



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET - 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
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TOM BURNS, PLANNING DIRECTOR

February 11, 2005

February 23, 2005

Planning Commission  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

**SUBJECT: Appeal of the Zoning Administrator's decision to approve  
Application Number 04-0116**

Members of the Commission:

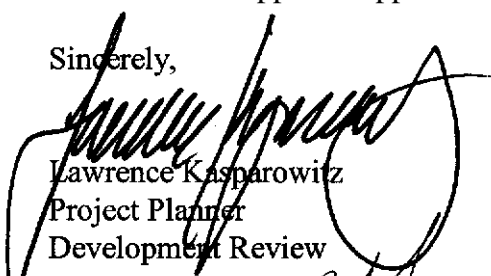
Your Commission heard this appeal on January 12, 2005 and requested the appellant and the applicant meet at a neighborhood meeting and return to the Planning Commission. The applicant and the Commission agreed that this appeal return with the results of the meeting on February 9, 2005. At that hearing your commission voted 3-2 to uphold the appeal and asked staff to return with findings for denial.

### Recommendation

Staff recommends that the Planning Commission:

1. **UPHOLD** the appellant's appeal of the Zoning Administrator's decision to approve Application Number **04-0116**, based on the attached finding for denial.

Sincerely,

  
Lawrence Kasparowitz  
Project Planner  
Development Review

Reviewed By: 

Cathy Graves  
Principal Planner  
Development Review

### Attachments

1. Coastal Development Permit Finding for Denial

## Coastal Development Permit Findings for Denial

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

This finding cannot be made, in that the development is inconsistent with the surrounding neighborhood in terms of architectural elements, mass and bulk of the structure. The design has been configured such that the immediate neighbor to the north will retain primary views to the ocean. This has, however, resulted in massing a two-story structure directly fronting the street, for the width of the lot. This massing along the frontage is unusual for the area and, as such, is incompatible with the surrounding homes. Although the Spanish Eclectic architectural style, in itself, is not incompatible with the neighborhood the two-story frontal facade and circular elements are not a requirement to be “faithful” to the design style, and contribute to the appearance that the design is out of scale with the character of the surrounding development.

## Development Permit Findings for Denial

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 cannot be made, in that the proposed project would be inconsistent with the design criteria and special use standards of County Code Section 13.20.130(b) as described in the Coastal Development Permit Findings.

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 cannot be made, in that the proposed dwelling is inconsistent with Chapter 8 of the County General Plan, which includes objectives and policies relating to community design. Specifically, the proposal is inconsistent with the following:

- Policy 8.4.1: Neighborhood character. The proposed dwelling is inconsistent with this policy, in that the design would not be consistent with the existing residential character of the neighborhood. The design has been configured such that the immediate neighbor to the north will retain primary views to the ocean. This has, however, resulted in massing a two-story structure directly fronting the street, for the width of the lot. This massing along the frontage is unusual for the area and, as such, is incompatible with the surrounding homes. Although the Spanish Eclectic architectural style, in itself, is not incompatible with the neighborhood the two-story frontal facade and circular elements are not a requirement to be “faithful” to the design style, and contribute to the appearance that the design is out of scale with the character of the surrounding development.

- Policy 8.6.1: Relationship between structure & parcel size. The proposed dwelling is not well-proportioned to the site, as the bulk and mass of the structure is configured such that a full two-story façade is located directly fronting the street, for the width of the lot. This is unusual for the area, and is not compatible with adjacent homes. The massing of the structure at the front of the lot would result in a structure that appears larger than it actually is, and does not appear to be well-proportioned to the site.
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 cannot be made, in that the proposed single-family dwelling would not be compatible with the physical design aspects of the neighborhood, **as** described in the Coastal Development Permit Findings and Finding 3, above.