



Staff Report to the Zoning Administrator

Application Number: **04-0162**

Applicant: Thomas and Anna Ferdinandi
Owner: Thomas and Anna Ferdinandi
APN: 042-052-91

Date: August 20, 2004
Agenda Item #: 4
Time: After 11:00 a.m

Project Description: Proposal to construct a one-story 286 square foot addition with a living room and bathroom to an existing two-story single-family dwelling. Requires a Coastal Development Permit.

Location: Property located on the east side of Seacliff Drive (135 Seacliff Drive) opposite the intersection of Seacliff Dr. and Santa Clara Ave. in Aptos.

Permits Required: Coastal Development Permit.

Staff Recommendation:

- Approval of Application **04-0162**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review **under** the California Environmental Quality Act.

Exhibits

- | | |
|---|------------------------------|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoning map |
| C. Conditions | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

| | |
|----------------------------------|--|
| Parcel Size: | 5,062 square feet |
| Existing Land Use - Parcel: | One single-family residence |
| Existing Land Use - Surrounding: | One and two story single-family residences |
| Project Access: | Seacliff Drive, a County maintained road |
| Planning Area: | Aptos |
| Land Use Designation: | R-UM (Urban Medium Residential) |
| Zone District: | R-1-4 (Single-family residential, 4,000 sq. ft. minimum parcel size) |

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)
Within Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Elkhorn Sandy **Loam**, 2 to 9 percent slopes (Soils Index No. 133)
Fire Hazard: Not a mapped constraint
Slopes: Flat (2 to 5%)
Env. Sen. Habitat: Potential Dudley's Louswort habitat
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Traffic: No increase in traffic levels
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Potential archeological site, no evidence found

Services Information

Inside Urban/Rural Services Line: ☒ Yes ☐ No
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Zone 6

History

The existing single-family dwelling was constructed in 1987 under building permit 82017 and Coastal Development Permit 86-0779. The approved plans for these permits show access to the roof and a second-story rooftop deck, which were allowed at time of permit issuance and are therefore legal though second-story rooftop decks are no longer permitted.

The proposed addition requires a Coastal Development Permit as the addition totals more than 250 square feet within the appealable jurisdiction of the California Coastal Commission.

Project Setting

The project site is zoned R-1-4 (single-family residential with a 4,000 square foot minimum parcel size) in a neighborhood of R-1-4 zoned parcels. Most surrounding parcels are between 3,500 and 6,000 square feet in size, most with two-story single-family dwellings. The subject

property is bounded by two right-of-ways (Seacliff Drive to the front and a 10 foot wide PG&E right-of-way), and therefore is considered a double-frontage lot.

| Site Standards | R-1-4 Zone District Standard | Proposed |
|-----------------------------------|------------------------------|------------------------------------|
| Front yard setback (Seacliff Dr.) | 15' minimum | 20' (to existing garage) |
| Side yard setback | 5' minimum | 5' (to addition), 10' 6" to garage |
| Rear yard setback | 15' minimum | 15' (to addition) |
| Maximum height | 28' maximum | 30' 6" (approved previously) |
| Maximum % lot coverage | 40% maximum | 30% |
| Maximum % Floor Area Ratio | 50% maximum | 47% |

Local Coastal Program Consistency

The proposed addition is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Furthermore, the proposed addition will not be visible **from** the beach or Aptos Creek, as the addition will be a single-story in a neighborhood of predominately two-story homes.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- **APPROVAL of Application Number 04-0162**, based on the attached findings and conditions.
- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.

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

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

Report Prepared By: David Keyon
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa **Cruz** CA 95060
Phone Number: (831) 454-3561
E-mail: david.keyon@co.santa-cruz.ca.us

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 living room addition is a residential use, the principal permitted use within the R-1-4 zone district, a district which implements the site's (R-UM) Urban Medium Residential General Plan designation.

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

This finding can be made, in that the addition will not block any existing easements and will not encroach closer than 15 feet to the existing PG&E easement to the rear of the **property**.

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 materials and colors will be required to match the existing single-family dwelling, a structure which is of a similar design to surrounding single-family dwellings.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road.

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

This finding can be made, in that the addition will be designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The proposed addition complies with all site standards of the R-1-4 (Single-family residential, 4,000 sq. ft. minimum parcel size) zone district, as well as the General Plan and Local Coastal Program land use designation.

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 location and maintenance **of** the project will comply with all zoning and building code standards to protect health, safety, and welfare. All construction will be required to comply with all applicable energy codes to minimize energy waste.

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 addition is residential in nature and will comply with all R-1-4 zone district site standards.

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 addition complies with all site standards for the R-1-4 zone district and will architecturally compatible with the surrounding neighborhood.

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

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 addition will be required to comply with all applicable energy codes and will not generate any additional traffic as no new bedrooms will be constructed.

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

This finding can be made, in that the proposed addition is one story and will use the same materials and colors **as** the existing dwelling. **No** new bedrooms will be **constructed**, resulting in no increase in land use intensity on the property.

Conditions of Approval

Exhibit A: Project plans, 4 sheets, drawn by Robert Stombs, dated August 2003 and revised June 2004.

- I. This permit authorizes the construction of a 286 square foot addition encompassing a living room and a bathroom. 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.
- 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 updated architectural plans for review and approval by the Planning Department under building permit application 50458M. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 - C. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- 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. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at anytime 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.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires *two* years from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

David Keyon
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt **from** the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 04-0162

Assessor Parcel Number: 042-052-91

Project Location: 135 Seacliff Drive

Project Description: Proposal to construct a 286 sq. ft. addition.

Person or Agency Proposing Project: Thomas and Anna Ferdinandi

Contact Phone Number: (559) 439-2127

- 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. ☒ **Cateeorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301) & New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of living room and bathroom addition to an existing single family dwelling in an area designated for residential development.

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

David Keyon, Project **Planner**

Date: _____

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 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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46MB9
 10/17/76

12PM21
 8/9/73

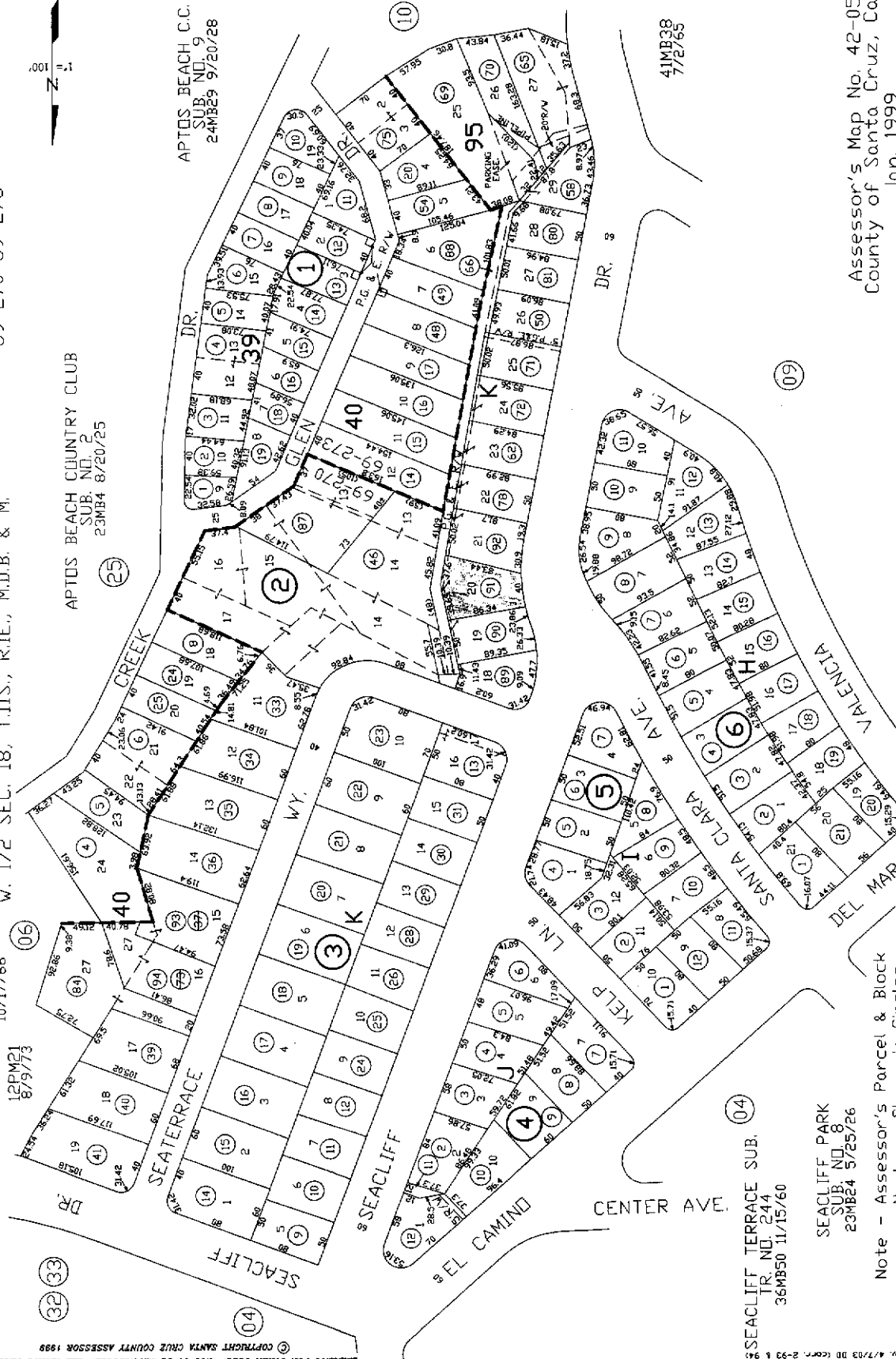
W. 1/2 SEC. 18, T.11S, R.1E., M.D.B. & M.

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APTD'S BEACH COUNTRY CLUB
 SUB. NO. 2
 23MB4 8/20/25

APTD'S BEACH C.C.
 SUB. NO. 9
 24MB29 9/20/28



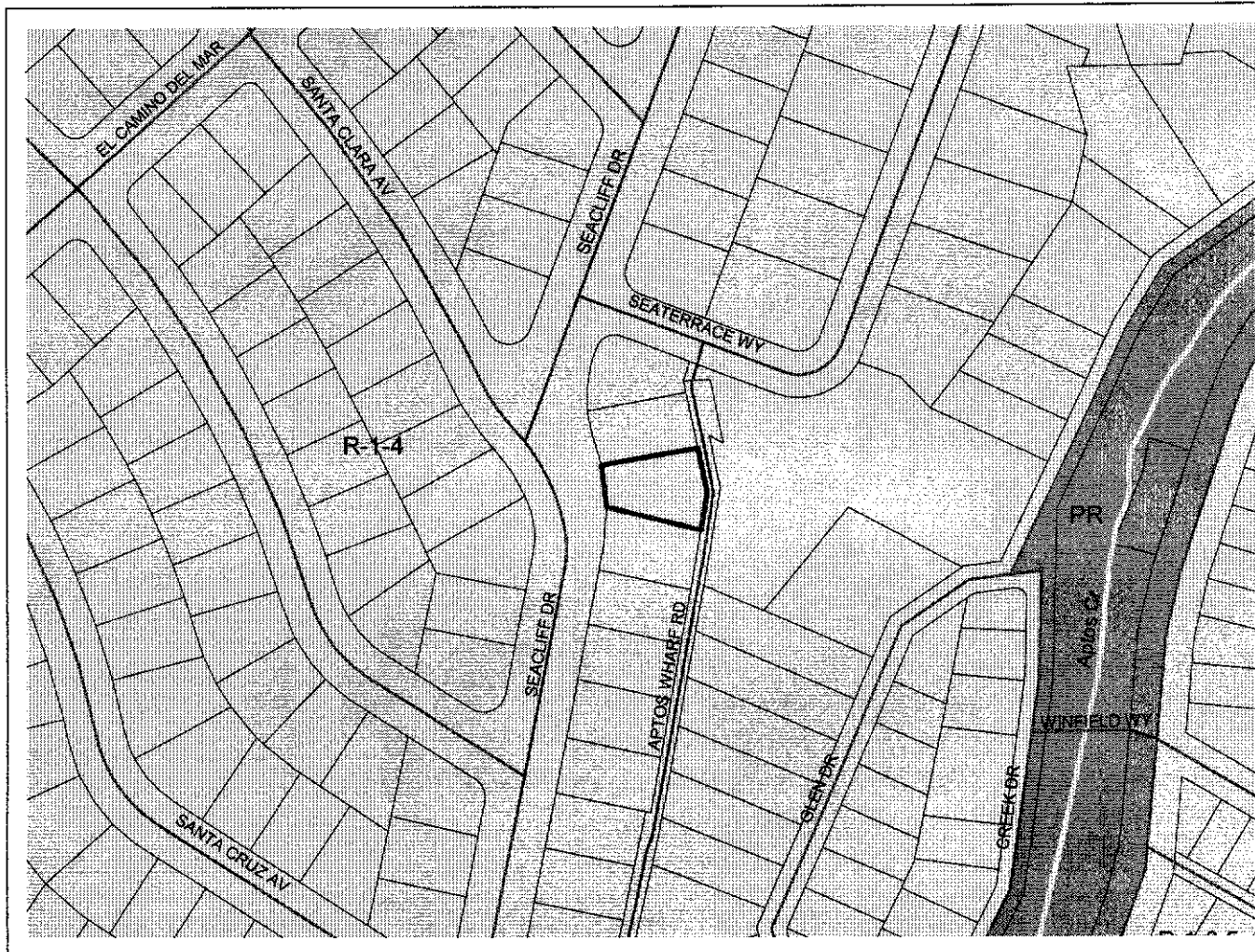
SEACLIFF TERRACE SUB.
 TR. NO. 244
 36MB50 11/15/60

SEACLIFF PARK
 SUB. NO. 8
 23MB24 5/25/26

Note - Assessor's Parcel & Block
 Numbers Shown in Number

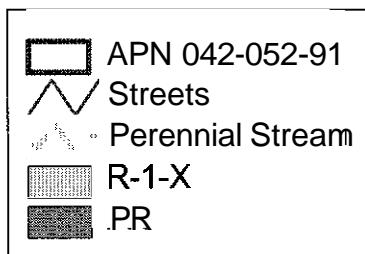
Assessor's Map No. 42-05
 County of Santa Cruz, Cali
 Jan. 1999

Zoning Map



500 0 500 Feet

Legend



Map created by Santa Cruz County
Planning Department:
April 2004