



Staff Report to the Zoning Administrator

Application Number: **221372**

Applicant: Esther Suzuki Arnold
Owner: Richard Kash
APN: 032-143-38
Site Address: 421 36th Ave, Santa Cruz

Agenda Date: 5/5/2023
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to reconstruct an existing two-story, one-bedroom single-family dwelling including an addition of 528 square feet and to construct a 318 square foot detached ADU.

Location: Property is on the west side of 36th Avenue (421 36th Ave), approximately 448 feet north of East Cliff Drive in the Live Oak Planning Area.

Permits Required: Variance to the standard for parking within the front yard setback area from 50% to 68% and a Notice of Coastal Exclusion

Supervisory District: 1st District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 221372, based on the attached findings and conditions.

Project Description & Setting

The subject parcel is a 3,354 square foot lot that is currently developed with a 1,369 square foot two-story, two-bedroom single-family dwelling with an attached one-car garage. There is an existing shed at the rear of the lot that will be demolished to allow for the construction of the proposed ADU. The existing dwelling is non-conforming to the southern side yard setback and the current parking arrangement includes one space within the garage and two spaces which take up approximately 70% of the front-yard setback.

The parcel is located on a predominantly residential street in the Pleasure Point - Live Oak Planning Area that features a mix of one- and two-story dwellings and dwelling groups. The parcel is an irregular "L" shape, with a portion of the parcel wrapping around the rear of the parcel to the north (see below). The proposal is to reconstruct the existing dwelling as a two story, one-bedroom single-family dwelling with a one-car attached garage, including an addition of 528 square feet. The project also proposes to construct a 318 square foot detached ADU, which will be in the rear, northwestern corner of the parcel abutting 427 36th Ave (APN 032-143-04).

Aerial View of Subject Site and Surrounds



In accordance with County Code section 13.10.552, the proposed one-bedroom dwelling requires two parking spaces. In addition, in accordance with County Code section 13.10.681 an ADU requires one additional space. Therefore, a total of three parking spaces are required for the project as a whole. In conformance with this requirement, the proposed dwelling includes a one-car garage and two spaces within the front setback. However, as set out in County Code section 13.10.554(D) parking areas, aisles and access drives together shall not occupy more than 50% of any required front yard setback area for any residential use. As proposed, the uncovered parking spaces will take up approximately 68% of the front yard area. Therefore, a Variance to the standard for parking within the front yard setback is required for a parking area that exceeds the stated maximum of 50% and to allow two parking spaces to be established within the front yard setback.

Zoning & General Plan Consistency

The subject property is a 3,354 square foot lot, located in the R-1-4-PP (Single family residential - 4,000 square feet - Pleasure Point) zone district, a designation which allows residential uses. The proposed single family dwelling and accessory dwelling unit are principal permitted uses within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

Table 1: Compliance with R-1-4-PP Site Standards

| Site Standard | Requirement | Existing | Proposed |
|----------------------------------|-------------|------------------|------------------|
| Front Setback | 15 feet | 19 feet 2 inches | 20 feet |
| Rear Setback | 15 feet | 45 feet 5 inches | 20 feet |
| Side Setback (north) | 5 feet | 6 feet 9 inches | 5 feet |
| Side Setback (south) | 5 feet | 2 feet 11 inches | 5 feet |
| Lot Coverage | 40% | 23% | 33.3% |
| Floor Area Ratio | 50% | 34.4% | 50% |
| Building Height (at roof peak) | 28 feet | 22 feet 3 inches | 27 feet 6 inches |
| Site Width/Frontage | 35 feet | 25 feet | 25 feet |
| Parking within the Front Setback | 50% | 70% | 68%* |

*Requires approval of a Variance

As shown by the above table, with the exception of parking within the front yard setback, the

proposed dwelling has been designed and laid out in compliance with all of the site and development standards for the zone district. The project further complies with the special standards for the Pleasure Point Community Design Combining District and the standards for ADUs as follows:

Santa Cruz County Code 13.10.444-448 – Pleasure Point Community Design Combining District

- SCCC 13.10.446(A)(1)(c): The reconstructed dwelling has been designed to meet the standards for lot widths less than 30 feet in the Pleasure Point Combining District.
- SCCC 13.10.446(B)(1): The proposed front porch meets the standards for front porches and takes advantage of the incentive that allows front porches to extend into the front setback and does not exceed 15 feet in height above finished grade.
- SCCC 13.10.446(B)(2): The proposed dwelling includes a one-car garage with a nine-foot garage door, which is specifically allowed by this code. A Pleasure Point Exception is therefore not required, despite the garage door taking up more than 50% of the first-floor building façade.
- SCCC 13.10.446(B)(3): The proposal does not take advantage of this provision, which allows three-car tandem parking in order to reduce the amount of the front yard devoted to parking. The substandard width of the lot and the width of the driveway required to establish triple-tandem parking would result in a very narrow building envelope that would not allow for a feasible dwelling design. Furthermore, provision of triple-tandem parking would require the removal of vegetation along the side of the parcel.
- SCCC 13.10.446(B)(3): The proposed garage does not protrude beyond the rest of the building façade and is flush with the front of the dwelling.

Santa Cruz County Code 13.10.681 – “Accessory Dwelling Units”

The proposed accessory dwelling unit has been designed and laid out in compliance with all of the site and development standards found in SCCC 13.10.681, as described below:

Table 2: Compliance with ADU Site Standards

| Site Standard | Requirement | Proposed |
|--------------------------------|-----------------|-----------------|
| Front Setback | 8 feet | N/A |
| Rear and Side Setback | 4 feet | 4 feet |
| Lot Coverage | 40%* | 33.3% |
| Floor Area Ratio | 50%* | 50% |
| Building Height (at roof peak) | 16 feet | 16 feet |
| Unit Size | 850 square feet | 318 square feet |

*Up to 800 feet of an ADU is excluded from FAR and Lot Coverage.

As shown in the table above, one off-street parking space will be provided in conjunction with the proposed ADU. Pursuant to SCCC 13.10.681(D)(7)(d)(ii) and (v), one off-street parking space is required for a New Construction ADU, which can be provided within the setback area if other parking arrangements are not feasible due to site-specific constraints. The substandard width of the lot renders other parking arrangements, such as triple-tandem parking, which is infeasible as discussed above.

Variance

The proposal requests a Variance to exceed the percentage of front yard allowed for off-street parking. Santa Cruz County Code 13.10.554 (Standards for Off-Street Parking Facilities) disallows parking areas, aisles, and access drives from occupying more than 50 percent of the front yard area. As proposed, the dwelling features a one-car garage and two, 8.5-foot-wide parking spaces, which will occupy approximately 68% of the front yard setback area.

The proposal meets the criteria listed at 13.10.554(L) for the reasons discussed below:

1. That there are special circumstances or conditions affecting the property.
 - a. The size of the subject parcel, including its substandard lot width of 25 feet, creates a special circumstance which supports the granting of this Variance.
2. That the Variance is necessary for the proper design and/or function of a reasonable project for the property.
 - a. Adhering to the standard for parking areas would result in a significantly smaller home than those found elsewhere in the neighborhood. Granting the request allows the applicant to construct a home that is comparable in size to other homes in the neighborhood. An existing Significant tree is located towards the rear of the lot, which is not supported for removal (see Arborist's Report, Exhibit E), thereby preventing the dwelling from being recessed further into the lot. Finally, the front yard of the subject property is already being utilized for parking in the proposed configuration.
3. That adequate measures will be taken to ensure consistency with the purpose of this section.
 - a. The proposal does not constitute a significant enlargement of the existing residential use in that the number of existing parking spaces on the lot remains unchanged. Allowing the required parking to continue to be provided within the front setback will ensure that street parking is available for public use.

In addition, development in the neighborhood, including the parcels immediately adjacent to the subject property, have been developed to a similar extent, and have existing driveways that occupy greater than 50% of the front yard. Therefore, a Variance to allow for parking that occupies around 68% does not a grant of special privilege. A complete list of findings for the proposed Variance is included with this report (Exhibit B – “Findings”)

Local Coastal Program Consistency

The proposed single family dwelling and accessory dwelling unit are in conformance with the County's certified Local Coastal Program (LCP), in that the structures are 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 in the area, and the design submitted is consistent with the existing range of styles. The project further conforms with the County's LCP as follows:

Santa Cruz County Code 13.20.071 – “Coastal Zone Regulations - Residential Exclusions”

The parcel is located in the Coastal Zone in an area designated as part of the “Residential Exclusion

Zone,” therefore a Coastal Development Permit is not required as part of this application. A Notice of Coastal Exclusion was provided to the Coastal Commission on April 6, 2023.

Santa Cruz County Code 16.34 – “Significant Tree Protection”

A Coast Redwood that is approximately 45 inches in diameter is located along the southern property line near the rear of the lot. The size of this tree qualifies it as a Significant tree under the provisions of SCCC 16.34.030. The Significant tree is not supported for removal and an Arborist’s Report was prepared by Dale Manischalchi, International Society of Arboriculture (ISA) Certified Arborist, on February 27, 2023 with recommendations for protection of the tree during the reconstruction of the dwelling. This report was accepted by Environmental Planning on March 21, 2023 and is found under “Exhibit E” of this report.

In addition to the above, 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.

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 **221372**, 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 Division 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.sccoplanning.com

Report Prepared By: Victoria Miller
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2757
E-mail: victoria.miller@santacruzcounty.us

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Arborist's Report
- F. Assessor's, Location, Zoning and General Plan Maps
- G. Parcel information

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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: 221372

Assessor Parcel Number: 032-143-38

Project Location: 421 36th Ave, Santa Cruz

Project Description: Proposal to construct a replacement two-story, one bedroom single-family dwelling including an addition of 528 square feet and to construct a 318 square foot detached ADU with parking located within the front setback.

Person or Agency Proposing Project: Esther Suzuki Arnold

Contact Phone Number: 510-710-6366

- 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 2 - Replacement or Reconstruction (Section 15302); Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Reconstruction of an existing single family dwelling and new accessory dwelling unit in an area designated for residential uses.

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

Victoria Miller, Project Planner

Date: _____

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. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

- 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 single family dwelling and accessory dwelling unit and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4-PP (Single family residential - 4,000 square feet) zone district as the primary use of the property will be one single family dwelling and accessory dwelling unit, both of which meet all current site standards for the zone district, with the exception of request for a variance to exceed the percentage of front yard used for parking. The parcel is constrained by its narrow width and reduced size, resulting in a substandard lot with less developable area relative to other standard parcels within the R-1-4 zone district. Granting a Variance to allow the property owners to continue utilizing more than 50 percent of the front setback area for required off-street parking will ensure that there is no loss of valuable on-street parking within the Coastal Zone. A complete list of Variance findings is included with this report.

- 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-UM (Urban Medium Density Residential) land use designation in the County General Plan.

The proposed single family dwelling and accessory dwelling unit will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and 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 reconstruction will result in a conforming single family dwelling and accessory dwelling unit that will not adversely shade adjacent properties and will meet current setbacks for the zone district.

The proposed single family dwelling and accessory dwelling unit will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling and accessory dwelling unit comply with the site standards for the R-1-4-PP zone district. The proposed dwelling and ADU conform to the 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 single family dwelling and accessory dwelling unit is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be two peak trips per day (1 peak trip per dwelling unit), the increase of one peak trip will not adversely impact existing roads or intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles and dwelling unit densities, and the proposed development is consistent with the land use intensity and density of the neighborhood. The proposed reconstruction of the dwelling will be in greater conformance with the site and development standards for the R-1-4 zone district and the additional standards for the Pleasure Point Combining district. The proposed ADU meets all site and development standards for ADUs.

Variance Findings

1. **That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, 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 substandard width and size of the subject parcel creates a special circumstance which supports the granting of a variance to allow the proposed project to exceed the percentage of the front setback allowed for off-street parking. At 25 feet wide, the existing lot is narrower than standard lots in the R-1-4-PP zone district, which has a minimum site width of 35 feet. The narrow width limits the number of standard parking spaces 18-feet long and 8.5 feet wide that can occupy the front yard setback without the need for a variance. Further, although triple-tandem parking is allowed in the zone district, because of the narrow width of the parcel, this would not allow for a building envelope that allows for the construction of a functional dwelling and that also complies with the required setbacks at the site. Due to the smaller than normal sized lot, the developable area is reduced making it a substandard lot relative to the zone district's 4,000 square feet minimum parcel size. Lastly, granting the variance to allow the property owners to continue utilize more than 50% of the front setback area for required off-street parking for the dwelling will not result in a loss of on street parking.

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.**

The variance will allow the reconstruction of an existing older residence on a residentially zoned parcel where the replacement structure will be in scale with, and adequately separated from improvements on surrounding properties. The location of two parking spaces within the required front yard setback will ensure that street parking is available for the public.

The proposed single-family dwelling and attached garage comply with all other site and development standards including setbacks, height, FAR and lot coverage. The additional parking area at the front of the home is consistent with the pattern of development found in the vicinity; homes on either side of the subject property also utilize large portions of their front yard for parking. Therefore, 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 and this finding can be made.

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

This finding can be made, in that other properties in the neighborhood, including the parcels immediately adjacent to the subject property, have been developed to a similar

extent as proposed with this project and also have existing driveways that occupy greater than 50% of the front yard. Therefore, a Variance to allow for parking that occupies around 68% of the front yard setback area is not a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated. Furthermore, other properties in the neighborhood are developed with single-family dwellings with similar bulk and mass to the proposed replacement dwelling, which has been designed to meet Pleasure Point Combining District Design Guidelines. Although the project does not comply with the stated incentive regarding parking within the front setback, given that the parcel is constrained by its narrow width and smaller than normal size, a significantly smaller dwelling would need to be constructed to accommodate tandem or triple-tandem parking, a circumstance that does not apply to other homes in the vicinity with standard-sized and similar lots.

Therefore, the request to allow the proposed project to exceed the percentage of the front yard setback allowed for off-street parking is considered reasonable so that the proposed project can include three off-street parking spaces and comply with the off-street parking requirements in County Code. Granting the request allows the applicant to construct a home that is comparable in size to other homes in the neighborhood and with a parking arrangement that is consistent with adjacent dwellings and other dwellings in the site's surrounds.

Conditions of Approval

Exhibit D: Project plans, prepared by Esther Suzuki Arnold, dated March 28, 2023.

- I. This permit authorizes two standard parking spaces to be provided within the front setback as indicated on the approved Exhibit "D" for this permit. 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 Santa Cruz County Planning 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 Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. 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. 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 Santa Cruz County Planning review and approval.
 3. Grading, drainage, and erosion control plans.

4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
 5. 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. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
 2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
- C. Meet all requirements of the Santa Cruz Water District. Proof of water service availability may be required prior to application for a Building Permit.
- D. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability may be required prior to application for a Building Permit.
- E. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
1. Excavations within the identified Critical Root Zone (CRZ) shall not include the removal of the root mass of the Redwood tree (tree #1) in excess of 25%, as recommended by the International Society of Arboriculture (ISA).
 2. Plans for the foundation and flatwork submitted for the building permit review shall be reviewed by the project arborist to ensure earthwork proposed within the CRZ of the tree shall not exceed 25% root mass removal.
 3. The CRZ shall be clearly identified in all building permit plans.

4. When earthwork is not actively occurring within the CRZ, the area shall have tree protection fencing in place. Equipment and materials shall not be stored within the CRZ.
 - F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - H. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single family dwellings and are based upon any additional floor area from the original dwelling.
 - I. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot for single family dwellings and are based upon any additional floor area from the original dwelling.
 - J. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$2 per square foot and are based upon any additional floor area from the original dwelling.
 - K. Provide required off-street parking for three 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.
 - L. 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. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- 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 applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant

and/or the owner.

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: _____

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

PROJECT DISCRETIONARY PERMIT

Renovation of single family home (one bedroom/2 1/2 bath + ADU) requires parking variance due to narrow front lot (25' wide).

| Existing | Proposed |
|--|----------------|
| Front setback 479 SF | 489 SF |
| # Bedrooms/ ADU 2 bedrooms | 1 bedrm/ 1 ADU |
| Required car spaces 3 spaces | 3 spaces |
| Actual proposed car spaces 3 spaces | 3 spaces |
| # spaces in garage 1 space | 1 space |
| # spaces in front setback 2 spaces | 2 spaces |
| Percentage parking in front setback 70% | 68% |

* Discretionary permit variance required.

Three parking spaces are required for the proposed one bedroom home with ADU. Due to special circumstances, a variance is requested for two parking spaces (18x8.5') which will occupy more than 50% of the front setback.

The discretionary variance is substantiated by the following (13.10.230):

- There exists a special circumstance with the shape of the lot. The property front is narrow at 25' wide. This is common and in harmony with neighboring properties. The houses in this area have no or a one car garage and a hard-to-reach driveway that often occupies more than 50% of the front setback. The existing house currently provides three parking spaces; one in the garage (though not meeting the minimum required size, and two that account for 70% of the front setback. These houses, including the project house, are non-conforming.
- The proposed house will resemble the existing house in general shape, inclusion of an exterior stair and one car garage. Granting the variance will maintain the proposed house in harmony in shape and size as the neighboring houses. It will maintain a one car garage and be situated on the site occupy 68% of the front setback.
- Granting the variance provides a consistent treatment for the proposed house that neighboring houses enjoy/share. Due to the narrow front lot width and setbacks, a two car garage is not possible for this property or its neighbors with similar conditions.

PROJECT DATA

020 - Single Family Residence, built 1976

Lot Area: 3,354 sq.ft. Qualifies as small lot.

8-3/8" non-sprinklered

Zone: S-1.4 PP

Wildfire Interface (WUI): RA, CIL-FSA, No Fire Hazard Area

| | Existing | Proposed |
|-------------------------------------|------------------|---|
| Lot Coverage: | 764 sq.ft. (23%) | 1,117 sq.ft. (33.3%) |
| Total Conditioned Area: | 955 sq.ft. | 1,551 sq.ft. |
| Attached Unconditioned Garage Area: | 414 sq.ft. | 346 sq.ft. |
| Total Square Footage: | 1,369 sq.ft. | 1,897 sq.ft. (528 sq.ft. additional/ 38.6%) |
| Floor Area Ratio: | 34.4% | 50% |
| Configuration: | 2 bedrm, 2 baths | 1 bedrm, 2 1/2 baths |
| ADU Square Footage: | NA | 318 sq. ft. |
| ADU Configuration: | NA | 1 bedrm, 1 bath |

See FAR and Lot Coverage calculation.

FAR Max 50% of 3,354 SF Lot
Lot Coverage Max 45% of 3,354

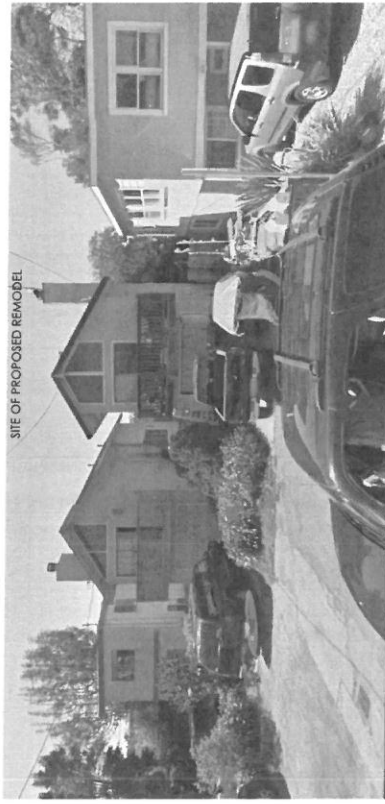
| | SF | Exemptions | Lot Cov | FAR | Notes* |
|---------------------------------|--------------|------------|--------------|--------------|-------------------------------------|
| EXISTING HOUSE | 414 | -225 | 414 | 189* | 225SF exclusion |
| Garage | 272 | - | 272 | 272 | |
| Main House - Lower | 683 | -26 | - | 657* | less interior stairs (double count) |
| Main House - Upper | 36 | - | 68 | 36 | |
| Exterior deck - projection calc | 48 | - | 10 | - | |
| Exterior Stairs | 10 | - | 10 | - | |
| Chimney | 10 | - | 10 | - | |
| Total | 744 | | 744 | 1,154 | |
| PROPOSED HOUSE | 346 | -225 | 346 | 121* | 225SF exclusion |
| Garage | 710 | - | 710 | 710 | |
| Main House - Lower | 841 | -55 | - | 786* | less interior stairs (double count) |
| Main House - Upper | 60 | - | 61 | 50 | Count proj > 5' from wall |
| Exterior deck - projection calc | 61 | - | 61 | - | |
| Exterior Stairs | 318 | -318 | 0 | 0* | 800SF ADU exclusion |
| ADU - Detached | 318 | - | 318 | 318 | |
| Total | 2,336 | | 1,117 | 1,467 | |

VICINITY MAP/ COMPARATIVE LOTS IN THE AREA



Pleasure Pl

COMPARATIVE HOUSES



INDEX

- VAR 1.0 PROJECT INFORMATION
- TP - 1 TOPOGRAPHIC MAP & BOUNDARY SURVEY
- VAR 1.1 SITE PLAN: EXISTING & PROPOSED
- VAR 1.2 PROPOSED FLOOR PLAN - LOWER
- VAR 1.3 PROPOSED FLOOR PLAN - UPPER
- VAR 1.4 PROPOSED FLOOR PLAN - ADU
- VAR 1.5 EXISTING FLOOR PLANS
- VAR 1.6 - 1.8 EXTERIOR ELEVATIONS : EXISTING & PROPOSED

REMODEL

DISC VAR 12/10/2022

REV 01/10/2023

REV 02/10/2023

REV 03/28/2023

PROJECT INFORMATION

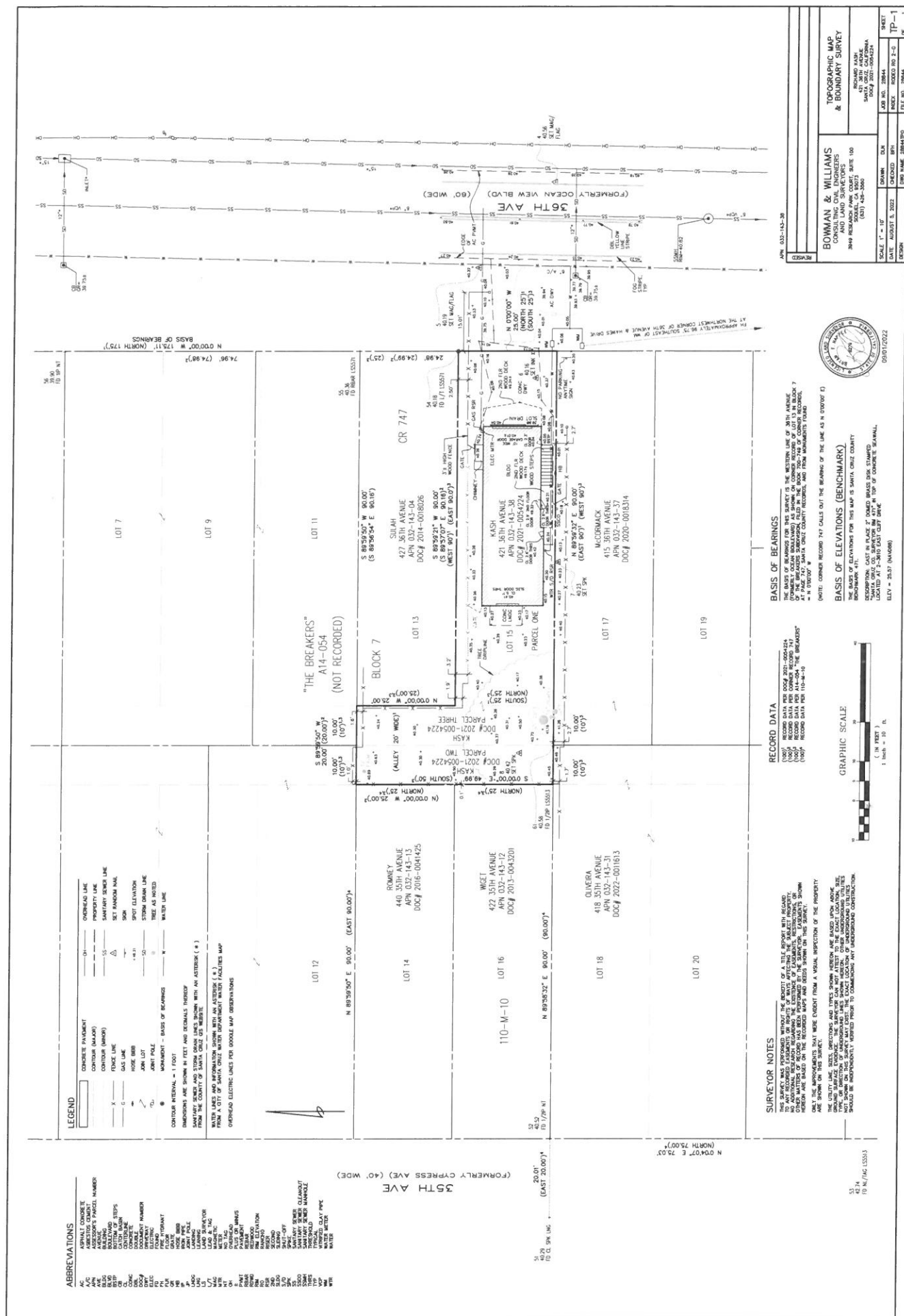
VAR 1.0

RESIDENCE AT 421 36TH AVENUE
SANTA CRUZ CA 95062
PARCEL NO. 032-143-38-000

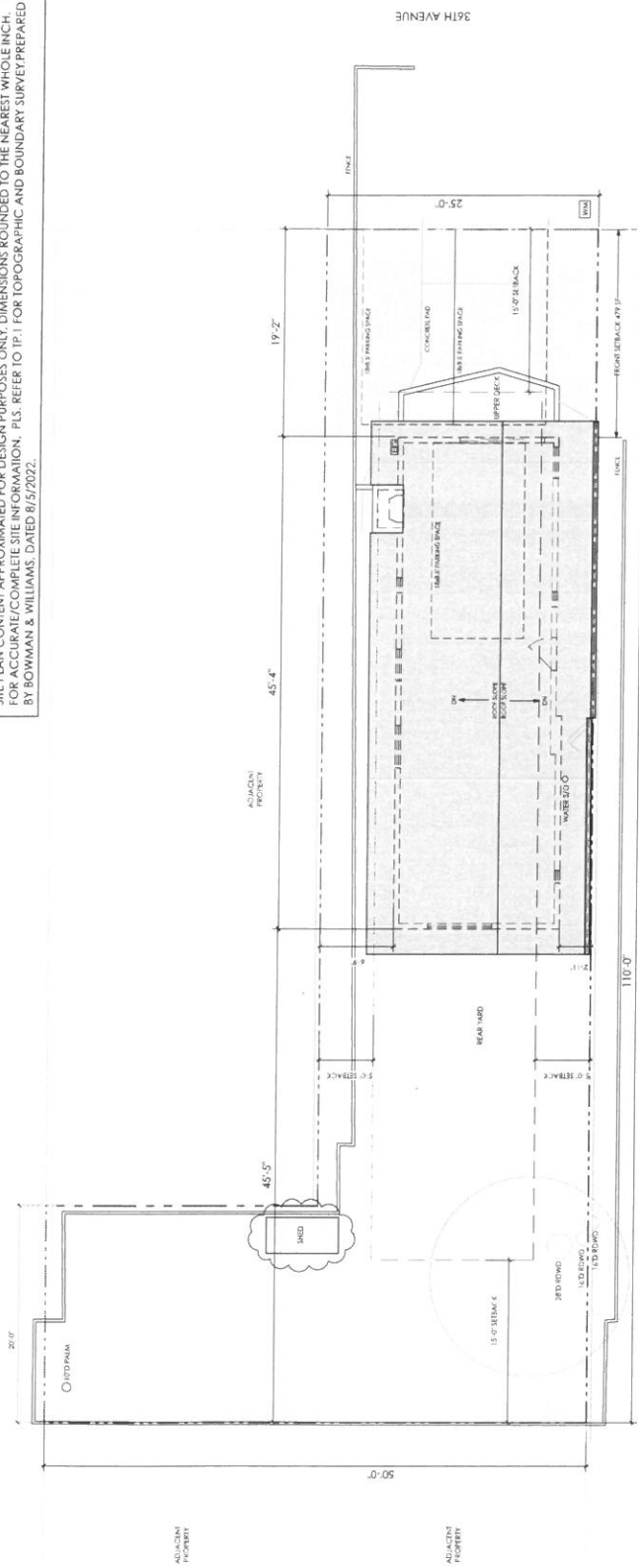
Esther Suzuki Arnold
es@theornold.com
510.710.6366



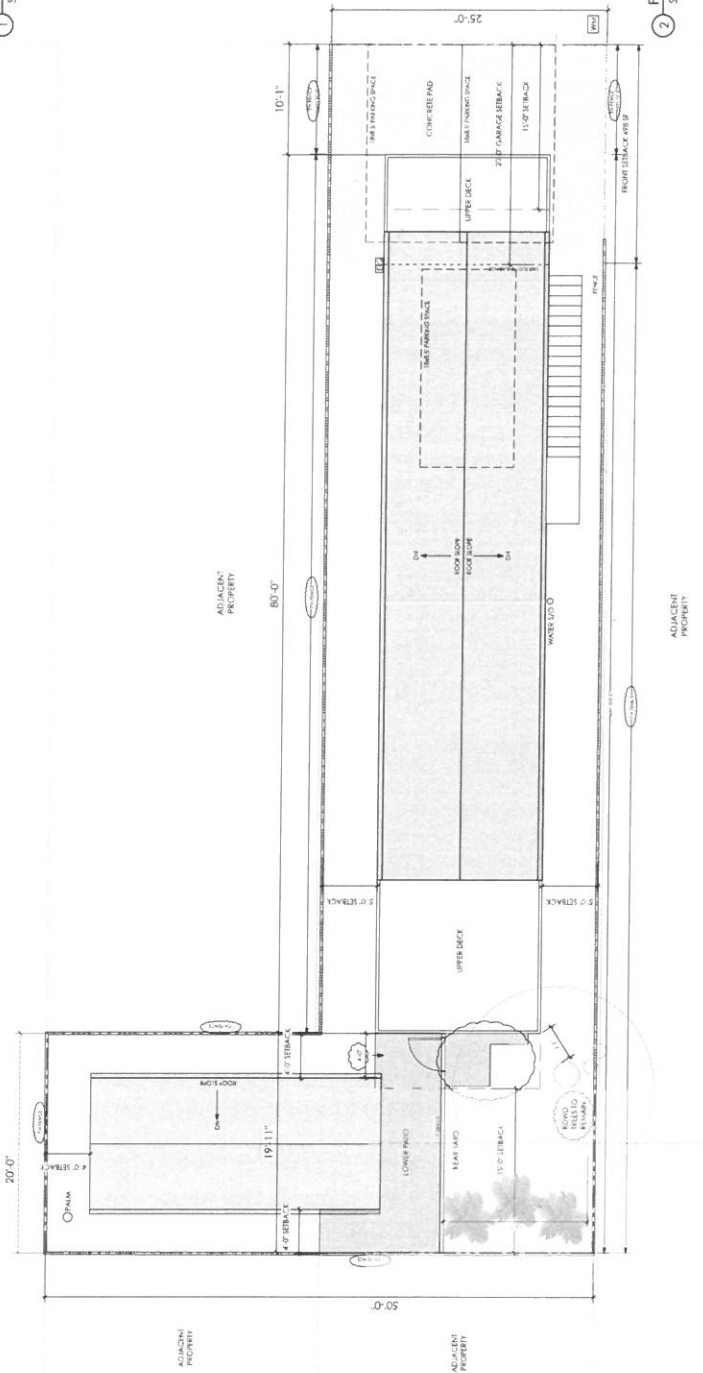
OWNER CONTACT:
Richard Kosh
rku@kosh.com
650.743.1727
BUILDER CONTACT:
Dustin Maguffee
dustin@maguffee.com
650.492.3343



SITE PLAN CONTENT APPROXIMATED FOR DESIGN PURPOSES ONLY. DIMENSIONS ROUNDED TO THE NEAREST WHOLE INCH.
FOR ACCURATE/COMPLETE SITE INFORMATION, PLS. REFER TO P.1 FOR TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED
BY BOTMAN & WILLIAMS, DATED 8/5/2022.



1 EXISTING SITE PLAN
SCALE 1/8"=1'-0"



2 PROPOSED SITE PLAN
SCALE 1/8"=1'-0"

OWNER CONTACT:
Richard Kosh
rku@koshreal.com
650.741.1727

BUILDER CONTACT:
Dustin Maguffee
dustinm@ychoo.com
650.492.3343



Esther Suzuki Arnold
esther@arnold.comcost.net
510.710.6366

RESIDENCE AT 421 36TH AVENUE
SANTA CRUZ CA 95062
PARCEL NO. 032-143-38-000

REMODEL

DISC VAR 12/10/2022

REV 01/10/2023

REV 02/10/2023

REV 03/28/2023

SITE PLAN -
EXISTING &
PROPOSED

VAR 1.1

OWNER CONTACT:
Richard Kash
corkash@aol.com
650-421-1727

BUILDER CONTACT:
Dustin Mogulfee
dustinm@yahoo.com
650-472-3345



Esther Suzuki Arnold
estherarnold@comcast.net
510 710 6366

RESIDENCE AT 421 36TH AVENUE
SANTA CRUZ CA 95062
PARCEL NO. 032-143-38-000

REMODEL

DISC VAR 12/10/2022

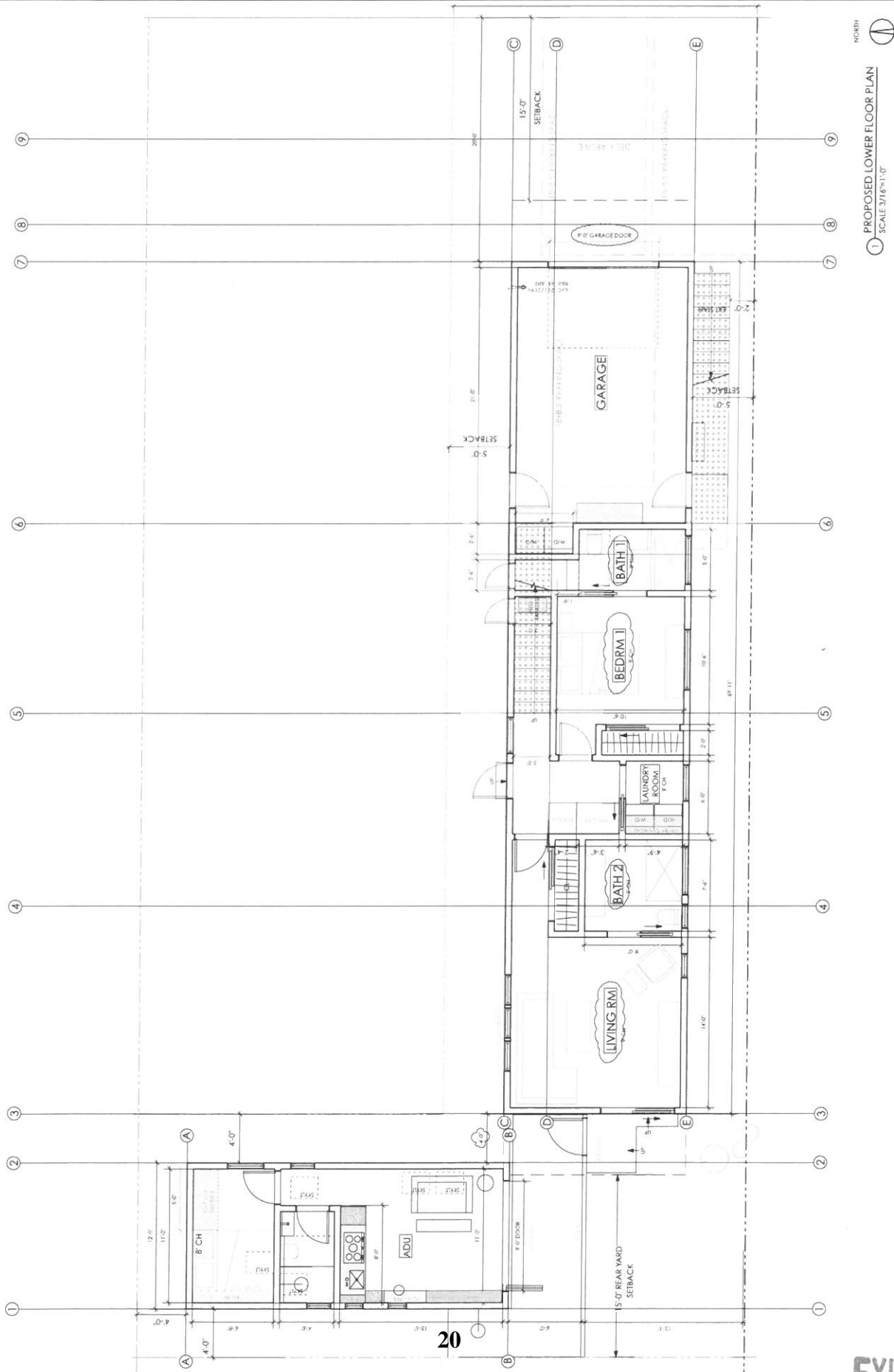
REV 01/10/2023

REV 02/10/2023

REV 03/26/2023

FLOOR PLANS -
PROPOSED

VAR 1.2



OWNER CONTACT:
Richard Kosh
curkosh@aol.com
650-743-1727

BUILDER CONTACT:
Dustin Maguffee
dustinm@yaho.com
650-492-3343



Esther Suzuki Arnold
es@herarold.com
510 710 6366

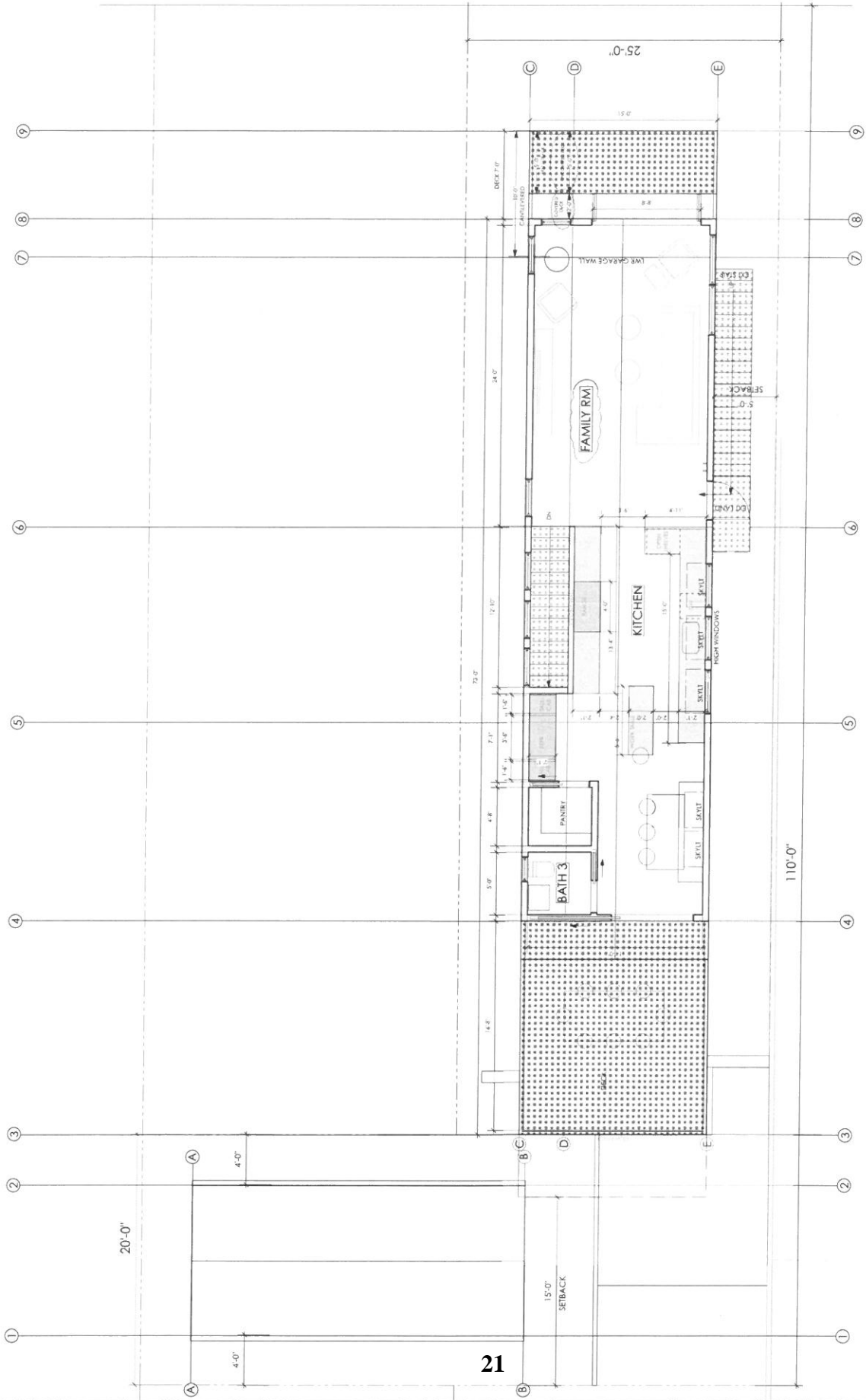
RESIDENCE AT 421 36TH AVENUE
SANTA CRUZ CA 95062
PARCEL NO. 032-143-38-000

REMODEL

DISC VAR 12/10/2022
REV 01/10/2023
REV 02/10/2023
REV 03/28/2023

FLOOR PLANS -
PROPOSED

VAR 1.3



1 PROPOSED UPPER FLOOR PLAN
SCALE 3/16"=1'-0"



OWNER CONTACT:
Richard Kash
curikash@aol.com
650.743.1727

BUILDER CONTACT:
Dustin Maguffee
dustinm@vpho.com
650.472.3343



Esther Suzuki Arnold
estherarnold@comcast.net
510.710.6366

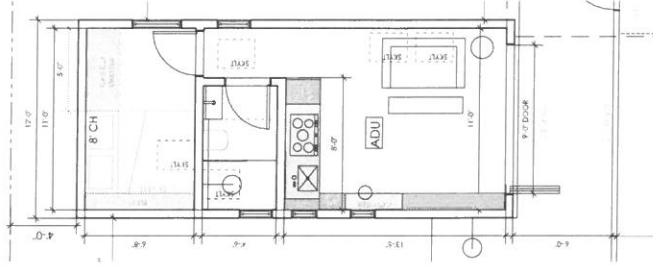
RESIDENCE AT 421 36TH AVENUE
SANTA CRUZ CA 95062
PARCEL NO. 032-143-38-000

REMODEL

DISC VAR 12/10/2022
REV 01/10/2023
REV 02/10/2023
REV 03/28/2023

FLOOR PLANS -
PROPOSED

VAR 1.4



1 PROPOSED ADU FLOOR PLAN
SCALE 3/16"=1'-0"

OWNER CONTACT:
Richard Kosh
cork@kosh.com
650-743-1727

BUILDER CONTACT:
Dustin Maguffee
dustinm@yaho.com
650-492-3343



Esther Suzuki Arnold
es@esuzuki.com
510 710 6266

RESIDENCE AT 421 36TH AVENUE
SANTA CRUZ CA 95062
PARCEL NO. 032-143-38-000

REMODEL

DISC VAR 12/10/2022

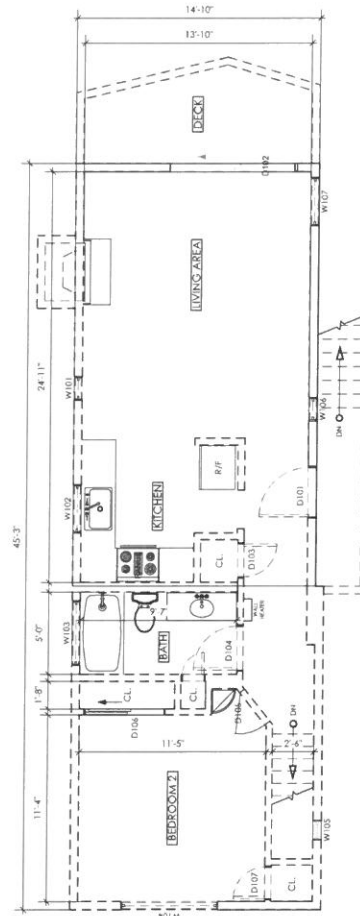
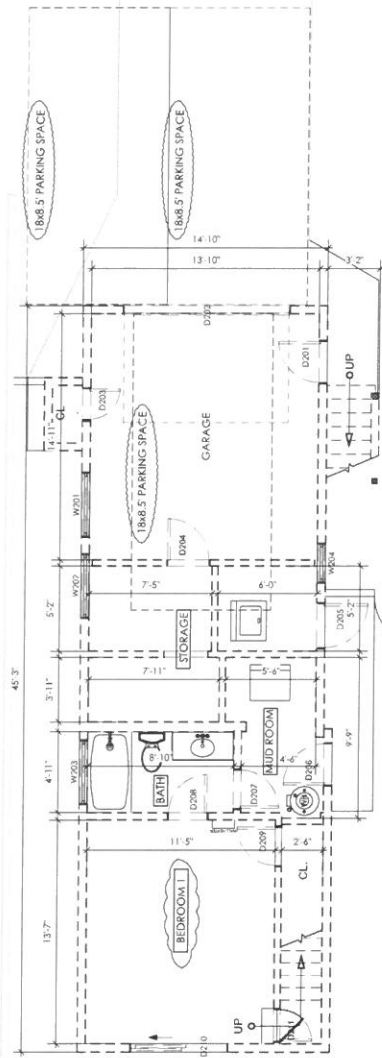
REV 01/10/2023

REV 02/10/2023

REV 03/28/2023

FLOOR PLANS -
EXISTING

VAR 1.5



OWNER CONTACT:
Richard Kosh
corkoski@aol.com
650-442-1727

BUILDER CONTACT:
Dustin Mogulfee
dustinm@yaho.com
650-492-3343



Esther Suzuki Arnold
estherarnold@comcast.net
510.710.6366

RESIDENCE AT 421 36TH AVENUE
SANTA CRUZ CA 95062
PARCEL NO. 032-143-38-000

REMODEL

DISC VAR 12/10/2022

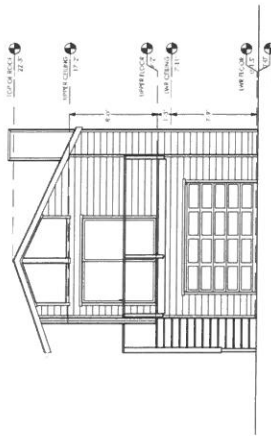
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REV 02/10/2023

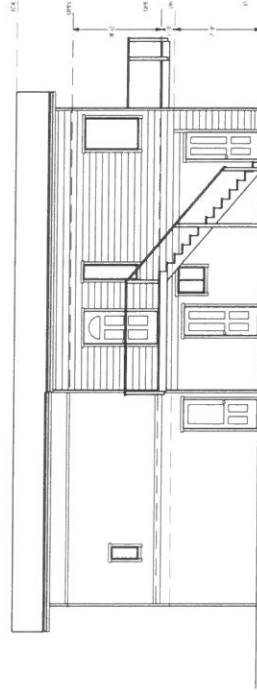
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EXTERIOR
ELEVATIONS

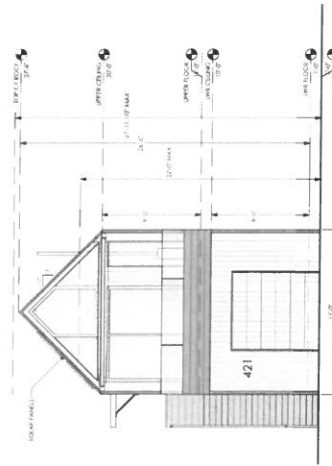
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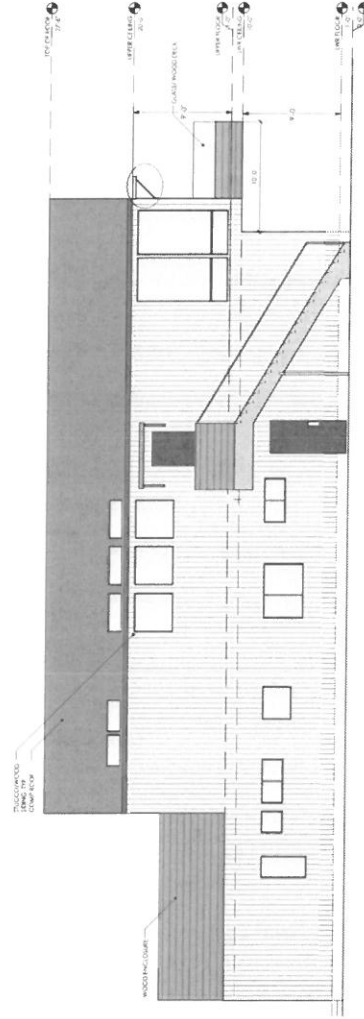
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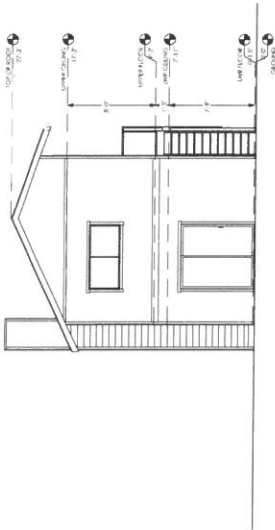
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SCALE 1/8"=1'-0"



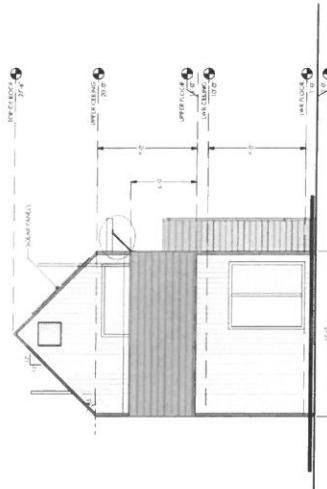
2 PROPOSED EAST ELEVATION
SCALE 1/8"=1'-0"



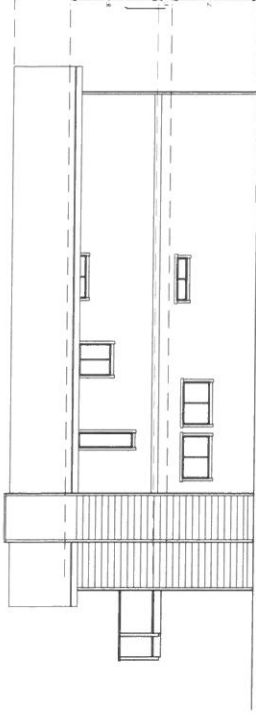
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SCALE 1/8"=1'-0"



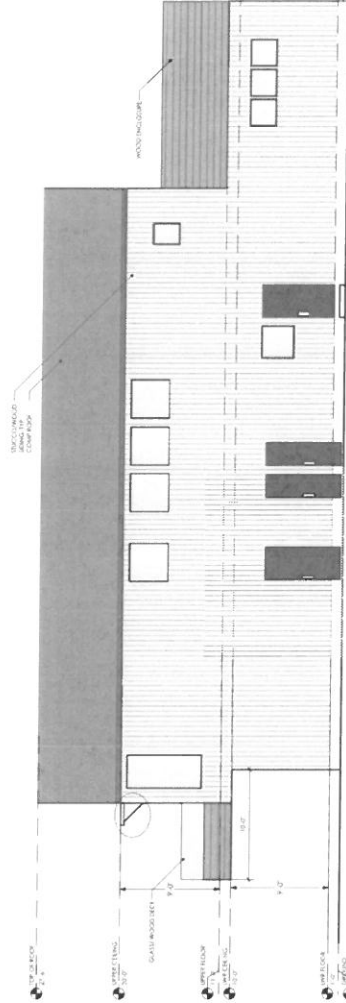
1 EXISTING WEST ELEVATION
SCALE 1/8"=1'-0"



2 PROPOSED WEST ELEVATION
SCALE 1/8"=1'-0"



3 EXISTING NORTH ELEVATION
SCALE 1/8"=1'-0"



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

RESIDENCE AT 421 36TH AVENUE
SANTA CRUZ CA 95062
PARCEL NO. 032-143-38-000

Esther Suzuki Arnold
es@ernormale.com
510.710.6366



OWNER CONTACT:
Richard Kosh
rko@kosh.com
650.743.1727
BUILDER CONTACT:
Dustin Magullee
dustinm@ychoo.com
650.492.3343

REMODEL

DISC: VAR 12/10/2022
REV 01/10/2023
REV 02/10/2023
REV 03/28/2023

EXTERIOR
ELEVATIONS

VAR 1.7

OWNER CONTACT:
Richard Kosh
rku@kashadco.com
650-432-1727

BUILDER CONTACT:
Dustin Maguffee
dustinm@yazoo.com
650-492-3343



Esther Suzuki Arnold
estherarnold@comcast.net
510.710.6366

RESIDENCE AT 421 36TH AVENUE
SANTA CRUZ CA 95062
PARCEL NO. 032-143-38-000

REMODEL

DSC VAR 12/10/2022

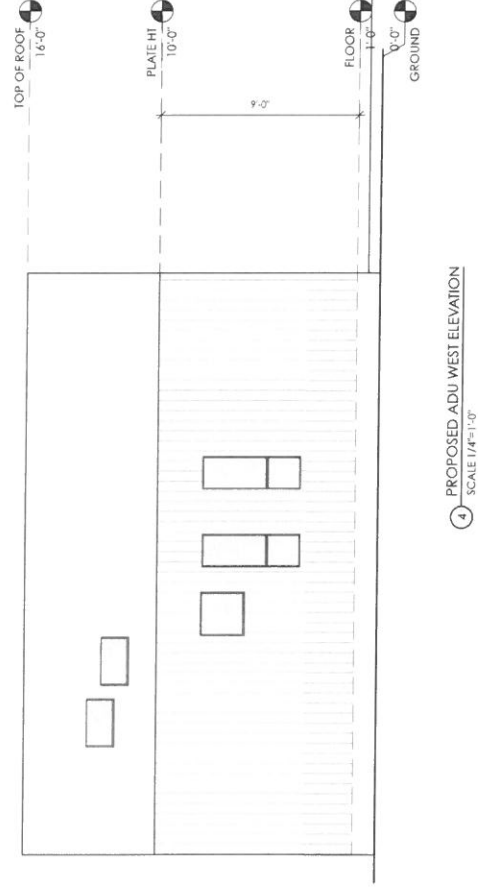
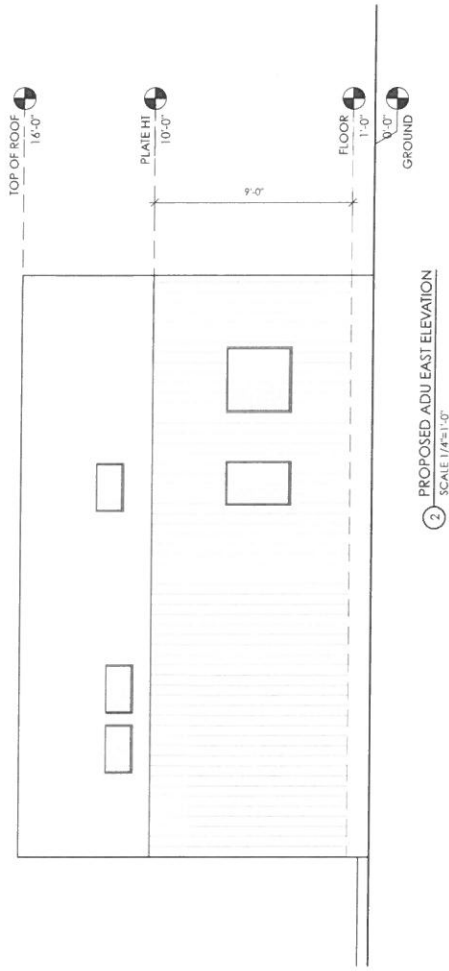
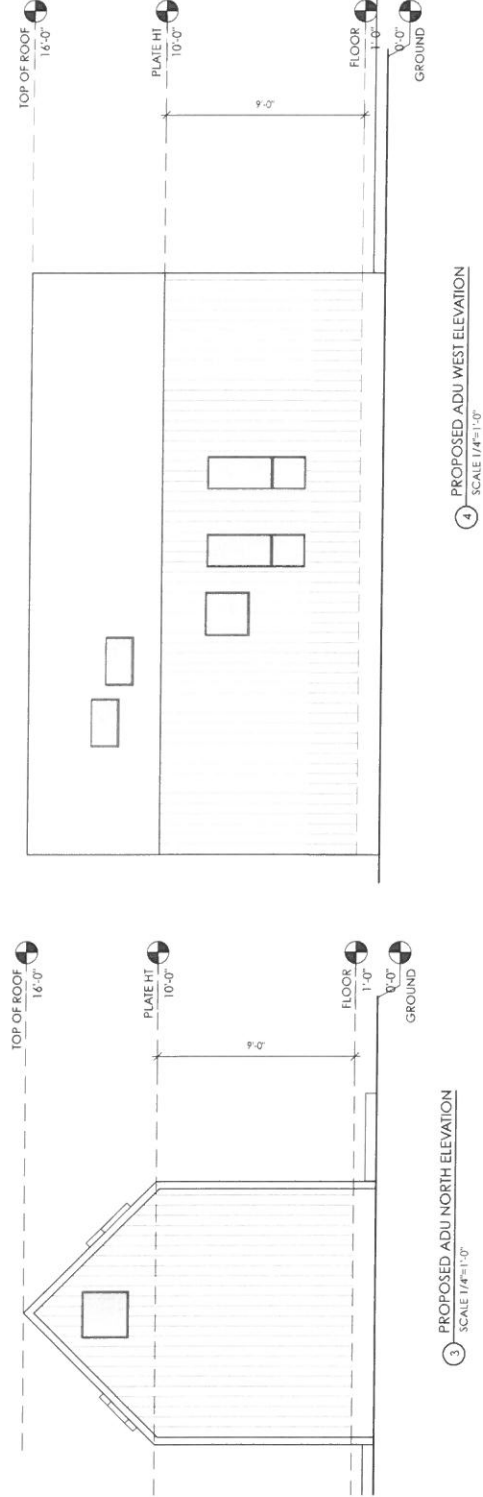
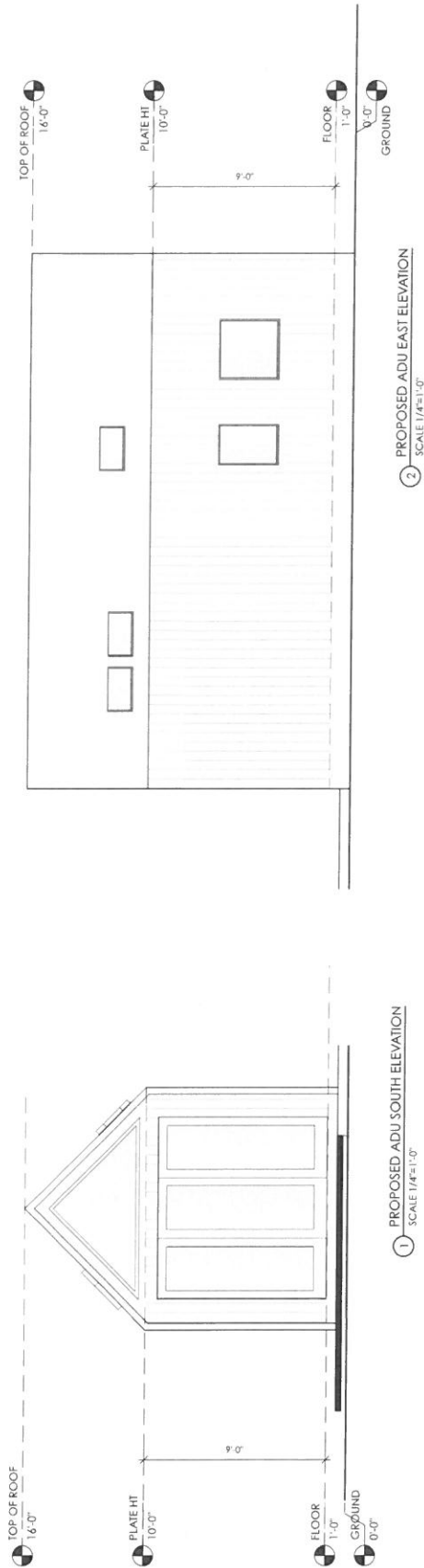
REV 01/10/2023

REV 02/10/2023

REV 03/28/2023

EXTERIOR
ELEVATIONS

VAR 1.8



February 27, 2023

Prepared by: Dale Manischalchi

157 Waugh Ave. Santa Cruz, CA 95065

(925) 493-9077

International Society of Arboriculture (ISA) Certified Arborist WE-10052A TRAQ

Prepared for: Esther Suzuki Arnold (Architect)

estherarnold@comcast.net

(510) 710-6366

Subject Arborist report for 421 36th Ave. Santa Cruz, CA 95062 (APN 032-143-38-000)

Ms. Arnold:

This report summarizes my recent evaluation of trees within or directly adjacent to the subject property in unincorporated Santa Cruz County, California, based on our site visit on February 17, 2023, and architectural drawings dated 2/10/2023. This report includes a discussion of tree evaluation methods, a summary of findings, identification of anticipated impacts, and recommendations for tree protection during construction. The primary focus of my field effort was to evaluate the impact of the proposed construction activities on a Redwood tree (Tree 1) and recommend specific protection measures for said tree. The secondary focus was identification and inventory of all trees on the project site and any trees directly adjacent which may or may not be affected by the proposed development.

SUMMARY

A total of five (5) trees were included in the tree inventory conducted in support of this report, four (4) onsite and one (1) on an adjacent property which overhangs the subject property. The County of Santa Cruz regulates tree removal in the coastal zone (County Code Section 16.34); this property is located within the coastal zone. It is anticipated that two (2) on-site trees may require removal to accommodate site development. It is anticipated that the remaining two (2) trees will not require removal. This report provides construction-related tree protection recommendations for onsite trees to be retained.

ASSIGNMENT

The following tasks were performed:

☐ Assessed all trees with trunk diameters measuring 4-inches and greater and located on or adjacent to the property line for species, general health, general structural condition, size, and presence of pests. Off-site trees were included in the assessment if canopies extended over the property line or the trees may require pruning to accommodate construction.

☐ Confirmed tree impact status based on site development plans.

- ☐ Prepared a tree location exhibit.
- ☐ Prepared a tree information table that details individual tree attributes.
- ☐ Developed a report documenting site observations and providing tree protection recommendations.

LOCATION

The property is located in unincorporated Santa Cruz County, south of Portola Dr. and north of East Cliff Dr. (Figures 1 and 2). The property is approximately 3,354 sq. ft. and is bounded by residential development. The property encompasses Assessor's Parcel Number (APN) 032-143-38-000 and is located within the County's Urban Service Boundary.



Figure 1.

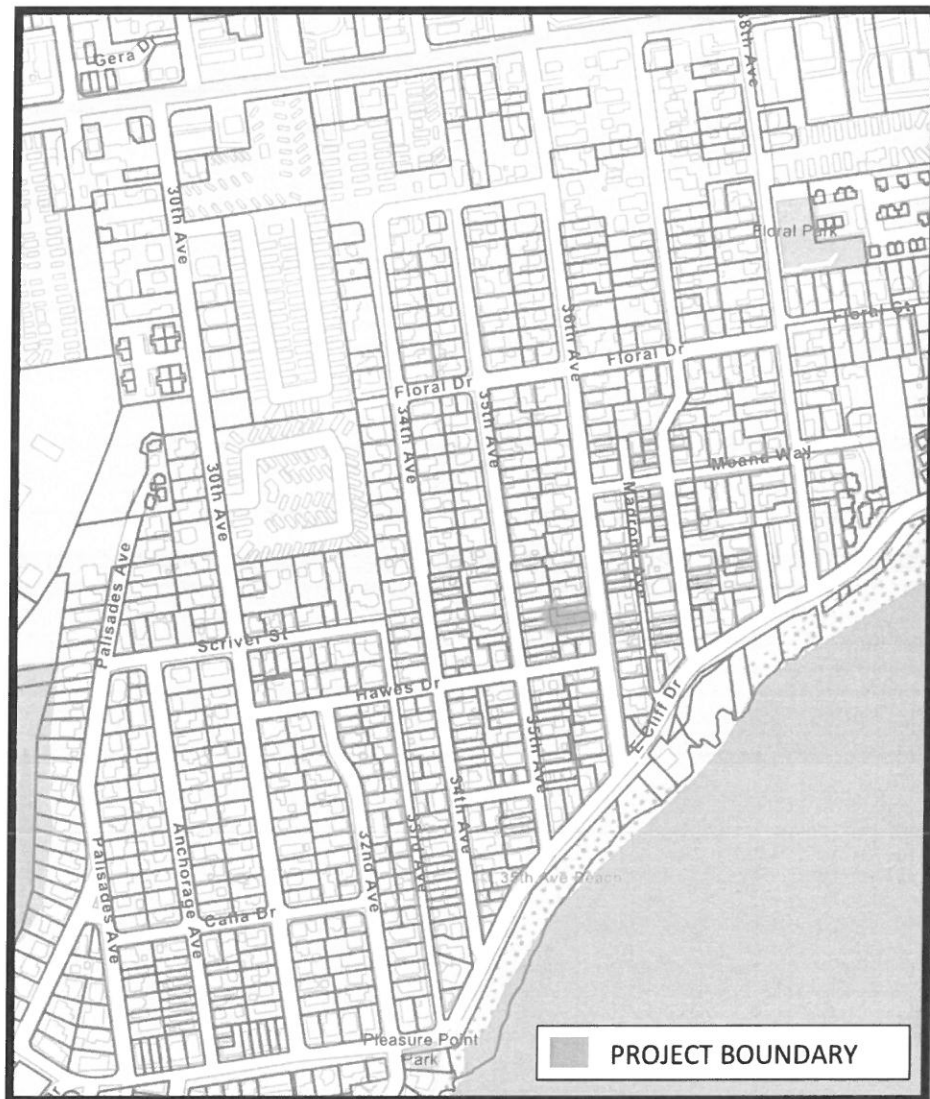


Figure 2.

GENERAL PHYSICAL CHARACTERISTICS

The approximately 3,354 sq. ft. property is flat. Structures on the property consist of house and a small garden shed. The few trees on site are concentrated primarily in the rear (western end) of the property. The off-site tree is located along that property's eastern boundary.

METHODS

A site evaluation on February 17, 2023 to document tree location and attribute information. Tree attribute information was collected for all on-site trees and for trees along the property's perimeter where canopies overhang the property line. Tree attribute data collected during the site evaluation included species, trunk diameter, tree height, canopy spread, general health condition, structural condition and presence of observable pests or other tree maladies. Trunk diameters were measured using a diameter tape which provides adjusted figures¹ for diameter measurements when wrapping the tape around a tree's circumference. Where access to trunks was infeasible (e.g., for off-site trees located behind fences), visual estimates of trunk diameter were made. Diameter measurements were made at 4.5 feet above grade, consistent with County Code (Section 16.34.030).

Tree health and structure were evaluated with respect to five distinct tree components: roots, trunk, scaffold branches, small branches, and foliage. Each tree component was assessed with regard to health factors such as insect, fungal or pathogen damage, mechanical damage, presence of decay, presence of wilted or dead leaves, and wound closure. Components were graded as *good*, *fair*, *poor*, and *dead* with 'good' representing no apparent problems, and 'dead' representing a dying and/or dead tree. For example, a tree with a 'Fair' health rating is one that exhibits average overall health. There is nothing necessarily wrong with a tree given a 'Fair' rating, but it is simply not exhibiting better than average health. Trees with 'Fair' ratings can live for a very long time. Structural condition relates to the architecture of the tree. Trees with 'Poor' structural ratings usually have trunk issues (cavities, cracks, etc.), poor branch attachments that can lead to branch failure, or other structural soundness issues. This relates to the risk of a tree or tree part failing.

This method of tree condition rating is comprehensive and results in ratings that are useful for determining the status of trees based on common urban forestry standards.

Concurrent with individual tree attribute measurement and assessment, the location of each individual tree was hand-mapped on a geo-referenced aerial photo base map. Collected tree data and tree identification numbers correspond with the individual tree locations presented in Figure 3.

PROJECT LIMITATIONS

This report presents site and tree information as observed in the field on February 17, 2023. No root crown excavations or investigations internal probing or aerial inspections were performed during the tree assessment. Therefore, the presence or absence of any internal decay or other hidden or inaccessible inferiorities in the trees could not be confirmed. It is recommended that any large tree proposed for preservation be thoroughly inspected for internal or subterranean decay by a qualified arborist before finalizing preservation plans. See Figure 3 below for tree locations.



Figure 3.

FINDINGS/RESULTS

There are a total of 5 trees located on or adjacent to subject property, as presented in Table 1. Overall, the on-site trees are in fair to poor health and fair to poor structural condition. The off-site tree is in fair condition. It should be noted that tree health assessments consider a number of observable tree characteristics. I have listed each tree below with specific actions recommended for that tree.

| Tree Number | Scientific Name | Common Name | Number of stems | Diameter at Breast Height (in.) | Height (ft.) | Canopy Extent (ft.) | Health Condition | Structural Condition | Location | Impact | Notes |
|-------------|------------------------------|----------------|---------------------------|---------------------------------|--------------|---------------------|------------------|----------------------|---------------|--------|---|
| 1 | <i>Sequoia sempervirens</i> | Coast Redwood | 3 | 45 | 40 | 30 | Poor | Poor | On-Site | Retain | drought stress, 3 codominant stems |
| 2 | <i>Juglans regia</i> | English Walnut | 5 (4", 3", 3", 3", 2") | 15 | 6 | 6 | Fair | Fair | On-Site | Retain | poor pruning, dormant |
| 3 | <i>Juglans regia</i> | English Walnut | 1 | 4 | 8 | 5 | Fair | Fair | On-Site | Remove | dormant, remove for proposed ADU |
| 4 | <i>Syagrus romanzoffiana</i> | Queen Palm | 1 | 13 | 20 | 15 | Fair | Fair | On-Site | Remove | remove for proposed ADU |
| 5 | <i>Syagrus romanzoffiana</i> | Queen Palm | 1 | 11 | 20 | 15 | Fair | Fair | Property Line | Retain | opposite side of fence on adjacent property |

Table 1.

RECOMMENDATIONS

Retained on-site trees should be protected from construction-related impacts. Tree pruning and protection should be conducted according to ANSI A300 standards. Tree removal may become necessary due to site plan changes; where pruning of a tree's root system exceeds 25% of the estimated root zone; or pruning of a tree's canopy exceeds 25% of the existing tree canopy. The project applicant should consult with an ISA Certified Arborist to determine whether the root or canopy impact thresholds are exceeded. All retained trees should be monitored by an ISA Certified Arborist post construction for changes in health status. An Integrated Pest Management (IPM) plan should be considered for any future disease and pest issues. Consult with a certified pest control person to develop a plan.

Tree 1: The client has requested that this tree be retained (see Figures 4 and 5). My recommendations for tree preservation will be listed below, but first I will list my assessment/concerns for this tree. This tree appears to be suffering from drought stress. Many of the branch tips are brown in color. There are also three codominant stems. Generally, trees with codominant stems have weak branch attachments. With age, bark may become included within the growth between the stems preventing a strong union between the branches. Trees with this type of growth are more prone to branch failure than trees with normal branch attachments.

According to the architectural design drawings (page 3) the perimeter foundation is proposed to be 3' 3" from the nearest tree trunk with a proposed patio behind the house and approximately the same distance away from the tree. Excavations for the foundation will, likely, be closer to the tree to accommodate space for the setting of forms for the foundation. The excavations for the patio and foundation encroach into the Critical Root Zone (CRZ) of this tree. Encroachment into the CRZ may impact the structural stability and/or health of the tree. This tree is almost entirely surrounded by buildings on this and adjacent properties, any of which may be a target if this tree were to fail. It is estimated that between 15-20% of this tree's root mass may be affected by these excavations. This is only an estimate, actual root impacts may be different (see PROJECT LIMITATIONS, page 4). The ISA recommends tree removal when 25% or greater of the root mass is to be removed in one growing season.

Secondly, due to the proximity of the proposed foundation and patio to the tree, it is likely that they both may be subjected to uplifting by this tree's roots at some point in the future.

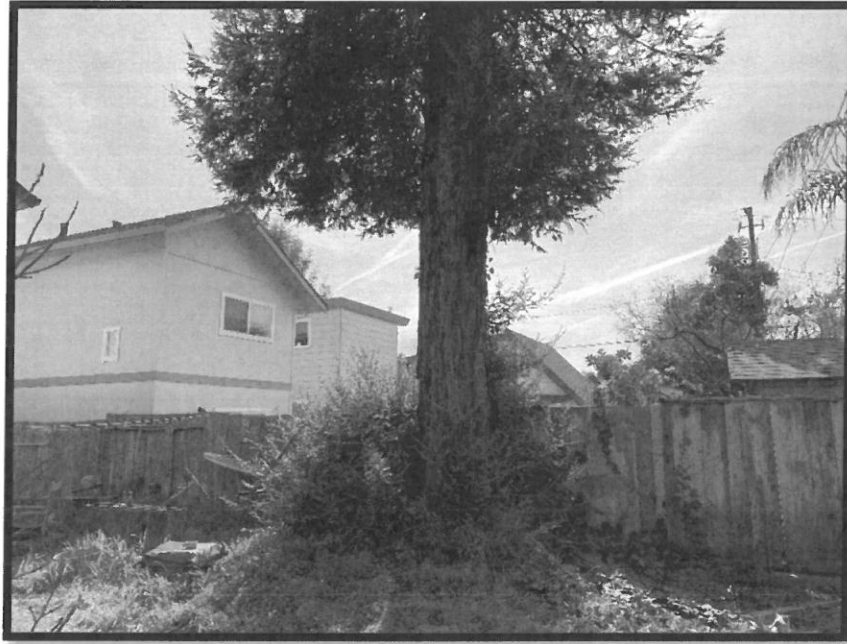


Figure 4.



Figure 5.

For the retention of this tree, the following measures are recommended. Remove suckers around the base of the tree. Remove branches that may be affected by construction activities. Due to the proximity of construction activities to the tree, standard ISA recommended Tree Protection Zone (TPZ) fencing is not practical. Trunk protection consisting of 2 X 4 boards, steel banding, and construction

(snow) fencing should be used to prevent equipment damage. See Figure 6 for an example of trunk protection.

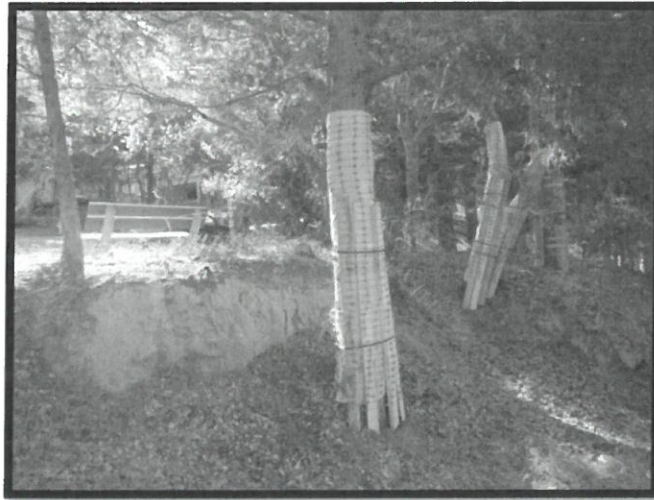


Figure 6.

All roots greater than 1" diameter severed during excavation activities should be flush cut back to undamaged wood. Exposed roots should be covered with moisture retaining material such as wet burlap or moist soil fill, and covered with a tarp to prevent drying of soil and roots. Backfill within the trees dripline should consist of amended native soil. Deep irrigation of the tree is recommended for 12 months post construction to facilitate new root growth.

TREE 2: TPZ fencing should be installed at the dripline of this tree. Fencing may include T-posts and plastic construction (snow) fencing. Pruning of Tree 2 is recommended to improve its shape (see Figure 7).



Figure 7. Tree 2

TREE 3: This tree should be removed to accommodate the proposed ADU. The architectural drawings show the east wall set back 4' from the property line. This tree is 4' from the fence, which is assumed to be the property line. This tree should be flush cut to the ground.). If a replacement tree is required by the county, a small tree such as California Buckeye or Manzanita in a #5 or #15 size container along the western property line is recommended.



Figure 8. Tree 3

TREE 4: It was communicated to me by the client that this tree will be removed to accommodate the proposed ADU. This tree is approximately 4' from the west and north fences. The architectural drawings show a 4' set back from the property lines. This tree should be flush cut to the ground (see Figure 9). If a replacement tree is required by the county, a small tree such as California Buckeye or Manzanita in a #5 or #15 size container along the western property line is recommended.

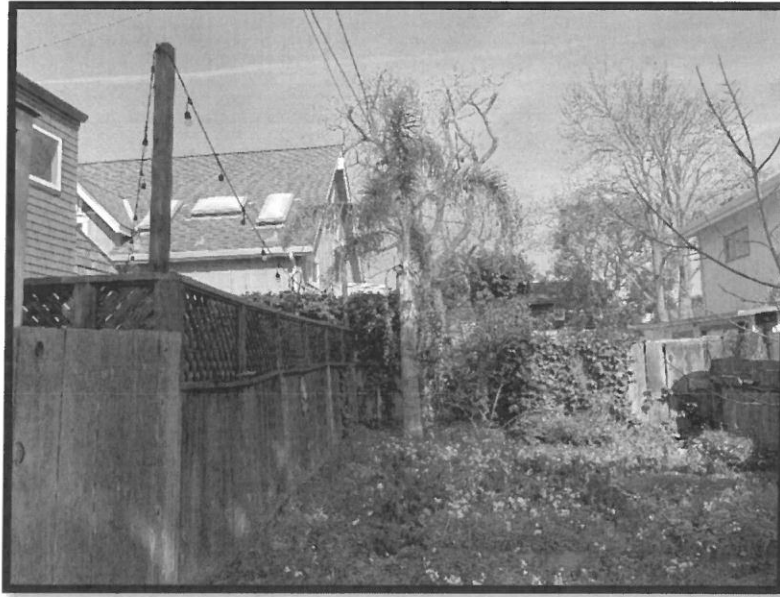


Figure 9.

TREE 5: This tree is located on the adjacent property to the west (see Figure 10). It is located behind a fence. No construction activities are planned in this area, therefore, no protection measures are recommended.

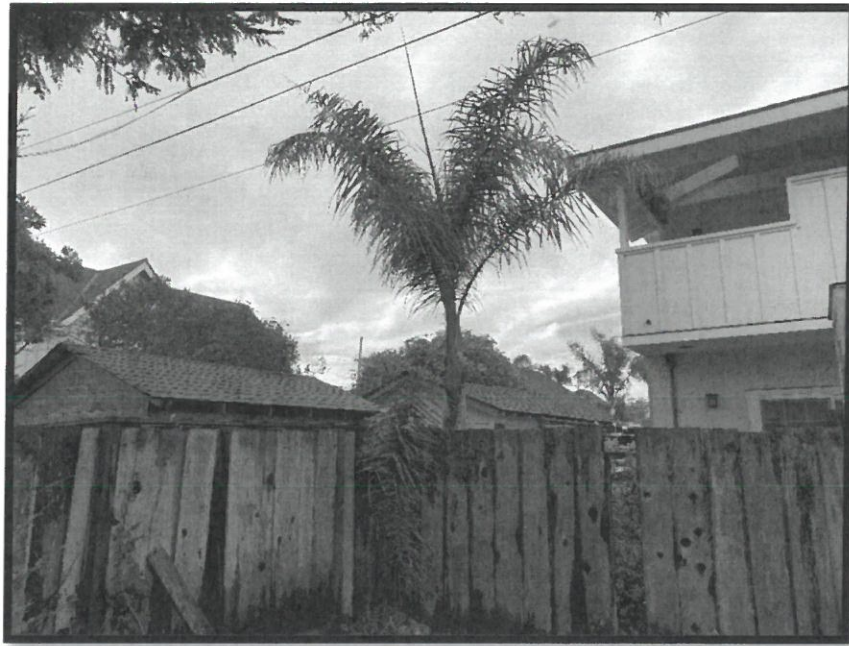


Figure 10.

CONCLUSION

Five trees were inventoried and evaluated. Of the on-site trees, two are recommended for removal and two are to be trimmed and protected. For the off-site tree, no action is recommended.

This report provides conclusions and recommendations based on an examination of the trees and site by an ISA Certified arborist. Arborists are tree specialists who use their education, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that can possibly lead to the failure of a tree. Trees are living organisms that fail in ways not fully understood. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. There are no guarantees that a tree's condition will not change over a short or long period due to weather, cultural or environmental conditions. Trees can be managed but not controlled. To live near trees is to accept some degree of risk.

Please feel free to contact me with any questions.

Sincerely,

Dale Manischalchi

Dale Manischalchi
ISA Certified Arborist WE-10052A TRAQ

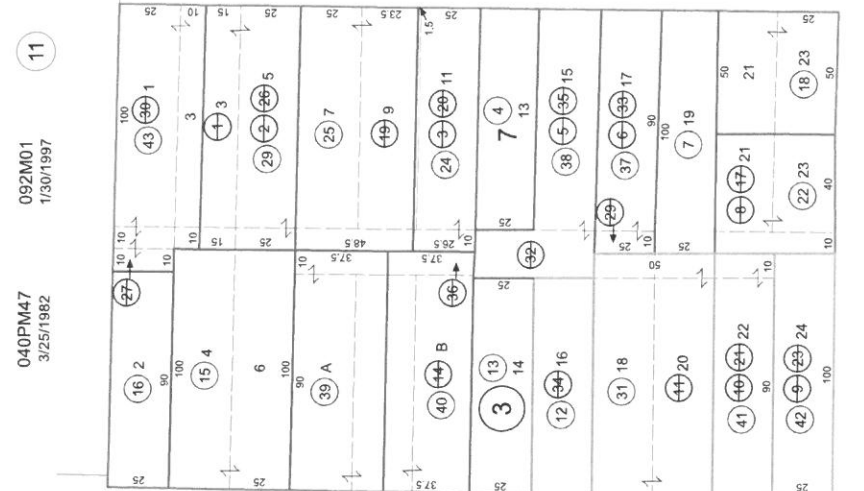
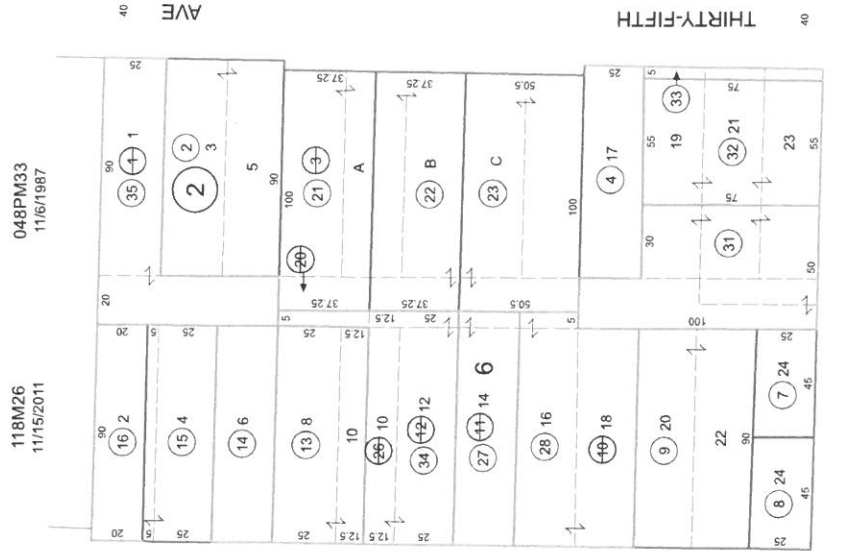
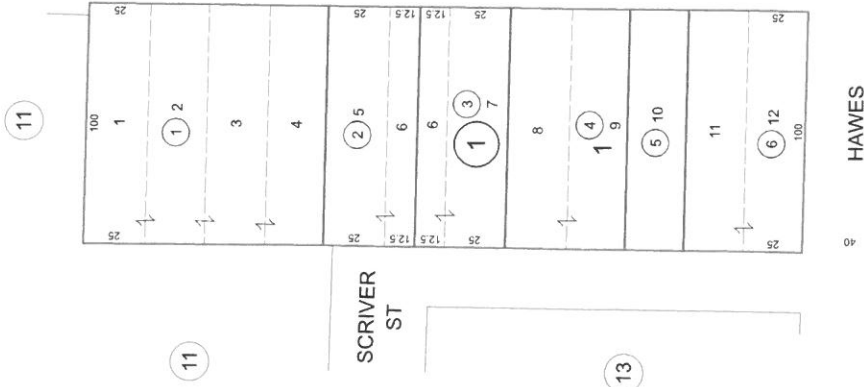
FOR TAX PURPOSES ONLY

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POR. RANCHO ARROYO DEL RODEO E. 1/2 SEC. 21, T. 11S., R. 1W., M.D.B. & M.

Tax Area Code
82-040

32-14



Electronically Redrawn 10/21/98 by
Rev. 6/21/07 to (11RS10)
Rev. 10/18/10 to (Comb form, 3-43)
Rev. 4/18/12 to (11RS26)
Rev. 7/17/19 (Corrections per 48PM33)

THE BREAKERS
Unified

086M04
8/21/1992

110M10
9/27/2006

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

Assessor's Map No. 32-14
County of Santa Cruz, Calif.
Oct, 1998

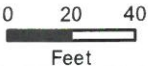


Parcel Location Map



Parcel: 03214338

-  Study Parcel
-  Assessor Parcel Boundary

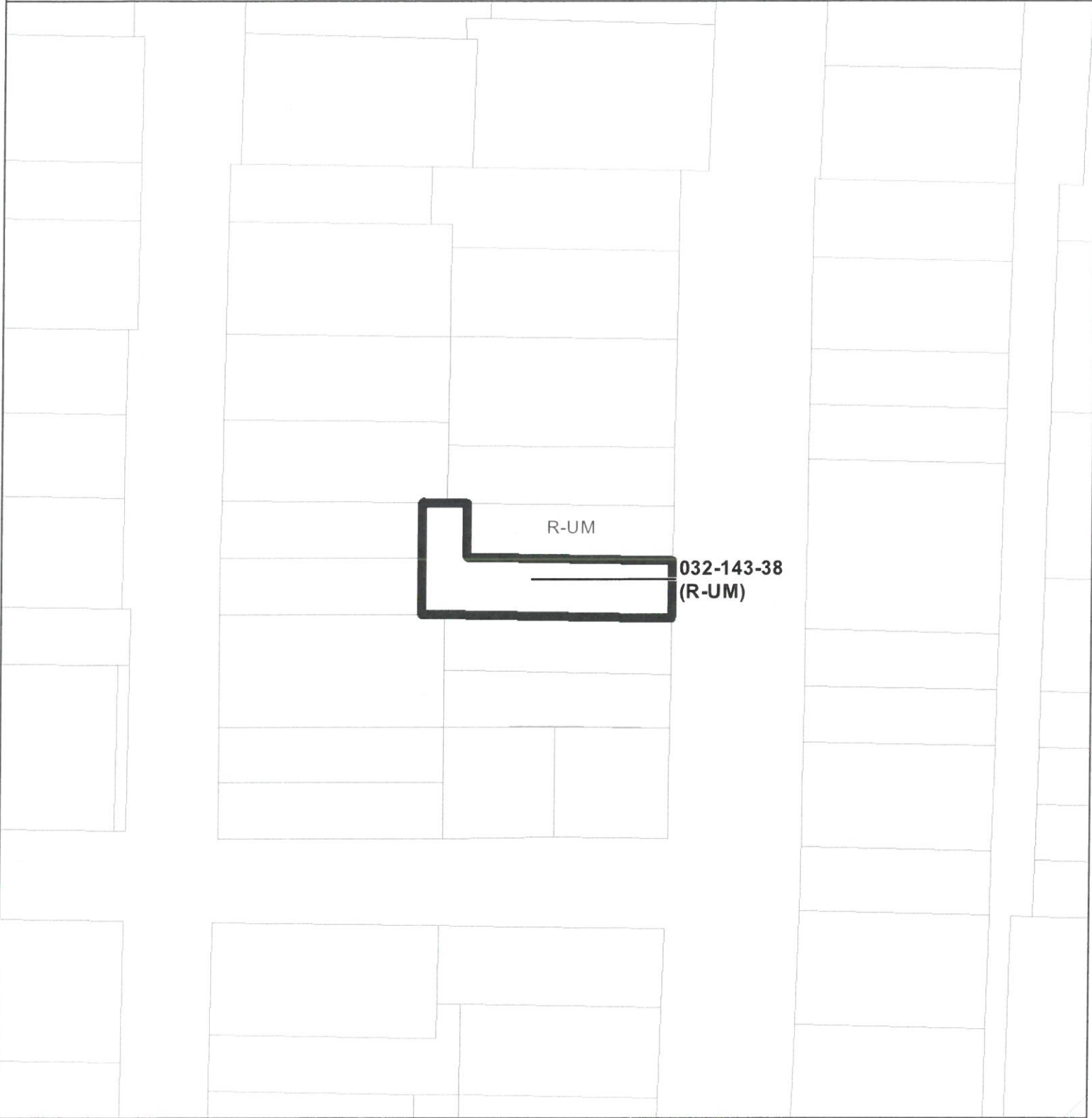




Parcel General Plan Map



Mapped
Area



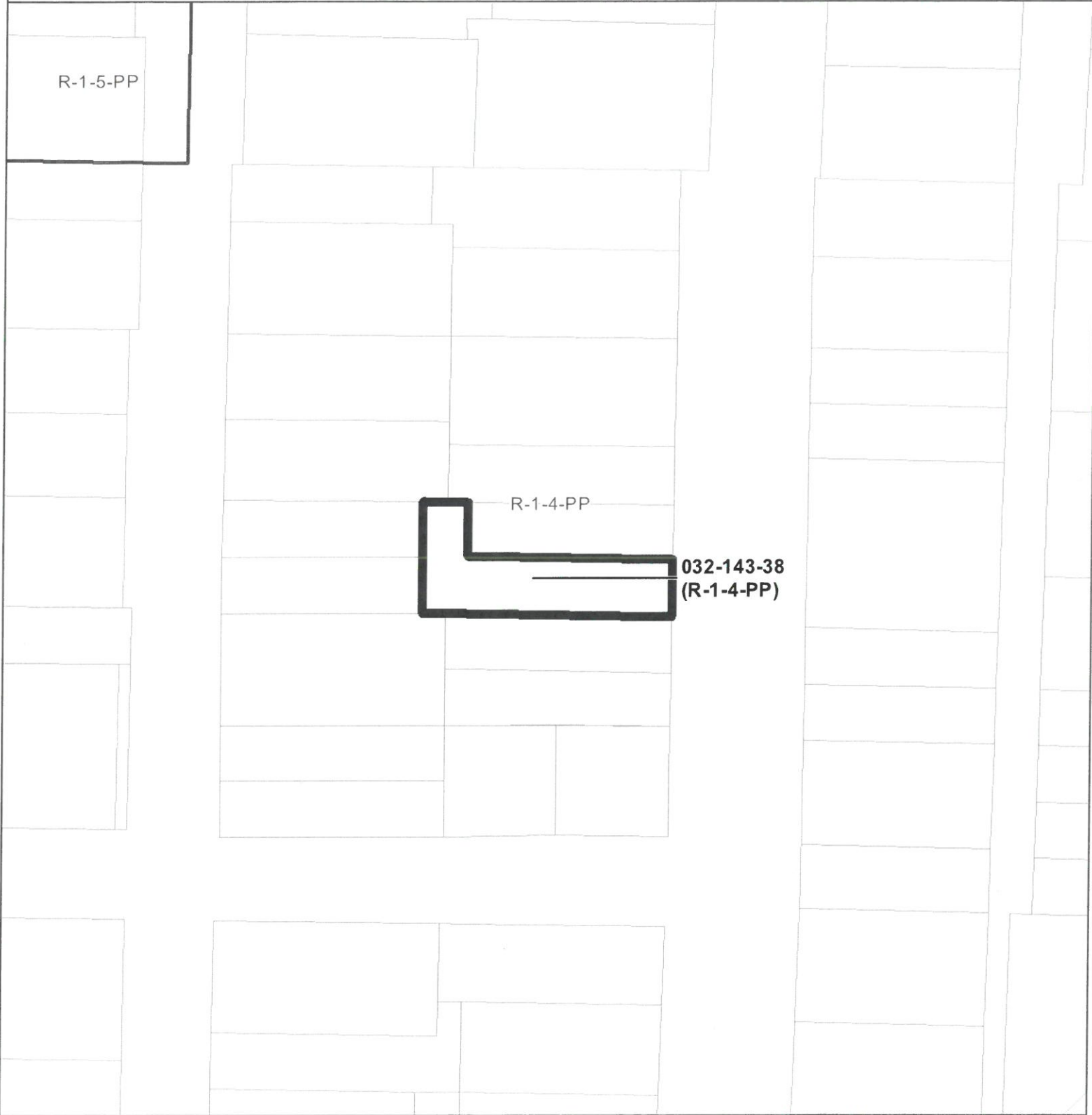
☐ R-UM Res. Urban Medium Density



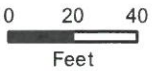
0 20 40
Feet



Parcel Zoning Map



☐ R-1 Single-Family Residential



Parcel Information

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz
Sewage Disposal: Sanat Cruz County Sanitation District
Fire District: Central FPD
Drainage District: Zone 5

Parcel Information

Parcel Size: 3,354
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: 36th Avenue
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-4-PP (Single family residential - 4,000 square feet)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal ☐ Yes ☒ No
Comm.

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: No slope
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Foundation only
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Not mapped