



Staff Report to the Zoning Administrator

Application Number: **131154**

Applicant: Dee Murray

Owner: Gallardo

APN: 077-284-08

Agenda Date: 12/6/13

Agenda Item #: 2

Time: After 9:00 a.m.

Project Description: Proposal to construct a garage at the lower level to raise an existing single family dwelling out of the floodplain. Project includes demolition of an existing attached garage and construction of a 270 square foot addition. Requires a Variance to reduce the west side yard setback from five feet to one foot and the east side yard from five feet to two feet on a property in the R-1-15 zone district.

Location: 290 Riverside Park Drive

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 131154, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	6,403.3 Square Feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Private Road
Planning Area:	San Lorenzo Valley
Land Use Designation:	R-S (Suburban Residential)
Zone District:	R-1-15 (Single family res (15,000 square foot min))

Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal ☐ Yes ☒ No
Comm.

Environmental Information

Geologic Hazards: Floodway
Soils: A Soils Report was reviewed as part of this application.
Fire Hazard: SRA – Moderate
Slopes: The building site is relatively flat.
Env. Sen. Habitat: Riparian, Sandhills (portion)
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Portion

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: Ben Lomond Fire District
Drainage District: Flood District 8

History

The subject property is developed with a single family dwelling and attached garage. The existing dwelling was constructed in approximately 1930 and does not conform to current site standards for the R-1-15 zone district with respect to front and side yard setbacks. Since its original construction, very little has been done in the way of improvements to this dwelling and the home is currently in need of some maintenance and repair. Many of the homes in the area were constructed in and around the same time period and are in similar condition.

Project Setting

The subject parcel is approximately 30 feet wide by 200 feet long and entirely within the 100-year flood plain of the San Lorenzo River. The back third of the parcel is traversed by the San Lorenzo River and the back half of the parcel is constrained by the location of the floodway and Riparian Corridor.

Due to the existing site constraints, development of this lot is directed toward Riverside Park Drive at the front of the property and away from the San Lorenzo River at the rear of the property.

The narrow configuration of the subject parcel, and parcels in the vicinity, has resulted in development very close to the right of way and with little separation between structures on adjacent parcels.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 6,400 square feet in size, located in the R-1-15 (Single family residential (15,000 square foot minimum)) zone district, a designation which allows residential uses. The proposed garage and addition to an existing single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's (R-S) Suburban Residential General Plan designation. The proposed development is located outside of the Coastal Zone.

Variance

Variance approval is required for proposed work within the required setbacks. As described further in the attached Findings, the Variance is supported by the unique configuration of the lot and the subject property having extensive environmental constraints. Further, the existing house does not conform to the required 5 foot side yard setbacks. Currently, the structure is sited one foot from the west side yard and two feet from the east side yard.

The proposed remodel and addition of this 1930's home constitute a "Substantial Improvement" as defined in the FEMA guidelines. As a result of the improvements exceeding 50% of the value of the home, the home is required to be raised 7 feet so that the habitable floor is at least 1 foot above the base flood elevation for a 100-year flood event.

The flood and parking requirements are met by constructing a new garage under the existing dwelling however, the new work within the required setback (walls of new garage) require Variance approval. No further encroachment into the side yards is proposed.

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 **131154**, 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

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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: 131154
Assessor Parcel Number: 077-284-08
Project Location: 290 Riverside Park Drive

Project Description: construct a garage and elevate an existing single family dwelling

Person or Agency Proposing Project: Dee Murray

Contact Phone Number: (831) 475-5334

- 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).
E. X Categorical Exemption

Specify type: 15301. Existing Facilities - Class 1

- F. **Reasons why the project is exempt:** Addition of less than 50% of the floor area to an existing single family dwelling.

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

Nathan MacBeth, 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.

This finding can be made, in that the subject parcel is approximately 30 feet wide by 200 feet long and entirely within the 100-year flood plain of the San Lorenzo River. The back third of the parcel is traversed by the San Lorenzo River and over half of the parcel is constrained by the location of the mapped floodway and riparian corridor.

Due to the existing site constraints, development of this lot is directed toward Riverside Park Drive at the front of the property and away from the San Lorenzo River at the rear of the property. Additionally, the narrow configuration of this parcel, and parcels in the vicinity, has resulted in development very close to the right of way and with little separation between structures on adjacent parcels.

The proposed remodel and addition of this 1930's home constitute a "Substantial Improvement" as defined in the FEMA guidelines. As a result of the proposed improvements, the home is required to be raised 7 feet so that the habitable floor is at least 1 foot above the base flood elevation for a 100-year flood event.

The flood requirements are met by constructing a new garage under the existing dwelling however, the existing house does not conform to the required 5 foot side yard setbacks. Currently, the existing structure is sited one foot from the west side yard and two feet from the east side yard. Since new work is proposed within the required setback, Variance approval is required. No further encroachment into the side yards is proposed.

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 granting of the variance will not result in a greater encroachment of the existing single family dwelling in to the side yard setbacks and will result in a reduction of an existing encroachment within the front yard by demolishing an existing garage. The proposal to construct a new garage at the lower floor is intended to elevate the existing home out of the 100-year flood plain and meet FEMA requirements and provide the necessary parking for a 2 bedroom single family dwelling as per County regulations.

The proposed development has been conditioned to ensure compliance with relevant Building and Fire Codes to ensure the safety of residents and properties in the vicinity.

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

Application #: 131154

APN: 077-284-08

Owner: Flynn

This finding can be made, in that many of the properties in the vicinity have a similar narrow configuration with similar biotic and geologic constraints due to their proximity to the San Lorenzo River. In order to meet County and Federal requirements with respect to development within the flood plain, proposed remodels and additions that constitute "substantial improvement" are required to elevate the habitable portion of the home similar to the proposed development. Due to the characteristics of the surrounding properties and the close proximity of the structures to one another, many of the homes in the area would require variance approvals to elevate above the 100-year flood plain.

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 situated on the portion of the parcel that is relatively free from 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. As discussed in Variance Findings 1 & 2, the proposed garage and addition to the existing single family dwelling has been designed to eliminate an existing front yard encroachment and meets all site standards with the exception of the side yards. No further encroachment into the side yards is proposed.

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 development and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-15 (Single family residential (15,000 square foot minimum)) zone district as the primary use of the property will be one single family dwelling and with the exception of the reduction to the side yard setbacks from 5 feet to 1 foot on the west side and 2 foot on the east side, the proposed development meets all site standards for the zone district.

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

The proposed single family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties in that no further encroachment into the side yards is proposed, and meets all current site and development standards for the zone district with that exception of the side yard setbacks. The proposed development is consistent with Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the increased height of the single family dwelling within the side yard setbacks will not adversely shade adjacent properties. The surrounding area is heavily wooded and the availability of light and solar opportunities is already restricted. Additionally, the proposed setback reduction will not impair the availability of light and solar opportunities the adjacent properties from the southern direction.

The proposed addition will be properly proportioned to the parcel size and 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 single family dwelling, with approval of the proposed variance, will comply with the site standards for the R-1-15 zone district (including setbacks, lot coverage, floor area ratio, height, 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 proposed addition is located on an existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to increase above existing levels and will not adversely impact existing roads or intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed addition is consistent with the land use intensity and density of the neighborhood. Additionally, no increase in bedroom count is proposed.

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.

The proposed development is not subject to Design Review.

Conditions of Approval

Exhibit D: 3 Sheets, Prepared by Robin Alaga Building Designer, Dated 9/18/13

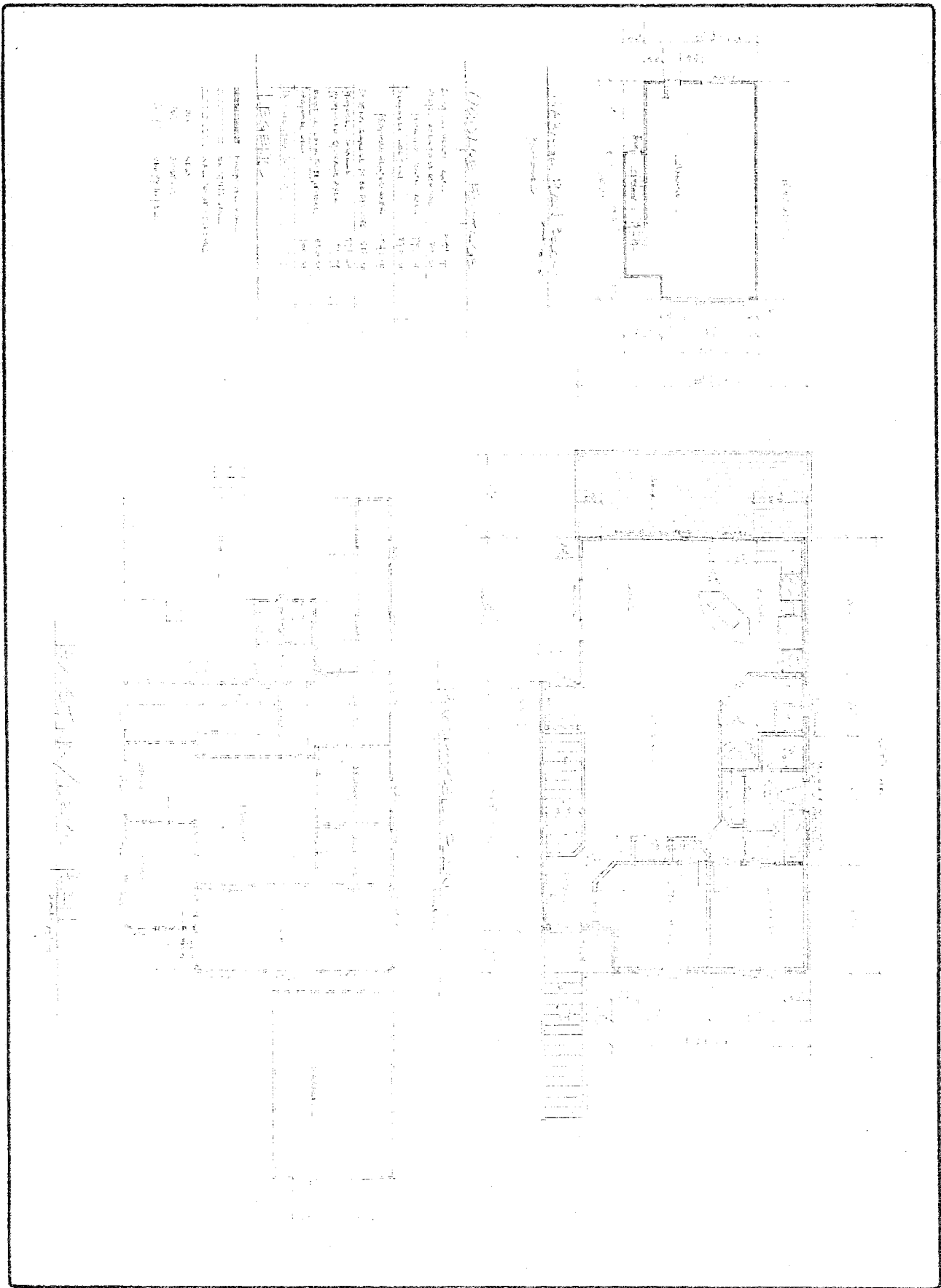
- I. This permit authorizes the construction of a garage under an existing Single Family Dwelling. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.
 2. Grading, drainage, and erosion control plans.

3. Details showing compliance with fire department requirements. The proposed structure is located within the State Responsibility Area (SRA). The requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
 4. Project shall conform with County Code Section 16.10.070(F) flood hazard regulations for elevated structures. To include the following: proper flood venting, flood resistant materials used below the base flood elevation (BFE), location of electrical panels/outlets above the BFE, hot water heaters and furnaces must also be elevated above the BFE.
- 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. 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.
 - D. Meet all requirements of the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of the Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Submit a plan review letter from a licensed civil engineer which states the project has been designed in compliance with all required FEMA regulations regarding venting and hydrostatic flood forces on exterior walls that allow for entry and exit of flood waters.
 - H. 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.
 - I. 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. Provide an elevation certificate prepared by a licensed engineer, architect or surveyor.
- E. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, shall be observed.

IV. Operational Conditions

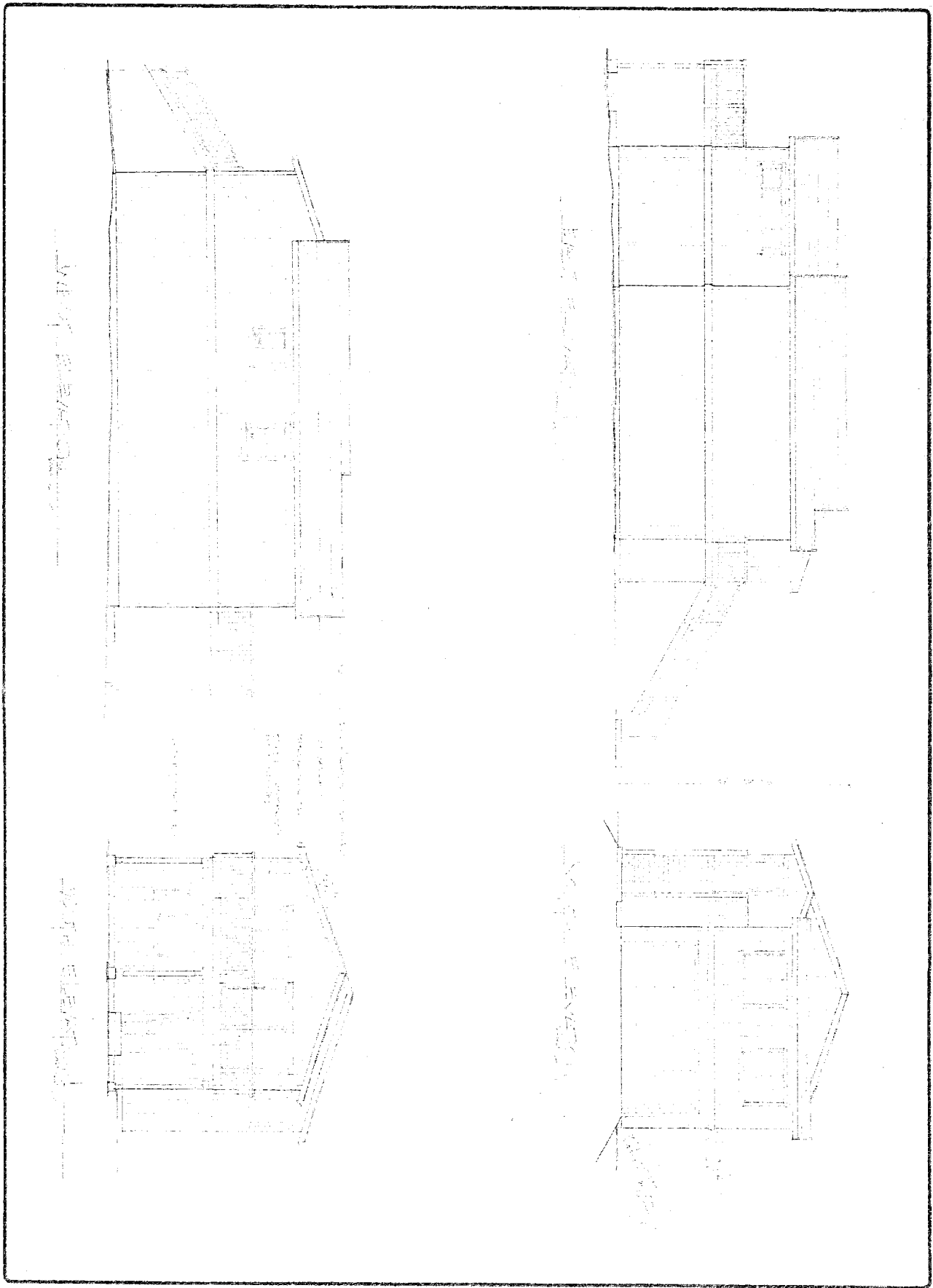
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement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



DATE	10/10/00
BY	AL
FOR	AL
PROJECT	AL
REVISIONS	

GALLARDO/HOGAN RESIDENCE 10000 N. 10th Ave., Phoenix, AZ 85020 APR 077-284-08		LOREN ALAGA 10000 N. 10th Ave., Phoenix, AZ 85020 APR 077-284-08
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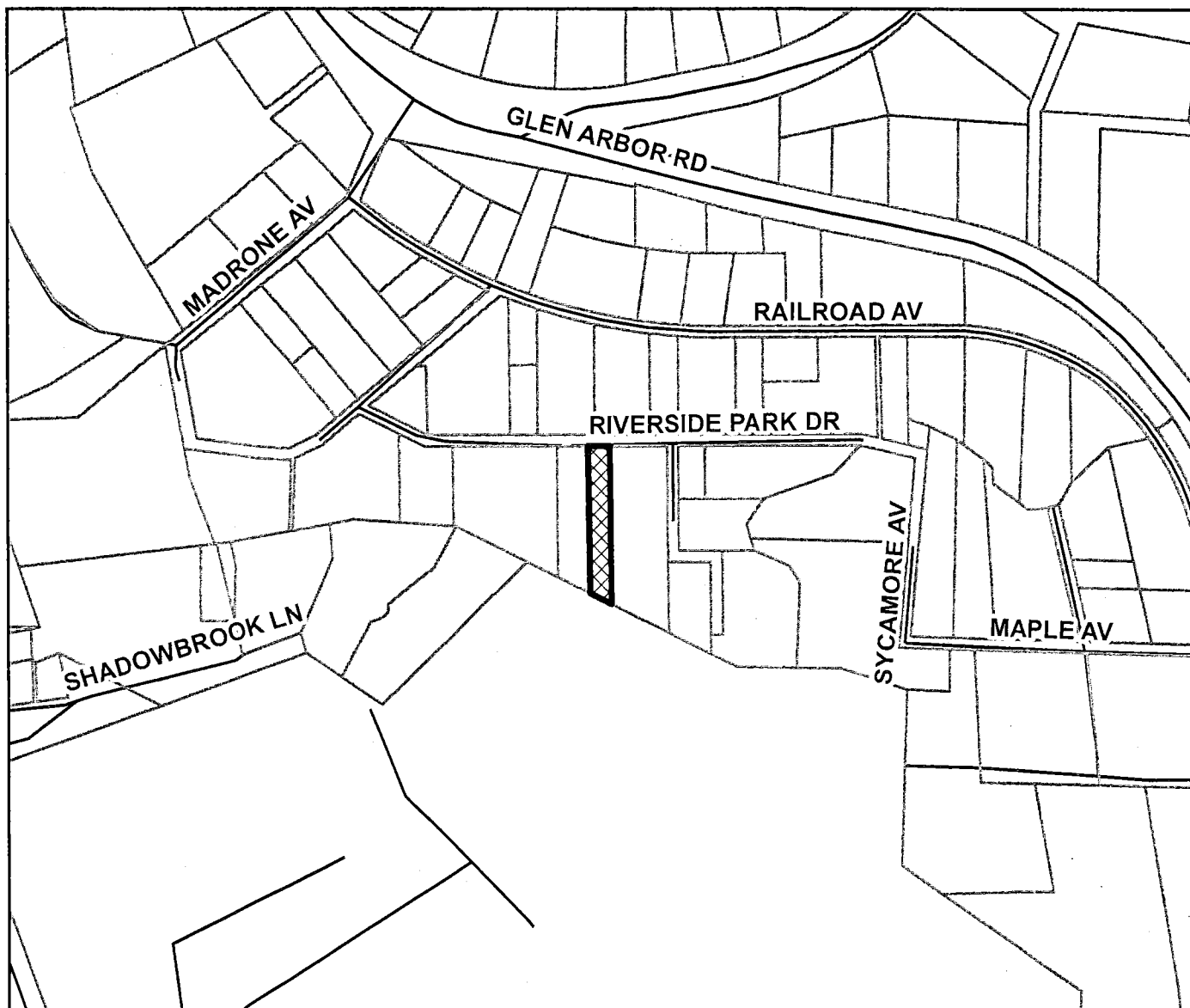
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GALLARDO/HOGAN RESIDENCE	ROBIN ALACA
Architectural Services, Inc. 10120 N. 10th Ave. Suite 100	10120 N. 10th Ave. Suite 100
Phoenix, Arizona 85020-1012	Phoenix, Arizona 85020-1012
APN 072-284-08	




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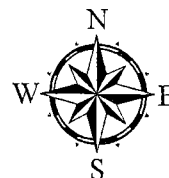


Location Map



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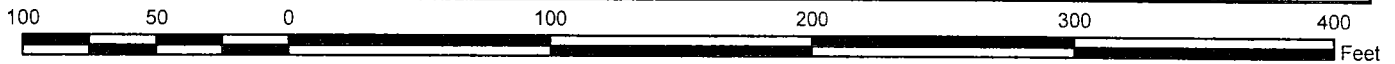
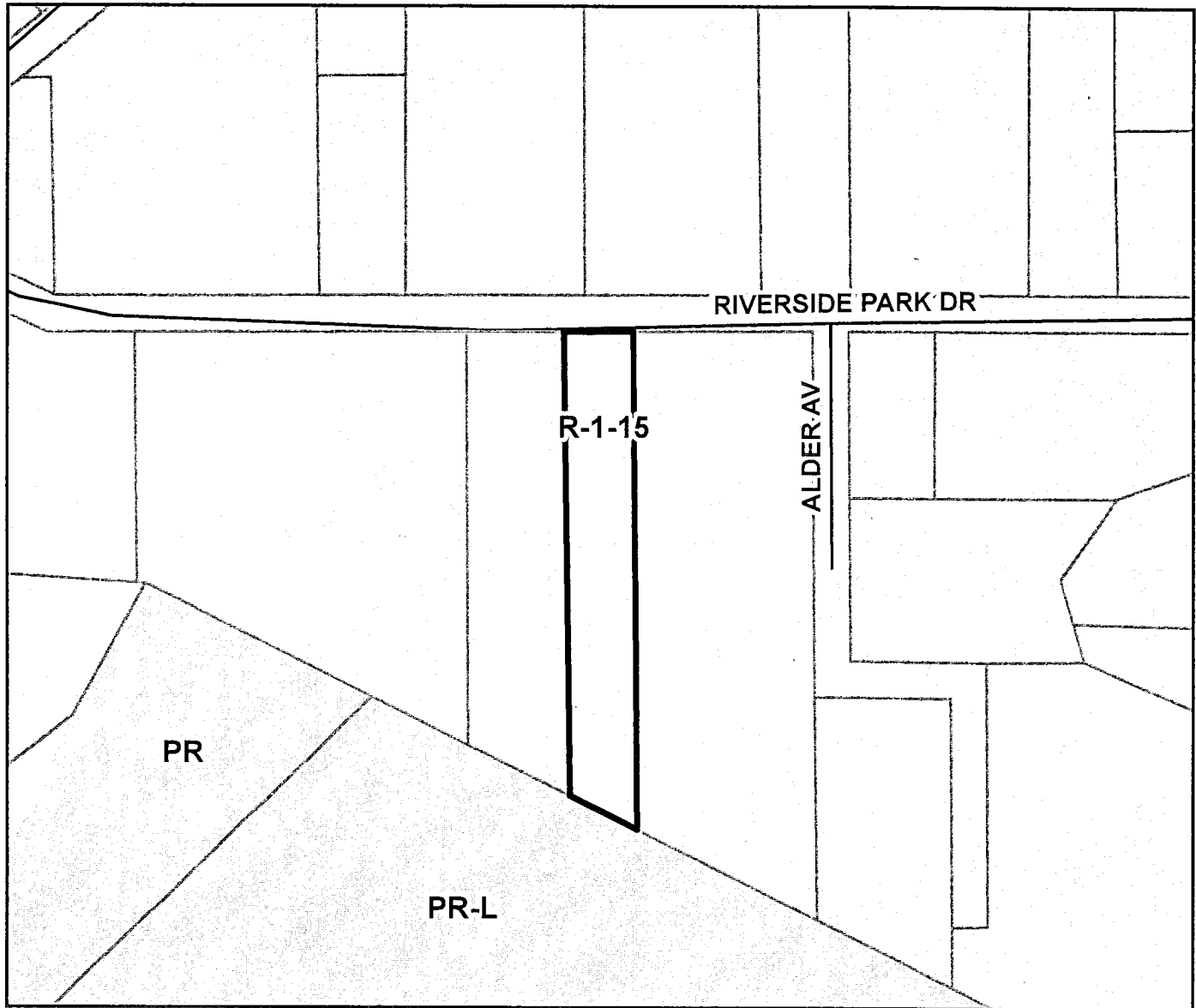
-  APN: 077-284-08
-  Assessors Parcels
-  Streets



Map Created by
County of Santa Cruz
Planning Department
June 2013

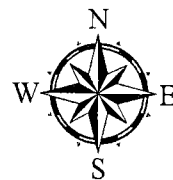


Zoning Map



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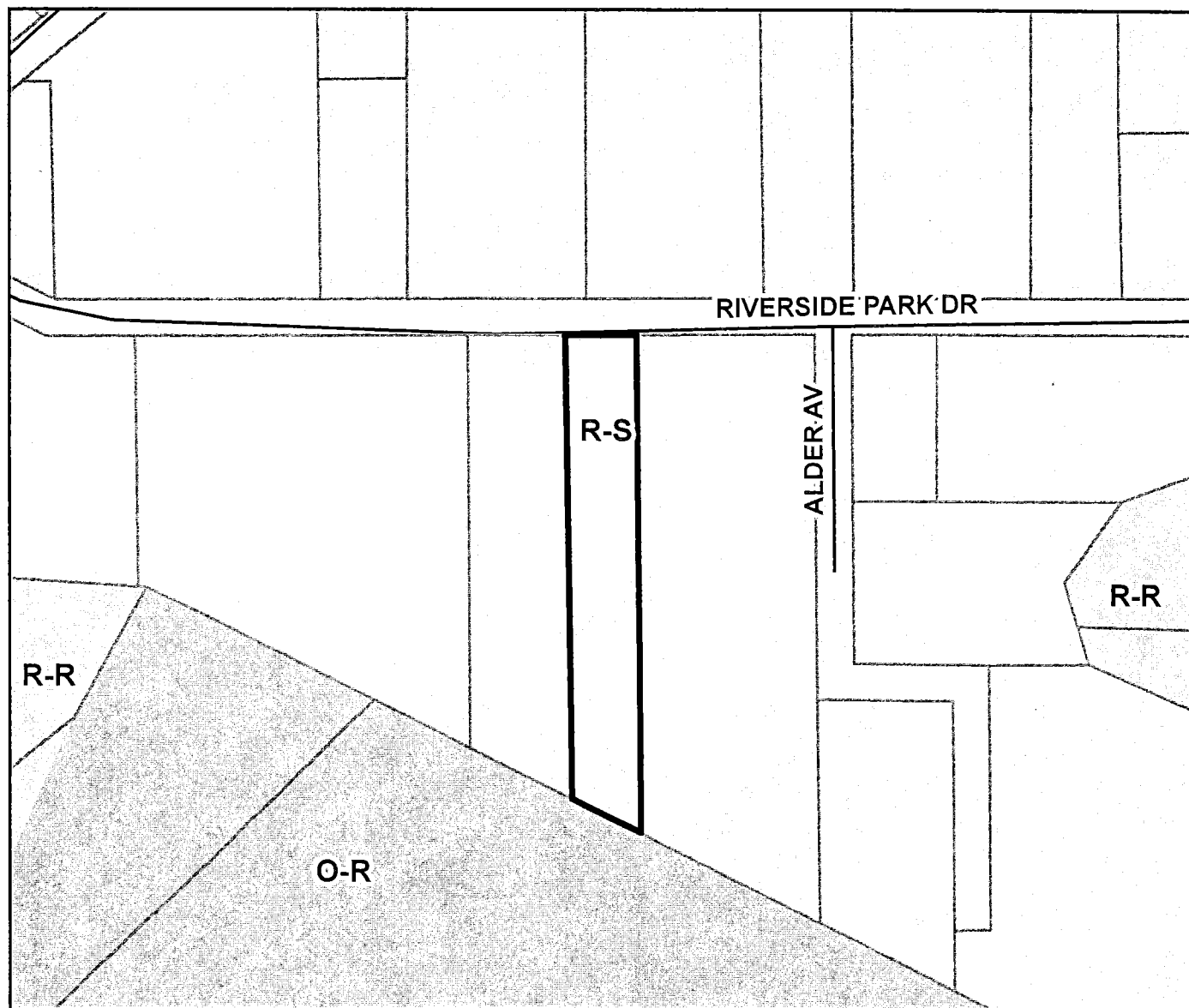
-  APN: 077-284-08
-  Assessors Parcels
-  Streets
- RESIDENTIAL-SINGLE FAMILY
- PARK









Map Created by
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Planning Department
June 2013

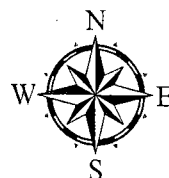


General Plan Designation Map



LEGEND

-  APN: 077-284-08
-  Assessors Parcels
-  Streets
-  Residential-Suburban
-  Residential-Rural
-  Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
June 2013



Your plans have been sent to several agencies for review. The comments that were received are printed below. Please read each comment, noting who the reviewer is and which of the three categories (Completeness, Policy Considerations/Compliance, and Permit Conditions/Additional Information) the comment is in.

Completeness: A comment in this section indicates that your application is lacking certain information that is necessary for your plans to be reviewed and your project to proceed.

Policy Considerations/Compliance: Comments in this section indicate that there are conflicts or possible conflicts between your project and the County General Plan, County Code, and/or Design Criteria. We recommend that you address these issues with the project planner and the reviewer before investing in revising your plans in any particular direction.

Permit Conditions/Additional Information: These comments are for your information. No action is required at this time. You may contact the project planner or the reviewer for clarification if needed.

Drainage Review

Routing No: 1 | Review Date: 06/11/2013

TRAVIS RIEBER (TRIEBER) : Complete

Completeness Comments:

Application Complete? ☒ Yes ☐ No

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

Policy Considerations and Compliance Issues:

Permit Conditions and Additional Information:

1. Please revise the retention system construction detail to clearly show how runoff will be distributed into the trench. The proposed retention area should be designed at a level addressed in the Santa Cruz County design criteria section H. The design criteria can be found on the internet at:

<http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.pdf>

2. Site plans shall specify maintenance requirements such as; what needs to be maintained, how often each drainage improvement needs to be maintained, what to look for indicating maintenance is required, and what the maintenance procedures are for each specific drainage improvement. A recorded maintenance agreement is required for the proposed retention system. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance



Drainage Review

Routing No: 1 | Review Date: 06/11/2013

TRAVIS RIEBER (TRIEBER) : Complete

agreement form can be picked up from the Public Works office or can be found online at:

http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FigureSWM25A.pdf

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% for gravel, base rock, paver blocks, pervious pavement) to offset costs and encourage more extensive use of these materials.

Note: The designer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The designer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient. An as-built plan may be submitted in lieu of the letter. Upon approval of the project a hold will be placed on the permit to be released once a satisfactory letter is received.

The applicant is encouraged to discuss the above comments with the reviewer, Travis Rieber, to avoid unnecessary additional routings. A \$285.00 additional review fee shall be applied to all re-submittals starting with the third routing.

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

Environmental Health Review

Routing No: 1 | Review Date: 06/12/2013

JIM SAFRANEK (JSafranek) : Complete

Project is approved with the following EH conditions required at time of BP:

- The applicant has an approved preliminary septic site evaluation and an enhanced onsite treatment system will be required.
- The applicant's septic designer must submit an onsite septic permit application and receive EH approval at the building permit phase.



Environmental Health Review

Routing No: 1 | Review Date: 06/12/2013

JIM SAFRANEK (JSafranek) : Complete

--EH Building clearance at time of BP.

Environmental Planning

Routing No: 1 | Review Date: 06/21/2013

JESSICA DUKTIG (JDUKTIG) : Incomplete

Completeness Comment:

A recent survey was completed for this property which was based on the 1929 NGVD datum, and current flood elevations are based on the 1988 NAVD datum. The change in elevation across the site is +2.73 feet, which means the dwelling needs to be raised only 7 feet rather than the described 9 feet. Flood elevations shall be revised on all related cross sections and site plans. The soils report has not been reviewed, as discussions with the property owner concluded that the foundation recommendations included in the soils report (drilled concrete piers) are not capable of being constructed due to access to the site. Please consult with the project geotechnical engineer (Dees and Associates) regarding the access issues and related foundation design implications. If alternate foundation recommendations are provided, the soils report will be formally reviewed at that time.

Please revise the site plan sheet 1 to include the proposed deck in the rear of the property.

Please submit the square footage of the proposed stairway in the front of the property.

Miscellaneous Comment/Condition of Approval:

1. All required items listed within associated Technical Bulletins listed here <http://www.fema.gov/national-flood-insurance-program-2/nfip-technical-bulletins> shall be applied to the construction documents for the building permit application.
2. Plans submitted for the building application shall include a stormwater pollution control plan that meets the requirement set forth in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found at http://www.dpw.co.santa-cruz.ca.us/Storm_Water/pdf/2011-11Construction-Site-BMP-Manual.pdf. The erosion control plan submitted for the development permit may be modified to meet these requirements.

Routing No: 2 | Review Date: 08/19/2013

JESSICA DUKTIG (JDUKTIG) : Incomplete

Completeness Comments:

1. The geotechnical review is still in process, as an addendum to the original report was submitted after the second routing. Further comments may be made once this report review has been completed. Please note that a Flood Hazard Assessment may be required.
2. As stated in the first review comments, please revise the site plan and the cross sections to



Environmental Planning

Routing No: 2 | Review Date: 08/19/2013

JESSICA DUKTIG (JDUKTIG) : Incomplete

accurately reflect the current elevations based on the 1988 datum.

Additional Misc Comment:

1. During the building application phase, a review letter from a licensed civil engineer will be required that states the project will not cause any increase in the base flood elevation.

Routing No: 3 | Review Date: 10/11/2013

JESSICA DUKTIG (JDUKTIG) : Complete

Application complete.

Conditions of Approval:

Project shall conform with section 16.10.070(f) flood hazard regulations for elevated structures. To include the following: proper flood venting, flood resistant materials used below the base flood elevation (BFE), location of electrical panels/outlets above the BFE, hot water heaters and furnaces must also be elevated above the BFE.

An elevation certificate will be required prior to final of the building permit. This certificate shall be completed by a licensed engineer, architect or surveyor.

A plan review letter from the project civil engineer must be submitted prior to approval of the building application. This letter shall state that the project has been designed in compliance with all required FEMA regulations regarding venting and hydrostatic flood forces on exterior walls that allow for entry and exit of flood waters.

Project Review

Routing No: 1 | Review Date: 06/21/2013

NATHAN MACBETH (NMACBETH) : Incomplete

Completeness Comments:

This project is Incomplete for the following reason(s):

I have discussed the scope of this project with our staff in the Building Department. This project will be reviewed by County Fire at the Building Permit stage and it is necessary that the Fire Agency review this project at the Discretionary phase to avoid potential complications with reconstructing the dwelling in its proposed location. Compliance with the Fire code could also affect the design of the home due to its proximity to the property lines.

Please submit 4 full revised plan sets. Upon resubmittal of this application, a plan set will be routed to County Fire for review. Please note that further comments from the County Fire may be forthcoming.

Routing No: 2 | Review Date: 08/19/2013

NATHAN MACBETH (NMACBETH) : Incomplete



Project Review

Routing No: 2 | Review Date: 08/19/2013

NATHAN MACBETH (NMACBETH) : Incomplete

Project Review: Incomplete

1. Please two sets of revised reduced (8.5" x 11") plan sets for the public hearing.
2. Please place a sign on the property according to the enclosed *Guidelines for Neighborhood Notification*. Please install 1 sign on your parcel at the east property line clearly visible from Riverside Park Drive. Please use the following text on the sign, take a photograph of the sign as installed, and attach it to the installation certificate. The completed certificate should be returned to your Project Planner. Guidelines for Neighborhood Notification can be found online at: www.sccoplanning.com (under the brochures link). If you do not have internet access and require a paper copy, please let us know and one can be provided to you.

Application #:

131154

Description:

Proposal to construct a garage at the lower level to raise an existing single family dwelling out of the floodway, demolish existing attached garage and construct a 270 square foot addition. Requires a Variance to reduce the west side yard setback from 5 feet to 12 inches and the east side yard setback from 5 feet to 2 feet.

Location:

290 Riverside Park Drive

APN:

077-284-08

Applicant:

Dee Murray

2272 Kinsley Street

Santa Cruz, CA 95062

(831) 475-5334

Project Planner:

Nathan MacBeth

Planning Department

701 Ocean Street, 4th Floor

Santa Cruz, CA 95060

(831) 454-3118

Routing No: 3 | Review Date: 10/11/2013

NATHAN MACBETH (NMACBETH) : Complete