor's records, survey records, aerial photos or other official records that will help establish and determine the dates they were built.
 - D. Meet all requirements and pay any applicable plan check fee of the Zayante Fire Protection District.
 - E. Obtain clearance from Environmental Health Services for the onsite septic system.
- 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.
-

Application #: 131013
APN: 073-021-06
Owner: Charmain Weiser

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: _____

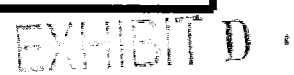
Expiration Date: _____

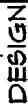
Wanda Williams
Deputy Zoning Administrator

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.







3320 WARREN DRIVE
SANTA CRUZ
CA. 95060
PH (831) 453-0999
FAX (831) 453-0995
E-MAIL:
jillloyd@earthlink.net
emailloyd@design.com

AN ADDITION AND REMODEL FOR:
CLARMAN WELSER
245 AVAL LITTLE ROAD
FELTON CA 95018
APN 073-021-06

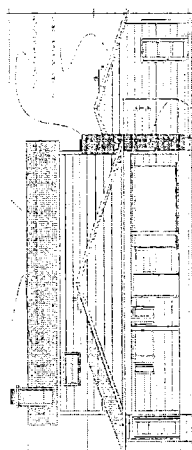
EXISTING
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COMPTON'S NEW "SILVERMASTER"
STAINLESS STEEL SINKS
ARE THE ONLY SINKS THAT COME WITH A
FREE GIFT OF SILVERWARE.

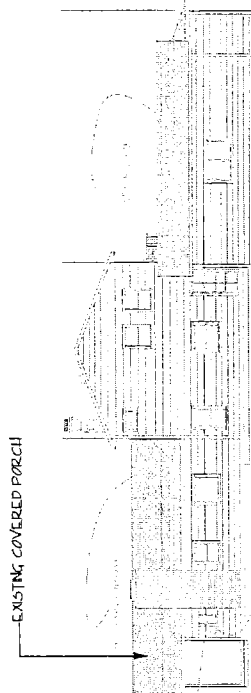


SCALE, VB' = 1-0'

RIGHT ELEVATION

NORTHEAST

FACES QUAL WALLOW ROAD

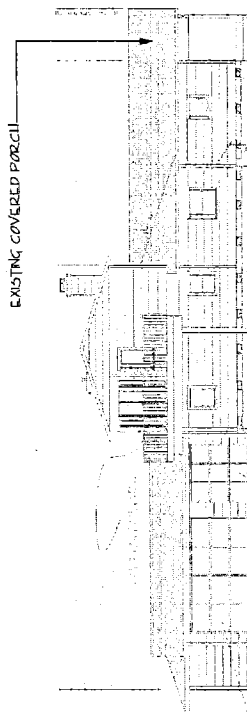


REAR ELEVATION

NORTH WEST

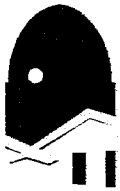
SCALE: VB* - 1-0*

FRONT ELEVATION

SOUTHWEST

FRONT ELEVATION

SOUTHEAST



BUILDERS

**COSTA BELLA BUILDERS
BY JEFF THRANOW**

A Division of Pacific Compass, Inc.
P.O. Box 2963 Lic# 654886
Santa Cruz, CA 95063
(831) 462-0580; C: (831) 818-9847
(831) 462-0590 Fax
jeff@costabellabuilders.com

Justification for Setback Variance

Project:

APN: 073-021-06
Charmain Weiser
245 Quail Hollow Road
Felton, CA 95018

We request that a setback variance be granted at this project because the new work we propose will be constructed in line with the location of the existing original home. This structure has an existing attached concrete front porch and roof overhang that is sited approximately 18 lineal feet back from the Northeast setback along Quail Hollow Road. Our proposed new covered porches along the Northwest and Southeast elevations will not extend beyond the line of the existing and original concrete front porch and roof overhang (Northeast). The construction of the new porch is intended to establish a level walking surface around the Northwest, Northeast and Southeast sides of the ground floor structure. This will insure better general accessibility and greater ease of use for the homeowners who plan to remain at this location well into their later years.

The granting of a variance to construct new covered porches on the Northwest and Southeast elevations that do not extend beyond the line of the existing covered porch along Quail Hollow Road (Northeast elevation) will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

The proposed improvements will not alter or compromise the existing sight distance along this straight stretch of Quail Hollow Road. This is a rural area and the driveway location further into the Southeast corner of the property will actually improve the sight distance at the project.

EXHIBIT B

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1996

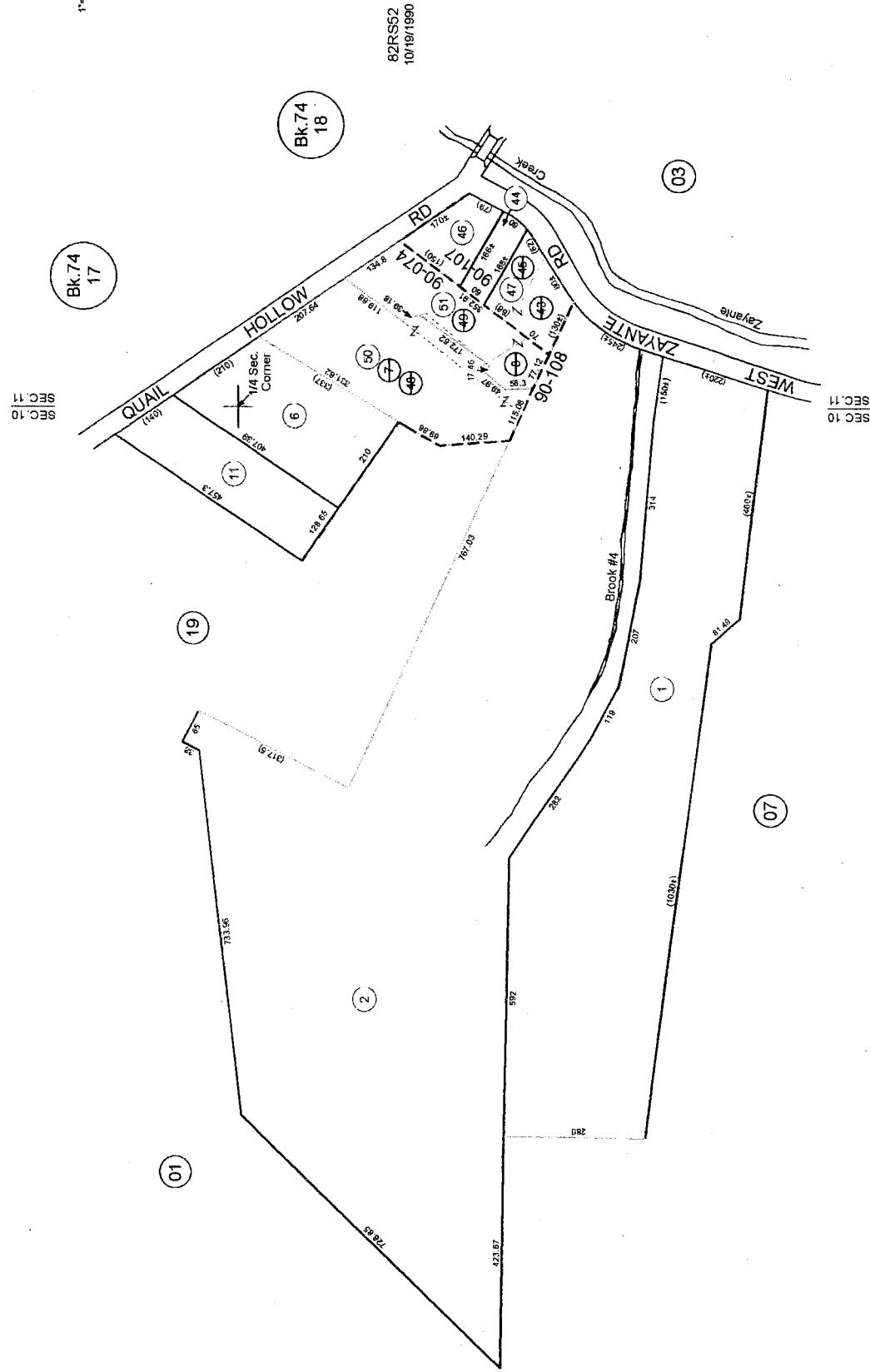
ZAYANTE RANCHO

POR. SECS. 10 & 11, T.10S., R.2W., M.D.B. & M.

Tax Area Code
90-074 90-107
90-108

73-02

1" = N 200'



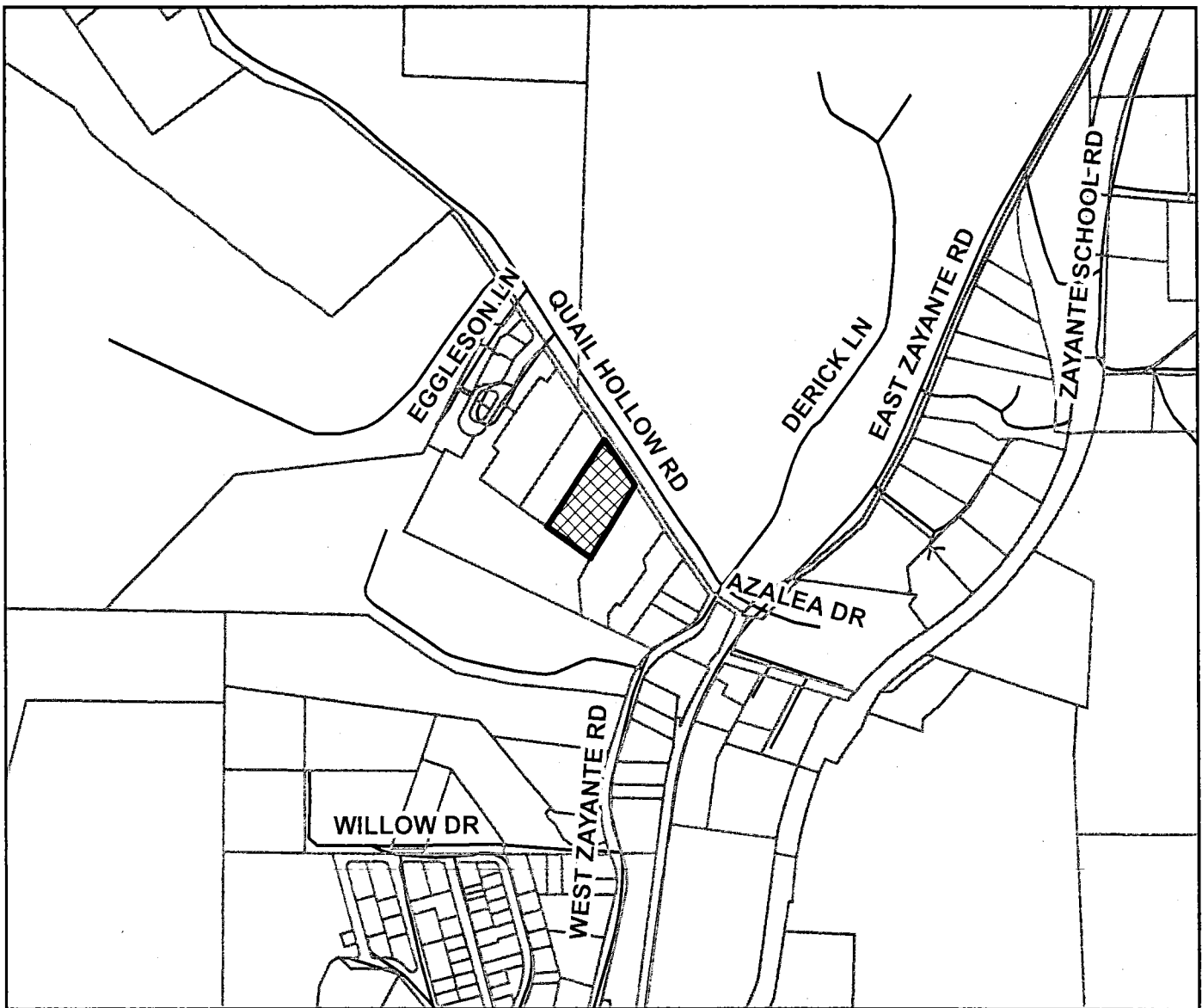
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 73-02
County of Santa Cruz, Calif.
July 1996




Electronically drawn 7/96 KSA (port. to 73-19)
Rev. 8/29/96 (TCA CONSOLIDATION) NW
Rev. 8/29/96 CB (port. to 73-19)
Rev. 1/10/02 (TCA)
Rev. 5/10/11 inc (TCA)

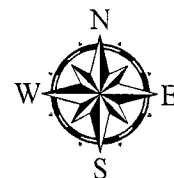


Location Map



LEGEND

-  APN: 073-021-06
-  Assessors Parcels
-  Streets

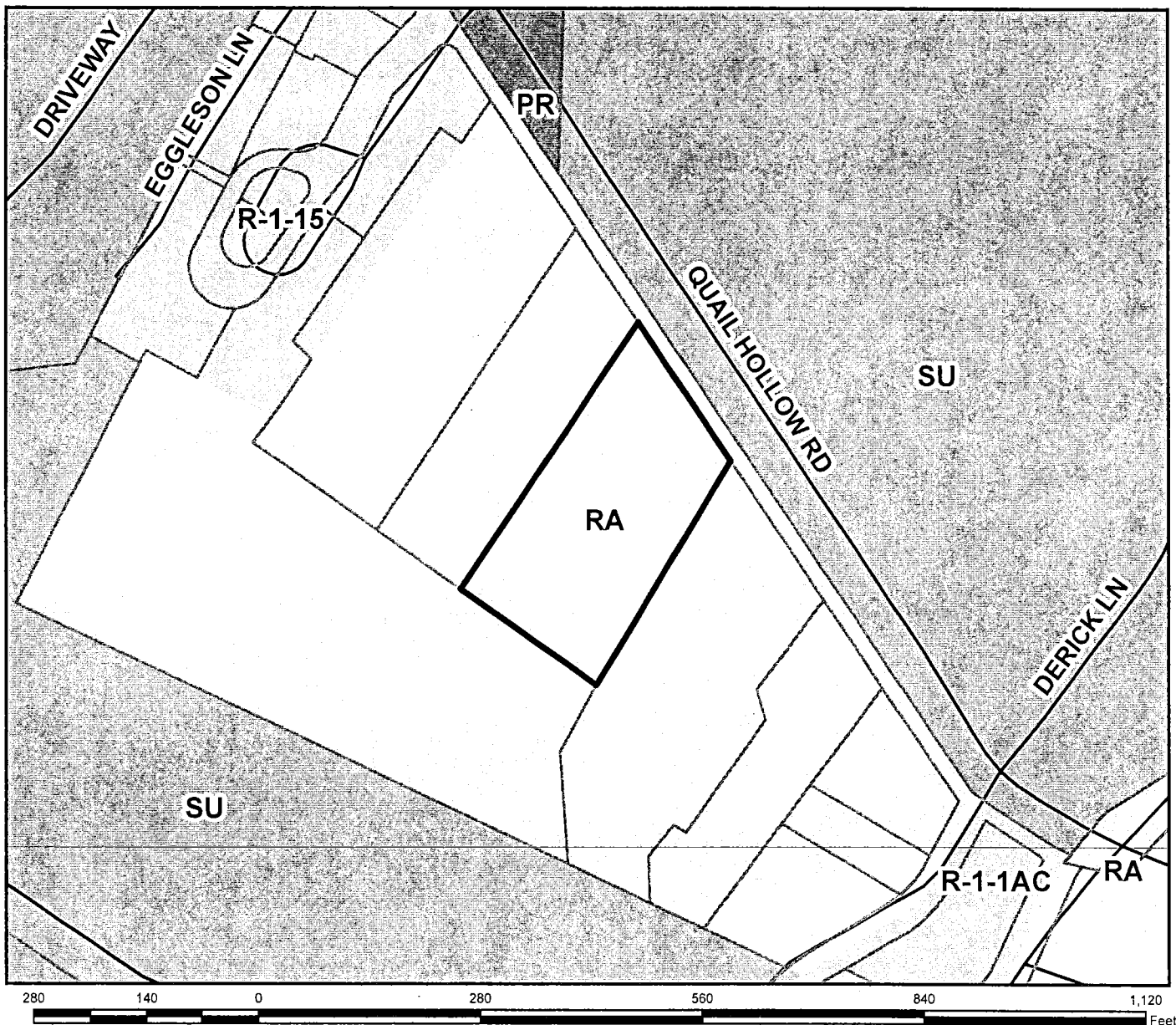


Map Created by
County of Santa Cruz
Planning Department
February 2013








EXHIBIT F

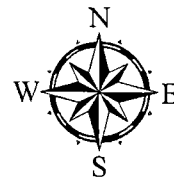


Zoning Map



LEGEND

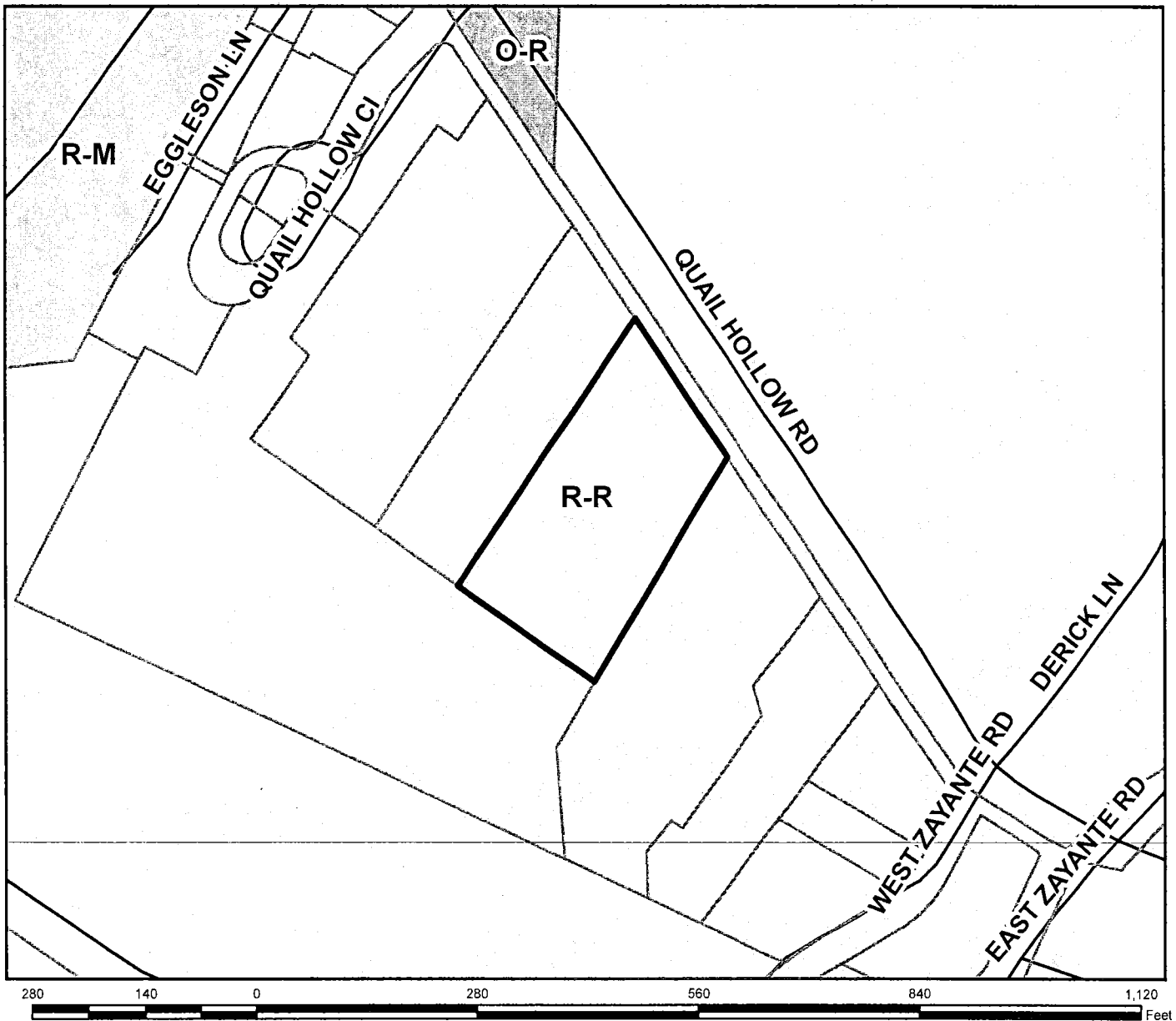
-  APN: 073-021-06
-  Assessors Parcels
-  Streets
-  AGRICULTURE RESIDENTIAL
-  RESIDENTIAL-SINGLE FAMILY
-  SPECIAL USE
-  PARK









Map Created by
County of Santa Cruz
Planning Department
February 2013

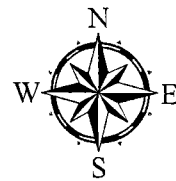


General Plan Designation Map



LEGEND

-  APN: 073-021-06
-  Assessors Parcels
-  Streets
-  Residential-Rural
-  Residential-Mountain
-  Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
February 2013

Modification Worksheet

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accomodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

How to use this calculator:

For each building component (roof, exterior walls, floor framing or foundation), you may enter either an estimated percentage to be modified or you can enter the actual measurements and use the calculator to obtain the percent modification of that component. Enter values only in the green fields. The result is given in the blue box at the bottom of the spreadsheet.

For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

Roof

Do not enter
words or
symbols

Calculation Tips

Enter either		
Estimated % of roof to be modified	or	
Area of Existing Roof		3200 SF
Total Modified Area of Roof		1525 SF
		48%

Roof Calculation Notes:

Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.

Exterior Walls

Enter either

Estimated % of exterior walls to be modified	or	
Total length of existing exterior walls		432 LF
Total length of modified exterior walls		94 LF
		22%

Exterior walls Calculation Notes:

Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.

Floors

Enter either

Estimated % of floor area to be modified	or	
Total area of existing floors		2870 SF
Total area of modified floors		250 SF
		9%

Floor Calculation Notes:

The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.

Foundations

Enter either

Estimated % of foundations to be modified	14%
---	-----

or

Perimeter Foundations	
Total length of existing perimeter foundation	LF
Total length of <u>modified</u> perimeter foundation	LF
Area of first floor supported by perimeter foundation	SF
Slab Foundations	
Total area of <u>existing</u> slab foundation	SF
Total area of <u>modified</u> slab foundation	SF
Area of first floor supported by slab foundation	SF
Pier and Grade Beam Foundation	
Total length of <u>existing</u> pier and grade beam foundation	LF
Total length of <u>modified</u> pier and grade beam foundation	LF
Area of first floor supported by pier and grade beam foundation	SF

Foundation Calculation Notes:

Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;

Modification of a slab is measured as percentage of area.

Where piers are added or reinforced, multiply the number of modified piers by the average spacing. Where one pier or anchor is added, count as a modification of 4'.

Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.

Summary

Roof Modification (15%)	7%
Exterior Wall Modification (65%)	14%
Floor Framing Modification (10%)	1%
Foundation Modification (10%)	1%
	24%

For Planning Staff Only

If structural modifications exceed the level of modification indicated below, a discretionary application is required.

☐ 65% ☐ Other*
☐ 50% ☐ No Maximum*

*Explain: _____

APN: 073 021 06 Owner Name: CHARMAIN WEISER Date: 1/14/13

COMPLETED BY: JEFF THARANOW, agent : Costa Bella Builders

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project.

Jeff Tharanow

JEFF THARANOW

Signature

Print Name



Drainage Review

Routing No: 1 | Review Date: 01/30/2013

TRAVIS RIEBER (TRIEBER) : Complete

Completeness Comments:

Application Complete? ☒ Yes ☐ No

The plans dated 1/6/2013 have been received and are approved for the planning application stage. Please see the permit conditions below for additional information to be provided with the building application.

Policy Considerations and Compliance Issues:

Permit Conditions and Additional Information:

1. Please make clear on the plans how the existing site runoff drains. Identify any existing problems and propose any needed improvements. Please show all existing and proposed drainage features on the plans.

2. How will runoff from the proposed covered porch additions be controlled and directed to a safe point of release? Demonstrate that the added runoff from the proposed addition will not adversely impact adjacent or downstream properties. All drainage features should be shown on the plans.

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

3. For fee calculations please provide tabulation of new impervious and semi-impervious (gravel, base rock, paver blocks, pervious pavement) areas resulting from the proposed project. Make clear on the plans by shading or hatching the limits of both the existing and new impervious areas. To receive credit for the existing impervious surfaces to be removed please provide documentation such as assessor's records, survey records, aerial photos or other official records that will help establish and determine the dates they were built.

Note: A drainage fee will be assessed on the net increase in impervious area. Reduced fees are assessed for semi-pervious surfacing (50%) to offset costs and encourage more extensive use of these materials.

The applicant is encouraged to discuss the above comments with the reviewer, Travis Rieber, to avoid unnecessary additional routings. Please call the Dept. of Public Works, Storm Water



Drainage Review

Routing No: 1 | Review Date: 01/30/2013

TRAVIS RIEBER (TRIEBER) : Complete

Management Section, from 8:00 am to 12:00 noon if you have questions.

Environmental Health Review

Routing No: 1 | Review Date: 02/06/2013

JIM SAFRANEK (JSafraneK) : Complete

The project is complete for EHS.

At time of BP the applicant will need an EHS Building Clearance.

Any proposed onsite drainage improvements must not conflict with existing onsite septic tank and sewage disposal locations.

Drainage and septic system location must be illustrated to scale on the building site plan sheet.

Environmental Planning

Routing No: 1 | Review Date: 02/15/2013

SAMANTHA HASCHERT (SHASCHERT) : Complete

The porches are going to be constructed within a very small area that has already been heavily disturbed; therefore, there will be no impact to sandhills habitat. Jessica Duktig

Project Review

Routing No: 1 | Review Date: 02/15/2013

SAMANTHA HASCHERT (SHASCHERT) : Incomplete

inc for signage

Routing No: 2 | Review Date: 03/25/2013

SAMANTHA HASCHERT (SHASCHERT) : Complete