



Staff Report to the Zoning Administrator

Application Number: **141146**

Applicant: David and Rebecca Sullivan
Owner: David and Rebecca Sullivan
APN: 028-156-11

Agenda Date: 10/17/2014
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to construct a 579 square foot first story addition and an 800 square foot second story addition to an existing 1,865 square foot non-conforming, single story, single family dwelling within the R-1-6 zone district. Requires a Coastal Development Permit.

Location: The property is located on the northwest side of 16th Avenue approximately 650 feet southwest of East Cliff Drive (209 16th Avenue).

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

Permits Required: Coastal Development Permit
Technical Reviews: None

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141146, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	7,200 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	16 th Avenue, 50 foot right-of-way
Planning Area:	Live Oak
Land Use Designation:	R-UL (Urban Low Residential)
Zone District:	R-1-6 (Residential, 6000 square feet per unit)

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

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils report required prior to building permit issuance
Fire Hazard: Not a mapped constraint
Slopes: Site is flat
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed; however a separate significant tree
removal to be sought for tree in rear yard
Scenic: Not a mapped resource
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 Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone Five

Project Setting

The property is located on the west side of 16th Avenue, approximately 1/8 mile south of East Cliff Drive within the Live Oak Planning Area. Blackpoint Lane abuts the property at the rear, thereby rendering the lot a double frontage lot. The property contains an existing one story ranch style house. The side and rear property setbacks contain mature hedges, providing screening between the existing dwellings. Two existing trees are located in the north and south rear yard area. The property is adjacent to a mediterranean style two story dwelling to the south and a one story ranch style house to the north and is otherwise located in a one and two story residential neighborhood.

Project Description

The applicant proposes the 579 square foot one story addition at the rear of the house and the 800 square foot two story addition over the garage portion of the house.

The applicant is currently preparing an arborist report for evaluation of the pine tree located in the rear yard area in an effort to potentially remove this tree. However, this tree removal will be submitted under a separate significant tree application so it does not prolong the coastal development permit process and the property owner may construct the proposed addition.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 7,200 square feet, located in the R-1-6 (Residential, 6000 square-foot per unit) zone district, a designation which allows residential uses. The proposed residence and addition is 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.

Setbacks

The applicable setbacks are based on the R-1-6 zone district standards with a parcel width of 60 feet and a parcel size of 7,200 square feet. The proposed addition complies with applicable setbacks of the R-1-6 zone district as noted. The existing dwelling is non-conforming to the north side yard as noted. However, the proposed addition does not exceed the 65 percent modification allowed to non-conforming dwellings within any five year period.

Setback Table			
	Front	Side	Rear
Required	20' front	8' (north side) 5' (south side)	20 (double frontage standard)
Existing	27'	*5' (north side) non-conforming 6' (south side)	
Proposed	25'	8' (north side) 5' (south side)	21'

*The appointment of the 5 foot side yard setback on the south side allows the side yard setbacks most conforming to the zone district standards and also allows for alignment of the rear yard addition to the existing wall line along the south side of the property.

Floor Area Ratio

50 percent floor area is permitted by the residential site standards. 42 percent is proposed.

Proposed Floor Area	
Garage	400 square feet
Existing first floor area	1,465 square feet
Existing first floor area	1865 square feet
Proposed first floor area	579 square feet
Proposed second floor	800 square feet
Gross square footage	3,244 square feet

Lot coverage is approximately 26 percent, which is within the 40 percent allowed by the site standards.

Local Coastal Program Consistency

The proposed residence is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the proposed design submitted is consistent with the existing range of styles. Furthermore, the proposed second story addition provides recessed setbacks from both the north and south property lines, reducing the impact of massing on the adjoining dwellings on both sides and limiting shading in the winter months as much as feasible. In addition, window sizes and locations have been carefully designed on the second story to reduce impacts to privacy. Two of the three windows on the north side are high windows, which reduce views into the neighbor's yard. The one proposed large window facing the neighbor is a stairway window, limiting views. The second story windows on the south side are staggered relative to second floor windows of the two story home to the south as well.

The project site is located between the shoreline and the first public road, but is not identified as a priority acquisition site in the County's Local Coastal Program and there is existing public access within 500 feet. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Environmental Review

A preliminary determination has been made that the project is exempt from the California Environmental Quality Act and a notice of exemption has been attached as Exhibit A.

Conclusion

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

Staff Recommendation

- **Determine** that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **141146**, 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

Application #: 141146
APN: 028-156-11
Owner: David and Rebecca Sullivan

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Report Prepared By: Sheila McDaniel
Santa Cruz County Planning Department
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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: 141146
Assessor Parcel Number: 028-156-11
Project Location: 209 16th Avenue

Project Description: Proposal to construct a 579 square foot addition and an 800 square foot second story addition to an existing 1,865 square foot non-conforming, single family dwelling. Requires a Coastal Development Permit

Person or Agency Proposing Project: David and Rebecca Sullivan

Contact Phone Number: (831) 246-2073

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. ☒ **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a residential addition in an area designated for residential uses.

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

Sheila McDaniel, Project Planner

Date: _____

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-6 (Single family residential – 6000 square feet per unit) and R-UL (Residential Urban Low) designations, which allow residential uses. The proposed dwelling and addition is a principal permitted use within the zone district, consistent with the site's R-UL (Residential Urban Low) General Plan Land Use designation.

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

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

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

County Code Section 13.20.130 requires application of coastal zone design criteria to any development requiring a Coastal Zone Development Permit. Furthermore, section 13.20.130 require projects to be "sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas."

This finding can be made in that the second story addition meets the 20-foot minimum front yard setback (25 feet provided) consistent with other homes on the street. The one story addition, located at the rear of the house, complies with the 20 foot required double frontage minimum rear yard setback. A 21 foot setback is provided. The proposed additions comply with the required 5 and 8 foot side yard setbacks. A portion of the proposed addition is a second story addition, cantilevered in front and recessed from both sides to provide more relief from the wall line of the first story. The second story elevation contains three proposed windows facing the single story house roof to the north. Windows on the south are upper high windows, providing little views into the yard of the neighbor. A full window is proposed, but this is a stairway window limiting views as well.

The project includes remodeling of the existing dwelling to include replacement of existing siding and windows and roofing materials to create a consistent design throughout. The proposed building materials and colors include a mix of plaster at the front of the house and horizontal siding and windows with wood trim and craftsman style bracing under eaves throughout the dwelling. The materials proposed for the residence are consistent with the mix of homes in the neighborhood.

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 while there is no public access available to the beach from the subject property, there is public access within 500 feet. Thus, the proposed dwelling 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 structure is sited and designed to be visually compatible with the character of the surrounding neighborhood as noted under Finding 3 and is incorporated into this finding by reference. Additionally, residential uses are allowed uses in the R-1-6, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings of varying sizes. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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

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

This finding can be made, in that as conditioned the proposed location of the residence will be consistent with all pertinent County ordinances and the purpose of the R-1-6 Zone district in that the primary use of the property will be one residential dwelling that will meet all current site standards for the zone district. This includes lot coverage, height, floor area ratio and setbacks, parking, etc. The project is conditioned to meet lot coverage by removal of the portion of the patio and outdoor trellis that exceed the 40 percent maximum lot coverage standard prior to issuance of a building permit.

The proposed addition complies with the maximum 65 percent modification allowed to a non-conforming dwelling within any five year period (53 percent proposed).

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 addition is allowed in the R-1-6 (Single family residential - 6,000 square feet per unit) zone district consistent with the Residential General Plan designation of the property, residential additions are also required to comply with the Chapter 8.1 Community Development policies of the General Plan, which include compliance with the Design Review Ordinance.

The proposed project is not subject to design review in accordance with County Code Section 13.11.040, which only requires review for new dwellings within a sensitive site or within a special community. A sensitive site is defined to include location on a coastal bluff. The property is not located on a coastal bluff or within a special community.

The proposed residential addition will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and will meet all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and

Development Standards Ordinance), and the residential addition will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed residential addition will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), and the proposed residential addition will comply with the site standards for the R-1-6 district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed residential addition is to be constructed on an existing lot developed with a single story dwelling. The expected level of traffic generated by the proposed project is not anticipated to generate additional peak trip per day (1 peak trip per dwelling unit) because the dwelling already exists and will not adversely impact existing roads and 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 structure is sited and designed to be visually compatible with the character of the surrounding neighborhood by incorporation of a residential addition consistent with existing architectural style of the structure including additional articulation to the wall planes and roof line of the building along the north wall and roof line and west wall and roof line. Additionally, residential uses are allowed uses in the R-1-6 and Existing Parks and Recreation zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings of varying sizes. Size and architectural styles, and the design submitted is not inconsistent with the existing range.

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

The proposed project is not subject to design review in accordance with County Code Section 13.11.040, which only requires review for new dwellings within a sensitive site or within a special community. A sensitive site is defined to include location on a coastal bluff. The proposed project is not located on a coastal bluff or special community.

Conditions of Approval

Exhibit D: Project Plans, prepared by JD Allen Young, dated, 7/29/2014

- I. This permit authorizes the construction a 579 square foot first story addition and an 800 square foot second story addition to an existing 1,865 square foot non-conforming, single story, single family dwelling. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. 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. Detailed grading, drainage, and erosion/sediment control plans for review and approval.
 3. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.

- 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. Drainage fees will be assessed on the net increase in impervious area.
 - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer for review and approval.
 - F. Pay the current fees for Parks and Child Care mitigation for addition of two bedrooms (three bedrooms currently, five bedrooms proposed), unless the plans are revised to show the living area noted as a family room (allowed off the kitchen) and the upstairs study noted as the living room. Currently, these fees are, respectively, \$1000.00 and \$109 per bedroom.
 - G. Pay the current fees for Roadside and Transportation improvements for addition of two bedrooms (three bedrooms currently, five bedrooms proposed), unless the plans are revised to show the living area noted as a family room (allowed off the kitchen) and the upstairs study noted as the living room. Currently, these fees are, respectively, \$1000.00 per bedroom for Roadside fees and \$1000.00 per bedroom for Transportation Improvement fees.
 - H. Provide required off-street parking for 4 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time

during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

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

- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and
2. COUNTY defends the action in good faith.

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

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

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

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

Approval Date: _____

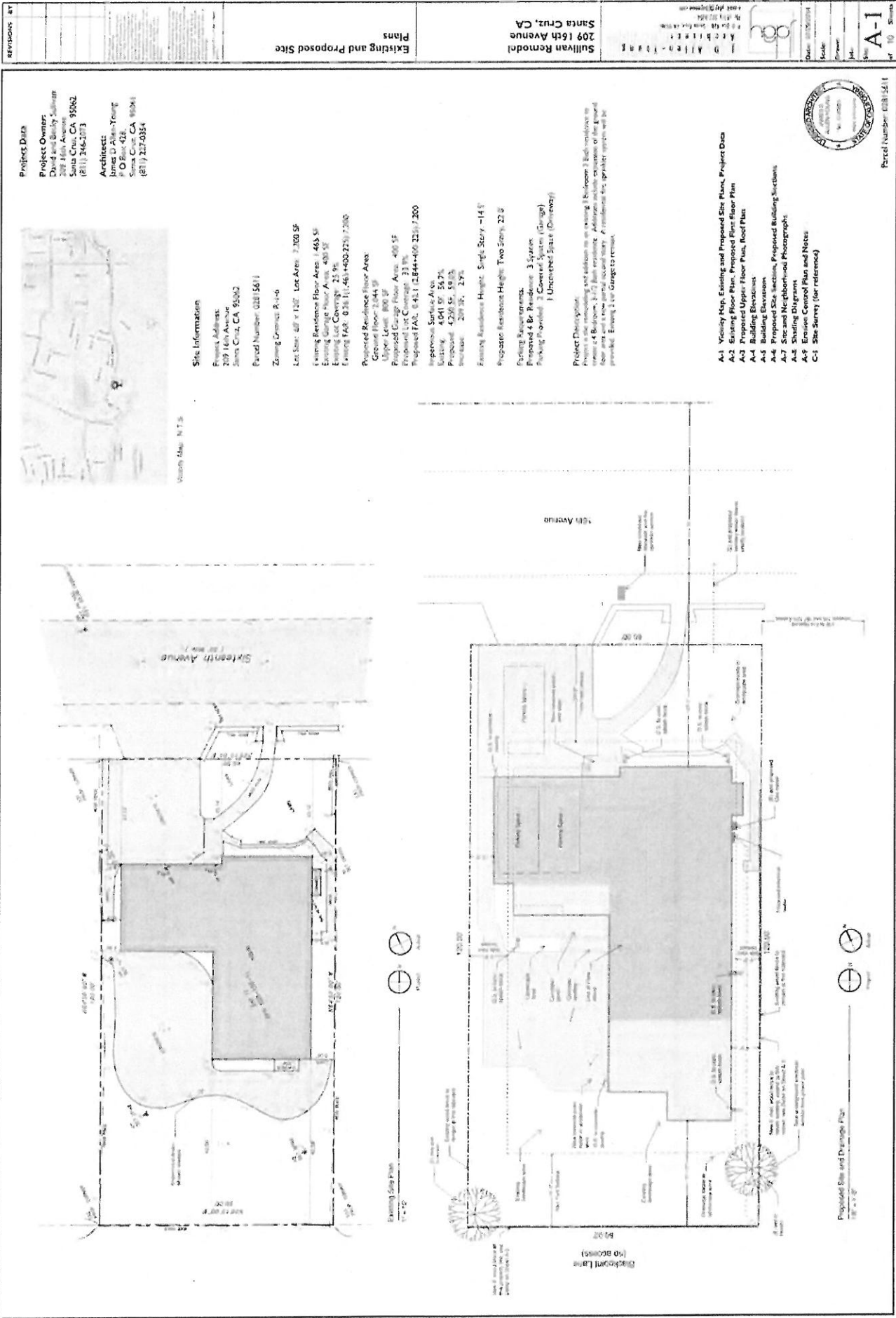
Effective Date: _____

Expiration Date: _____

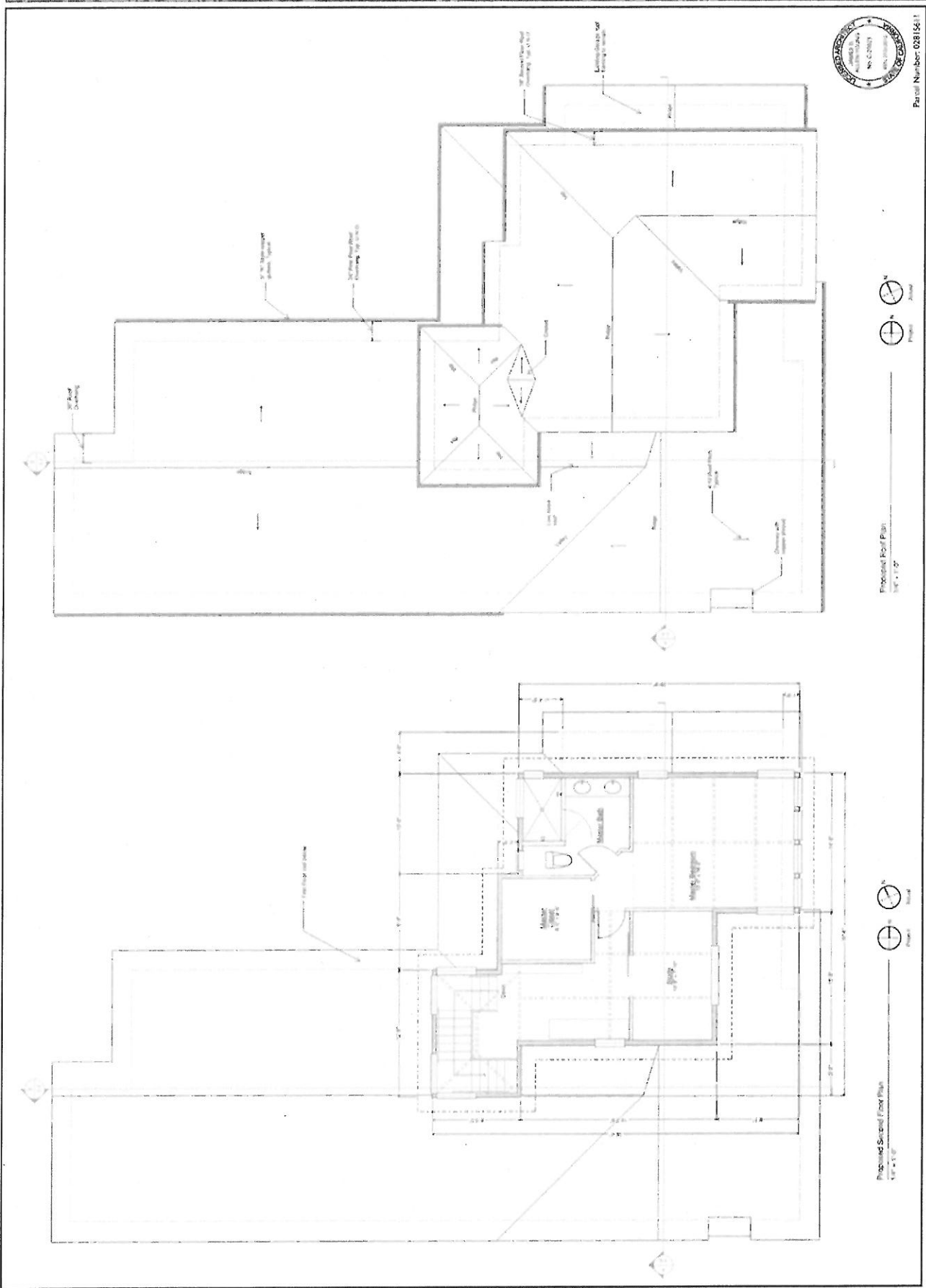
Wanda Williams
Deputy Zoning Administrator

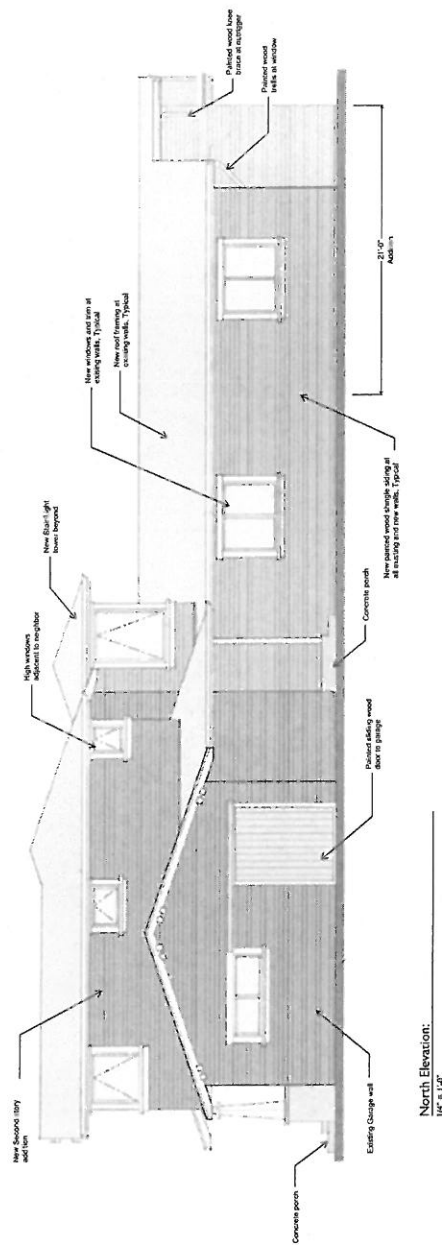
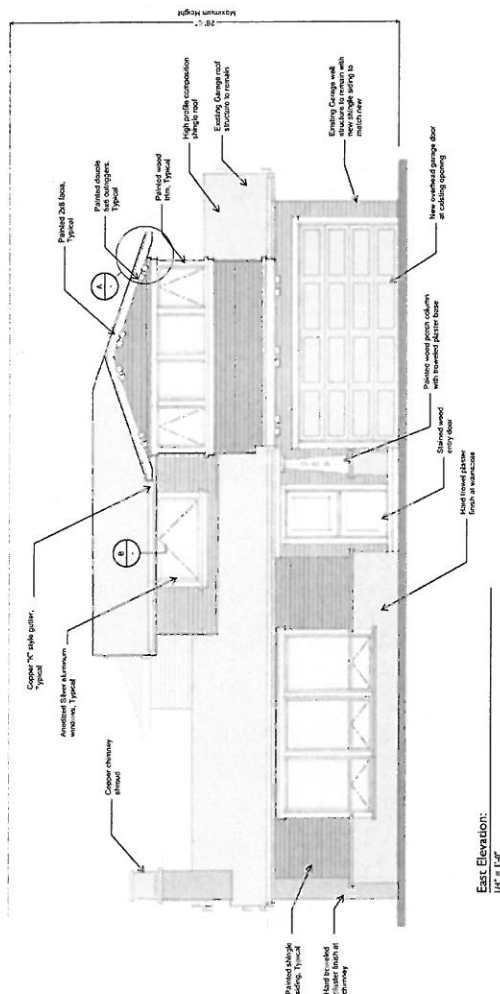
Sheila McDaniel
Project Planner

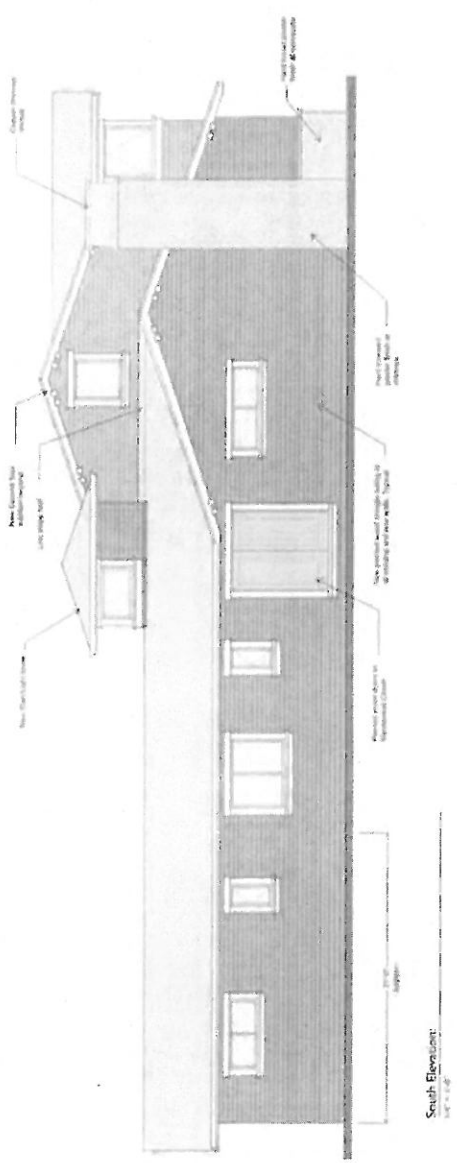
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.





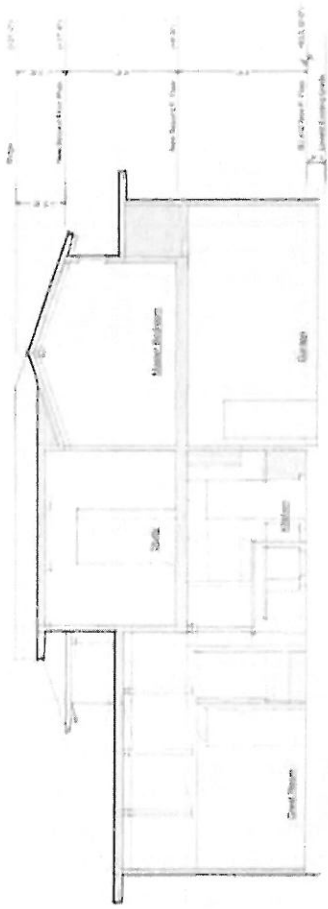
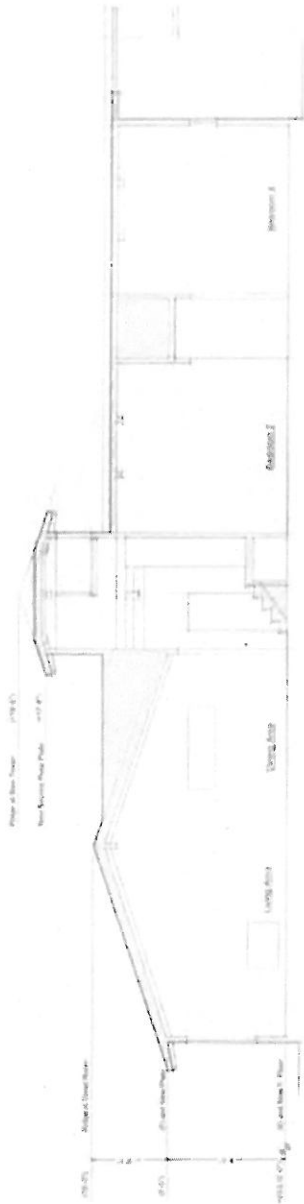








Parcel Number: 03815611



Tax Area Code
82-040

POR. OF N. 1/2 SEC. 20,
T.11S., R.1W., M.D.B. & M.

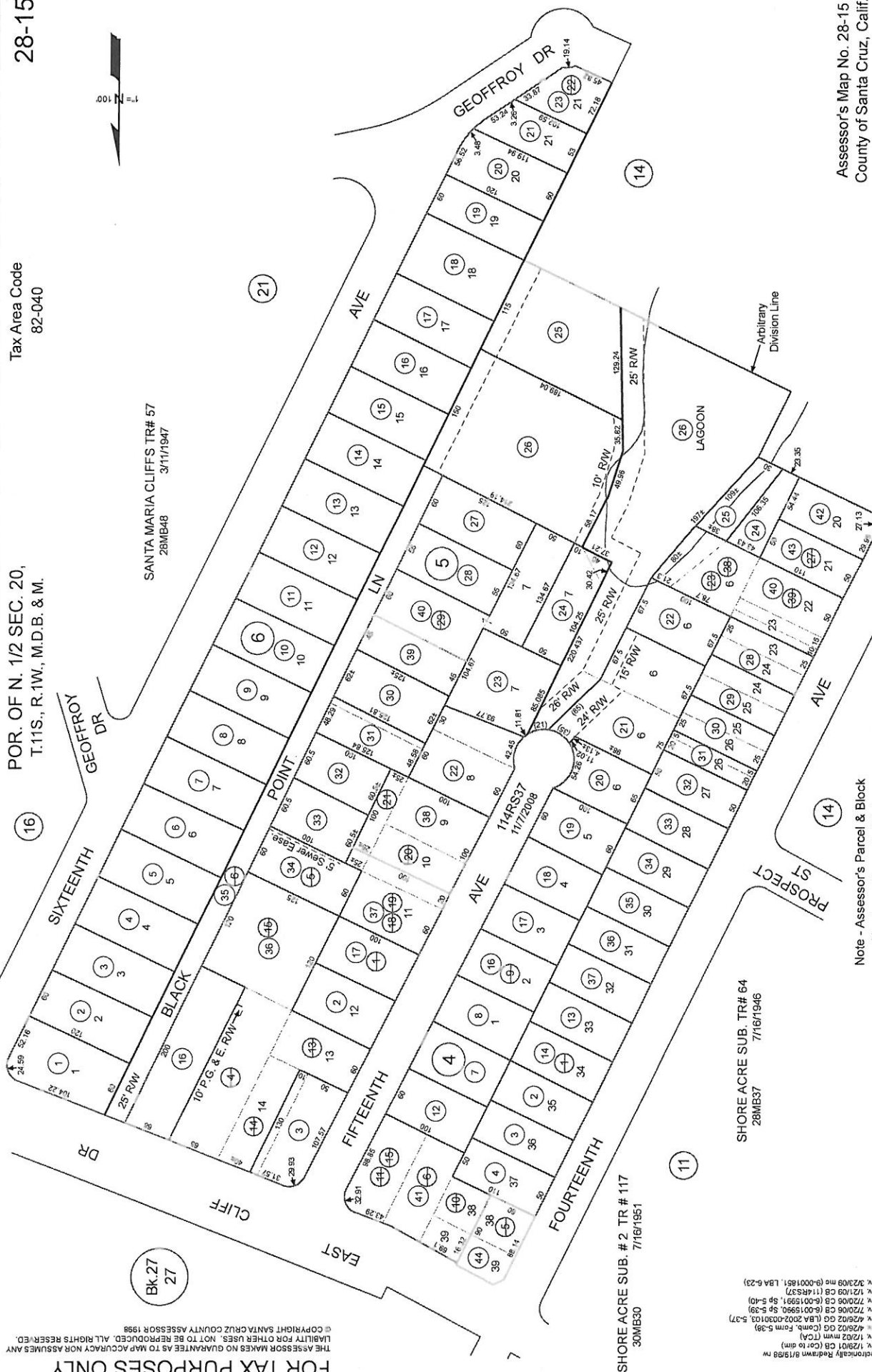
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28MB48 3/11/1947

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

FOR TAX PURPOSES ONLY

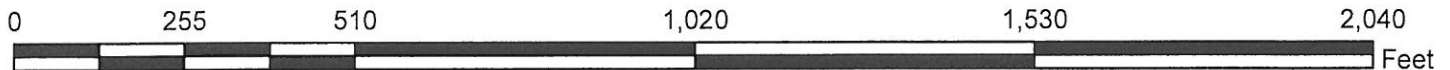
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Rev. 1/29/01 CB (Cor to dim)
Rev. 1/2/02 mvm (TCA)
Rev. 4/26/02 GG (Comb. Form 5-38)
Rev. 4/26/02 GG (LBA 2002-0030103, 5-37)
Rev. 7/20/06 CB (6-0015990, Sp 5-39)
Rev. 7/20/06 CB (6-0015991, Sp 5-40)
Rev. 1/21/09 CB (14FR537)
Rev. 3/23/09 mc (9-0001851, LBA 6-23)

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









Location Map



LEGEND

-  APN: 028-156-11
-  Assessors Parcels
-  Street
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
August 2014



Zoning Map



LEGEND

-  APN: 028-156-11
-  Assessors Parcels
-  Street
-  RESIDENTIAL-SINGLE FAMILY
-  PARK

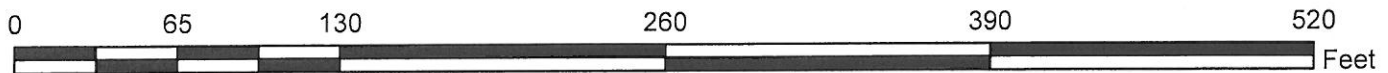


Map Created by
County of Santa Cruz
Planning Department
August 2014






EXHIBIT E



General Plan Designation Map



LEGEND

-  APN: 028-156-11
-  Assessors Parcels
-  Street
-  Residential - Urban Low Density
-  Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
August 2014



Discretionary Application Comments 141146

APN 028-156-11

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: 08/22/2014

SHEILA MCDANIEL (SMCDANIEL) : No Response

Drainage Review

Routing No: 1 | Review Date: 08/14/2014

TRAVIS RIEBER (TRIEBER) : Complete

Completeness Comments: Application Complete? ☒ Yes ☐ No

The plans dated 7/29/2014 showing downspouts discharging on splash blocks and graded swales directing runoff to the landscape areas have been received and are approved for the discretionary application stage. Please see the permit conditions for additional information to be provided at the building application stage.

Policy Considerations and Compliance Issues:

Permit Conditions and Additional Information:

1. 2013 California Building Code (CBC) Section 1804.3 requires that grades adjacent to buildings be sloped away at 5-percent for 10 feet. Where property lines or physical obstructions prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. The 5-percent slope



Drainage Review

Routing No: 1 | Review Date: 08/14/2014

TRAVIS RIEBER (TRIEBER) : Complete

may be reduced to 2-percent for impervious surfaces or where climatic or soil conditions warrant (this requires submission of a written analysis by the geotechnical engineer of record that clearly supports the exception).

2. Please provide a construction detail of the proposed swales to facilitate proper construction by the contractor.

3. A drainage fee will be assessed on the net increase in impervious area. The fees are currently \$1.17 per square foot, and are subject to increase based on the fee amount applicable at the time of permit issuance. Reduced fees (50%) are assessed for semi-pervious surfacing (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials.

The applicant is encouraged to discuss the above comments with the reviewer, Travis Rieber, to avoid unnecessary additional routings. A \$295.00 additional review fee shall be applied to all re-submittals starting with the third routing.

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

Environmental Planning

Routing No: 1 | Review Date: 08/13/2014

ROBERT LOVELAND (RLOVELAND) : Complete

Conditions of Approval:

1. Submit a soils report (3 signed/stamped original versions) completed by a California licensed geotechnical engineer for review and approval.
2. Submit a detailed grading/drainage plan completed either by a licensed civil engineer or architect for review and approval.
3. Submit a detailed erosion/sediment control plan for review and approval.

Fire Review

Routing No: 1 | Review Date: 08/12/2014

() : Complete

Date: August 7, 2014

To: David & Rebecca Sullivan



Fire Review

Routing No: 1 | Review Date: 08/12/2014

() : Complete

Applicant: SAME

From: Jim Dias

Subject: Remodel and Addition to an existing SFD

Address 209 16th Avenue Santa Cruz CA 95082-4928

APN: 02815611

OCC: 2815611

Permit: 141146

We have reviewed plans for the above subject project and have no objections. However, the f 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 (2f 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 fir the building, within 600 feet of any portion of the building if the building is equipped with an fire sprinkler system, or 400 feet if the building is not equipped with an automatic fire sprinkle

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall installed PRIOR to construction.

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

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

Show on the plans where smoke detectors are to be installed according to the following locati 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 l
- There must be at least one smoke detector on each floor level regardless of area usage.



Fire Review

Routing No: 1 | Review Date: 08/12/2014

() : Complete

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 the residence

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. W not to exceed 1/2 inch.

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

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 the 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 re-inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless 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: 1 | Review Date: 08/22/2014

SHEILA MCDANIEL (SMCDANIEL) : Incomplete

see incompleteness letter