



Staff Report to the Zoning Administrator

Application Number: **141290**

Applicant: Heidi A. Spicer
Owner: Gallaher
APN: 027-081-12

Agenda Date: August 7, 2015
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to remodel the existing single-family dwelling and add 1,164 square feet, resulting in a two-story, four-bedroom home.

Location: Property located on the east side of 8th Avenue between Eaton and Dolores (430 8th Ave.)

Supervisory District: First District (District Supervisor: John Leopold)

Permits Required: Coastal Development Permit and Minor Exception to allow an increase in lot coverage from 40% to 42%, an increase in floor area ratio from 50% to 55% and a reduction in the southern side yard setback from 5 feet to 4 feet 3 inches.

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141290, based on the attached findings and conditions.

Exhibits

- | | |
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| 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:	2,905 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	8 th Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UH (Urban High Density Residential)

Zone District: R-1-3.5
(Single family residential - 3,500 square feet minimum)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Watsonville Loam
Fire Hazard: Not a mapped constraint
Slopes: ~2% slopes
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Reviewed and preliminarily accepted by DPW, Drainage
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: City of Santa Cruz
Sewage Disposal: County of Santa Cruz
Fire District: Central Fire Protection District
Drainage District: Zone 5 Flood Control District

History and Project Setting

The subject parcel is located within the Harbor Area Special Community, a neighborhood in transition, with many of the original single-story vacation cottages reconstructed as two-story dwellings used throughout the year. The surrounding land use is residential with a commercially-zoned area located one block to the west at the intersection of 7th Avenue and Eaton Street.

The subject parcel is 2,905 square feet, a size substantially below the zone district minimum of 3,500 square feet, and is developed with a 600 square foot single-family dwelling. According to the Assessor, the dwelling was constructed in 1939, a date that precedes the County's issuance of building and coastal permits. A building permit for a substantial interior remodel was issued in 1999. An over-height fence is located within the front yard setback.

The current proposal is to remodel the existing structure and add 902 square feet of habitable space, a 262 square foot garage, and a 234 square foot deck located off the front and southern sides of the dwelling. The over-height fence will be reduced to three feet within the front yard setback. All of the required parking will be provided on-site.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 2,905 square feet, located in the R-1-3.5 (Single family residential - 3,500 square feet minimum) zone district, a designation which allows residential uses. Single-family dwellings are a principal permitted use within the zone district and the zoning is consistent with the site's R-UH (Urban High Density Residential) General Plan designation. The proposed floor plan is reversed, with the kitchen on the second floor, with the first floor having a separate exterior door. To insure that future property owners understand that the structure is a single-family dwelling and not a duplex, a condition of approval is included requiring the property owner to record a Declaration of Restriction to Maintain a Structure as a Single-family Dwelling.

Local Coastal Program Consistency

The proposed remodel and addition 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 design submitted is consistent with the existing range of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Site Development Standards and Minor Exceptions

The following table shows the required site standards for the R-1-3.5 zone district and the site standards proposed for this project. Minor exceptions are requested for the southern side yard setback, lot coverage, and floor area ratio. The Minor Exceptions are discussed below the table.

	R-1-3.5 Standards	Proposed Residence
Front yard setback:	15 feet	15 feet
Rear yard setback:	15 feet	15 feet
Side yard setback:	5 feet / 5 feet	5 feet / 4'3" (south side)
Lot Coverage:	40 % maximum	42 %
Building Height:	28 feet maximum	27 feet 6 inches
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	55%
Parking	4 bedrooms = 3 (18' x 8.5') spaces	one space in garage two spaces in driveway

County Code 13.10.235 (Minor Exceptions) allows a 15% reduction in setbacks, a 15% increase in lot coverage, and up to 57.5% in Floor Area Ratio for parcels that are 4,000 square feet or less. In this case, the applicant proposes a southern setback of 4 feet 3 inches (a 15% reduction) where five feet is required, a lot coverage of 42% (5% increase) where 40% is the zone district maximum, and a floor area ratio of 55% where 57.5% is the maximum allowed with a Minor Exception.

The intent of the Minor Exceptions ordinance (13.10.235) is to provide a streamlined discretionary process to allow for minor variations to site standards. The variations are limited in nature and are therefore presumed to have a minimal impact to surrounding properties. In this case, because the lot is small—just 2,905 square feet—the construction of a reasonably sized home is challenging within the existing lot coverage and FAR limits. The increase in lot coverage and floor area ratio allowed with a Minor Exception will facilitate the construction of a reasonably sized, but still appropriately proportioned, home of about 1,700 square feet. The reduction in the southern side yard setback by nine inches is not anticipated to have a negative impact on the southern neighbor. No additional shading of the southern neighbor is anticipated since shading will fall on the northern and eastern sides of the dwelling.

Harbor Area Special Community

County Code 13.20.144(B) identifies the Harbor Area as a special community and specifies the following design criteria.

New development in the single-family parts of the Harbor area special community shall incorporate the characteristics of older dwellings in the area (e.g., the small scale, clean lines, pitched roofs, predominately wood construction, wood or wood-like (including cementitious) siding, or shingles that resemble wood).

The proposed project will have clean lines, a pitched roof and wood construction which comply with the Harbor Area Special Community design criteria. In practice, the Planning Department has found a project to be in compliance with the Harbor Area Special Community design criteria when half of the exterior siding is (or appears to be) wood. The house will be finished with wood siding (or cement siding that appears to be wood, e.g. Hardie Board) on the first floor and stucco on the second floor.

CEQA

This project is categorically exempt from further environmental review under the California Environmental Quality Act because the project is an addition of less than 10,000 square feet in an urbanized area where all services are available and not in a sensitive habitat.

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 **141290**, 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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Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, 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-1-3.5 (Single family residential - 3,500 square feet minimum), a designation which allows residential uses. The existing single-family dwelling, which will be remodeled and enlarged by the proposed project, is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UH (Urban High Density Residential) General Plan designation.

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

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

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to Section 13.20.130 and Section 13.20.140 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. The project also complies with the Harbor Area Special Community design criteria which calls for small scale, clean lines, pitched roofs, predominately wood construction, and wood or wood-like siding (County Code 13.20.144). In this case, the dwelling will have clean lines, a pitched roof and half of the finish materials will be wood siding or cement siding that appears to be wood. As proposed, the project complies with the Harbor Area Special Community design criteria.

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 the project site is not located between the shoreline and the first public road. Consequently, the addition 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, in scale, and integrated with the character of the surrounding neighborhood. Additionally,

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Owner: Gallaher

residential uses are allowed uses in the R-1-3.5 (Single family residential - 3,500 square feet minimum) 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 addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks, except for on the southern side, that ensure access to these amenities. For the southern side, a Minor Exception is requested to allow that side yard setback to be reduced to four feet three inches (see the next set of findings).

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 addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-3.5 (Single family residential - 3,500 square feet minimum) zone district as the primary use of the property will continue to be one single-family dwelling. This project includes requests for three Minor Exceptions. County Code 13.10.235 (Minor Exceptions) allows minor variations to site standards with a discretionary permit. In this case, the applicant proposes a southern setback of 4 feet 3 inches (a 15% reduction) where five feet is required, a lot coverage of 42% (5% increase) where 40% is the zone district maximum, and a floor area ratio of 55% where 50% is the maximum. The proposed Minor Exceptions are within the limits allowed in County Code 13.10.235 where up to 46% lot coverage, up to 57.5% FAR and a 15% setback reduction are allowed.

The intent of the Minor Exceptions ordinance is to provide a streamlined discretionary process to allow for minor variations to site standards. The variations are limited in nature and are therefore presumed to have a minimal impact to surrounding properties. In this case, because the lot is small—just 2,905 square feet—the construction of a reasonably sized home is challenging within the existing lot coverage and FAR limits. The increase in lot coverage and floor area ratio allowed with a Minor Exception will facilitate the construction of a reasonably sized, but still appropriately proportioned home of about 1,700 square feet.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

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

The proposed remodel and addition will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed addition will comply with the site standards for the R-1-3.5 zone district (as modified through the Minor Exceptions process) 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 project is to an existing single-family dwelling. No increase in traffic generation is anticipated to result from this project as the County calculates trips based on one peak trip per dwelling unit per day.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed addition is consistent with the land use intensity and density of the neighborhood. This is a neighborhood in transition with many of the original vacation cottages, such as the subject dwelling, being reconstructed as two-story year-round residences. Given this, the submitted project will harmonize with the existing land uses in the vicinity, including the physical design and dwelling unit densities. No increase in density is proposed and the project complies with Harbor Area Special Community design criteria.

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 remodel and addition 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.

Minor Exception Findings

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

This finding can be made, in that the special circumstance affecting the subject parcel is its substandard size relative to the zone district minimum. With 2,905 square feet of area, it is well below the zone district minimum of 3,500 square feet. Given the constrained size of the parcel, a Minor Exception to allow additional lot coverage and floor area ratio is considered reasonable to facilitate the construction of a house that will meet typical modern needs. A third Minor Exception is requested to reduce the side yard setback to 4 feet 3 inches where five feet is the zone district minimum. Given the limited nature of the reduced setback, no impact is anticipated to the light and air available to the adjacent property. The neighbor to the south is not anticipated to experience any additional shading as a result of this project since the shading will fall primarily on the northern and western sides of the home.

Many homes in the area, which were constructed prior to current zoning regulations on what are now considered to be substandard lots, are nonconforming to the zone district's site standards and enjoy reduced setbacks and additional lot coverage and floor area ratio. In addition, prior to the codification of the Minor Exceptions process, many homes in the area applied for and were granted variances to the zone district site standards.

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

This finding can be made, in that the proposed Minor Exceptions are sufficiently minor in nature that the project will have a minimal impact to neighboring properties.

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

This finding can be made, in that many homes in the area, which were constructed prior to current zoning regulations, are nonconforming to the zone district's site standards. Therefore, many properties, by virtue of their earlier construction date, already exceed the zone district's FAR and lot coverage limits and / or are nonconforming with respect to setbacks. Prior to the codification of the Minor Exceptions process, many dwellings in the neighborhood were granted variances to allow for additional FAR, lot coverage and/or reduced setbacks. In addition, any similarly sized parcel would be eligible for Minor Exceptions such as those proposed in this application.

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

This finding can be made, in that a condition of approval is included requiring that no increase in stormwater will result from the additional building area facilitated by the Minor Exception to lot coverage. The Department of Public Works, Stormwater Management will review the building application that resulting from this discretionary application to insure compliance with this condition of approval.

Conditions of Approval

Exhibit D: 5 Sheets by Heidi A. Spicer, Licensed Architect, dated 12/18/14 and revised to 3/4/15.

- I. This permit authorizes the construction of an addition as shown in Exhibit A. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official, if required.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way. If any utility trenches are proposed, an Encroachment Permit is required prior to approval of the building permit.
 - F. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the

full size sheets of the architectural plan set.

2. A survey showing the location of the property lines and the existing house to ensure that the proposed addition meets the reduced southern side yard setback as approved under this permit.
 3. 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 sheet in 8 1/2" x 11" format for Planning Department review and approval. At least half of the home must be finished in wood or wood-like material in order to comply with the Harbor area special community design criteria.
 4. Show the front yard fence as reduced to three feet in height. An additional six inches of material may be added if the material is 50% open (e.g. lattice).
 5. Grading, drainage, and erosion control plans.
 6. Details showing compliance with fire department requirements.
- B. Meet all requirements of Environmental Planning, including the following:
1. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer to be reviewed by the County Civil Engineer.
 2. Submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual.
 3. 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.
- C. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area. The fee is currently \$1.17 per square foot. Reduced fees (50%) are assessed for semi-pervious areas resulting from the project.
1. To comply with the Minor Exception for lot coverage, you must demonstrate that no additional runoff is leaving the property as a result of the Minor Exception.
 2. This is considered to be a "medium" project under the County's Design Criteria. See Part 3 Section C 1b for mitigation requirements. The design criteria can be found on the internet.

3. Provide construction details for all proposed drainage features onsite to facilitate proper construction by the contractor.
 4. For fee calculations, please provide tabulation of new impervious and semi-impervious areas resulting from the proposed project. Make clear on the plans by shading or hatching the limits of both the existing and new impervious areas. To receive credit for the existing impervious surfaces to be removed, please provide documentation such as assessor's records, survey records, aerial photos or other official records that will help establish and determine the dates they were built.
- D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- E. DPW Driveway / Encroachment: At the time of the building permit review, a hold will be placed on the building permit requiring a site inspection prior to building permit "final" to verify that driveway was not damaged during construction. In addition, and as noted above, utility trenching requires an encroachment permit prior to approval of the building permit.
- F. Pay the current fees for Parks and Child Care mitigation for 3 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- G. Pay the current fees for Roadside and Transportation improvements for 3 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$1,000 per bedroom.
- H. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- J. Complete and record a Declaration of Restriction to maintain the structure as a single-family dwelling. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- 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.

1. A survey of the property may be required to confirm that the proposed addition meets the zone district setback standards as modified by this permit.
- 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

Annette Olson
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.

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: 141290
Assessor Parcel Number: 027-081-12
Project Location: 430 8th Ave.

Project Description: Remodel existing dwelling with a two-story addition, garage and deck.

Person or Agency Proposing Project: Heidi A. Spicer

Contact Phone Number: (831) 425-2020

- 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: 15301(e)(2) Existing Facilities (Class 1)

F. Reasons why the project is exempt:

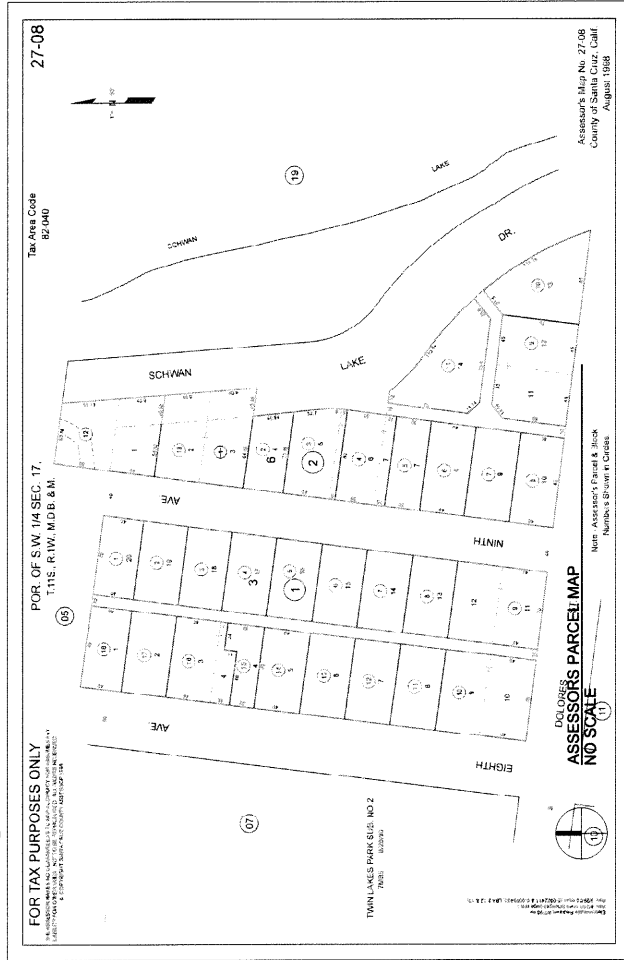
This project is exempt because it is an addition of less than 10,000 square feet in an area where all public services and facilities are available to allow for the maximum development permissible in the General Plan, and it is not located in an environmentally sensitive area.

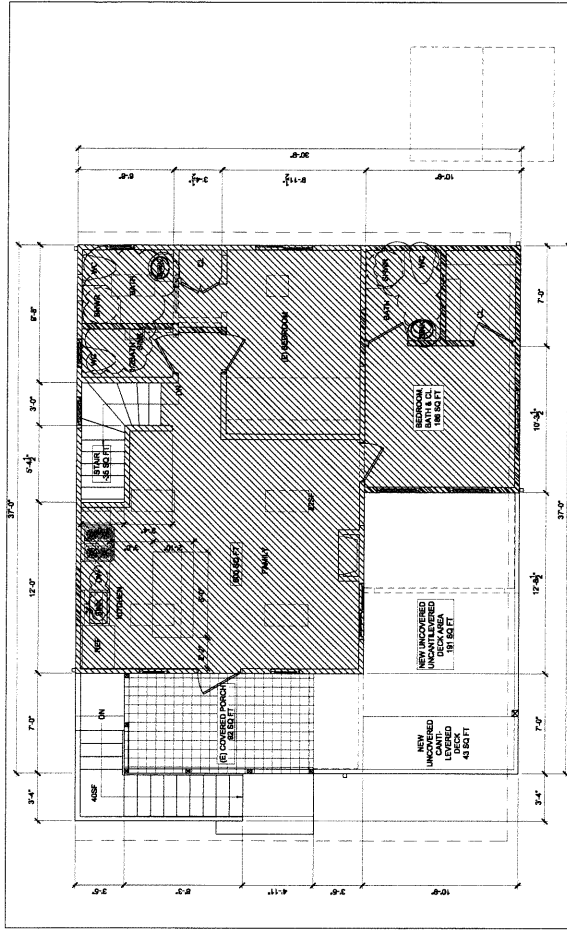
In addition, none of the conditions described in Section 15300.2 apply to this project.



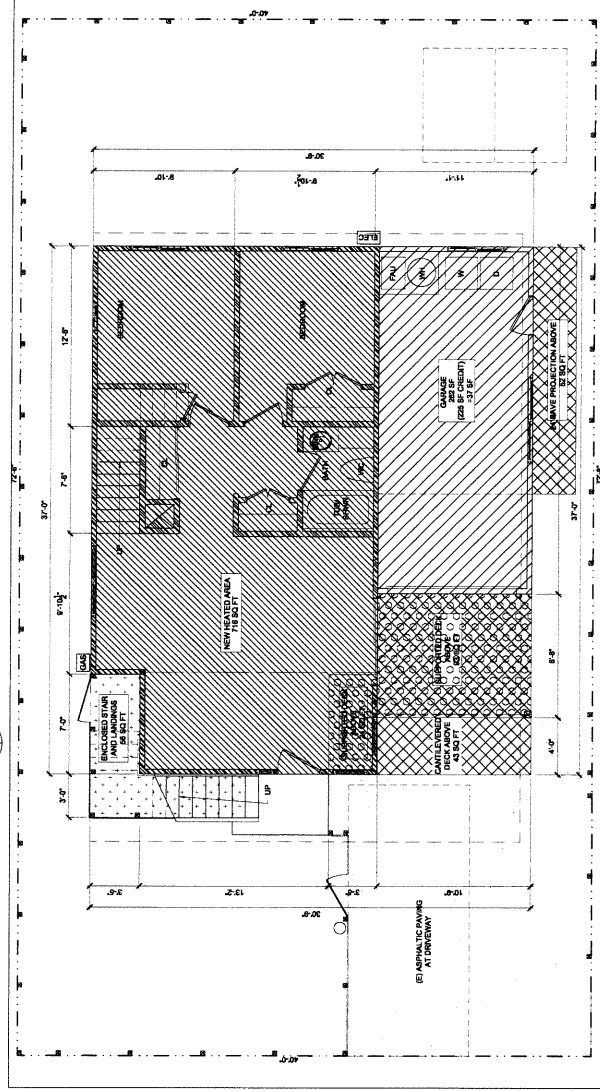
Annette Olson, Project Planner

Date: 7/20/15

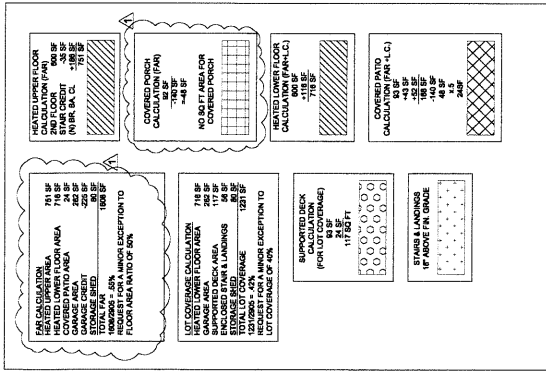




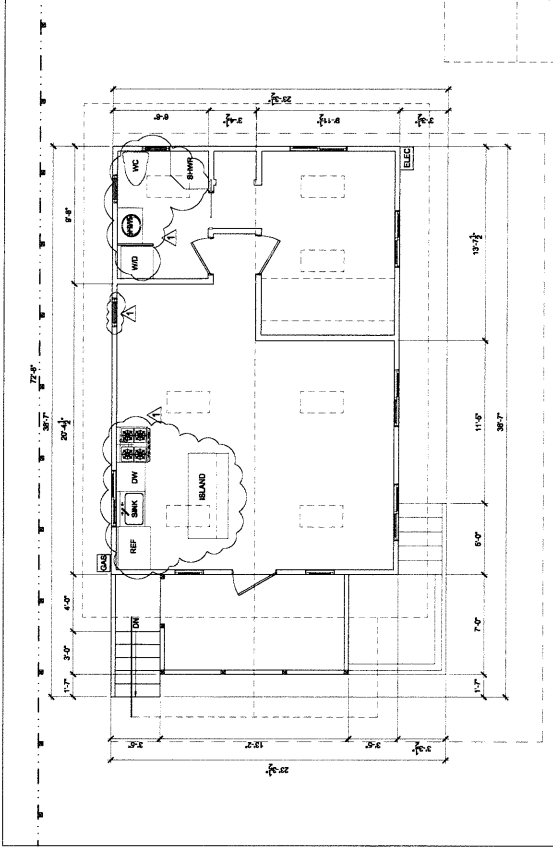
PROPOSED UPPER FLOOR PLAN
1/4" = 1'-0"



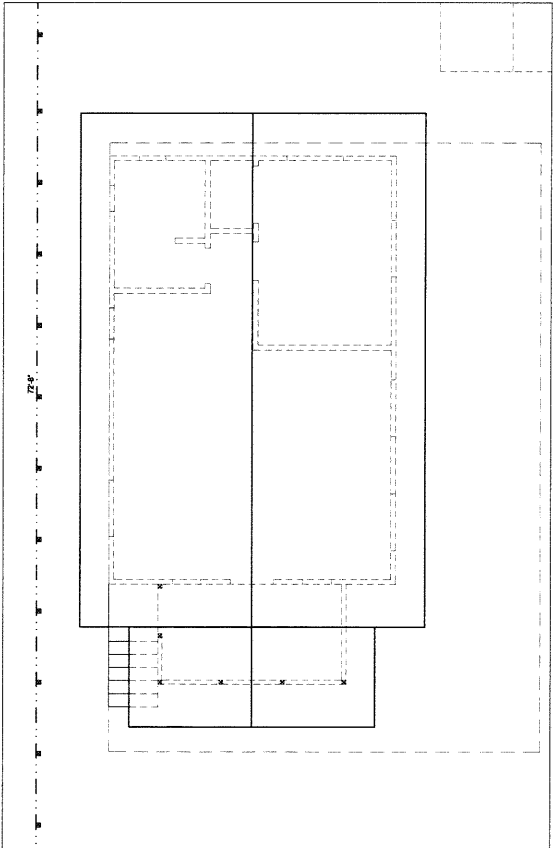
PROPOSED SITE AND LOWER FLOOR PLAN
1/4" = 1'-0"



AS-BUILT PLANS
1/4" = 1'-0"



AS-BUILT UPPER FLOOR PLAN
1/4" = 1'-0"

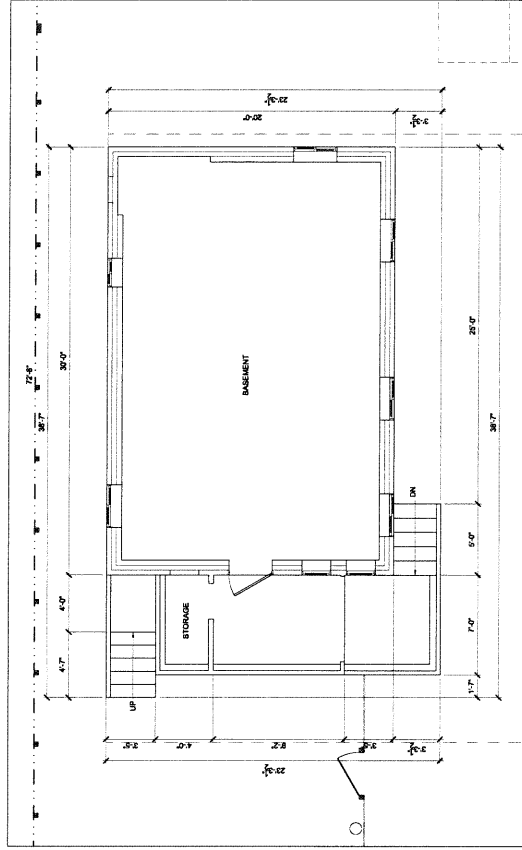


AS-BUILT ROOF PLAN
1/4" = 1'-0"

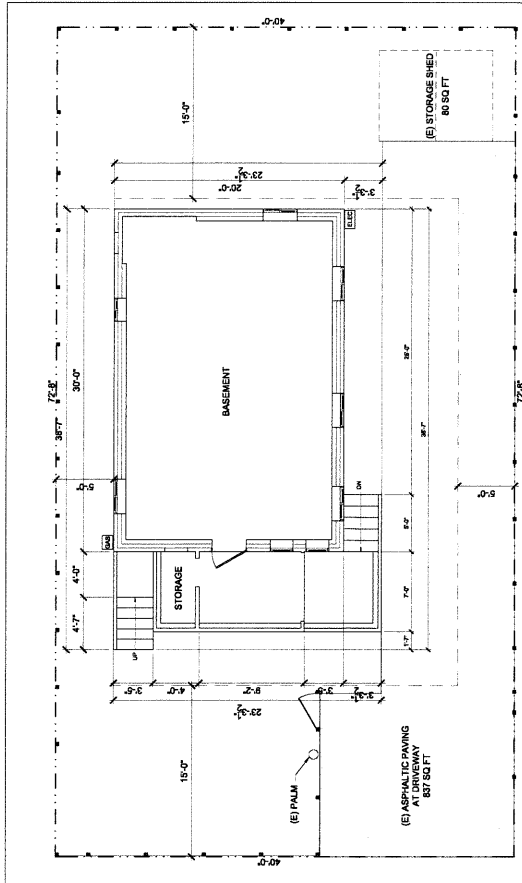
GALLAGHER / MC KENNA RESIDENCE
430 8TH AVE
SANTA CRUZ, CA
APN 027 081 12

DATE: 12/18/2014
REVISIONS:
000000013.DWG C. RESP

EC



AS-BUILT LOWER FLOOR PLAN
1/4" = 1'-0"



AS-BUILT SITE PLAN
NO SCALE

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. OF S.W. 1/4 SEC. 17,
T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

27-08

Electronically Redrawn 8/7/98 rw
Rev. 4/2/01 mvm (changed page refs.)
Rev. 3/29/06 mvm (5-0022451 & 6-0009450, LBA 2-12 & 13)

TWIN LAKES PARK SUB. NO.2
7MBS 8/26/90



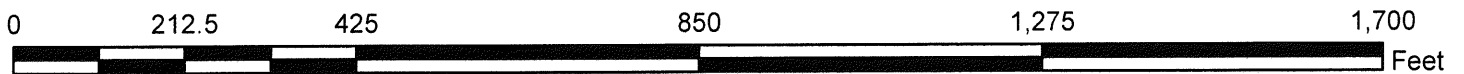
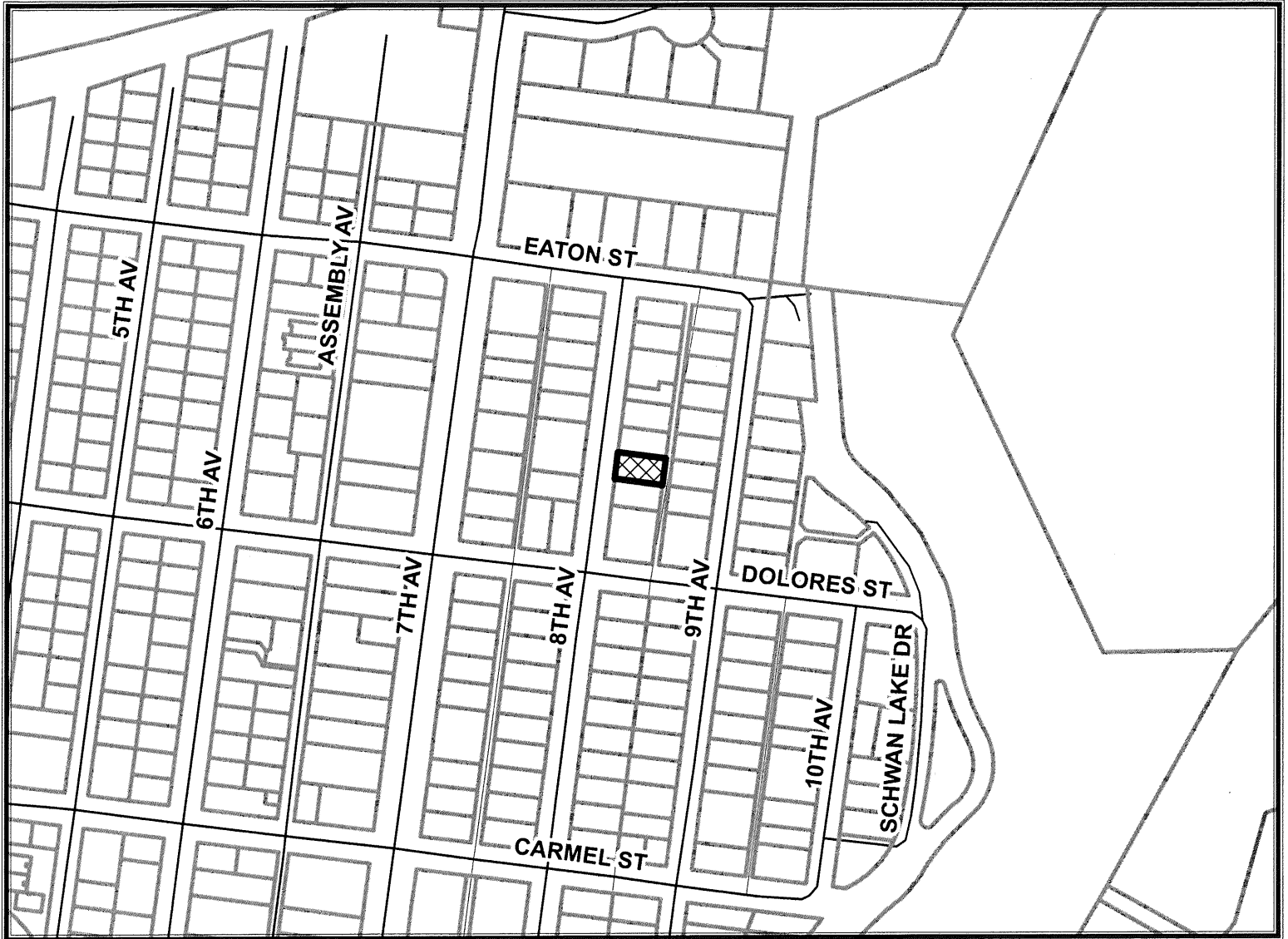
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 27-08
County of Santa Cruz, Calif.
August 1998




EXHIBIT E

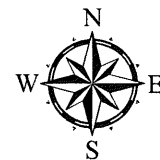


Location Map



LEGEND

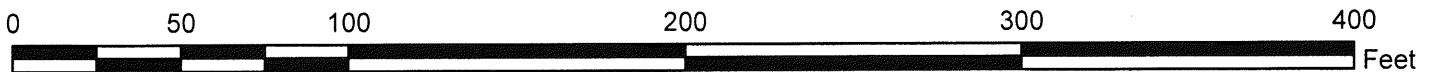
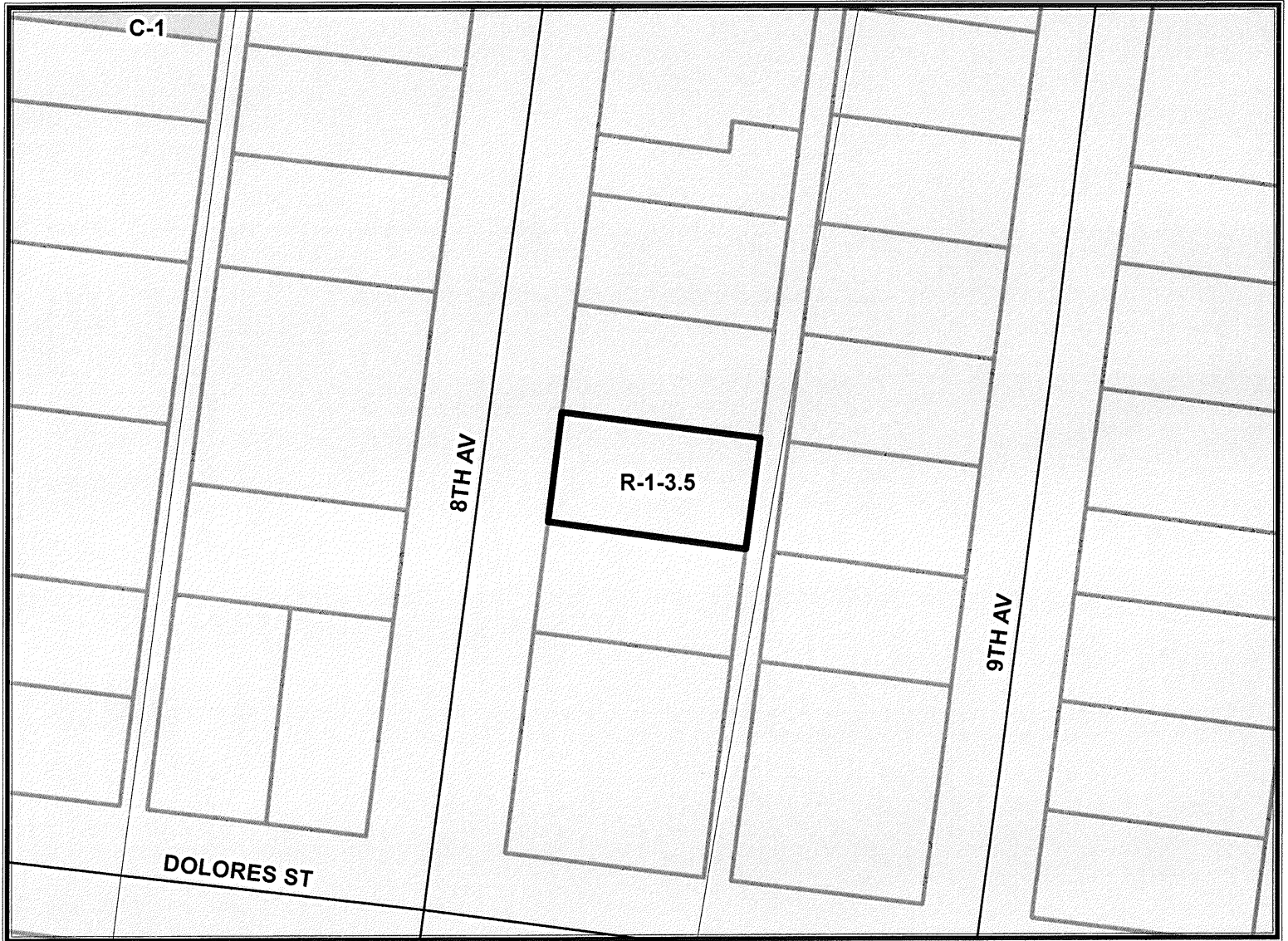
-  APN: 027-081-12
-  Assessors Parcels
-  Street



Map Created by
County of Santa Cruz
Planning Department
January 2015



Zoning Map



LEGEND



APN: 027-081-12



Assessors Parcels



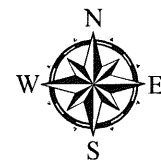
Street



RESIDENTIAL-SINGLE FAMILY



COMMERCIAL-NEIGHBORHOOD

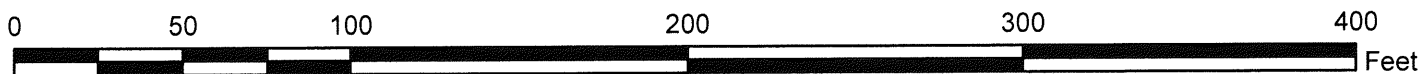
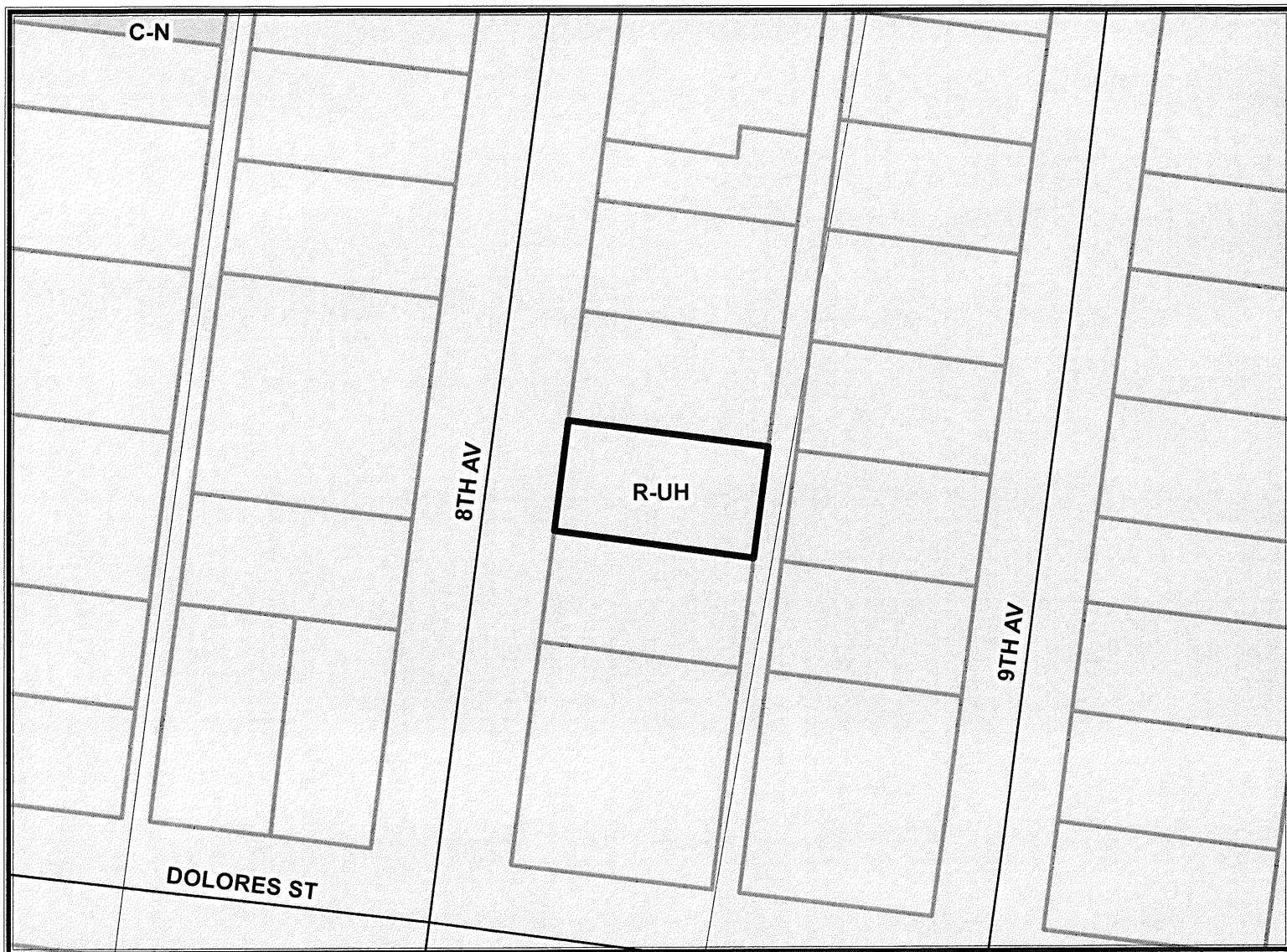


Map Created by
County of Santa Cruz
Planning Department
January 2015






EXHIBIT E

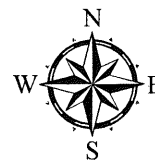


General Plan Designation Map



LEGEND

-  APN: 027-081-12
-  Assessors Parcels
-  Street
-  Residential - Urban High Density
-  Commercial-Neighborhood



Map Created by
County of Santa Cruz
Planning Department
January 2015



Coastal Commission Review

Routing No: 1 Review Date: 01/15/2015

ANNETTE OLSON (AOLSON) : No Response

Drainage Review

Routing No: 1 Review Date: 01/13/2015

TRAVIS RIEBER (TRIEBER) : Complete

Completeness Comments:

Application Complete? ☒ Yes ☐ No

The plans dated 12/18/2014 have been received and are approved for the planning application stage. Please see the permit conditions below for additional information to be provided at the building application stage.

Policy Considerations and Compliance Issues:

Permit Conditions and Additional Information:

1. The submitted plans have no drainage information. Per the design criteria this is a “medium project.” Please see part 3 Section C 1b for mitigation requirements. The design criteria can be found on the internet at:

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

2. Please provide construction details for all proposed drainage features onsite to facilitate proper construction by the contractor.

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

Note: A drainage fee will be assessed on the net increase in impervious area. 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,



Drainage Review

Routing No: 1 Review Date: 01/13/2015

TRAVIS RIEBER (TRIEBER) : Complete

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

Driveway/Encroachment Review

Routing No: 1 Review Date: 01/07/2015

DEBRA LOCATELLI (DLOCATELLI) : Complete

Site inspection completed 1/6/15, the existing driveway is in fair condition (acceptable at this time). At the time of the building permit review, a hold will be placed on the building permit that prior to the final a site inspection will be completed to verify that driveway was not damaged during construction.

Also, if any utility trench(es) are proposed, an Encroachment Permit will be required prior to approval of the building permit.

Environmental Planning

Routing No: 1 Review Date: 01/09/2015

ANTONELLA GENTILE (AGENTILE) : Complete

Completeness Comments

Project is complete per the requirements of Environmental Planning.

Conditions of Approval

Prior to approval of the building permit:

1. The applicant shall provide 2 copies of a soils report prepared by a licensed geotechnical engineer for review by the County Civil Engineer.



Environmental Planning

Routing No: 1 Review Date: 01/09/2015

ANTONELLA GENTILE (AGENTILE) : Complete

2. The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual.
3. 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.

Fire Review

Routing No: 1 Review Date: 01/13/2015

() : Complete

Date: January 8, 2015
To: James Gallaher
Applicant: Heidi Spicer
From: Jim Dias
Subject: Remodel / Additions to existing SFD
Address 430 8th Ave Santa Cruz CA 95062-3914
APN: 027-081-12
OCC: 2708112
Permit: Disc 141290

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.

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

An automatic sprinkler system shall be installed in any dwelling, when the dwelling is increased by 50% of the existing square footage

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE -FIRE RATING and SPRINKLERED (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.



Fire Review

Routing No: 1 Review Date: 01/13/2015

() : Complete

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 system, or 400 feet if the building is not equipped with an automatic fire sprinkler system.

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

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.

All other fire code requirements will be addressed at building permit application.

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: 06/12/2015

ANNETTE OLSON (AOLSON) : Complete

Road Engineering Review

Routing No: 1 Review Date: 01/09/2015

RODOLFO RIVAS (RRIVAS) : Complete



Road Engineering Review

Routing No: 1 Review Date: 01/09/2015

RODOLFO RIVAS (RRIVAS) : Complete

Sanitation Review

Routing No: 2 Review Date: 06/12/2015

ANNETTE OLSON (AOLSON) : Complete