



## Staff Report to the Planning Commission

Application Number: **04-0547**

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**Applicant:** Tim Kephart  
**Owner:** Gregory M. Beccio  
**APN:** 028-062-82

**Agenda Date:** February 9, 2005  
**Agenda Item #:** 8  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to amend Permit 99-0658 to change the roof framing and trusses; change the siding from horizontal wood siding to stucco. change the roofing material from composition shingle to clay tile, and to change the roof design from gable to hip, on a single-family dwelling currently under construction. Requires an amendment to Minor Land Division, Coastal Development and Roadway/Roadside Exception Permit 99-0658.

**Location:** Property located on the south side of Matthews Lane, approximately 350 feet east of the intersection with 17<sup>th</sup> Avenue, at 1776 Matthews Lane.

**Supervisory District:** 1st District (District Supervisor: Janet Beautz)

**Permits Required:** Amendment to Minor Land Division, Coastal Development and Roadway/Roadside Exception Permit 99-0658

### Staff Recommendation:

- Approval of Application 04-0547, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

### Exhibits

- |    |                                   |    |                                 |
|----|-----------------------------------|----|---------------------------------|
| A. | Project plans-Proposed amendments | F. | Zoning & General Plan maps      |
| B. | Project plans-Original approval   | G. | Color and materials samples     |
| C. | Conditions                        |    | (Planning Commissioners packets |
| D. | Categorical Exemption (CEQA       |    | only)                           |
|    | determination)                    |    |                                 |
| E. | Location map                      |    |                                 |

### Parcel Information

Parcel Size:	5,747 square feet
Existing Land Use - Parcel:	Single-family dwelling under construction
Existing Land Use - Surrounding:	Single-family dwellings

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Project Access: Matthews Lane  
Planning Area: Live Oak  
Land Use Designation: R-UM (Urban Medium Density Residential)  
Zone District: R-1-5 (Single Family Residential - 5,000 square foot minimum)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

### Environmental Information

An initial study was prepared for the original application 99-0658. This amendment is exempt from CEQA as it is a minor modification to the exterior of an existing structure.

### Services Information

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

### History

On December 11, 2002, the Planning Commission approved Application 99-0658, a Minor Land Division, Coastal Development Permit, Significant Tree Removal Permit, and a Roadway/Roadside Exception. This permit created four, single-family residential parcels and an remainder lot and approved the construction of four single-family homes. Architectural plans, including colors and materials, were approved as part of the final action by your commission. The approved homes on Lots B and C (see Exhibit A) were to include horizontal wood siding and medium slate colored composition shingles on the roof, and the homes on Lots A and D were to include stucco siding and dark slate colored composition shingles. Condition of Approval ILE.3. required that ***“(a)ll future construction of the lots shall conform to the Architectural Floor Plans and Elevations, and the project perspective drawing as stated or depicted in Exhibits D and E”*** which incorporated the wood siding and composition shingles on Lot C.

### Proposed Amendment

The dwelling is on Lot C (Plan 2) is currently under construction. The applicant has requested to change the exterior appearance of the approved home and change the roof framing and trusses, change the siding from horizontal wood to stucco, change the roofing material from composition shingle to clay tile and change the roof design from gable to hip. The proposed new elevations are included as Exhibit A and the proposed colors and materials are included as Exhibit G. The applicant has also submitted a second color and materials option that would include cedar shingles with natural stain on the second floor of the dwelling. This option also is included in Exhibit G. Copies of the originally approved elevations are included as Exhibit B.

## Analysis

The minor land division and new homes approved as Permit 99-0658 essentially "completed" an earlier minor land division on Matthews Lane, a small cul-de-sac located off 17<sup>th</sup> Avenue. The earlier land division was approved in the 1980's, and created lots but did not include construction of homes or design parameters for the homes that would ultimately be constructed. The homes were individually designed and constructed for each owner, and vary considerably in design, colors and materials. The use of both wood and stucco on these homes is common, as it is in the surrounding area. The colors and materials proposed by the applicant would not be inconsistent with those of the original homes on Matthews Lane.

The new land division included four new homes that, as approved, included two homes with stucco exterior and two homes with wood siding, and included design features such as porches and varied rooflines and accent treatments for additional visual interest. Staff has some concern that the use of stucco on three out of four of the homes would eliminate some of the variety and visual interest, and would not be consistent with the intent of the original approval. Other changes proposed by the applicant, including the changes to the roof material and design, would not affect the intent of the original approval, as the proposed design does include changes in roof pitch and articulation.

The applicant has, however, also proposed an alternate option that would include the use of cedar shingles, with a natural stain, on the second floor of the home on Lot C. This would be more in keeping with the original approval, as it would introduce more variety than would plain stucco, and would help to diminish the appearance of bulk of the structure. A condition of approval has been included to require that construction be consistent with Option 2, which includes the use of cedar shingles on the second floor.

## Conclusion

As proposed and conditioned, the proposed amendment (including incorporation of color and materials Option 2) is consistent with the intent of the original approval (Permit 99-0658). The original findings for that approval would not be affected by the proposed change and are incorporated herein by reference.

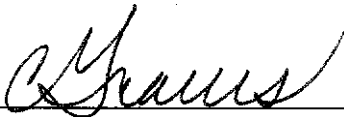
### Staff Recommendation

- o APPROVAL of Application Number **04-0547**, based on the original findings for Permit 99-0658 **and** the attached conditions.
- o Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

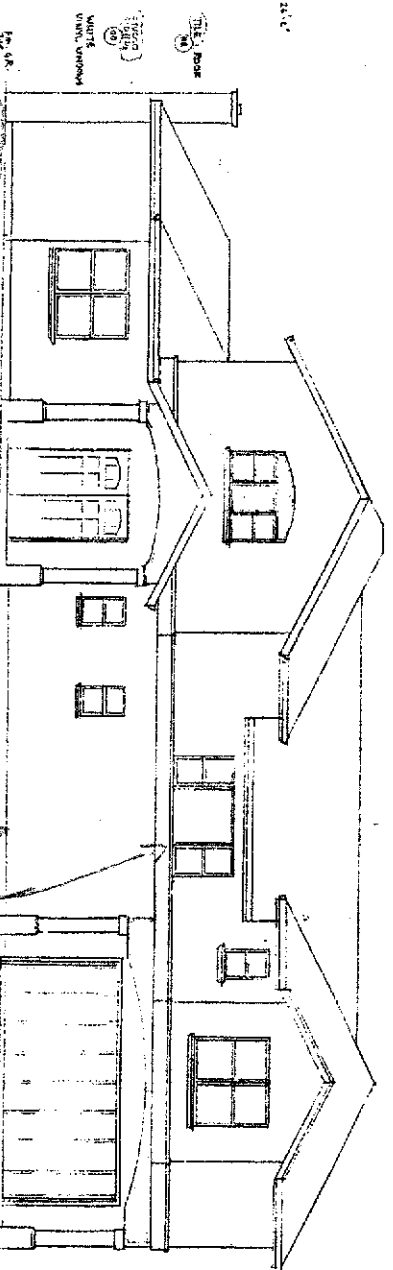
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)

Report Prepared By: \_\_\_\_\_

  
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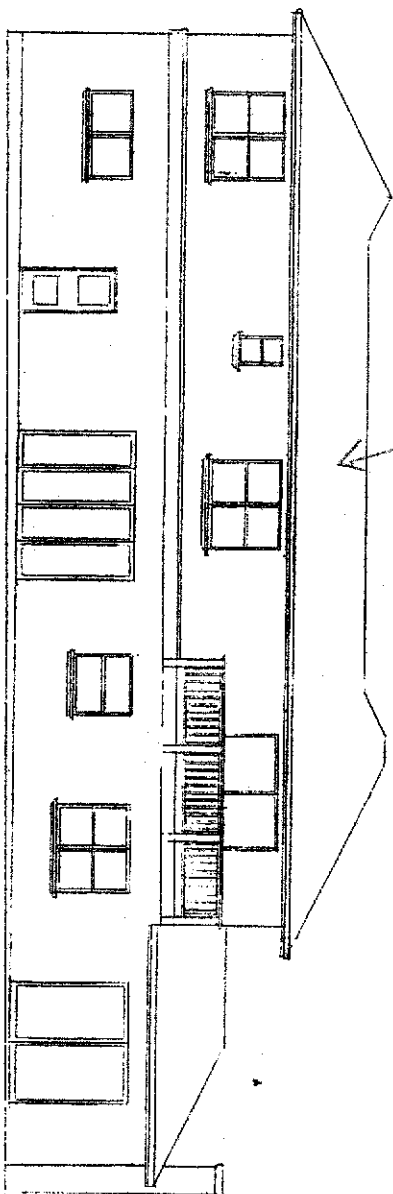
20/10 1944  
 20/10 1944  
 20/10 1944



NORTH ELEVATION

FUTURE  
SOLAR SYSTEM

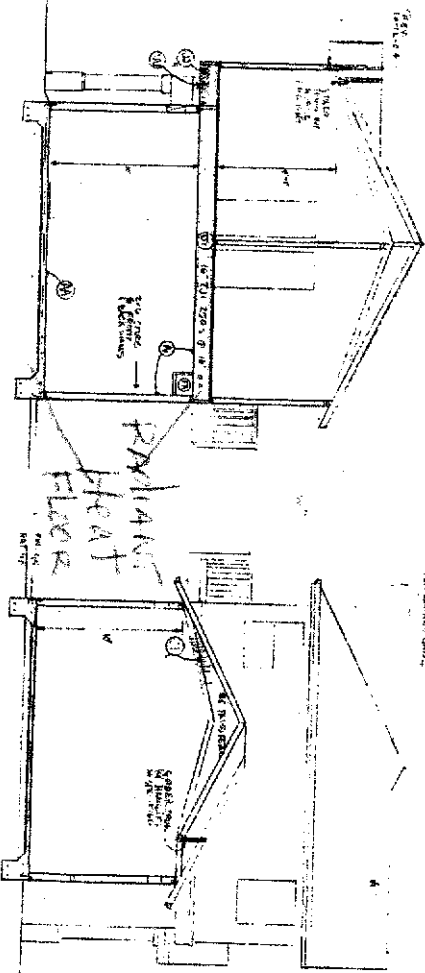
RADIANT HEAT  
Pillbox



SOUTH ELEVATION

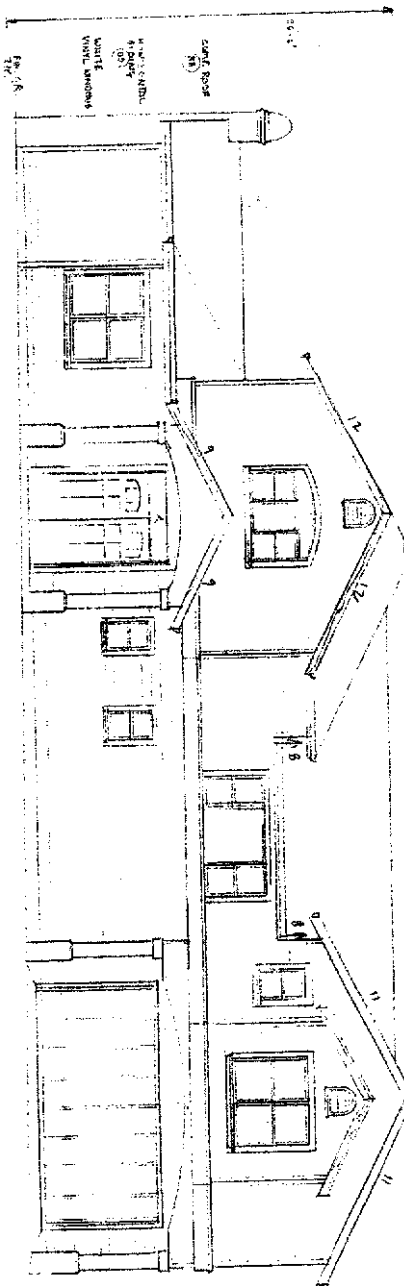
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7-11-68

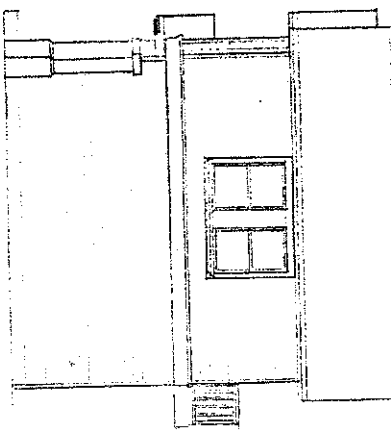
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## SECTION 6

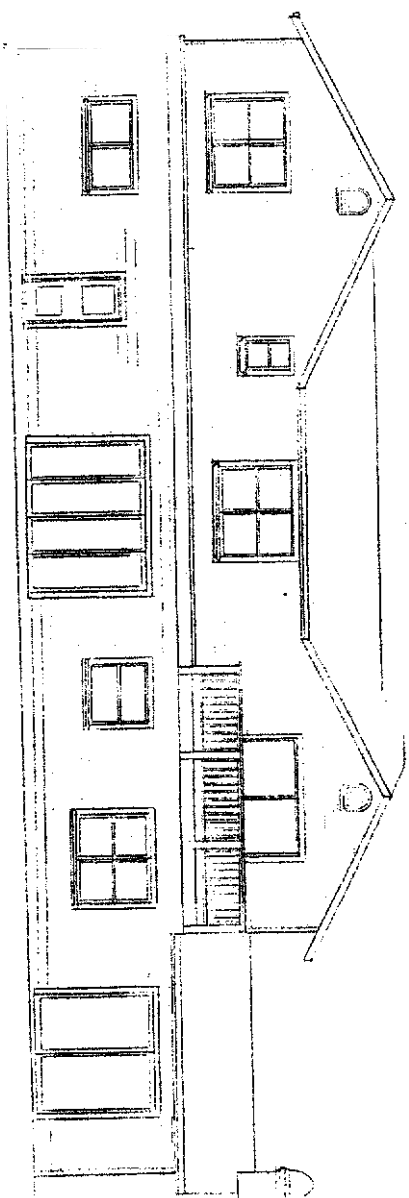
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NORTH ELEVATION  
114° 51' 0"



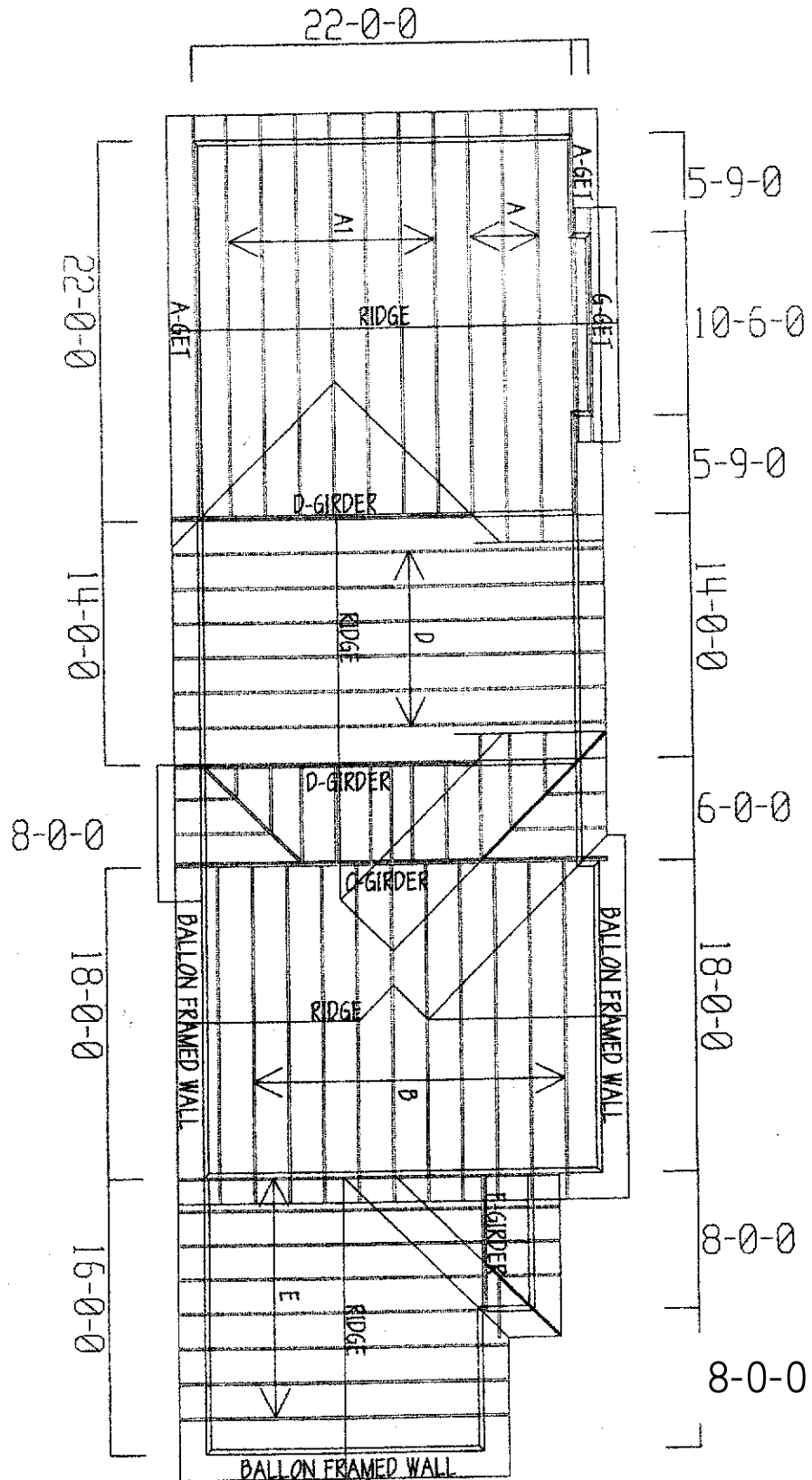
WEST ELEVATION  
7/4-81-0\*



SOUTH ELEVATION  
1/4"=1'

WDBD14-U3  
 DODDS/DEGIO - PLAN#2  
 MATTHEWS LN.  
 SANTA CRUZ, CA.  
 EXTERIOR PITCH: 6/12  
 INTERIOR PITCH: 4/12  
 LOADING: 16-10-8=#34

8A HANGAR WAY  
 WATSONVILLE, CA. 95076  
 DESIGNER:MAD





## Conditions of Approval

Exhibit A: Architectural Plans by Tom Conerly Design Associates, Plan 2, dated 10/12/04.

- I. This permit authorizes an amendment to Permit 99-0658, Lot C, to include changing the roof framing and trusses, changing the siding from horizontal wood siding to stucco on the first floor and cedar shingles on the second floor, changing the roofing material from composition shingle to clay tile, and changing the roof design from gable to hip. **All original conditions of approval for Permit 99-0658 are incorporated herein by reference, except as amended by this permit.** Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit Change Order from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit Change Order 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 "A" on file with the Planning Department, with the following exception:
    1. The plans shall be amended to include **the** colors and materials as shown in Color Option 2 (cedar shingles with natural stain on the second floor).
- 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.
- 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.

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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 two years from the effective date unless you obtain the required permits and commence construction.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Cathy Graves  
Principal Planner

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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors 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: 04-0547

Assessor Parcel Number: 028-062-82

Project Location: 1776 Matthews Lane, Santa Cruz, CA 95062

### Project Description:

Person or Agency Proposing Project: Tim Kephart

Contact Phone Number: (831) 331-3880

- 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).

Specify type:

E.   X   **Categorical Exemption**

Specify type: Class 1-Existing Facilities

### F. Reasons why the project is exempt:

15301-Minor Alteration to Private Structures

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

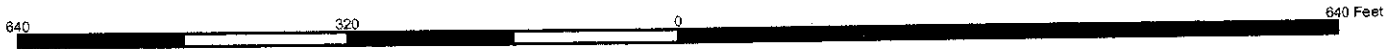
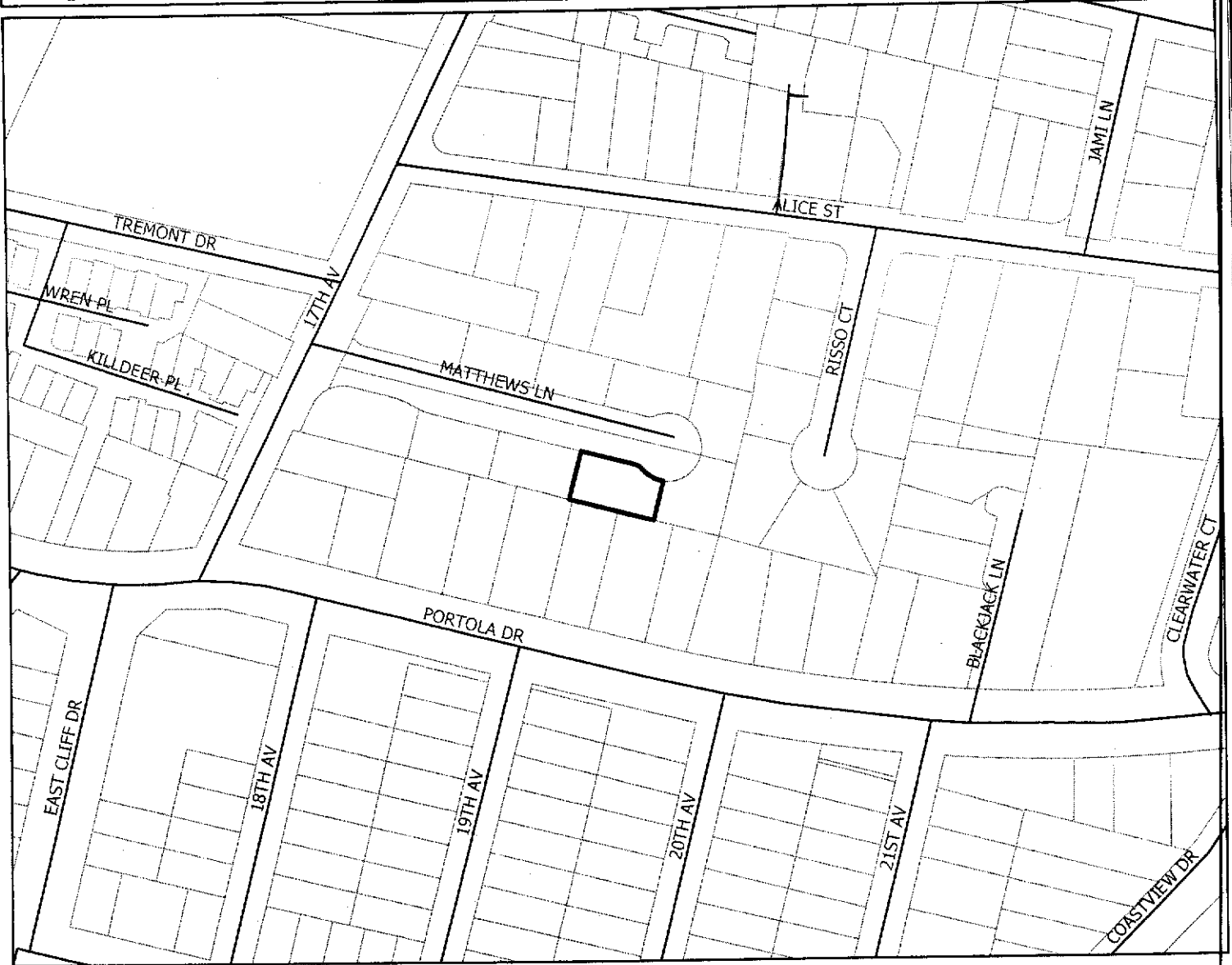
\_\_\_\_\_  
Cathy Graves, Project Planner

Date: \_\_\_\_\_



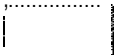
**EXHIBIT D**

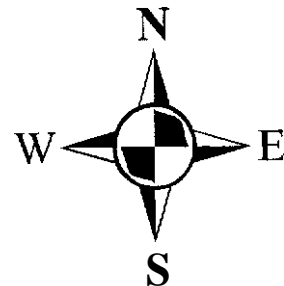


# Location Map



## Legend

-  APN 028-062-82
-  Streets
-  Assessors Parcels

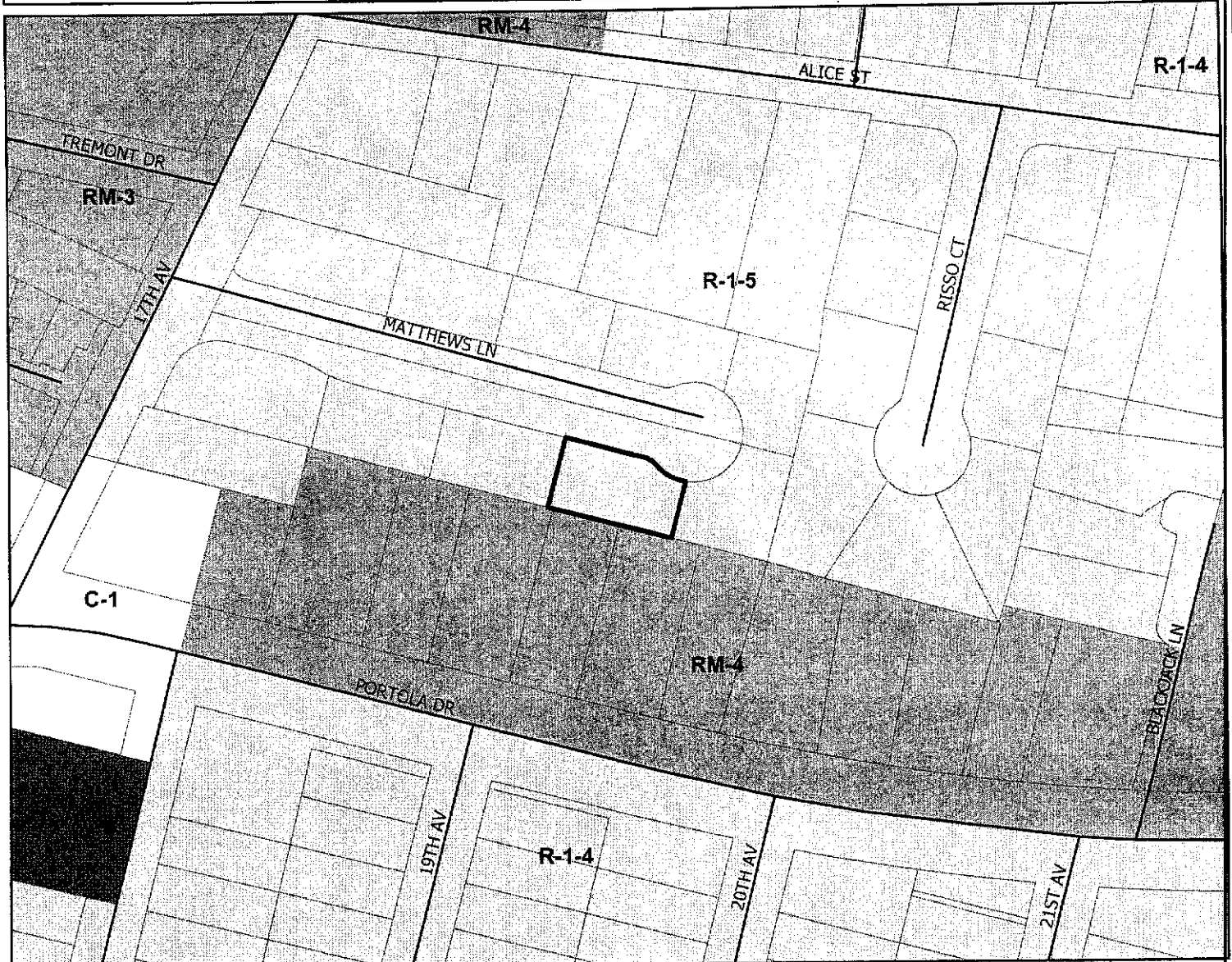


Map Created by  
County of Santa Cruz  
Planning Department  
January 2005

EXHIBIT 6

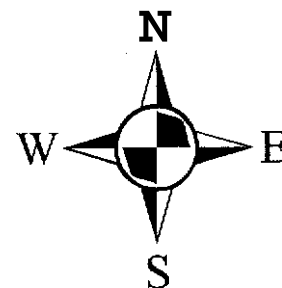


# Zoning Map



## Legend

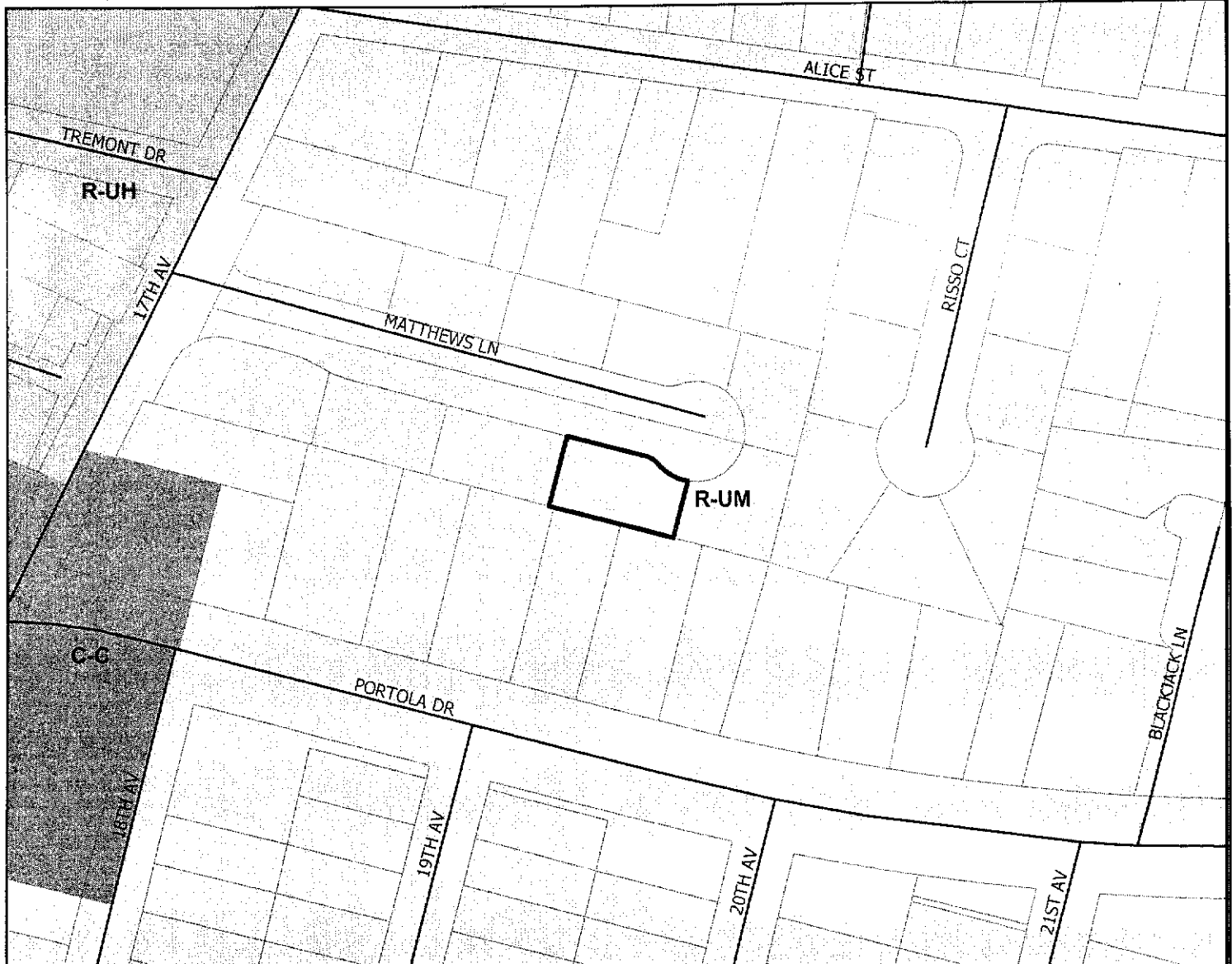
-  APN 028-062-82
-  Streets
-  Assessors Parcels
-  COMMERCIAL-NEIGHBORHOOD (C-1)
-  COMMERCIAL-VISITORACCOM (VA)
-  RESIDENTIAL-MULTI FAMILY (RM)
-  RESIDENTIAL-SINGLE FAMILY (R-1)



Map Created by  
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Planning Department  
January 2005









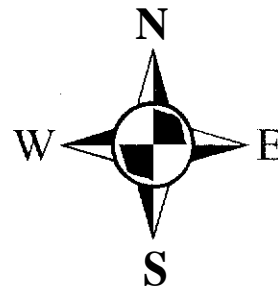
# General Plan Designation Map



430 215 0 430 Feet

## Legend

-  APN 028-062-82
-  Streets
-  Assessors Parcels
-  Commercial-Community (C-C)
-  Residential - Urban Medium Density (R-UM)
-  Residential - Urban High Density (R-UH)



Map Created by  
County of Santa Cruz  
Planning Department  
January 2005