



Staff Report to the Zoning Administrator

Application Number: **141055**

Applicant: Tom Rogers
Owner: Daniel and Yvonne Klitsner
APN: 038-216-13

Agenda Date: 8/15/2014
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to remove a 250 square foot storage shed and false garage front from an existing non-conforming garage and to complete structural modifications to the roof and walls to include new ridge, garage door framing, garage doors, side entry door, and skylights to the existing garage and replace the removed shed with a parking space, construct a 140 square foot addition to an existing non-conforming single family dwelling and construct a 6 foot fence within the front yard setback. Requires a Coastal Development Permit, Minor Exception to increase lot coverage from 40% to 46%, an Administrative Site Development Permit for the modifications to the non-conforming garage, and an Over height Fence Certification on R-1-4 zoned property.

Location: The property is located on the south side of Coates Drive (335 Coates Drive), southwest of Seacliff Drive within the Aptos Planning area.

Supervisory District: 2nd District (District Supervisor: Friend)

Permits Required: Coastal Development Permit, Minor Exception, Administrative Site Development Permit, Overheight Fence Certification

Technical Reviews: None

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141055, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	4306 square feet
Existing Land Use - Parcel:	Residence
Existing Land Use - Surrounding:	Residential
Project Access:	Coates Drive (25 foot wide right-of-way)
Planning Area:	Aptos
Land Use Designation:	R-UM (Urban Medium Residential)
Zone District:	R-1-4 (Residential, 4000 square feet per unit)
Coastal Zone:	<u> x </u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u> x </u> Yes <u> </u> No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	N/A
Fire Hazard:	Not a mapped constraint
Slopes:	0-15 % slope to the southeast
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	25 yards fill
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped resource
Drainage:	Existing drainage adequate
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	<u> x </u> Inside <u> </u> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz Sanitation
Fire District:	Aptos La Selva Fire Protection District
Drainage District:	Zone 6

History

A stop work order was issued on the subject property on February 3, 2014 for construction of a roof gable to the western side of the existing dwelling. Upon approval of this application and issuance of a building permit this violation will be resolved.

Project Setting

The property contains a one story 1,274 square foot single family dwelling and a 420 square foot two car detached garage with an attached 250 square foot storage shed constructed in 1927 as estimated by the Assessor. The dwelling, garage and shed are non-conforming structures. The existing garage is located 2'6" feet from the front property line where a 15 foot setback is required. The existing dwelling is located approximately 4'6" feet from the eastern side property

line where a 5 foot side yard setback is required. The existing combined lot coverage of all structures is approximately 49 percent, which exceeds the allowed 40 percent lot coverage allowed by the code.

The property, a bluff top parcel and is surrounded by fully developed residential dwellings on all sides. The existing homes on either side of the structure are one story and the existing homes to the north are one and two story. The bluff face is State Park property.

Project Description

1. Addition of a 140 square foot sitting room and bath addition to the west side of the existing dwelling.
2. Removal of the existing shed and remodel of the garage to restore to original size and to match the style of the house.
3. Addition of a gabled eve on the east side of the dwelling.
4. Relocation of the laundry from the garage to the house.
5. Reroof the house and garage.
6. Creation of an additional parking space on the west side the property in the location of the former shed location.

Required Permits

- 1) A Coastal Development Permit is required for the entire project. The coastal ordinance requires a coastal permit for additions greater than 10% or 250 square feet, whichever is less.
- 2) An Administrative Site Development Permit is required for the proposed Garage/Shed remodel. This permit is required by the non-conforming ordinance when structural modifications to non-conforming structures within 5 feet of a right-of-way alter between 50 to 65 percent of the structure within any five year period. The work proposes to alter 62 percent.

This work involves removal of the existing 250 square foot storage shed from the combined non-conforming garage/storage shed. The remaining garage is proposed to be reframed to match the existing dwelling roof pitch, and will include garage door framing, addition of new garage doors, addition of a side door, addition of skylights, and addition of a parking space in the area of the removed shed.

- 3) A Minor Exception is required to increase the lot coverage from 40 to 46 percent. County Code Allows up to a 15 percent increase in lot coverage. Here, the standard lot coverage is 40 percent and the 15 percent allowed increase would result in 46 percent lot coverage. The pre-construction to post construction lot coverage would be reduced from 49 percent to 46 percent; however the minor exception is included to allow relocation of portions of the building from one area of the site to another.

This work includes a addition of an gable eve on the east side and addition of a 140 square foot sitting room and bath addition on the west side of the house.

- 4) An Over height Fence Certification is required for the proposed 6 foot fence segment located

within the required 15 foot front yard setback on the east side of the existing garage.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 4306 square feet, located in the R-1-4 (Residential, 4000 square feet per unit) zone district, a designation which allows residential uses. The proposed project is a principal permitted use within the zone district and the zoning is consistent with the site's (R-UM) Urban Medium Residential General Plan designation. The following table illustrates the required, existing, and proposed site standards.

Setbacks	Front	Side	Rear
Required	15	5'	15'
Existing	2.5' to garage 25' to house	4'6" (east side) house 7'10" (west side)	4'9"
Proposed	2'5" to garage 36' to house addition	6'6" (eve is permitted to cantilever into east side yard 3 feet) 7'10" (west)	23'8" to rear addition
	Allowed	Existing	Proposed
Lot Coverage	40%	49%	46%
FAR	50%	40%	37%
Height	28'	< 17'	<17'

Administrative Site Development Permit

The purpose of the non-conforming structures ordinance is "recognize the benefit of well-maintained buildings, and the need to preserve and improve existing housing stock" and "to allow non-conforming structures to continue to exist, and to be improved, within appropriate parameters that address potential impact to the public health, safety and welfare". The intent of the administrative site development permit is to allow review of the proposed improvements when improvements exceed the established threshold to ensure that impacts are not determined to be detrimental to the public health, safety, or welfare.

The proposed removal of the shed, garage remodel and house improvements results in an overall reduction in the lot coverage from 49 percent to 46 percent and a reduction in the floor area ratio from 40 percent to 37 percent. By removal of the existing shed, there is a reduction in the structural encroachment in the required 15 foot front yard setback, thereby improving the available open space and street front appearance and increasing the number of parking spaces from two to three spaces. The resulting degree of overall non-conformity is reduced. The character and quality of the existing development is improved by the proposed changes and the resulting impact to the neighborhood is positive. Structural modifications to the garage do not impact vehicular sight distance given the curvature of the Coates Drive. Furthermore, while private views are not protected by the ordinance, the proposed one story improvements on the

west side of the house do not block private views across the property appreciably. Therefore, it is staff's determination that the proposed improvements will not be detrimental to the public and will meet the purpose of the non-conforming structures ordinance.

Minor Exception

The purpose of the minor exception ordinance is "to allow consideration of minor variations from the zoning district site standards established for height, setbacks, separation between structures on the same property, lot coverage and floor area ratio". This ordinance allows up to a 15 percent increase of the total allowable lot coverage. Where 40 percent lot coverage is permitted, a maximum 46 percent lot coverage would be allowed provided that variance findings and an additional storm water finding can be made.

The proposed project results in an overall reduction in the lot coverage from 49 percent to 46 percent by removal of the non-conforming shed and construction of the proposed conforming residential additions. Variance findings can be made for the proposed minor variation because the improvements are in greater conformance with the R-1-4 site standards in terms of lot coverage and setbacks, improve the design and quality of the structures, and design compatibility of the garage to the house, and do not impact the character of the neighborhood as the lot coverage results in a one story addition with little impact on adjoining homes.

Over height Fence

The applicant proposes a 5 foot long segment of 6 foot tall over-height wood fence along the eastern front property line between the garage and property line to provide privacy. The over-height fence ordinance allows an increase in fence height to six feet within the front setback provided that fencing does not exceed three feet in height within a 10 foot sight distance triangle adjacent to the driveway. The proposed fence is not located adjacent to the driveway and therefore meets this requirement. Otherwise, the fence does not affect sight distance out of the garage because the garage is currently located 2.5 feet from the property line.

Local Coastal Program Consistency

The proposed residential project is in conformance with the County's certified Local Coastal Program, in that the structural addition is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. While the structure is located within the scenic corridor, the small one story addition is barely perceptible from the beach.

Environmental Review

The California Environmental Quality Act (CEQA) provides exemptions for classes of projects which do not have a significant effect on the environment. A preliminary determination has been

made that the project is exempt from the California Environmental Quality Act under Class 3, Section 15303 and allows new construction or conversion of small structures including construction of an addition to the single family dwelling. A notice of exemption has been attached as Exhibit A.

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

- **DETERMINE** that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **141055**, 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: 141055

Assessor Parcel Number: 038-216-13

Project Location: South side of Coates Drive, southwest of Seacliff Drive within the Aptos Planning area.

Project Description: Proposal to remove a 250 square foot storage shed and false garage front from an existing non-conforming garage and to complete structural modifications to the roof and walls to include new ridge, garage door framing, garage doors, side entry door, and skylights to the existing garage and replace the demolished shed with a parking space, construct a 140 square foot addition to an existing non-conforming single family dwelling and construct a 6 foot fence within the front yard setback. Requires a Coastal Development Permit, Minor Exception to increase lot coverage from 40% to 46%, an Administrative Site Development Permit for the modifications to the non-conforming garage, and an Over height Fence Certification on R-1-4 zoned property.

Person or Agency Proposing Project: Tom Rogers

Contact Phone Number: (831) 566-5167

- 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. ☒ **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 residential addition in an area designated for residential uses.

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

Sheila McDaniel, Project Planner

Date: _____

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned R-1-4 (Residential, 4000 square feet per unit), a designation which allows Residence uses. The proposed remodel and addition is a principal permitted use within the zone district, and the zoning is consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and while the development site is located on a bluff top, the proposed addition is located toward the street and away from the bluff and is barely perceptible from the beach.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that although the project site is located between the shoreline and the first public road, it is located at the top of a 70 foot high coastal bluff and there is developed beach access one-eighth mile away. Consequently, the residence will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the one story residential addition and garage remodel is sited and designed to be visually compatible, in scale, and integrated with the character of the existing one story dwelling and surrounding one and two story neighborhood. Additionally, residential uses are allowed uses in the R-1-4 (Residential, 4000 square feet per unit) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles. Furthermore, although the

Application #: 141055

APN: 038-216-13

Owner: Klitsner

property is located within the scenic corridor, the proposed addition is barely perceptible from the beach as it is one story and shrouded by the coastal bluff and existing trees above the beach.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed project will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the proposal results in greater compliance with the required setbacks that ensure access to these amenities.

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 residential improvements 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-1-4 (Residential, 4000 square feet per unit) zone district as the primary use of the property will be one residence that is in greater compliance with the required lot coverage (current 49 percent, proposed 46 percent), floor area ratio (current 40 percent, proposed 37 percent), and setbacks (reduction of shed encroachment within the required 15 foot front yard setback) for the zone district. Required Administrative Site Development Findings and Minor Exception findings to allow structural modifications in excess of 50 percent to a non-conforming structure and an increase in lot coverage to 46 percent are attached.

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 residential improvements are consistent with the use and density requirements specified for the Urban Medium Residential (R-UM) land use designation in the County General Plan.

The proposed changes to the site development will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and will be in greater conformance with the 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 residence will not adversely shade adjacent properties. Structural additions are proposed to comply with the site standards for the zone district and where non-conforming, findings for the administrative site development permit and minor exception are attached.

The proposed site improvements 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 improvements will be in greater compliance with the site standards for the R-1-4 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 improvements are proposed to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to change as a result of the project as no additional bedrooms are proposed and therefore 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 project is located in a mixed residential neighborhood containing a variety of architectural styles, and the proposed project will create residential structures in greater conformance with the site standards, resulting in improved open space within the front yard setback area, improving the character of the street and neighborhood, and also be consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Administrative Site Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed garage/shed remodel will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure will be in greater conformance with the current setbacks that ensure access to light, air, and open space in the neighborhood by removal of the shed located within the front setback.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be in substantial conformance with 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 residential improvements 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-1-4 (Residential, 4000 square feet per unit) zone district as the primary use of the property will be one residence and a detached garage that is in greater compliance with the required lot coverage (current 49 percent, proposed 46 percent), floor area ratio (current 40 percent, proposed 37 percent), and setbacks (reduction of shed encroachment within the required 15 foot front yard setback) for the zone district. Where improvements do not meet the site standards, required Administrative Site Development Findings and Minor Exception findings to allow structural modifications in excess of 50 percent to a non-conforming structure and an increase in lot coverage to 46 percent are attached.

3. That the proposed structure and use is in substantial conformance with the County General Plan and with any Specific Plan which has been adopted for the area.

This finding can be made, in that the residential improvements are consistent with the use and density requirements specified for the Urban Medium Residential (R-UM) land use designation in the County General Plan.

The proposed changes to the site development will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and will be in greater conformance with the 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 residence will not adversely shade adjacent properties. Structural additions are proposed to comply with the site standards for the zone district and where non-conforming, findings for the administrative site development permit and minor exception are attached.

The proposed site improvements 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 improvements will be in greater compliance with the site standards for the R-1-4 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 improvements are proposed to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to change as a result of the project as no additional bedrooms are proposed and therefore 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 project is located in a mixed residential neighborhood containing a variety of architectural styles, and the proposed project will create residential structures in greater conformance with the site standards, resulting in improved open space within the front yard setback area, improving the character of the street and neighborhood, and also be consistent with the land use intensity and density of the neighborhood.

6. Any additional parking requirements created by the project can be met in accordance with Section 13.10.551.

This finding can be made, in that the proposed project does not result in the requirement for additional parking on the project site. It actually results in an increase in one parking space, resulting in a project in compliance with the three required parking spaces for the property.

7. The proposed project will not significantly impair economic development goals or key land use goals of the General Plan.

This finding can be made, in that the proposed garage use is consistent with the use and density requirements specified for the R-UM (Residential Urban Medium) land use designation in the County General Plan.

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 size and location of the existing residence and garage on the lot are the special circumstances affecting the subject property. The overall project (garage remodel, a small addition and removal of a shed) will actually reduce the lot coverage from 49 percent to 46 percent, which would be in greater conformance with the site standards of the district. These improvements are recommended in order to allow modest additions to the existing residence and to allow a shift in the location of lot coverage on the site so that the site improvements are more compliant with other site standards of the district, including front yard setbacks, parking, and floor area ratio.

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 proposed project results in an overall reduction in the lot coverage from 49 percent to 46 percent by removal of the non-conforming shed. Variance findings can be made because the improvements are in greater conformance with the R-1-4 site standards in terms of reduced lot coverage, improved compliance with the required front yard 15 foot setback, improved design and quality of the structures, and design compatibility of the garage to the house. Furthermore, the one story project has little impact on adjoining homes in the neighborhood.

3. That the granting of such variance 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.

This finding can be made, in that other properties in the neighborhood are developed with garages located up to the property line. The proposed garage remodel will be consistent with the existing pattern of development in the neighborhood. Therefore, it would not be a grant of a special privilege to allow modification to this structure.

Minor Exceptions Findings

Per County Code section 13.10.235(C) (4), in addition to the Development Permit Findings and Variance Findings above, the following finding shall be required for minor exceptions allowing an increase in lot coverage:

1. That there is no increase in stormwater leaving the property as a result of additional impermeable area created by a minor increase in lot coverage. The project as approved incorporates measures or conditions that direct runoff to the landscape, use permeable paving material, reduce existing impermeable area, or incorporate other low impact drainage design practices to control any increase in stormwater runoff.

This finding does not apply, in that the proposed project does not result in an increase in the permeable area. However, the overall project results in a reduction of lot coverage from 49 percent to 46 percent and a 64 percent increase in the permeable areas on the property by removal of the shed and construction of a permeable parking area, and addition of slot drains to intercept sheet flow and redirect it to existing drains.

Conditions of Approval

Exhibit D: Project Plans

- I. This permit authorizes the removal of a 250 square foot storage shed and false garage front from an existing non-conforming garage and to complete structural modifications to the roof and walls to include new ridge, garage door framing, garage doors, side entry door, and skylights to the existing garage and replace removed shed with a parking space, 140 square foot addition to an existing non-conforming single family dwelling and construction of a 6 foot fence within the front yard setback. 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 an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- 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. Drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
 4. Details showing retention and protection of the existing tree in the front yard setback.
- 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 6 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 and pay any applicable plan check fee of the Aptos La Selva Fire Protection District.
 - E. 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.
 - F. 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. Construction hours shall be between 8 am and 5 pm Monday through Friday unless otherwise coordinated with the Planning Department staff in advance.
 - 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
2. COUNTY defends the action in good faith.

- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

Sheila McDaniel
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.

PROJECT INFORMATION

APN: 038-216-13
 ZONING: R1-4
 JOB ADDRESS:
 335 COATES DRIVE
 APT'03
 APT'03, CA 95003
 OWNER:
 DAN KLUTSNER
 58 SECOND ST., CA 94105
 DANKLUTSNER@AOL.COM
 415 507-4141
 DESIGN:
 BRIAN KELLER
 1000 CLARK AVENUE RD.
 SOQUEL, CA 95073
 916 479-1573
 KELLER@CENTRAL.COM
 CONTRACTOR:
 KELLER CONSTRUCTION INC
 1106 WEBSTER ST.
 SANTA CRUZ, CA 95062
 408 298-1100
 TRUCK@KELLER.COM
 STRUCTURAL ENGINEER:
 CMI DESIGN AND ENGINEERING
 55 4TH AVE.
 SAN FRANCISCO, CA 94103
 415 426-3557

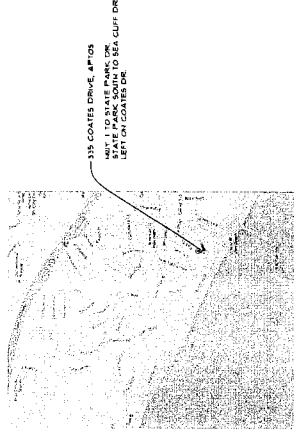
SHEET INDEX

SHEET A 01- PROJECT INFO.
 SHEET A 02- SITE PLAN
 SHEET A 03- STORMWATER MGMT. PLAN
 SHEET A 04- NORTH & EAST ELEVATIONS
 SHEET A 05- SOUTH & WEST ELEVATIONS
 SHEET A 06- FLOOR PLANS
 SHEET A 07- ROOF PLANS
 SHEET A 08- ROOF FRAMING DETAILS
 SHEET A 09- FRAMING DETAILS, SECTIONS
 SHEET A 10- FOUNDATION PLAN, FLOOR FRAMING PLAN
 SHEET A 11- GARAGE MODIFICATION PLAN

PROJECT DESCRIPTION

ADD A 148 SQ. FT. SITTING ROOM
 AND BATH TO AN EXISTING
 1,100 SQ. FT. HOUSE. THE
 BEHIND TO EXISTING FOUNDATION
 BEYOND EXISTING TIES TO NEW ADDITION
 EXISTING ROOF AND FLOOR JOISTS
 EXISTING ROOF AND FLOOR JOISTS
 DIRECT BEARING TO EXISTING FOUNDATION
 BELOW.
 REMOVE A 250 SQ. FT. STORAGE
 SPACE FROM EXISTING WORKING
 SPACE WITH PREVIOUS PAVING.
 MAKE STRUCTURAL ALTERATIONS TO THE
 EXISTING 1 CAR GARAGE AND RESTORE
 TO ORIGINAL APPEARANCE.
 ADD BRILL GABLE TO EXISTING HOUSE
 AT SIDE ENTRY GABLE NOT TO EXTEND
 BEYOND 3 FROM HOUSE.
 MOVE LAUNDRY FROM GARAGE TO
 NEWLY CREATED LAUNDRY ROOM IN
 NEW 1,100 SQ. FT. GARAGE WITH
 CLASS A REEATED CONCRETE SLAB.

LOCATION MAP



PROJECT DESCRIPTION
 PROJECT INFO.
 LOCATION

PROJECT NAME
 335 COATES DR.
 APT'03, CA
 95003
 APN- 038-216-13

CLIENT
 DAN KLUTSNER
 58 SECOND ST.
 SAN FRANCISCO,
 CA 94105

SHEET A 11- 104
 REV 0000

BRIAN KELLER
 1000 CLARK AVENUE RD.
 SOQUEL, CA 95073
 KELLER@CENTRAL.COM

LOT COVERAGE STATISTICS

LOT SIZE FROM SURVEYOR'S MAP:	4384 SQ FT
HOME WITHOUT COVERED PORCH:	1714 SQ FT
COVERED PORCH:	154 SQ FT
GARAGE:	419 SQ FT
STORAGE SHED:	359 SQ FT
BATHROOM ADDITION:	149 SQ FT
MAINPORT ALLOWED LOT COVERAGE:	1712 SQ FT (48%)
EXISTING LOT COVERAGE W/O ADDITION:	7094 SQ FT (15%)
EXISTING LOT COVERAGE W/ ADDITION:	2739 SQ FT (62%)
COVERAGE W/ ADDITION AND STORAGE BUILDING:	1739 SQ FT (48%)

FLOOR AREA RATIO

GROSS PARCEL SIZE:	4384 SQ FT
NET PARCEL SIZE:	4384 SQ FT
NET SITE AREA:	4384 SQ FT
GROSS BUILDING AREA CALCULATIONS:	
SHED (10' X 10' PRIMARY REDUCED):	1714 SQ FT
STORAGE SHED:	359 SQ FT
NET COVERAGE AREA:	2109 SQ FT
NET COVERAGE AREA:	415 SQ FT
IN 50 FT LESS 149 SQ FT IN 50 FT	
ATTIC (10' X 10'):	55 SQ FT
ATTIC (10' X 10'):	55 SQ FT
GARAGE (10' X 10'):	1714 SQ FT
GROSS BUILDING AREA TOTAL:	4384 SQ FT
FLOOR AREA RATIO:	100%

UTILITIES

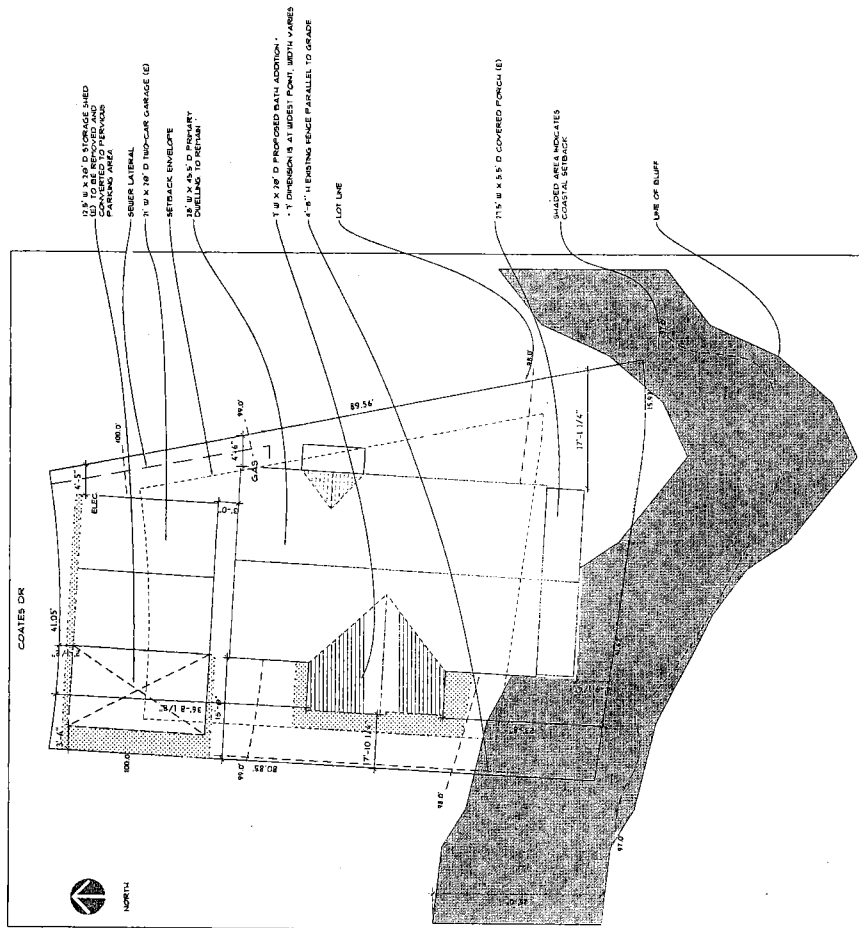
WATER: SOUTHERN CALIFORNIA WATER DISTRICT
SEWER: SOUTHERN CALIFORNIA WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA ELECTRIC COMPANY

IMPERVIOUS AREA

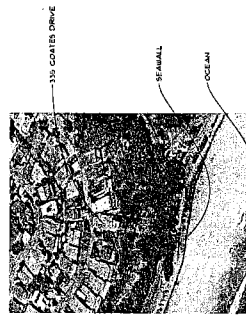
LOT SIZE:	4384 SQ FT
EXISTING IMPERVIOUS AREA:	310 SQ FT
NEW IMPERVIOUS AREA:	340 SQ FT
NEW IMPERVIOUS AREA TOTAL:	710 SQ FT
INCREASE IN IMPERVIOUS AREA:	64%
EXISTING IMPERVIOUS AREA:	3335 SQ FT 81.4%
NEW IMPERVIOUS AREA:	3535 SQ FT 83.3%

GRADING

EXCAVATION AT ADDITION:	155 YDS
BASEROCK FILL AT NEW PARKING:	10 YDS



PLOT PLAN
SCALE: 1/8" = 1'-0"



AERIAL VIEW

LEGEND

	ADDITION
	AREA OF DISTURBANCE
	TO BE REMOVED
	COASTAL SETBACK
	FENCE
	BUILDING SETBACK ENVELOPE
	SEWER LATERAL

BRIAN KELLER
1300 GLEN HAVEN RD.
SUNNYVALE, CA 95073
PH: 415.335.1000
WWW.BKCONCEPTS.COM

DATE: MAY 17, 2014
PROJECT:

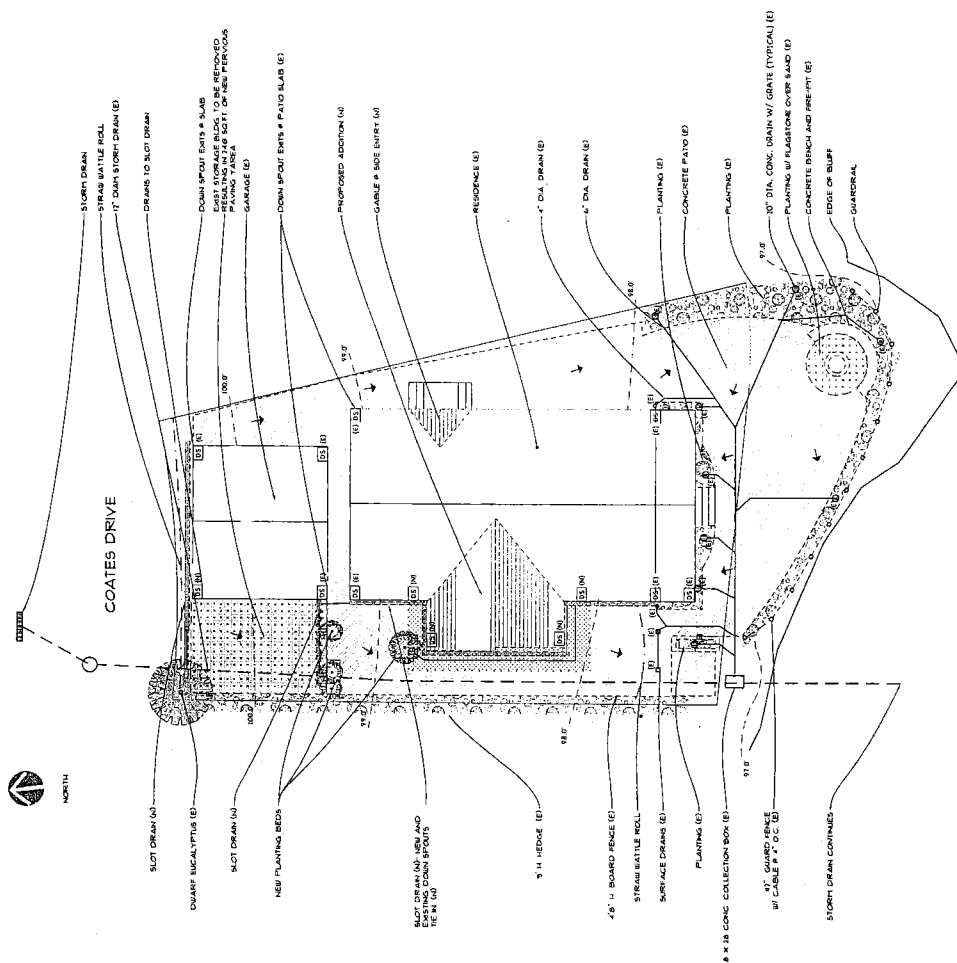
DAN KLITSNER
58 SECOND ST
SAN FRANCISCO, CA 94105

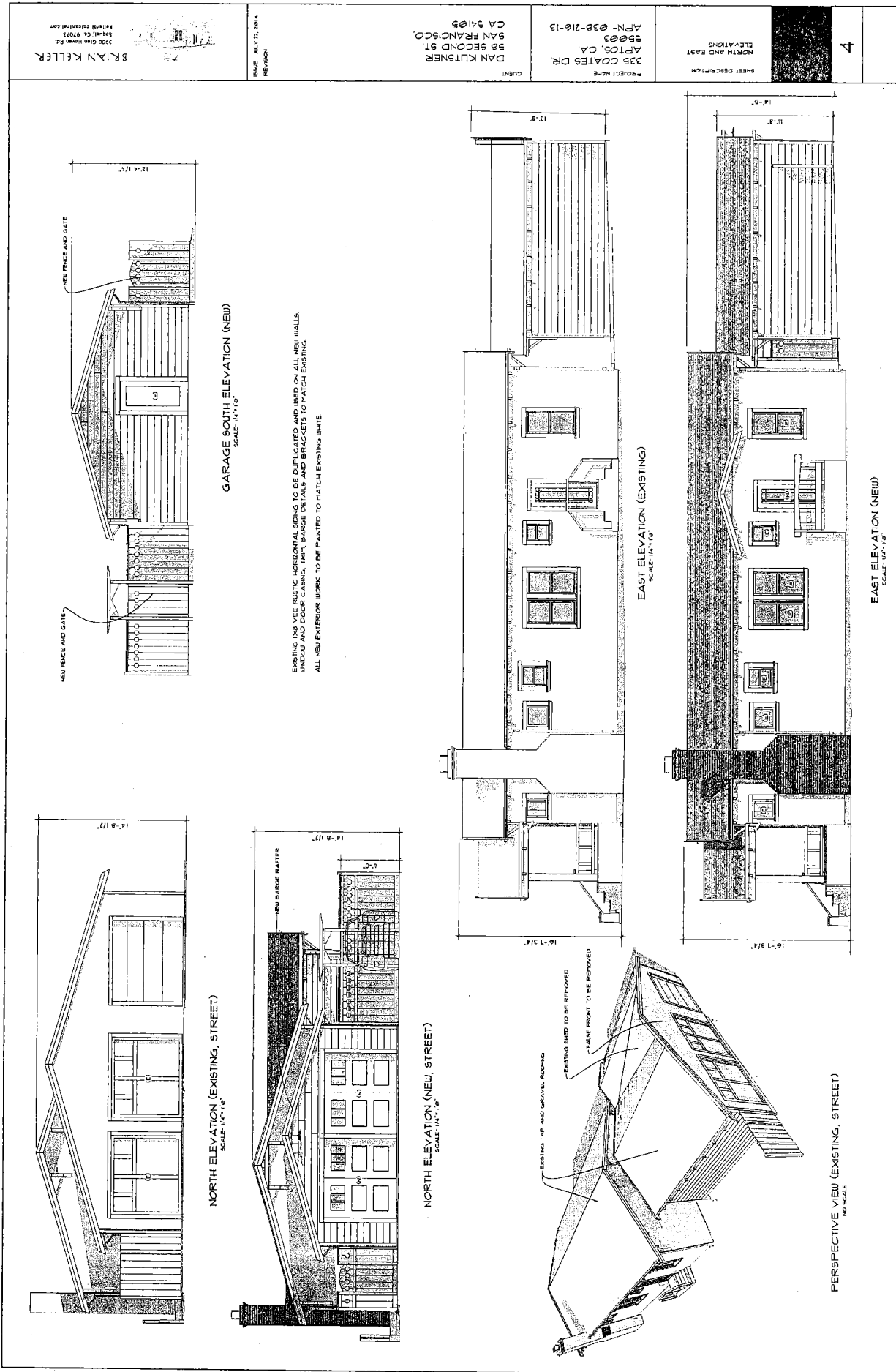
PROJECT NAME
335 COATES DR
APT 103, CA
95003
APN: 038-210-13

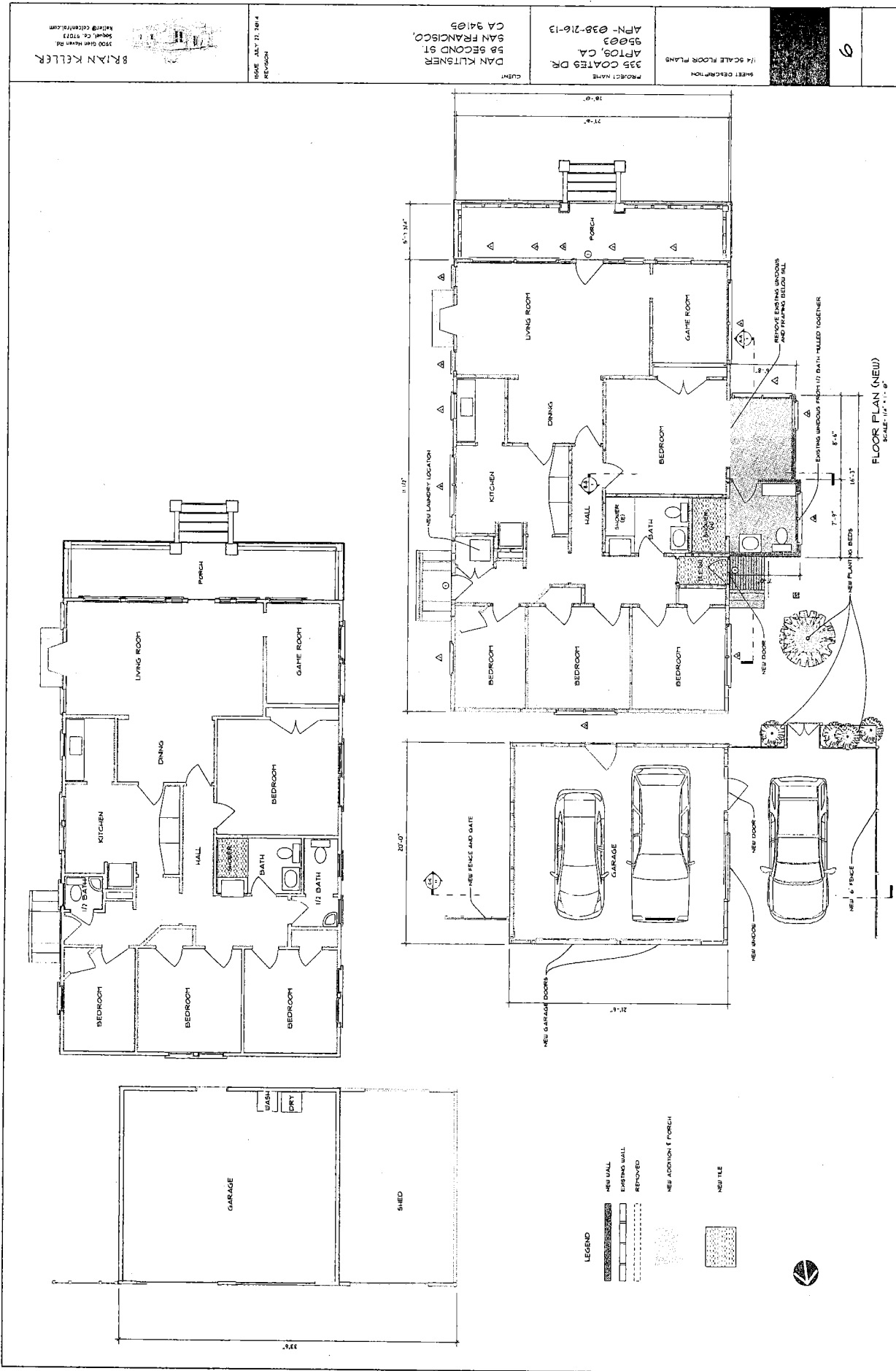
SHEET DESCRIPTION
SITE PLAN

2

DRAINAGE PLAN
SCALE = 1/8" = 1'-0"







BRIAN KELLER
3500 CLARK ROAD
SAN FRANCISCO, CA 94103
415.771.1111
brian@briankeller.com

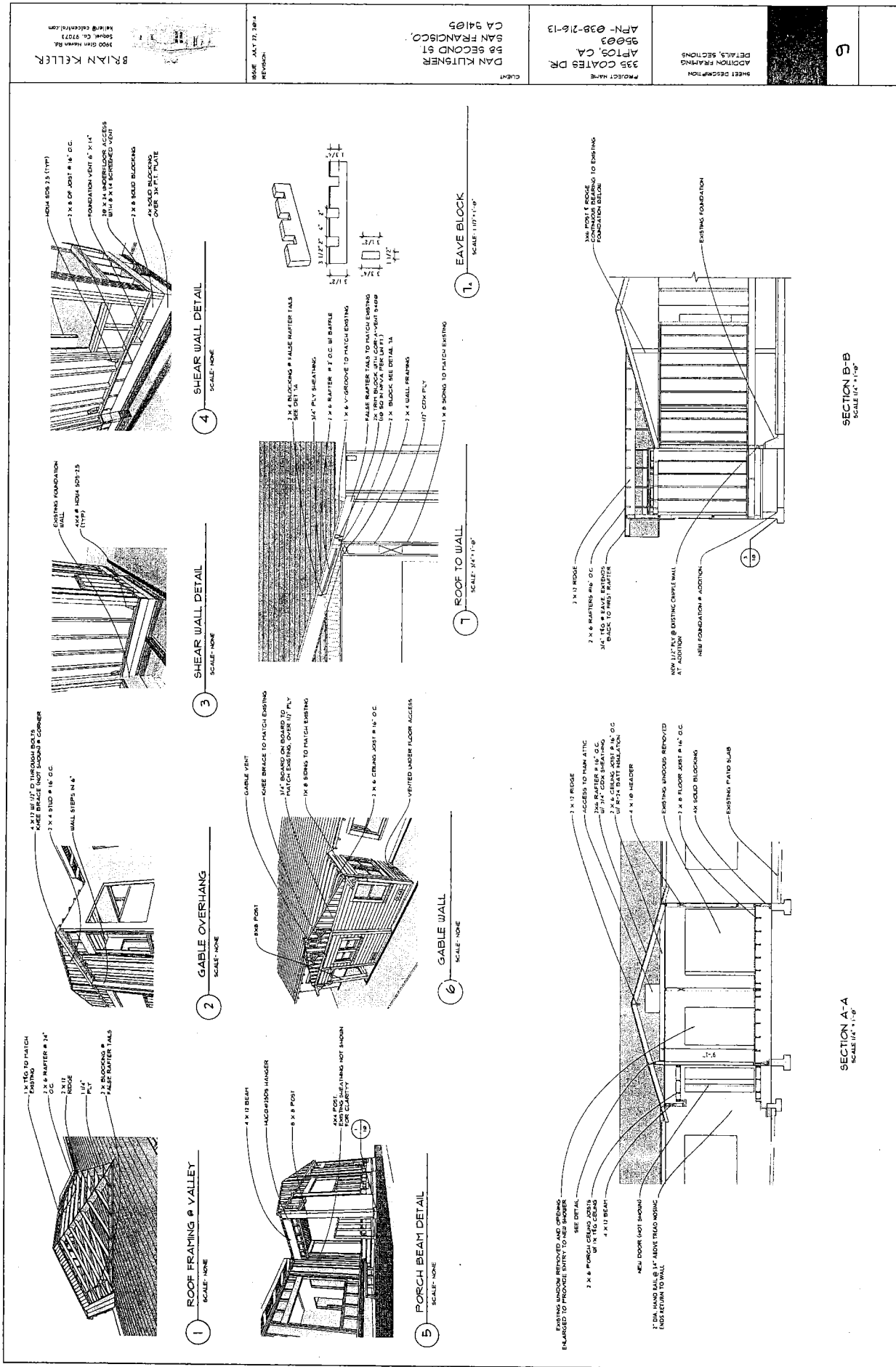
ISSUE JULY 17, 2014
REVISION

CLIENT
DAN KULTISNER
58 SECOND ST
SAN FRANCISCO, CA 94103

PROJECT NAME
335 COATES DR
APT 103, CA
95003
APN- 038-216-13

SHEET DESCRIPTION
1/4 SCALE FLOOR PLANS

6





FLOOR FRAMING PLAN
SCALE - 1/2" = 1' - 0"

BRIAN KELLER
KELLER CELLAR, INC.
1900 SAN MARIN RD.
SUNNYVALE, CA 94086
(415) 335-1000



DATE: JULY 27, 2014
REVISION:

CLIENT:
DAN KUITSNER
58 SECOND ST.
SAN FRANCISCO, CA 94105

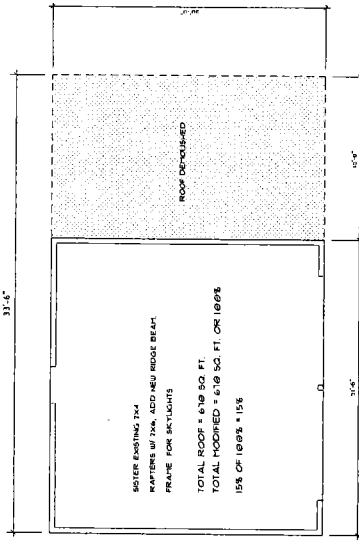
PROJECT NAME:
335 COATES DR.
APTOS, CA
AFN-038-216-13

SHEET DESCRIPTION:
GARAGE MODIFICATION
PLAN

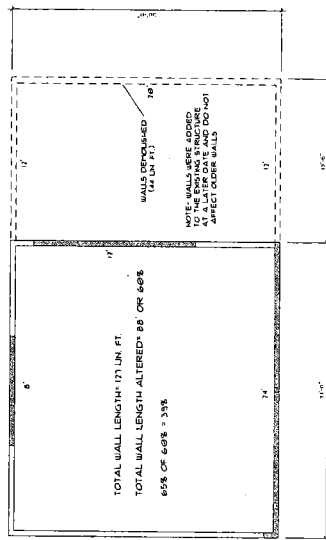
11

WEIGHTED VALUE TOTALS
ROOF- 15%
WALL- 33%
FLOOR- 04%
FOUND- 04%
TOTAL- 67%

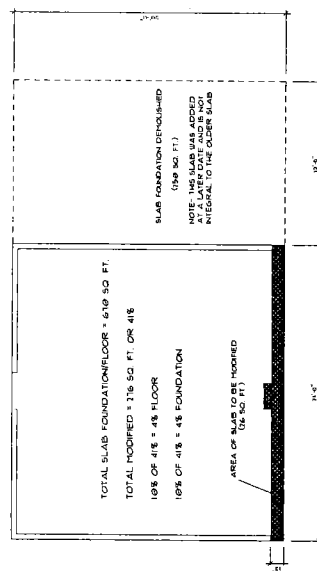
LEGEND
ALTERED WALL
UNALTERED WALL
REMOVED WALL



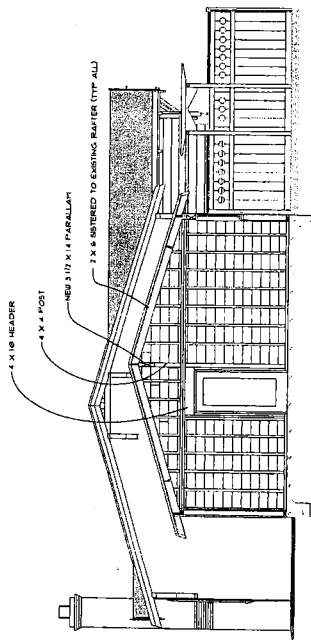
ROOF MODIFICATIONS
SCALE 1/4" = 1'-0"



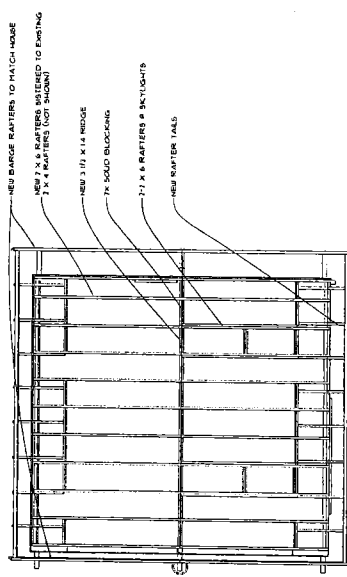
WALL MODIFICATIONS
SCALE 1/4" = 1'-0"



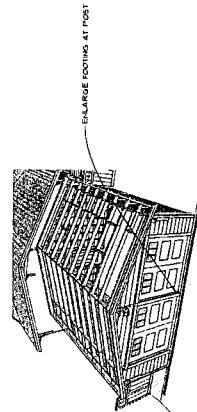
FOUNDATION/FLOOR MODIFICATIONS
SCALE 1/4" = 1'-0"



SECTION C-C
SCALE 1/4" = 1'-0"



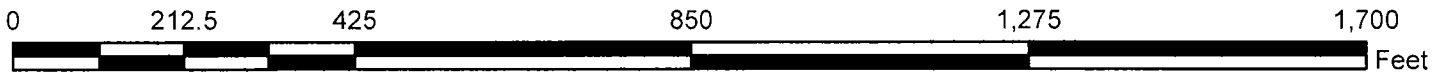
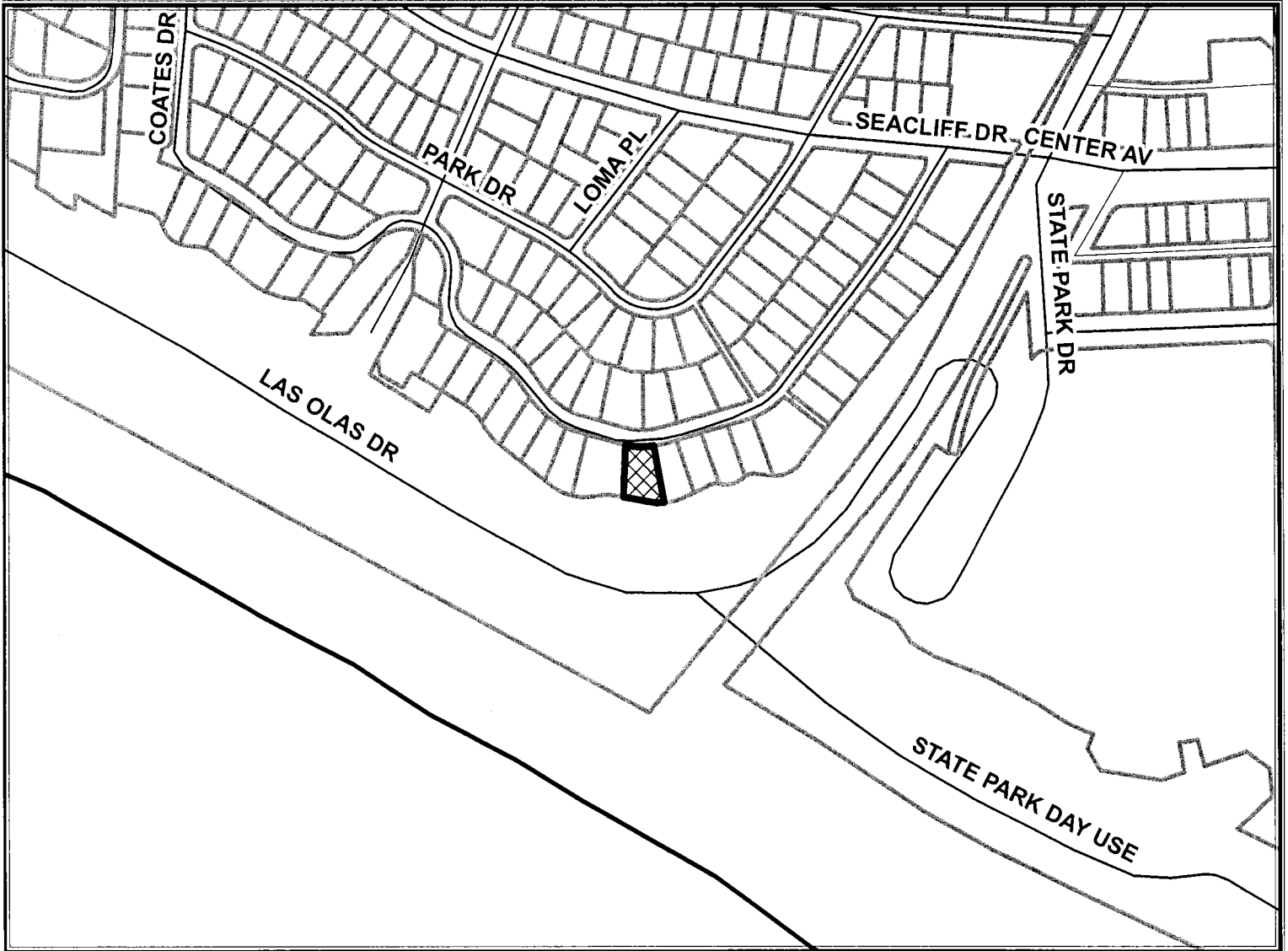
ROOF FRAMING PLAN- GARAGE
SCALE 1/4" = 1'-0"







1 GARAGE ROOF FRAMING
NO SCALE

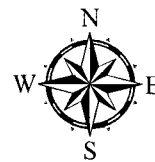


Location Map



LEGEND

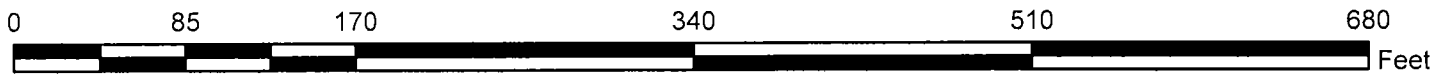
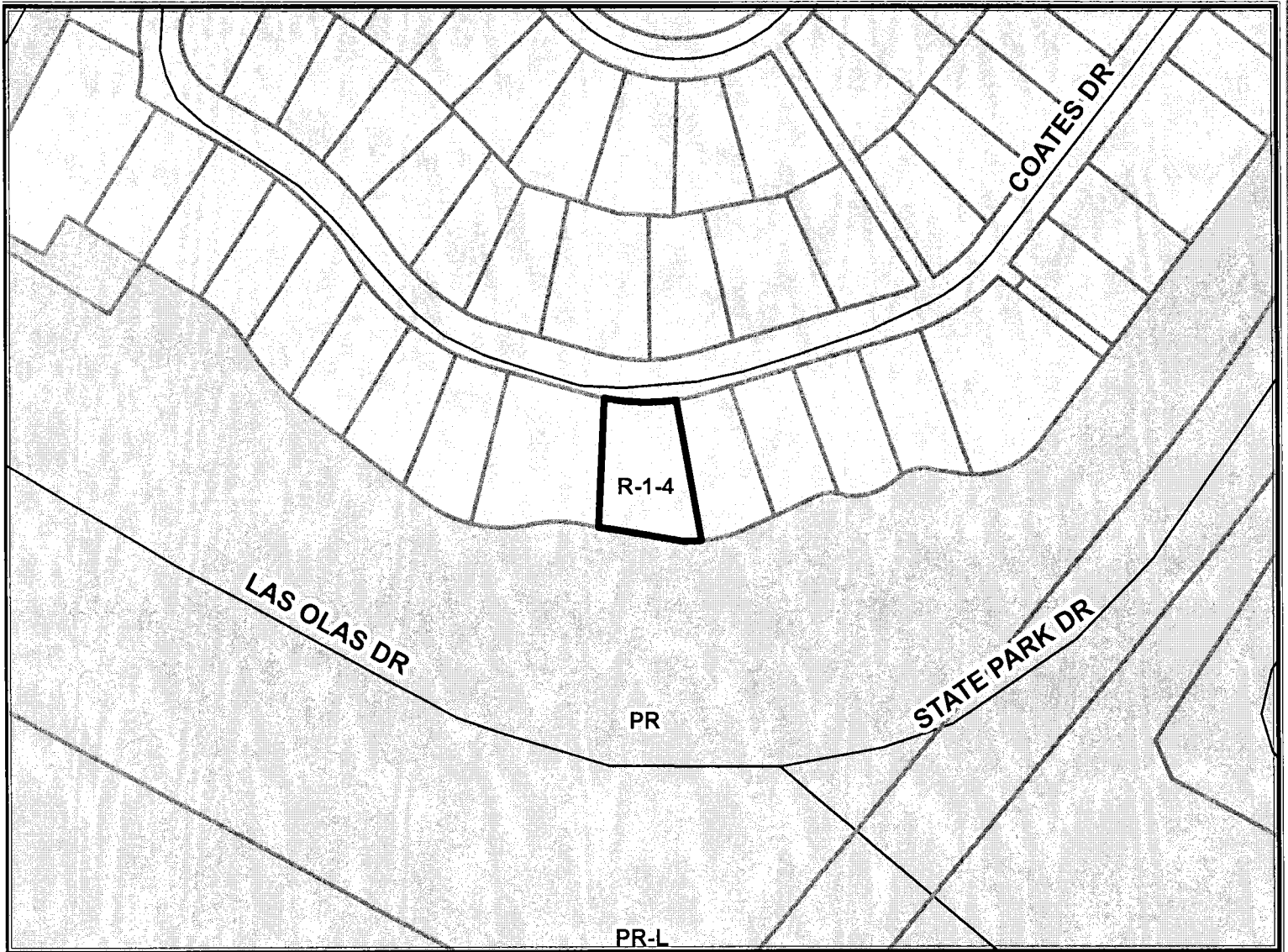
-  APN: 038-216-13
-  Assessors Parcels
-  Street
-  County Boundary







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Planning Department
June 2014

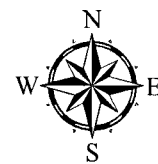


Zoning Map



LEGEND

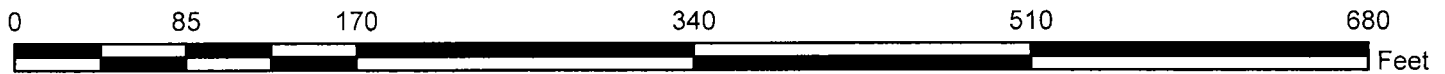
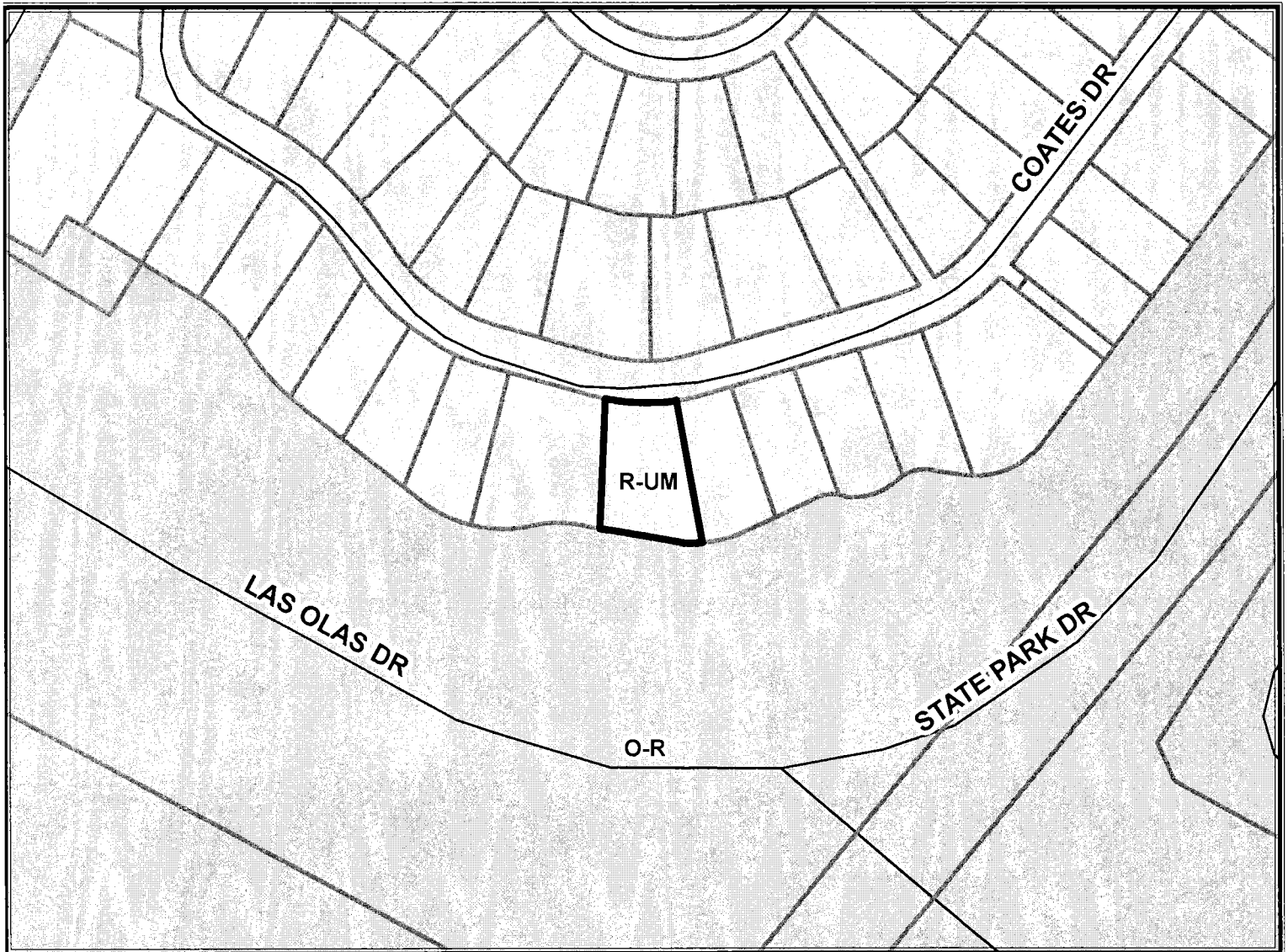
-  APN: 038-216-13
-  Assessors Parcels
-  Street
-  RESIDENTIAL-SINGLE FAMILY
-  PARK








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Planning Department
June 2014

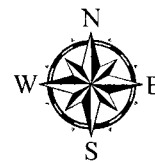


General Plan Designation Map



LEGEND

-  APN: 038-216-13
-  Assessors Parcels
-  Street
-  Residential - Urban Medium Density
-  Parks and Recreation



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Planning Department
June 2014