



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

February 17, 2009

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

Agenda Date: March 11, 2009

Item #: 7

Time: After 9 AM

APN: 028-143-44

Application: 08-0139

Subject: Appeal of the Zoning Administrator's decision to approve a Coastal Permit and Residential Development Permit for Application 08-0139; a proposal to construct a 2nd-story addition to an existing two story single family dwelling.

Members of the Commission:

On January 16, 2009, the Zoning Administrator approved a Coastal Development Permit and a Residential Development Permit to construct a 2nd-story addition to an existing two story single-family dwelling at 63 Geoffroy Drive. As documented in the attached staff report to the Zoning Administrator, the proposed addition was found to be consistent with the site standards for the zone district, Coastal Design Criteria, Design Review Ordinance, and General Plan policies.

The Zoning Administrator initially heard this item on December 5, 2008 at a noticed public hearing. Shortly before the public hearing, the applicant submitted revised plans and requested to continue the project until January 16, 2009 so that the design issues highlighted by the Urban Designer could be addressed. The Zoning Administrator took public testimony and continued the project until January 16, 2009 for staff to complete design review of the revised plans. A revised staff report was presented to the Zoning Administrator on January 16, 2009 with a recommendation for approval. Revised findings were also submitted to the Zoning Administrator at the public hearing. The Zoning Administrator considered information from his site visit and all evidence and facts presented in the staff reports and at the public hearings prior to taking action to approve the project per staff revised findings submitted at the hearing and staff report conditions of approval, attached.

Appeal Issues

Reasons for Appeal

Neighborhood and Coastal Compatibility

The appellants have stated that the resulting home will be too large and will be out of scale with the existing neighborhood, and that the design does not relate to the coastal location. They state that the Zoning Administrator "insufficiently considered the neighborhood and coastal

compatibility” and that a neighborhood home size comparison was not fully considered. It is specifically noted that the size of the house is not consistent with the scale and identity of the majority of the homes currently in the neighborhood.

The neighborhood is comprised of one and two story homes. The view of the proposed residence from the street is clearly of two stories on one wing. The view from the beach is of a two story building with what planning regulations define as “under floor”. From this view the northwest wing appears as a two and one half story portion of the house due to the under floor, which is typical of homes on slopes. However, the proposed 26 foot building height is within the 28-foot height limit allowed by code. Moreover, the ridge of the house addition will be approximately the same level as other two story residences in the neighborhood, including the house immediately to the south. Pitched roofs are very common in the neighborhood and the proposed residence has a low-pitched roof. The proposed home addition provides plaster siding. Cement plaster is also found throughout the neighborhood as a siding material. The house is well detailed and internally consistent in design features with balconies, window types, and trim that are characteristic of the Spanish Eclectic style.

Regarding the size of the house, which will be 4,922 square feet with the addition, it is important to note that while the size of a building (that is the number of square feet) is an important characteristic of the design, size is most meaningful when considered in the context of other design parameters such as floor area ratio, bulk, mass and materials. A small home that is a box like form and which covers a large portion of a small lot can be a poor fit in a neighborhood of well articulated, well sited homes. A larger house on the same lot that is designed with a pitched roof, varying roof height and wall planes, for example, may fit very well. It is a combination of all these elements into a holistic design that determines whether a structure is compatible with the immediate neighborhood.

Compatible, as defined by the American Heritage Dictionary, means “capable of existing or performing in harmonious, agreeable or congenial combination” and “capable of orderly, efficient integration and operation of other elements in a system”. Staff believes that the proposed residence is compatible with the neighborhood. While it is true that the proposed structure is larger in size than many of the homes in the neighborhood, the absolute square footage of the dwelling does not, when considered without other variables, such as mass, bulk, location, etc., give a sense of how this home fits into the built environment. For example, Floor Area Ratio (overall size of house vs. size of lot) is one measure of the bulk of a residence. The proposed residence has a floor area ratio of 31%, which is far below the County of Santa Cruz maximum of 50%. The house immediately to the east has a floor area ratio of approximately 44% (using county assessors records), while other houses in the area range from 18 – 32 %. In terms of bulk, the structure is not out of character with nearby lots and structures.

The Zoning Administrator considered the January 16, 2009 staff report, which includes the Urban Designer’s original design review and a chart of the design changes, which provides analysis of each specific design change. Please refer to that chart, Exhibit 1C, for more detail. In addition, the Zoning Administrator considered testimony from neighbors regarding the size of the proposed house relative to other homes in the neighborhood, as well as testimony from the Urban Designer regarding neighborhood compatibility. The Urban Designer stated that neighborhood compatibility is an important concern and that the size of structure is one of six elements used to evaluate compatibility. In his decision, the Zoning Administrator did consider the size of the

proposed dwelling relative to others in the neighborhood and stated "size in and of itself does not dictate bad design or incompatibility with the neighborhood."

Coastal Appearance

The appearance of the house from the beach will reflect a three-story structure and will not relate to the coast in its design.

Planning staff originally noted that the addition, while not actually being a third story as defined in the County Code, looked like a three story building from the elevations because of the under floor that daylights on that side. However, the revised plans approved by the Zoning Administrator have been scaled back in size by approximately 20 feet on each side of the addition facing the beach and the building has been redesigned with a square bay window, an archway from the ground level to the top of the first floor, and brackets and windows consistent with the original portions of the structure. These changes improve the appearance and significantly reduce the apparent mass facing the beach. The added arch connects the first story to the ground and lessens the 3 story effect of the under floor. The final approved elevation drawings (Exhibit 1C) reflect the modifications to the elevations facing the beach. The applicant has also provided a revised simulation (Exhibit 1D).

Potential Site Standards and Design Brochures Conflicts

The project is close to violation of the proposed standards currently before the Coastal Commission and in conflict with the County Design Brochures.

The project meets all current design standards applicable to the site including setbacks, floor area ratio, lot coverage, Design Review Ordinance and Coastal Zone Design Criteria. The referenced design brochures are meant to assist designers and are not adopted ordinances or guidelines for design review.

The Commission may also be aware that revisions to Net Site Area highlighted by the appellant are not in effect unless and until they are adopted by the Coastal Commission and therefore cannot be applied to this project. Currently the Coastal Commission has not approved the revisions to the County ordinance. However, the proposed house will most likely comply with the net site area if adopted by the Coastal Commission. If these new standards are in effect when the building permit is issued the project will be required to meet them.

Ground Level Expansion Available

The ground level was not considered for the addition.

The ground level area referred to by the appellants is an under floor area below the first floor of the dwelling, which daylights only on the west side. Expansion in this area would require building under the house and would result in a space with little access to light, limited views, and would require significant grading. Any bedrooms in this area must have egress pursuant to the California Building Code, and would require retaining walls within the 5 foot side yard area to allow doors or windows.

It should be noted that the proposed project is also in compliance with provisions of the Zoning Ordinance, which limits structures to 2 stories and 28-foot height.

General Plan References

8.6.1 Maintaining a relationship between structure and parcel size

The Zoning Ordinance implements this policy through the residential development standards enumerated in 13.10.323, which includes setbacks, lot coverage, height, floor area ratio, and design review. The floor area ratio standard was specifically adopted to implement this policy. The proposed project complies with each of these standards.

8.6.5 Designing with the environment

Development shall maintain a complementary relationship with the natural environment and shall be low profile and stepped down on hillsides.

The existing structure follows the contour of the slope as seen in the elevation drawings. Development of an addition under the dwelling as suggested by the appellants would require significant grading, which is in conflict with other General Plan policy 6.3.9 (Site Design to Minimize Grading) meant to minimize grading.

Community Design Policies

The appellant cites Community Design policies from the City of Santa Cruz contained within the appeal letter. However, these policies do not apply to the proposed project because they are not policies contained in the County General plan.

Summary

As discussed, the concerns highlighted by the appellants regarding home size and neighborhood compatibility, coastal appearance, site standards, and building design considerations were properly addressed prior to the decision by the Zoning Administrator to approve the application on January 16, 2009.

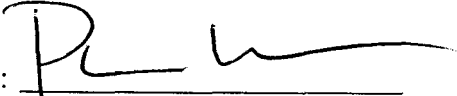
Recommendation

Planning Department staff recommends that your Commission UPHOLD the Zoning Administrator's decision to APPROVE Application Number 08-0139.

Sincerely,



Sheila McDaniel
Project Planner
Development Review

Reviewed By: 

Paia Levine
Principal Planner
County of Santa Cruz Planning Department

Exhibits:

- 1A. Appeal letter, prepared by Sunny Cove/Twin Lakes neighbors, dated 1/29/09
- 1B. Adopted Findings and Conditions of Approval by Zoning Administrator
- 1C. Staff report to the Zoning Administrator, 1/16/09 (with attached Staff report to the Zoning Administrator dated 12/05/08)
- 1D. Visual Simulation of Approved Project

2009 FEB 2 PM 2 56

January 29, 2009

County of Santa Cruz
Planning Department
701 Ocean Street
4th Floor
Santa Cruz, CA 95060

Dear Mr. Burns and Planning Commission,

Please find enclosed a letter of appeal regarding the project at 63 Geoffroy Drive and a check for associated fees. The appeal is on behalf of several neighbors, but Marshal and Mary Ida Compton have agreed to serve as contact for the appeal process. Contact information is noted below.

Most sincerely,

Sunny Cove/Twin Lakes neighbors:

Mary Ida and Marshal Compton, 103 16th Avenue
Stella and Carlos Casillas, 105 16th Avenue
Karen and John Dowdell, 275 Geoffroy Drive
Karen and Rob Stuart, 101 Geoffroy Drive
Edith Ann and Robert Rittenhouse, 151 Black Point Lane

Appeal of Decision of Zoning Commission, January 16, 2009

Applicant: Derek Van Alstine (for his client, property owner Lloyd)

Application Number: 08-0139

Assessor's Parcel Number: 028-143-44

Appeal by Neighbors:

Mary Ida and Marshal Compton, 103 16th Avenue

Stella and Carlos Casillas, 105 16th Avenue

Karen and John Dowdell, 275 Geoffroy Drive

Karen and Rob Stuart, 101 Geoffroy Drive

Edith Ann and Robert Rittenhouse, 151 Black Point Lane

Appeal Made to Planning Commission

Property: 63 Geoffroy Drive, Santa Cruz

Reasons for Appeal: Insufficient consideration of neighborhood and coastal compatibility given by zoning commission. Size comparison to existing neighborhood homes was not fully considered.

We oppose the addition of an additional story on the residence as currently proposed.

Our objection is that the size of the house is not consistent with the scale and identity of the majority of the homes currently in the neighborhood, and that the appearance of the property from the public beach below will indicate a three-story structure; this is not consistent with the neighborhood coastal identity. (see CD4.1) Despite minor design changes addressing articulation, prior staff comment remains valid: "The public view from the beach is of a three story, twenty four foot high structure." (Staff Report 12/5/08; p.5) The home will not relate to the coast in its design.

The proposed size of the home is 5,028 square feet, with 5 stated bedrooms and 6 bathrooms, more in line with the size of homes in Aptos than those around Sunny Cove. According to county records of the neighboring 22 homes along Geoffroy Drive and 16th Avenue, the average home has 2,251 square feet, with 3 bedrooms and 2-3 bathrooms. If you exclude all single-story homes, the average home size is 2,593 square feet. Currently, the largest home, which is very imposing in the neighborhood, has 4,158 square feet and 4 bedrooms. (See attached neighborhood plan.)

While the proposed size is within the current proposed floor-area ratio requirements, it would be very close to violating those requirements should the Coastal Commission vote to exclude designated park land in the calculations. Additionally, Zoning recommendations suggest residents not build to their maximum possible allowable size. (See attached literature from Santa Cruz County Zoning office.)

Further, adequate consideration was not given to development of the home's existing ground floor level to meet owner, neighborhood, and county needs. This level has ocean views and potential for further expansion.

The incremental increase in home size over time has resulted in the gradual degradation of the family style neighborhood of this beachfront community, and now is the time to arrest this trajectory. We hope you are able to act favorably, and that you refuse to allow this proposed construction.

General and Land Use Plan references:

1994 General Plan / Local Coastal Program: Chapter 8

Community Design: To preserve and enhance the quality of life in Santa Cruz County through the guidance of development activity to protect open space for its aesthetic, recreational and environmental values, **to foster high quality residential areas as pleasant and socially constructive areas in which to live**, and to enhance the quality of residential, commercial and industrial development to achieve an aesthetic and functional community.

8.6.1 Maintaining a Relationship Between Structure and Parcel Sizes

Recognize the potential for significant impacts to community character from residential structures which are not **well-proportioned to the site**.

8.6.5 Designing With the Environment

Development shall maintain a complementary relationship with the natural environment and shall be **low-profile** and stepped-down on hillsides.

Community Design (Accepted by City Council 5/15/07)

Goal CD1 A built environment in harmony with its natural setting:

CD1.3 Ensure that development is designed to be **in harmony with natural topography** and vegetation.

CD1.7 Ensure that new development adjacent to the coastline **relates to the coast** in its design.

Goal CD4 Unique community character that is reinforced by high-quality design:

CD4.1 Reinforce **existing neighborhood identity**.

Signature Page

Appeal of Decision of Zoning Commission, January 16, 2009

Application Number: 08-0139

Assessor's Parcel Number: 028-143-44

Mary Ida and Marshal Compton

Mary Ida Compton *Marshal Compton*

Stella and Carlos Casillas

Karen and John Dowdell

Karen and Rob Stuart

Edith Ann and Robert Rittenhouse

Signature Page

Appeal of Decision of Zoning Commission, January 16, 2009

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Mary Ida and Marshal Compton

Stella and Carlos Casillas

Karen and John Dowdell

Karen and Rob Stuart

Edith Ann and Robert Rittenhouse

Carlos B. Casillas

Signature Page

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Mary Ida and Marshal Compton

Stella and Carlos Casillas

Karen and John Dowdell

Karen Dowdell John T. Dowdell

Karen and Rob Stuart

Mary Ida and Marshal Compton

Stella and Carlos Casillas

Karen and John Dowdell

Karen and Rob Stuart

Edith Ann and Robert Rittenhouse

Rob Stuart, Karen Stuart 1/28/09

Signature Page

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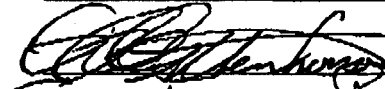

Mary Ida and Marshal Compton

Stella and Carlos Casillas

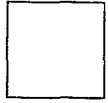
Karen and John Dowdell

Karen and Rob Stuart

Edith Ann and Robert Rittenhouse

URBAN LOTS



County of Santa Cruz

This is one of a series of informational brochures to assist the public with issues of concern regarding design in Santa Cruz County.

For detailed information, applicants should consult with a planner to determine applicable ordinances.

This brochure is not intended to substitute for professional services, nor is it intended to be used by Planning staff in lieu of, or in addition to any ordinance.

County of Santa Cruz.

DESIGN
BROCHURE NO:

4

EXHIBIT 1A

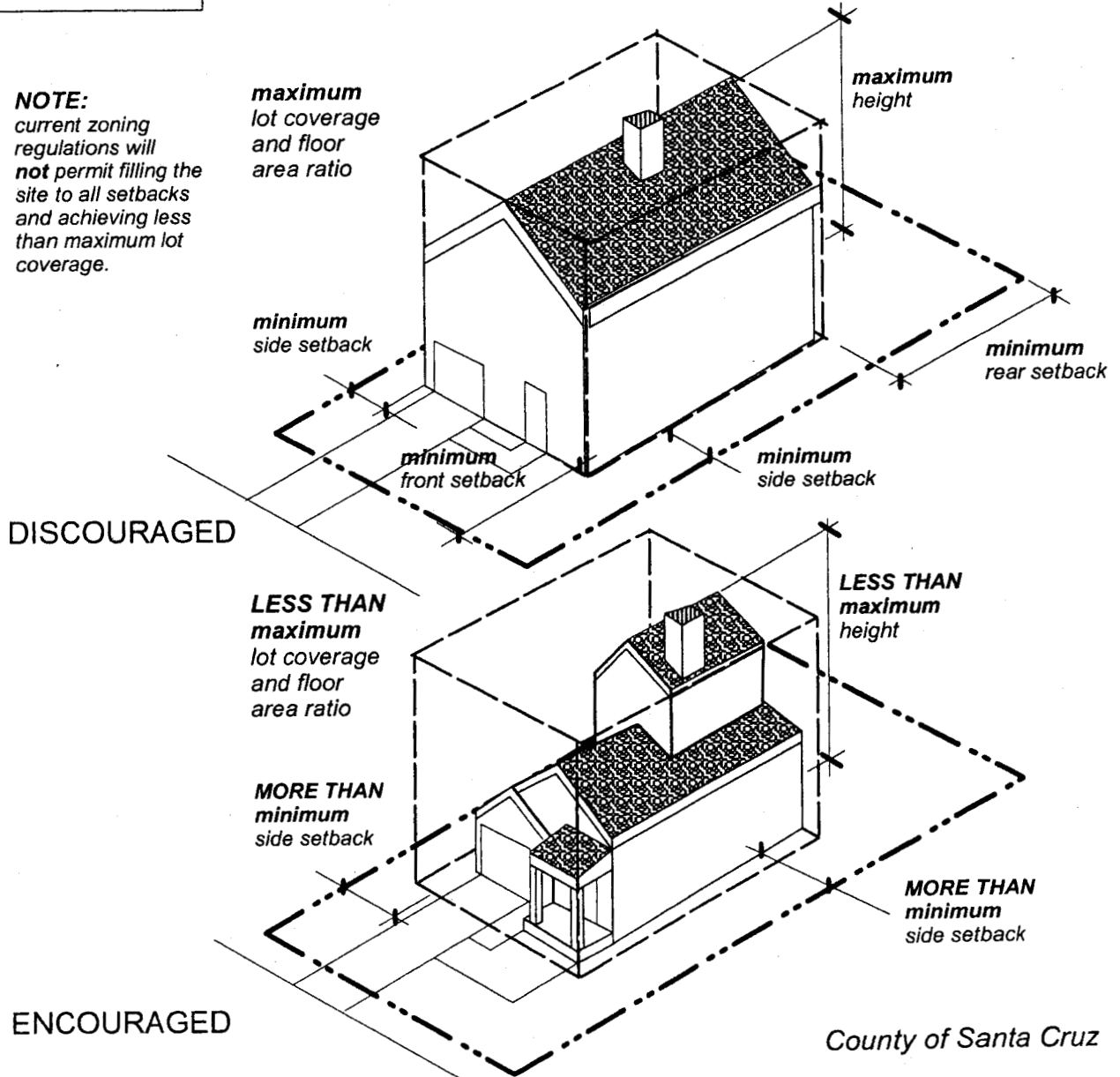
ZONING MAXIMUMS

"To know what to leave out and what to put in; just where and just how, ah,...that is to have been educated in knowledge of simplicity - toward ultimate freedom of expression."

FRANK LLOYD WRIGHT
Architect

Designing to the maximum - all setbacks, height limit, lot coverage and floor area ratio - **is not recommended**. The neighborhood and "area of influence" should be considered for compatibility.

NOTE:
current zoning regulations will **not** permit filling the site to all setbacks and achieving less than maximum lot coverage.



County of Santa Cruz

DESIGN
BROCHURE NO. 4

NEIGHBORHOOD COMPATIBILITY



County of Santa Cruz

This is one of a series of informational brochures to assist the public with issues of concern regarding design in Santa Cruz County.

For detailed information, applicants should consult with a planner to determine applicable ordinances.

This brochure is not intended to substitute for professional services, nor is it intended to be used by Planning staff in lieu of, or in addition to any ordinance.

County of Santa Cruz

DESIGN
BROCHURE NO:

2

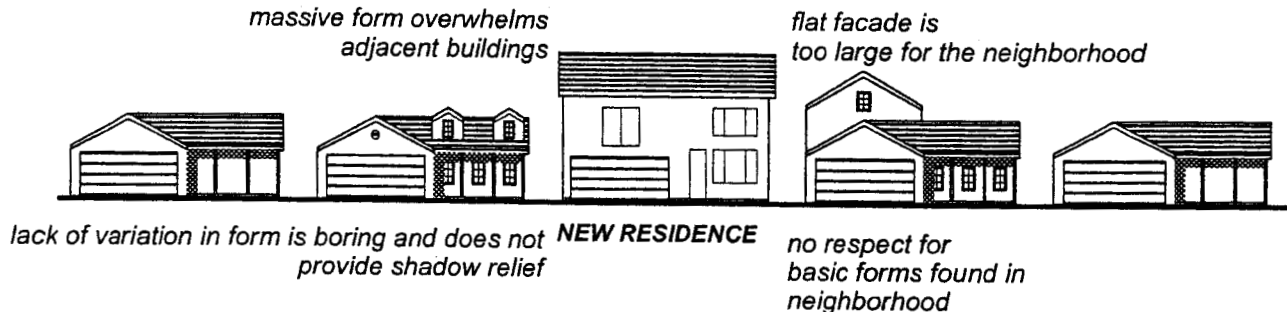
STREET APPEARANCE



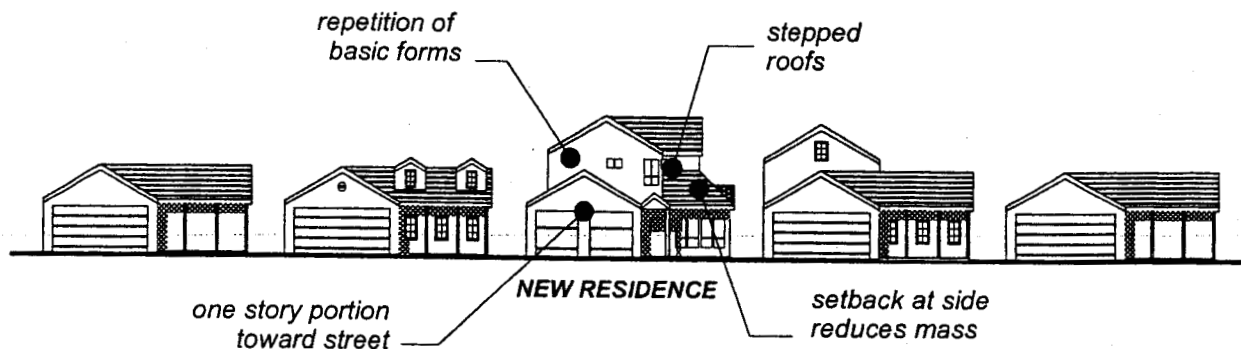
*"Individual architectural projects should be seamlessly linked to their surroundings.
This issue transcends style."*

CHARTER OF THE
NEW URBANISM

Compatible design is a relative term. Many elements contribute to whether a new building is compatible. Elements may be **repeated or translated** such as windows, roof shape, colors, materials, etc.



DISCOURAGED

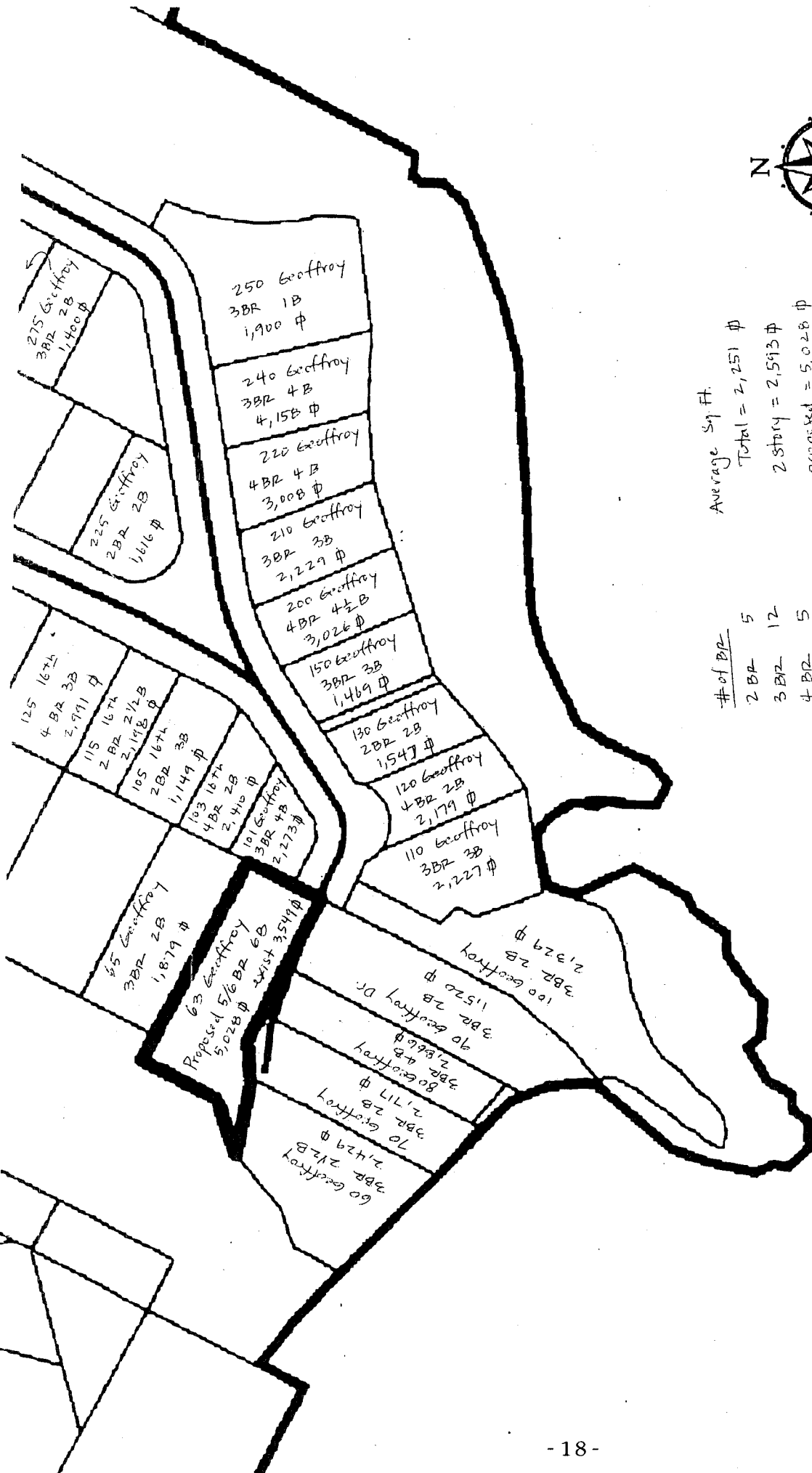
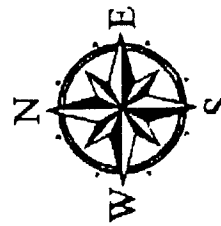


ENCOURAGED

NOTE: Second story additions are considered on an individual basis in relationship to the adjacent neighborhood.

County of Santa Cruz

**DESIGN
BROCHURE NO. 2**



Average Sq. Ft.
 Total = 2,251 \$
 2 story = 2,593 \$
 proposed = 5,028 \$

# of BR	
2 BR	5
3 BR	12
4 BR	5
5 + BR	0

Revised Coastal Development Permit Findings *(adopted by ZA 1/16/09)*

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

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

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

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site. However, a pedestrian easement, providing access to the property owner to the north of the subject property, is located along the northwest property line extending from the beach to the top of the cliff. This easement will not be affected by the proposed development.

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 can be made, in that the development is consistent with this chapter as detailed in the design review, completed by the Urban Designer, and is hereby incorporated into the findings by reference (Exhibit E) and discussed in more detail below.

The Urban Designer had originally reviewed the proposed addition and concluded that the findings for neighborhood compatibility could not be made because the building addition did not provide enough visual relief on the north wall plane created by the second story and that it presented a relatively severe façade to this property.

The applicant submitted a revised project design to address these comments. The project now complies with the recommendations of the Urban Designer. The plans have been revised to add additional design treatment on the north wall of the building by including a belly band detail located along the entire wall between the first and second floor, addition of multi-lite windows similar to existing doors and windows, an additional wall projection with correctly proportioned arches for both wall projections that give continuity and rhythm to the façade, and addition of a hipped roof on the east elevation, which emulates the style of the roof on the other end of the building. Furthermore, the beach elevation (west) bay window has been scaled back in size and provided brackets, and provided revisions to the windows consistent with the original portion of the structure, provided a double hipped roof, and removed the trellis feature with a flattened arch added similar to the north elevation. The revisions on the west elevation reflect the other elevations with respect to the arches and the window details are more consistent with the existing style of windows as well. The hipped roofs are less unusual and match the other end of the second floor massing, and the inset bay window is more in keeping with the rest of the building design. The south elevation now includes the chimney refaced with stone and multi-lite windows instead of single-lite windows, which are more in keeping with the style of the existing house.

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 although the project site is located between the shoreline and the first public road, no existing public access is available between the beach and the roadway at this location. 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 with the character of the surrounding neighborhood by incorporation of an addition consistent with the existing architectural style of the structure including additional articulation to the wall planes and roof line of the building. Additionally, residential uses are allowed uses in the R-1-6 and Existing Parks and Recreation zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings of varying sizes. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

Revised Development Permit Findings *(adopted by ZA 1/16/09)*

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

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

This finding can be made, in that the proposed addition will meet all pertinent County ordinances. In particular, the project will be consistent with all pertinent County ordinances and the purpose of the R-1-6 and Existing Parks and Recreation Zone district in that the primary use of the property will be one residential dwelling that meets all current site standards for the zone district. This includes lot coverage, height, floor area ratio and setbacks, parking, etc.

Furthermore, the project complies with the Coastal Design Criteria, and County Code Section 13.20.130, which requires that projects "be sited and designed to be physically compatible and integrated with the character of surrounding neighborhoods or areas." In particular, the Urban Designer concluded that the proposed addition is now compatible with the character of the surrounding neighborhood because the impact of the second story massing has been further articulated to create greater visual relief along the northern elevation wall plane. Furthermore, the massing now presents a wall plane less severe to the property to the north. Now, the plans provide an additional two story wall section that extends out from this flat wall, a belly band along the entire wall located between the first and second floor, and a hipped roof, which improves the addition significantly. And, the bay window on the west elevation has been redesigned to reduce the overall effect toward the beach by reducing the size of the window, adding brackets, and windows that emulate the existing style of the dwelling.

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

The Design Review (Exhibit E), completed by the Urban Designer, is hereby incorporated into the findings by reference and discussed in more detail below.

The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is an approximately 72 feet by 20 foot rectangular shaped addition, flush with the northern wall of the first floor of the building and setback approximately 10 feet from the first floor wall to meet the required 20 foot front yard setback. The Urban Designer concluded that the revised project addition is now compatible with the character of the surrounding neighborhood because the impact of the second story massing has been further articulated to reflect the recommendations in the original design review, attached as Exhibit E, and now provides enough visual relief. Furthermore, the massing now presents a more articulated wall to the property to the north, which is now articulated with addition of a belly band, hip roof, and addition of another two story wall section that extends out from this flat wall, that further breaks up the overall wall proposed by the addition. And, the revised plans now include a reduced bay window along the front elevation, a wall extension to emulate the wall detail elsewhere on the north elevation, addition of brackets and a belly band. These design features break up the overall mass or provide additional visual relief to the portion of the building facing the beach and unify the overall design throughout the structure.

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

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

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

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

This finding can be made, in that the proposed residential addition is to be constructed on an existing lot developed with a single-family dwelling. The expected level of traffic generated by the proposed project is not anticipated to generate any additional peak trips per day (1 peak trip per dwelling unit) because the dwelling already exists and will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the structure is sited and designed to be visually compatible with the character of the surrounding neighborhood by incorporation of an addition consistent with the existing architectural style of the structure including additional articulation to the wall planes and roof line of the building along the north wall and roof line and west wall and roof line. Additionally, residential uses are allowed uses in the R-1-6 and Existing Parks and Recreation zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family

dwelling of varying sizes. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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

This finding can be made, in that the proposed addition complies with this chapter as detailed in the Design Review, completed by the Urban Designer, and hereby incorporated into the findings by reference (Exhibit E) and discussed in more detail below.

The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is an approximately 72 feet by 20 foot rectangular shaped addition, flush with the northern wall of the first floor of the building and setback approximately 10 feet from the first floor wall to meet the required 20 foot front yard setback. The Urban Designer had previously recommended a redesign to the addition be completed to the building so that the north wall of the building would have more visual relief and present a less severe façade to the property to the north. The design now includes a hipped roof, belly banding (a horizontal trim detail along the full extent of the addition that divides the upper and lower floor area) and another wall section similar to the other extension extending out from this flat wall to breaks up the overall massing. These features more fully unify the design with the overall architectural character of the dwelling and further articulate this addition. The plans also include modifications to the bay window by a reduction in the size of the bow, addition of brackets under the bow, addition of a belly band, and addition of windows emulating other windows throughout the existing dwelling. These design modifications significantly improve both of these elevations.

Conditions of Approval (adopted by ZA 1/16/09)

Exhibit A: Project plans, prepared by Derek Van Alstine, dated 12/04/08

- I. This permit authorizes the construction of a 1491 square foot 2nd-story addition to include 3 bedrooms, two bathrooms, closets and a stairway to an existing 1-story single family dwelling with a basement to result in a 2-story, 5 bedroom, 6 bathroom single family dwelling. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. 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. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 ½" x 11" format for Planning Department review and approval.
 2. Drainage, and erosion control plans.
 3. 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.

4. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
 - C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for 3 bedroom(s). Currently, these fees are, respectively, \$1000 and \$109 per bedroom. Fees total \$3000 for Parks fees and \$327 for Child Care fees.
 - H. Pay the current fees for Roadside and Transportation improvements for 3 bedroom(s). Currently, these fees are, respectively, \$847 and \$847 per bedroom. Fees total \$2541 and \$2541.
 - I. Provide required off-street parking for 4 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - J. 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.
 - K. *The applicant shall obtain a building permit for the hot tub. Prior to issuance, the building plans shall be reviewed and approved by the County Geologist consistent with the County approved geological report. (added by ZA 1/16/09)*
 - L. *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. (added by ZA 1/16/09)*
- 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 16.42.100 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 16.42.100, 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 two 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: _____

Don Bussey
Deputy Zoning Administrator

Sheila McDaniel
Project Planner

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



Staff Report to the Zoning Administrator

Application Number: **08-0139**

Applicant: Derek Van Alstine

Agenda Date: 1/16/09

Owner: Lloyd, Robert Wayne Trustees ETAL

Agenda Item #: **0.1**

APN: 028-143-44

Time: After 10:00 a.m.

Project Description: Proposal to construct a 2nd-story addition to include 3 bedrooms, two bathrooms, closets and a stairway to an existing 1-story single family dwelling with a basement to result in a 2-story, 5 bedroom, 6 bathroom single family dwelling. The project requires a Coastal Development Permit and a Residential Development Permit to construct an addition greater than 800 square feet to an existing nonconforming structure.

Location: Property located on the north side of Geoffroy Drive about 250 feet west of the intersection with 16th Avenue.

Supervisory District: 1st District (District Supervisor: Jan Beautz)

Permits Required: Coastal Development Permit, Residential Development Permit

Technical Reviews: Geologic Hazards Assessment, Geologic Report Review

Staff Recommendation:

- Approval of Application 08-0139, based on the revised plans dated 12/04/08, attached findings and conditions.

Exhibits

- | | |
|---------------------------------|--------------------------------|
| A. Project plans dated 12/04/08 | D. CEQA Exemption |
| B. Findings | E. Comments and Correspondence |
| C. Conditions | F. 12/05/08 ZA Staff Report |

Parcel Information

Parcel Size:	16,880 square feet
Existing Land Use - Parcel:	Single Family Dwelling
Existing Land Use - Surrounding:	Residential
Project Access:	Geoffroy Drive, 50 foot right-of-way to property with a 25 foot right-of-way along south property line extending from Geoffroy Drive.
Planning Area:	Live Oak

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Land Use Designation: R-UL, Existing Parks and Recreation (Urban Low Density Residential, Existing Parks and Recreation)
Zone District: R-1-6, Parks Recreation and Open Space District (Single family residential - 6,000 square feet per unit, Parks and Recreation)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
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: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

Background

The application was continued to January 16, 2009 by the Zoning Administrator for design review of the revised project plans submitted to staff prior to the Zoning Administrator hearing on December 5, 2008. The Zoning Administrator also directed staff to complete a site visit to confirm that the "underfloor" conforms to the code definition and that the addition would not result in a three story structure. Staff was also directed to evaluate whether the existing hot tub located to the rear of the dwelling complies with the current California Building Code locking cover requirement.

One additional issue requiring attention that was previously unidentified until now was a request by neighbors to reestablish a pedestrian path from the beach to Geoffroy Drive that is no longer available to the public today. Apparently this pathway was located between the beach and the base of the bluff somewhere between the subject parcel and the parcels located to the south of the property.

Design Review

The revised plans were subject to design review and analysis of neighborhood compatibility in accordance with County Code Section 13.11.040. Both the original design review and the second design review are attached as Exhibit E.

The Urban Designer had originally concluded that the findings for neighborhood compatibility could not be made because the building addition did not provide enough visual relief on the north wall of the second story and that it presented a relatively severe façade to the property to the north. The large bow window also added to the massing facing the beach. The Urban Designer suggested design alterations to address the north wall and reduce the bow window.

The applicant submitted a revised project design to address these comments. The project now complies with the recommendations of the Urban Designer in that the wall plane on the north side has been provided additional design treatment including a belly band detail located between the first and second floor, divided windows consistent with the windows throughout the existing dwelling, an additional wall extension similar to the one shown on the original plans, and a hipped roof on the east end of the building. These design features articulate the north wall plane and create an elevation more consistent with the overall character of the building, which unifies the overall building design. Furthermore, the beach elevation has also been modestly scaled back in size, provided brackets, a belly band, and divided windows consistent with the existing dwelling.

The Urban Designer concluded that the proposed addition is now compatible with the character of the surrounding neighborhood because the impact of the second story massing has been further articulated to create greater visual relief along the north elevation wall plane. Please see the attached comments provided by the Urban Designer, Exhibit E. While the square footage has not been reduced in size, the addition now presents a wall plane consistent with the existing dwelling and one that is less severe to the property to the north. The plans have also been revised to reduce the overall impact of second story massing toward the beach, and the added brackets, belly band and windows now emulate the existing style of the dwelling.

Site Follow-Up

Underfloor

Staff was directed to visit the site to verify that the area noted as underfloor on the plans does not qualify as a story, otherwise the proposed second story addition would result in a three story building, which would exceed the 2 story limit allowed by the Ordinance.

For clarification, the ordinance definition of underfloor is provided here.

13.10.700-U "U" definitions.

"U" - Use Approval (Section 13.10.220).

Under Floor. For planning and zoning purposes, under floor is the space between the underside of the floor framing (joists or girders that directly support the floor sheathing) and the grade below.

To qualify as an under floor there must be no stairway access.

If any point of the under floor is 7 feet 6 inches or more in height, then all the area in the under floor that is 5 feet 0 inches or more in height shall count as area for the Floor Area calculations.

Under floors are not considered as a story. (Ord. 4159, 12/10/91)

Staff completed a site visit and confirmed that the underfloor area shown under the proposed two story portion of the house does not qualify as a story because this area is comprised of the natural grade with foundation supports supporting the floor framing. Also, there is no stairway access. However, a portion of the underfloor area exceeds 7'6" in height, which requires this area to be included in the floor area ratio calculation. It is important to note that the area greater than 5'6" in height does not result in floor area exceeding the 50 percent maximum allowed. The plans currently show 31 percent FAR. The additional area, approximately 100 square feet, will only negligibly increase this figure and the site will still comply with the maximum floor area ratio permitted on the site. Please refer to the original staff report and project plans for additional detail as needed.

Hot Tub

Staff evaluated the hot tub and determined that a locking cover is not currently provided on the tub. The project is now conditioned to bring the tub into compliance prior issuance of a building permit for the proposed addition. A special inspection by the Building Department is recommended as a condition of approval as well.

Pedestrian Access

Prior to the previous public hearing in December, a neighboring property owner contacted staff and indicated that at some point in the past there was a pedestrian pathway from Geoffroy Drive to the beach, but that a fence was erected to prohibit access. Staff completed research of documents recorded in the recorders office via assessor's parcel numbers assigned to this property and others, as well as the assessors map, recorded maps and records of survey on file in the Public Works Department. No record of a public pedestrian easement was found on the subject property for the past three property owners on this subject parcel, dating back to 1992. However, in 2003 a private pedestrian easement was granted from this subject property to the adjacent property located to the north. And, evidence of a pedestrian easement from a parcel across Geoffroy Drive was located on assessor's parcel number 028-143-35. The assessor's parcel map shows what appears to be a 10 foot easement though that is not entirely clear since a recorded easement was not found. Without a title report, confirmation of an easement cannot be determined on either property.

Per direction from County Counsel, in the absence of evidence of a pedestrian easement on the subject parcel or a court ordered judgment of prescriptive right across the property, the Department may not require development of a pedestrian pathway across the property. The pedestrian easement is most likely located on assessor's parcel number 028-143-35 and not located on the subject property. Staff does not recommend any additional follow-up at this time.

Environmental Review

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). A CEQA exemption form is attached as Exhibit D.

Conclusion

Zoning and General Plan consistency require compliance with the site standards enumerated in the County Code. These include the setbacks, lot coverage, height, and floor area ratio. Findings for approval also require compliance with the Coastal Zone Design Criteria and Design Review enumerated in County Code Chapter 13.20 and 13.11. The revised project now meets both the site standards and has received a positive design review by the Urban Designer as enumerated in the attached design review by the Urban Designer.

With these project revisions the proposed project has been is consistent with the design review and the Coastal Zone Design Criteria and recommends approval of the project. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- **APPROVAL** of Application Number 08-0139, 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

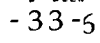
Report Prepared By: Sheila McDaniel
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3439
E-mail: sheila.mcdaniel@co.santa-cruz.ca.us

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
715 ROBERT AVENUE SUITE A SOUTH OAK CALIFORNIA
90708-1222 PHONE (310) 338-5554 FAX

LLOYD RESIDENCE
63 GEOFFROY DRIVE
SANTA CRUZ, CA 95062

[illegible]

T1



NOT CONVEYANCE CALCULATION HEATED SPACE CALCULATION

1. ZONE DISTRICT 2) 51-51-23

2. PAGES AREA 2) 16,850 S.F.

3. AREA OF IMPROVEMENTS 2) 1,108 S.F.

4. NET PAVED AREA 66'-40" 2) 12,777 S.F.

5. COVERAGE BY STRUCTURES 2) 3,408 S.F.

6. TOTAL UNPAVED SPACE 2) 356 S.F.

7. TOTAL PAVED SPACE

A) 1ST FLOOR 1) 2,340 S.F.

B) 2ND FLOOR 1) 1,491 S.F.

C) 3RD FLOOR 1) 678 S.F.

D) 4TH FLOOR 1) 581.7 S.F.

6. (a) SALES TAX: _____
 (b) SALES TAX: _____
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2. AREA W/ CLOSING IN REAR (14'-0" IN REAR)	2.13	0.00		
3. ADDITION TO REAR FLOOR	2.13	0.00		
4. IN REAR FLOOR	2.13	0.00		
5. AREA W/ CLOSING LESS THAN 14'-0" IN REAR	2.13	0.00		
6. UNCOVERED, COVERED AREA	2.13	0.00		
7. TOTAL	2.13	0.00		
8. AREA OF DRIVE	2.13	0.00		
9. REMAINING AREA (4'-0")	2.13	0.00		
10. AREA TOTAL	2.13	0.00		
11. AREA	2.13	0.00		
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85. AREA	2.13	0.00		
86. AREA	2.13	0.00		

[illegible]

VICINITY MAP

- - - - - SEE US FOR OURS IN A SPECIAL SINGLE & FAMILY DISCOUNT.

43 GEORGEY DRIVE
SANTA CRUZ, CA 95062
0280-14344

4-2-2	4-61
4-101	4-61
4-202	4-202
4-2-4	4-202

5.0'	5.0'	NO CHANGE	48.5'
7	5.0'	5.3'	
5.0'	10.0'	NO CHANGE	10.0'
7	10.0'	48.5'	

[illegible]

THESE PLANS CONFORM TO THE 2007 CBC AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL ASSOCIATION ARE APPLICABLE TO PROJECT 2007 CBC 1 897 UNZ 8001 CBC1 8000 UNZ 8004 CBC1 8008 MEZ 8001 CBC1 8000 LFC / 8008 ENERGY STANDARDS

100

NO.	DATE	TITLE SHEET
1		SURVEY
A1		SITE PLAN
A2		INTERIOR ELEVATIONS
A3		EXTERIOR ELEVATIONS
A4		SECTION / FOUNDATION FLOOR PLAN

OWNER:
ORBIT LLOYD
3510 QUINT ROAD
ARADORA, CA 95070
(408) 398-2508

PROJECT DESIGNER:
JOSE MANUEL ALONSO RESIDENTIAL DESIGN, INC.

AREA TITLE-24
LYNETTE SCORLUS
P.O. BOX 4014
FLTON, CA 95018
PHN (531) 335-3656
PACIFIC 1) 535-7446

ROBERT L. DENITT & ASSOCIATES, INC.
607 OCEAN STREET, SUITE 1
SANTA CRUZ, CA 95060
TEL. (931) 425-1517
FAX. (931) 425-0924

REDWOOD ENGINEERING LEONARD WILSON, F.E.
1151 CA. 300UEL AVENUE
SANTA CRUZ, CA 95062
PH: (408) 414-8044
FAX: (408) 414-8044
redwoodengineering@prodigy.net

100

ZONING

FRONT YARD 1st STORY

REAR YARD 1st STORY

NORTH SIDE YARD 2nd

SOUTH SIDE YARD 2182

REQUIRED FLOORING:

1. ALL EXISTING INSTRUMENTS TO REMAIN UNDISTURBED

TO UNDERSTAND THE
SYSTEM TERMINATES

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2007 STEADMAN LLOYD FAMILY TRUS
OF A PORTION OF THE LANDS OF
(LOCATED AT)
APN 028-143-44
Santa Cruz County, California



NOTES

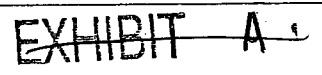
1. Prepared at the request of David Van Dyke, 7154 Sequoy Ave., Santa Cruz, CA 95062
2. The 25' x 40' of plot in 2197-QR-259 and 2198-QR-563 are currently in the hands of Foster Peckley Co. Steiner, Chapman, and Saffron.
3. Other comments may be discussed upon issuance of final report.

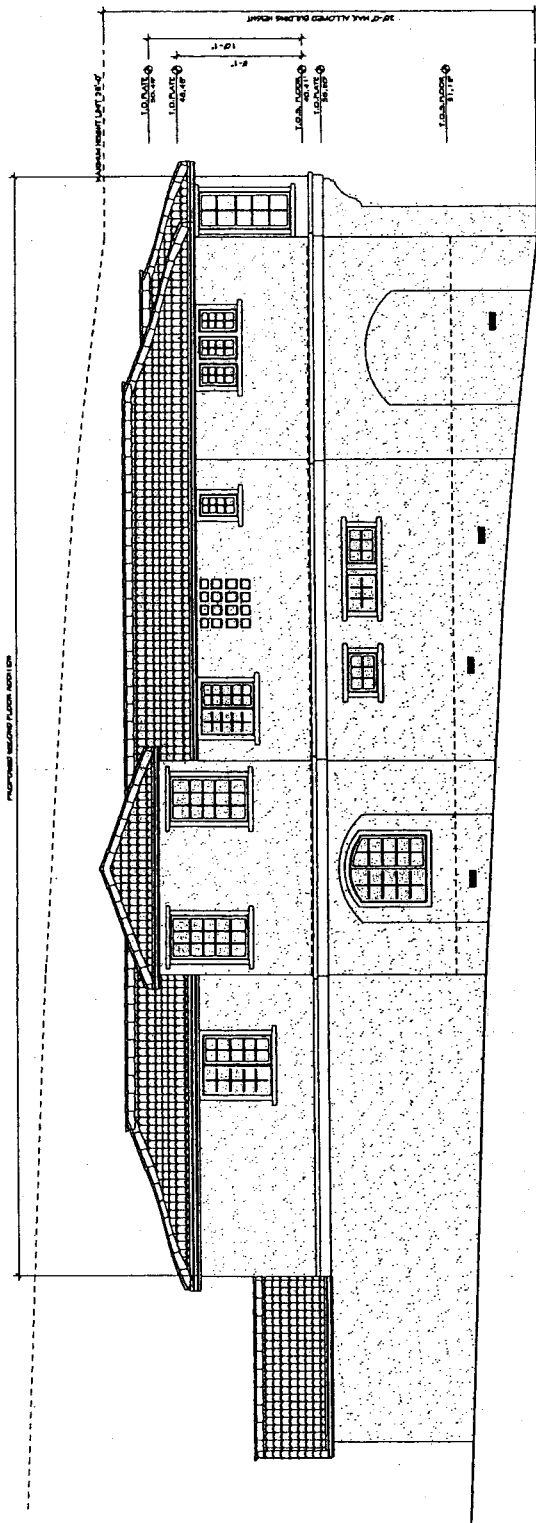
Calling Boundary, per Dec. No. 2008-0004894, _____
 Adjacent Boundary _____
 Calling Fence as Noted _____
 Calling Easements as Noted _____

Enclosures found 12, as noted herein.
 Enclosure record 0075 per Dec. No. 2008-0004894, _____
 _____ indicates true plan.
 _____ indicates record and measured.
 Distances shown are in feet and decimals thereof.

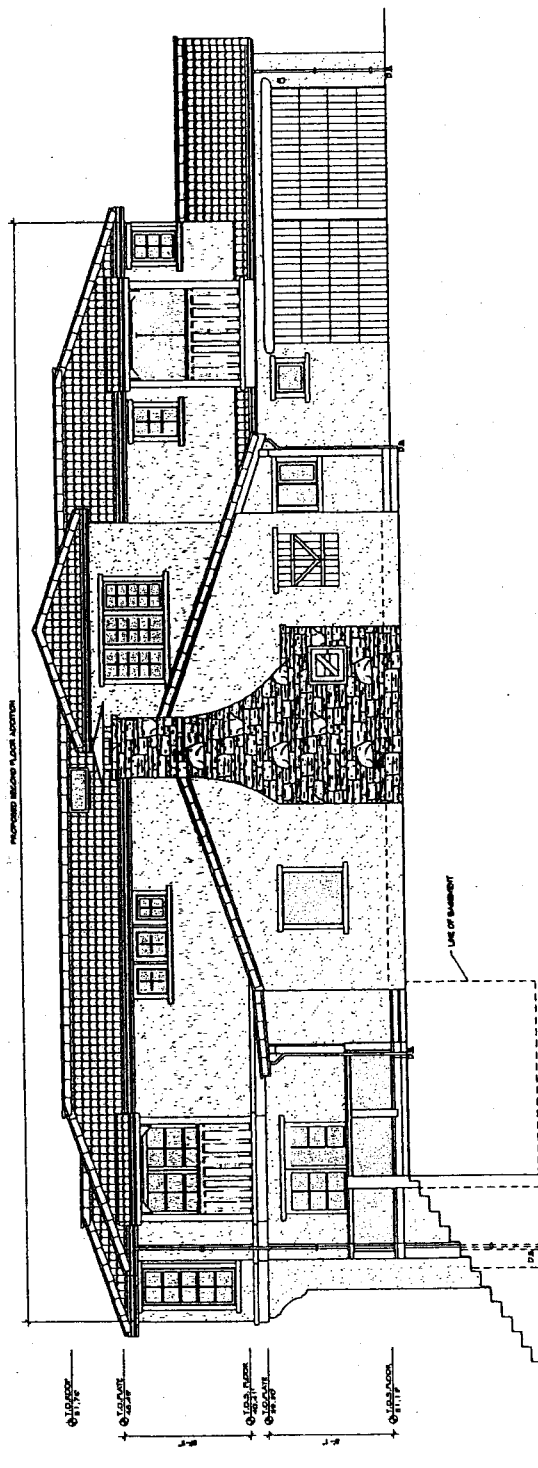
BASIS OF BEARINGS
 IN PARADOX, S BETWEEN HIGHWAY CORNER PLUMB BY THE SURVEYOR'S
 OFFICE AND THE CORNER PLUMB OF THE 1/4 SECTION 16, T14N, R10E,
 N. 2008-0004861, AND IN VOLUME 64 OF MAPS, PAGE 24, SAME
 CIVIL COUNTY SURVEYOR'S OFFICE, AND AS SHOWN HEREON.

DECEMBER 10, 2008





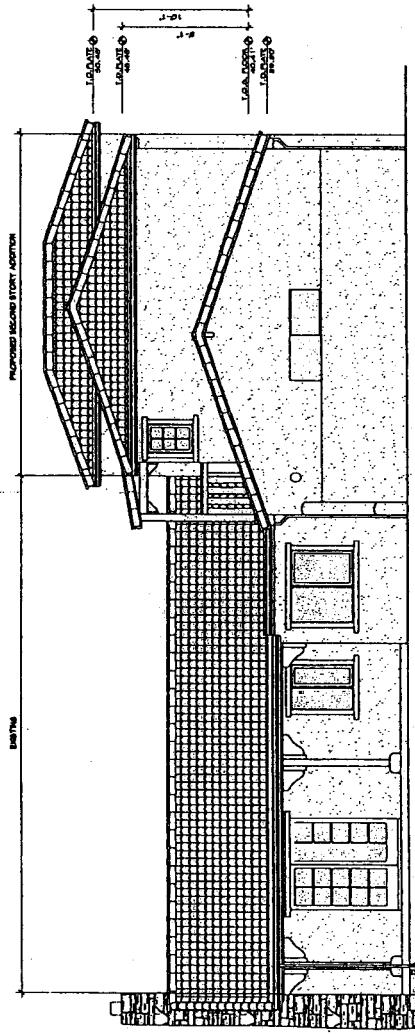
3 NORTH ELEVATION (SIDE VIEW)



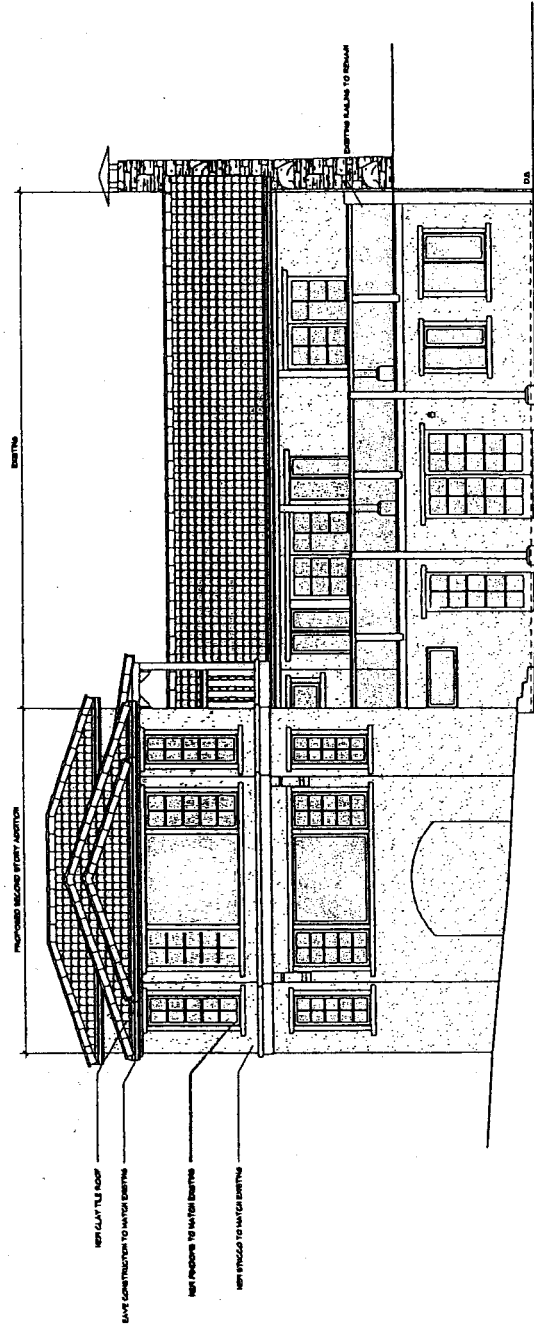
4 SOUTH ELEVATION (SIDE VIEW)

EXHIBIT 1C

EXHIBIT A



1 EAST ELEVATION (FRONT VIEW)



3 WEST ELEVATION (REAR VIEW)

WALL LEGEND

NEW WILD WALL	EXISTING WALL TO BE REMOVED	EXISTING WALL TO REMAIN	EXISTING WALL TO BE ALTERED
---	----	=====	=====

1 EXISTING / DEMO BASEMENT FLOOR PLAN

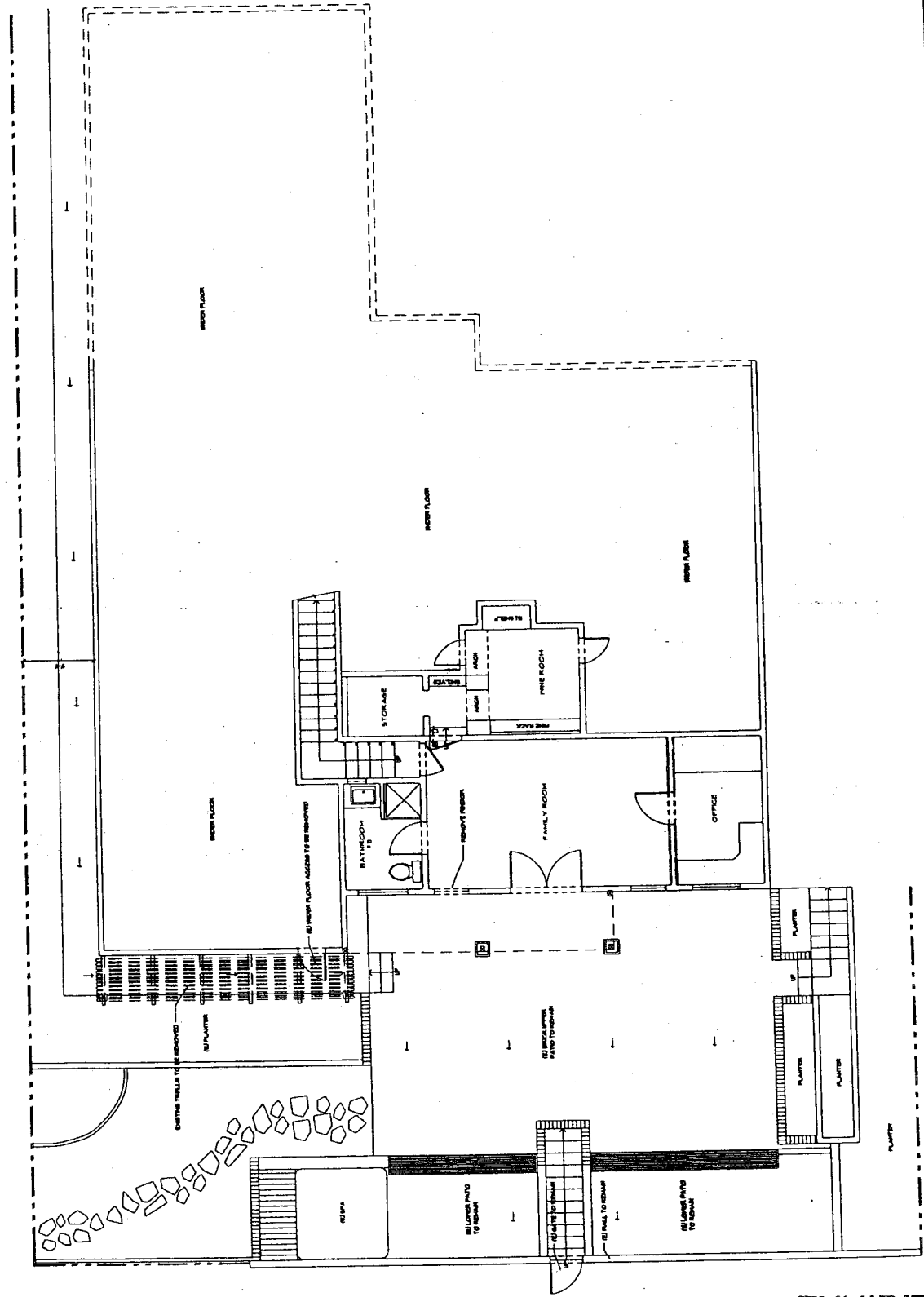


EXHIBIT 1C

EXHIBIT A

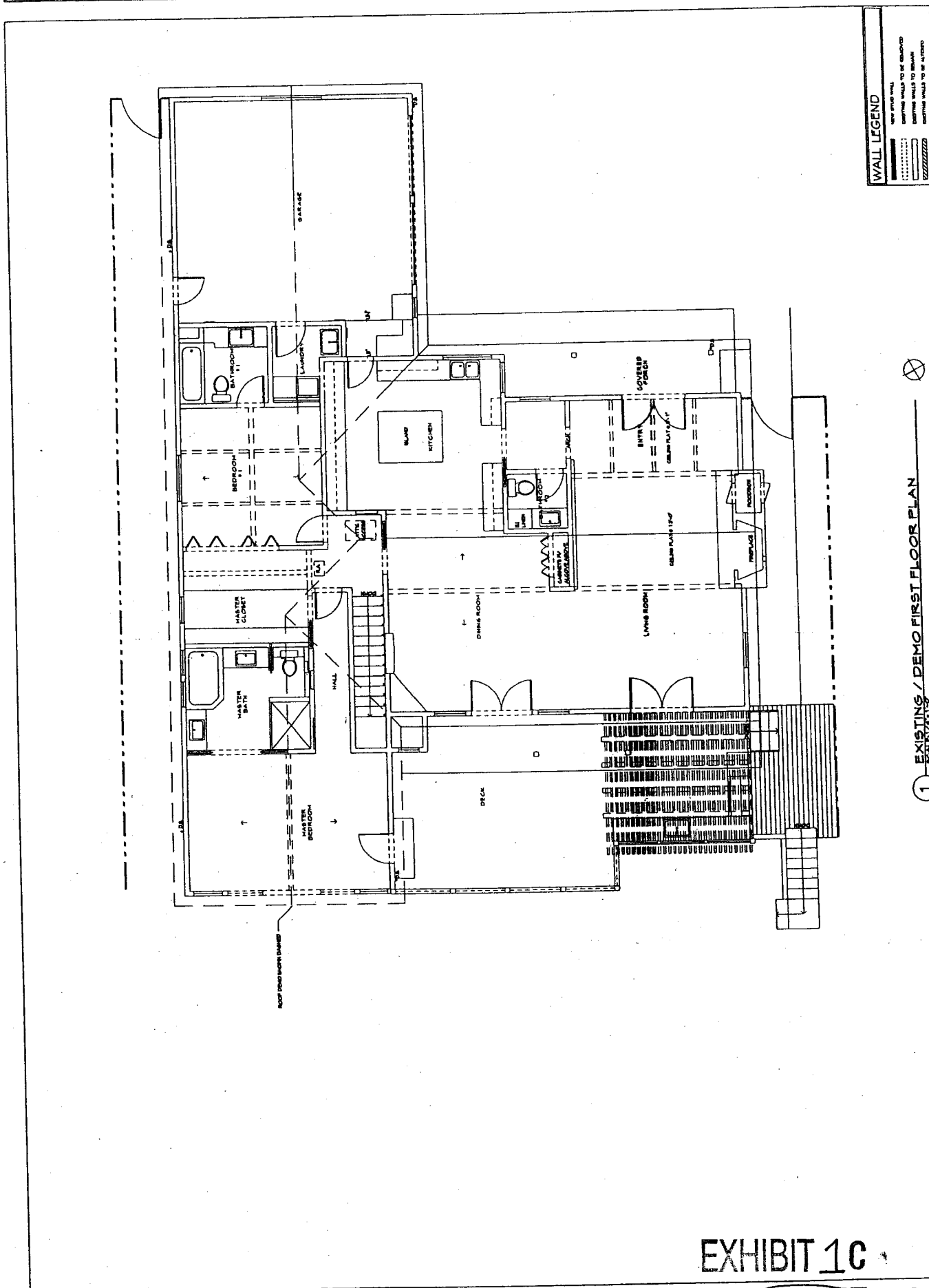
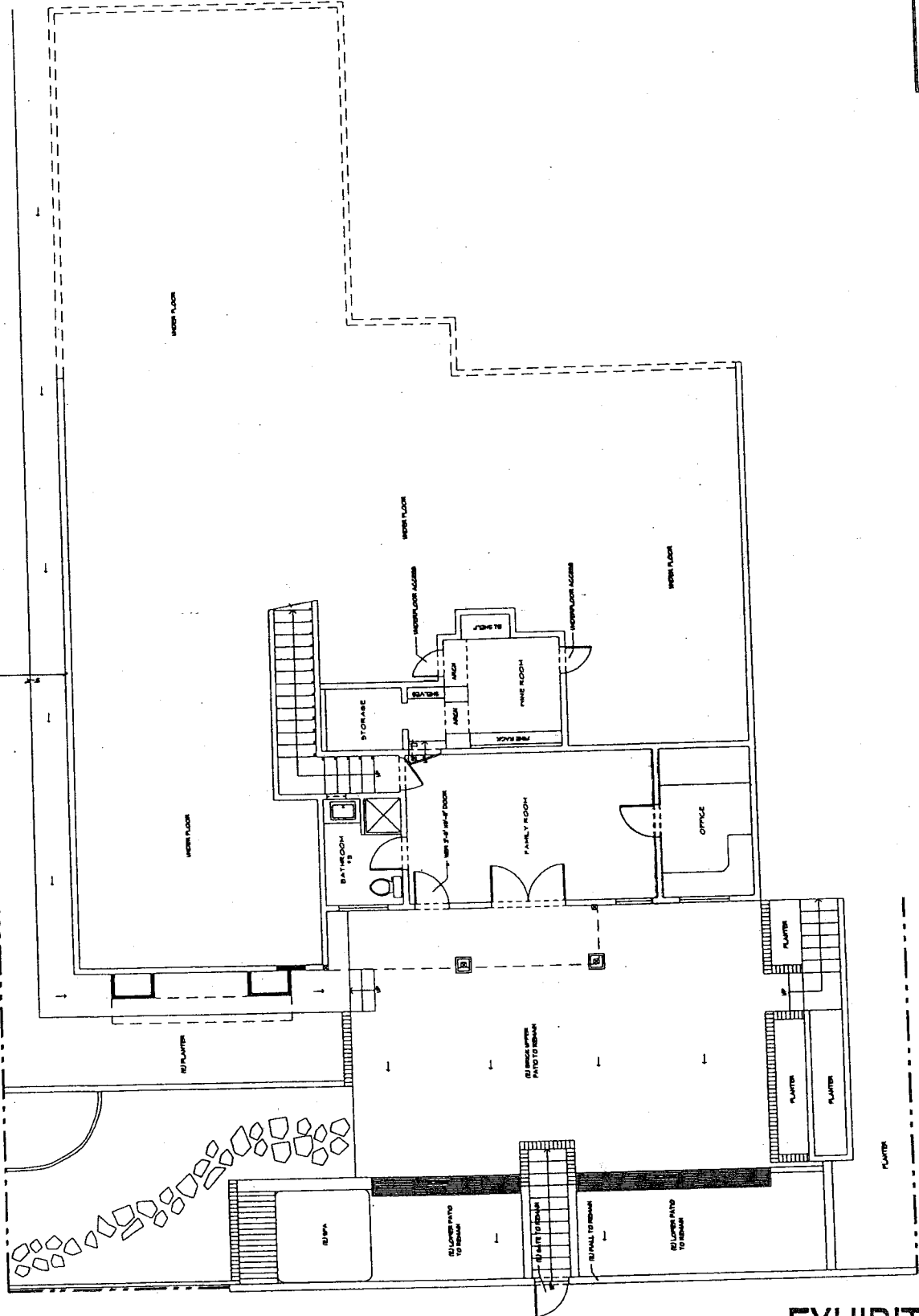


EXHIBIT 1C

EXHIBIT A

WALL LEGEND

- NEW STUD WALL
- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO BE REMAINED
- EXISTING WALL TO BE ALTERED

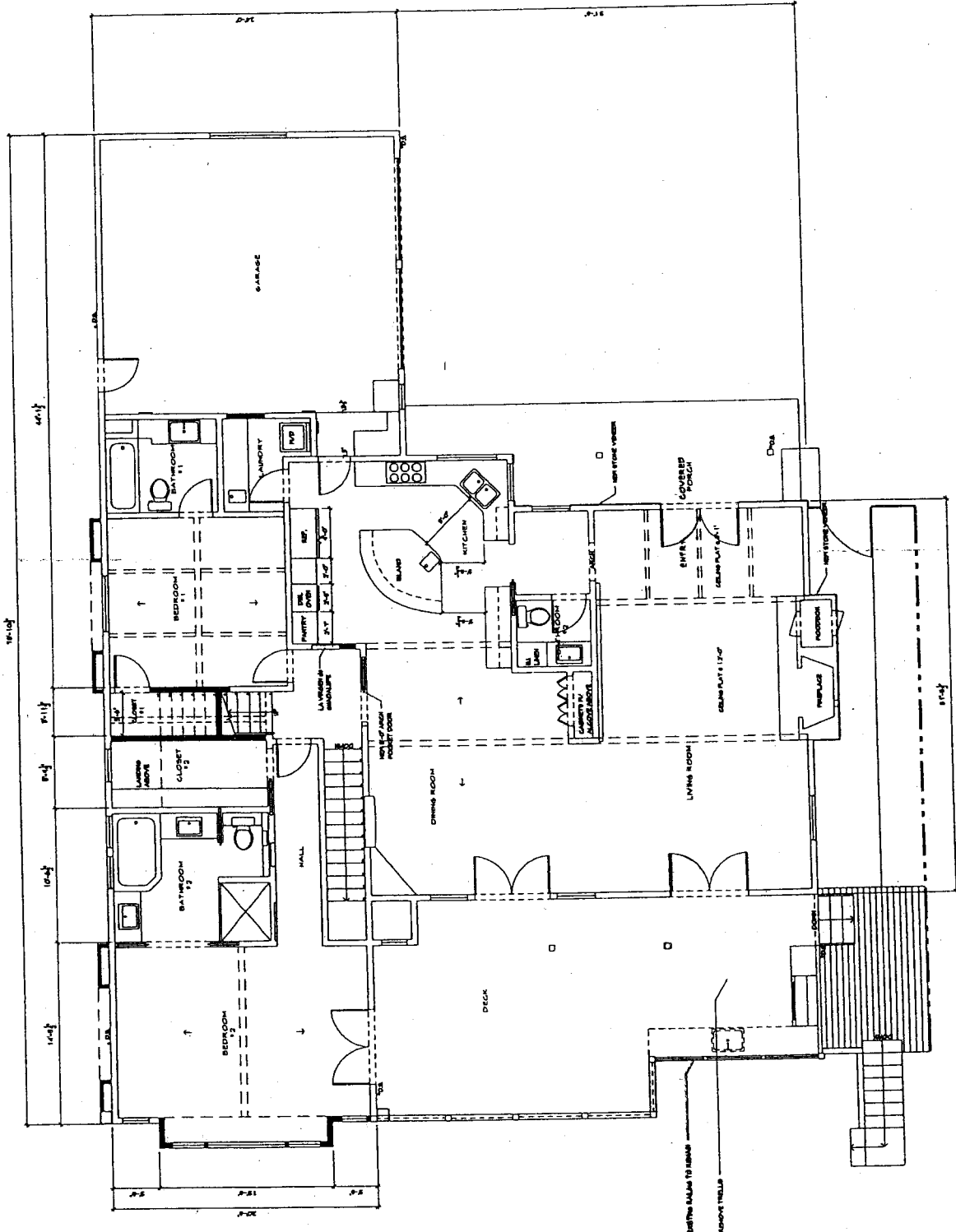


1 EXISTING BASEMENT FLOOR PLAN

EXHIBIT 1C
EXHIBIT A

WALL LEGEND

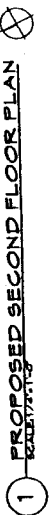
- NEW STUD WALL
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE ALTERED



1 PROPOSED AND EXISTING FIRST FLOOR PLAN

EXHIBIT 1C

EXHIBIT A



- 42-5 -

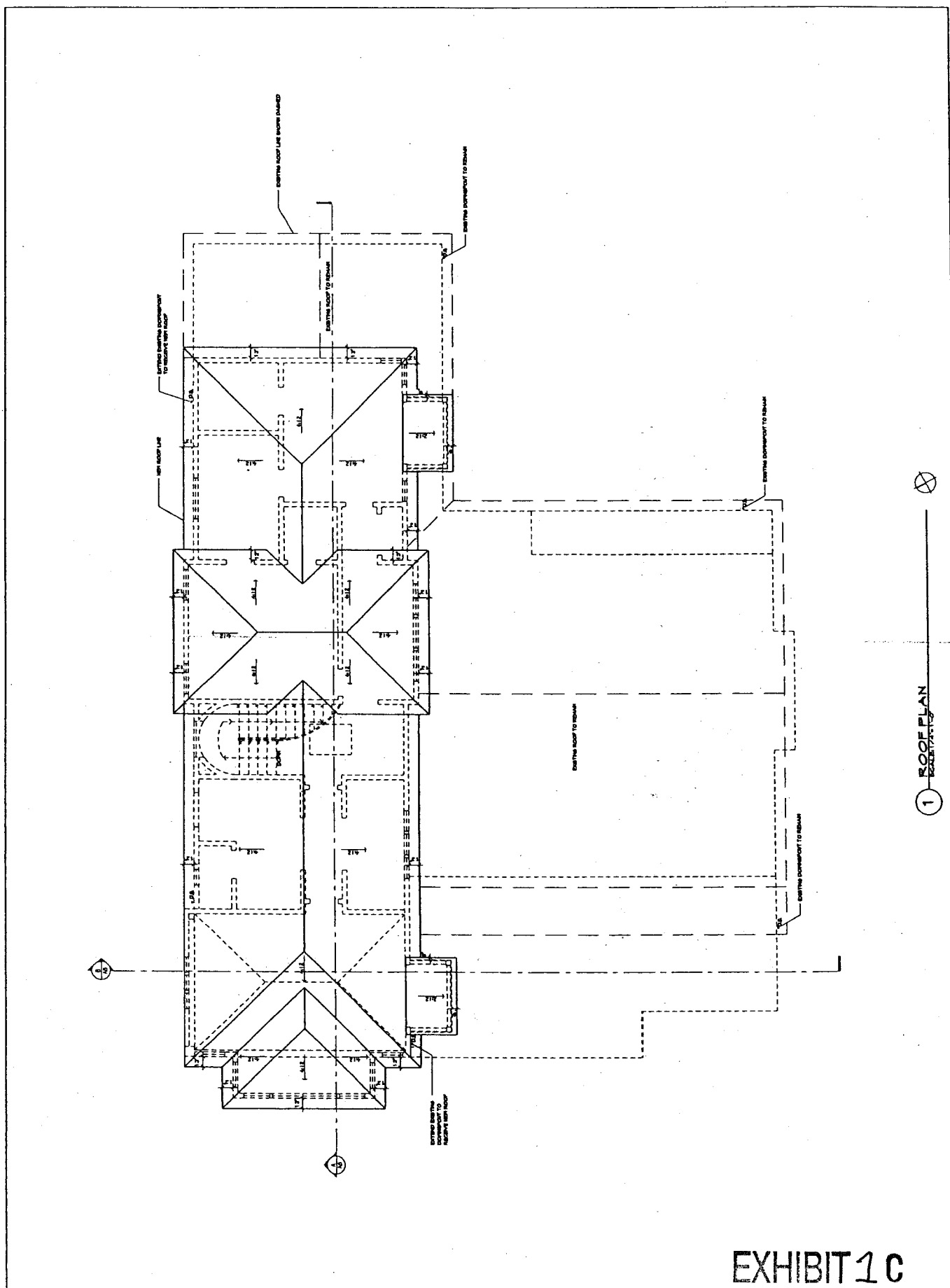


EXHIBIT 1C

EXHIBIT A

Coastal Development Permit Findings

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

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

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

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site. It should be noted that a pedestrian easement is located along the northwest property line along the beach, but it provides access to the property located to the north of the subject property. This easement will not be affected by the proposed development.

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 can be made, in that the development is consistent with this chapter as detailed in the design review, completed by the Urban Designer, and is hereby incorporated into the findings by reference (Exhibit E) and discussed in more detail below.

The Urban Designer had originally reviewed the proposed addition and concluded that the findings for neighborhood compatibility could not be made because the building addition did not provide enough visual relief on the north wall plane created by the second story and that it presented a relatively severe façade to this property.

The applicant submitted a revised project design to address these comments. The project now complies with the recommendations of the Urban Designer in that the wall plane on the north side has been provided additional design treatment including a belly band detail located along the entire wall between the first and second floor, an additional wall extension, and a hipped roof. These design features articulate the wall plane and create a building elevation more consistent with overall character of the building and building addition. Furthermore, the beach elevation has been scaled back in size and provided brackets and windows consistent with the original portions of the structure.

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

EXHIBIT 1C

EXHIBIT B

Application #: 08-0139
APN: 028-143-44
Owner: Lloyd, Robert Wayne Trustees ETAL

recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that although the project site is located between the shoreline and the first public road, no existing public access is available between the beach and the roadway at this location. 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 with the character of the surrounding neighborhood by incorporation of an addition consistent with existing architectural style of the structure including additional articulation to the wall planes and roof line of the building. Additionally, residential uses are allowed uses in the R-1-6 and Existing Parks and Recreation zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings of varying sizes. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

EXHIBIT 1c

~~EXHIBIT B~~

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

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

This finding cannot be made, in that the proposed addition will not meet all pertinent County ordinances. In particular, the project does not comply with the Coastal Design Criteria, County Code Section 13.20.130, which requires that projects "be sited and designed to be physically compatible and integrated with the character of surrounding neighborhoods or areas."

In particular, the Urban Designer concluded that the proposed addition is now compatible with the character of the surrounding neighborhood because the impact of the second story massing has been further articulated to create greater visual relief along the northern elevation wall plane. Furthermore, the massing now presents a wall plane less severe to the property to the north because it has been revised. Now, the plans provide an additional two story wall section that extends out from this flat wall, a belly band along the entire wall located between the first and second floor, a hipped roof, which improves the addition significantly. And, the plans have been revised to addition the bow window has been redesigned to reduce the overall effect toward the beach and has added brackets and windows that emulate the existing style of the dwelling

This finding can be made, in that the proposed location of the residential 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-1-6 and Existing Parks and Recreation Zone district in that the primary use of the property will be one residential dwelling that meets all current site standards for the zone district. This includes lot coverage, height, floor area ratio and setbacks, parking, etc.

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 uses are allowed in the R-1-6, Parks Recreation and Open Space (Single family residential - 6,000 square feet per unit)

EXHIBIT 1C

Recreation) zone district consistent with the Residential and Parks and Recreation General Plan designation of the property, residential additions are also required to comply with the Chapter 8.1 Community Development policies of the General Plan, which include compliance with the Design Review Ordinance.

The Design Review (Exhibit E), completed by the Urban Designer, is hereby incorporated into the findings by reference and discussed in more detail below.

The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is an approximately 72 feet by 20 foot rectangular shaped addition, flush with the northern wall of the first floor of the building and setback approximately 10 feet from the first floor wall to meet the required 20 foot front yard setback. The Urban Designer concluded that the revised project addition is now compatible with the character of the surrounding neighborhood because the impact of the second story massing has been further articulated to reflect the recommendations in the original design review, attached as Exhibit E, and now provides enough visual relief. Furthermore, the massing now presents a more articulated wall to the property to the north, which is now articulated with addition of a belly band, hip roof, and addition of another two story wall section that extends out from this flat wall, that further breaks up the overall wall proposed by the addition. And, the revised plans now include a reduced bow window along the front elevation, wall extension to emulate the wall detail elsewhere on the north elevation, addition of brackets and a belly band. These design features break up the overall mass or provide additional visual relief to the portion of the building facing the beach and unify the overall design throughout the structure.

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

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

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

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

This finding can be made, in that the proposed residential addition is to be constructed on an existing lot developed with a single story dwelling. The expected level of traffic generated by the proposed project is not anticipated to generate additional peak trip per day (1 peak trip per

dwelling unit) because the dwelling already exists and will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the structure is sited and designed to be visually compatible with the character of the surrounding neighborhood by incorporation of an addition consistent with existing architectural style of the structure including additional articulation to the wall planes and roof line of the building along the north wall and roof line and west wall and roof line. Additionally, residential uses are allowed uses in the R-1-6 and Existing Parks and Recreation zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings of varying sizes. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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

This finding can be made, in that the proposed addition complies with this chapter as detailed in the Design Review, completed by the Urban Designer, and hereby incorporated into the findings by reference (Exhibit F) and discussed in more detail below.

The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is an approximately 72 feet by 20 foot rectangular shaped addition, flush with the northern wall of the first floor of the building and setback approximately 10 feet from the first floor wall to meet the required 20 foot front yard setback. The Urban Designer had previously recommended a redesign to the addition be completed to the building so that the north wall of the building would have more visual relief and present a less severe façade to the property to the north. The design now includes a hipped roof, belly banding (a horizontal trim detail along the full extent of the addition that divides the upper and lower floor area) and another wall section similar to the other extension extending out from this flat wall to breaks up the overall massing. These features more fully unify the design with the overall architectural character of the dwelling and further articulate this addition. The plans also include modifications to the bow window by a reduction in the size of the bow, addition of brackets under the bow, addition of a belly band, and addition of windows emulating other windows throughout the existing dwelling. These design modifications significantly improve both of these elevations.

Conditions of Approval

Exhibit A: Project plans, prepared by Derek Van Alstine, dated 12/04/08

- I. This permit authorizes the construction of a 1491 square foot 2nd-story addition to include 3 bedrooms, two bathrooms, closets and a stairway to an existing 1-story single family dwelling with a basement to result in a 2-story, 5 bedroom, 6 bathroom single family dwelling. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. 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. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.
 2. Drainage, and erosion control plans.
 3. 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.

4. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
 - C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for 3 bedroom(s). Currently, these fees are, respectively, \$1000 and \$109 per bedroom. Fees total \$3000 for Parks fees and \$327 for Child Care fees.
 - H. Pay the current fees for Roadside and Transportation improvements for 3 bedroom(s). Currently, these fees are, respectively, \$847 and \$847 per bedroom. Fees total \$2541 and \$2541.
 - I. Provide required off-street parking for 4 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - J. 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.
 - K. The applicant shall provide a locking cover for the existing hot tub on site consistent with the California Building Code (CBC). After installation, the applicant shall obtain a special inspection by the Building Department to confirm compliance with the CBC.
- 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 16.42.100 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 16.42.100, 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 two 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: _____

Don Bussey
Deputy Zoning Administrator

Sheila McDaniel
Project Planner

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

Application #: 08-0139
APN: 028-143-44
Owner: Lloyd, Robert Wayne Trustees ETAL

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: 08-0139

Assessor Parcel Number: 028-143-44

Project Location: Property is located on the north side of Geoffroy Drive (63 Geoffroy Drive) about 250 feet west of the intersection with 16th Avenue.

Project Description: Proposal to construct an approximately 1,479 square foot 2nd-story addition to include 3 bedrooms, 2 bathrooms, closets, and a stairway to an existing two-story single family dwelling to result in a 2-story, 5 bedroom, 6 bathroom single family dwelling.

Person or Agency Proposing Project: Derek Van Alstine

Contact Phone Number: 831 426-8400

- 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. ☒ Categorical Exemption

Specify type: Section 15301, Class 1-Existing Facilities

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

Minor alteration to an existing single family dwelling, less than 2,500 square feet and less than 50 percent of the existing floor area

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

Shela M. Daniel

Date:

1/16/09

EXHIBIT 1C

~~EXHIBIT D~~

	Design as originally submitted	Design as resubmitted after first hearing	Urban Designers comments re: revisions
WEST ELEVATION (Rear)			
<i>Bay window at rear</i>	bowed in six segments – extends to both sides	square bay – inset from both sides	inset square bay is more in keeping with rest of the home design
<i>Roof above bay</i>	follows bay - segmented	double hipped	hipped roofs are less unusual and match other end of second floor mass
<i>Windows below bay</i>	single lite – no divisions	central single lite, side windows multi-lites to compliment existing French doors	multi-paned windows add detail and scale and are similar to existing doors and windows
<i>Trellis</i>	original – to remain	removed – flattened arch added (similar to side)	flattened arch element is used three times which gives continuity to design elements
EAST ELEVATION (Front)			
<i>Upper window at new addition</i>	single lite – no divisions	multi-lites	similar to other windows
NORTH ELEVATION (Side)			
<i>Roof at addition</i>	gable at left – segmented at right	hip at left – hip at right	use of same roof end style at both ends gives continuity of form
<i>New windows</i>	all single lite – square window under arch	all multi – lite – arched window under arched projection	see comments above for windows
<i>Wall projection</i>	one – with very flat arch	two – with correctly proportioned arch	multiple elements add continuity and rhythm to façade – arch proportions are “real”
SOUTH ELEVATION (Side – “street view”)			
<i>Chimney</i>	original brick	refaced with stone	in keeping with “style”
<i>New windows</i>	single lite – no divisions	multi-lites	see comments above

INTEROFFICE MEMO

APPLICATION NO: 08-0139

Date: April 21, 2008

To: Sheila McDaniel, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Residential addition at 63 Geoffroy Drive, Santa Cruz

Design Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas		✓	See comments below.
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.			N/A
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.			N/A
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A

Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and			N/A

shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			
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Design Review Authority

13.11.040 Projects requiring design review.

- (a) Single home construction, and associated **additions involving 500 square feet or more**, within coastal special communities and **sensitive sites** as defined in this Chapter.

13.11.030 Definitions

- (u) 'Sensitive Site' shall mean any property located adjacent to a scenic road or within the viewshed of a scenic road as recognized in the General Plan; or **located on a coastal bluff**, or on a ridgeline.

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale		✓	
Parking location and layout	✓		
Relationship to natural site features and environmental influences			N/A
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures		✓	
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views		✓	

Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette		✓	
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale		✓	
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	✓		

Building walls and major window areas are oriented for passive solar and natural lighting	✓		
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Urban Designers Comments:

- *The impact of the new second floor is significant. It is especially harsh on the immediate neighbor, but also adds quite a bit of massing from the street.*
- *The tower-like element in the middle seems to add to the massing, rather than give relief (as I think it was intended). Breaking up the roof with a lower massing may be more appropriate and effective.*
- *While the general impact on the beach side is not significant, the large bow window adds to the massing and should be reduced. The designer might consider using a square bay or reducing the size of the bow window.*

Marshal Compton
4980 Miami Road
Cincinnati, OH 45243

December 1, 2008

Ms. Sheila McDaniel
Project Planner
County Government Center
701 Ocean Street Room 525
Santa Cruz, CA 95060

re: Public hearing for 63 Geoffroy Drive, Santa Cruz

Dear Ms. McDaniel,

I am writing to provide comments in regards to a public hearing for the property at 63 Geoffroy Drive.

I understand the owners are seeking a permit to construct a 1,479 sq. ft. 2nd story addition to an existing nonconforming structure. As a long time owner of the property at 103 16th avenue, whose immediate and extended family has been using and enjoying the property for many years, I am most interested in maintaining the "beach-like" and historic quality of the neighborhood. Most valuable to us is the sense of connection to ocean and sky as we walk the neighborhood streets. I support all efforts to ensure this privilege.

I continue, thus, to request of zoning administrators to safeguard this aspect of seaside living, and to withhold permits seeking to spoil this. I have long loved the feel of the Sunny Cove neighborhood and continue to enjoy it, but have noticed over the years how the feel has changed as more two-story seaside homes are built.

I must therefore challenge this current request to construct a 2-story addition—an addition that significantly extends the nonconformity of the property—as in my view it will greatly and negatively impact the neighborhood.

As mentioned earlier, I hope you will continue to support the quality of this ocean environment on which this neighborhood so depends, both emotionally and financially, and will protect it from the stress of ever larger and taller homes, particularly those seaside.

This community and the beauty of its natural environment mean a great deal to me and to my family as we have enjoyed it greatly over the years. I offer these comments in the hope of maintaining and protecting what our family so greatly loves.

Most sincerely,

Marshal Compton
Homeowners 103 16th Avenue, Santa Cruz, CA
(Hard copy in mail)

Mary Ida Compton

Randy Compton

EXHIBIT 1C

EXHIBIT E

JOHN L. RITCHEY, III
201 Blackpoint Lane
Santa Cruz, California 95062

December 3, 2008

Zoning Administrator
c/o: Santa Cruz County Planning Dept.
701 Ocean Street, Room 525
Santa Cruz, California 95060

Via Email and US Mail
pln056@co.santa-cruz.ca.us

Re: Zoning Administrator hearing
Date: Friday, December 5, 2008
Item: 08-0139
63 Geoffroy Drive, Santa Cruz, California
APN: 028-143-44

This letter regards the above application which requests a Coastal Development Permit and Residential Development Permit for a parcel of property fronting on Blacks Beach which is located at the end of Geoffroy Drive.

Historically, there was pedestrian access from Blacks Beach to Geoffroy Drive which permitted the public to walk back and forth from Blacks Beach to Cove Beach at the end of 17th Avenue. A few years ago, the neighbors on Geoffroy Drive blocked off that access.

I request the Zoning Administrator require the pedestrian access be reopened to enable individuals to be able to once again have pedestrian access along this important piece of coastal property.

Very truly yours,

JOHN L. RITCHEY, III

cc: County Coastal Commission



Staff Report to the Zoning Administrator

Application Number: **08-0139**

Applicant: Derek Van Alstine

Agenda Date: 12/05/08

Owner: Lloyd, Robert Wayne Trustees ETAL

Agenda Item #: 1

APN: 028-143-44

Time: After 10:00 a.m.

Project Description: Proposal to construct a 2nd-story addition to include 3 bedrooms, two bathrooms, closets and a stairway to an existing 1-story single family dwelling with a basement to result in a 2-story, 5 bedroom, 6 bathroom single family dwelling. The project requires a Coastal Development Permit and a Residential Development Permit to construct an addition greater than 800 square feet to an existing nonconforming structure.

Location: Property located on the north side of Geoffroy Drive about 250 feet west of the intersection with 16th Avenue (63 Geoffroy Drive).

Supervisory District: 1st District (District Supervisor: Jan Beautz)

Permits Required: Coastal Development Permit, Residential Development Permit

Technical Reviews: Geologic Hazards Assessment, Geologic Report Review

Staff Recommendation:

- Denial of Application 08-0139, based on the attached findings and conditions.

Exhibits

- | | |
|------------------------------|--------------------------------|
| A. Project plans | F. Photosimulation |
| B. Findings | G. Geologic Hazards Assessment |
| C. Assessor's parcel map | H. Geologic Report Review |
| D. Zoning map | |
| E. Comments & Correspondence | |

Parcel Information

Parcel Size:	16,880 square feet
Existing Land Use - Parcel:	Single Family Dwelling
Existing Land Use - Surrounding:	Residential
Project Access:	Geoffroy Drive, 50 foot right-of-way to property with a 25 foot right-of-way along south property line extending from Geoffroy Drive.

Planning Area: Live Oak
Land Use Designation: R-UL, Existing Parks and Recreation (Urban Low Density Residential, Existing Parks and Recreation)
Zone District: R-1-6, Parks Recreation and Open Space District (Single family residential - 6,000 square feet per unit, Parks and Recreation)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
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: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting

The site is located at the end of Geoffroy Drive, which extends south from the end of 16th Avenue. The subject property is located on the coastal bluff adjacent to Black's Beach and is situated among other fully developed residential parcels. The project plans include photos that show the neighborhood and existing development surrounding the subject parcel. The parcel immediately to the north is approximately 10 to 14 feet away and contains a one story building and the property to the east contains a two story structure. There are seven parcels across Geoffroy Drive to the south of the site. From west corner to east, they contain four two story structures and three single story structures.

The site contains an existing 2,315 square foot single story dwelling with a 678 square foot first floor area improperly identified on the plans as a basement. The existing residence is located approximately 27 to 31 feet from the edge of the coastal bluff with an existing concrete patio adjacent to the building which is approximately 20 feet from the edge of the bluff.

EXHIBIT 1C
EXHIBIT F

Zoning & General Plan Consistency

Zoning

The subject property is a 16,880 square foot lot, located in the R-1-6 and Parks Recreation and Open Space District (Single family residential - 6,000 square feet per unit, Parks and Recreation) zone district, a designation which allows residential uses. The proposed residential addition is a principal permitted use within these zone districts and the project is consistent with the site's (R-UL, Existing Parks and Recreation) Urban Low Density Residential, Existing Parks and Recreation General Plan designations.

Setbacks

Two zone districts divide the subject property. The front portion of the site, which extends across the eastern property line from a driveway extending north from Geoffroy Drive, is zoned R-1-6 while the back third of the site is zoned Parks, Recreation and Open Space. To be exact, the residence lies within the R-1-6 zone district portion of the site and the undeveloped portion of the site, which extends from behind the residence, down the coastal bluff, and along a small portion of the beach, lies within the Parks, Recreation and Open Space zone district. The following table provides the required setbacks based on the setbacks of each zone district. The R-1-6 setbacks apply to the front and side yard areas, while the PR setback applies to the rear yard. Furthermore, the rear yard setback is based on the net site area, approximately 15,777 square feet after right-of-way area is deducted. A 15-foot setback standard applies at the rear based on the 10,000 to 16,000 parcel size shown in the site standards chart.

	Front	Side	Rear
Required	20'	5' (North side) and 10' (south)	15'
Existing	9'8"	13'7"	101'8"
Proposed Addition	20'	5' (North) and 48' (South)	101'8"

Lot Coverage

Both the R-1-6 zone district and the Parks and Recreation zone district apply to this site for purposes of establishing the allowed lot coverage. The lot coverage standard for the Parks and Recreation district is based on a net site area calculation, which deducts right-of-way from the net calculation. Thus, the lot coverage standard for parcels with a net site area of 15,777 square feet is 30 percent, based on the R-1-10,000 to less than R-1-16,000 parcel size. The R-1-6 zone district also allows 30% coverage as well. The proposed project does not alter the foot print of development on the site and is shown on the plans as 21 percent.

FAR (Floor Area Ratio)

The existing single family dwelling is approximately 2993 square foot first floor with a 556 square foot garage. Addition of 1,479 square feet on the second story will result in 5,028

square foot dwelling. Total floor area less the garage credit equal approximately 4,877 square feet floor area. This equates to approximately 31 percent floor area, which does not exceed the 50 percent permitted.

Existing Non-Conformity

The existing dwelling provides an approximately 10 foot front yard setback where a 20 front yard setback is required, which means the building is a non-conforming structure. County Code Section 13.10.265 (b) requires that additions to non-conforming dwellings in excess of 800 square feet include a residential development permit.

Design Review

The proposed project was subject to design review in accordance with County Code Section 13.11.040, which requires review for additions involving more than 500 square feet within a sensitive site. A sensitive site is defined to include location on a coastal bluff. The Design Review is attached as Exhibit F.

The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is a rectangular shaped addition approximately 72 feet by 20 foot, flush with the northern wall of the first floor of the building. Both the north and south elevations include an extended section that projects one foot from the wall and is fourteen feet wide. The roof over this section is hipped and is higher than the main-roof. The rear portion (beach side) of the addition includes a cantilevered bow window with glazing that is six feet high and twenty feet long. Two small decks, approximately 8 by 4 feet, are proposed along the south elevation.

The Urban Designer reviewed the proposed addition and concluded that the findings for neighborhood compatibility cannot be made because the proposed addition does not comply with the following portions of the design review ordinance (13.11.073 b.1 and c) that define Compatible Building Design.

- b. It shall be the objective of building design to address the present and future neighborhood, community and zoning district context.
 - 1. Building design shall relate to the adjacent development and the surrounding area.

The building located on the north side of the subject property is a one story structure approximately 1900 square feet in size. The impact of the proposed second story massing on this structure is significant. The design does not provide enough visual relief on the flat wall plane created by the second story and presents a relatively severe façade to the property located to the north.

While a short section of wall is extended one foot farther into the side yard than the rest of the wall, this design element does little to break up the overall mass or provide any real visual relief of the two-story wall.

- c. *It shall be the objective of building design to address scale on the appropriate levels.*

The proposed second story bay window adds to the mass facing the beach and accentuates the look of three stories (the bottom floor is a story as it does not qualify as a basement by ordinance definition (13.10.700 D-Basement). The bay window extends four feet farther than the existing building. The public view from the beach is of a three story, twenty four foot high structure.

The discussions above both relate to Section 13.11.073 b.ii (A) – Massing of building form.

The designer has a variety of options to reduce the effect of the addition on the structure and the view from the beach including additional articulation, which would lessen the impact to the point that greater compatibility is achieved. If the applicant wishes to pursue design modifications, a continuance may be requested during the hearing.

Local Coastal Program Consistency

The proposed Residential addition is not in conformance with the County's certified Local Coastal Program, in that the structure is not sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood as noted in the design review discussion above.

Environmental Review

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA) pursuant to Class 1 section 15301 (Existing Structural addition less than 2,500 square feet).

Conclusion

Zoning and General Plan consistency require compliance with the site standards enumerated in the County Code. These include the setbacks, lot coverage, height, and floor area ratio. The project complies with these standards. However, findings for approval also require compliance with the Coastal Zone Design Criteria and Design Review enumerated in County Code Chapter 13.20 and 13.11. While the project meets the development standards established for the zone district, discussed in the detail and attached as Exhibit J, the project does not meet the Coastal Zone Design Criteria and Design Review requirements.

As proposed, the project is inconsistent with the design review and the Coastal Zone Design Criteria. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- **DENIAL** of Application Number 08-0139, 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

Report Prepared By: Sheila McDaniel
Santa Cruz County Planning Department
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Santa Cruz CA 95060
Phone Number: (831) 454-3439
E-mail: sheila.mcdaniel@co.santa-cruz.ca.us

LLOYD RESIDENCE
63 GEOFFROY DRIVE
SANTA CRUZ, CA 95062

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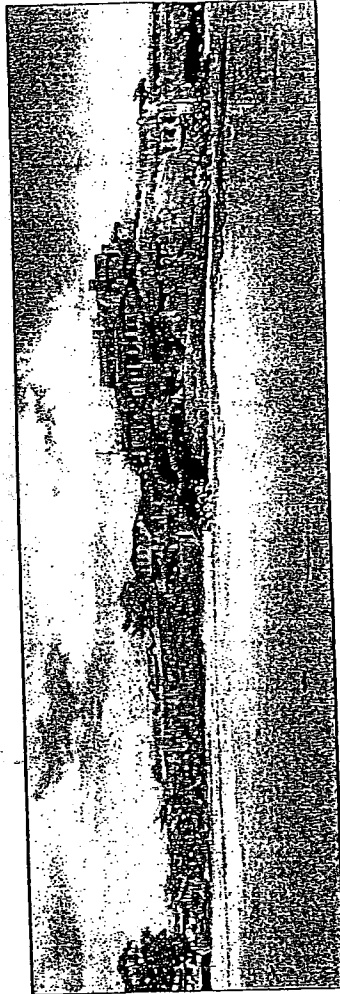
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GROSS BUILDING AREA WORKSHEET

HEATED SPACE CALCULATION

1. ☐ YES
 2. ☐ NO
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 99. ☐ YES
 100. ☐ NO

FLOOR AREA CALCULATION BY TYPES OF SPACE

[illegible]

BUILDING INFORMATION SUMMARY

[illegible]

INTERMEDIATE CALCULATION:

[illegible]

THESE PLANS CONFORM TO THE 2007 CBC AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT 2007 CBC / 1987 CBC / 2001 CBC / 2006 LDC / 2009 PLUAS BY ADOPTED ORDINANCES.

VICINITY MAP



PARCEL MAP



CONTACTS

FOR SALE 1000
5310 AUTO ROAD
SARATOGA, CA 95070
757NMM

PROJECT DESIGNER:
OPREK VAN ALIJNE ERSCHENMA DESIGN, INC.
OPREK VAN ALIJNE
7150 BOQUEL AVENUE
BOQUEL, ALABAMA

STRUCTURAL ENGINEERS
WOOD ENGINEERING LEONARD WILKS, P.E.
 714-A BOONVILLE AVENUE
 SANTA CRUZ, CA 95062
 PH: 10311 476-0141
 FAX: 10311 476-0146

CIVIL ENGINEERS & LAND SURVEYORS
ROBERT L. DEWITT & ASSOCIATES, INC.
1607 OCEAN STREET, SUITE 1
SAN FRANCISCO, CA 94109
PH. 415.398.1517
FAX. 415.398.0864

ENERGY COMPLIANCE:

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DRAWING INDEX

BUILDING DESIGN	
1	WALL SHEET / WOOD SHEET
2	DISTING SHEET PHOTOS
3	DISTING SHEET PHOTOS
4	DISTING SHEET PHOTOS
5	SURVEY
6	SITE PLAN
7	OUTLINE ELEVATIONS
8	OUTLINE ELEVATIONS
9	BASEMENT FLOOR PLAN
10	DISTING / TRUSS FLOOR PLAN
11	MEMORANDUM SECOND FLOOR PLAN
12	MEMORANDUM SECOND FLOOR PLAN
13	MEMORANDUM / DISTING SECOND FLOOR PLAN
14	SECTIONS

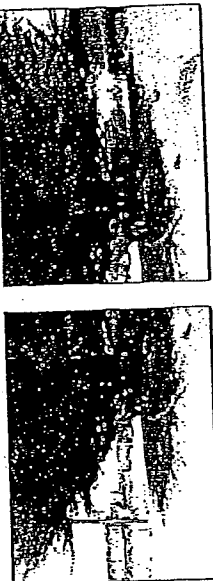
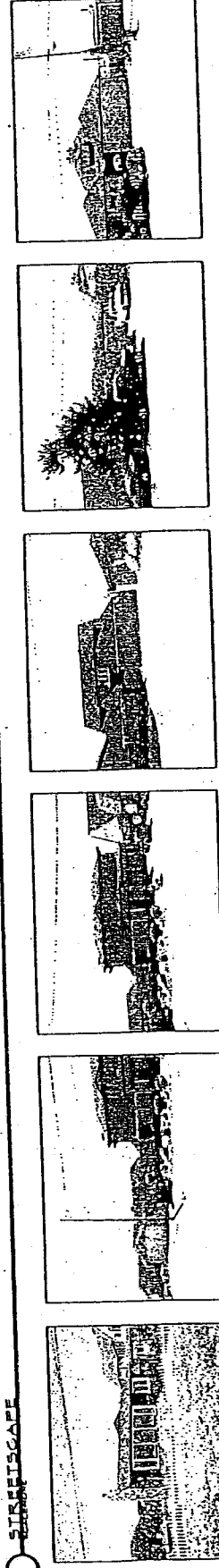
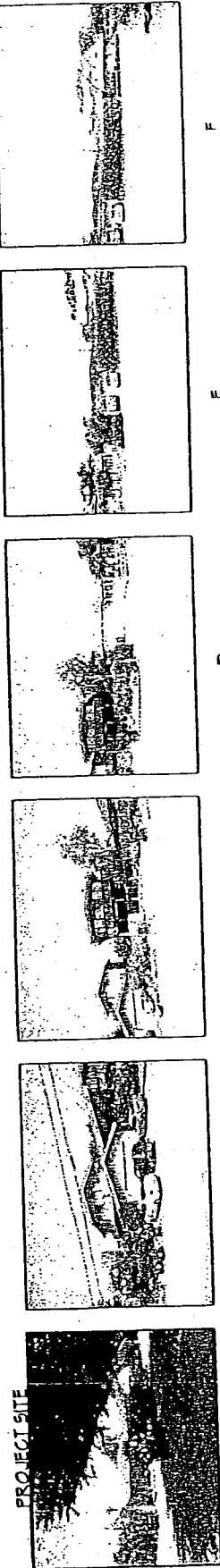
DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
11000 AVENUE 237, LANTANA, FLORIDA 33462
TEL: 561-855-1111 FAX: 561-855-1112

DVRD

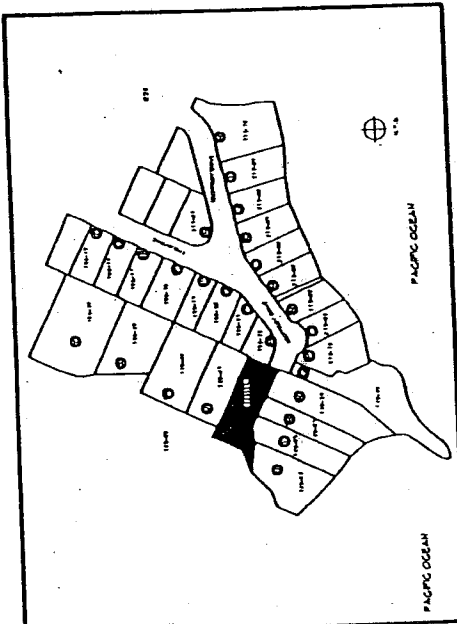
LLOYD RESIDENCE
63 GEOFFROY DRIVE
SANTA CRUZ, CA 95062

1. PROJECT NAME	
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5. PROJECT ARCHITECT	
6. PROJECT ENGINEER	
7. PROJECT LANDSCAPE ARCHITECT	
8. PROJECT PHOTOGRAPHER	
9. PROJECT DATE	
10. PROJECT SCALE	
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4 GEOFFROY DRIVE



3 PARCEL KEY

EXHIBIT 1C
EXHIBIT F
EXHIBIT A

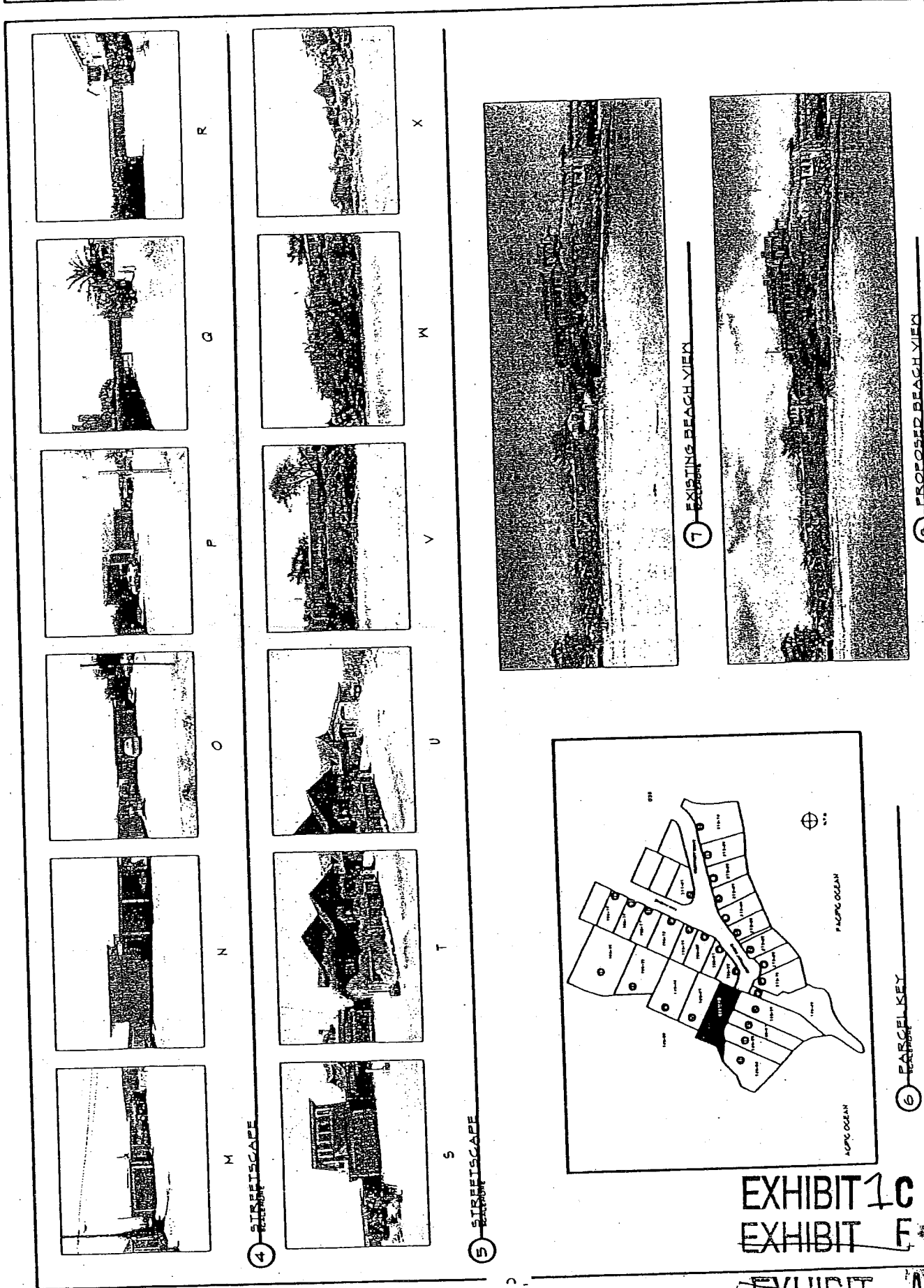


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EXHIBIT F

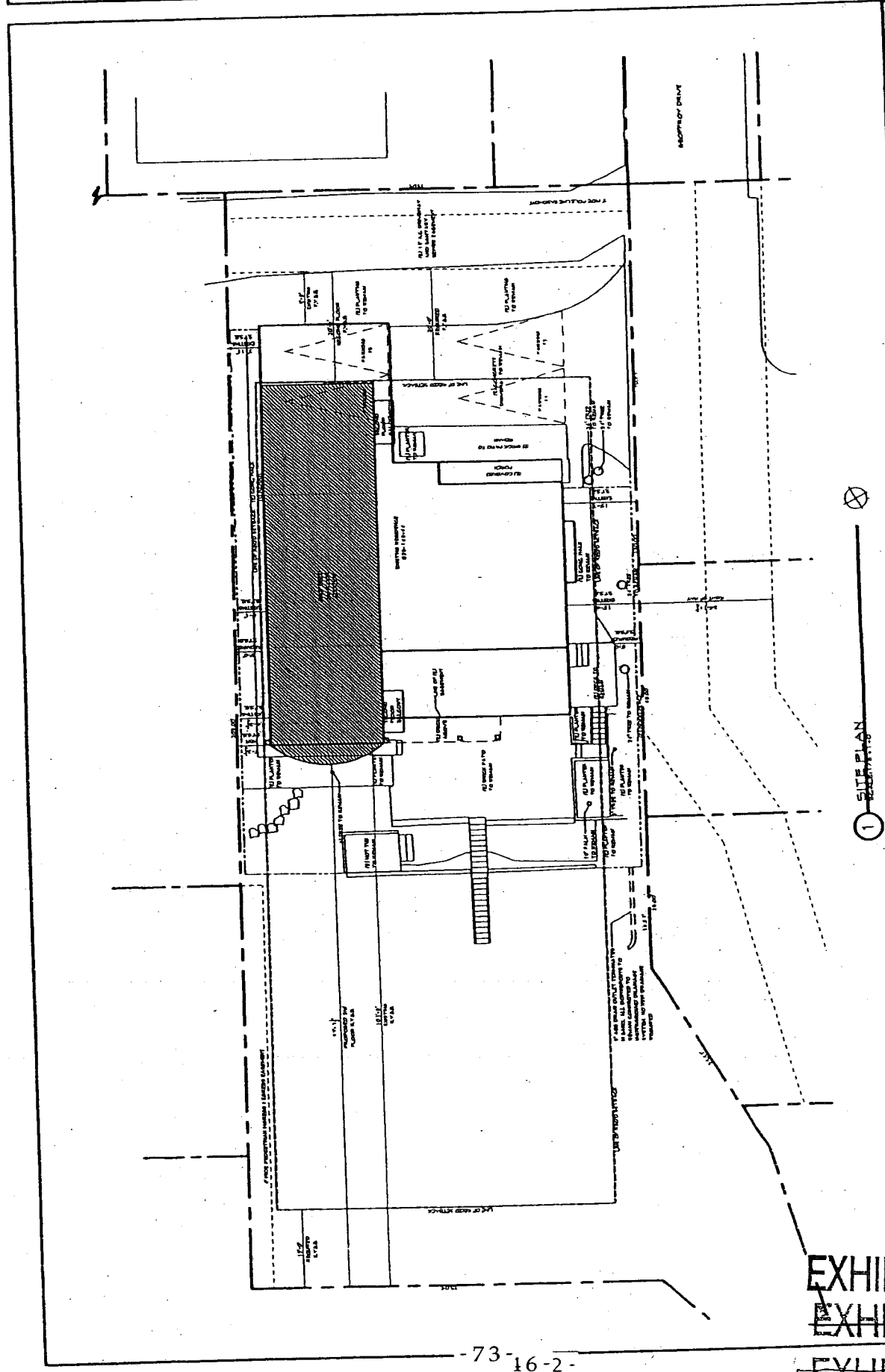
EXHIBIT A

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
10000 AVENUE 100, SUITE 100
SAN ANTONIO, TEXAS 78203
TEL: 214-343-1111
FAX: 214-343-1112

DVRD-
LLOYD RESIDENCE
63 GEOFFROY DRIVE
SANTA CRUZ, CA 95062

DATE	02.11.11	
PROJECT	DEREK VAN ALSTINE	
CLIENT	DEREK VAN ALSTINE	
DESIGNER	DEREK VAN ALSTINE	
CONTRACTOR		
PERMITTING		
REVISIONS		
NO. 1	DATE	DESCRIPTION
1	01.11.11	ISSUED FOR PERMITTING
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61	61.11.11	REVISED PERMITTING
62	62.11.11	REVISED PERMITTING
63	63.11.11	REVISED PERMITTING
64	64.11.11	REVISED PERMITTING
65	65.11.11	REVISED PERMITTING
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67	67.11.11	REVISED PERMITTING
68	68.11.11	REVISED PERMITTING
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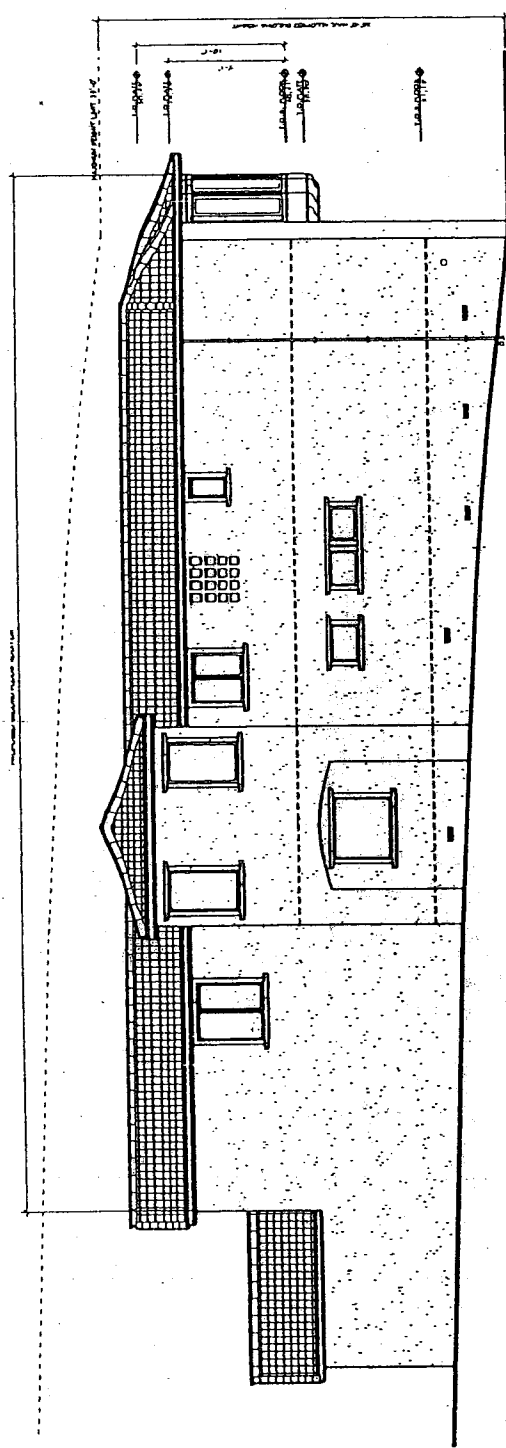
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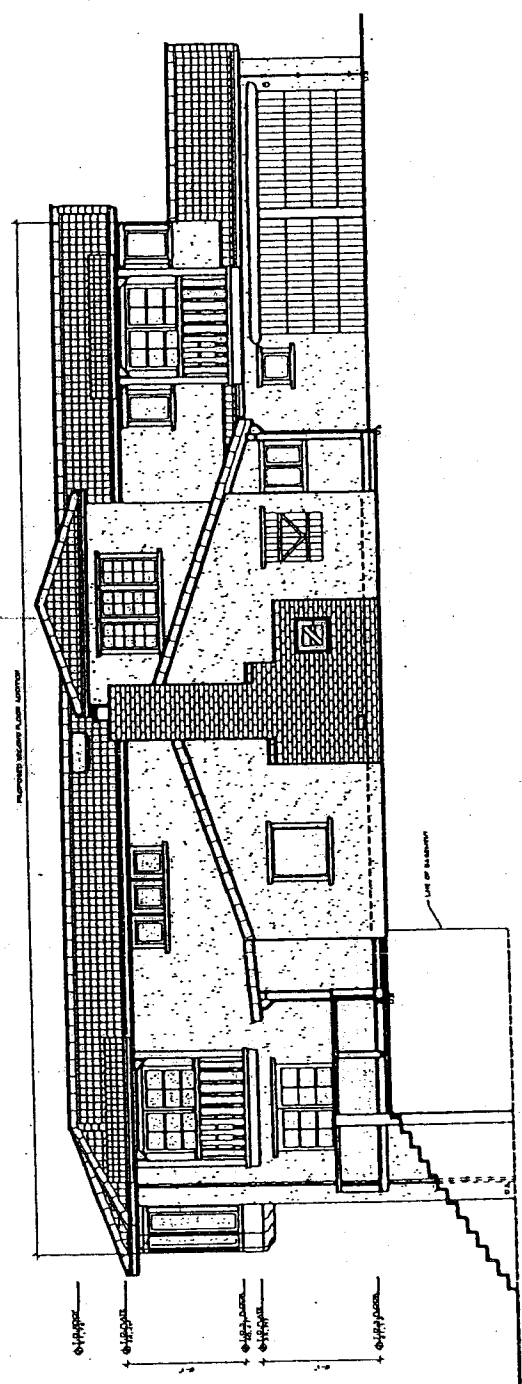
LANDSCAPING AND DRAINAGE	IMPERVIOUS AREA CALCULATION
1. ALL EXISTING TREES AND LANDSCAPING TO REMAIN UNDISTURBED.	EXISTING IMPERVIOUS AREA: 1,234.56 SQ. FT.
2. ALL EXISTING DOWNSPOUTS CONNECTED TO UNDERGROUND DRAINAGE SYSTEM. SYSTEM TERMINATES IN SAND AND IS TO REMAIN. NO NEW DRAINAGE REQUIRED.	PROPOSED IMPERVIOUS AREA: 1,234.56 SQ. FT.
	TOTAL IMPERVIOUS AREA: 2,469.12 SQ. FT.
	PERCENT IMPERVIOUS: 10.00%
	PERCENT PERMEABLE: 90.00%
	PERCENT DEVELOPMENT WILL BE AT 10% GRADE IN ALL AREAS

1 SITE PLAN

EXHIBIT 1C
EXHIBIT F
EXHIBIT A



⑤ NORTH ELEVATION (SIDE VIEW)



④ SOUTH ELEVATION (SIDE VIEW)

EXHIBIT 1C
EXHIBIT F
EXHIBIT A

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC
110 AQUILA AVENUE, SUITE 100, CULVER CITY, CA 90230
TEL: (310) 201-1100
WWW.DVAD.COM

DVRD

LLOYD RESIDENCE
63 GEOFFROY DRIVE
SANTA CRUZ, CA 95062

DATE	10/1/01
PROJECT	LLOYD RESIDENCE
CLIENT	DEREK VAN ALSTINE
ARCHITECT	DEREK VAN ALSTINE
ENGINEER	DEREK VAN ALSTINE
LANDSCAPE ARCHITECT	DEREK VAN ALSTINE
INTERIOR DESIGNER	DEREK VAN ALSTINE
PAINTER	DEREK VAN ALSTINE
PLUMBER	DEREK VAN ALSTINE
ELECTRICIAN	DEREK VAN ALSTINE
MECHANICAL ENGINEER	DEREK VAN ALSTINE
STRUCTURAL ENGINEER	DEREK VAN ALSTINE
ENVIRONMENTAL ENGINEER	DEREK VAN ALSTINE
ACoustical ENGINEER	DEREK VAN ALSTINE
Fire ENGINEER	DEREK VAN ALSTINE
Transportation ENGINEER	DEREK VAN ALSTINE
Other ENGINEER	DEREK VAN ALSTINE
Other PROFESSIONAL	DEREK VAN ALSTINE
Other	DEREK VAN ALSTINE

A4

WALL LEGEND

EXISTING WALL	---
NEW WALL	----
GLASS WALL	=====
GLASS PARTITION	=====
GLASS CURTAIN WALL	=====
GLASS DOOR	=====
GLASS WINDOW	=====
GLASS SKYLIGHT	=====
GLASS FLOOR	=====
GLASS CEILING	=====
GLASS ROOF	=====
GLASS BALCONY	=====
GLASS PORCH	=====
GLASS TERRACE	=====
GLASS PATIO	=====
GLASS DRIVEWAY	=====
GLASS GARAGE	=====
GLASS PORCH	=====
GLASS TERRACE	=====
GLASS PATIO	=====
GLASS DRIVEWAY	=====
GLASS GARAGE	=====

1 EXISTING BASEMENT FLOOR PLAN

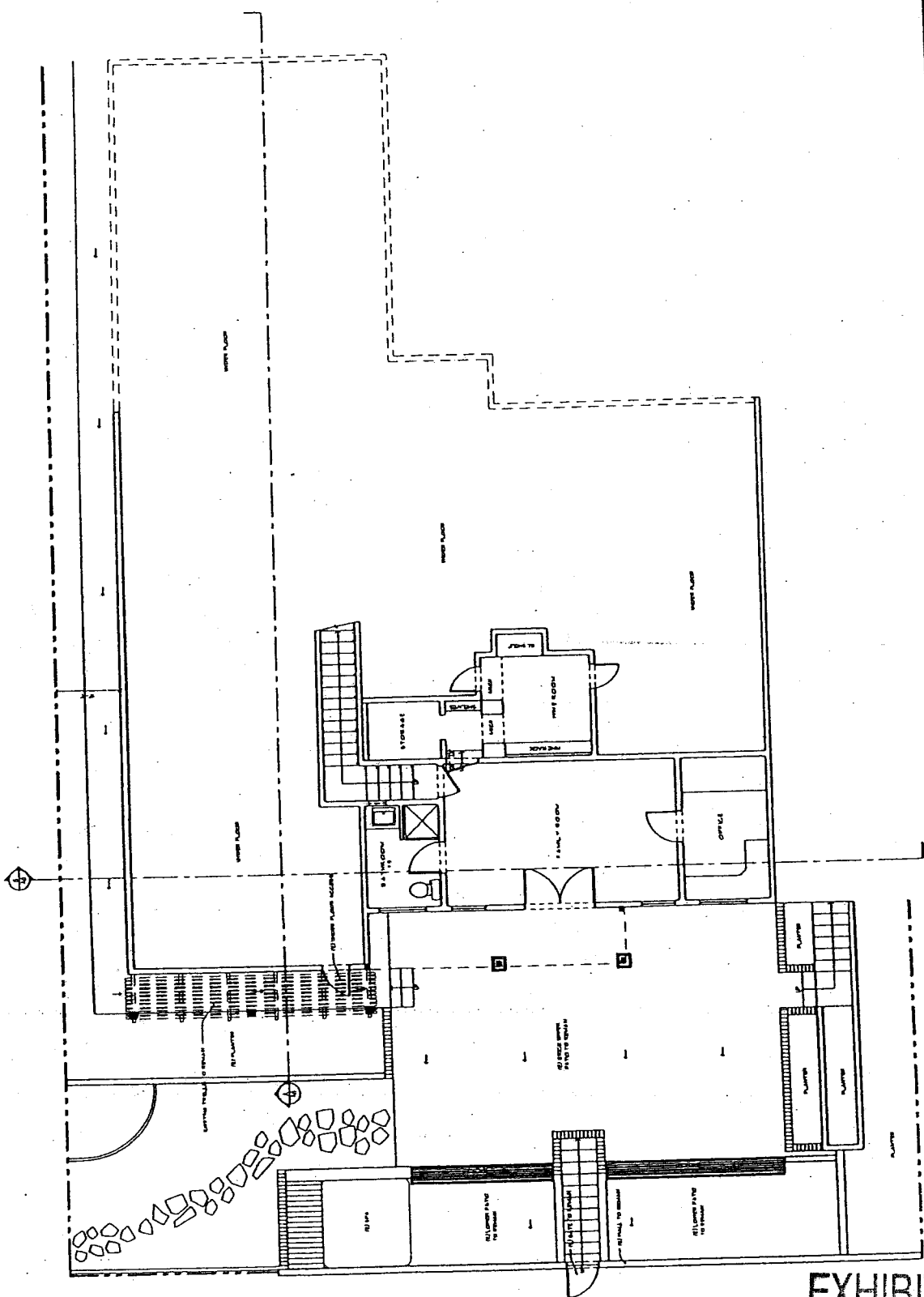
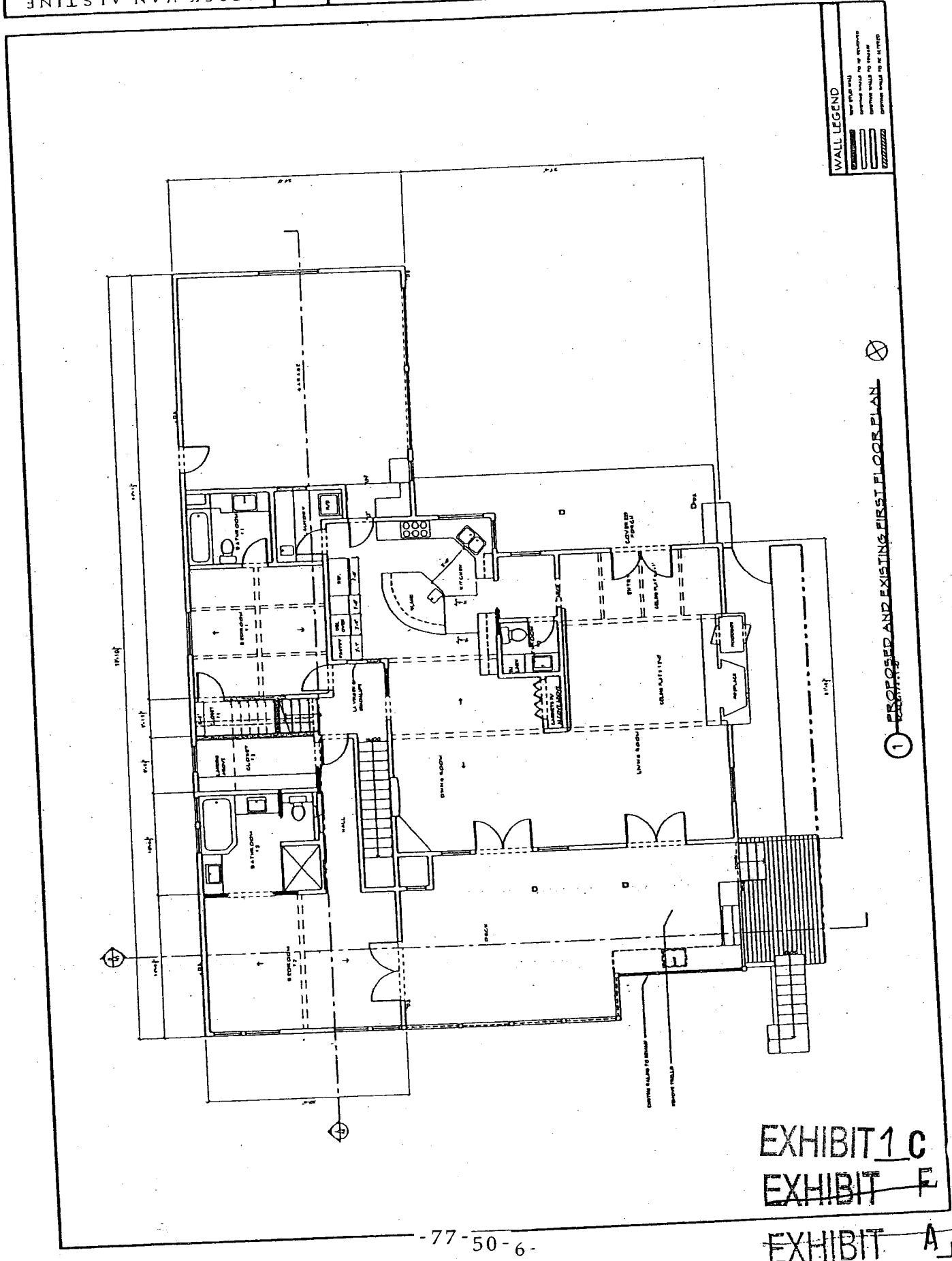
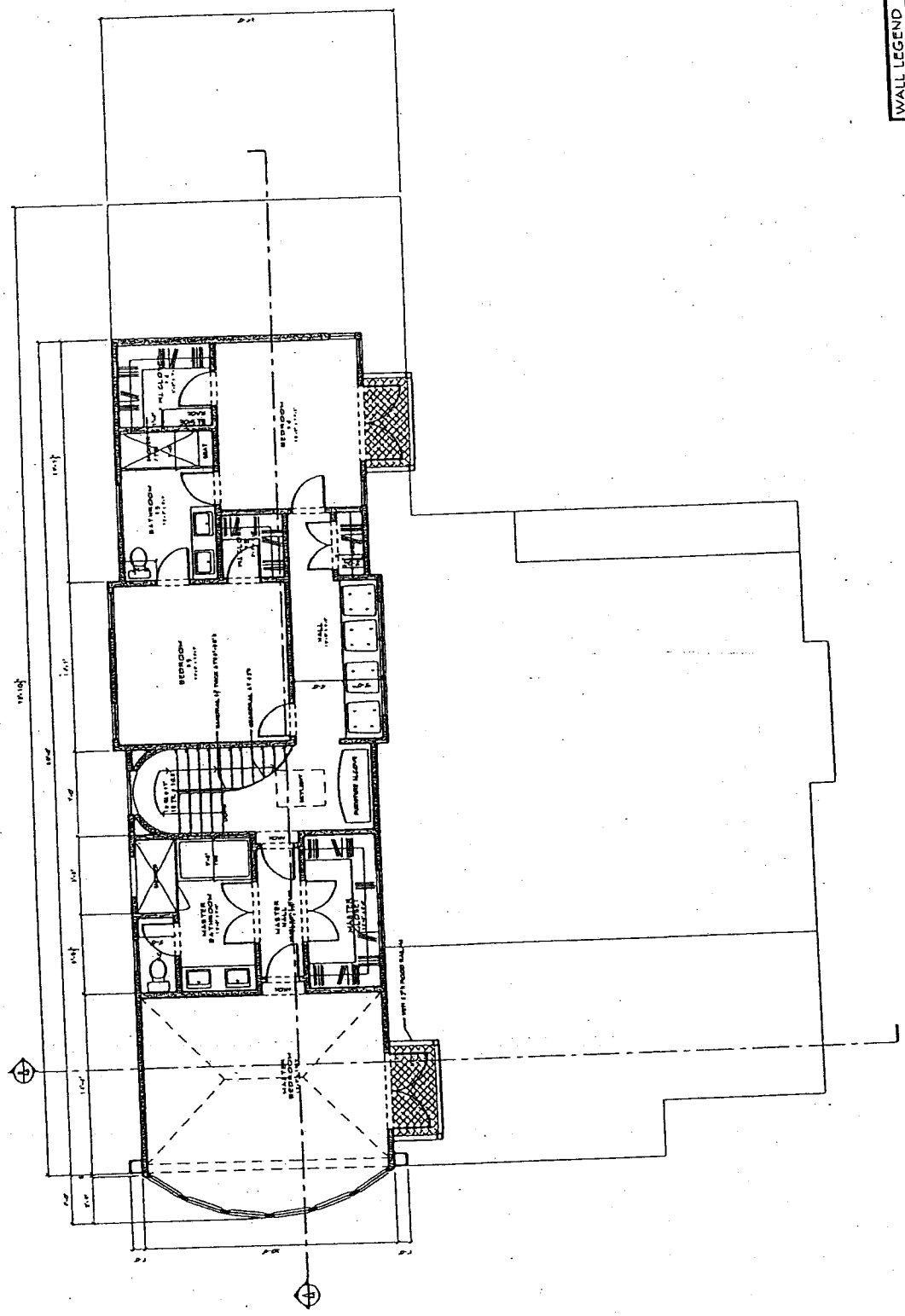


EXHIBIT 1C
EXHIBIT F
EXHIBIT A



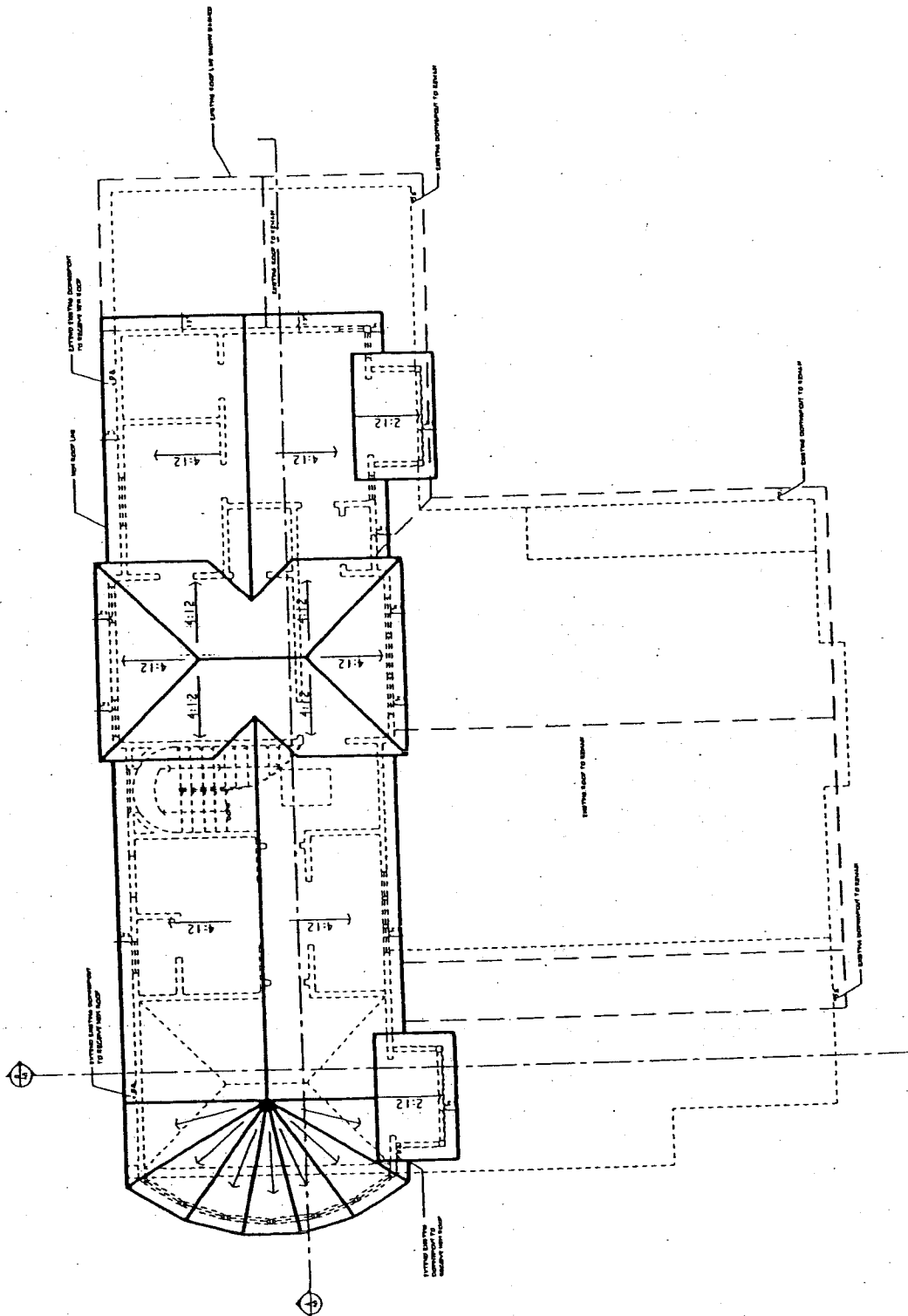
WALL LEGEND

	1/2" THICK CONCRETE
	1/2" THICK BRICK
	1/2" THICK STUCCO
	1/2" THICK CMU
	1/2" THICK GIPSOUM BOARD



1 PROPOSED SECOND FLOOR PLAN

EXHIBIT 1C
EXHIBIT 1A



1 SCOTLAND 12367413

EXHIBIT 1C
~~EXHIBIT E~~

~~EXHIBIT~~ A J

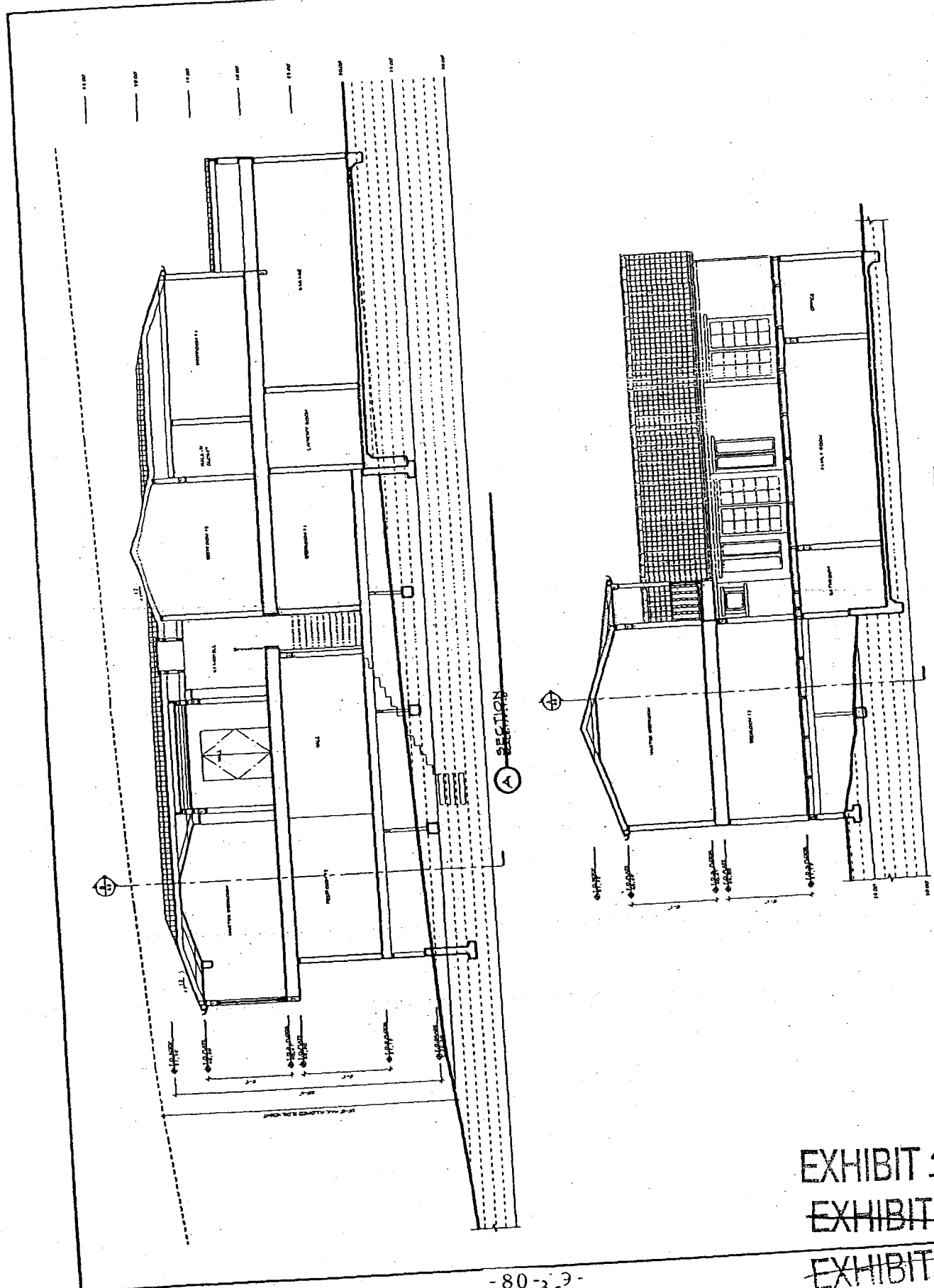


EXHIBIT 1C
EXHIBIT F
EXHIBIT A

Coastal Development Permit Findings

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 proposed addition does not comply with this chapter as detailed in the Design Review, completed by the Urban Designer, and is hereby incorporated into the findings by reference (Exhibit F) and discussed in more detail below.

The Urban Designer reviewed the proposed addition and concluded that the findings for neighborhood compatibility cannot be made because the proposed addition does not comply with the following portions of the design review ordinance (13.11.073 b.1) that define Compatible Building Design:

- b. *It shall be the objective of building design to address the present and future neighborhood, community and zoning district context.*
1. *Building design shall relate to the adjacent development and the surrounding area.*

The proposed wall height along the north property line varies from 18 to 22 feet in height approximately 5 feet from the north property line, adjacent to a one story structure approximately 1900 square feet in size. The impact of the proposed second story massing from the north elevation on the adjacent structure is significant. The design does not provide enough visual relief on the north flat wall plane created by the second story and presents a relatively severe façade to this property. While a short section of wall is extended one foot farther into the side yard than the rest of the wall, this design element does little to break up the overall mass or provide any real visual relief of the two-story wall.

- c. *It shall be the objective of building design to address scale on the appropriate levels.*

The proposed second story bay window adds to the mass facing the beach and accentuates the look of three stories (the bottom floor is a story as it does not qualify as a basement by ordinance definition (13.10.700 D-Basement)). The bay window extends four feet farther than the existing building. The public view from the beach is of a three story, twenty four foot high structure.

The discussions above both relate to Section 13.11.073 b.ii (A) – Massing of building form.

The designer has a variety of options to reduce the effect of the addition on the structure and the view from the beach including additional articulation, which would lessen the impact to the point that greater compatibility is achieved.

5. That the proposed development is in conformity with the certified local coastal program.

This finding cannot be made, in that the structure is not sited and designed to be visually compatible, in of scale with, and integrated with the character of the surrounding neighborhood as detailed in the design review, hereby incorporated into the finding by reference. Although

Development Permit 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 cannot be made, in that the proposed addition will not meet all pertinent County ordinances. In particular, the project does not comply with the Coastal Design Criteria, County Code Section 13.20.130, which requires that projects "be sited and designed to be physically compatible and integrated with the character of surrounding neighborhoods or areas."

In particular, the Urban Designer concluded that the proposed addition is incompatible with the character of the surrounding neighborhood because the impact of the second story massing along the north elevation is significant and enough visual relief to mitigate this impact is not provided. The massing presents a severe façade to the property to the north because the design is a largely unarticulated 2 story flat wall. There is a single 14 foot two story wall section that extends out 1 foot from this flat wall, but this feature adds more mass and height to the building. And, while the plans also include an extension of the wall along the front elevation of the second story addition facing Geoffroy Drive to the south, this element does little to break up the overall mass or provide any real visual relief to the building as well. Additionally, the proposed second story bay window projects out to the west and adds to the massing facing the beach.

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.

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

This finding cannot be made in that the proposed addition does not comply with the Design Review Ordinance. The Design Review (Exhibit F), completed by the Urban Designer, is hereby incorporated into the findings by reference and discussed in more detail below.

The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is an approximately 72 feet by 20 foot rectangular shaped addition, flush with the northern wall of the first floor of the building and setback approximately 10 feet from the first floor wall to meet the required 20 foot front yard setback. The Urban Designer concluded that the proposed addition is not compatible with the character of the surrounding neighborhood because the impact of the second story massing on the north side is significant relative to the modest scale of the structure. This structure is approximately 1900 square feet in size. Furthermore, the proposed addition is mostly an unarticulated 2 story flat wall, which presents a severe façade to the property to the north. And, although a two story wall section extends out 1 foot from this flat wall, this feature adds more mass and height to the building without breaking up the overall added wall height proposed by

EXHIBIT 1C
EXHIBIT F
EXHIBIT B

the addition. And, while the plans also include an extension of the wall along the front elevation of the second story addition, this element does little to break up the overall mass or provide any real visual relief to the building. Additionally, the proposed second story bay window adds to the massing facing the beach.

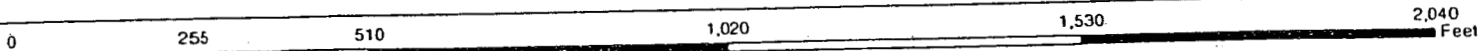
6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding cannot be made, in that the proposed addition does not comply with this chapter as detailed in the Design Review, completed by the Urban Designer, and hereby incorporated into the findings by reference (Exhibit F) and discussed in more detail below.





The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is an approximately 72 feet by 20 foot rectangular shaped addition, flush with the northern wall of the first floor of the building and setback approximately 10 feet from the first floor wall to meet the required 20 foot front yard setback. The Urban Designer concluded that the proposed addition is not compatible with the character of the surrounding neighborhood because the impact of the second story massing on the adjacent structure to the north is significant and does not provide enough visual relief. Furthermore, the massing presents a severe façade to the property to the north, which is mostly an unarticulated 2 story flat wall. A two story wall section extends out from this flat wall, though this feature adds more mass and height to the building without breaking up the overall added wall height proposed by the addition. And, while the plans also include an extension of the wall along the front elevation of the second story addition, this element does little to break up the overall mass or provide any real visual relief to the building as well. Additionally, the proposed second story bay window adds to the massing facing the beach.



Location Map



LEGEND

-  APN: 028-143-44
-  Assessors Parcels
-  Streets
-  County Boundary

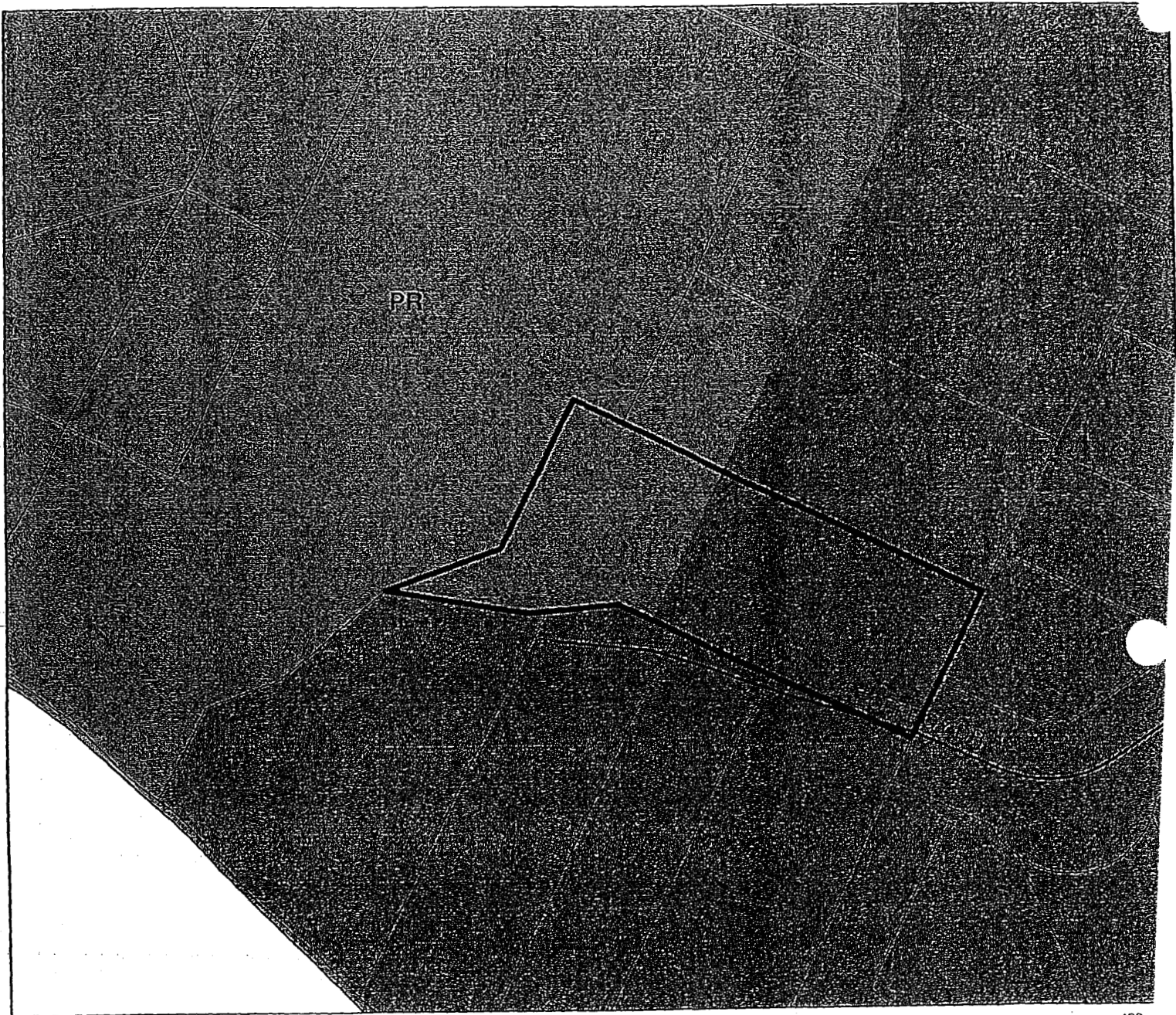


Map Created by
County of Santa Cruz
Planning Department
April 2008

EXHIBIT 1 C
EXHIBIT F
EXHIBIT C



Zoning Map



0 60 120 240 360 480 Feet

LEGEND



APN: 028-143-44



Assessors Parcels



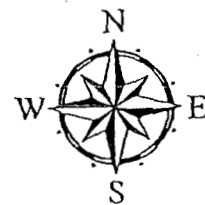
Streets



RESIDENTIAL-SINGLE FAMILY



PARK



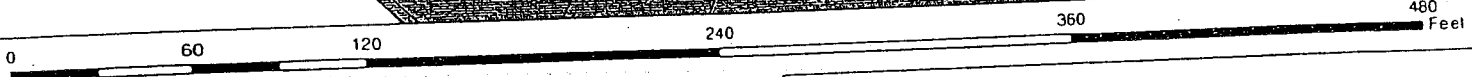
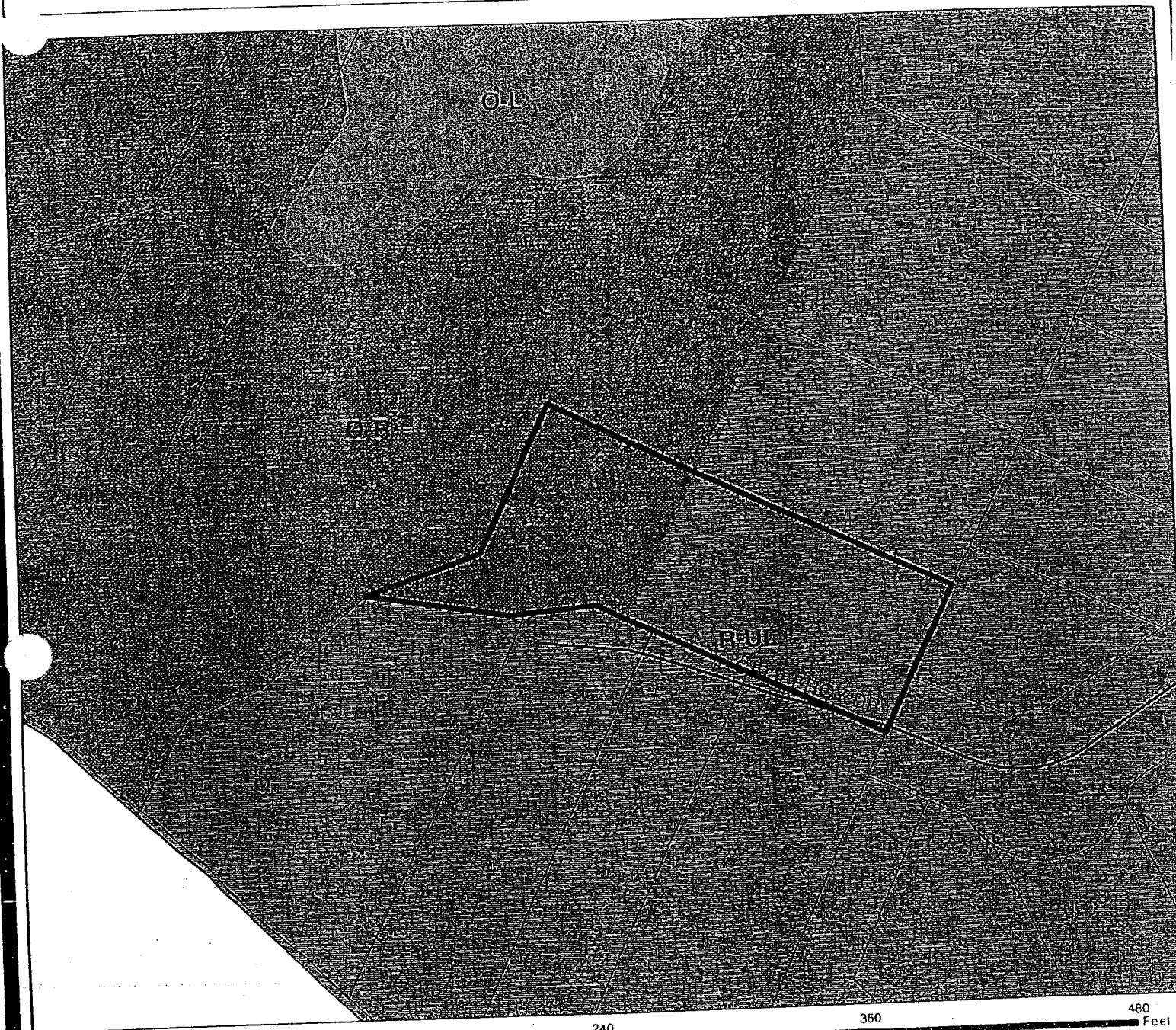
Map Created by
County of Santa Clara
Planning Department
April 2008

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EXHIBIT 1C
EXHIBIT
EXHIBIT

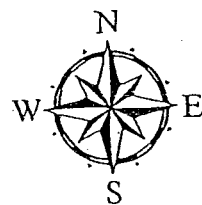


General Plan Designation Map



LEGEND

- APN: 028-143-44
- Assessors Parcels
- Streets
- Residential - Urban Low Density
- Parks and Recreation
- Lake



Map Created by
County of Santa Cruz
Planning Department
April 2008

EXHIBIT 1C
EXHIBIT F
EXHIBIT D



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831) 479-6843 fax (831) 479-6847

Date: April 15, 2008
To: Robert Lloyd
Applicant: Derek Van Alstine
From: Tom Wiley
Subject: 08-0139
Address: 63 Geoffroy Dr.
APN: 028-143-44
OCC: 2814344
Permit: 20080100

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 when submitting for **Application for Building Permit**:

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2007) and District Amendment.

UWIC (Urban Wildland Interface Code) papers must be filled out for this site prior to the plan check being started, as further construction requirements may be needed in order to obtain a permit. Please obtain the form from Central Fire District, and make an appointment with the Central Fire Protection District for review.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and SPRINKLERED as determined by the building official and outlined in the 2007 California Building Code (e.g., R-3, Type V-N, Sprinklered).

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 250 feet of any portion of the building.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to construction (CFC 508.5).

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.

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

Show on the plans where smoke detectors are to be installed according to the following locations and approp

by this agency as a minimum requirement:

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed ½ inch.

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

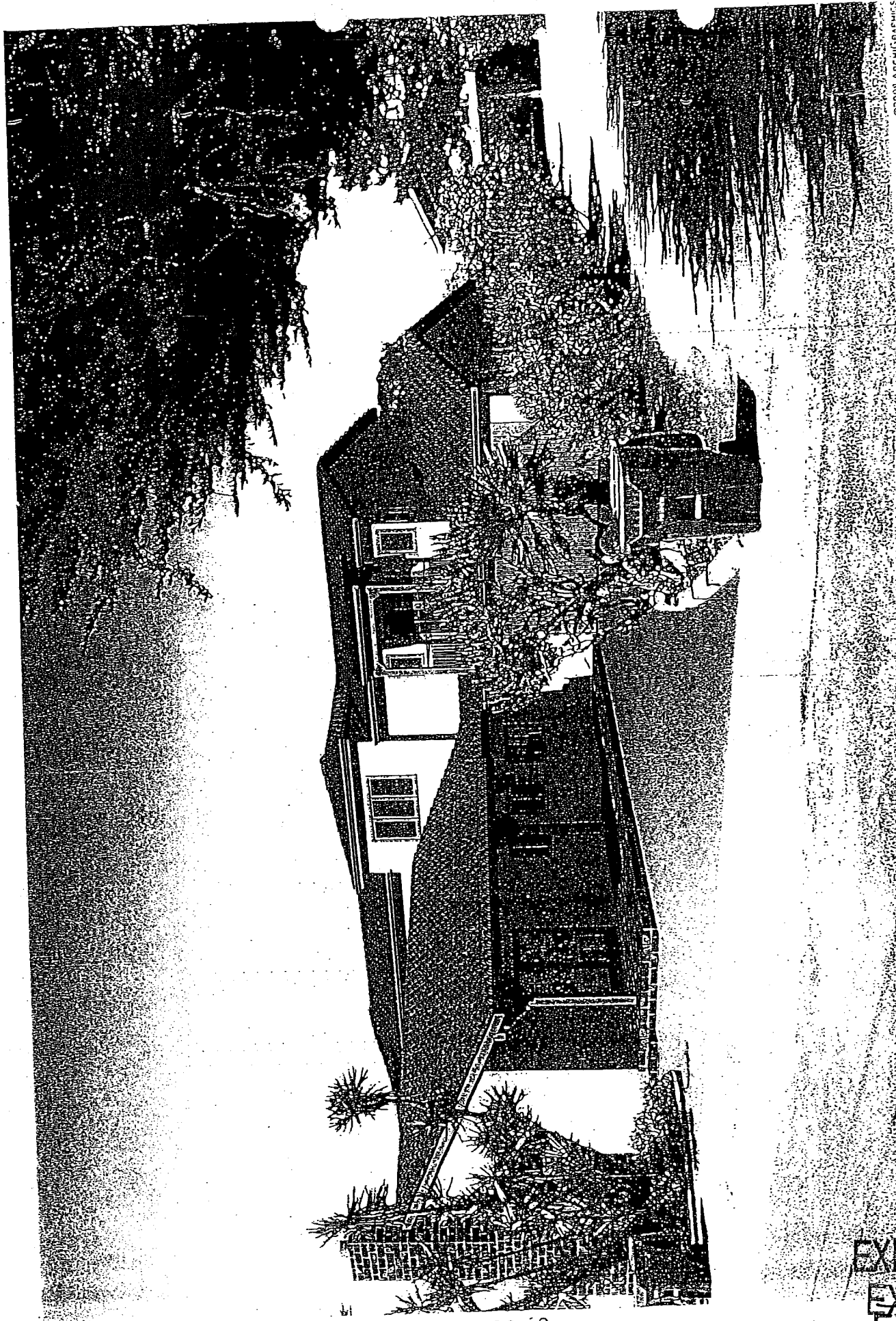
NOTE on the plans that a 100-foot clearance will be maintained with non-combustible vegetation around all structures.

Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 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 APPLICANT. 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 tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831) 479-6843.

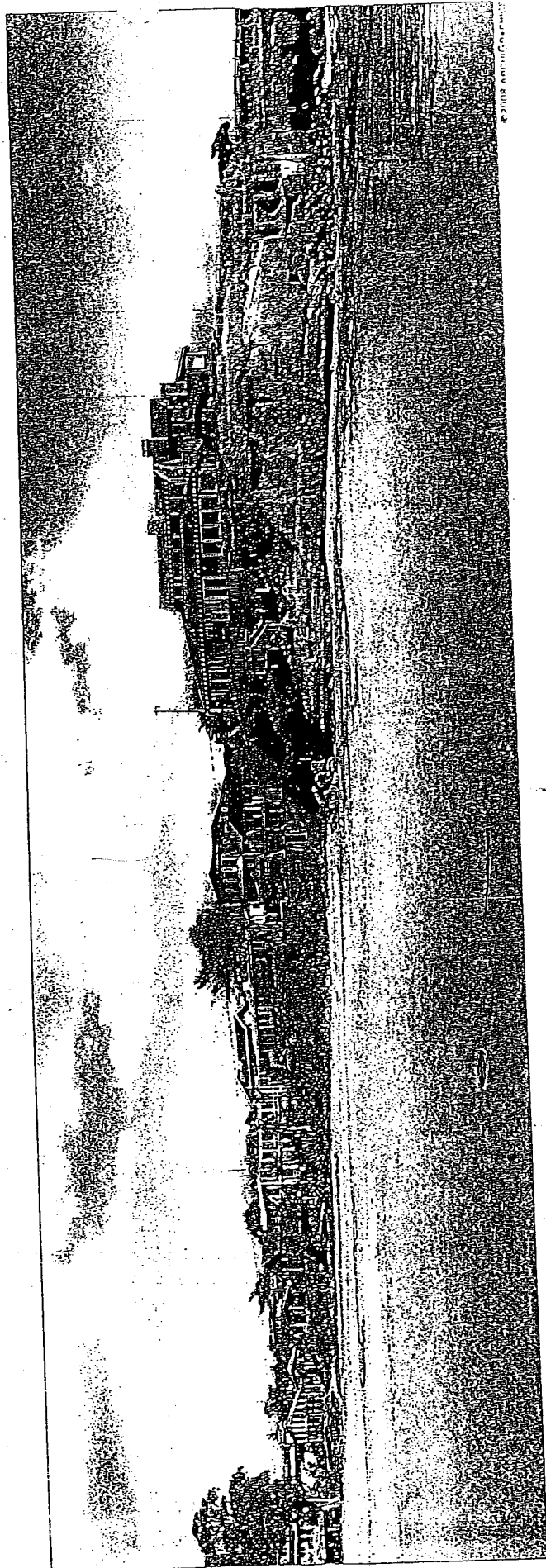
CC: File & County

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.
2814344-041508



-89-52-3-

EXHIBIT C
EXHIBIT F
EXHIBIT I
LOVELL PROPOSED RESIDENCE
ARCHITECT: ARCHIGRAPHICS



LLOYD PROPOSED RESIDENCE
RENDERING: ARCHIGRAPHICS

EXHIBIT 1C

EXHIBIT F
EXHIBIT F



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

May 27, 2008

Derek Van Alstine
716A Soquel Ave
Santa Cruz, CA 95062

Subject: GEOLOGIC HAZARDS ASSESSMENT
LOCATION: 63 Geoffroy Drive
APN: 028-143-44
OWNER: Robert Lloyd
APPLICATION NUMBER: 08-0139

Dear Mr. Van Alstine,

I performed a site reconnaissance of the parcel referenced above on Thursday May 22, 2008, where a 1,479 square foot room addition to an existing single-family dwelling is proposed. The parcel was evaluated for possible geologic hazards due to its location on a coastal bluff. This letter briefly discusses my site observations, outlines permit conditions and any requirements for further technical investigation, and completes the hazard assessment for this property.

Completion of this hazards assessment included a site reconnaissance, a review of maps and other pertinent documents on file with the Planning Department, and an evaluation of aerial photographs. The scope of this assessment is not intended to be as detailed as a full geologic or geotechnical report completed by a state registered consultant.

PROJECT DESCRIPTION

The parcel is located on the coastal bluff (figure 1), along the east side of Black's Beach in Santa Cruz, CA. The coastal bluff extends approximately 30 feet down to the beach at this location (figure 2). The existing home is located approximately 27-31 feet from the edge of the bluff. A concrete patio is approximately 20 feet from the edge of the bluff. The proposed 1,479 square foot room addition will be constructed on the second floor over the existing northern side of the home and consists of 3 bedrooms, 2 bathrooms and a stairway. The existing home is 2,315 square feet with a 678 square foot basement.

SITE GEOLOGY

The property is underlain by sediments composed of unconsolidated sandy material over sandstone bedrock of the Purisima Formation, which are all susceptible to erosion. Retreat of the bluff may occur episodically due to saturation during intense storms, and wave impact along the bedrock toe of the bluff. The adjacent parcel, which faces the open ocean has experienced slope failure and damage due to wave run-up in the past. Therefore, this area is considered highly erosive and constantly changing over time.

SEISMIC HAZARDS

This property is located in a seismically active region of northern California, as the October 17, 1989 earthquake amply demonstrated. The subject parcel is located approximately 10 miles southwest of the San Andreas Fault zone.

Although the subject property is situated outside of any mapped fault zones, very strong ground shaking is likely to occur on the parcel during the anticipated lifetime of the proposed dwelling and, therefore, proper structural and foundation design is imperative. In addition to the San Andreas, other nearby fault systems capable of producing intense seismic shaking on this property include the San Gregorio, Zayante, Sargent, Hayward, Butano, and Calaveras faults, and the Monterey and Corralitos fault complexes.

In addition to intense ground shaking hazard, development on this parcel could be subject to the effects of lateral spreading, lurch cracking, liquefaction or subsidence and seismically-induced landsliding during a large magnitude earthquake occurring along one of the above-mentioned faults.

REPORT REQUIREMENTS

The Geologic Hazards Ordinance requires that "all development activities shall be located away from potentially unstable areas....". Therefore, based on the project size, my site visit and review of maps and air photos, a full engineering geologic report is required to evaluate any homesite on this parcel with respect to slope stability, seismic and bluff failure issues.

County Code section 16.10.040(s) states, "Development/development activities, any project that includes activity in any of the following categories is considered to be development or development activity.

1. Any repair, reconstruction, alteration, addition, or improvement of a habitable structure that modifies or replaces more than fifty (50) percent of the total length of the exterior walls, exclusive of interior and exterior wall coverings and the replacing of windows or doors without altering their openings. This allows a total modification or replacement of up to fifty (50) percent, measured as described above, whether the work is done at one time or as the sum of multiple projects during the life of the structure;

2. The addition of habitable space to any structure, where the addition increases the habitable space by more than fifty (50) percent over the existing habitable space, measured in square feet. This allows a total increase of up to fifty (50) percent of the original habitable space of a structure, whether the additions are constructed at one time or as the sum of multiple additions during the life of the structure;
3. An addition of any size to a structure that is located on a coastal bluff, dune, or in the coastal hazard area, that extends the existing structure in a seaward direction;
4. Installation of a new foundation for a habitable structure;
5. The repair, replacement, or upgrade of an existing foundation of a habitable structure that affects more than fifty (50) percent of the foundation (measured in linear feet for perimeter foundations, square feet for slab foundations, or fifty (50) percent of the total number of piers), or an addition to an existing foundation that adds more than fifty (50) percent of the original foundation area. This allows repair, upgrade, or addition up to fifty (50) percent, measured as described above, whether the work is performed at one time or as the sum of multiple projects during the life of the structure;

Based on the definition #2 above, the project is considered to be development and it will be necessary to establish the 100-year setback as required by County Code 16.10.070(g). For all development, including that which is cantilevered, and for non-habitable structures, a minimum setback shall be established at least 25 feet from the top edge of the coastal bluff, or alternatively, the distance necessary to provide a stable building site over a 100-year lifetime of the structure, whichever is greater. The determination of the minimum setback shall be based on the existing site conditions and shall not take into consideration the effect of any proposed protection measures, such as shoreline protection structures, retaining walls, or deep piers. Your engineering geologist shall establish an appropriate setback required to maintain a safe distance from the edge of the bluff to the home.

The engineering geologist must evaluate coastal erosion patterns including the processes that caused the nearby sea cave. In their report, the engineering geologist must summarize and evaluate the investigation and conclusions submitted with the unpublished consulting reports.

It will also be necessary to complete a geotechnical (soil) report to assist in the determination of the appropriate engineered foundation and render an engineered drainage plan for the site. It is entirely likely that a soils engineer will need to assist the project engineering geologist in evaluating the potential slope stability hazards affecting the development envelope. I encourage you to have the consultant you select contact

EXHIBIT 1C
~~EXHIBIT F~~
~~EXHIBIT G~~

Derek Van Alstine
028-143-44
08-0139

me before beginning work so that the County's concerns will be clearly understood and properly addressed in an acceptable report.

When completed, please submit two copies of the investigation to the Zoning Counter at the Planning Department, and pay the approximate \$2,017 fee for Geologic and Geotechnical Report Review.

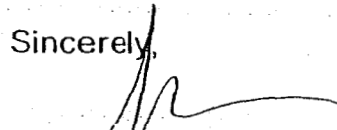
PERMIT CONDITIONS

Permit conditions will be developed for your proposal after the technical report has been reviewed. At a minimum, however, you can expect to be required to follow all the recommendations contained in the report in addition to the following items:

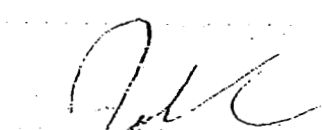
1. Grading activities must be kept to a minimum; if grading volumes in excess of 100 cubic yards, fill spreading or placement greater than two feet in depth or cut slopes in excess of five feet in height are envisioned, a grading permit must be secured. Additionally,
2. Drainage from impermeable surfaces (such as the proposed roof and driveway) must be collected and properly disposed of. Runoff must not be allowed to sheet off these areas in an uncontrolled manner. An engineered drainage plan formulated by the project engineer, and reflecting the findings of the geologic report is required for any development on the parcel.
3. A Declaration form acknowledging a possible geologic hazard to the parcel and completion of technical studies must be completed prior to permit issuance, and will be forwarded to you when your technical studies have been reviewed and accepted by the Planning Department.

Final building plans submitted to the Planning Department will be checked to verify that the project is consistent with the conditions outlined above, prior to the issuance of a building permit. If you have any questions concerning these conditions, the hazards assessment, or geologic issues in general, please contact me at 454-3162. It should be noted that other planning issues not related specifically to geology may alter or modify your development proposal in regards to the location of the proposed structures.

Sincerely,


JESSICA DE GRASSI
Resource Planner
Environmental Planning

5/27/08
Date


JOE HANNA
County Geologist
C.E.G. #1313

FOR: Claudia Slater
Principal Planner
Environmental Planning

EXHIBIT 1C

EXHIBIT F

EXHIBIT G

Derek Van Alstine
028-143-44
08-0139

References:

Maps and Reports

Brabb, E.E., 1989, Geologic map of Santa Cruz County, California, U.S. Geological Survey Miscellaneous Investigations Series Map I-1905, scale 1:62,000.

Cooper, Clark and Associates, 1975, Preliminary map of landslide deposits in Santa Cruz County, California, scale 1:62,000

Dupre, W.R. 1975, Maps showing geology and liquefaction potential of quaternary deposits in Santa Cruz County, California, U.S. Geological Survey Miscellaneous Field Studies Map MF-648, 2 sheets, scale 1:62,500.

EXHIBIT 1C

EXHIBIT F

EXHIBIT G

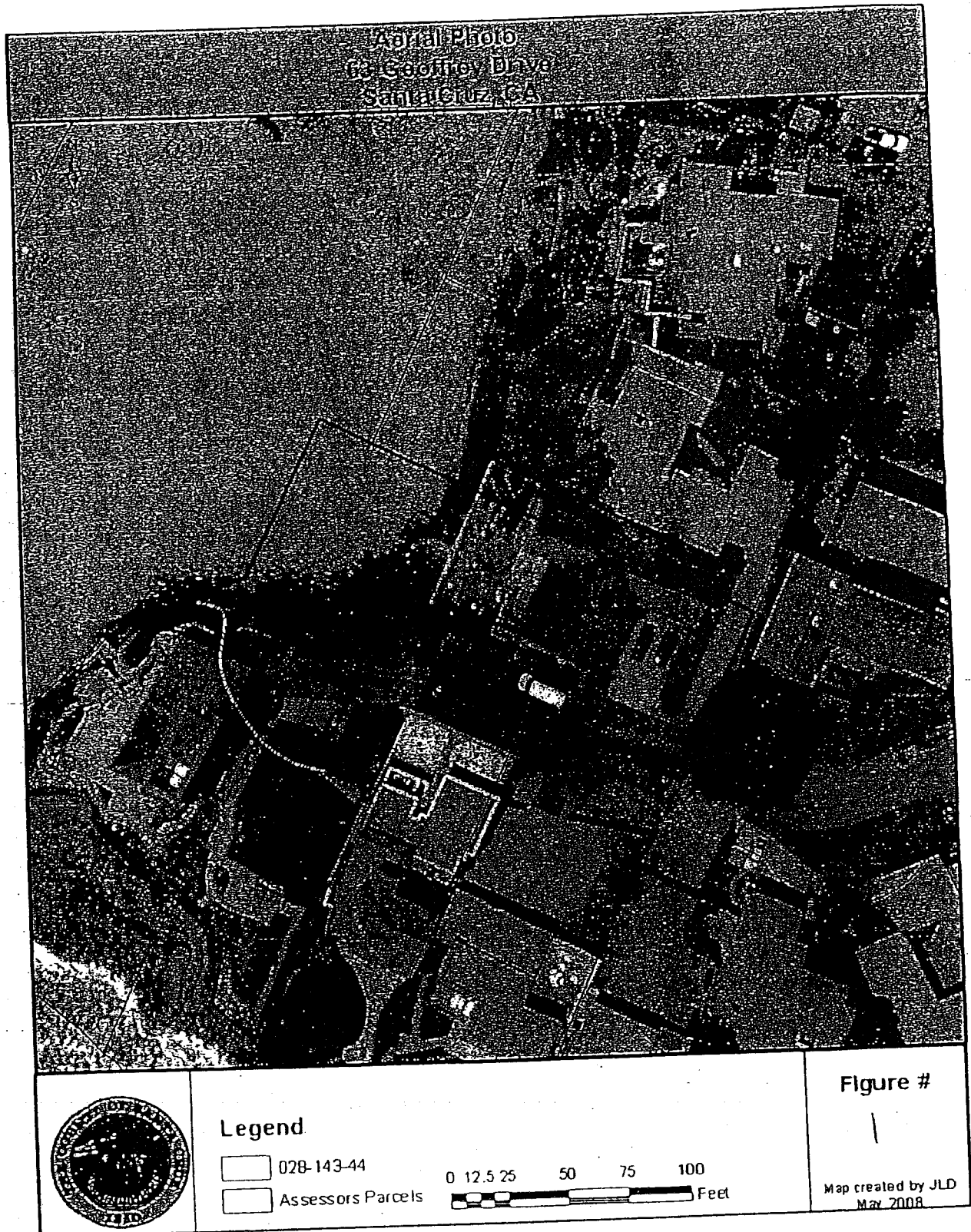


EXHIBIT 1c
EXHIBIT F
EXHIBIT G

Derek Van Alstine
028-143-44
08-0139

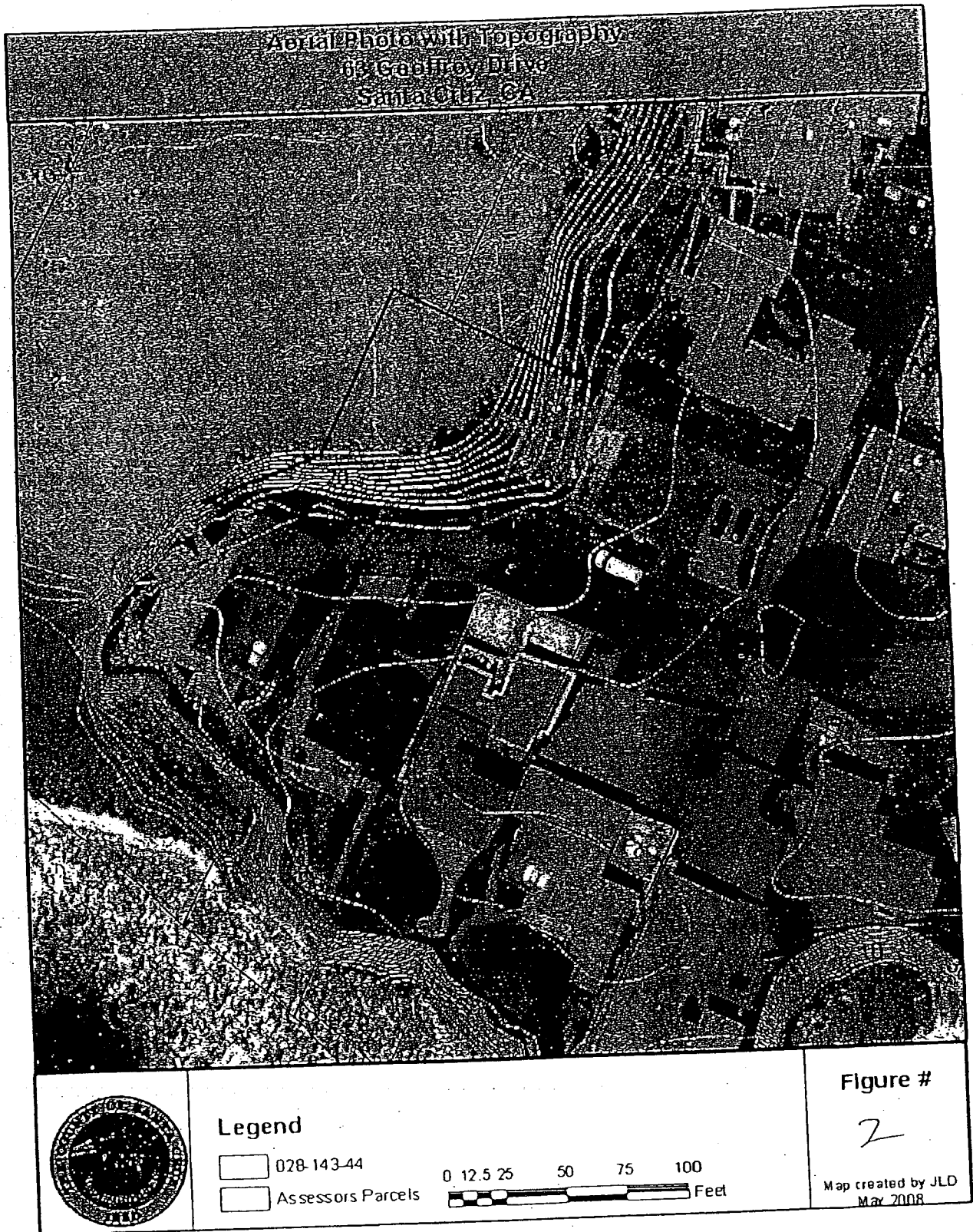


EXHIBIT 1C
EXHIBIT F
EXHIBIT G



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

July 30, 2008

Robert Lloyd
C/O Derek Van Alstine
716A Soquel Avenue
Santa Cruz, CA 95062

Subject: Review of Engineering Geology Report, by Rogers E. Johnson and Associates,
Dated July 9, 2008; Project Number C08010-55

APN 028-143-44, Application #: 08-0139

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

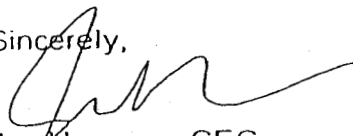
- 1) All construction shall comply with the recommendations of the report.
- 2) Prior to the issuance of the Building Permit, a final landscape and drainage plan must be submitted to the County Geologist for review and approval.
- 3) Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
- 4) A geotechnical engineering report must be submitted with the Building Permit Application.
- 5) Please provide an electronic copy of the engineering geology report in pdf format. This document may be submitted on compact disk or emailed to pln829@co.santa-cruz.ca.us.
- 6) Prior to the issuance of a Building Permit the owner must record a Declaration of Geologic Hazards.

Our acceptance of the report is limited to the report's technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please submit two copies of the report at the time of building permit application.

Please call the undersigned at (831) 454-3175 or email at pln829@co.santa-cruz.ca.us if we can be of any further assistance.

Sincerely,



Joe Hanna CEG
County Geologist

Cc: Rogers E. Johnson and Associates
Haro, Kasunich and Associates

EXHIBIT 1C

EXHIBIT F
EXHIBIT

**NOTICE TO PERMIT HOLDERS WHEN A SOILS ENGINEERING AND ENGINEERING
GEOLOGY REPORTS HAVE BEEN PREPARED, REVIEWED AND ACCEPTED FOR THE
PROJECT**

After issuance of the building permit, the County requires your soils engineer and engineering geology to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading,** a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations,** a letter from the soils engineer and engineering geologist must be submitted to the building inspector and to Environmental Planning stating that they have observed the foundation excavation and that the excavations meets the recommendations of the reports.
3. **At the completion of construction,** *final letters* from your soils engineer and engineering geologist must be submitted to Environmental Planning that summarizes the observations and the tests the consultants have made during construction. The final letters must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

If the *final letters* identify any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer and the engineering geologist, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.



-101-

EXHIBIT 1 D

LLOYD RESIDENCE
63 Geoffroy Drive, Santa Cruz
Designer: Derek Van Alstine
Rendering: ArchiGraphics