



Staff Report to the Zoning Administrator

Application Number: **141043**

Applicant: Deidre Hamilton, Hamilton Swift
& Associates, Inc.

Agenda Date: 10/17/2014

Owner: White Sands Leasing

Agenda Item #: 2

APN: 028-154-21, 22

Time: After 9:00 a.m.

Project Description: Proposal to demolish two existing single family dwellings on adjacent parcels; to transfer 9,374 square feet from APN 028-154-21 to APN 028-154-22 to result in two parcels of approximately 6,004 square feet and 16,125 square feet, respectively; to remove two significant trees; and, to construct two (2), two story replacement single family dwellings of approximately 1,987 square feet with a 297 square foot attached garage and 4,796 square feet with a 665 square foot attached garage and a 395 square foot basement, within the R-1-6 zone district. Requires a Lot line Adjustment, a Coastal Development Permit, a Residential Development Permit for a dwelling exceeding 5,000 square feet on APN 028-154-22, Design Review, and Arborist, Soils, and Geological Report Review.

Location: The property is located at the southern end of 15th Avenue at about 670 feet south of the intersection with East Cliff Drive. (255 and 261 15th Avenue).

Supervisory District: 1st District (District Supervisor: Leopold)

Permits Required: Lot Line Adjustment, Coastal Development Permit, Residential Development Permit

Technical Reviews: Arborist Report Review, Soils Report Review, Geological Report Review, Design Review

Staff Recommendation:

- Determine that the proposal is exempt from Environmental Review under the California Environmental Quality Act.
- Approval of Application 141043, based on the attached findings and conditions.

Exhibits

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

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

- F. General Plan Maps
Arborist Report, prepared by
Maureen Hamb, dated March 7,
2014 and May 7, 2014
- G. Soils/Geology Report Review,
April 6, 2014
- H. Updated geology recommendations, dated June 26, June 24, and June 3, 2014
- I. Property Survey-Public Trail Access Location
- J. Comments and Correspondence

Parcel Information

Parcel Size: 028-154-21 : 15,379 square feet
028-154-22 : 6,750 square feet

Existing Land Use - Parcel: 028-154-21 : 2,482 square feet two story dwelling
028-154-22 : 3,279 square feet two story dwelling

Existing Land Use - Surrounding: North: single story dwelling
South: Cypress trees along property line; single story dwelling
West: residential along length of property containing one two story dwellings
East: Bonita Lagoon; dwelling to north east, and residential across lagoon

Project Access: 15th Avenue, 50 foot right-of-way

Planning Area: Live Oak

Land Use Designation: R-UL (Urban Low Residential)

Zone District: R-1-6 (Residential, One Unit per 6000 square feet)

Coastal Zone: ☒ Inside ☐ Outside

Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Geologic Report accepted by County Geologist (Exhibit H); project conditioned to comply with acceptance letter requirements prior to building permit issuance.

Soils: Soils report prepared by Haro, Kasunich and Associates, Inc., dated March 2014, accepted by County Geologist (Exhibit G); project conditioned to comply with soils report recommendations prior to building permit issuance

Fire Hazard: N/A

Slopes: The site gently slopes from the north to south to top of bank and then slopes steeply downward to Bonita Lagoon

Env. Sen. Habitat: Site mapped for the Zayante Band Winged Grasshopper and White Rayed Pentachaeta though Environmental Planning staff did not identify the presence of these species. Bonita Lagoon is located immediately east of the subject property. The property includes a previously approved riparian exception for drainage inlets to direct runoff away from the lagoon, including a curb at the top of the slope that defines the edge of allowed improvements. A riparian exception

is not required for the proposed project as it is located beyond the established curb line.

Grading: 456 c.y. cut, 484 c.y. fill total for both homes
124 c.y. cut for basement

Tree Removal: Two trees proposed for removal; a 24.7 inch Maple and a 23.3 inch Maple located at the center of the site proposed to be removed as recommended by the Arborist Report (Exhibit F) due to declining condition, plans retain the 30 inch California Pepper; building permit conditioned to comply with tree protection recommendations

Scenic: Not a mapped resource; however views from the beach are limited due to the mature cypress trees located immediately to the south

Drainage: Existing drainage adequate

Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: x Inside Outside
Water Supply: Santa Cruz Water Department
Sewage Disposal: Santa Cruz County Sanitation
Fire District: Central Fire Protection District
Drainage District: Zone 5

Permit History

Rev111069 (2011): Geologic Hazards Assessment to determine setbacks for either repairs or reconstruction of the dwellings on the two subject parcels.

Permit 121031 and Rev121008 (2012): Coastal Development Permit, Riparian Exception, and Soils and Geologic Report Reviews to install a soil pin retaining wall under the curb of an existing driveway serving two residential parcels.

Project Setting

The property is comprised of two legal parcels located at the end of 15th Avenue with public views of the beach from 15th Avenue. The site is located within a mixed one and two story residential neighborhood.

The site slopes from the north to south, though there is an existing 6 to 8 foot cut-slope at the south end of the property, as evidenced by an existing 6 to 8 foot tall retaining wall on the southern portion of the property. The site slopes steeply along the eastern portion of the property downward to Bonita Lagoon.

The parcels are separated from Black Point lane to the east by Bonita Lagoon and associated mature Eucalyptus trees, located 20 feet down slope of the subject property on State Parks Property. The subject property is flanked by a mature, tall group of Cypress trees located on the property to the southwest.

A beach access trail extends from the end of 15th Avenue cul-de-sac through State Park property

and a portion of private property to the beach. The trail head entry is located adjacent to the northeast corner of the subject property within the County public right-of-way and travels through State Park property down the slope southeast and along the western edge of Bonita Lagoon east of the subject property to the beach. See attached property survey information and site photos. (Exhibit I). Trail access to the beach clearly extends from the public right-of-way. Additional beach access from the subject property is otherwise infeasible due to steep slopes along the eastern edge of the subject property. The proposed property improvements are located beyond the public access trailhead and do not interfere with this trailhead in any manner.

Notwithstanding the above, this trailhead access has been blocked many years by vegetation until recently when neighbors began clearing the shrubs to re-establish access. The applicant's attorney has provided correspondence (Exhibit I) addressing issues related to beach access claims. However, since the trailhead access extends from the public right-of-way and through State Park property, any neighborhood interest related to the public trail access are beyond the scope of this project review and are more appropriately addressed to State Parks.

The properties contain two existing single family dwellings. A 2,482 square feet two story dwelling is located on the northern parcel and a 3,279 square feet two story dwelling is located on the southern parcel.

Proposed Project

- Demolish existing two story dwelling on the northern parcel
- Demolish existing two story dwelling on the southern parcel
- Complete a lot line adjustment to transfer approximately 9,374 square feet from APN 028-154-21 to APN 028-154-22 to result in two parcels of approximately 6,004 square feet on the north parcel, APN 028-154-21, and 16,125 square feet on the south parcel, APN 028-154-22
- Construct an approximately 2,067 square foot dwelling on the northern most parcel
- Construct an approximately 5,631 square foot dwelling on the southern most parcel
- Remove a 24.7 inch and a 23.3 inch Maple tree located at the center of the property
- Construct an entry gate 20 feet from the end of the 15th Avenue right-of-way, varying in height from three to five feet
- Site landscaping

Required Permits

- 1) A Lot Line Adjustment is required pursuant to County Code Chapter 14.01 for relocation of the property lines. The purpose of this ordinance is to ensure that the adjustments are consistent with the site standards of the zone district and to ensure that they do not create additional lots that did not exist prior to the adjustment.
- 2) A Coastal Development Permit is required for the entire project pursuant to County Code section 13.20.068 for properties located within the appealable area. The appealable area is only permitted a 10 percent addition or 250 square feet, whichever is less. The purpose of the coastal zone regulations is to ensure that development meet the coastal design criteria.

Significant tree removal is subject to the coastal design criteria under County Code Section

13.20.130. The purpose of these regulations is to ensure that significant trees are retained where feasible, provided that they do not block the available building site as based on the health and location of the trees.

- 3) A Residential Development Permit is required for the proposed dwelling on the southern parcel exceeding 5,000 square feet in size (i.e., large dwelling) pursuant to County Code Section 13.10.325. The purpose is to ensure that the proposed large dwelling is compatible with its surroundings, adequately screened from public view, and will not adversely affect public view sheds.
- 4) Design Review is required for proposed dwellings exceeding 5,000 square feet in size pursuant to County Code Section 13.10.325 is subject to design guidelines.

Zoning & General Plan Consistency

Lot Line Adjustment

APN	Existing Site Area	Gross Area Transferred	Proposed Site Area
028-154-21	15,379 square feet	-9,374 square feet	6,004 square feet
028-154-22	6,750 square feet	+9,374 square feet	16,125 square feet

The smaller property is proposed to be located on the north and the larger property is proposed at the south.

The properties are both zoned R-1-6, which requires a minimum of 6000 square feet per parcel. Both properties comply with the minimum lot size prior to and following the adjustment and therefore meet the lot line adjustment ordinance requirements.

Site Development Standards

The R-1-6 (Residential, One Unit per 6000 square feet) zone district allows residential uses. The proposed single family dwellings are a principal permitted use within the zone district and the zoning is consistent with the site's (R-UL) Urban Low Residential General Plan designation. The following site standards apply to each specific property as noted below. Both proposed homes comply with site development standards.

Northern Parcel (APN 028-154-21)

Site Standards Table			
Setbacks			
	Front	Side	Rear
Required	20'	5' & 8'	15'
Proposed	29'	5' & 8'	25'
Parking			
1 bedroom= 2 spaces required and provided			
Lot Coverage			
40% allowed, 29.4% proposed			
Floor Area Ratio (FAR)			
proposed garage	297 square feet		
proposed first floor	1459 square feet		
covered porch	8 square feet		
subtotal first floor area	1764 squarefeet		
proposed second floor	528 square feet		
gross square footage	2292 square feet		
allowed garage credit	-225 square feet		
Total floor area (FAR)	2067 square feet/6000 net lot size = 34.5% FAR, 50 percent allowed		

Southern Parcel (APN 028-154-22)

Site Standards Table			
Setbacks			
	Front	Side	Rear
Required	20'	5 & 8	15'
Proposed	22'6"	7' to 20' on west 45' on east (25' from top of bank)	19'
Parking			
Lot Coverage			
40% allowed, 25.6% proposed			

Floor Ratio Area (FAR)	
proposed basement wine cellar (ceiling height >7'6")	395 square feet
proposed garage	665 square feet
proposed first floor area	2384 square feet
subtotal floor area	3444 square feet
proposed second floor	2412 square feet
Gross square footage	5856 square feet
allowed garage credit	-225 square feet
Total floor area	5631 square feet/11,896 net lot size = 47.3% FAR, 50% allowed

Coastal Design Criteria

Public Access

The project site is located between the shoreline and the first public road; however, public access to the beach is not available from the subject property and the site is not identified as a priority acquisition site in the County's Local Coastal Program (LCP). Furthermore, the proposed development does not affect the existing public access trail located adjacent to the subject property on State Parks property. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Public view shed protection

The local coastal program provides protection of significant public views to the coast. This would include significant existing public views from 15th Avenue. Private views are not protected by the LCP or Coastal Design Criteria.

The proposed lot line adjustment shifts the larger parcel to the south. The proposed large dwelling is setback 16 feet further east than the existing home, reducing the view of the large home from the beach because most of the dwelling is screened by existing mature cypress trees located to the south of the subject property. In addition, there is a reduction in overall structural massing visible from 15th Avenue as a result, which improves public views of the beach from 15th Avenue. Furthermore, given the north/south direction of the property, the apparent views from the beach are further minimized.

The proposed smaller home to the north is set back an additional 7 feet east from the existing home, thereby reducing impacts upon views from the beach as well. In addition, the proposed second story is set back further east than the existing second story. Thus, the line of view of the proposed second story is reduced and appears as an integral part of the existing built environment from 15th Avenue.

The plans include four potential gate height alternatives (Exhibit D) illustrating the potential impacts to public views of the beach from 15th Avenue by a proposed entry gate. In general,

most public views from 15th Avenue would not be impacted by a five foot fence height given the approximately 14 foot grade change from the crown of the 15th Avenue road way to the end of the cul-de-sac adjacent to the subject property entrance. From the end of the cul-de-sac a maximum five foot high fence allows retention of significant public views to the beach.

A specific and detailed gate/fence design is provided in the attached drawings (Exhibit D). The gate is proposed to be located 20 feet back from the 15th Avenue right-of way beyond the existing public trail access and will not interfere with this trail access. The gate is designed in a kelp forest theme, with open tapered powder coated twisted steel and finished in a textured sea green/straw color. Fence height is proposed to vary from 3 to 5 feet. Fence posts on either side of the gate are proposed to match the rock material proposed on the rear home.

The applicant has mentioned a significant security issue resulting from beach goers regularly walking onto their private property from 15th Avenue given its location at the end of the cul-de-sac. A gate would provide the needed security for the property owner while also allowing views of the beach through proposed open metal mesh. The proposed gate compliments the character of the coastal zone by utilization of an oceanic theme and utilization of green work copper metal and minimizes impact to public views of the coast from 15th Avenue.

Design Review

The proposed residences comply with the requirements of the County Design Review Ordinance in that the proposed project will incorporate site and architectural design features such as increased setbacks to adjoining properties and utilize the existing topographic grade differences between properties to minimize the height and visibility of the proposed structures on surrounding properties, utilizing natural colors and materials, retention of existing landscaping where feasible on site to minimize the visual impact of the proposed development on surrounding residential land uses and the natural landscape.

With respect to the large dwelling, large dwellings are allowed uses within the residential zone district with consideration for siting and design of the proposed home relative to the specific property characteristics and surrounding properties. Situating a large home in a neighborhood of smaller homes does not render a large house incompatible with an existing neighborhood by itself. The floor area ratio ordinance regulates the size of the dwelling based on the size of the parcel. The proposed home meets the 50 percent floor area ratio standard established for residential zone districts. In addition, the proposed home has been carefully designed to fit the site by following the existing topographic contours and by increasing the setbacks where feasible, thereby minimizing the appearance of structural massing and reducing impacts to surrounding properties, and by utilizing the natural grade change between properties to reduce the apparent height and massing of the proposed structure, and incorporation of a low pitched roof to reduce the height further, therefore reducing the visibility of the first floor of the structure from adjacent properties. While the proposed home at the south is larger than surrounding homes, the proposed structure is compatible with the neighborhood around it for these reasons. No change in the building design or height is recommended for the proposed dwelling.

Public Input - Large Dwelling Concerns

One neighbor located at 250 14th Avenue, assessor's parcel number 028-154-29, submitted

correspondence (Exhibit J) related to concerns regarding tree removal, dwelling size, and impacts of the dwelling on their privacy and potential shading from the dwelling.

Tree removal

With regard to tree removal, the trees were evaluated by a certified arborist (Exhibit F) and peer reviewed by a certified arborist on contract with the Planning Department. Only trees to be determined to be in declining health are proposed to be removed, as evidenced by the canopy thinning, and recommended to be removed.

House size

With regard to house size, the proposed structure complies with the site development standards and is set back 15 feet from the neighbor's property line located on the western side of the subject property, substantially greater than the required 5 foot setback of the R-1-6 zone district, a setback more consistent with a required 15 foot rear yard setback, which reduces the impact of the proposed large dwelling on this property. Increased setbacks are called out by the large dwelling ordinance as one method to reduce the impact of large dwellings and this has been provided along this property where feasible. In addition, the proposed height of the house is 24 feet, less than the allowed 28 foot. The actual house height from this property is further reduced to approximately 20 feet in height by an approximately four foot grade change between properties. The resulting height of the proposed dwelling is substantially lower than the allowed 28 feet height (20 feet in height vs. 28 feet allowed) and the first floor of the dwelling is entirely screened from view of the neighbor property and has an overall perceived and actual reduced building height than the neighbor dwelling.

Shading

With regard to property shading, the property shading diagrams (Exhibit D, Sheet A12 and A13) illustrate the existing and proposed shading conditions. The proposed dwelling would shade the neighbor's house during the lowest sun angle of the year on December 20th at 10 am, which is a fairly common occurrence due to the low sun angle typical during the winter months, but would otherwise result in no reduction in sunshine at 2 pm December 20th or during the majority of the rest of the year. The proposed dwelling is set back as much as feasible from the properties to the west and the actual height of the house is 24 feet in height along this property line and is 20 feet in height relative to the four foot grade change between properties. While sun access could be improved by a reduction in the number of stories from two to one, this is not recommended as the residential site standards allow two stories and other houses in the area have been permitted two stories and the applicant has done as much as feasible to minimize impacts to this property.

Privacy

With regard to privacy, the applicant extended numerous requests, per emails in the attached public record, to meet and discuss the project with the neighbor and to obtain approval to prepare a site survey across properties to evaluate and clarify the extent of the privacy issue. There has been no agreement by the neighbor. To address privacy concerns as much as feasible in the design of the home, the applicant has proposed opaque glass on most of the windows facing the neighbor except one guest bedroom window opposite this property. And, in the absence of an

agreement by the neighbor to allow access to their property, it was agreed that the applicant would prepare a cross section between properties, based on existing grading contours of the subject property alone, to evaluate the impacts of the proposed guest bedroom window on this property.

This section in the attached plan drawings (Exhibit D, sheet A15) shows that existing views from the proposed second story guest bedroom are available to the existing second story window and lower room window. A physical separation of 50 to 60 feet is provided between the existing and proposed structure.

Landscaping is one option to screen the proposed window from view of the existing dwelling, though window coverings are the more commonly used screening tool. The second story window most impacted by the proposed guest bedroom window includes window coverings. However, privacy could be improved with a landscape hedge of varying heights along this property line, though a hedge on the subject property would have to reach heights of 14 to 17 feet to provide any appreciable screen given the grade change between properties and would take many years to grow. Since the proposed bedroom is a guest bedroom where occupancy is limited, no additional modifications are recommended at this time. A condition of approval requiring a landscape hedge on the subject property is at the discretion of the Zoning Administrator following public testimony.

Environmental Review

A preliminary determination has been made that the project is exempt from the California Environmental Quality Act (CEQA) and a notice of exemption has been attached as Exhibit A. CEQA provides an exemption for construction of one to four residential units as enumerated in Class 3. Section 15303 (New Construction or Conversion of Small Structures).

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **141043**, 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: 141043

Assessor Parcel Number: 028-154-22

Project Location: 314 Lytton Avenue, Suite 200

Project Description: Proposal to demolish two existing single family dwellings on adjacent parcels; to transfer 9,374 square feet from APN 028-154-21 to APN 028-154-22 to result in two parcels of approximately 6,004 square feet and 16,125 square feet, respectively; to remove two significant trees; and, to construct two replacement dwellings.

Person or Agency Proposing Project: Deidre Hamilton, Hamilton Swift & Associates, Inc.

Contact Phone Number: (831) 459-9992

- 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:

Demolition of two single family dwellings and construction of one residential dwelling on each of the two lots.

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

Sheila McDaniel, Project Planner

Date: _____

Lot Line Adjustment Findings

1. The lot line adjustment will not result in a greater number of parcels than originally existed.

This finding can be made, in that there were two developed parcels, containing existing single family dwellings prior to the adjustment and there will be two developed parcels subsequent to the adjustment.

2. The lot line adjustment conforms to the county zoning ordinance (including, without limitation, County Code section 13.10.673), and the county building ordinance (including, without limitation, County Code section 12.01.070).

This finding can be made, in that no additional building sites will be created by the transfer as all parcels are currently developed, none of the parcels have a General Plan designation of 'Agriculture' or 'Agricultural Resource', none of the parcels are zoned 'TP' or have a designated Timber Resource as shown on the General Plan maps, technical studies are not necessary as all lots are already developed with existing or single family dwellings, under construction, and the proposal complies with the General Plan designation of the parcels (R-UL- Residential Urban Low) per 13.10.673(e) in that the transfer will not further reduce the parcels below the minimum.

3. No affected parcel may be reduced or further reduced below the minimum parcel size required by the zoning designation, absent the grant of a variance pursuant to County Code section 13.10.230.

This finding can be made, in that none of the parcels included in the proposal will be further reduced below the minimum net site area required by the R-1-6 zone district and corresponding General Plan Residential Urban Low Land Use designation as a result of this lot line adjustment.

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-1-6 (Residential, One Unit per 6000 square feet), a designation which allows residential uses. The proposed residences are a principal permitted use within the zone district, and the zoning is consistent with the site's (R-UL) Urban Low 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. However there is a public access trail on property to the east of the subject property, but the proposed development does not interfere with this access.

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 the development site is not on a prominent ridge, beach, or bluff top as it is located behind a mature group of tall cypress trees, which block most of the views of the development. While the development is visible from the beach the residential lots are situated in a north/south direction, which reduces the views of improvements. Furthermore, the development is located within a context of existing developed parcels and will not result in improvements out of character with surrounding residential improvements on other properties within the area. The property is located to the west of Bonita Lagoon and is situated back from the beach and located away from prominent bluff top locations along the beach, thereby reducing the impact of the development.

The proposed dwellings are designed to follow the existing topography of the site and to minimize grading associated with the development. Only trees confirmed to be in declining health are proposed to be removed from the site, consistent with the intent of the design criteria to retain existing vegetation unless circumstances require their removal.

Site landscaping is proposed to improve the character of the development meeting the water use limitations of the water district.

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, there is a public trail access from 15th that extends to the east of the subject property on State Park property. The proposed development does not interfere with this access or contain public access from the subject property to the beach. Consequently, the proposed improvements 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 structures are sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Residential, One Unit per 6000 square feet) 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.

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 residences will not significantly deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to these amenities. The proposed large home has been set back as much as feasible and significantly greater than required by the site standards (15 feet as opposed to the 5 feet required) and the effective height is 20 feet due to the existing grade change between properties along the neighboring property most affected (APN 028-154-22).

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 residences and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Residential, One Unit per 6000 square feet) zone district as the primary use of the property will be one residence per parcel that meet all current site standards for the zone district.

Pursuant to County Code Section 13.10.325, large dwellings are allowed uses within the residential zone district with consideration for siting and design of the proposed home relative to the specific property characteristics and surrounding properties. Situating a large home in a neighborhood of smaller homes does not render a large house incompatible with an existing neighborhood by itself. The floor area ratio ordinance regulates the size of the dwelling based on the size of the parcel. The proposed home meets the 50 percent floor area ratio standard established for the residential zone district. While the home is large, the proposed home has been carefully designed to minimize the appearance of structural massing and impacts to surrounding properties by increasing the setback adjacent to this most impact neighbor (APN 028-154-22), and utilization of the natural grade change between properties to reduce the apparent height and massing of the structure and incorporation of a low pitched roof, making is lower in height than surrounding two story dwellings to the west. While the proposed house size is larger than surrounding homes, the proposed structure is compatible with the neighborhood around it for these reasons. No change in the building design or height is recommended for the proposed dwelling as a result of the low building height.

Opaque glass is proposed on most of the windows facing a neighbor (APN 028-154-22) affected by the proposed two story dwelling except one guest bedroom window opposite the property. A separation of 50 to 60 feet is provided between the existing and proposed structures.

Landscaping is one option to screen the proposed window from view of the existing dwelling, though window coverings are the most commonly used screening tool. The second story window most impacted by the proposed guest bedroom window includes window coverings. Privacy could be improved with a landscape hedge of varying heights along this property line, though a hedge on the subject property would have to reach heights of 14 to 17 feet to provide any appreciable screen given the grade change between properties and that would take many years to grow. Since the proposed bedroom is a guest bedroom where occupancy is limited, landscaping is not recommended at this time.

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 on each parcel is consistent with the use and density requirements specified for the Urban Low Residential (R-UL) land use designation in the County General Plan.

The proposed residences will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and each structure meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance). The proposed two story dwelling on the realigned APN 028-154-22 would shade the neighbor's house to the west on December 20th at 10 am, but this is a fairly common occurrence due to the low sun angle typical during the winter months. However, the proposed development would otherwise result in no reduction in sunshine at 2 pm on December 20th or during the majority of the rest of the year. Furthermore, the home is setback as much as feasible from the rear of this property line adjoining the neighboring property and the effective building height along this property line is approximately 20 feet, which minimizes impacts of this two story dwelling.

The proposed residences will be properly proportioned to the parcel sizes 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 residences will comply with the site standards for the R-1-6 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. Furthermore, the proposed rear yard setbacks are significantly greater than the minimum five foot required for the zone district, but provide 15 feet throughout most of the entire rear yard.

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 residences are to be constructed on two existing developed lots. The expected level of traffic generated by the proposed project is not anticipated to change as a result of reconstruction of the homes (1 peak trip per dwelling unit) and will thus 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 residences are 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 residences will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The proposed dwellings are designed to follow the existing topography of the site and to minimize grading associated with the development. Only trees confirmed to be in declining health are proposed to be removed from the site, consistent with the intent of the design guidelines to retain existing vegetation unless circumstances require their removal.

Conditions of Approval

- Exhibit D: Project Plans, prepared by Thacher & Thompson Architects, dated June 20, 2014
Landscape plans prepared by bfs Landscape Architects, dated June 20, 2014
Lot Line Adjustment Map, prepared by Edmundson & Associates Land Surveying, dated June 27, 2014
Topographic Survey Map, prepared by Edmundson and Associates Land Surveying, dated August 2, 2011
- I. This permit authorizes the demolition of two existing single family dwellings on adjacent parcels; lot line adjustment to transfer 9,374 square feet from APN 028-154-21 to APN 028-154-22 to result in two parcels of approximately 6,004 square feet and 16,125 square feet, respectively; removal of two significant trees; construction of two replacement dwellings. 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. Record File deed(s) of conveyance (which must result in parcel configurations that match the approved Exhibit "D" for this permit) with the County Recorder to exercise the lot line adjustment. Parcels or portions of parcels to be combined must be in identical ownership. Please note that this approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property.
 - 1. The deed(s) of conveyance must contain the following statement after the description of the property(ies) or portion(s) of property to be transferred:
 - 2. "The purpose of the deed is to adjust the boundary between Assessor's Parcel Number 028-154-21 and Assessor's Parcel Number 028-154-22 as approved by the County of Santa Cruz under Application 141043. This deed and approval of the related Lot Line Adjustment Number 141043 shall be deemed to permanently reconfigure the affected underlying parcels. Any configuration of such underlying parcels that existed prior to recordation of this deed shall no longer be valid and shall not be used for transfer, conveyance, sale, or any other purpose. This conveyance may not create a separate parcel, and is null and void unless the boundary is adjusted as stated."
 - 3. If a map is also to be recorded with the County Surveyor's office (which is not required to implement this approval), you must include a copy of these Conditions of Approval to the County Surveyor with the map to be recorded.

4. Return a conformed copy of the deed(s) to the Planning Department.
 - D. 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.
 - E. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - F. 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. Grading, drainage, and erosion control plans.
 - 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 5 drainage fees to the County Department of Public Works, Storm Water Management as enumerated in project comments dated July 16, 2014. Access to the drainage easement through the gate shall be made available to the Public Works Department, as reviewed and approved by Public Works Department. Drainage fees will be assessed on the net increase in impervious area.
 - D. Comply with all Environmental Planning requirements enumerated in project comments dated July 21, 2014 including the following:

1. The applicant shall provide 2 copies of the soils and geology reports with the building permit application.
 2. Plans shall reference the soils and geology reports and include a statement that the project shall conform to the reports' recommendations.
 3. Tree protection fencing shall be shown on the site plan submitted with the building permit application.
 4. The applicant shall submit a drainage plan that complies with the requirements set forth in 2010 California Building Code (CBC) Section 1803.3 and the recommendations of the soils engineer.
 5. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form.
 6. The applicant shall submit a signed and stamped Engineering Geologist Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the geology report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the geology report. The author of the report shall sign and stamp the completed form.
- E. Meet all requirements of the Central Fire Protection District enumerated in comments dated April 11, 2014 and pay any applicable plan check fee of the Central Fire Protection District including, a public fire hydrant meeting the minimum required fire flow for the building, within 600 feet of any portion of the building, within 600 feet of any portion of the building if the building is equipped with an automatic fire sprinkler system.
- F. Pay the current fees for Parks and Child Care mitigation for 3 bedrooms (7 proposed bedrooms – 4 existing bedrooms) on the realigned APN 028-154-22. Currently, these fees are, respectively, \$763 and \$109 per bedroom.
- G. Pay the current fees for Roadside and Transportation improvement for mitigation for 3 bedrooms (7 proposed bedrooms – 4 existing bedrooms) on the realigned APN 028-154-22. Currently, these fees are, respectively, \$1000.00 and \$1000.00 per bedroom.
- H. Provide required off-street parking for 6 cars on the realigned APN 028-154-22 and 2 cars on realigned APN 028-154-21. 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.
 - J. Plans shall comply with the County Sanitation District requirements enumerated in comments dated March 19, 2014.
- III. All construction shall be performed according to the approved plans for the Building Permit. Earthwork is prohibited during the rainy season (October 15-April 15) unless a separate winter grading permit is approved by the Planning Director. Prior to site disturbance:
- A. If tree removal will occur during the bird nesting season, February 1 through August 15, a qualified biologist shall conduct nesting bird surveys no more than 2 weeks prior to vegetation removal. If active nests are observed, the biologist shall designate a buffer zone around the nest tree or shrub as follows: 200 feet for nesting raptors and 50 feet for all other bird species. No vegetation removal shall take place within the buffer zone until the biologist has determined that all chicks have fledged and are able to feed on their own.
 - B. A preconstruction meeting shall be scheduled 1-4 days prior to commencement of earthwork. Attendees shall include Environmental Planning staff, the grading contractor, the soils engineer and the civil engineer. Tree protection fencing and perimeter erosion control will be inspected by Environmental Planning staff. In addition, findings of the bat ecologist and the bird survey (if required) will be reviewed.
- IV. All site improvements shown on the final approved Building Permit plans shall be installed. During construction and prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - B. The project must comply with all recommendations of the approved soils reports.
 - C. 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.

- D. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

V. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. Earthwork is prohibited during the rainy season (October 15-April 15) unless a separate winter grading permit is approved by the Planning Director.

VI. 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: _____

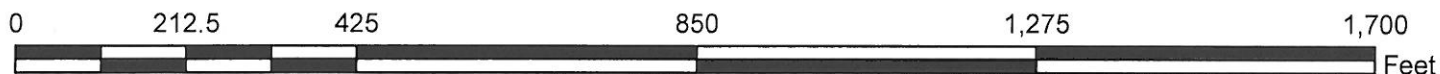
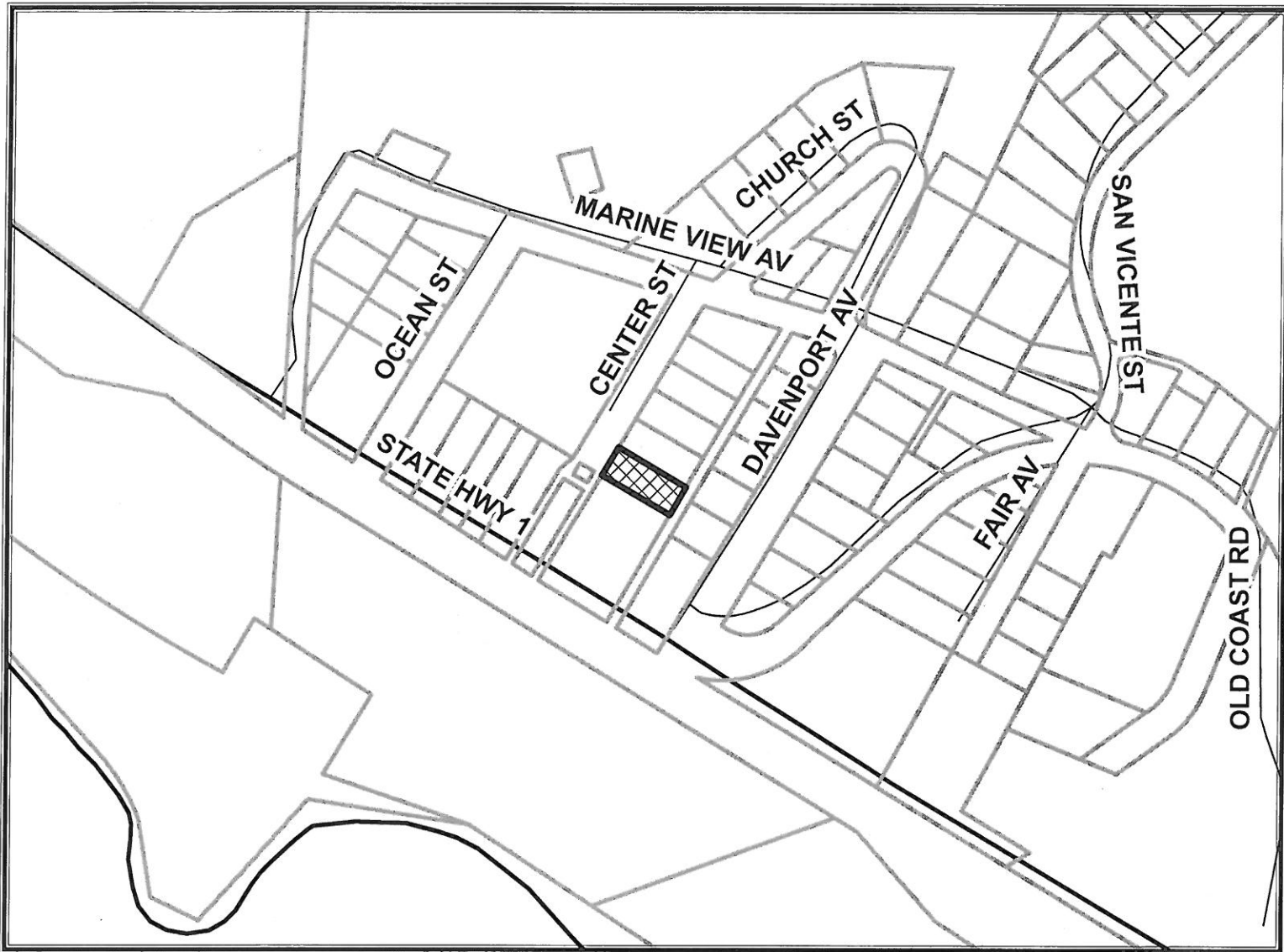
Wanda Williams
Deputy Zoning Administrator

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.



Location Map



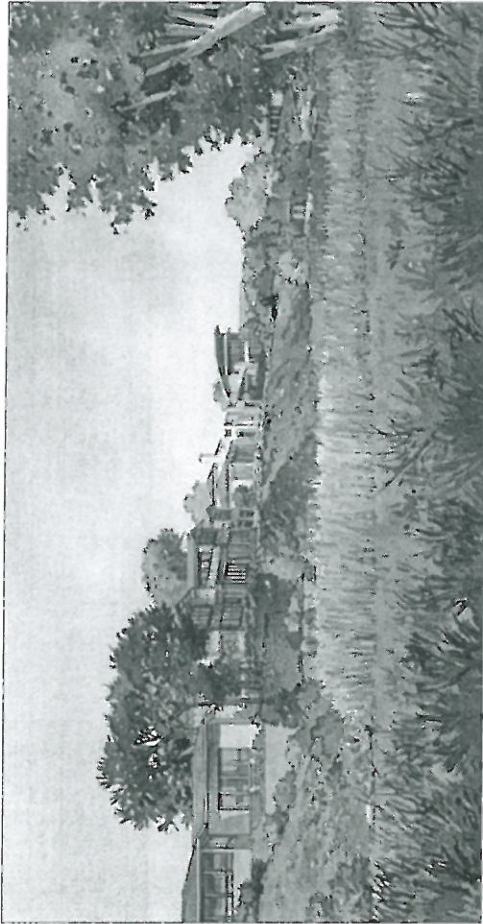
LEGEND

-  APN: 058-082-10
-  Assessors Parcels
-  Street
-  State Highways
-  County Boundary

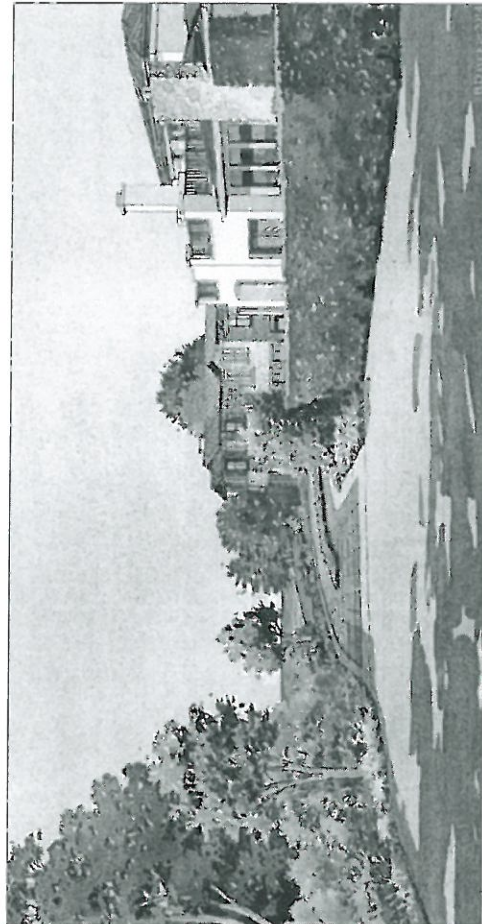


Map Created by
County of Santa Cruz
Planning Department
October 2014

WHITE SANDS RESIDENCES



VIEW FROM BEACH



VIEW FROM STREET

THACHER & THOMPSON ARCHITECTS
877 CEDAR STREET SUITE 248
SANTA CRUZ, CA 95060
(831) 457-3939
www.tntarch.com





AERIAL SITE PLAN

PROJECT INFORMATION

PROJECT DESCRIPTION: PROPOSAL TO DEMOLISH EXISTING 270 ON ADJACENT PARCELS AND CONSTRUCT 2 REPLACEMENT DWELLINGS. ALSO INCLUDES A LOT LINE ADJUSTMENT BETWEEN THE PROPOSED DWELLING CONDOMINIUM OWNERSHIP AND SANTA CRUZ, CA.

PROJECT ADDRESS: 285 15TH AVENUE, SANTA CRUZ, CA

PROJECT APN: 035 154 22 (035 154 21)

PROJECT DESCRIPTION: DEMO 2 EXISTING HOUSES, PROPOSED LOT LINE ADJUSTMENT, 2 NEW 2 STORY SINGLE FAMILY DWELLINGS, AND SITE IMPROVEMENTS.

ZONING DISTRICT: R-1-B COASTAL

GENERAL PLAN: URBAN MEDIUM RESIDENTIAL

FIRE DISTRICT: CENTRAL FIRE, SANTA CRUZ, CA 95062 (831) 439-6842

WATER DISTRICT: SANTA CRUZ CITY WATER DEPT., 2221 O'NEAL ST., SANTA CRUZ, CA 95060 (831) 408-6130

SEWER: SANTA CRUZ COUNTY SANITATION DISTRICT (831) 444-2760

PROJECT CONTACTS

OWNER: WHITE SANDS LEASING, LLC, ATTN: NEDA HAWKINS, 314 LYTON AVE, SUITE 200, PLOALO, CA 94070
CONTACT: neda@white-sands.com
FAX: (831) 457-3639

OWNER'S AGENT: BOWMAN & WILLIAMS, 1001 CEDAR STREET, SUITE 100, CHENUT ST, SANTA CRUZ, CA 95060
CONTACT: DEIDRE HAMILTON (dheidre@hamiltonreit.com)
F: (831) 459-9999

ARCHITECT: THACHER & THOMPSON ARCHITECTS, 314 LYTON AVE, SUITE 200, PLOALO, CA 94070
T: (831) 457-3639 F: (831) 457-3639
CONTACT: tom@thacherandthompson.com

CIVIL ENGINEER: BOWMAN & WILLIAMS, 1001 CEDAR STREET, SUITE 100, CHENUT ST, SANTA CRUZ, CA 95060
T: (831) 457-3639 F: (831) 457-3639
CONTACT: MEL BECCA (mel@bowmanandwilliams.com)

GEOTECHNICAL ENGINEER: HARO KAJIUCH & ASSOCIATES, INC., 116 LIAMI AVE., SAN JOSE, CA 95136
T: (831) 471-4115
CONTACT: mark@hroassociates.com

SURVEYOR: HUNDSDON & ASSOCIATES, 512 SEABRIGHT AVE, SUITE A, SANTA CRUZ, CA 95062
T: (831) 471-4115
CONTACT: terry.hundsdon@hunda.com

GEOLOGIST: BRIZ ZINN, 1001 CEDAR STREET, SUITE 100, CHENUT ST, SANTA CRUZ, CA 95060
T: (831) 471-4115
CONTACT: ozinn@briz-zinn.com

AREA CALCULATIONS

285 15TH AVENUE	16,143 SF
GROSS LAND AREA	42.13 SF
LESS NON-DEVELOPABLE (FLAG - AREA BELOW RET. WALL)	11,896 SF
NET LAND AREA	3,279 SF
FLOOR AREA OF (B) HOUSE TO BE REMOVED	
PROPOSED RESIDENCE	
1. FIRST FLOOR HEATED	2,384 SF
2. UNHEATED PORCH	303 SF
3. TOTAL FIRST FLOOR	2,687 SF
4. LOT COVERAGE (2,687 SF / 11,896 SF)	22.6%
5. W/IN CELLAR	395 SF
6. SECOND FLOOR HEATED	2,412 SF
7. GROSS BLDG AREA (5,145-SF) LESS GARAGE CREDIT (225 SF)	5,631 SF
8. F.A.R. (GROSS BLDG AREA / NET LAND AREA)	41.3%
PARKING	
NO. OF BEDROOMS	6 PER COUNTY DEFINITION
NO. PARKING SPACES	2

VICINITY MAP



PROJECT CONTACTS CONT.

LANDSCAPE: BELINGER FOSTER STENMETZ, 1001 CEDAR STREET, SUITE 100, CHENUT ST, MONTEREY, CA 93940
T: (831) 646-1383
CONTACT: simon@bfst.com

CONTRACTOR: JON BOKALUX CONSTRUCTION, 827 HALPER AVE, APT. 5, CA 95071
T: (831) 819-7313
CONTACT: j.bokalux@comcast.net

SHEET INDEX

ARCHITECTURAL	COVER SHEET, PROJECT INFO AND AERIAL SITE PLAN
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A2	PROPOSED FLOOR PLANS FOR 285
A3	PROPOSED FLOOR PLANS FOR 281
A4	EXISTING PLANS AND ELEVATIONS FOR 285
A5	EXISTING PLANS AND ELEVATIONS FOR 281
A6	PROPOSED ELEVATIONS FOR 285
A7	PROPOSED ELEVATIONS FOR 281
A8	PROPOSED SECTIONS FOR 285
A9	PROPOSED SECTIONS FOR 281
A10	TYPICAL DETAILS
A11	PHYSICAL ANALYSIS PLANS
A12	EXISTING SHADOW PLANS
A13	AREA CALCULATIONS
A14	NEIGHBOR VIEW IMPACTS
A15-16	
CIVIL	
C1	PRELIMINARY GRADING
C2	PRELIMINARY SITE SECTIONS
C3	PRELIMINARY UTILITY PLANS
C4	PRELIMINARY STORMWATER MGMT PLAN
EROSION CONTROL PLAN	
LANDSCAPE	
L10	CONSTRUCTION PLAN
L20	PLANTING PLAN
L30	SITE LIGHTING PLAN

DATE: 01/11/14
PROJECT: 15TH AVE
WHITE SANDS, 1150

NO.	DESCRIPTION	DATE
1	15TH AVE	
2	15TH AVE	
3	15TH AVE	
4	15TH AVE	
5	15TH AVE	
6	15TH AVE	
7	15TH AVE	
8	15TH AVE	
9	15TH AVE	
10	15TH AVE	



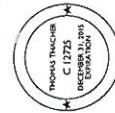
11547 MATTHEW THOMPSON
CIVIL ENGINEER
STATE OF CALIFORNIA
11547 MATTHEW THOMPSON
CIVIL ENGINEER
STATE OF CALIFORNIA

A1

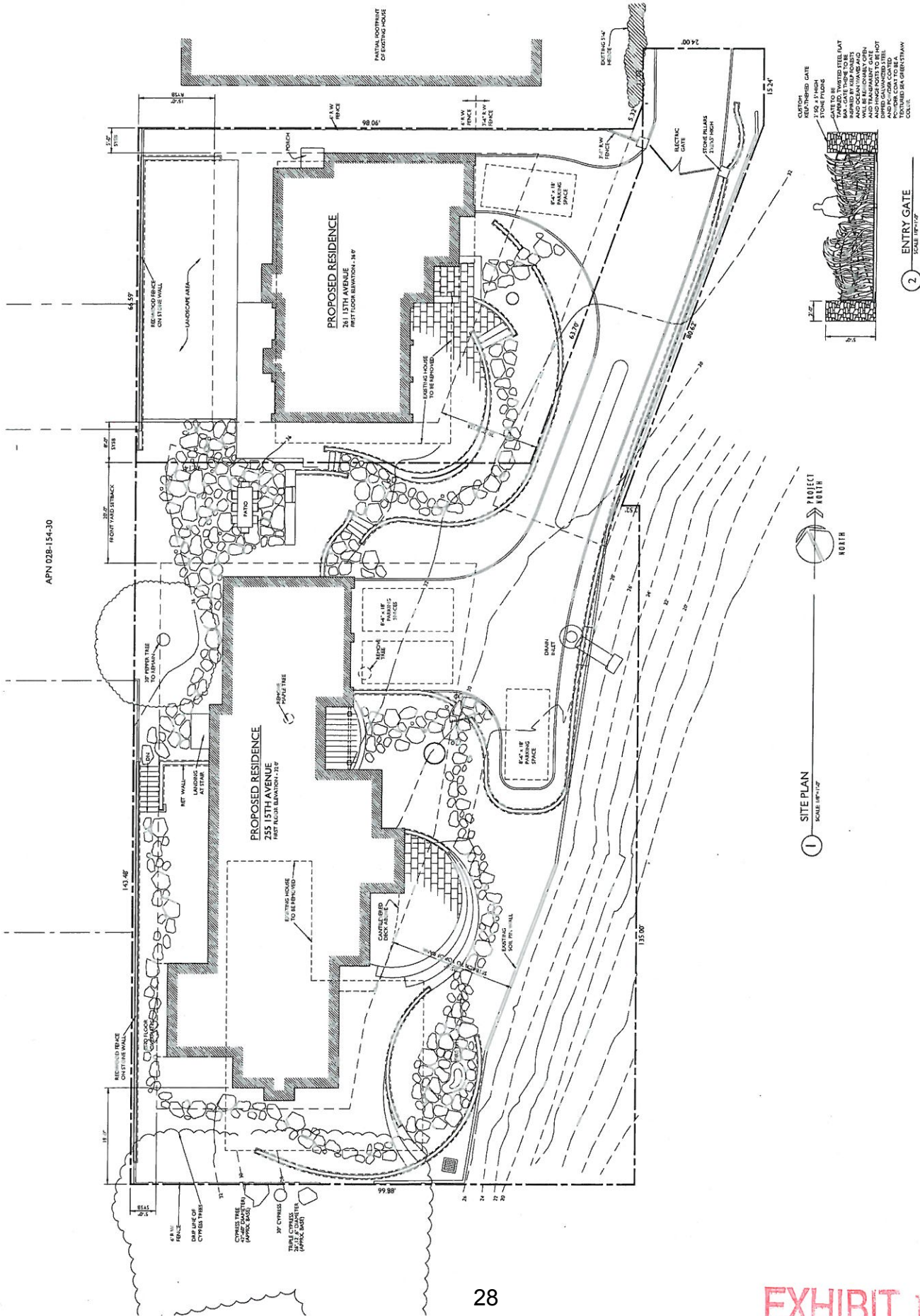


**WHITE SANDS
RESIDENCES**
255 & 261 15TH AVE
SANTA CRUZ, CA
APN: 02B-154-20.22

SITE PLAN

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A2

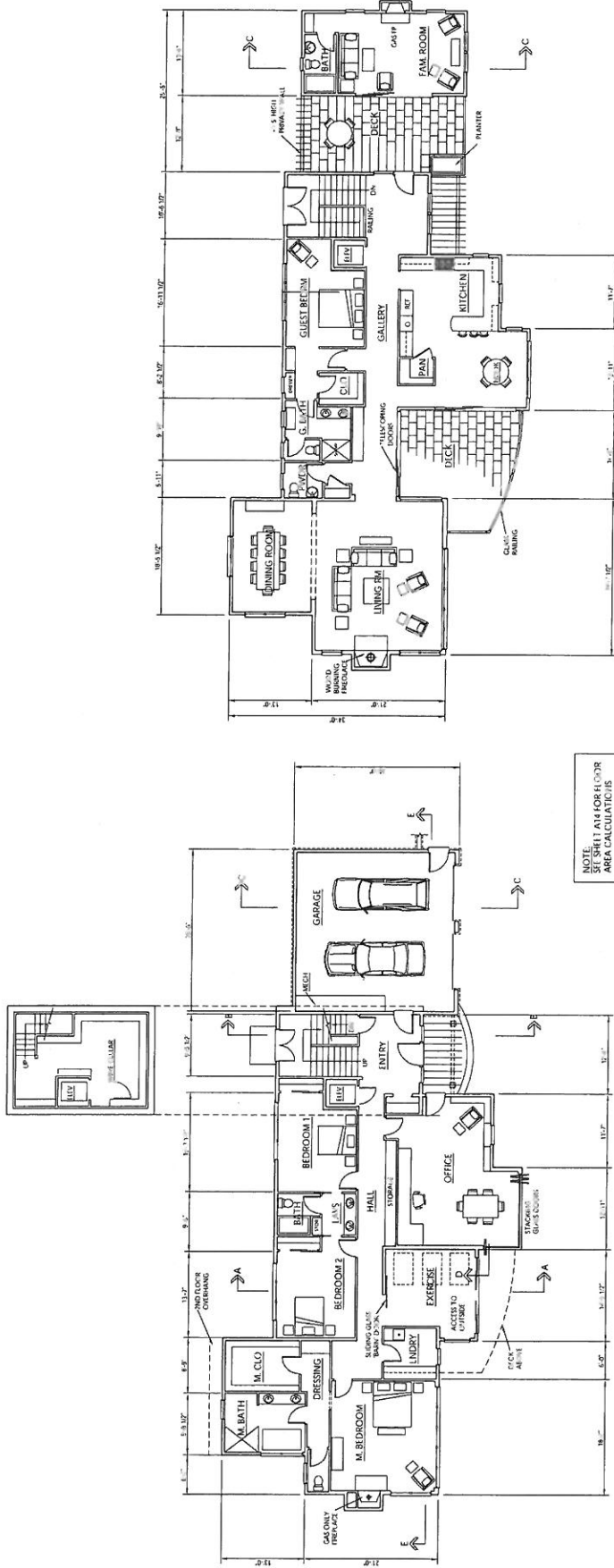




THACHER &
THOMPSON
ARCHITECTS
1000 LEXINGTON AVENUE, SUITE 1000
NEW YORK, NY 10017-4803
TEL: 212-512-1000
FAX: 212-512-1001
WWW.TTARCH.COM

WHITE SANDS
RESIDENCES
255 & 261 15TH AVE
NEW YORK, NY 10011
APN: L26-002-002

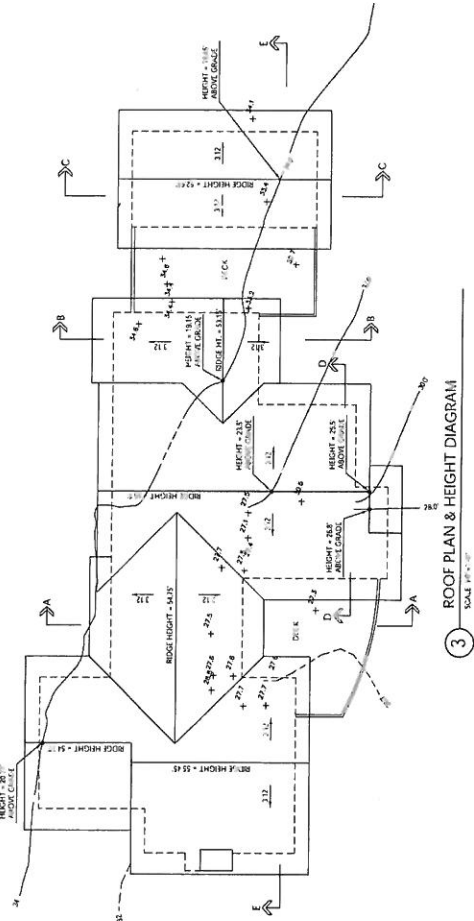
PROPOSED
FLOOR PLAN
255 15TH AVE.



NOTE:
SEE FIRST FLOOR FOR
AREA CALCULATIONS

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



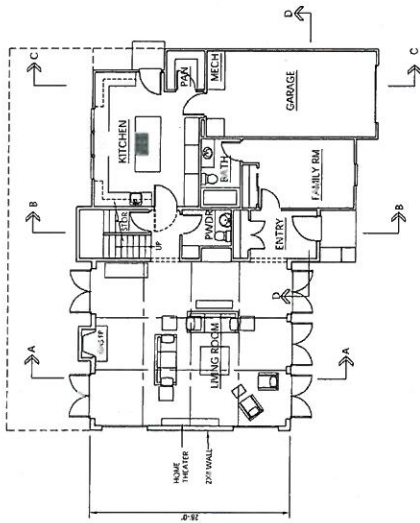
3 ROOF PLAN & HEIGHT DIAGRAM
SCALE: 1/8" = 1'-0"

DESIGNING FIRM	DATE
PROJECT FILE NAME	
PROJECT NUMBER	
DATE	

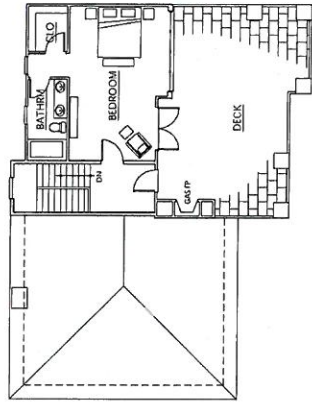


THE NEW YORK STATE BOARD OF ARCHITECTS
1000 LEXINGTON AVENUE, SUITE 1000
NEW YORK, NY 10017-4803
TEL: 212-512-1000
FAX: 212-512-1001
WWW.TTARCH.COM

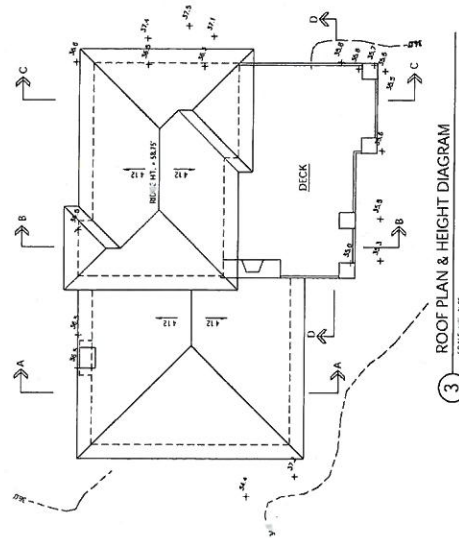
A3



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
SCALE 1/8"=1'-0"



3 ROOF PLAN & HEIGHT DIAGRAM
SCALE 1" = 1'-0"

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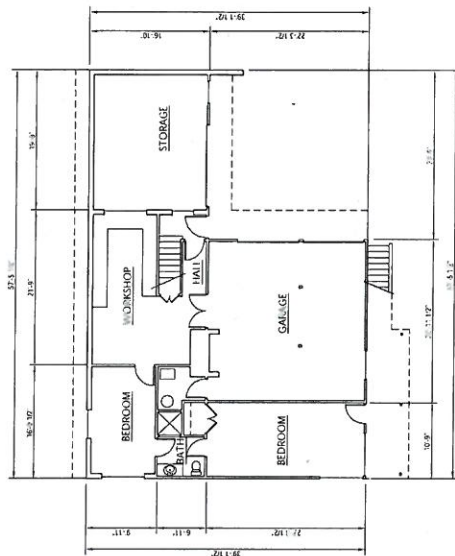
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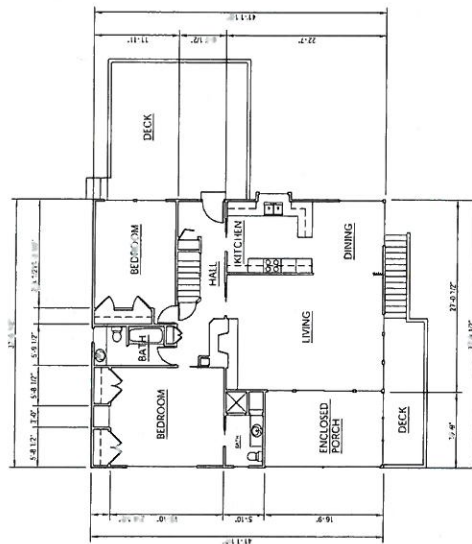
THACHER &
THOMPSON
ARCHITECTS
1000 AVENUE OF THE
SCIENCES
SUITE 100
SANTA CRUZ, CA 95060
TEL: (408) 255-1234
WWW.THACHER-THOMPSON.COM

WHITE SANDS
RESIDENCES
256 & 263 15TH AVE.
SANTA CRUZ, CA
APN 038-15-0202

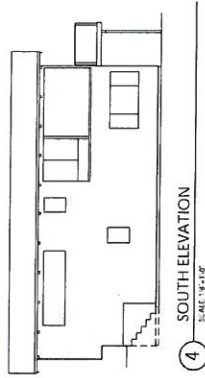
AS-BUILT
FLOOR PLAN
285 15TH AVE.



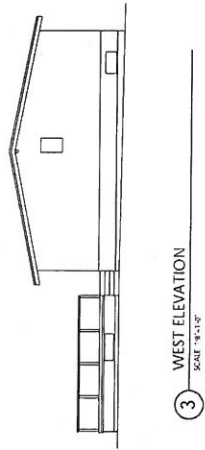
① FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



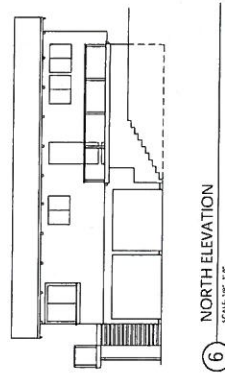
② SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



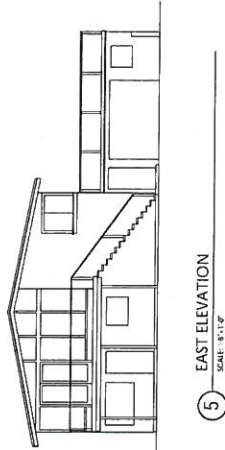
④ SOUTH ELEVATION
SCALE: 1/8"=1'-0"



③ WEST ELEVATION
SCALE: 1/8"=1'-0"



⑥ NORTH ELEVATION
SCALE: 1/8"=1'-0"



⑤ EAST ELEVATION
SCALE: 1/8"=1'-0"

PROJECT INFORMATION	
PROJECT NAME	
PROJECT LOCATION	
PROJECT DATE	
PROJECT ARCHITECT	
PROJECT ENGINEER	
PROJECT OWNER	
PROJECT DESCRIPTION	
PROJECT STATUS	
PROJECT NOTES	



THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. I CERTIFY THAT I AM A duly Licensed Professional Engineer in the State of California, License No. C-17004, and that I am the author of these plans.

A5



THACHER &
THOMPSON
ARCHITECTS
REGISTERED ARCHITECTS
SANTA CRUZ, CALIFORNIA
SINCE 1971
www.thacherthompson.com

WHITE SANDS
RESIDENCES
255 & 261 15TH AVE.
SANTA CRUZ, CA
A/N 228-154-0022

AS-BUILT
FLOOR PLAN
261 15TH AVE.

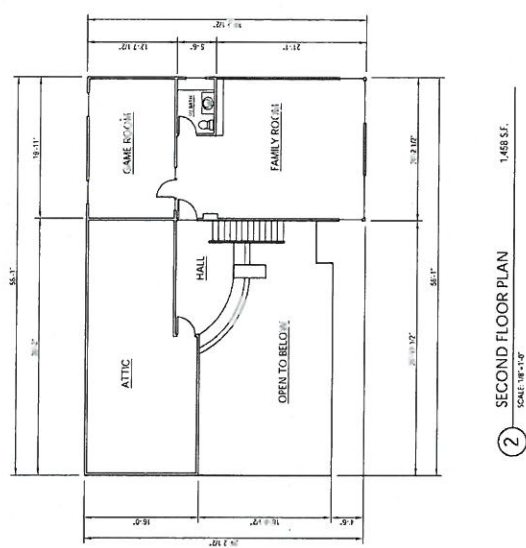
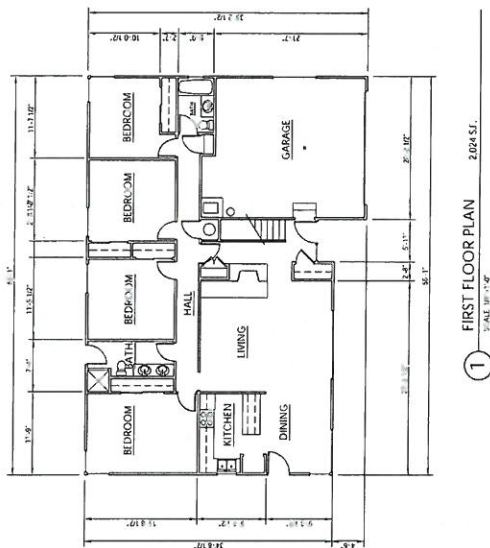
DRAWING DATE
JUNE 22, 2014
PROJECT FEE NAME
WHITE SANDS, LLC

REVISION	DATE
1	DECEMBER 1, 2013
2	
3	
4	
5	
6	



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A6





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THOMPSON
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SAN FRANCISCO, CA 94109
PHONE: 415.774.1000
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WHITE SANDS
RESIDENCES
255 & 251 15TH AVE.
SAN FRANCISCO, CA 94133
APN 028-154-0072

PROPOSED
ELEVATIONS
255 15TH AVE

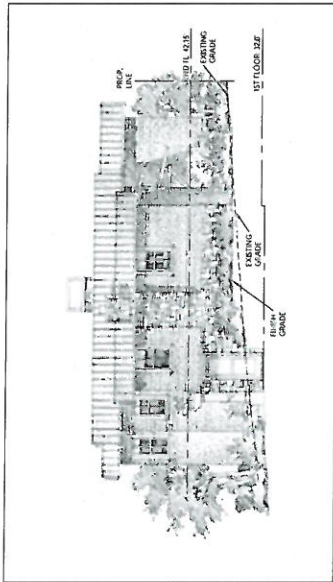
DRAWING DATE
JUNE 25, 2014
PROJECT USE NAME
WHITE SANDS, E1.20

NO.	REVISION	DATE

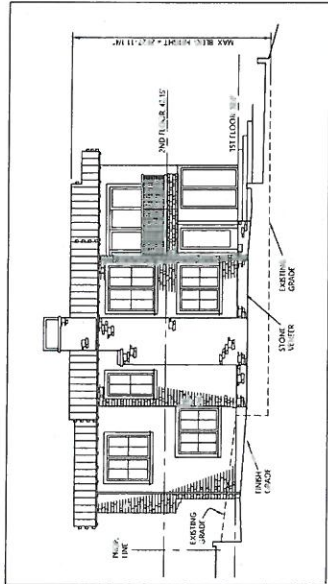


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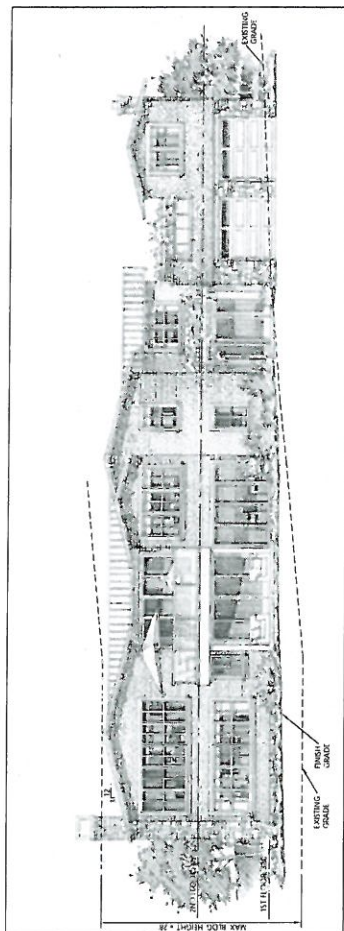
A7



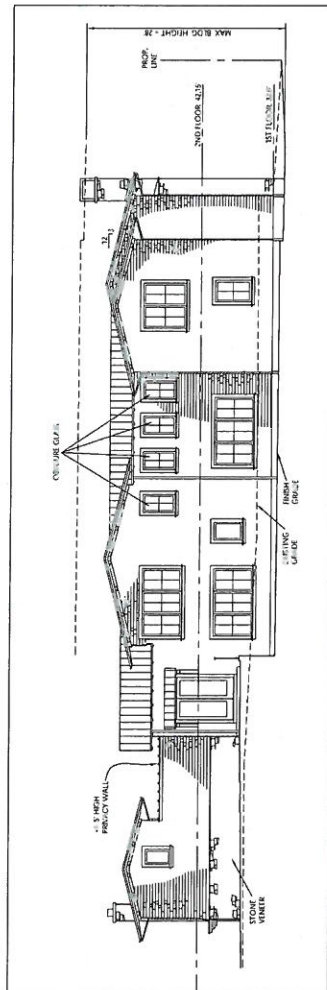
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

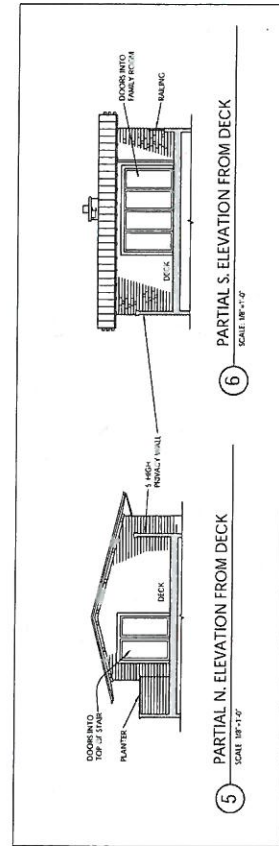


1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

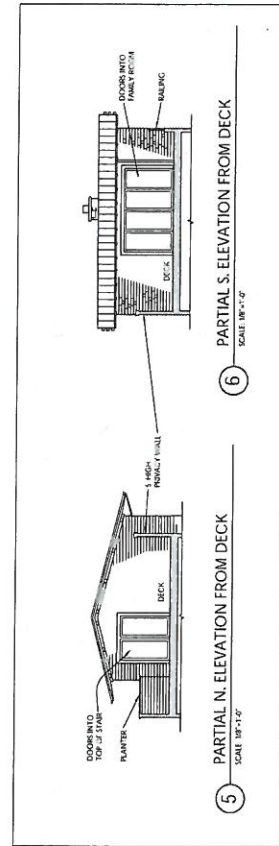


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SCALE: 1/8" = 1'-0"

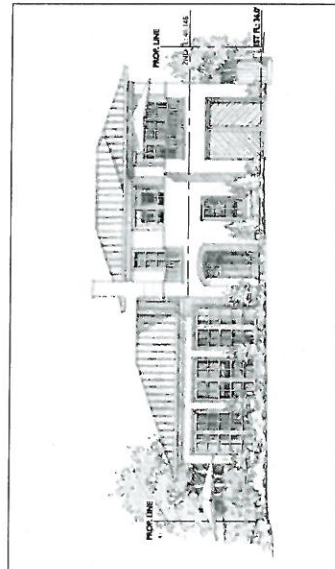
EXTERIOR MATERIALS	
ROOF	STANDING SEAM METAL
WALLS	1/2" BRASS COPPER CLUTTER ON V-GROOVE SHIP LUGS V-GROOVE SHIP LUGS PAINTED
SIDING	PAINTED CEDAR SHINGLES
STONE	STONE, 12" SQUARE AND 12" RECTANGLE
RAILINGS	CLAD WITH NATURAL WOOD, 1 1/2" x 3"
WINDOWS	CLAD WOOD CASSET
EXTERIOR DOORS	CLAD WOOD



5 PARTIAL N. ELEVATION FROM DECK
SCALE: 1/8" = 1'-0"



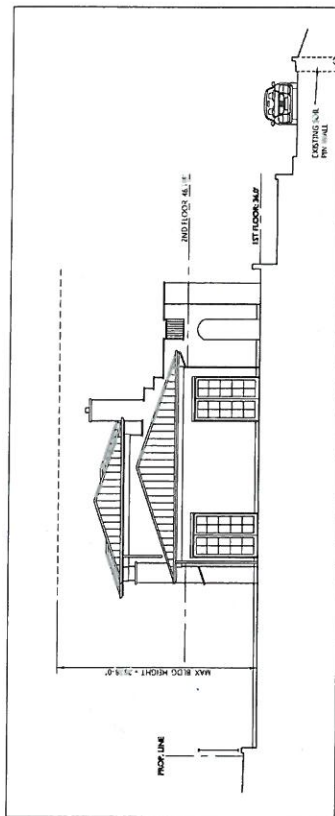
6 PARTIAL S. ELEVATION FROM DECK
SCALE: 1/8" = 1'-0"



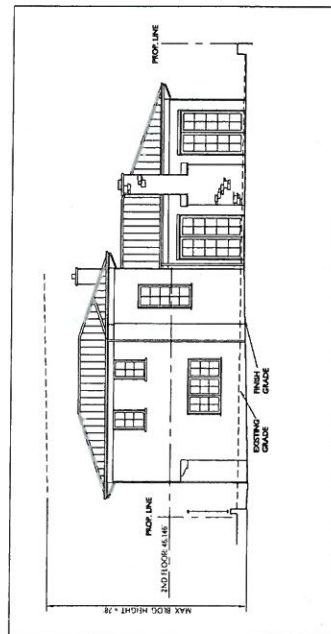
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS

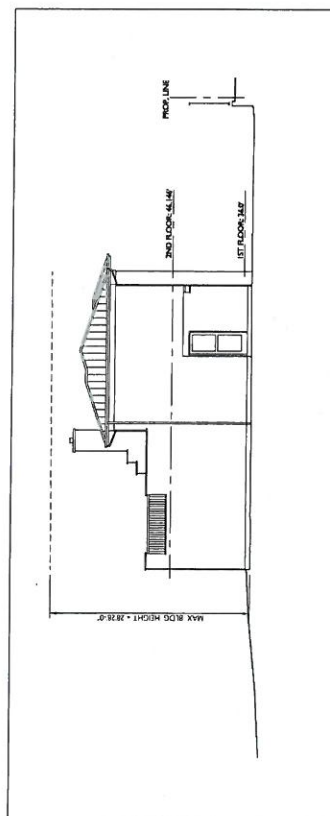
BRUSH	STANDARD SEAM METAL
CLAD	CLAD WITH 1/4" x 1/2" CROWN
	PAINTED 50/10 3/7 REGS
SPRINK	\$5.00
RAILIN 3	STAINLESS STEEL WITH
	NATURAL WOOD TONE
WOOD/CLAD	CLAD WOOD ELEMENT
EXTERIOR FLOOR	CLAD WOOD



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

[illegible]

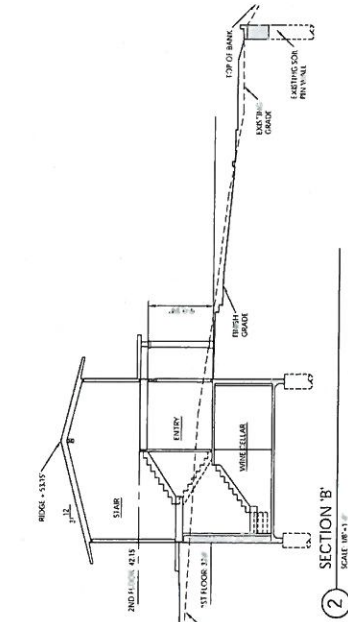
THE GARDEN OF EDEN 21st ANN. BEST
THE PEOPLE'S CHOICE AWARD FOR
THE BEST OF THE YEAR
THE GARDEN OF EDEN 21st ANN. BEST
THE PEOPLE'S CHOICE AWARD FOR
THE BEST OF THE YEAR



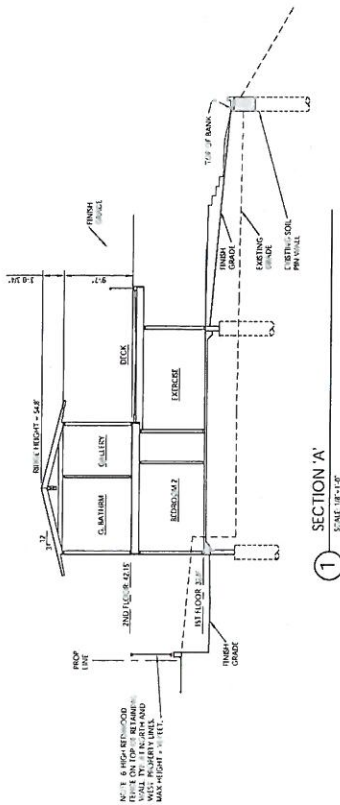
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THOMPSON
ARCHITECTS
897 EIGHTH AVE. SUITE 200
SAN FRANCISCO, CA 94103
415.398.2027
WWW.TTAP.COM

WHITE SANDS
RESIDENCES
255 & 31, 31TH AVE.
SAN FRANCISCO, CA
APN: 153-154-20-22

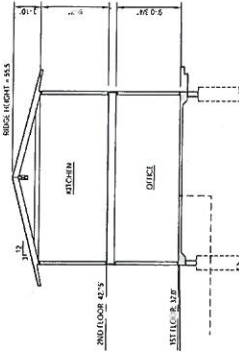
PROPOSED
SECTIONS
FOR 255



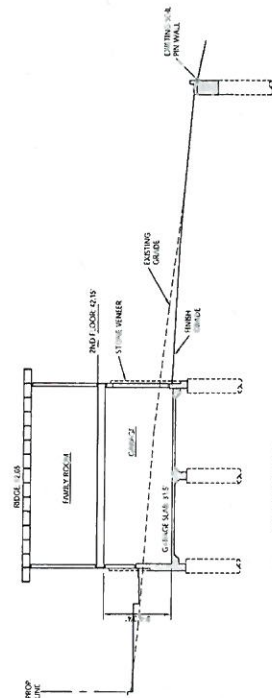
2 SECTION 'B'
SCALE 1/8" = 1'-0"



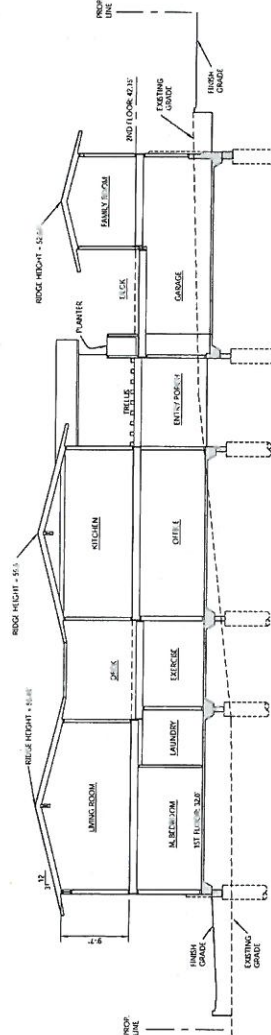
1 SECTION 'A'
SCALE 1/8" = 1'-0"



4 SECTION 'D'
SCALE 1/8" = 1'-0"



3 SECTION 'C'
SCALE 1/8" = 1'-0"



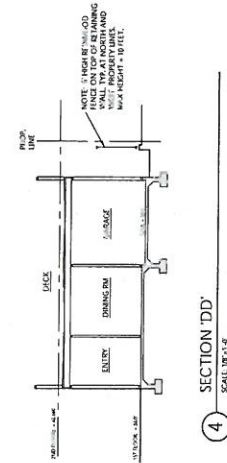
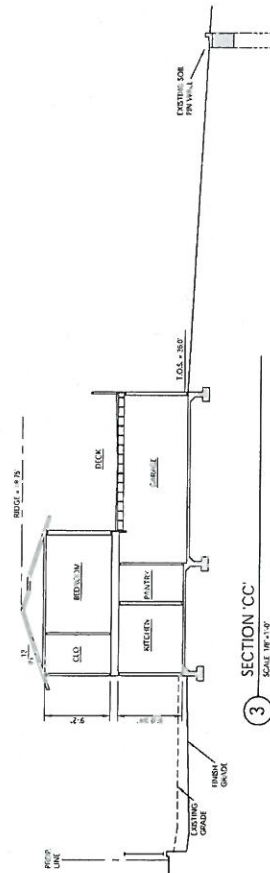
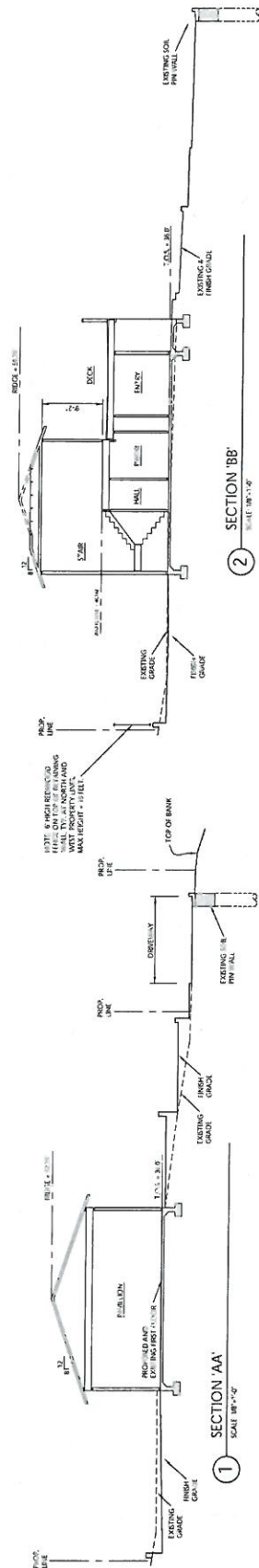
5 SECTION 'E'
SCALE 1/8" = 1'-0"

DATE: 08/11/2015	PROJECT: 153-154-20-22
PROJECT: 153-154-20-22	PROJECT: 153-154-20-22
PROJECT: 153-154-20-22	PROJECT: 153-154-20-22
PROJECT: 153-154-20-22	PROJECT: 153-154-20-22
PROJECT: 153-154-20-22	PROJECT: 153-154-20-22
PROJECT: 153-154-20-22	PROJECT: 153-154-20-22
PROJECT: 153-154-20-22	PROJECT: 153-154-20-22
PROJECT: 153-154-20-22	PROJECT: 153-154-20-22
PROJECT: 153-154-20-22	PROJECT: 153-154-20-22
PROJECT: 153-154-20-22	PROJECT: 153-154-20-22



Matthew C. Thompson
Professional Engineer
State of California
License No. 50812
August 1, 2015

A9

[illegible]

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WHITE SANDS
RESIDENCES
255 & 261 15TH AVE
SANTA CRUZ, CA
APN 008-154-2022

EXISTING
SHADOW
DIAGRAMS



JUNE 20: 10AM



JUNE 20: 2PM



DECEMBER 20: 10AM



DECEMBER 20: 2PM

① EXISTING CONDITIONS SHADOW DIAGRAMS
SCALE: 1/8"=1'-0"

DRAWING DATE JUNE 20, 2014	PROJECT FILE NAME WHITE SANDS 115D	REVISIONS		
		NO	DESCRIPTION	DATE
				</



THE ARCHITECT HAS NOT BEEN LICENSED TO PERFORM THE SERVICES SET FORTH IN THIS SEAL.
THE ARCHITECT HAS NOT BEEN LICENSED TO PERFORM THE SERVICES SET FORTH IN THIS SEAL.
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A12



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WHITE SANDS
RESIDENCES
2155 & 261 15TH AVE.
SANTA CRUZ, CA
APN 038-154-2022

PROPOSED
SHADOW
DIAGRAMS



JUNE 20: 2PM



DECEMBER 20: 2PM



JUNE 20: 10AM



DECEMBER 20: 10AM

1 PROPOSED SHADOW DIAGRAMS
SCALE 1/8"=1'-0"

DATE AND DATE
JUNE 20 2011

PROJECT FILES: 1100
WHITE SANDS, 1100

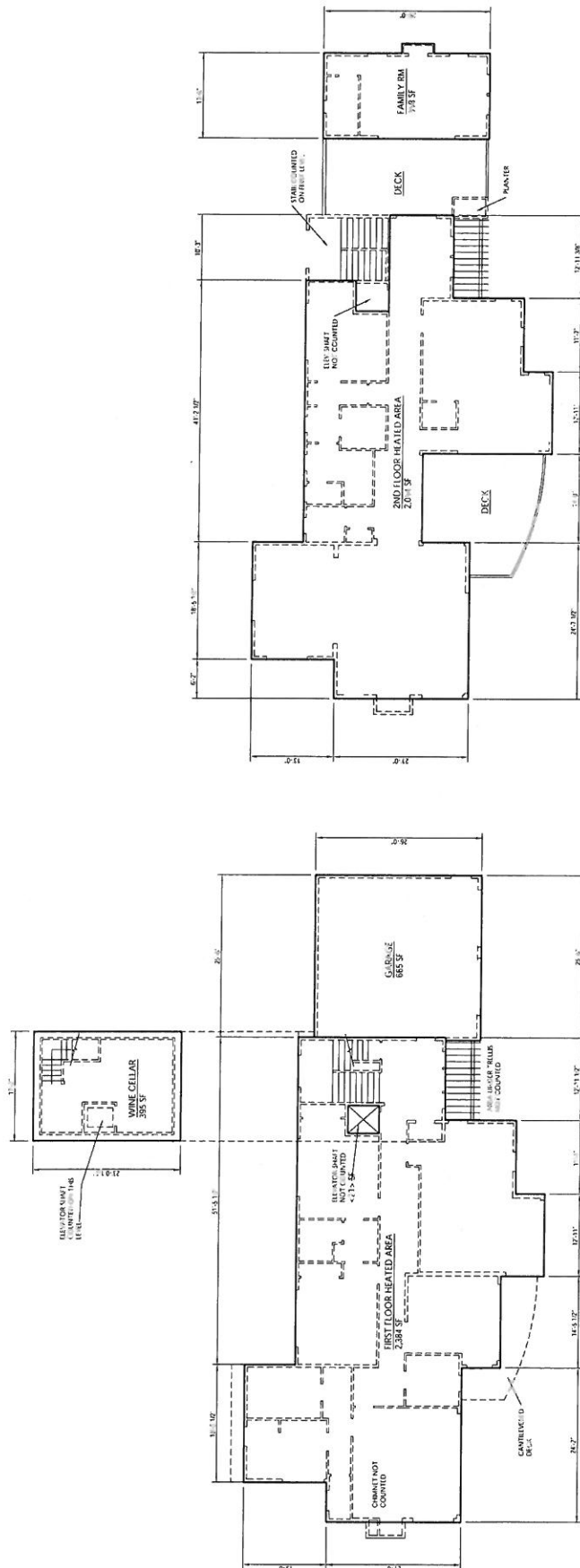
NO.	DIS.	REVISION	DATE



11000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.1100
Fax: 310.274.1101
www.thacherthompson.com

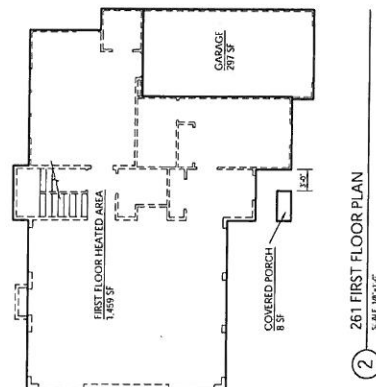
A13

FLOOR AREA CALCULATIONS

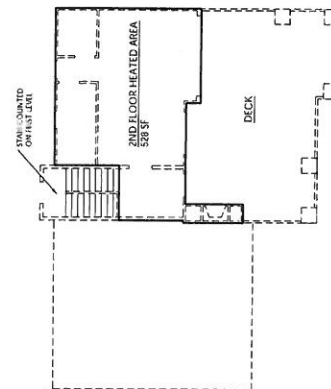


1 255 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

2 255 SECOND FLOOR PLAN



261 FIRST FLOOR PLAN



2 261 SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

255 15TH AVENUE		261 15TH AVENUE	
NET DEVELOPABLE LAND	11,996 SF	NET DEVELOPABLE LAND	6,000 SF
1. FIRST FLOOR HEATED	2,384 SF	1. FIRST FLOOR HEATED	1,459 SF
2. GARAGE	663 SF	2. GARAGE	297 SF
3. UNHEATED TILTOP	7,049 SF	3. UNHEATED PORCH	8 SF
4. LOT COVERAGE (1,048 SF / 11,996 SF)	2.38%	4. LOT COVERAGE (1,048 SF / 6,000 SF)	17.47%
5. WINE CELLAR	395 SF	5. LOT COVERAGE (1,718 SF / 6,000 SF)	28.63%
6. SECOND FLOOR HEATED	2,412 SF	6. SECOND FLOOR HEATED	539 SF
7. GRN + BLDG AREA (3.5-4) (132.6 BLDG + TILTOP 42.5 SF)	5,131 SF	7. GRN + BLDG AREA (H + G) LESS CURAGE CREDIT (225 SF)	2,057 SF
8. F.A.R. (5,637 SF / 11,996 SF)	47.3%	8. F.A.R. (2,107 SF / 6,000 SF)	34.9%

[illegible]

1. *What is the purpose of the study?*
The purpose of the study was to determine the effect of a 12-week training program on the physical fitness of middle-aged men.

2. *What is the research design?*
The study was a randomized controlled trial.

3. *What is the sample size and characteristics?*
The sample size was 60 middle-aged men, aged 40-50 years, who were randomly divided into two groups of 30 each.

4. *What is the intervention?*
The intervention was a 12-week training program consisting of three sessions per week, each lasting 45 minutes.

5. *What is the outcome measure?*
The outcome measure was the change in physical fitness, measured by the 1000m run time.

6. *What are the results?*
The results showed that the training program significantly improved the physical fitness of the men in the intervention group compared to the control group.

7. *What are the conclusions?*
The study concluded that a 12-week training program can improve the physical fitness of middle-aged men.

8. *What are the limitations of the study?*
The limitations of the study were the small sample size and the lack of a long-term follow-up.

9. *What are the implications of the study?*
The implications of the study are that middle-aged men should engage in regular physical activity to improve their physical fitness.

10. *What are the future research directions?*
Future research should focus on the long-term effects of the training program and the role of diet and lifestyle in maintaining physical fitness.



255 & 261 15TH AVE
SANTA CRUZ, CA
APN: 028-154-20,22

The purpose of this graphic is to assist in the analysis of the impact on views between the proposed home at 255 - 15th Avenue and the existing neighboring home at 240 - 14th Avenue. The drawing is based on the best possible available aerial photograph, survey map of the applicant's property, and photographs taken from the applicant's property at 14th Avenue. Dimensions on the property at 250 - 14th Avenue could not be obtained with accurate measurements.

There appears to be only one window on the second floor of the existing house at 250 - 146th Avenue that is exposed to views from second floor windows from the applicant's proposed house. (And also verba)

The first-floor rear yard of the ~~existing~~ house at 250 - 14th Avenue would also be partially visible from the applicant's second floor windows but not from the first floor windows.

The owners of the existing houses at 250 - 14th Avenue have made extensive use of the 10' to 10' 1/2' minimum planning between their house and the neighboring house to the north at 260 - 14th Avenue. The profile of the existing zoning planning is shown in the section drawing to the left. This zoning planning strategy would mitigate any mutual conflicts between the existing house at 250 - 14th Avenue and the applicant's new, 35' x 150' house.

1. Screen playing approximately 14' high and 16' to 18' long and shown as "PLAN"-
ING AREA "A" in the plan drawing to the left would effectively screen mutual views
from second floor windows of both piers.

2. The applicant's proposed 6' high fence on the proposed retaining wall line, along the private property line will effectively screen us from the first floors of both projects.

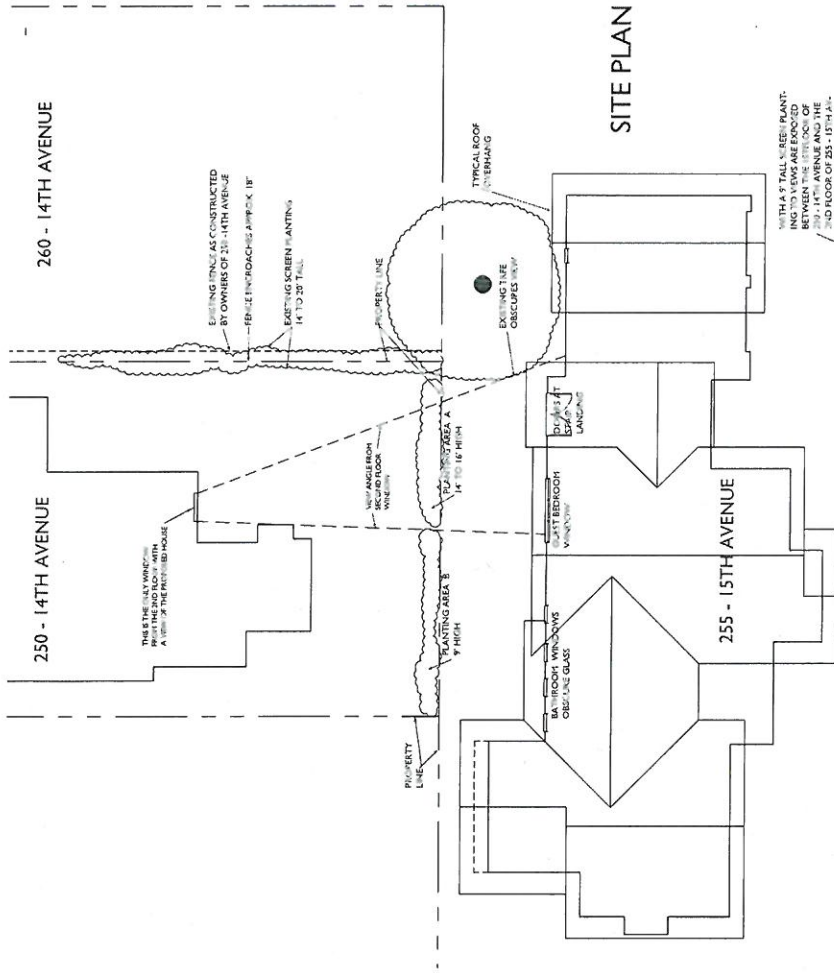
3. Screen planting approximately 9' tall along the remainder of the mutual property line (PLANTING AREA E) would effectively screen the backyard and first floor rooms of the existing house at 230 - 14th Avenue and the applicant's second floor windows.

Then, all privacy concerns can be mitigated using the fencing that is a part of this application and the same neighbors that the neighbors at 250 - 14th Avenue have already implemented elsewhere on their property

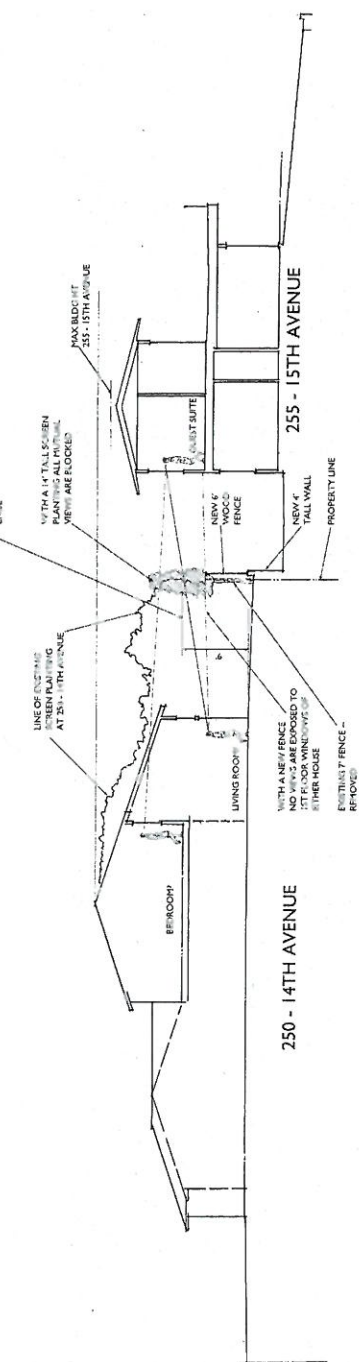
[illegible]

YOUNG is a young man who is very much interested in the world of science and is a member of the Young Men's Society. He is a member of the Young Men's Society and is a member of the Young Men's Society.

A15



SITE PLAN



SITE SECTION



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WHITE SANDS
RESIDENCES
355 E. 201.1ST AVE.
SANTA CRUZ, CA
APN: 028-154-20-22

VISUAL IMPACT
OF GATE

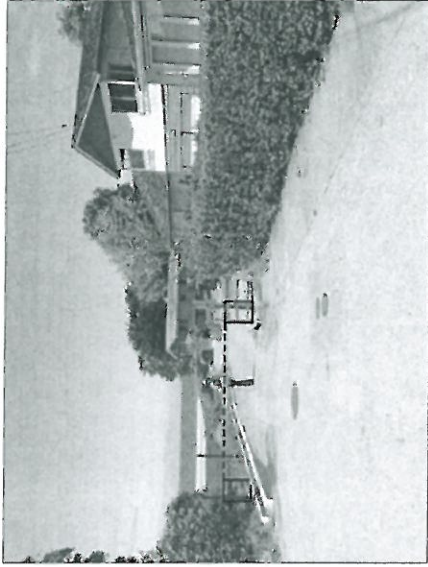


IMAGE 1

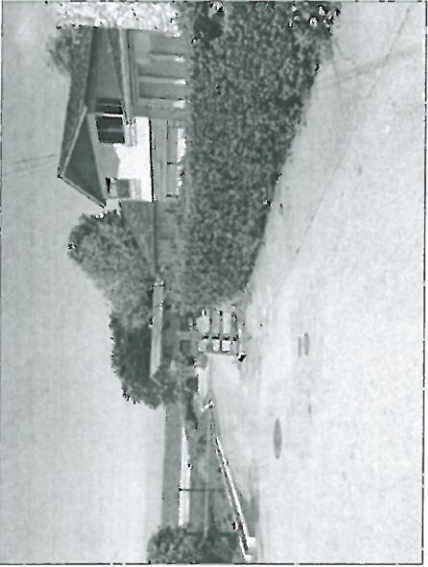


IMAGE 2



IMAGE 3

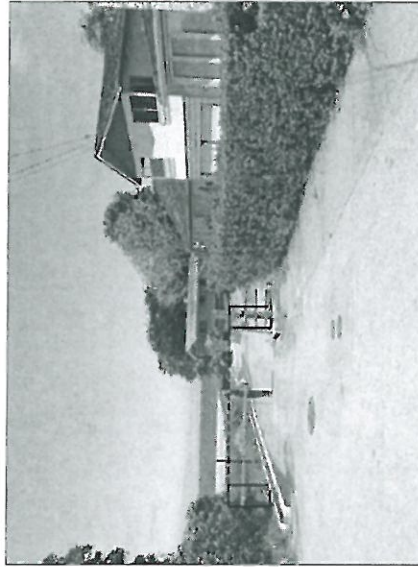


IMAGE 4
(PREFERRED HEIGHT)



IMAGE 5

NOTES

THESE PHOTOS WERE TAKEN ON JUNE 13, 2014 AT APPROX. 1:00 PM. THE VANTAGE POINT WAS TAKEN AT EYE LEVEL AND IS SIMILAR TO THE VANTAGE POINT USED IN THE CONCEPTUAL DESIGN. THE PHOTOS WERE TAKEN FROM THE STREET AND ARE MEANT TO ENABLE STAFF AND NEIGHBORS TO EVALUATE AN APPROPRIATE HEIGHT OF THE GATE SO THAT IT DOESN'T NEGATIVELY IMPACT LONG VIEWS OF THE BEACH.

IT IS IMPORTANT TO NOTE THAT THIS VIEW WAS TAKEN STANDING IN FRONT OF THE LAST HOUSE ON THE STREET IN THE BEACH AREA. THE GATE IS LOCATED UP THE STREET ONE TRAVELS THE HIGHER THE ELEVATION AND SO THE IMPACT ON THE VIEW BECOMES EVEN LESS.

IMAGE 1 SHOWS THE EXISTING GATE @ 39' ABOVE THE DRIVEWAY.

IMAGE 2 SHOWS A DASH LINE REPRESENTING A GATE @ 3'-6"

IMAGE 3 SHOWS A DASH LINE REPRESENTING A GATE @ 4'-0"

IMAGE 4 SHOWS A DASH LINE REPRESENTING A GATE @ 5'-0"

IMAGE 5 SHOWS A DASH LINE REPRESENTING A GATE @ 6'-0"

CONCLUSION: A 6' HIGH GATE WILL BEGIN TO BLOCK VIEWS OF THE SAND. A GATE 5' FT. OR LESS WILL NOT.

DRAWING DATE
JUNE 23, 2014

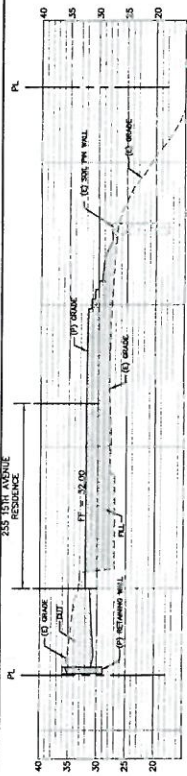
PROJECT FILE NAME
WHITE SANDS 150D

NO.	DESCRIPTION	DATE

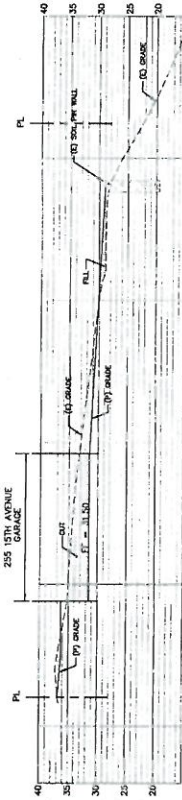


STATE OF CALIFORNIA
MATTHEW A. C. 17004
AUGUST 27, 2015
EXPIRATION

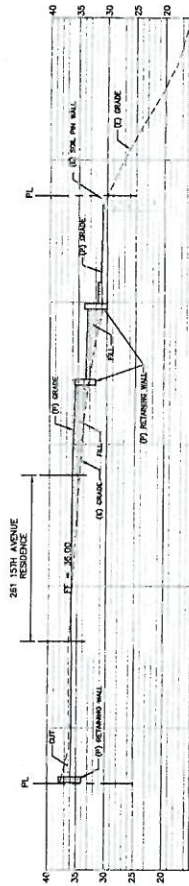
A16



SECTION A-A
SCALE 1"=10' H & V



SECTION B-B
SCALE 1"=10' H & V



SECTION C-C
SCALE 1"=10' H & V

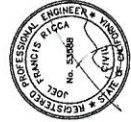


SECTION D-D
SCALE 1"=10' H & V

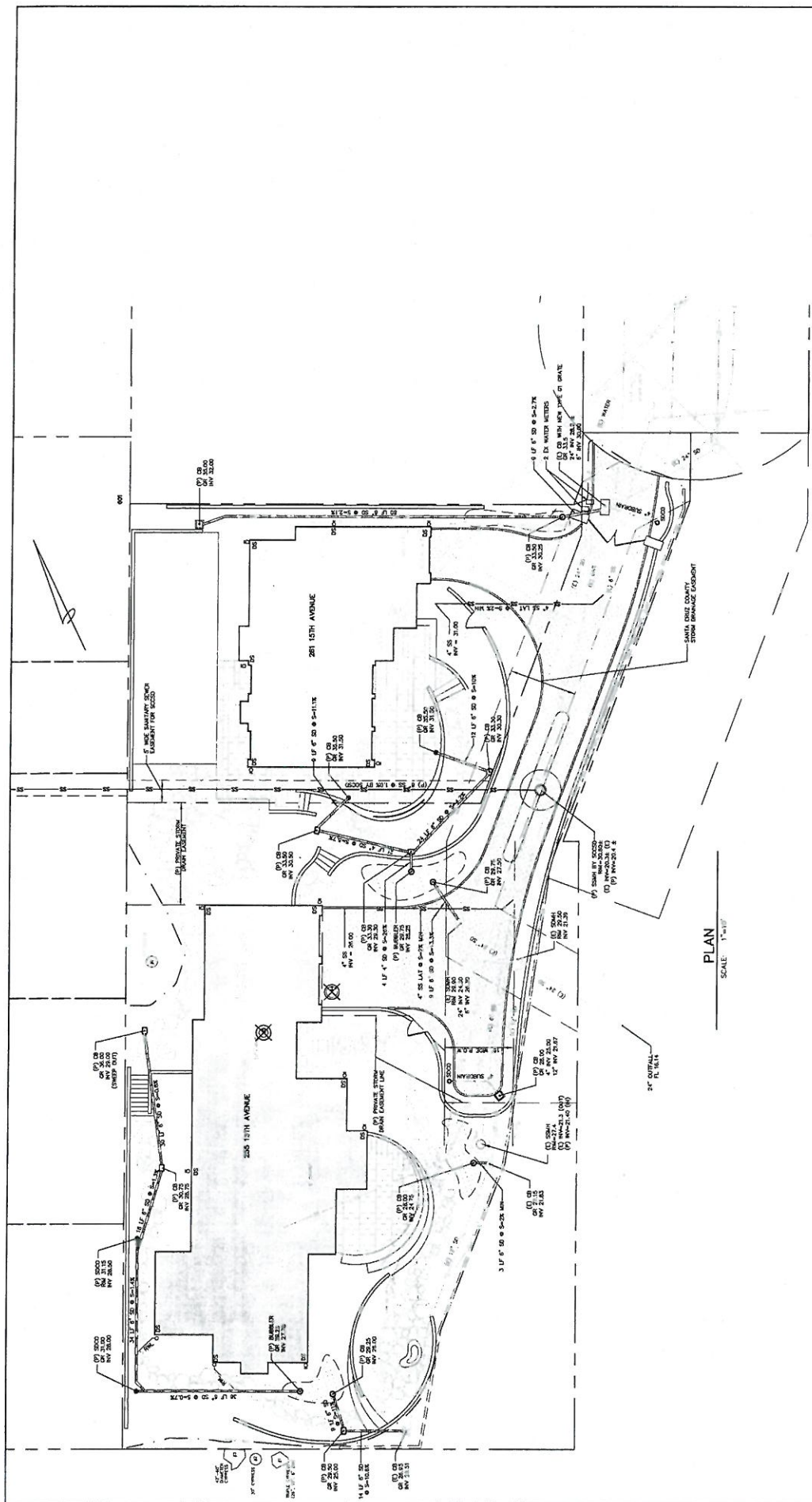
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PRELIMINARY
FIELD REVISION
SHEET



APR 03-04-22 & 21		REVISED FOR COUNTY COMMENTS		09/25/21	
BOWMAN & WILLIAMS		CONSULTING ENGINEERS		PRELIMINARY SITE SECTIONS	
3001 GLEN STREET		SAN JOSE, CA 95128		FOR WHITE SANDS LEASING LLC	
(415) 425-0000		(415) 425-0000		255 & 261 15TH AVENUE	
DATE: MARCH 12, 2014		DRAWN: JF		SANTA CRUZ, CALIFORNIA	
SCALE: 1" = 10'		CHECKED: LJA		JOB NO. 2013-02	
SHEET		PROJECT NO.		SHEET	
C1.1		2013-02		C1.1	
2013-02		2013-02		2013-02	



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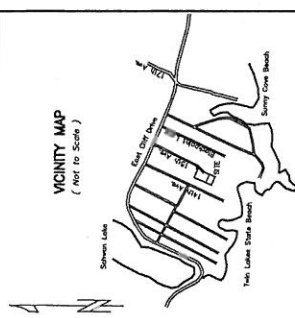
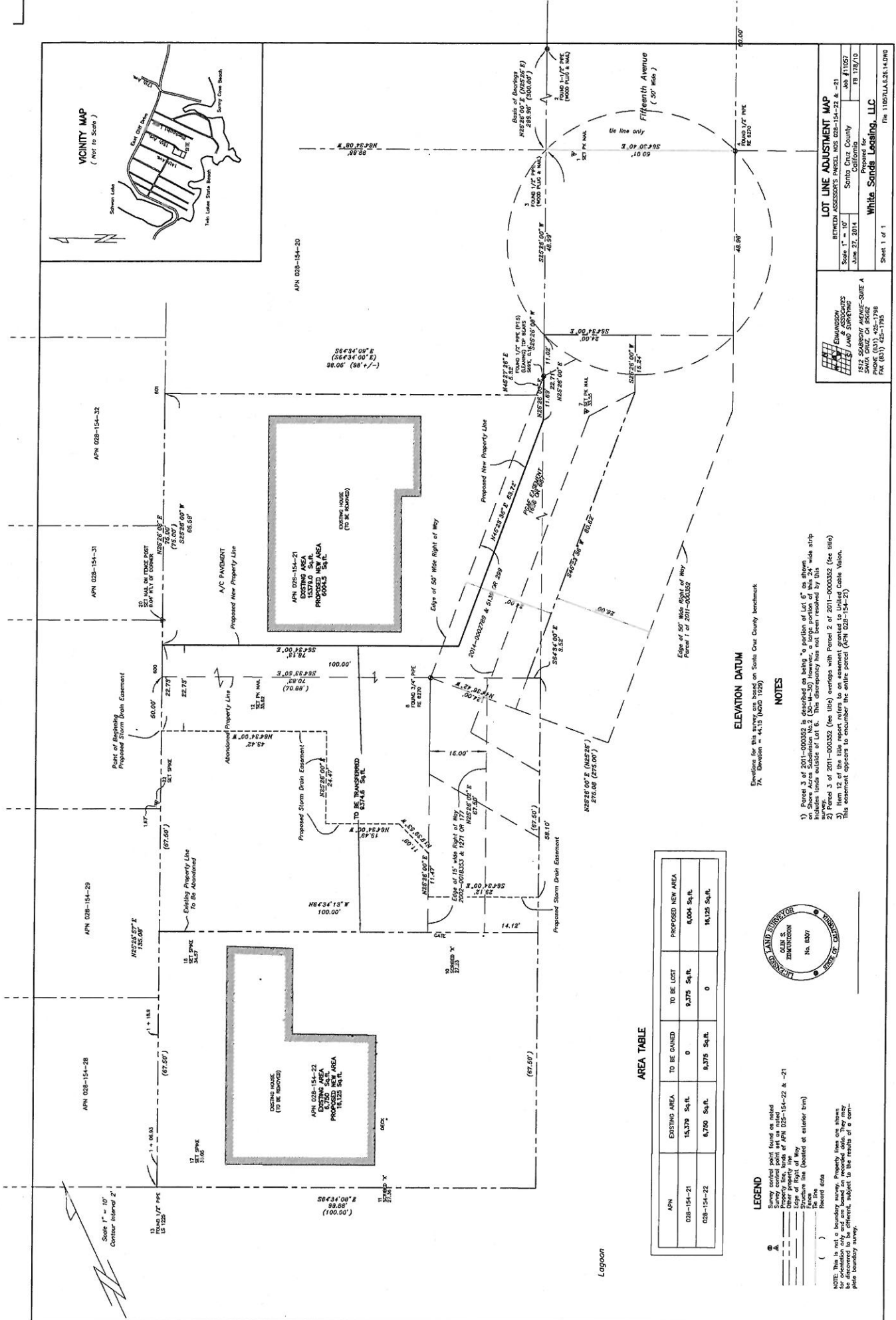
DATE: 03-14-23 & 21



BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 OCEAN STREET SAN DIEGO, CA 92101 (619) 434-3660		08/29/21
PRELIMINARY UTILITY PLAN		
FOR: WHITE SANDS LEASING, LLC 2550 WHITE SANDS AVENUE SAN DIEGO, CA 92108		
SCALE: 1"=40'	DATE: 03-14-23	SHEET: 1 OF 1
DATE: MARCH 13, 2024	DESIGNED: JFW	JOB NO.: 2412-02
DESIGN: JFW	DWG NAME: 2412-02-01	DATE: 03-14-23
		C2.0







AREA TABLE

APN	EXISTING AREA	TO BE OMINED	TO BE LOST	PROPOSED NEW AREA
028-154-21	15,379 Sq. ft.	0	9,375 Sq. ft.	6,004 Sq. ft.
028-154-22	6,750 Sq. ft.	9,375 Sq. ft.	0	16,125 Sq. ft.

LEGEND

- Survey control point found on field
 - Property boundary line
 - Other property line
 - Structure line (located at exterior line)
 - Recent data
- NOTE: This is not a boundary survey. Property from one shown for documented only and are based on recorded data. They may be documented only and are based on recorded data. They may be documented only and are based on recorded data. They may be documented only and are based on recorded data.



NOTES

- Parcel 3 of 2011-000352 is described as being "a portion of Lot 1" as shown on the Shown Across Subdivision Map (No. 2011-000352) However, a large portion of this 24' wide strip survey.
- Parcel 3 of 2011-000352 (see title) overlaps with Parcel 2 of 2011-000352 (see title).
- This easement appears to encumber the entire parcel (APN 028-154-21).

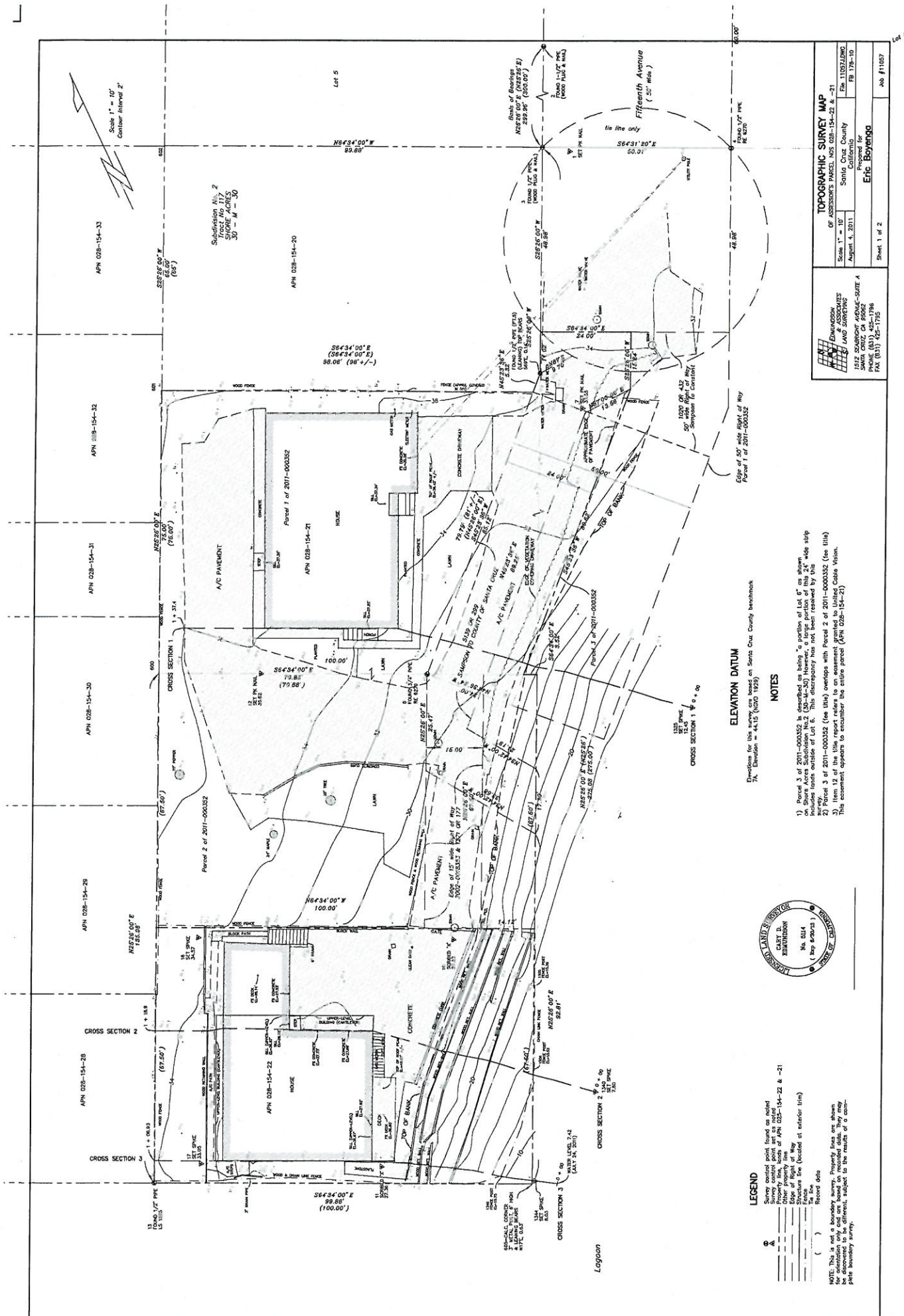
ELEVATION DATUM

Elevations for this survey are based on Santa Cruz County benchmark
7A. Elevation = 44.15 (MCO 1029)

LOT LINE ADJUSTMENT MAP
BETWEEN ASSESSOR'S PARCELS 028-154-22 & -21
Scale 1" = 10'
June 27, 2014
Santa Cruz County
California
Job #11057
FB 178/10

Prepared for
White Sands Leasing, LLC
1515 S. GARDEN AVENUE, SUITE A
SAN JOSE, CA 95128
PHONE (408) 425-1796
FAX (408) 425-1795

Sheet 1 of 1
File: 11057.LA.2.6.14.DWG





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WHITE SANDS
RESIDENCES
255 S. 24th STREET, SUITE 204
SANTA CRUZ, CA 95060
APN 028-154-2022

Construction Plan

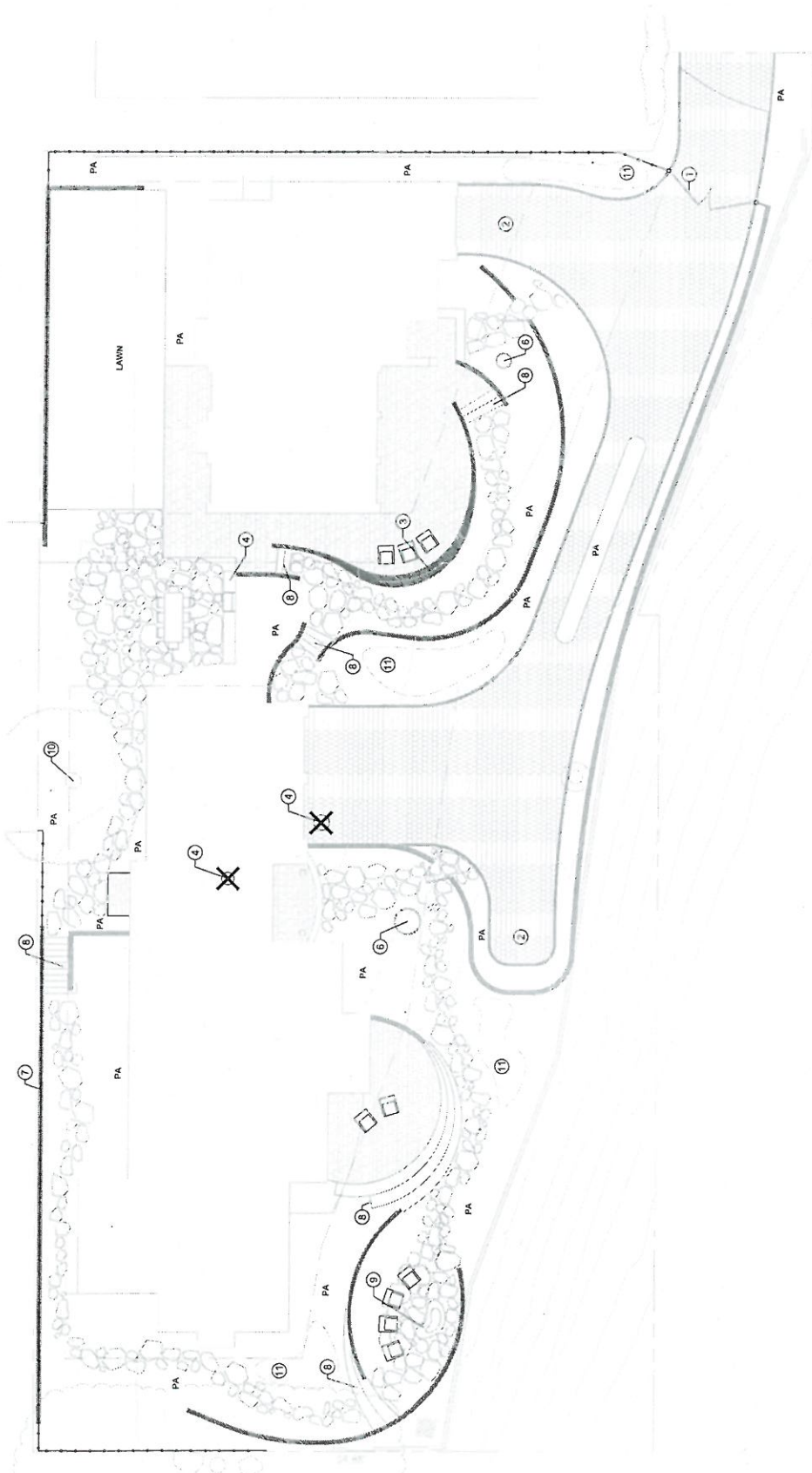
DRAWING DATE
JUNE 22, 2014
PROJECT FILE
WHITE SANDS, 11.2D

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		



THE SEAL OF THE PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
C. THOMPSON
C 17004
ARCHITECT
JUNE 22, 2014
CIVIL ENGINEER
C 17004
JUNE 22, 2014

L-1.0



GENERAL NOTES

1. Walking surfaces shall comply with CBC 11248 Ground and Floor Surfaces. All finishes shall be slip resistant.
2. Ramps, including handrails, shall be in compliance with CBC 11338.5
3. Steps, including handrails, shall be in compliance with CBC 11338.4

REFERENCE NOTES

- 1 Coastal Themed Ornamental Entry Gate, 6' High.
- 2 Visitor Parking Area
- 3 Stone wall with Integrated Flight.
- 4 Tree to be Removed
- 5 Barbecue
- 6 Rectangular Fountain
- 7 Retaining wall: See Civil Drawings for wall height.
- 8 Stone Steps with handrail
- 9 Fire Pit
- 10 Existing Tree: Preserve and protect.
- 11 Flow Through Planter: See Civil Drawings

LEGEND

- Property Line
- Previous Fences
- Stone Paving
- Sand-Soil Flagstone Paving
- Retaining Wall with Stone Veneer: See Civil Drawings for wall height.
- Retaining Wall with Stone Veneer: See Civil Drawings for wall height.
- Stone Curt.
- Stone Plaster: 6' High.
- Fence: 6' High reduced fence.
- Planting Area: See Planting Plan



**St**

**ANDSCAPE
ARCHITECTS**

WHITE SANDS
RESIDENCES
5 & 261 15TH AVENUE
SANTA CRUZ, CA
APN: 028-154-20-22

Planting Plan

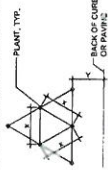
DRAWING DATE: 11/10/04

PROJECT FILE NAME:

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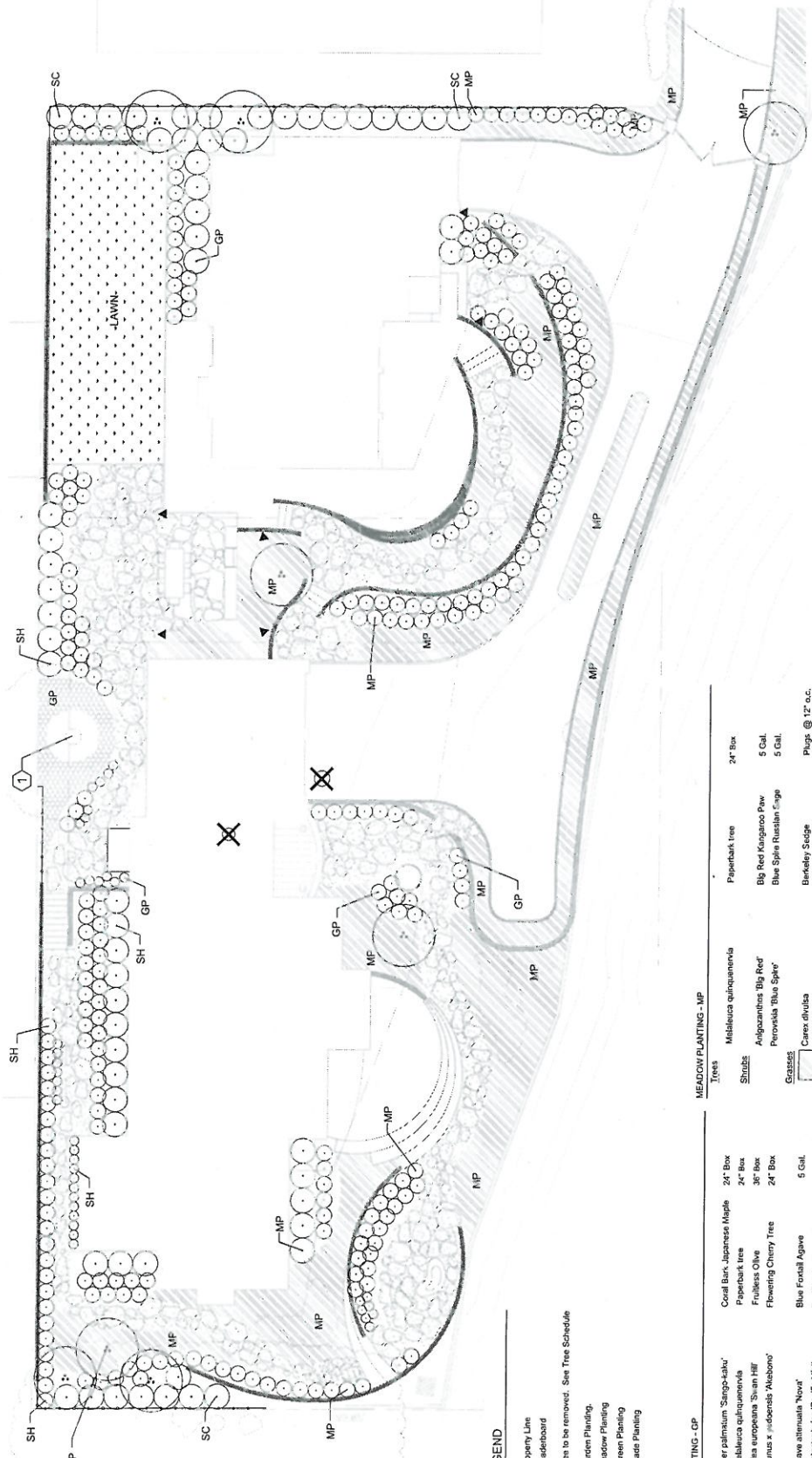
and the Court said that the First Amendment is not a license for anyone to ignore the laws of the land. The Court said that the First Amendment is not a license for anyone to ignore the laws of the land.

L-2.0



1. FOR SPACING "X", SEE PLANTING PLAN LEGEND
2. $Y = 12X + 12"$

GROUNDCOVER SPACING AND PLANTING SETBACK DIAGRAM



PLANT LEGEND

Property	Header
----------	--------

Tree to be removed. See Tree Schedule

GP Garden Planting.
MP Meadow Planting.

SC Screen Planting

SH
Shade planting

GARDEN PLANTING - GP

<i>Acer palmatum</i> 'Sango-kaku'	Coal Bark, Japanese Maple	24" Box
<i>Makelaia quiquianella</i>	Paperbark tree	24" Box
<i>Olea europaea</i> 'Suan Hill'	Fruitless Olive	36" Box
<i>Prunus x 'indensis</i> 'Mabono'	Flowering Cherry Tree	24" Box
<i>Agave attenuata</i> 'Nova'	Blue Foxglove Agave	5 Gal.
<i>Antrostaphylos</i> 'Pacific Mist'	Pacific Mist Manzanilla	5 Gal.
<i>Antrostaphylos</i> 'Sunset'	Sunset Manzanilla	5 Gal.
<i>Laetia thurifera</i> 'Tina Light'	First Light Tree Malibu	15 Gal.
<i>Leptospermum scoparium</i>	Tea tree	15 Gal.
<i>Rosa x 'holberg'</i>	Iceberg Rose	5 Gal.
<i>Rosmarinus officinalis</i> 'Prostratus'	Creeping Rosemary	5 Gal.
<i>Sakila devlandii</i>	Cleveland Sage	5 Gal.
<i>Antrostaphylos</i> 'Pacific Mist'	Pacific Mist Manzanilla	5 Gal.
<i>Pratia pedunculata</i>	Blue Star Creeper	Plugs @ 8" o.c.
<i>Sieris mundiculae</i>	Blue Chalk Slacks	1 Gal. @ 2" o.c.
<i>Transcandia pallida</i> 'Purpurea'	Purple Tradescantia	1 Gal. @ 2" o.c.
<i>Thymus praecox</i>	Creeping Thyme	Plugs @ 8" o.c.

MEADOW PLANTING - MP

	Trunks	Shrubs	Grasses	Paperbark tree	24" Box
Melaleuca quinquenervia			Carex divisa	Bleed Bark Tree	Plants @ 12" o.c.
Adiantum sp.			Carex pumila	Big Red Kangaroo Paw	Plants @ 9" o.c.
Argemone mexicana			Carex perfoliata	Blue Star Russian Sage	5 Gall.
Perovskia "Blue Spire"			Carex pensylvanica		5 Gall.
			Carex texensis	Blackberry Sedge	Plants @ 12" o.c.
			Chenopodium leptophyllum	California Dove Sedge	Plants @ 9" o.c.
			Helleborus scaberrimus	Golden Texas Sedge	Plants @ 9" o.c.
			Laymus mollis	Western Meadow Sedge	Plants @ 9" o.c.
			Nuttallbergia ligularis	Carlin Sedge	Plants @ 6" o.c.
			Nassella tenuis	Carex Ruth	Plants @ 3/8" o.c.
			Panicum capillare	Blue Out Grass	Plants @ 30" o.c.
			Sporobolus vaginatus	American dove grass	Plants @ 18" o.c.
			Taraxacum officinale	Dwarf Grass	Plants @ 24" o.c.
			Vallisneria spiralis	Nodding Needle Grass	Plants @ 18" o.c.
			Zinnia mexicana	E-ergreen Fountain Grass	Plants @ 18" o.c.
				Autumn Morn Grass	Plants @ 24" o.c.

SHADE PLANTING - SH	
Shrub	
Ac	Adiantum capillus-veneris Anemone x hybrida 'Honore Jobert' Fr Franco ramosa Wf Woodwendia imbricata Grass/Decid. arb. Thymus praecox
	1 Gal. 5 Gal. 5 Gal. 5 Gal. 5 Gal. Plugs @ 1" x 6"
	Maidenhair Fern Japanese Anemone Maiden's Weath Giant Chain Fern Creeping Thyme

REFERENCE NOTES

Existing Trees: Preserve and Protect

GENERAL NOTES

- [illegible]

976 sf

Tree Schedule

SCREEN PLANTING - SC

Shrub		Pride of Madeira Pacific Wax Myrtle Silver Sheal Pittosporum California Coffeeberry
<i>Echium candicans</i>	Mc	
<i>Myrica californica</i>	Pt	
<i>Pittosporum tenuifolium</i> 'Silver Sheen'	Rc	
<i>Rhamnus californica</i> 'Mound San Bruno'		



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WHITE SANDS
RESIDENCES
255 S. 24th Avenue
Santa Cruz, CA
APN: 024-154-0022

Site Lighting Plan

DRAWING DATE
JUNE 28, 2014

PROJECT REFERENCE
WHITE SANDS 112D

NO.	DESCRIPTION	DATE



Thacher & Thompson
Professional Engineer
C 17004
August 15, 2013
Civil Engineering

L-3.0



LEGEND

- Property Line
- Counter-top Light
- Wall Sconce
- Fountain Light
- Recessed Wall Light
- Path Light
- In-Ground Drive Light
- Strip Light

GENERAL NOTES

- System shown schematically for graphic clarity. Verify all light locations and cable runs in field with Landscape Architect. Cabling to be sized to provide a minimum of 12 gauge small strand direct burial cable.
- Allow 30% of transformer capacity for future additional site lighting.
- All lights to be on photo cell control.
- Run maximum of 10 lights in daisy chain.
- Run additional 2" sleeves under all existing areas for possible future site lighting. Review locations in field with Landscape Architect.
- 8" depth minimum cable burial
- All wire connections shall be water-proofed using fully encapsulated, direct burial waterproof connectors.

FIXTURE LEGEND

SYMBOL	TYPE	MANUFACTURER	NUMBER	LAMP	FINISH	COMMENTS
◇	Counter-top Light	Tetra	17/MLCF-365	18W CF	Brown Polka	
◇	Wall Sconce	Focus Industries	CHM15-CH-365	18 W CF	Brown Polka	
◇	Fountain Light	FX Luminaire	SL-33-JLT	20 W	Brass	
◇	Recessed Wall Light	FX Luminaire	ML-20 BS	20 W	Brass	
◇	Path Light	BK Luminaire	CH-20-2R-AB	20 W Xenon	Antique Bronze	
◇	In-Ground Drive Light	BK Luminaire	DR2-TR-20-6ZP	20 W	Bronze	
---	Strip Light	DiscoLED	DL-12-4051	1.44 W LED	N/A	



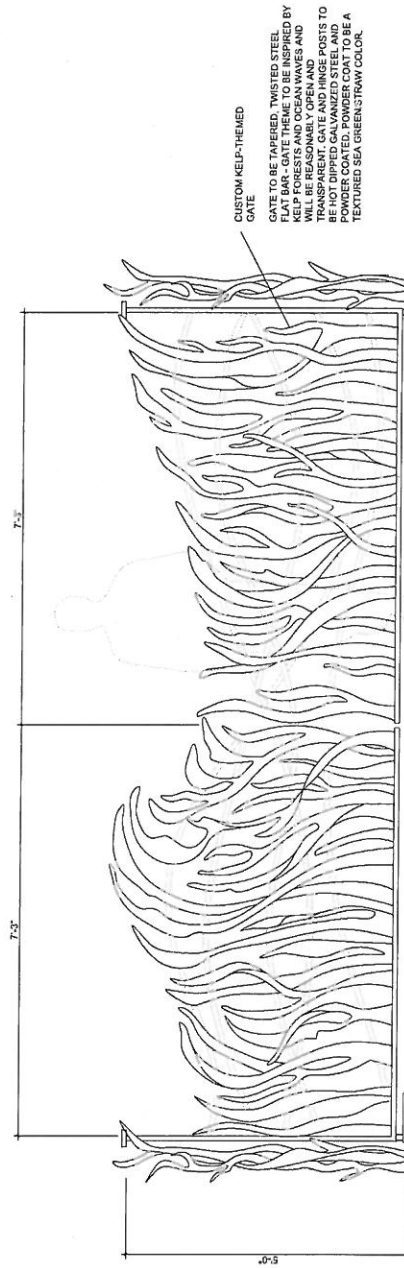
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L-5.0



2 Kelp Inspiration
Images



1 Entry Gate
1° = 1.0°

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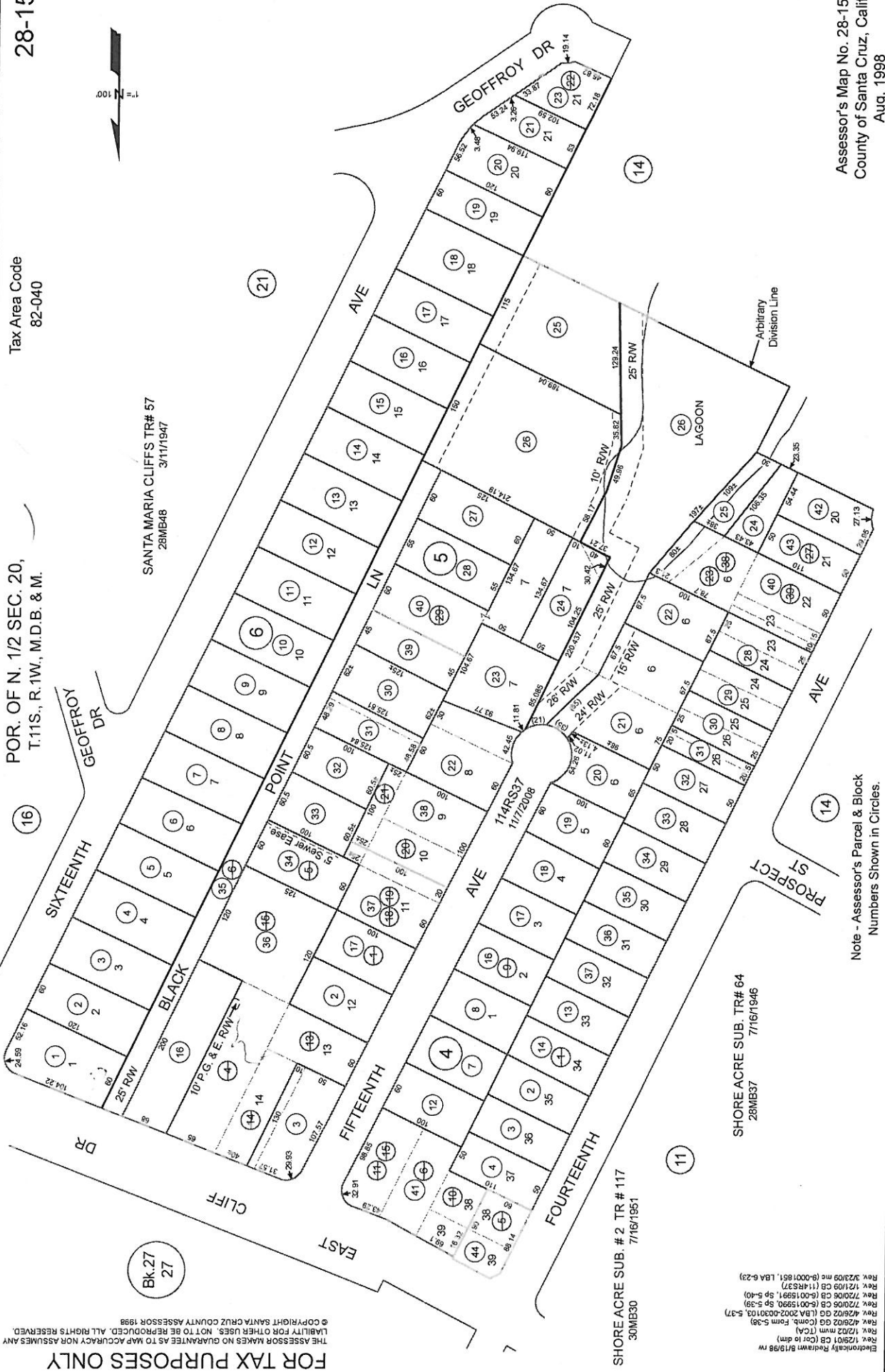
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T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

28-15



SANTA MARIA CLIFFS TR# 57
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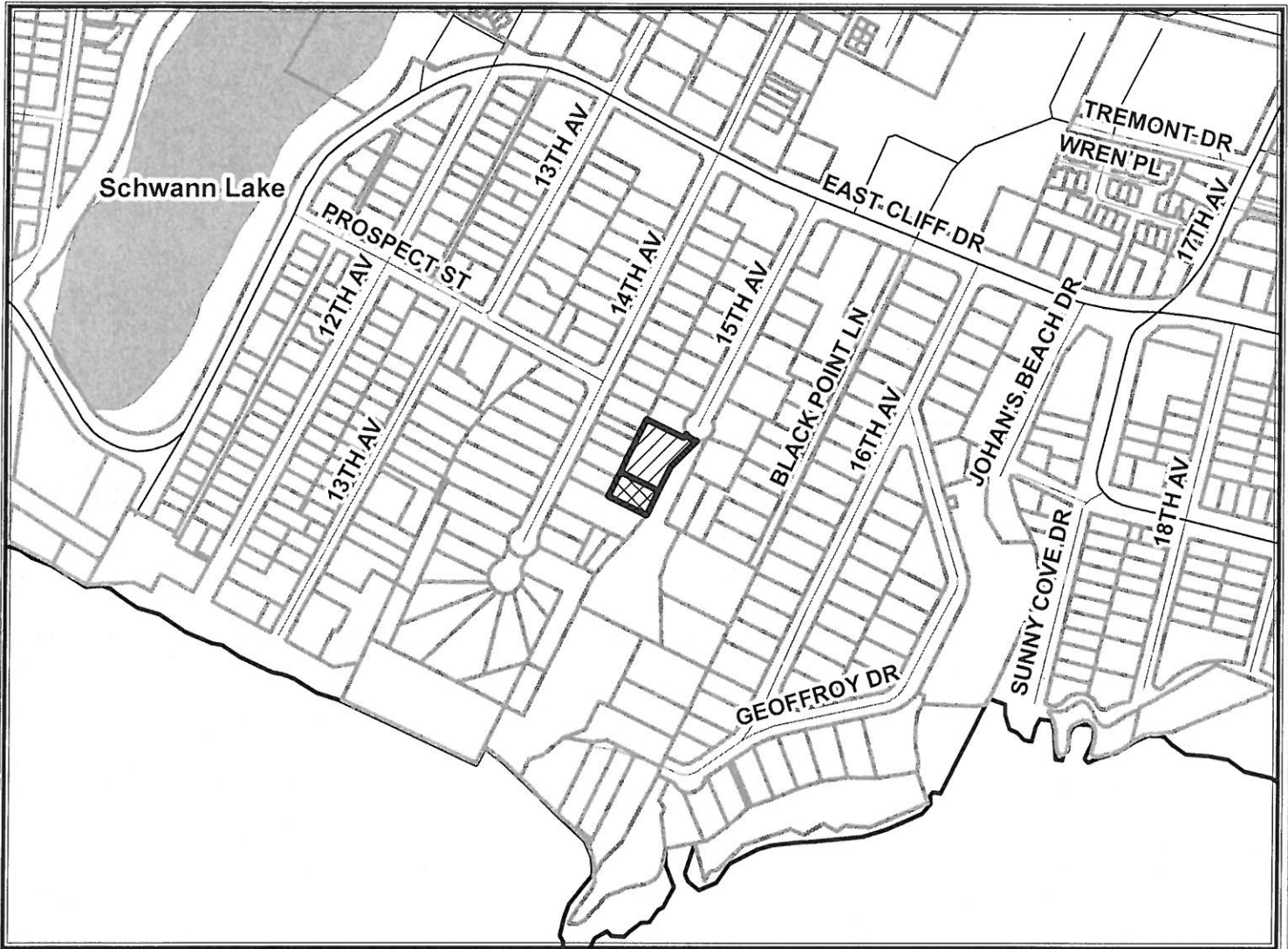
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Rev. 4/26/02 Gg (Comb. Form 5-39)
Rev. 4/26/02 Gg (LBA 2002-0030103, 5-37)
Rev. 7/20/06 CB (LBA 2001-001599, 5-39)
Rev. 7/20/06 CB (114RS37)
Rev. 12/10/09 CB (114RS37)
Rev. 3/23/09 me (8-0001851, LBA 6-23)

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

Assessor's Map No. 28-15
County of Santa Cruz, Calif.
Aug. 1998

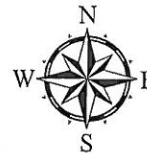


Location Map



LEGEND

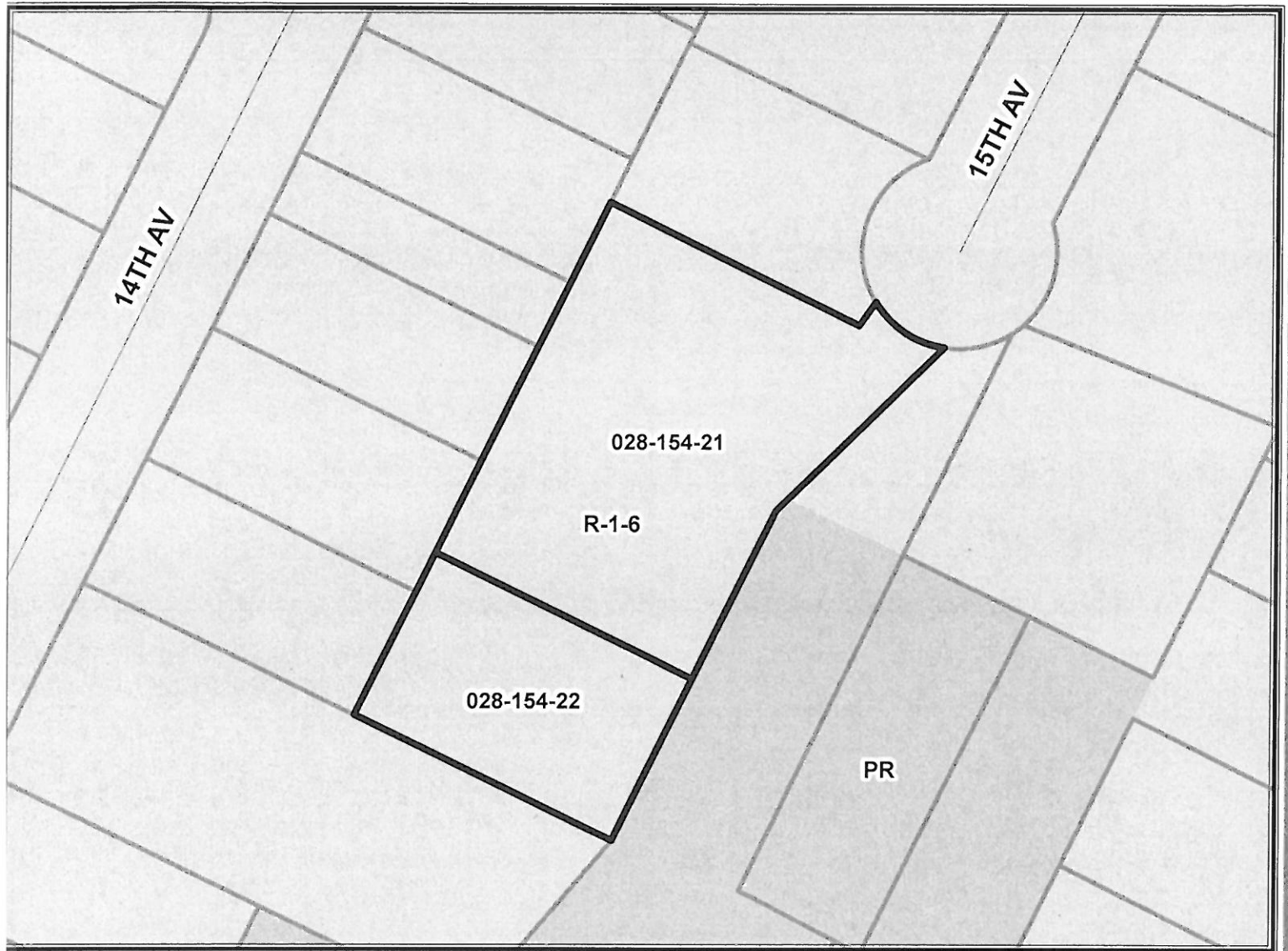
-  APN: 028-154-21
-  APN: 028-154-22
-  Assessors Parcels
-  Street
-  County Boundary
-  Lakes



Map Created by
County of Santa Cruz
Planning Department
April 2014



Zoning Map



LEGEND

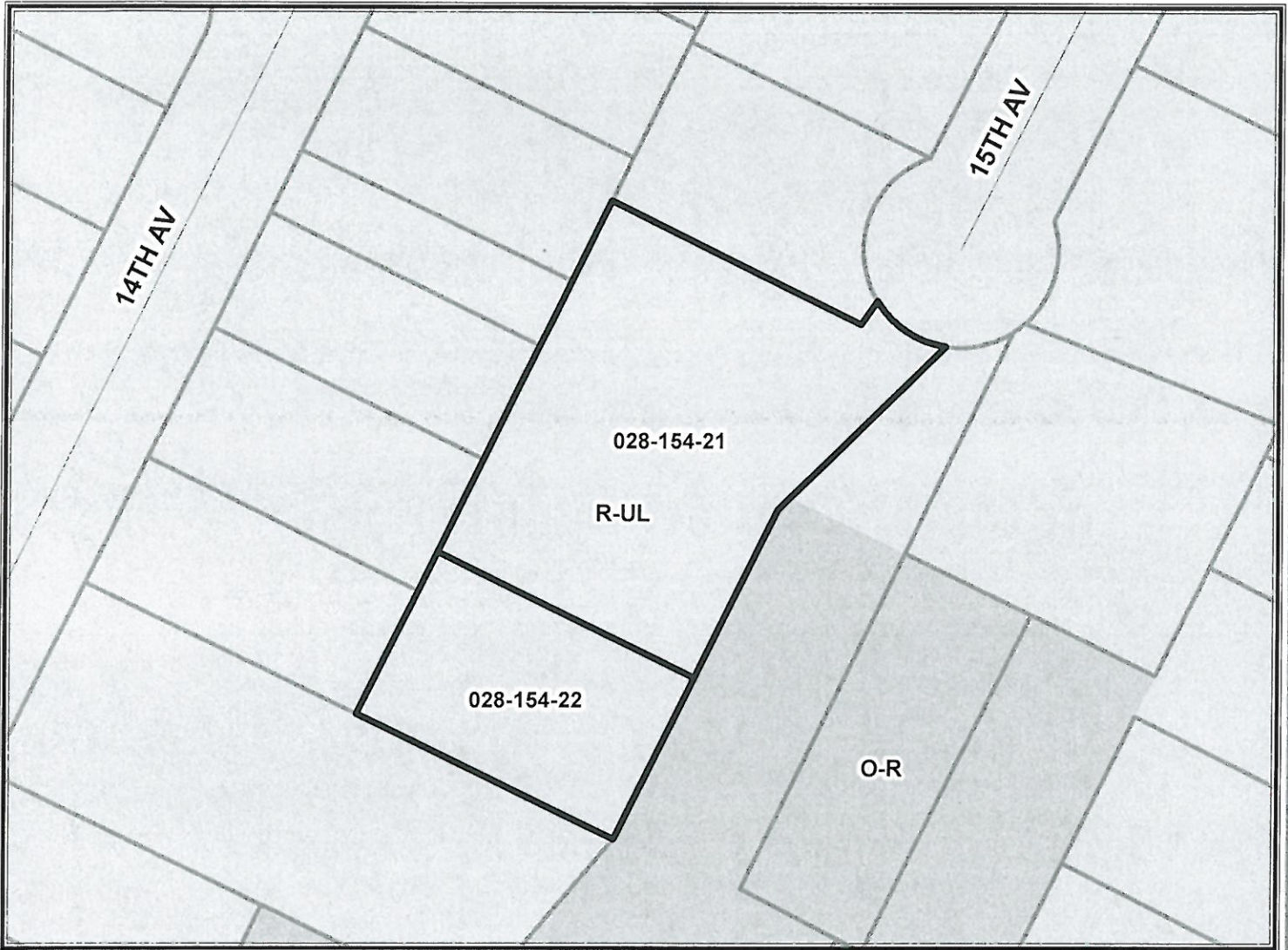
-  APN: 028-154-21
-  APN: 028-154-22
-  Assessors Parcels
-  Street
-  RESIDENTIAL-SINGLE FAMILY
-  PARK



Map Created by
County of Santa Cruz
Planning Department
April 2014



General Plan Designation Map



LEGEND

-  APN: 028-154-21
-  APN: 028-154-22
-  Assessors Parcels
-  Street
-  Residential - Urban Low Density
-  Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
April 2014

*Maureen Hamb- Certified Arborist WE2280
Professional Consulting Services*



TREE RESOURCE EVALUATION
CONSTRUCTION IMPACT ANALYSIS
WHITE SANDS RESIDENCES
255 & 261 15TH AVENUE
SANTA CRUZ, CA
APN 028+154-20, 22

PREPARED FOR
HAMILTON SWIFT & ASSOCIATES

03/07/2014

849 Almar Ave. Suite C #319
Santa Cruz, CA 95060
email: maureenah@sbglobal.net

Telephone: 831-763-6919
Fax: 831-763-7724
Mobile: 831-234-7735

ASSIGNMENT/SCOPE OF SERVICES

Residential development plans have been completed for properties located 255 and 261 15th Avenue, Santa Cruz (APN 028-154-20, 22). The existing landscape at 255 15th Avenue includes three mature trees; the adjacent parcel to the south is forested with three large Monterey cypress near the property boundary. No tree growth is present on the 261 15th Avenue property.

The property owners representative from Hamilton Swift and Associates retained me to evaluate the condition of the trees and determine the potential impacts related to the proposed development. To complete the evaluation I have completed the following.

- Visit the site to complete a visual assessment of trees growing adjacent to the proposed development.
- Rate tree condition as “good”, “fair” or “poor” based on visual assessment.
- Review plans prepared by Thatcher & Thompson Architects to evaluate potential construction impacts.
- Provide recommendations for tree removal and tree retention based on impacts provide recommendations for reducing impacts to retained trees.

SUMMARY

I have completed an evaluation of the health and structural stability of six trees growing adjacent to the proposed residential development at 255 15th Avenue, Santa Cruz. The development will include the demolition of existing residences and construction of two single-family homes.

No tree growth exists on the property located at 261 15th Avenue, therefore no impacts will occur. Three trees (two maples and one California pepper) are growing on the property at 255 15th Avenue. Three mature Monterey cypress are growing on the property to the south, along the boundary between the two sites.

The removal of two maples will be necessary to develop the site as proposed. Tree #6, the California pepper will be retained and protected during construction. The demolition of the existing residence will occur within seven feet of the offsite Monterey cypress trees. Tree roots may be present within the excavation area. Monitoring by the project arborist is recommended during this stage of the project.

OBSERVATIONS/PROJECT OVERVIEW

The property is a level residential site at the end of 15th Avenue in Santa Cruz. Tree growth is limited to landscape type species. An older single family home is located seven feet from the southern property boundary.

The project includes the demolition of two residential structures and the construction of two new single-family homes. The location of the new residence at 255 15th Avenue will be at least ten feet further from the property boundary than the original house.

Tree#	Species	Diameter	Condition	Impact Description/Recommendations
1	Cypress	26 & 12	Good	Demolition excavation/Monitoring
2	Cypress	30	Good	Demolition excavation/Monitoring
3	Cypress	60	Good	Demolition excavation/Monitoring
4	Maple	24.7	Poor	Within bldg footprint/Remove
5	Maple	23.3	Poor	Within bldg footprint/Remove
6	pepper	22	fair	12' from new foundation/Retain & protect

DISCUSSION OF CONSTRUCTION IMPACTS/RECOMMENDATIONS

The offsite Monterey cypress (*Cupressus macrocarpa*) are large diameter trees with broad and spreading canopies. They are growing approximately seven feet from the existing residence. The excavation necessary to demolish the foundation and surrounding concrete surfaces could unearth, remove or damage the structural roots responsible for keeping the trees upright.

Monitoring of the excavation activities by the project arborist is recommended. Roots that are encountered will be inspected and properly pruned to avoid tearing the root tissue. Proper root pruning reduces the chance of decay that can eventually enter the main trunk.

The proposed residence is approximately 20 feet from the cypress trees. It is unlikely that roots will be damaged during construction, as proper root pruning will take place during demolition.

The creation of an exclusion zone for the California pepper (*Schinus molle*) will provide protection during the construction of the proposed residence 12 feet from the trunk.

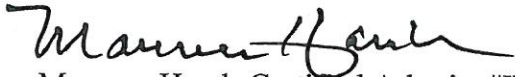
Tree Removal will be a necessary component of the project. The two maples trees (#4 and #5) are within the proposed building footprint. Both trees are in poor condition with small to medium size decayed branching and weak structural form.

Protection Fencing is recommended for the California pepper. It is an effective way to protect trees during construction. Fencing supported by posts in the ground creates both a physical and visual barrier between the trees, the construction workers and their equipment. When access into the protected areas becomes necessary, it will be reviewed by both the contractor and the project arborist.

Monitoring during the demolition adjacent to the Monterey cypress is recommended. Proper root pruning will be completed if roots greater than one inch in diameter are exposed.

Any questions regarding the trees on this development site or the content of this report can be directed to my office.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Maureen Hamb', with a stylized flourish at the end.

Maureen Hamb-Certified Arborist #WE2280



TREE PRESERVATION SPECIFICATIONS

Establishment of a tree preservation zone (TPZ)

Fencing shall be installed in areas defined on the attached map. Fencing will be installed prior to equipment staging or site disturbance. Fencing placement will be inspected by the project arborist.

Straw Bale Barricades

Straw bales placed end to end will be installed inside the protection fencing as shown in the photo below. This barricade will limit damage to the fencing and prevent grading spoils from encroaching into the critical root zone area and help stop excess moisture from gathering under the retained trees.



Restrictions within the Critical Root Zone (CRZ) of existing trees

No storage of construction materials, debris, or excess soil will be allowed within the CPZ. Parking of vehicles or construction equipment will be allowed in defined areas only. Solvents or liquids of any type should be disposed of properly, never within this protected area.

Minimize soil compaction on the construction site

Protect the soil surface with a deep layer (at least three inches) of mulch (tree chips). The addition of mulch will reduce compaction, retain moisture, and stabilize soil temperature. Areas where equipment and personnel are concentrated will be mulched to a depth of at least six inches.

Alteration of grade

Maintain the natural grade around trees. No additional fill or excavation will be permitted within the critical root zone. If trees roots are unearthed during the construction process the consulting arborist will be notified immediately. Exposed roots will be covered with moistened burlap until a determination is made by the project arborist.

Trenching requirements

Any areas of proposed trenching will be evaluated with the consulting arborist and the contractor prior to construction. All trenching on this site will be approved by the project arborist. Tree roots encountered will be avoided or properly pruned under the guidance of the consulting arborist.

Tree canopy alterations

Unauthorized pruning of any tree on this site will not be allowed. If any tree canopy encroaches on the building site the required pruning will be done on the authority of the consulting arborist and to ISA pruning guidelines and ANSI A-300 pruning standards.

Maureen Hamb- Certified Arborist WE2280
Professional Consulting Services

May 7, 2014

Hamilton Swift & Associates Inc.
500 Chestnut Street, Suite 100
Santa Cruz, CA 95060

Project: 255 & 261 15th Avenue
Phase: Report Update



In March of this year I prepared a Tree Resource Evaluation/Construction Impact Analysis for the proposed development project at 255 and 261 15th Avenue, Santa Cruz. Since that time the project has been reviewed by Santa Cruz County Planning and it was determined that the report was incomplete. The following summary is in response to the specific deficiencies of the report.

I inventoried and evaluated three trees growing on the site and three trees on the adjacent property. No other woody vegetation is within the two property boundaries.

Tree Description

Trees #1-#3: Monterey cypress (*Cupressus macrocarpa*)
Trunk diameters range from 12-60 inches (taken from surveyors map)

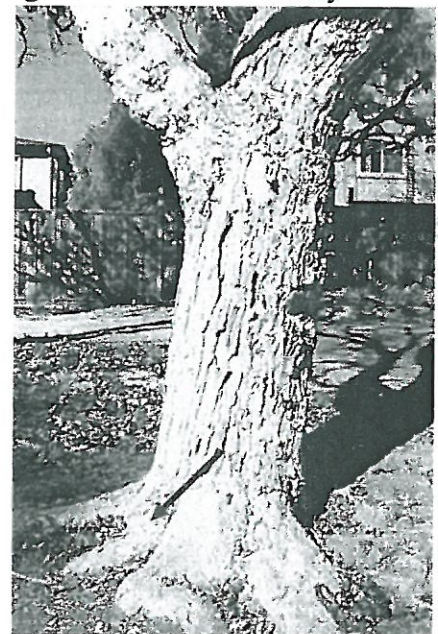
The trees are growing along the southern boundary of the site. All tree trunks emerge from the adjacent property limiting the opportunity for measuring trunk diameters or fully inspecting the growing site.

Foliar canopies are dense and dark green, an indication of good health. Multiple stems lean to the south.

An existing residence at 255 15th Avenue is located approximately eight feet from the trees; a low concrete wall and chain link fence separate the two properties.

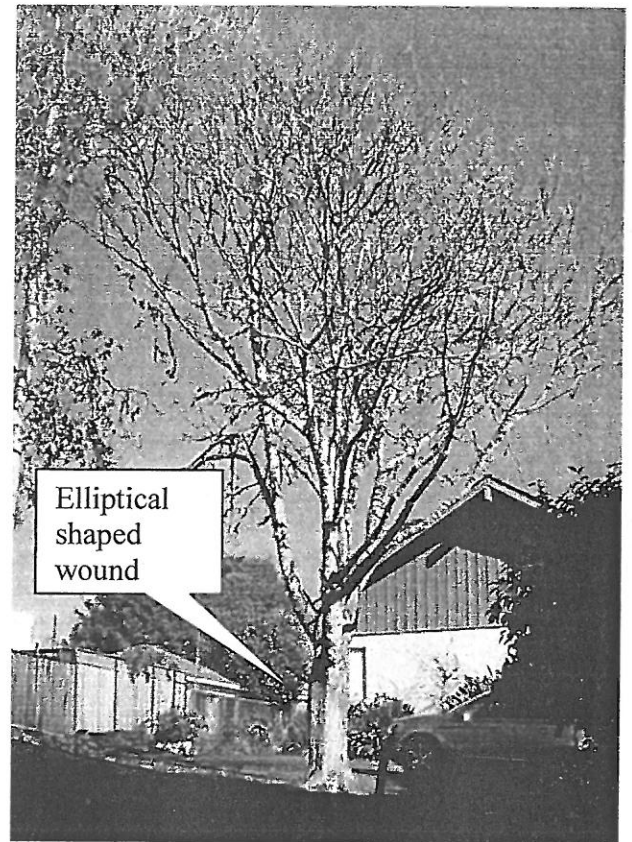
Tree #4: Maple (*Acer sp.*)
Trunk diameter is 24.7 inches measured at 3 feet above natural grade where the branch structure originates.

The buttress of the tree and supporting root structure are exposed, areas of decay are visible between the roots (at arrow). An elliptical shaped wound is visible on the lower trunk (arrow on following photo).

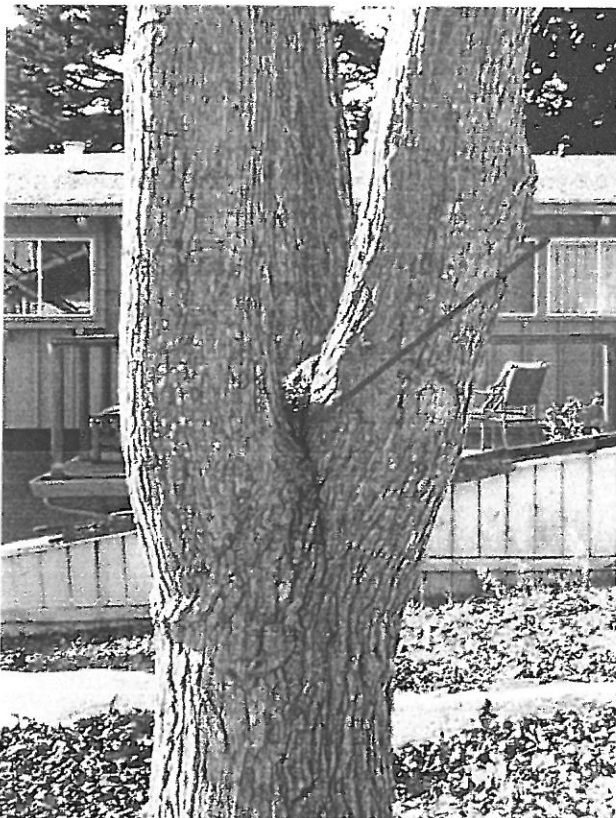


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Fax: 831-763-7724
Mobile: 831-234-7735



The canopy is thin, foliage is absent from the top of the tree which can be an indication of deficiencies in the absorbing root system.



The photo at right was taken in February 2014 which the tree was absent of foliage. Dead and decayed branching was visible in the upper canopy.

The photo at left was taken in April 2014 after the foliage emerged. At least 50% of the canopy is absent of foliar growth.

Tree #5: Maple (*Acer sp.*)

Trunk diameter is 23.3 inches at 24 inches above grade where the branch structure begins. Three branches emerge from the same point on the trunk. This codominant system is weakly attached; the presence of included bark increases the severity of the defect.



The foliar canopy is thinning in a pattern similar to tree #4 (pictured at left). Dead branching is visible in the upper canopy.

Trees #4 and #5 are growing near the center of 255 15th Avenue, between the two existing residences.

Tree #6: California pepper (*Schinus molle*)
Trunk diameter is 22 inches measured at a point 54 inches above natural grade.

The tree is growing at the central area of 255 15th Avenue.

Tree health is fair, foliar development is undersized, sparse, and yellowing.

Tree structure is good, the swellings on the lower trunk and gawky branch structure is typical to the species (pictured below).



Tree Removal

The project proposed for the two properties includes the demolition of two existing residences and the construction of two new single-family homes. Three trees (#4-#6) are going on the parcel at 255 15th Avenue. Three Monterey cypress (#1-#3) are growing on the parcel to the south.

I have recommended the removal of trees #4 and #5 due to condition and impacts. Both trees are in poor health. Foliar development is sparse, leaf size is small and has faded coloration; all indicators of decreased uptake by the absorbing root layer which is not adequate to allow for development. Small to medium size branching in the upper canopies is dead.

Tree #5 is weakly structured, the codominant branch system and presence of included bark is a severe structural defect. Although cable systems can support a weakly structured tree it is typically reserved for healthy specimen trees that have a long estimated life span. These trees are actively declining and are unsuitable for incorporation into a development project.

The trees are within the footprint of the proposed residence. They are growing at the center of the site and I do not recommend the redesign of the project to allow the retention of trees in poor condition.

Three replacement trees can be planted within the new landscape. The most appropriate planting area would be between the two new homes as this area will be sheltered from the coastal winds and salt spray.

Tree species that are tolerant of coastal conditions should be selected. I recommend the following in 24-inch box nursery containers:

- *Arbutus* 'Marina'
- *Tristania conferta*
- *Metrosideros excelsus*

Construction Impacts

As stated in the initial report the demolition of the home, concrete wall and other hardscape could affect the root systems of the cypress trees growing offsite. An existing low concrete wall may have prevented root development into the site but this cannot be confirmed until the demolition is underway.

Monitoring by the project arborist during demolition has been recommended. Any roots encountered will be inspected and properly pruned. I do not anticipate any long-term impacts to the cypress trees as a result of the demolition activities.

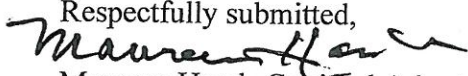
The construction of the new residence is at least 20 feet from the trees, roots will have properly treated, and no additional impacts will occur as a result of the construction of the new residence.

The California pepper is growing in a limited area, surrounded by concrete. As with the cypress, all excavation required to remove the existing hardscape will be monitored by the project arborist. Roots will be identified and pruned properly under the supervision of the project arborist. As with the cypress, the new foundation and retaining wall will occur in areas where roots will have been previously treated. No additional impacts are anticipated.

The tree will be surrounded by exclusionary fencing and straw bale barricades to avoid inadvertent damage during construction.

Please call my office with any questions or concerns regarding the trees on this project site.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Maureen Hamb", with a stylized flourish at the end.

Maureen Hamb-Certified Arborist WE2280



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

April 6, 2014

Hamilton Swift
500 Chsetnut Street, Suite 100
Santa Cruz, CA 9506

Subject: Review of Geotechnical and Coastal Engineering Report/Investigation by Haro, Kasunich and Associates; Dated March 2014: Project: SC10216, and, Coastal Geologic Investigation/Report by Zinn Geology; Dated March 10, 2014: Job #20111010-G-SC

APN 028-154-21 and 22, Application #: REV141021

Dear Hamilton Swift,

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the reports and include a statement that the project shall conform to the reports' recommendations.
3. County Code Section indicates that there can be no grading within 25 feet of the coastal bluff (See Code Section 16.10.070 (H) 1. B). (Re-compaction of the roadway is allowed with not change to final grade.) The project grading plans shall be modified accordingly.
4. Show the limits over topping on the plans. If the area of green-water or splash over flow extends further than the 25 foot jurisdictional set back, a second line should be indicated on the map, and any improvements within these areas shall be designed to accordingly.
5. Prior to building permit issuance *plan review letters* shall be submitted to Environmental Planning. After plans are prepared that are acceptable to all reviewing agencies, please submit a plan review letters from the geotechnical engineer and engineering geologist that states the project plans conform to the recommendations of their report. *Please note that the plan review letter must reference the final plan set by last revision date.* The author of the report shall write the *plan review letter*.

6. Please submit an electronic copy of the soils report in .pdf format via compact disk or email to: Joseph.Hanna@santacruzcounty.us. Please note that the report must be generated and/or sent directly from the soils engineer of record.
7. A declaration of geologic hazard must be recorded prior to the final of the home for each lot. The declaration is attached. Please fill in the documentation required for each parcel.


After building permit issuance the geotechnical engineer and engineering geologist *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached).

Our acceptance of the reports is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

Please call the undersigned at (831) 454-3175 if we can be of any further assistance.

Sincerely,



Joe Hanna
County Geologist

Cc: Antonella Gentile, Environmental Planning
Haro, Kasunich and Associates
Zinn Geology
owner

**NOTICE TO PERMIT HOLDERS WHEN A SOILS AND ENGINEERING GEOLOGY REPORT
HAVE BEEN PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer and engineering geologist to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer and engineering geologist must be submitted to the building inspector and to Environmental Planning stating that the soils engineer / engineering geologist has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *final letter* from your soils engineer and engineering geologist is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer / engineering geologist has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our recommendations."

If the *final soils letter* identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer or engineering geologist, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.

Return recorded form to:
Planning Department
County of Santa Cruz
701 Ocean Street, 4th Floor

Attention: Joe Hanna
County Geologist
831-454-3175

Notice

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION (CALIFORNIA GOVERNMENT CODE §27361.6)

RECORDED AT REQUEST OF:
County of Santa Cruz

WHEN RECORDED MAIL TO:

Santa Cruz County Planning
701 Ocean St.
Santa Cruz, CA 95060

(Space above this line for Recorder's use only)

Note to County Recorder:

Please return to the staff geologist in the Planning Department when completed.

**DECLARATION REGARDING THE ISSUANCE OF A DEVELOPMENT PERMIT
IN AN AREA SUBJECT TO GEOLOGIC HAZARDS**

The undersigned _____
(names of property owners) (does) (do) hereby certify to be the owner(s) of the real property located in the County of Santa Cruz, State of California, commonly known as

_____ (Street address); legally described in that certain deed recorded in Document Number _____ of the official records of the Santa Cruz County Recorder on _____ (deed recordation date); Assessor's Parcel Numbers _____.

And, acknowledge that records and reports, filed with the Santa Cruz County Planning Department, indicates that the above described property is located within an area that is subject to geologic hazards, to wit:

The proposed development is located near the coastal bluff. A Geotechnical and Coastal Engineering Report/Investigation by Haro, Kasunich and Associates; Dated March 2014: Project: SC10216, and, Coastal Geologic Investigation/Report; Dated March 10, 2014: Job #20111010-G-SC have been prepared for the two replacement homes. These reports provide recommendations to reduce the adverse affects of coastal erosion and flooding. These reports are on file with the County Planning Department.

The site may be subject to intense seismic shaking.

In addition, having full understanding of said hazards and the proposed mitigation of these hazards, we elect to pursue development activities in an area subject to geologic hazards and do hereby agree to release the County from any liability and consequences arising from the issuance of the development permit.

This declaration shall run with the land and shall be binding upon the undersigned, any future owners, encumbrancers, their successors, heirs, or assignees. This document should be.

disclosed to the forgoing individuals. This declaration may not be altered or removed from the records of the County Recorder without the prior consent of the Planning Director of the County of Santa Cruz.

OWNER: _____
Signature

OWNER: _____
Signature

ALL SIGNATURES ARE TO BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC. IF A CORPORATION, THE CORPORATE FORM OF ACKNOWLEDGEMENT SHALL BE USED.

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Approved: _____
Joe Hanna Date

PEPPLE CANTU SCHMIDT PLLC

505 14th Street, Suite 900, Oakland, CA 94612

Stephen K. Cassidy
(510) 277-4560 Direct
scassidy@pcslegal.com

June 26, 2014

White Sands Leasing, LLC
c/o Hamilton Swift & Associates, Inc.
500 Chestnut Street, Suite 100
Santa Cruz, California 95060
Attention: Deidre Hamilton

Re: Recategorization of Slope Fronting Existing Residences; Proposed Residential Development at 255 and 261 15th Avenue, Santa Cruz, California (County of Santa Cruz APNs 028-154-22 and 028-154-21)

Ladies and Gentlemen:

At the request of Ms. Deidre Hamilton of Hamilton Swift & Associates, Inc. ("HAS"), we have analyzed the legal issue of whether the preliminary categorization by the County of Santa Cruz of the slope abutting the captioned properties as "coastal bluff" under the applicable provisions of the County Code is correct. This letter sets out that analysis.

In undertaking our analysis, we have reviewed the applicable County Code provisions governing coastal bluffs (County Code Chapter 16), the analyses set forth in the County-issued Geologic Hazards Assessment, dated September 28, 2011, prepared by the County Geologist Mr. Joseph Hanna, and the analysis of the preliminary categorization of the slope as "coastal bluff" set forth in the Geologic Hazards Assessment prepared by Zinn Geology at the request of HAS, dated June 3, 2014 (the "Zinn Analysis"). The Zinn Analysis sets out the background leading to the County's preliminary categorization, and the reasons why, based on geomorphological precepts, the slope is not a coastal bluff but rather an "arroyo bluff." The Zinn Analysis relies in turn on the Zinn Geology March 2014 report analyzing this issue and referenced in the Zinn Analysis.

Under the County Code, a coastal bluff "means a bank or cliff along the coast subject to coastal erosion processes." (County Code Section 16.10.040(10).) Under the County Code, "coastal erosion processes" means "natural forces that cause the breakdown and transportation of earth or rock materials on or along beaches and bluffs. These forces include landsliding, surface runoff,

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Clearwater, FL 33761
(727) 724-8585

wave action and tsunamis.” (County Code Section 16.10.040(12).) These County Code provisions are part of the County’s Local Coastal Program (LCP) approved by the California Coastal Commission pursuant to the California Coastal Act (Pub. Res. Code § 30000, *et seq.*, specifically § 30510, *et seq.*) and governs the County’s determination of the categorization of the slope as a coastal bluff (Pub. Res. § 30519). Thus, in order for the slope on the properties to be categorized as “coastal bluff,” it must be subject to “coastal erosion processes.” Only if the slope is properly categorized as “coastal bluff” do the County Code provisions governing development adjacent to coastal bluffs apply, such as the 25 foot setback requirement. (*See*, generally, County Code Section 16.10.070 (H), and specifically Section 16.10.070(H)(1)(b).)

The Zinn Analysis, based on geomorphological precepts and the record history of the properties, concludes that the slope has not been “sculpted” by coastal erosion processes, but rather “the terrestrial process of stream incision and erosion....” Based on this geomorphological analysis, the slope has not been subject to or affected by coastal erosion processes, and is therefore not properly classified as coastal bluff under the governing County Code provisions.

If you need further analysis of this issue, please do not hesitate to contact us.

Very truly yours,

PEPPLE CANTU SCHMIDT PLLC



By: _____
Stephen K. Cassidy



24 June 2014

Job#2011010-G-SC

White Sands Leasing, LLC
c/o Hamilton Swift & Associates, Inc.
Attention: Deidre Hamilton
500 Chestnut St, Suite 100, Santa Cruz, CA 95060
deidre@hamiltonswift.com

Re: Geologic review of plans
Proposed development at 255 and 261 15th Avenue, Santa Cruz, California
County of Santa Cruz APNs 028-154-22 and 028-154-21

The purpose of our review was to ascertain if the plans are in general conformance with geologic conditions encountered during our original and subsequent geological investigation and with conclusions and recommendations issued in our past report and letters.

PROJECT INFORMATION

Application Number: 141043
Parcel # (APN): 028-154-22 and 028-154-21
Owner Name: White Sands Leasing, LLC
Project Address/Location: 255 and 261 15th Avenue, Santa Cruz, California

ENGINEERING GEOLOGY REPORT INFORMATION

Company Name: Zinn Geology
Licensed Geologist In Responsible Charge: Erik N. Zinn
Date of Engineering Geology Report: 10 March 2014
Date of Updates/Supplemental Information: 11 October 2012, 30 January 2012, 17 September 2013, 9 October 2013, 12 December 2013, 10 March 2014

implied, as to the adequacy of other aspects of the plans.

Conditions revealed during construction may vary with respect to the findings in the original investigation. Should this occur, the changed conditions must be evaluated by the Project Geologist Of Record and revised recommendations provided as required.

This letter is issued with the understanding that it is the responsibility of the Owner, or their Representative, to ensure that the information and recommendations presented herein are brought to the attention of the Architect and Engineers for the project and incorporated into the plans, and that the Contractor and Subcontractors implement such recommendations in the field.

This firm does not practice or consult in the field of safety engineering. We do not direct the Contractor's operations, and we are not responsible for other than our own personnel on the site; therefore, the safety of others is the responsibility of the Contractor. The Contractor should notify the Owner if he considers any of the recommended actions presented herein to be unsafe.

The findings of this review are considered valid as of the present date. However, changes in the conditions of a site can occur with the passage of time, whether due to natural events or human activity on this or adjacent sites. In addition, changes in applicable or appropriate codes and standards may occur as a result of legislation or a broadening of knowledge. Accordingly, this review may become invalidated, wholly or partially, by changes outside our control. Therefore, this plan review is subject to review and revision as changed conditions are identified.

If you have any questions regarding this letter, please do not hesitate to contact our office.

Sincerely,
ZINN GEOLOGY



Erik N. Zinn
Principal Geologist
P.G. #6854, C.E.G. #2139



cc: Rick Parks - Haro, Kasunich & Associates
Matthew Thompson - Thatcher & Thompson Architects
Simon Phillips - BFS Landscape Architects



3 June 2014

Job #2011010-G-SC

White Sands Leasing, LLC
c/o Hamilton Swift & Associates, Inc.
Attention: Deidre Hamilton
500 Chestnut St, Suite 100, Santa Cruz, CA 95060
deidre@hamiltonswift.com

Re: Re-categorization of slope fronting existing residences
Proposed development at 255 and 261 15th Avenue, Santa Cruz, California
County of Santa Cruz APNs 028-154-22 and 028-154-21

This letter is written at the request of Deidre Hamilton of Hamilton, Swift & Associates [HSA] and addresses the preliminary categorization of the slope on the subject properties as a "coastal bluff", as opposed to an "arroyo bluff".

The County has preliminarily categorized the slope fronting the existing and proposed residences as a "coastal bluff". This current categorization would require planning conditions and constraints that, in Ms. Hamilton's opinion, have more impacts on the environment, the most important of which is County of Santa Cruz Code Section 16.10.070.H.1.b.:

For all development, including that which is cantilevered, and for nonhabitable structures, a minimum setback shall be established at least 25 feet from the top edge of the coastal bluff, or alternatively, the distance necessary to provide a stable building site over a 100-year lifetime of the structure, whichever is greater.

Background

The premise of categorizing the slope as a coastal bluff for this project was first discussed during a site meeting on 1 August 2011 with Mr. Joseph Hanna, myself, Deidre Hamilton and Jennifer Pope of HSA, Rick Parks of Haro Kasunich & Associates, and Matthew Thompson of Thacher and Thompson Architects present. Mr. Hanna indicated that he believed a "conservative" approach to categorizing the slope as a "coastal bluff" was appropriate at the meeting. In Mr. Hanna's opinion, at that time, any slope that had the potential to be impacted by wave action in the future could be considered a "coastal bluff" by the County and the California Coastal Commission.

geomorphological basis . Therefore, it is our opinion that the slope should be redesignated as an "arroyo slope" or "arroyo bluff", in order to honor its geomorphological terrestrially-derived evolution.

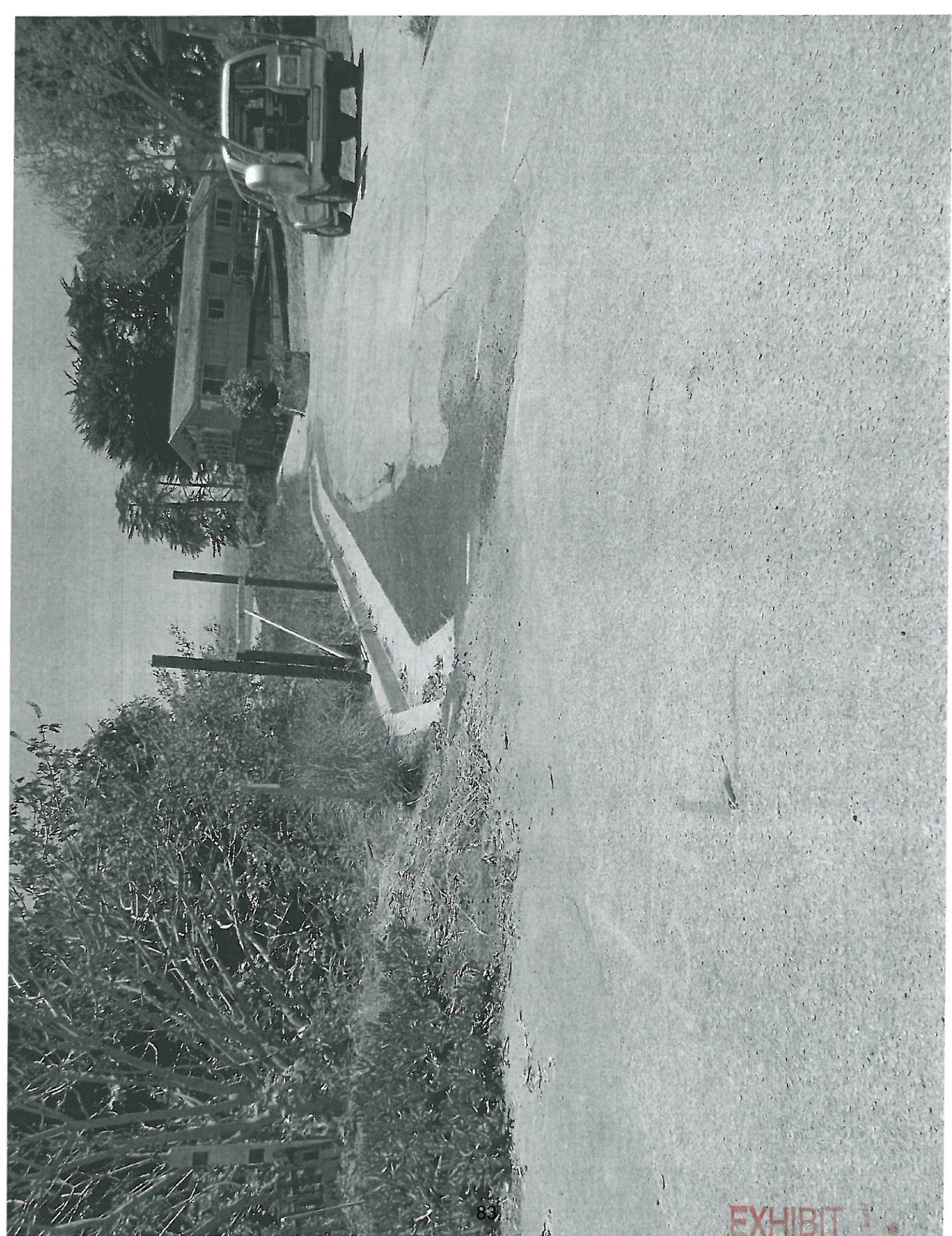
If you have any questions or comments regarding this letter, please contact us at your earliest convenience.

Sincerely,
ZINN GEOLOGY



Erik N. Zinn
Principal Geologist
P.G. #6854, C.E.G. #2139





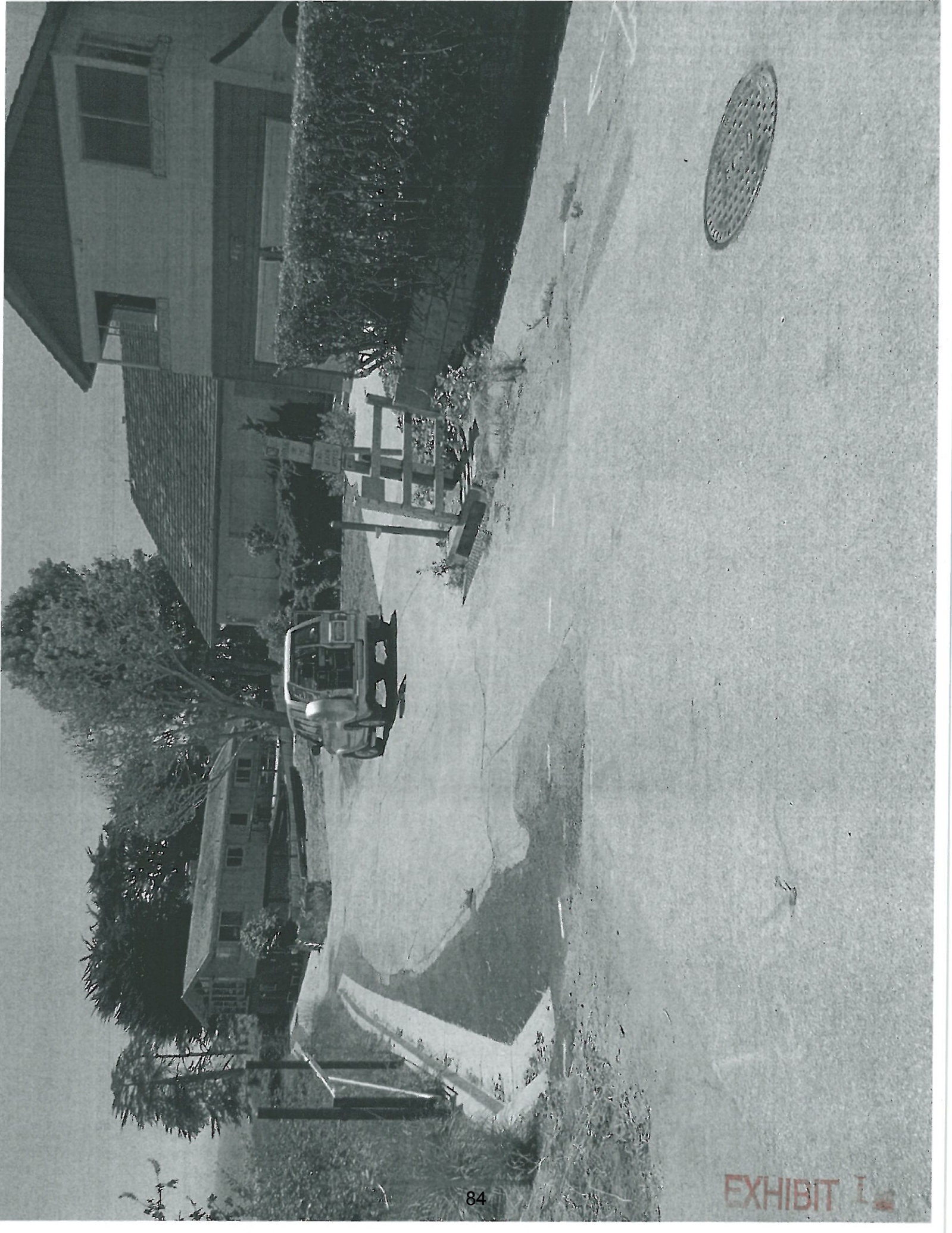


EXHIBIT 1





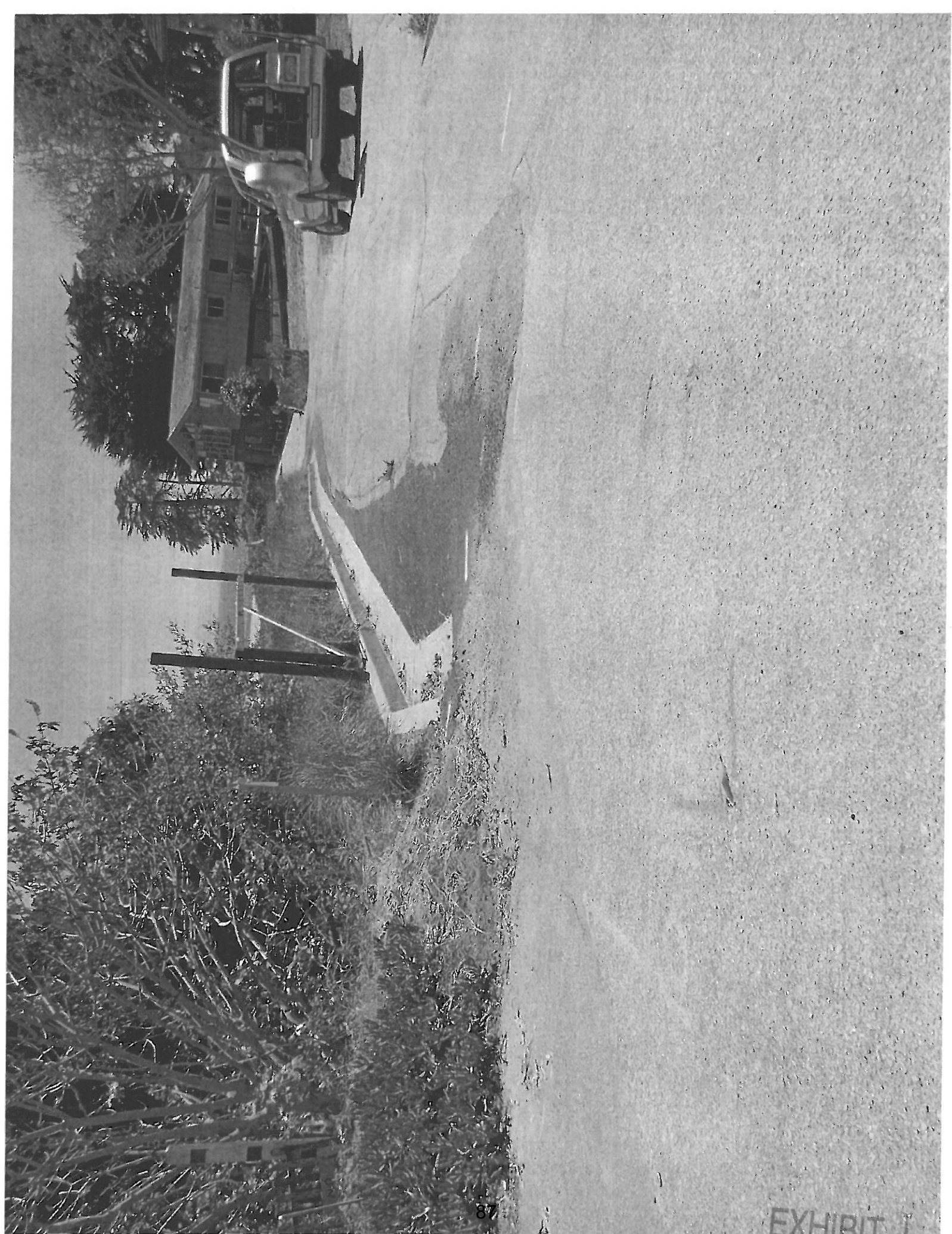


EXHIBIT I



PEPPLE CANTU SCHMIDT PLLC

505 14th Street, Suite 900, Oakland, CA 94612

Stephen K. Cassidy
(510) 277-4560 Direct
scassidy@pcslegal.com

July 25, 2014

White Sands Leasing, LLC
c/o Hamilton Swift & Associates, Inc.
500 Chestnut Street, Suite 100
Santa Cruz, California 95060
Attention: Deidre Hamilton

Re: Beach Access Easement Claims With Respect to Proposed Residential
Development at 255 and 261 15th Avenue, Santa Cruz, California (County of
Santa Cruz APNs 028-154-22 and 028-154-21)

Ladies and Gentlemen:

At the request of Ms. Deidre Hamilton of Hamilton Swift & Associates, Inc. ("HAS"), we have analyzed the legal issue of whether a right in certain third parties exists to traverse portions of the captioned property to access the beach area located some ____ yards from the property. This letter sets out that analysis.

In undertaking our analysis, we have performed two site inspections, reviewed the survey of the property prepared by Edmundson & Associates Land Surveying, dated July 25, 2013, and the title documents affecting the property. We have also reviewed the applicable law which might apply to a potential claim by a third party for a right to traverse the property to gain access to the beach area.

No document of record grants to any third party a right to traverse the property to access the beach area. Thus, the only plausible claim to be made by a third party to traverse the property to access the beach area would be by way of a prescriptive easement. The right to claim a prescriptive easement is intensely fact driven. The burden of proof to make out a claim for a right to a prescriptive easement is on the party asserting the right. Four elements must be shown to establish such a prescriptive right: (1) The use of the land must be open and notorious; (2) continue to be uninterrupted for a period of at least 5 years; (3) be adverse; and (4) subject to a claim of right. Prescriptive rights cannot be established in publicly owned property. (California Civil Code Section 1007.) An easement, including a prescriptive easement, may be lost by, among other bases, abandonment.

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(727) 724-8585

Based on anecdotal evidence, it appears that neighbors of the property intermittently used the property to traverse to the beach area. That access was subsequently blocked without objection at least 4 years ago through plantings of shrubs and bushes. From the property, the access path travels across property owned by the State Parks Department, thus requiring that anyone using the path of travel to the beach area would have to use publicly-owned property.

Assuming that a claimant for a prescriptive easement over the property for beach access could make out a colorable claim, that claim would fail for at least three reasons: First, the claimed easement would have to traverse publicly owned property, which cannot be subject to prescriptive claims; second, the access from the property has been effectively blocked for at least 4 years, and therefore "interrupted"; and, third, because of non-use, the easement has been abandoned.

If you need further analysis of this issue, please do not hesitate to contact us.

Very truly yours,

PEPPLE CANTU SCHMIDT PLLC

A handwritten signature in dark ink, appearing to read 'Stephen K. Cassidy', written over a horizontal line.

By: _____
Stephen K. Cassidy



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.

Coastal Commission Review

Routing No: 1 Review Date: 07/15/2014

SHEILA MCDANIEL (SMCDANIEL) : Not Required

See attached comments

Drainage Review

Routing No: 2 Review Date: 07/16/2014

ALYSON TOM (ATOMS) : Complete

Application with civil plan sheets revised June 20, 2014 by Bowman and Williams Consulting Civil Engineers and has been received. Please address the following prior to building permit issuance:

Conditions of Approval/Compliance:

This project is subject to compliance with the current County Design Criteria (CDC) and meets the threshold of a large project for stormwater management purposes.

- 1) Clearly describe where/how the site receives runoff from offsite upstream areas. Will the swale running between the two parcels and drainage facilities behind the proposed retaining walls direct offsite runoff to the swales discharging to the northern and southern property boundaries? If so, the private storm drain easements should include these facilities.
- 2) Please update the wording on sheet C3 so that it is clear that detention is technically feasible



Drainage Review

Routing No: 2 Review Date: 07/16/2014

ALYSON TOM (ATOMS) : Complete

on the site, but the requirement has been waived given the proximity of the site to the final discharge location and capacity analysis of the downstream system. Provide a geotechnical report/letter that details the reason(s) that infiltration and retention of stormwater runoff is technically infeasible for this project.

- 3) Provide final stormwater management/drainage plan and analysis demonstrating compliance with the CDC including provisions for safe overflow, flow control sizing, capacity analysis, treatment, pollution prevention, drain time and vector control assessment, etc.. Plans should describe how runoff from all project areas (roof, hardscapes, landscapes, etc.) will be routed. Plans should be detailed enough for construction and include invert elevations, slopes, materials, surface materials and elevations, flow control structure details, outlet details, liner, cross section, planting, overflow, subdrains, clean out facilities at pipe connections/changes in grade or direction, compaction/decompaction/protection requirements, etc. Include details for pervious pavements, bioretention, flagstone paving, stone paving, retaining walls and drains. Analysis should demonstrate that each mitigation facility meets Section C.3.c "Minimize Stormwater Pollutants of Concern" for the County's water quality treatment requirements in the CDC.
- 4) Public Works prefers that no gate is build across the drainage easement. If a gate is proposed, provide details for the proposed gate and entry configuration for review and approval by Public Works maintenance staff.
- 5) Please include installation of "No Dumping Drains to Bay" signage at the replaced G1 inlet near the end of 15th Avenue.
- 6) Provide recorded maintenance agreement(s) for the mitigation facility(ies). See Figure SWM-25B for an example. Detailed operation, inspection, maintenance, and reporting instructions should be included both on the final plans and in the recorded agreement(s).
- 7) Provide a draft private storm drain easement that describes responsibilities to accompany the meets and bounds description dated June 26, 2014 for review. This easement should be consistent with the plans, maintenance agreement, and updated County easement. Sheet C3.1 will need to be updated to more specifically describe which facilities (24 inch storm drain pipe) will remain the responsibility of the County to maintain and are excluded from the private storm drain easement and should include all proposed and existing facilities which accept runoff from beyond the north and west property boundaries (see comment No 1 above). After review and approval by Stormwater Management staff this easement should be recorded on both project parcels.
- 8) Provide a draft updated easement to replace Document 2014-0002789 which limits the



Drainage Review

Routing No: 2 Review Date: 07/16/2014

ALYSON TOM (ATOMS) : Complete

County's responsibility to the 24 inch storm drain and specifies the gate/accessibility requirements and well as specifies reimbursement for increases in repair/replacement costs due to the applicant's installation of the retaining wall, driveway, direct connections to the system, and other facilities within the easement area. Once stormwater management has reviewed and approved of the draft language the applicant can work with the County's real property division to have the updated easement recorded

Note: Items 6, 7, and 8 should be consistent and processing coordinated.

9) Provide a review letter from the project geotechnical engineer approving of the final stormwater management/drainage plan.

10) Construction of the drainage related items may be inspected by Public Works staff. If required, once all other agencies have approved of the building permit application plans provide a copy of reproducible final civil plan sheets with DPW signature block along with the engineer's estimate for the drainage related items (a 2% inspection fee will be assessed at permit issuance). A hold will be placed on the building permit for final drainage inspection and receipt of engineered as-built plans.

11) Zone 5 fees will be assessed on the net increase in permitted impervious area following the Unified Fee Schedule in place at building permit issuance. The fees are currently \$1.14 per square foot, and are subject to increase based on the amount applicable at permit issuance date. Reduced fees (50%) are assessed for semi-pervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials. For credit for existing impervious area provide documentation that demonstrates the impervious area was either installed prior to 1969 or was installed with a previously approved permit.

Driveway/Encroachment Review

Routing No: 1 Review Date: 03/27/2014

DEBRA LOCATELLI (DLOCATELLI) : Complete

In reviewing the plans, it appears that there are no proposed improvements within the County's right-of-way. It will be evaluated again at the time of the building permit submittal.

Environmental Planning



Environmental Planning

Routing No: 2 Review Date: 07/21/2014

KENT EDLER (KEDLER) : Complete

07-21-2014 - Comments by Kent Edler

Application is complete and compliance comments have been addressed. Joe Hanna has reviewed the letter from Zinn Geology dated June 3, 2014 (re: re-categorization of the the slope) and agrees with the conclusions.

Conditions of Approval:

Prior to approval of building permits:

1. The applicant shall provide 2 copies of the soils and geology reports with the building permit application.
2. Plans shall reference the soils and geology reports and include a statement that the project shall conform to the reports' recommendations.
3. Tree protection fencing shall be shown on the site plan submitted with the building permit application.
4. The applicant shall submit a drainage plan that complies with the requirements set forth in 2010 California Building Code (CBC) Section 1803.3 and the recommendations of the soils engineer.
5. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form.
6. The applicant shall submit a signed and stamped Engineering Geologist Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the geology report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the geology report. The author of the report shall sign and stamp the completed form.

Prior to site disturbance:

7. If tree removal will occur during the bird nesting season, February 1 through August 15, a qualified biologist shall conduct nesting bird surveys no more than 2 weeks prior to vegetation removal. If active nests are observed, the biologist shall designate a buffer zone around the nest tree or shrub as follows: 200 feet for nesting raptors and 50 feet for all other bird species. No vegetation removal shall take place within the buffer zone until the biologist has determined that all chicks have fledged and are able to feed on their own.
8. A bat ecologist shall conduct an investigation within 30 days of scheduled barn demolition to determine if the barn is being used by bats. If there is no evidence of bat use, the openings to the barn shall be secured/covered to prevent bats from entering prior to demolition, and demolition may proceed as scheduled. If bat use is detected, barn demolition shall occur between August 15 and February 1 to avoid bat breeding season, and the bat ecologist shall make recommendations, in coordination with CDFW, for exclusion devices or other methods to avoid harm to individual bats that may be using the barn outside of the breeding season.



Environmental Planning

Routing No: 2 Review Date: 07/21/2014

KENT EDLER (KEDLER) : Complete

9. A preconstruction meeting shall be scheduled 1-4 days prior to commencement of earthwork. Attendees shall include Environmental Planning staff, the grading contractor, the soils engineer and the civil engineer. Tree protection fencing and perimeter erosion control will be inspected by Environmental Planning staff. In addition, findings of the bat ecologist and the bird survey (if required) will be reviewed.

Operational Conditions

10. Earthwork is prohibited during the rainy season (October 15-April 15) unless a separate winter grading permit is approved by the Planning Director.

Fire Review

Routing No: 1 Review Date: 04/11/2014

() : Complete

Date: March 28, 2014

To: Deidre Hamilton

Applicant: Same

From: Jim Dias

Subject: Development at end of 15th Ave

Address 255 15th Avenue Santa Cruz CA 95062-4823

APN: 028-154-22

OCC: 2815422

Permit: 141043

We have reviewed plans for the above subject project.

The following NOTES must be added to notes on velums by the designer/architect in order to satisfy District requirements when submitting for **Application for Building Permit**:

++++
NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2013) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE -FIRE RATING and either SPRINKLERED or NON-SPRINKLERED as determined by the building official and outlined in the 2010 California Building Code (e.g., R-3, Type V-B, Sprinklered).

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW . The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 600 feet of any portion of the building if the building is equipped with an automatic fire sprinkler



Fire Review

Routing No: 1 Review Date: 04/11/2014

() : Complete

system.

NOTE ON PLANS: New fire hydrant and roadways shall be installed PRIOR to construction (CFC 508.5).

SHOW on the plans DETAILS of compliance with the District Access Requirements outlined on the enclosed handout. The roadway(s) are required to be designated as fire lanes, and painted with a red curb with FIRE LANE NO PARKING in contrasting color every 30 feet on the top of the red curb. If the roadway is 27' or less, both sides of the street/roadway shall be painted, 35' and down to 28' in width, the roadway curbs shall be painted on one side, and 36' and wider no red curb is required. All cul-de-sacs shall be fire lane, red curbed. The roadway profile with grade percentages shall be shown on the plans. These plans shall be wet stamped and signed by the Engineer/Designer/Survey of the roadway. The Central Fire protection District Santa Cruz of County shall inspect the finished grade prior to the installation of the permanent driving surface.

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

NOTE on the plans that the designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

Show on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:

Show additional smoke detectors in the following locations:

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

Show the location of the CO detector outside each sleeping room and on each level at a minimum of the residence

NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed ½ inch.

NOTE on the plans that the roof coverings to be no less than Class "B" rated roof.

NOTE on the plans that the electric gate shall be equipped with the Central Fire Protection District key entry system.

The designer of record shall wet stamp and sign the plans and documents as required by the California Business



Fire Review

Routing No: 1 Review Date: 04/11/2014

() : Complete

and Professions Code.

Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$50.00 **Late Fee** may be added to your plan check fees if payment is not received within **30 days** of the date of this Discretionary Letter. INVOICE MAILED TO OWNER. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at jimd@csgengr.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.

Project Review

Routing No: 2 Review Date:

() :

Road Engineering Review

Routing No: 1 Review Date: 04/02/2014

RODOLFO RIVAS (RRIVAS) : Complete

Sanitation Review

Routing No: 1 Review Date: 03/19/2014

CARMEN LOCATELLI (CLOCATELLI) : Complete

The Santa Cruz County Sanitation District has reviewed your application for development and sanitary sewer service is currently available to serve your project, subject to the requirements listed



Sanitation Review

Routing No: 1 Review Date: 03/19/2014

CARMEN LOCATELLI (CLOCATELLI) : Complete

below. The project is not located within an impacted sewer basin and is conceptually approved. The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County Design Criteria (CDC) Part 4, Sanitary Sewer Design, June 2006 edition, and additional information is required to ensure that the project is in conformance with these criteria and Santa Cruz County Sanitation District policies. Please review the comments regarding the project design and provide the additional information needed to satisfy the requirements of the Santa Cruz County Sanitation District.

This review notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Reference for County Design Criteria:

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

Conditions of Approval:

Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal. A condition of the development permit shall be that Public Works has approved and signed the civil drawings for the land division improvement prior to submission for building permits.

In accordance with Sanitation District Code section 7.04.375 Private Sanitary Sewer System Repair, of Title 7, prior to building permit submittal the applicant/owner is required to televise all on-site sewer laterals and make repairs to any damaged or leaking pipes that might be shown. This includes root intrusion, open joints, cracks or breaks, sags, damaged or defective cleanout, inflow and infiltration of extraneous water, older pipe materials that are known to be inadequate, inadequate lift or pump stations, inadequate alarm systems for overflows, and inadequate maintenance of lift stations. Color video results (tape or dvd), of a sufficient quality to observe interior pipe condition, joints, sags among other items, shall be made available to the District for review, along with District certification form completed by plumber, and the District shall review results within 10 working days of submittal to the District. Repairs, as required by the District, shall be made within 90 working days of receipt of video result review. Applicant/owner shall obtain a sewer repair permit (no charge) from the District and shall have repairs inspected by the District inspector prior to backfilling of pipe or structure.



Sanitation Review

Routing No: 1 Review Date: 03/19/2014

CARMEN LOCATELLI (CLOCATELLI) : Complete

Connection of uncovered outside floor/deck/parking lot drains to the sewer system is prohibited by District code. Any drain that is connected to the sewer is to be covered and the surrounding area shall be bermed or sloped to prevent surface water from entering sewer system. Floor or deck drains in trash enclosure areas shall be covered and be connected to a grease interceptor before entering the sewer system.



March 28, 2014

Dear neighbors,

My name is Jennifer Van Natta and I wanted to inform you of our plans to demolish the two existing homes and construct two new homes at the end of 15th Avenue (255 & 261 15th Avenue). My husband Owen and I have purchased these two properties with the intention of constructing these homes for our family. We have submitted an application to the County of Santa Cruz for a Coastal Permit and once approved will be applying for the building permits. If all goes well, we hope to begin construction in the spring or summer of 2015. The designs are in keeping with County zoning regulations—no variances are being requested.

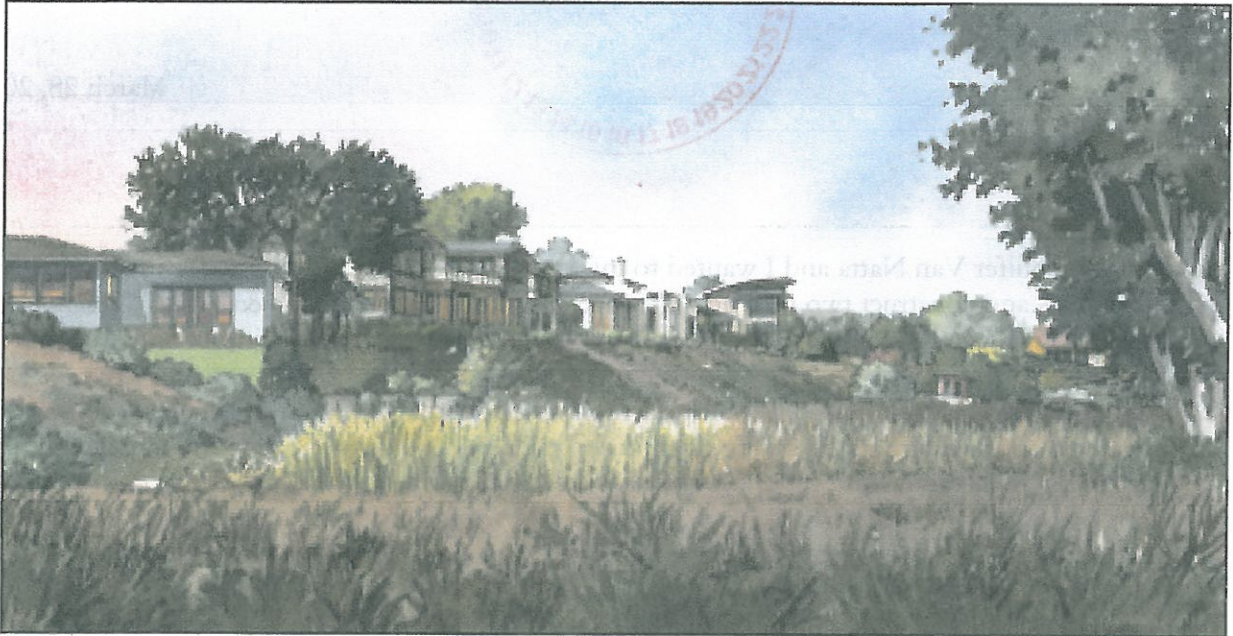
On the back of this letter is a rendering how the homes will appear from the beach and from 15th Ave. The homes will be a 5,760 sf. shingle-style beach house and a 2,058 sf. early California bungalow style home. The design will take into consideration the view-sheds of neighboring properties in an effort to minimize any impact. In fact the new homes will be setback further from the bluff than the current homes. They have been custom designed by the local architecture firm Thacher & Thompson to fit within and complement neighborhood context.

You may be aware that we installed a new retaining wall along the driveway to the houses in an effort to protect the bluff from erosion. We also cleaned up and enhanced the vegetation along the upper portion of the bluff. With the construction of these homes we will continue our stewardship of the property by further improving bluff edge and riparian plantings, using pervious paving to minimize runoff and maximize groundwater infiltration and improving drainage and water quality protection. We have developed an exceptional drought-tolerant landscape design prepared by our landscape architect, Simon Phillips of BFS Landscape Architecture.

We believe that these homes will be an asset to the community. But we also want to hear from you about any questions or concerns you might have about the project. We have hired Deidre Hamilton, of Hamilton-Swift and Associates, a local land use consulting firm, to assist us with the permitting and coordination of this project. She can be reached at (831) 459-9992 or deidre@hamiltonswift.com. Of course I would be happy to hear from you as well. I can be reached at jennifer@vnfamily.net. We love this community and are looking forward to many years of being your neighbor.

With thanks,

Jennifer Van Natta



VIEW FROM BEACH



VIEW FROM STREET

Sheila McDaniel

From: Tom Clements [tclem3@gmail.com]
Sent: Tuesday, May 06, 2014 5:32 PM
To: deidre@hamiltonswift.com
Cc: Sheila McDaniel; Wanda Williams
Subject: [SUSPECTED SPAM] White Sands Project APN 028-154-21

Hello Deidre –

Thank you for your email today. I appreciate you wanting to discuss the White Sands development project.

I am following up on my email I sent you on April 10th and the email you were copied on May 2nd regarding my concerns with the White Sands project APN 028-154-21. I would like to receive a written response to my concerns and have a discussion regarding ways to lessen the impact of the project.

My first concern is about the connection of the properties on 260 14th Avenue, the proposed building of the two houses on 15th Avenue and the creation of a “compound” in residential zoned neighborhoods. I am greatly impacted by this set of connected properties because my house is on two sides of the compound.

The ownership of the combined properties is over 10,000 square feet of living space for a family of four. The plan calls for the removal of backyard fence & trees and the construction of a common area between the homes with an outdoor kitchen

Here are my specific questions regarding the connected properties or compound;

- Given the size of this compound with the connection of three homes and over 10,000 square feet of living space for the family of four what is the intended use of the property, residential, non-profit or commercial?
- 2. - Given the square footage of the existing home on 260 14th Avenue and the second proposed home of the additional 2,000 + sq ft. why does the third house behind my house need to be so large, 5,700 sq. ft.?
- 3. - With the fence removal and the creation of the common area what are the additional plans for the common area? Outdoor theater? Pool? Recreational?
- 4. - Will the 260 14th Avenue property be used to provide beach access for the 15th Avenue buildings?
- 5. - Will the 260 14th Avenue be used for guest parking?

6. -What will be the combined effect of the properties be with noise, traffic and water on both 14th and 15th Avenue?

I have specific concerns on the proposed large 5,700 square foot home with my light and privacy. The plan calls for a two story house to be built with a consistent high roof line running north to south for 106 feet across the back of my house blocking the morning sunlight. The proposed house is also centered directly behind my house. Normally the side yard set backs between the properties he is building on would allow some sun.

1. -I understand that there was a seasonal sun study report was created. I would like to see a copy season sun study report.

2. -The area for the proposed large home has never been built on and has been open space for the 30 plus years that I have owned the home. So it is difficult for me to understand the proposed building height with the different elevations. I would like to see the height poles to better understand the impact.

3. -One solution to this sun light problem would be to remove the second story or build the proposed house behind the owners own house on 260 14th Avenue and not mine on 250 14th Avenue.

My next major concern is my privacy. Due to the size and the positioning of the proposed house it has (8)eight windows from the second story looking directly down into my backyard. This not consistent with how the neighborhood has worked together with other remodel projects keeping the privacy between the properties.

1. -I understand that you are proposing a site survey to better understand the impact. Please explain what the site survey would provide. The planed seven windows currently start at one end of property line run across the full length of my property line and the eight window projects out at a 45 degrees looking across my backyard into my hot tub.

2. -I would recommend reducing the number of windows and using half windows to be consistent with the rest of the neighborhood remodels.

The land behind my house has been open space for the thirty plus years and we have enjoyed the trees as a natural break between the properties. The requested permit would remove two houses and create four open lots. The proposed two buildings can be place anywhere on the properties why would you want to remove the only trees on the four lots?

Thank you for your consideration and working with me to resolve my above stated concerns. I look forward to working with you.

Regards,

Tom Clements

Sheila McDaniel

From: Sheila McDaniel
Sent: Friday, May 02, 2014 9:47 AM
To: 'Tom Clements'
Cc: 'Deidre Hamilton'
Subject: RE: White Sands Project APN 028-154-21

Tom,

Thank you for your comments. I have cc'd the applicant's consultant.

I had a meeting with the applicant this week and discussed the shading and privacy issues we discussed the other day. With regard to privacy, the applicant has indicated that they will provide privacy glass in their bathroom window facing your property. In addition, they have agreed, provided that you provide authorization, to have a surveyor complete a survey of the footprint of your house, provide the elevation of the first and second floors, and provide window locations relative to the proposed house windows in a cross section. This will allow staff to evaluate the privacy impacts associated with the proposed windows and will allow identification of appropriate landscape height needed to screen views to your home.

With regard to shading, the applicant has provided seasonal shading plans that I will be evaluating in greater detail prior to a staff recommendation on this project.

Please note that your other comments will be more thoroughly evaluated and taken into consideration prior to a recommendation to the Zoning Administrator and will added to the staff report as public correspondence.

Thank you,

Sheila McDaniel
Senior Planner
Santa Cruz County Planning Department
(831) 454-2255

From: Tom Clements [<mailto:tclem3@gmail.com>]
Sent: Friday, May 02, 2014 6:05 AM
To: Sheila McDaniel; sheila.mcdaniel@co.santa
Cc: wanda.williams@co.santa
Subject: White Sands Project APN 028-154-21

Hello Sheila –

Thank you for your time last week, I appreciated your help providing an update on the 15th Avenue development project.

I wanted to confirm with you in writing my concerns on the size and scope of the proposed development effort.

First my general concern is about the building of "compounds" in residential zoned neighborhoods. While the project falls within the single-family residential code on 15th Avenue it connects with the owner's other property on 260 14th Avenue. The combined ownership of the properties is over 10,000 square feet living space for a family of four. The plan calls for the removal of backyard fence and the construction of a common outdoor kitchen between the properties.

Given the size of this compound with the multiple homes connected you need to look at the intended use in residential zoned neighborhood. Also how it would affect the noise, traffic and water on both streets. I think this needs to be in your report as part of the review. My concern is that after development the compound of combined properties could be sold and used for other purposes.

I have specific concerns on the proposed large 5,700 square foot home with my light and privacy. I agree with your letter to the White Sands project about the sunlight and shading of the properties. The plan call for a two story house to be built with a consistent height and roof line and have it run across the back of three properties blocking sunlight. The proposed house is also centered directly behind my house. So there no chance for morning sunlight to slip through. Normally the set backs between the properties he is building on would allow some sun. One solution to this problem would be have him build the proposed house behind his own house on 260 14th Avenue and not mine on 250 14th Avenue.

As part of the review process for permits I would like County have a four-season sun study with poles to better understand the impact. The proposed house is double the size of homes in the neighborhood. It is also difficult to understand the height with different elevations. Please do not wait for the comment period to have the height poles. I think you need them now to best understand the impact.

My next major concern is my privacy. Due to size and the positioning of the proposed house it has (8) eight windows from the second story looking down into my backyard. This not consistent with how the neighborhood has worked together with other remodel projects keeping the privacy between the properties. I would recommend reducing the number of windows and using half windows to be consistent with the rest of the neighborhood remodels.

The land behind my house has been open space for the thirty plus years and we have enjoyed the trees as a natural break between the properties. It makes no sense to remove the large trees given the ability to place the proposed houses anywhere on the property.

Sheila thank you for offering to keep me posted on the permits and the progress of the application and approval process. Please confirm you received my email.

I look forward to working with you and having this project better fit with the neighborhood.

Regards,

Tom Clements

Sheila McDaniel

From: Tom Clements [tclem3@gmail.com]
Sent: Friday, May 02, 2014 11:05 AM
To: Sheila McDaniel
Subject: RE: White Sands Project APN 028-154-21

Hello Sheila -

Thank you for quick response. Not sure I understand all of your comments so I may call you for clarification. Can you provide the seasonal shading plan?
Also my email to Wanda bounced and did not go through. Would you mind forwarding it to her.

Thank you,
Tom

On May 2, 2014 12:46 PM, "Sheila McDaniel" <Sheila.McDaniel@santacruzcounty.us> wrote:

Tom,

Thank you for your comments. I have cc'd the applicant's consultant.

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Sheila McDaniel

Senior Planner

Santa Cruz County Planning Department

(831) 454-2255

From: Tom Clements [mailto:tclem3@gmail.com]

Sent: Friday, May 02, 2014 6:05 AM

To: Sheila McDaniel; sheila.mcdaniel@co.santa

Cc: wanda.williams@co.santa

Subject: White Sands Project APN 028-154-21

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Tom Clements

Sheila McDaniel

From: Deidre Hamilton [deidre@hamiltonswift.com]
Sent: Friday, May 02, 2014 11:00 AM
To: Sheila McDaniel
Subject: FW: VanNatta's plans

FYI
Deidre

Deidre Hamilton
deidre@hamiltonswift.com

500 Chestnut St, Suite 100
Santa Cruz, CA 95060
831.459.9992 | Fax 831.459.9998
www.hamiltonswift.com

☑ Please consider the environment before printing this email.

-----Original Message-----

From: jethoits [<mailto:jethoits@gmail.com>]
Sent: Friday, May 02, 2014 10:05 AM
To: Deidre Hamilton
Subject: VanNatta's plans

Hi Deidre,
Please let us know when the hearing for the VanNatta house will be heard. We would like to come and give our support and if necessary speak in favor of the project.
Thanks, Jim

From: Tom Clements [mailto:tclem3@gmail.com]
Sent: Tuesday, May 06, 2014 5:32 PM
To: deidre@hamiltonswift.com
Cc: Sheila McDaniel; wanda.williams@santacruzcounty.us
Subject: White Sands Project APN 028-154-21

Hello Deidre –

Thank you for your email today. I appreciate you wanting to discuss the White Sands development project.

I am following up on my email I sent you on April 10th and the email you were copied on May 2nd regarding my concerns with the White Sands project APN 028-154-21. I would like to receive a written response to my concerns and have a discussion regarding ways to lessen the impact of the project.

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Thank you for your consideration and working with me to resolve my above stated concerns. I look forward to working with you.

Regards,

Tom Clements

Sheila McDaniel

From: Tom Clements [tclem3@gmail.com]
Sent: Thursday, May 08, 2014 12:13 PM
To: Deidre Hamilton
Cc: Sheila McDaniel; Wanda Williams
Subject: Re: White Sands Project APN 028-154-21

Hello Deidre,

Thank you for responding to my April 10th and May 2nd emails with this email dated May 6th.

Let me first point out, after several attempts, I have not spoken to or met with Owen or Jennifer to discuss the project. I have made attempts to meet with them, each has not been honored. I am attaching an email response from Jennifer indicating "due to the drama around the project they plan on selling the project and not moving forward", which is not the case given its current status. I welcome the opportunity to meet with Jennifer and Owen in person.

My discussions with Sheila McDaniel were helpful. She was unaware that Owen owned both 260 14th Avenue while moving forward with the White Sands development. She was also unaware of the common area and the fence removal.

While there may not be any codes preventing homeowners from owning more than one home in the immediate area, the compound issue I am referring to considers the removal of fences and trees between Owens three homes comprised of 11,000+/- square feet, a common area for picnic/bbq, etc, and a trail from 15th Ave following the compound around my complete fence line to 14th street so Owen will have beach access via 14th Ave.

This development goes beyond a single family dwelling, with its the usage of the combined properties. With the full eight windows looking into my backyard and the compound usage, this does not appear to be a good neighborly project. I would appreciate you providing me with answers to my previous questions posted in my emails dated April 10th and May 2nd.

The White Sands development makes up my entire fence line so I am unclear why surveying my property would assist the matter. Nonetheless, I will consider it next week when I return from business travel.

Before I consider a site survey I would like to review any and all shade study and environmental reports your office has engaged. After receiving your reports I may consider to do my own reports and will gladly share them with you.

Let's maintain constant dialogue and I encourage you to encourage your client to meet with me to discuss in person. I have invited Owen and Jennifer to my home and I hope that they sometime soon accept my invitation. Please send me the reports results at your earliest convenience. Thank you in advance for your kind cooperation.

Sincerely,
Tom Clements



Jennifer Van Natta

Apr 17



to me, Laurie



Hi Tom and Laurie

I heard about your concerns re: our plans for a home on 15th Ave.

Based on the drama surrounding this project, I am planning on putting the property back on the market once we have it re-appraised with the seawall. It's my plan to move my family to SC permanently and we will need more than a beach house sized house for permanent residence. There are plenty of people from the valley desiring beach front property in SC and it was my hope to prevent them from taking up residence in live oak but I just don't have the desire to fight with my neighbors. Hopefully the new developers will be more interested in these discussions. We will keep the 14th Ave home and look for family property in another neighborhood. My apologies for causing you concern.



----- Forwarded message -----

From: "Deidre Hamilton" <deidre@hamiltonswift.com>

Date: May 6, 2014 9:06 PM

Subject: RE: White Sands Project APN 028-154-21

To: "Tom Clements" <tclem3@gmail.com>

Cc: "Sheila McDaniel" <Sheila.McDaniel@santacruzcounty.us>, <wanda.williams@santacruzcounty.us>, "Jennifer Gogan" <jennifer@hamiltonswift.com>

Tom,

Thanks for getting back to me. I did get your previous email and also understand you have had discussions with Owen about these matters. But if I understand you correctly, you still feel your concerns are not being addressed. When I met with Sheila, she too spoke about your concerns with myself and the architects. This is why we agreed to look more closely at the situation. We want to answer your questions and getting the survey information on your property (height of the floor, footprint of the house location and the location of the existing trees on your property) would be helpful. That's why we want to send the surveyor out to do this work.

In terms of your other concerns with this being a "compound". It is true that Owen and his family own another adjacent house next door to you. However, there isn't any codes preventing anyone, including Owen from owning more than one property. He isn't the only property owner with this situation in our county. But each lot is subject to all the rules and regulations off any other residentially zoned property. So, parking, setbacks, use etc. would have to be in keeping with those regulations. Sheila may have additional comments on this matter, but I will just say that the project we are proposing is in keeping with all applicable residential regulations; however, we do want to look into your concerns and that is why we need your permission to do the survey. Will you grant that? I hope so. I also hope you will continue to talk with Owen directly, neighbor to neighbor, about your concerns for the future.

Thanks,

Deidre

Sheila McDaniel

From: Geisler, Karen@Coastal [Karen.Geisler@coastal.ca.gov]
Sent: Friday, March 21, 2014 3:08 PM
To: Sheila McDaniel
Subject: 255 & 261 55th Ave App # 141043

Dear Sheila:

Thank you for your recent submittal and request for comments on the above project. We have the following comments for you:

Completeness:

- The above project description states that a Riparian Exception is required for this project. Please provide a description including details such as why this is needed, the exact location of the exception area, what is being allowed e.g. in terms of setback or reduced setbacks.
- Please show the location of the riparian area on the plans.
- Is the existing retaining wall being re-built or modified at all? If so, is it being moved closer to the lagoon?
- Is the proposed driveway to provide access to both properties? Will this access remain located entirely within the existing public right-of-way? Please confirm whether there will be any encroachment of the right-of-way and that this is only being used for access.

Compliance:

- Please ensure that the construction of the proposed development will include the appropriated best management practices (BMPs) and provide adequate protection measures to protect the water quality of the nearby lagoon and avoid any construction impacts.
- Please include adequate mitigation measures and BMPs that will protect this sensitive habitat and biological resource during construction.

Best

~Karen

Karen J Geisler, Coastal Program Analyst
California Coastal Commission, Central Coast District
725 Front Street, Suite 300, Santa Cruz, CA 95060
Phone: (831) 427 4863 Fax: (831) 427 4877
Karen.Geisler@coastal.ca.gov

www.coastal.ca.gov ><(((°>...><(((°>
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Sheila McDaniel

From: Sheila McDaniel
Sent: Friday, August 01, 2014 11:21 AM
To: 'Geisler, Karen@Coastal'
Cc: 'Deidre Hamilton'
Subject: RE: 255 & 261 55th Ave App # 141043

Karen,

Thank you for your comments. In general I do not respond, but take your input into consideration as I complete my review to ensure that the project addresses any identified issues. However, in this case I thought I would provide you a response.

A Riparian Exception was inadvertently included in the project description and is not required for the proposed project. A previous riparian exception was granted in 2012 for a soil nail wall and addresses the setback line associated with the proposed residential development. The proposed improvements do not extend beyond this approved riparian setback line and there are no changes proposed to the soil nail wall or approved drainage associated with the nail wall as overall drainage issues were addressed then. The previous drainage improvements are completed and a curb line has been constructed along the top of the bank to ensure that runoff does not extend into Bonita Lagoon.

With that said, Best Management Practices are requirements required by the Public Works Department of all projects to address site drainage to ensure water quality is not compromised as a result of the project or during project construction. Construction plans would be conditioned to meet the these Public Works drainage improvement standards.

The proposed project is located beyond the existing public right-of-way. However, both lots will be served by the private driveway that extends from the public right-of-way and improvements will be located on private property.

Thank you,

Sheila McDaniel
Senior Planner
Santa Cruz County Planning Department
(831) 454-2255

From: Geisler, Karen@Coastal [<mailto:Karen.Geisler@coastal.ca.gov>]
Sent: Friday, March 21, 2014 3:08 PM
To: Sheila McDaniel
Subject: 255 & 261 55th Ave App # 141043

Dear Sheila:

Thank you for your recent submittal and request for comments on the above project. We have the following comments for you:

Completeness:

- The above project description states that a Riparian Exception is required for this project. Please provide a description including details such as why this is needed, the exact location of the exception area, what is being allowed e.g. in terms of setback or reduced setbacks.
- Please show the location of the riparian area on the plans.
- Is the existing retaining wall being re-built or modified at all? If so, is it being moved closer to the lagoon?

- Is the proposed driveway to provide access to both properties? Will this access remain located entirely within the existing public right-of-way? Please confirm whether there will be any encroachment of the right-of-way and that this is only being used for access.

Compliance:

- Please ensure that the construction of the proposed development will include the appropriated best management practices (BMPs) and provide adequate protection measures to protect the water quality of the nearby lagoon and avoid any construction impacts.
- Please include adequate mitigation measures and BMPs that will protect this sensitive habitat and biological resource during construction.

Best

~Karen

Karen J Geisler, Coastal Program Analyst
California Coastal Commission, Central Coast District
725 Front Street, Suite 300, Santa Cruz, CA 95060
Phone: (831) 427 4863 Fax: (831) 427 4877
Karen.Geisler@coastal.ca.gov

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Sheila McDaniel

From: Tom Clements [tclem3@gmail.com]
Sent: Thursday, August 28, 2014 8:35 AM
To: Deidre Hamilton
Cc: Owen Van Natta; Sheila McDaniel; Wanda Williams; Tom Thacher; matt@tntarch.com
Subject: Re: Revised Plans for 255 and 261 15th Avenue
Attachments: Backyard Picture.jpg

Hello Deidre -

I am still waiting for you to respond to my email and questions on August 4th. I had several questions and suggested solutions to lessen the impact of the project. I would expect some professional courtesy responding to my email.

You were wondering what I see from my backyard. I have attached a picture showing the healthy elm trees providing a green screen for my hot tub.

In the project plans you are proposing the removal of the trees, building an over sized two story house on a double lot and not providing any green barrier in the plans.

In my email to you on August 4th I made several suggestions. They were:

1) Keep the trees and reduce the size of the house

or

2) Provide the pittosporum hedge behind the fence on Owen's property at my property elevation and use the obscure glass on all the seven windows.

I look forward to your written response.

Regards,
Tom

On Mon, Aug 4, 2014 at 12:46 PM, Deidre Hamilton <deidre@hamiltonswift.com> wrote:

Tom,

I got your email. I am sorry to hear you still have some concerns with the proposed plans. But that is why I have offered repeatedly to sit down with you along with the architect to go over the plans and your concerns. That offer still stands. Give me some dates and times that you might be available and we will be happy to meet at your house so we can see what you are seeing. I look forward to hearing from you.

Deidre

Deidre Hamilton

deidre@hamiltonswift.com



500 Chestnut St, Suite 100

Santa Cruz, CA 95060

[831.459.9992](tel:831.459.9992) | Fax [831.459.9998](tel:831.459.9998)

www.hamiltonswift.com

 Please consider the environment before printing this email.

From: Tom Clements [<mailto:tclem3@gmail.com>]

Sent: Monday, August 04, 2014 11:49 AM

To: Deidre Hamilton

Cc: Owen Van Natta; pln056@co.santa-cruz.ca.us; Wanda.Williams@santacruzcounty.us; Tom Thacher; matt@tntarch.com

Subject: Re: Revised Plans for 255 and 261 15th Avenue

Hello Deidre –

Thank you for your email comments and opportunity to discuss the architecture and the landscaping plans with you. We have been waiting for three months to see the revised plans.

It is surprising that the reputation, experienced and talented “team” supporting the Owen Van Neeta White Sands Project could not find a way to implement the two items that Owen and I agreed on. Specifically putting a hedge behind my fence and reducing the number and size of windows. Maybe you need to add more people to the team?

I also find it interesting your comparison of these project plans with other neighborhood properties. I think this is the only 12,000 square foot multiple housing compound spread across two streets on the east side of Santa Cruz. I would not consider this a “very common ..urban setting” issue.

At the public hearing the neighbors can discuss the appropriateness of compound for the neighborhood and if this “common urban setting” issue. That is not my focus, my concern is to minimize the impact of the over sized project on my house and maintain some privacy.

I really do appreciate you working on the privacy concerns for both properties. While you say you “have made many changes to address this issue” with the new design plans I do not see them. In fact I do not see any changes. Please provide a detail list for me.

Owen discussed and agreed to two changes to protect the privacy of both properties in the May 12 email exchange. The first being a reduction in the number of windows and the size of windows. There are still seven full size windows looking into my backyard and hot tub from the second story in the last plans and with the revised plans. That has not changed. The three bedroom windows look directly down on my hot tub from the second story. Please provide the building codes that prevent you from reducing the number of windows.

You very carefully detailed in your email how from the yard and the first floor you cannot see into my backyard. The issue has been the large second story where the kitchen, dinning and living space are currently planned.

You did make note the use of obscure glass for the bathroom windows.

Since you are unable to reduce the number of windows and the size windows the use of obscure glass on all the windows would be a solution. The other solution is to not remove the two large elm trees that protect the privacy of my hot tub and the properties.

The second change that Owen agreed to in his email on May 12 was to place the hedge on his property to protect the privacy of both houses. When Owen visited my property he saw the

investment in the landscaping and the use of the trellises on my back fence. Owen then politely offered to put the hedge on his side of the fence.

In your email to me you state the plan calls for 15 gallon pittosporum in the landscaping. I do not see that detail in the A2 site plan. In fact it shows a large stone pathway running along the retaining wall with no plantings. I assume you planning on placing the 15 gallon pittosporum in my yard. Please clarify.

I do not approve of you removing my fence and placing in on top of the retaining wall. As I state above I have large investment with the landscaping and moving it would disturb the planting. An easier solution and the one that Owen and I agreed to is to place hedge directly behind the existing fence. Please detail the reasons why placing the retaining wall two feet behind my fence would be problem your team cannot solve?

Regards,

Tom

On Mon, Jul 28, 2014 at 12:15 PM, Deidre Hamilton <deidre@hamiltonswift.com> wrote:

Tom,

Owen asked me to respond to the items you raised in your most recent email. As I've said before, I would be happy to come over and sit down with you to discuss these items in person along with the architect whom I've also included in this email. Let me know.

As I'm sure you know the Van Nattas have a team of people working on this project. He did share the items the two of you discussed and agreed to with the rest of the team. Then it was our responsibility to take these and address the issues to the best of our abilities. Having said that, there are also a lot of other factors such as building codes, fire codes, setback, etc, which must also be addressed with the plan. We think the revised plans have met your concerns while meeting the regulations.

Planting of pittosporum: We sent you a copy of the visual analysis (sheet A15) we did to more closely look into your concerns. We had hoped to get onto your property to take some actual survey points, but since we couldn't get permission to do so, we had to base our information on the survey that was done for the Van Natta properties, and filed investigation by the architects. Based on this we found that there is a 4' elevation droop from your property to our proposed ground level (once the current houses are removed). We are proposing a 4' high retaining wall along the property line to compensate for this difference and constructing the foundation at this elevation. On top of the wall we proposed to put a 6' solid wood fence like the one that is currently there. This means that anyone standing in the Van

Natta's yard would not be able to see into your yard because it would be obstructed by 10' of retaining wall and fencing. Also, the views from the bottom floor into your property are also blocked. Therefore, planting a hedge along this property line would not provide any additional privacy. But if you look at the proposed landscape plan, we are showing 15 gallon screening plantings along the fence line. While the species is not called out, one of the ones listed in our planting list is pittosporum (silver sheet pittosporum). Because the vegetation will have to grow more than 15 feet to provide screening for the window facing your property that is not obscure, we suggested you place a tree or brush on your side because with the 4' height difference, the screening would be achieved faster. Also, with regards to the location of the retaining wall. The retaining wall is on the Van Natta property just within the property line. The purpose of the wall as I've said before is to address the grade difference between this property and the properties to the west. The wall is not being relocated because it would increase the amount of grading on the site and also alter the engineered drainage plan. And again, doing this would not address your concern for privacy in your yard.

Windows: If you look at the visual analysis that was done for your property we have obscured all the windows on the second floor facing your property with the exception of the guest bedroom window. Having the obscure glass instead of eliminating the windows allows light to enter those rooms while still giving you the privacy you desire. The bedroom window had to remain because the fire codes requirements call for it. But we felt since having shades or curtains on the window as you have on your windows, would help mitigate the concern while still meeting code regulations. Keep in mind also that this is a small guest bedroom and use of this room is low.

I appreciate your concerns for privacy to your property and we have made many changes to address this issue while making sure the house meets all the other regulations of the various agencies. I also noticed that many other houses on your street and well as other streets in the area have the same situation of windows looking into or onto their neighbor's property. This is very common in an urban setting. But as the visual analysis shows, we have taken additional measure to insure your privacy. But again if you would like to sit down with myself and the architect to discuss this further, we would be more than happy to do so.

Thanks,

Deidre

Deidre Hamilton

deidre@hamiltonswift.com



500 Chestnut St, Suite 100

Santa Cruz, CA 95060



From: Tom Clements [<mailto:tclem3@gmail.com>]
Sent: Monday, July 21, 2014 7:06 PM
To: Owen Van Natta
Cc: Deidre Hamilton; pln056@co.santa-cruz.ca.us; Wanda.Williams@santacruzcounty.us
Subject: Fwd: Revised Plans for 255 and 261 15th Avenue

Owen -

Thank you for sending me the revised site plan and including the visual impact analysis. The visual impact page was helpful. Also thank you for using obscure glass in the bathroom windows.

I am copying you on the email exchanged that we had on May 12 on the rest of the items we discussed and agreed to in writing (see below). First is my email to you and then your confirmation response.

Specifically you agreed to reduce the number of windows and use half windows. You did not make those changes in the recent plans. In your plans you still have the same seven (7) full size windows looking into my backyard. As you know I have used half windows in my second story when looking back on your property on 260 14th Avenue.

The second item you agreed in your email but did not include in your drawings was the space for the hedge on your property. Specifically the drawings should include a 2 1/2 feet between my existing back fence and the retaining wall. I would like to use the 14' to 16" height limit across you identified in the plans across the whole fence line and continue the use of the pittosporum hedge plant.

Are we still working together? Are going to do what you say you are going to do? My preference is to work with you directly to lessen the impact. You did not follow up on your word and excluded the items you agreed to in writing. What's up?

Please get back to me ASAP if you are going to revise the plans with and when.

Regards,

Tom Clements

May 12

Tom Clements <tclem3@gmail.com>

to Owen, Deidre

Hello Owen -

Thank you for coming by and meeting with me this weekend. I appreciate you working to lessen the impact of the proposed development on my property.

Here is a summary of the topics we discussed.

1. You would work with Deidre to change the window design, specifically the bedroom windows to half windows or high windows, frost the bathroom window(s) and reduce the number of windows.
2. Possibly change the roof line by reducing the garage to a single story.
3. Provide space on your property for a hedge to be built along the fence. We discussed ways to manage the height of the hedge including an easement on your property for the purpose of managing the hedge the height. If you agree to this I would like to plant the same pittosporum we have now between our properties on 250 and 260 as soon the grading is complete.
4. That you would have Deidre provide me with an updated set of plans, reports and timeline.

Please let me know if I missed anything.

Regards,

Tom

May 12

Owen Van Natta <owen@vnfamily.net>

to me, Deidre

Hey tom, thanks for the summary. Yes, these are all the things we discussed.

The windows are something we are going to do for sure. We will work with our architect on that.

We are looking at the room over the garage. Don't know if we are going to remove that but looking at it closely.

I will put the hedge on my side of the fence as we discussed and we can agree on optimal height. I will maintain it. Don't know timing - that will depend on the landscape timing. I don't want to have to do it twice as it's going to be expensive. If we need an interim solution I'm sure we can figure that out.

Once I have new window plans and decide on garage I'll schedule time to go over them w you. I will also get a revised timeline from Deirdre on all this.

One question for you: are we going to work this out between us going fwd? Or will you be continuing to contact the city people directly? Just want to know what to expect there so things don't go sideways between us. I'd prefer to work this out between us like we always have. As we discussed that's always been best for both of us.

Please lmk if at any point in the process you want to chat more about any of this. Just email or text me and we can get on the phone or schedule a time in person.

Thanks. Talk soon. Owen.

owen@vnfamily.net

----- Forwarded message -----

From: **Jennifer Gogan** <jennifer@hamiltonswift.com>

Date: Tue, Jul 8, 2014 at 11:12 AM

Subject: Revised Plans for 255 and 261 15th Avenue

To: tclem3@gmail.com

Cc: deidre@hamiltonswift.com, Owen Van Natta <owen@vnfamily.net>

Good morning Mr. Clements -

As requested, attached please copies of the revised site plan, elevations and visual impact analysis for 255 and 261 15th Avenue. Should you have any questions or comments, please do not hesitate to contact us.

Thank you,

Jennifer

Jennifer Gogan, AICP

jennifer@hamiltonswift.com

500 Chestnut St, Suite 100

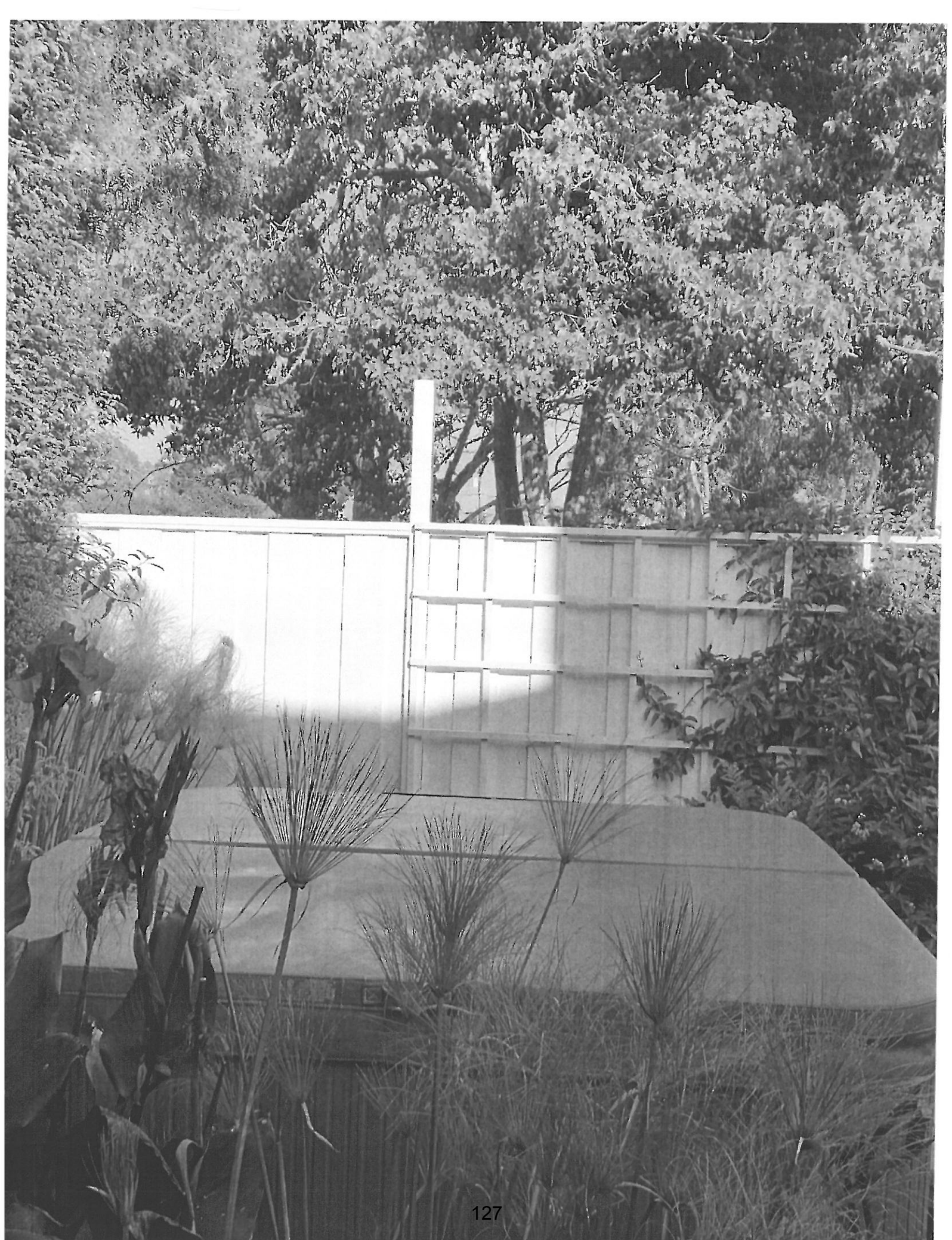
Santa Cruz, CA 95060

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www.hamiltonswift.com



Please consider the environment before printing this email.



Elizabeth Hayward

From: Sheila McDaniel
Sent: Thursday, October 09, 2014 7:55 AM
To: Elizabeth Hayward
Subject: FW: 255 15th Ave Notice of Public Hearing for 10/17/2014

Thank you,

Sheila McDaniel
Senior Planner
Santa Cruz County Planning Department
(831) 454-2255

From: chrispschmidt11@gmail.com [<mailto:chrispschmidt11@gmail.com>]
Sent: Wednesday, October 08, 2014 5:05 PM
To: Sheila McDaniel
Subject: Re: 255 15th Ave Notice of Public Hearing for 10/17/2014

Sheila,

Our main concern is the wall and gate at the end of the street. That is not in keeping with the style of the neighborhood and it will take away the feeling that you are almost on the beach when you are on our street. From the upper end of the street it almost appears that 15th Ave dead ends on the sand. That is the main reason we own a house there. The wall might also interfere with the beach access that is afforded by the county property that goes from the end of the street to the beach.

Another concern is the size of the structures. The 5 houses on the north side of the street and nearest to 255 15th, were all built with the same setbacks and west facing picture windows to afford a small beach view from inside each house. The large size of the new structures might obscure those valuable views.

Thank you for soliciting our views.

Chris and Beth

From: [Sheila McDaniel](mailto:Sheila.McDaniel@scag.ca.gov)
Sent: Wednesday, October 08, 2014 7:50 AM
To: <mailto:chrispschmidt11@gmail.com>
Subject: RE: 255 15th Ave Notice of Public Hearing for 10/17/2014

Chris,

Please send me an email detailing your concerns and they will be forwarded to the Zoning Administrator for consideration.

Thank you,

Sheila McDaniel
Senior Planner

Santa Cruz County Planning Department
(831) 454-2255

From: chrispschmidt11@gmail.com [<mailto:chrispschmidt11@gmail.com>]
Sent: Tuesday, October 07, 2014 11:23 PM
To: Sheila McDaniel
Subject: 255 15th Ave Notice of Public Hearing for 10/17/2014

Ms. McDaniel,

Thank you for letting us know about the upcoming public hearing on the proposal for 255 15th. Ave. Santa Cruz.

My wife and I own the residence at 315 15th Ave. We are unhappy with the proposals we have seen regarding the above property but are unable to attend the public hearing. Is there any way we can voice our concerns without attending the hearing?

Chris and Beth Schmidt

Elizabeth Hayward

From: Sheila McDaniel
Sent: Thursday, October 09, 2014 7:54 AM
To: Elizabeth Hayward
Subject: FW: item 141043

Thank you,

Sheila McDaniel
Senior Planner
Santa Cruz County Planning Department
(831) 454-2255

-----Original Message-----

From: Sheila McDaniel
Sent: Wednesday, October 08, 2014 3:39 PM
To: 'jethoits'
Subject: RE: item 141043

Jim,

The report will be up on the web in a couple of days. So, you will see it when it is loaded on the site.

[http://www.sccoplanning.com/PlanningHome/ZoningDevelopment/AgendasHearings/ZoningAdministrato
r.aspx](http://www.sccoplanning.com/PlanningHome/ZoningDevelopment/AgendasHearings/ZoningAdministrato
r.aspx)

Thank you,

Sheila McDaniel
Senior Planner
Santa Cruz County Planning Department
(831) 454-2255

-----Original Message-----

From: jethoits [<mailto:jethoits@gmail.com>]
Sent: Wednesday, October 08, 2014 3:25 PM
To: Sheila McDaniel
Subject: item 141043

Hi Sheila,
Please provide the link to the staff report for this item.
Thank you Jim Thoits

Elizabeth Hayward

From: Sheila McDaniel
Sent: Thursday, October 09, 2014 7:54 AM
To: Elizabeth Hayward
Subject: FW: Notice of public hearing, re: 255 and 261 15th Ave.

Thank you,

Sheila McDaniel
Senior Planner
Santa Cruz County Planning Department
(831) 454-2255

-----Original Message-----

From: Sheila McDaniel
Sent: Tuesday, October 07, 2014 9:47 AM
To: 'Kathleen Avraham'
Subject: RE: Notice of public hearing, re: 255 and 261 15th Ave.

Kate,

The 300 foot rule is in the county code adopted by the Board of Supervisors. I await your comments.

Thank you,

Sheila McDaniel
Senior Planner
Santa Cruz County Planning Department
(831) 454-2255

-----Original Message-----

From: Kathleen Avraham [<mailto:poetikate@comcast.net>]
Sent: Tuesday, October 07, 2014 9:34 AM
To: Sheila McDaniel
Subject: Re: Notice of public hearing, re: 255 and 261 15th Ave.

Sheila;

Thank you for responding. Our neighborhood will meet and I will send you the combined concerns. Also, since our whole street will be greatly impacted by the proposed project, a 300 ft. rule seems absurd. I will circulate the notice to everyone.
With appreciation for your time, Kate Avraham

Sent from my iPad

> On Oct 6, 2014, at 3:52 PM, Sheila McDaniel <Sheila.McDaniel@santacruzcounty.us> wrote:
>
> Kate,

>
> Properties within 300 feet of the subject property are noticed as required by the ordinance. If you feel that your property is within 300 feet of the subject property and were not noticed then please contact Elizabeth Hayward (she has been cc'd) to discuss the specifically noticed properties.
>
> Please send your comments in writing to me before we discuss so I have your concerns in the public record so they can be forwarded to the decision maker so there is no misunderstanding regarding the scope of your concerns and so that these issues can be fully addressed if possible.
>
> Thank you,
>
> Sheila McDaniel
> Senior Planner
> Santa Cruz County Planning Department
> (831) 454-2255
>
> -----Original Message-----
> From: Kathleen Avraham [<mailto:poetikate@comcast.net>]
> Sent: Monday, October 06, 2014 12:48 PM
> To: Sheila McDaniel
> Cc: renee hill; hans coffeng; Yvonne Panaro; Bianca; Beth Schmidt
> Subject: Notice of public hearing, re: 255 and 261 15th Ave.
>
> Dear Ms. McDaniel;
> It was brought to my attention today that a county meeting is scheduled for Friday, Oct. 17, 2014, regarding the proposed project for 255 and 261 15th Ave, parcels #s APN 028-154-21 and APN 028-154-22. My first question/concern is why we (and several other neighbors) did not receive a copy of the Public Hearing Notice in the mail.
> My husband Ari and I are the spokespeople for the 15th Avenue Neighborhood group. I speak for both the full time residents as well as Vacation Rental homeowners when I say that we have ongoing concerns about a number of issues regarding this property and the current proposal.
> I would like to speak with you in advance of the 10/17 meeting at your convenience. I have given my contact information below. Thank you in advance for your response and time.
>
> Most sincerely,
> Kate (Kathleen) Aver Avraham
> 321 15th Avenue
> Santa Cruz, Ca. 95062
> Tel. (831) 475-0448
> poetikate@comcast.net
>
> Sent from my iPad