



Staff Report to the Zoning Administrator

Application Number: **04-0287**

Applicant: Jeffrey R. Smith

Date: August 20, 2004

Owner: James and Sandra Sheehan

Agenda Item #: 7

APN: 032-242-17

Time: *after 11:00 am. (note time)*

Project Description: Proposal to remodel existing kitchen and master bath, replacement of windows and replacement of existing decking and railing (located less than 50 feet from the bluff face).

Location: 3020 Pleasure Point Drive, Santa Cruz

Permits Required: Amendment to a Coastal Development Permit

Staff Recommendation:

- Approval of Application 04-0287, 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. Location map |
| B. Findings | F. General Plan map |
| C. Conditions | G. Zoning map |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size:	8,886 sq. ft. (EMIS estimate)
Existing Land Use - Parcel:	residential
Existing Land Use - Surrounding:	residential
Project Access:	Pleasure Point Drive
Planning Area:	Live Oak
Land Use Designation:	RUM (Urban Medium Density Residential)
Zone District:	R-1-5 (5,000 sq. ft. min. parcel size)
Supervisory District:	District 1 (District Supervisor: Janet K. Beautz)
Within Coastal Zone:	<u>X</u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes <u> </u> 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:	Coastal Bluff – see report
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Traffic:	N/A
Roads:	Existing roads adequate
Parks:	Existing park facilities adequate
Archeology:	Not mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line:	<u>X</u> Yes ___ No
Water Supply:	City of Santa Cruz Water Department
Sewage Disposal:	Santa Cruz County Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	District 5

History

Application 93-0729 was approved on February 23, 1994. This application involved converting an existing garage into a family room, and constructing a garage addition to an existing single family dwelling (this was an amendment to Coastal Permit 88-0580). In addition a Coastal Permit was also issued (under another application) to perform repairs to the sea wall.

The current application was submitted on June 16, 2004 (considered to be an amendment to the above: 93-0729) and deemed complete on July 14, 2004.

Project Setting

The existing structure is a two story single-family residence on a lot with a sea wall at the rear on Monterey Bay. The neighborhood consists of one and two story single-family dwellings.

Zoning & General Plan Consistency

The subject property is a 8,886 square foot lot, located in the R-1-5 (5,000 sq. ft. min. parcel size) zone district, a designation that allows residential uses. The single family residence is a principal permitted use within the zone district and the project is consistent with the site's

(RUM) Urban Medium Density Residential General Plan designation.

Local Coastal Program Consistency

The proposed remodeling to the single family residence 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. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

The project site is located between the shoreline and the first public road, however it 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.

Project Analysis

The project consists of three components:

- a. internal remodeling of the kitchen and master bath,
6. replacement of windows and sliding glass doors at the rear of the residence, and
- c. replacement of the existing decking and railing with no change in the structure supporting the existing deck.

Staff has no issues with the interior remodeling of the kitchen and master bath. There is an extension of the master bath (on the second floor) of ~~three~~ square feet. This occurs on the front elevation and squares off an indent in the plan. There are no issues with this minor change.

The sole issue relating to coastal development policies is the window and door replacement and the change of the railing on the existing deck, and the potential for reflection on glass. Therefore, a condition of approval has been included requiring non-reflective glass on all glazing (including the deck railing) facing Monterey Bay.

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 **04-0287**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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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

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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-1-5 (5,000 sq. ft. min. parcel size), a designation that allows residential uses. The single family residence is a principal permitted use within the zone district, consistent with the site's (RUM) Urban Medium Density 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 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.

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 the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is on a bluff top, however the project consists primarily of an internal remodel and replacement of existing decking and railing.

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, the project only consists or a minor (3 sq. ft.) expansion of the structure. Consequently, the remodel to the single family residence 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 remodeling of the structure is sited and designed to be

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visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-5 (5,000sq. ft. min. parcel size) zone district of the area, 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 the project is located in an area designated for residential uses. The site is encumbered by physical constraints to development, i.e. the work is proposed within fifty feet of the bluff face. The primary work is an internal remodel (kitchen and bath) and replacement of windows, sliding glass doors, decking and railing. None of the work proposed will be detrimental to the safety of the existing seawall. All glazing will be conditioned to be non-reflective to minimize the visual impact from Monterey Bay. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed remodel of the existing single family residence 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 location of the single family residence 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 -5 (5,000 sq. ft. min. parcel size) zone district in that the primary use of the property will be one single family residence that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Urban Medium Density Residential (RUM) land use designation in the County General Plan.

The proposed single family residence 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 single family residence 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 single family residence 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 single family residence will comply with the site standards for the R-1-5 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 remodel to the single family residence is to be constructed on an existing developed lot.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family residence is consistent with the land use intensity and density of the neighborhood.

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 remodeling of the single family residence has only minor impacts to the exterior of the structure. The project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Architectural drawings prepared by Avalon Studios, dated April 23, 2004.

- I. This permit authorizes the remodel of an existing single family residence. 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 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. The final plans shall include the following additional information:
 1. Details showing compliance with fire department requirements.
 2. Note on the plans that all replacement glazing in the rear of the residence and all glazing on the replacement deck railing be non-reflective glass.
 - C. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

- C. 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.

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

Lawrence Kasparowitz
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: 04-0287
Assessor Parcel Number: 032-242-17
Project Location: 3020 Pleasure Point Drive, Santa Cruz

Project Description: Proposal to remodel existing kitchen and master bath, replacement of windows and replacement of existing decking and railing (located less than 50 feet from the bluff face).

Person Proposing Project: Jeffrey R. Smith

Contact Phone Number: (831) 637-6792

- 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:

New Construction or Conversion of Small Structures (Section 15303)

- F. Reasons why the project is exempt:

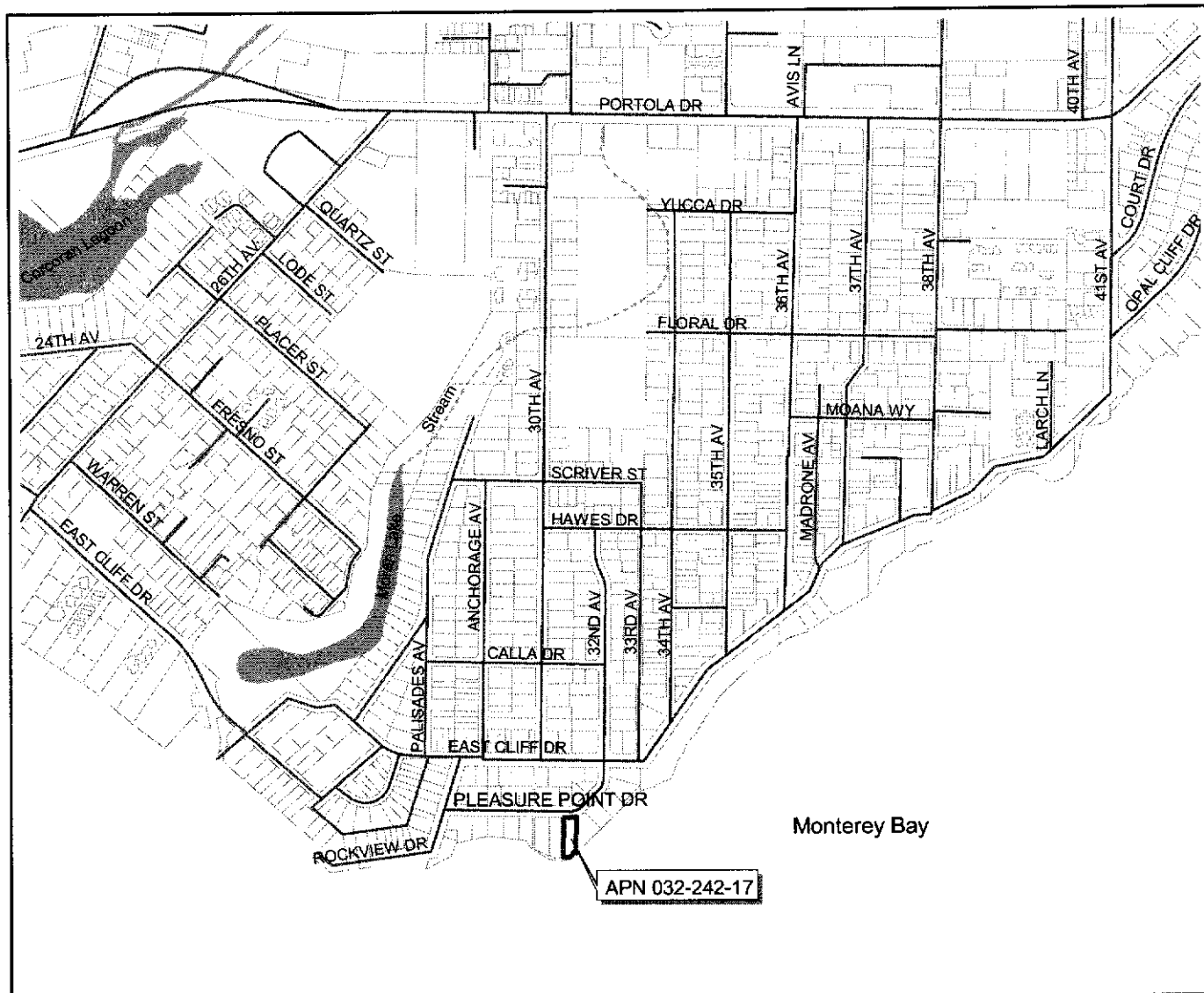
Remodel to a single-family residence in an existing neighborhood

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

Lawrence Kasparowitz, Project Planner

Date: _____

Location Map



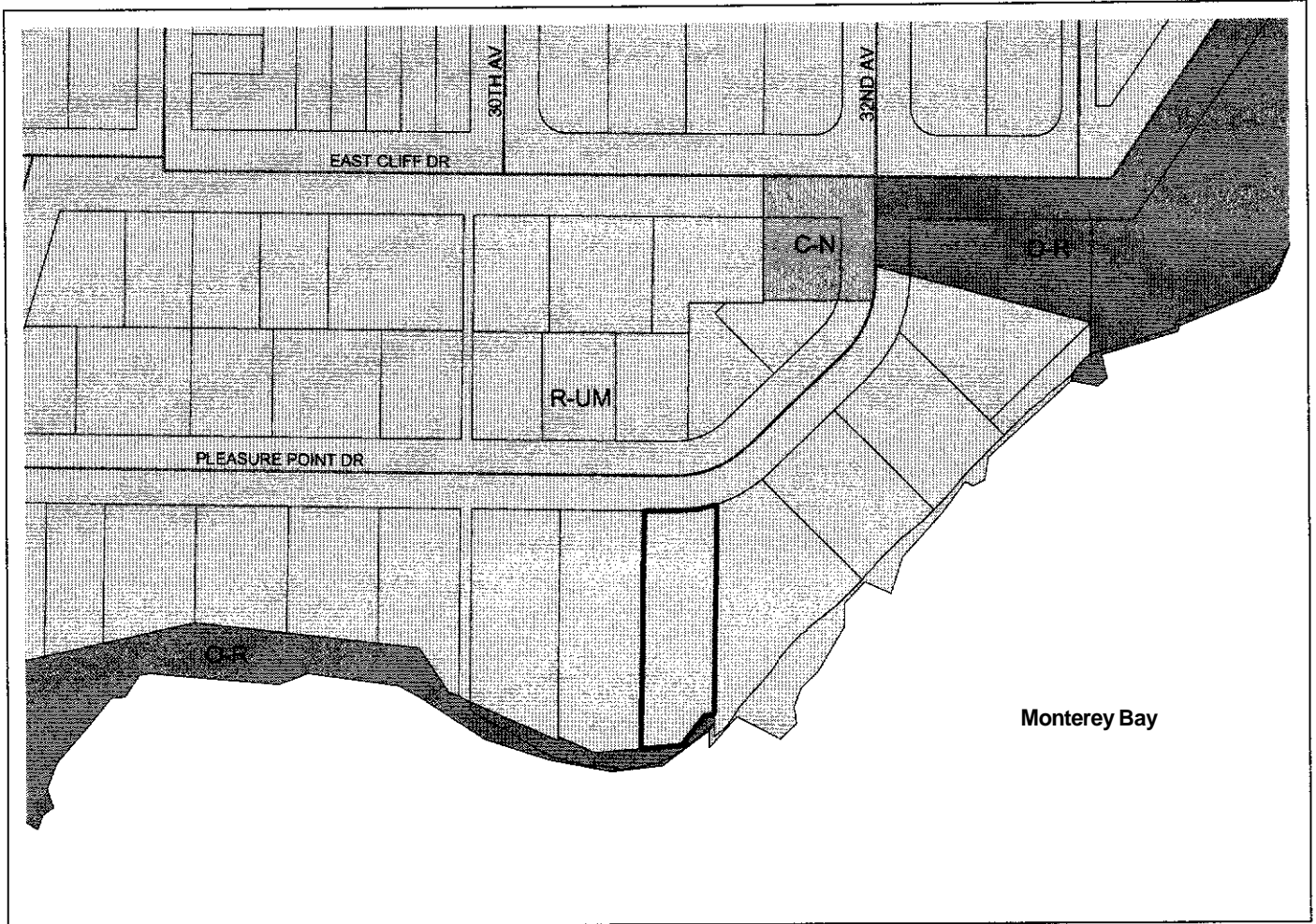
1000 0 1000 2000 Feet

Map created by Santa Cruz County
Planning Department:
June 2004








EXHIBIT E

General Plan Map



200 0 200 400 600 Feet

Legend

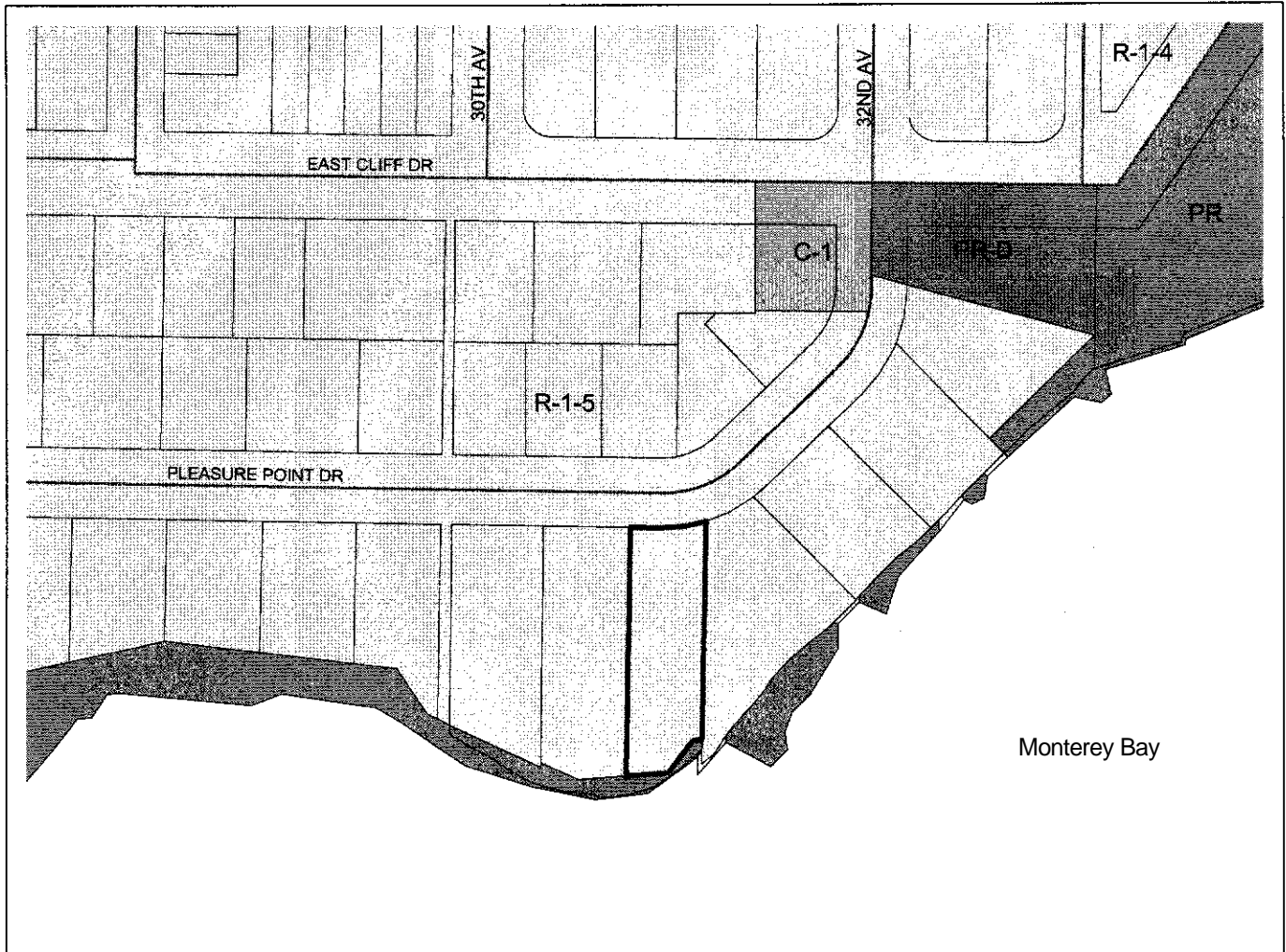
-  APN 032-242-17
-  Streets
-  Parks and Recreation
-  Neighborhood Commercial
-  Residential - Urban Medium Density



Map created by Santa Cruz County
Planning Department:
June 2004

EXHIBIT F

Zoning Map



200 0 200 400 600 Feet

Legend

	APN 032-242-17
	Streets
	R-1-X
	C-1
	PR



Map created by Santa Cruz County
Planning Department:
March 2004

EXHIBIT G