



Staff Report to the Zoning Administrator

Application Number: **04-0018**

Applicant: Robert Goldspink
Owner: Ronald and Esther Ubaldi
AFN: 046-341-23

Agenda Date: February 18, 2005
Agenda Item #: **2**
Time: After 10:00 a.m.

Project Description: Proposal to remodel and construct additions to a single-family dwelling and to construct a new roof with increased pitch. Additions include an expanded kitchen and family room, a garage (replacing a carport), a living room, and a master bathroom. Total addition equals about 575 sq. ft. Also includes the demolition and construction of a new retaining wall along the northern property line.

Location: Property located at the northwestern end of The Shore Line about 350 feet north west of the intersection with Sand Dollar Lane (807 the Shore Line).

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Approval of Application 04-0018, 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 | F. | Zoningmap |
| B. | Findings | G. | Sand Dollar Beach site standards |
| C. | Conditions | H. | Urban Designer's comments |
| D. | Categorical Exemption (CEQA determination) | I. | Comments & Correspondence |
| E. | Assessor's parcel map | | |

Parcel Information

Parcel Size: 3,136 square feet (EMIS Estimate)
Existing Land Use - Parcel: Single-family dwelling
Existing Land Use - Surrounding: Single-family and multi-family dwellings

Project Access: The Shore Line, a privately maintained road
Planning Area: La Selva Beach
Land Use Designation: R-UL (Urban Low Residential)
Zone District: RM-4 (Multi-family residential, 4,000 square feet per unit)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm Yes No

Environmental Information

Geologic Hazards: Site adjacent to coastal bluff, 25 foot setbacks apply
Soils: Beach sand (soils index number 109)
Fire Hazard: Not a mapped constraint
Slopes: Up to 75% slopes on site
Env. Sen. Habitat: Potential biotic, non on site as parcel already developed
Grading: Grading permit required for excavation, retaining wall
Tree Removal: No trees proposed to be removed
Scenic: Scenic resource area due to visibility from public viewshed
Drainage: Proposed drainage adequate
Traffic: No increase due to no increase to number of bedrooms
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting

The project site is located within the Sand Dollar Beach Planned Unit Development in La Selva Beach, a development with its own site standards independent of the RM-4 zone district standards (detailed below). The site sits at the northern end of The Shore Line, bordering Residential Agricultural zoned land to the north. The edge of a coastal bluff is adjacent to the north-western (rear) property line, limiting development seaward of the existing house (see coastal bluff discussion. below).

Project scope

The owner seeks to remodel and construct various small additions to an existing three-bedroom single-family dwelling. The proposed changes include additional excavation on the lower level to add a living room and garage, and the addition of about 350 square feet on the 2nd floor for the

expansion of the family room, kitchen, bathroom, and the construction of a new master bathroom. No additional habitable area is proposed within the 25-foot coastal bluff setbacks established in the Geotechnical Report, which has been accepted by the County Geologist. An existing retaining wall will be demolished and reconstructed, a portion of which lies within the coastal bluff setback.

Zoning & General Plan Consistency

The subject property is located within the RM-4 zone district, but adheres to specific site standards for the Sand Dollar Beach development approved under Planned Unit Development Permit 2628-U in May 1966 and revised under 3470-U in 1969 (Exhibit G). The proposed additions have been designed to conform to the unique site standards, including the maximum 25-foot height limit. No Floor Area Ratio and lot coverage standards exist for this development. Parking requirements for the property only require two on-site spaces per unit (one covered and one uncovered), which will continue to be provided.

The RM-4 zone district implements the R-UL (Urban Low Residential) General Plan/Local Coastal Program Land Use Designation. The density and intensity of the residential use on site will remain the same as originally approved under the Planned Unit Development, as no additional residential units or bedrooms are proposed.

Local Coastal Program Consistency

The proposed 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 as the overall bulk, mass, and scale of the structure will not be significantly altered by the proposed additions. The proposed materials will match the existing wood siding, and colors will be required to be earth-tone.

The proposal complies with General Plan/LCP Policy 5.10.7 (development on Open Beaches and Blufftops) in that the visual impact of the additions from the beach will be minimal. With the exception of the small living room addition and a portion of the master bathroom, the additions will occur at the front of the house opposite the sides visible from the beach. The visible additions (the family room addition and a small portion of the master bathroom addition) will be designed to integrate into the existing design and will not alter the bulk, mass, or scale of the structure in relation to neighboring residences as viewed from the beach.

No coastal access exists through the subject property, and the project will not alter existing coastal access for Place del Mer residents or the general public as a public access point already exists from The Shore Line.

Coastal bluff issues

A Geotechnical Report (by Haro, Kasunich, & Associates, dated June 2004, on file with the Planning Department) determined the existence of a coastal bluff immediately adjacent to the subject property, requiring a minimum 25 foot setback (the report determined the minimum 100-year setback to be 25 feet). This setback bisects the southwest corner of the existing dwelling,

passing through the deck and living room. Under the County's Geologic Hazards Ordinance (16.10.070(h)), no new development may be constructed within the coastal bluff setbacks, and, with the exception of proposed the retaining wall, the project has been designed to comply with this ordinance by limiting new development to areas outside the bluff setback.

The plans show a proposed retaining wall **within** the coastal bluff setbacks, which cannot be approved due to their proximity to the coastal bluff. Existing retaining walls within the setbacks may be repaired in kind. A condition of approval requires any new retaining walls to be located outside the 25 foot coastal bluff setbacks (Condition of Approval II.B.2).

Design Review

The County's Urban Designer evaluated the proposed addition and remodel for conformance with the County's Design Review ordinance (Chapter 13.11) and the County's Coastal Zone Design Criteria, and found the proposal to meet all standards as the height, bulk, mass, scale, materials, and colors will be compatible with the surrounding neighborhood and the natural setting of the site (Exhibit H).

Impacts to private views

Though the County does not protect private views, the potential loss of ocean views has been a concern of residents up-slope from the project site. During review by the Sand Dollar Beach Homeowner's Association, story poles were erected to assess impacts to private views. Due to the size and scale of the proposed additions, loss of private views will be minimal.

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

- a **APPROVAL** of Application Number **04-0018**, based on the attached findings and conditions.
- a 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

Application#: 04-0018
APN: 046-341-23
Owner: Ronald and Esther Ubaldi

Report Prepared By: David Keyon
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
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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 property is zoned RM-4 (Multi-family residential, 4,000 square feet per unit), a designation which allows residential uses. The project will not alter the use of the site, which will remain a single-family residence. This use is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low 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; and the proposed additions will not significantly alter the height, bulk, mass, or scale of the house when viewed from **the** beach.

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** proposed project will not impede public access, as no easements exist on site. Adequate public access already exists from The Shore Line, about 130 feet south of the project site.

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

This finding can be made, in that additions are designed to be visually compatible, in scale with, and integrated with the character of **the** existing dwelling, and subsequently the surrounding neighborhood. **Size** and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

The proposal complies with General Plan/LCP Policy 5.10.7 (development on Open Beaches and Blufftops) in that the visual impact of the additions from the beach will be minimal. With the exception of the small living room addition and a portion of the master bathroom, the additions will occur at the front of the house opposite the sides visible from the beach.

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 proposed additions will comply with coastal bluff setbacks and will be required to meet all applicable building, plumbing, and electrical codes for the purposes of ensuring the health, safety, and welfare of residents or the general public. The additions will be required to meet all applicable energy codes.

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 complies with all applicable site standards of the Sand Dollar Beach Planned Unit Development, and the required coastal bluff setbacks required under Section 16.10.070(h) of the County Code and as established by the Geotechnical report prepared for the project. The additions will not alter the single-family residential use of the site, and will therefore comply with the purpose of the **RM-4** 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 addition meets the use and density requirements specified for the Urban Low Residential (R-UL) land use designation in the County General Plan.

The proposed additions will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, as all site standards for the Sand Dollar Beach Planned Unit Development will be met, as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance).

The proposed addition will also comply with all applicable Local Coastal Program policies for neighborhood compatibility and structures located on bluff tops or visible from a beach, as addressed in finding **5** of the Coastal Development Permit Findings, above.

A specific plan has not been adopted for La Selva Beach

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 additions are of such a small scale that any increase in demand for utilities will be minor, and no additional traffic will be generated.

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 additions will be designed to complement and harmonize with the existing single-family dwelling, which in turn is consistent with the mix of styles present in the Sand Dollar Beach development. As no new bedrooms or dwelling units are proposed, the additions will not increase the land use intensity or dwelling unit density of the site.

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 single-family residence 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: Project plans, 10 sheets, drawn by Robert Goldspink, dated 12/4/03 and revised 1/5/05.

- I. This permit authorizes the remodel and construction of additions to 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 Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official
 - D. Obtain a Grading 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. 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.
 2. Show the location of the 25 foot coastal bluff setback as established by the project Geotechnical Engineer on the site plan and the proposed floor plans. With the exception of repairs in kind, all new development must be located outside these setbacks (including new habitable space and retaining walls).
 3. A grading plan.
 4. A drainage plan detailing how runoff from all proposed impervious surfaces and the proposed retaining walls will be directed.
 5. An erosion control plan.
 6. Details showing compliance with fire department requirements.

- C. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - D. Submit a plan review letter from the project Geotechnical Engineer approving the final design of the additions and retaining walls.
 - E. Provide required off-street parking for two 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.
 - F. Complete and record a Declaration of Geologic Hazards. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- 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.
- 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: _____

Application # **04-0018**
AFN 046-341-23
Owner: Ronald and **Esther** Ubaldi

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 1810 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: 04-0018
Assessor Parcel Number: 046-341-23
Project Location: 807 The Shore Line

Project Description: Addition to an existing structure of less than 2,500 square feet or 50% of the existing floor area

Person or Agency Proposing Project: Robert Goldspink

Contact Phone Number: (831) 688-8950

- 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: 15301(e)

F. Reasons why the project is exempt:

Construction of minor addition exempt from CEQA

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

David Keyon, Project Planner

Date: _____

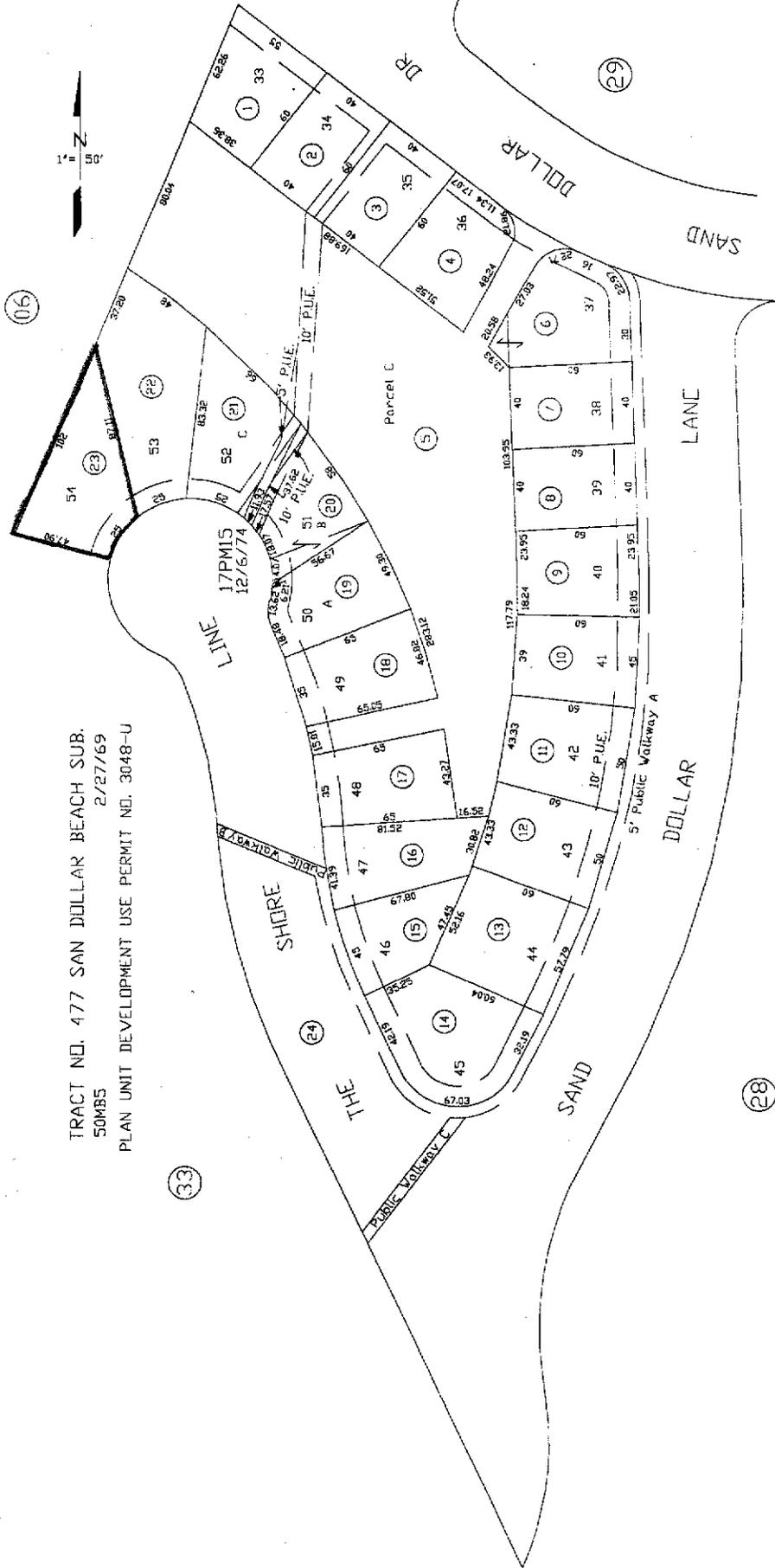
FOR TAX PURPOSES ONLY
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. SAN ANDREAS RANCHO
 SEC. 3, 1,12S., R.1E., M.D.B.&M.

Tax Area Code
 69-013

46-34

TRACT NO. 477 SAN DOLLAR BEACH SUB.
 50MBS
 2/27/69
 PLAN UNIT DEVELOPMENT USE PERMIT NO. 3048-U



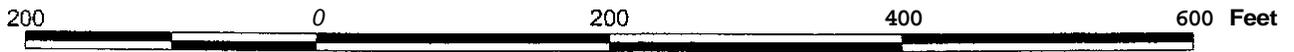
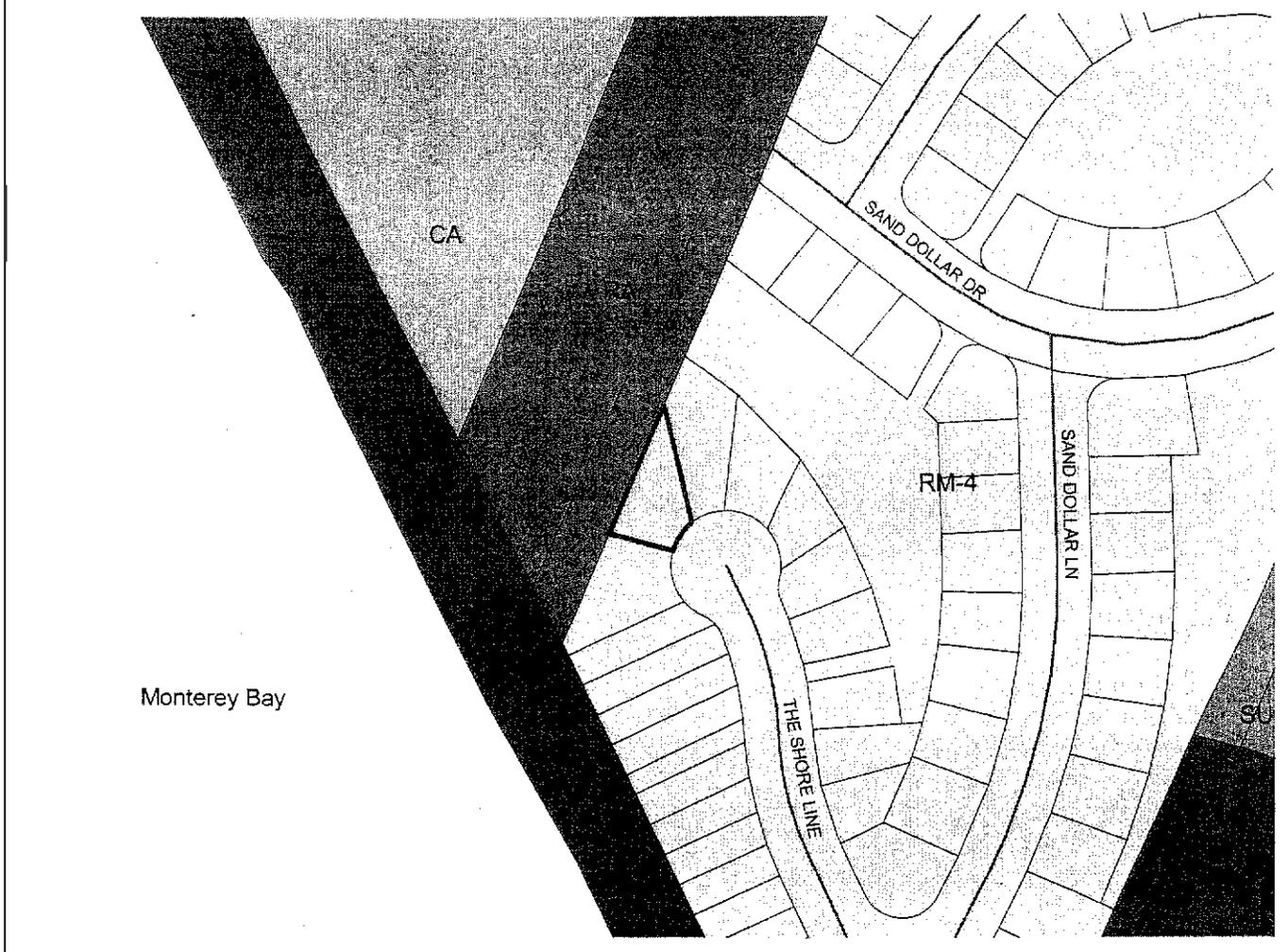
Assessor's Map No. 46-34
 County of Santa Cruz, Calif.
 Sept. 1995

Note - Assessor's Parcel Block &
 Lot Numbers Shown in Circles.

Electronically from 9/12/95 KSA
 Rev. 5/10/95 (Add Lot Numbers, 1-19-95)

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Zoning Map



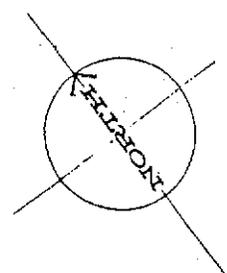
Legend

	APN 046-341-23
	Streets
	RM
	CA
	SU
	RA
	PR

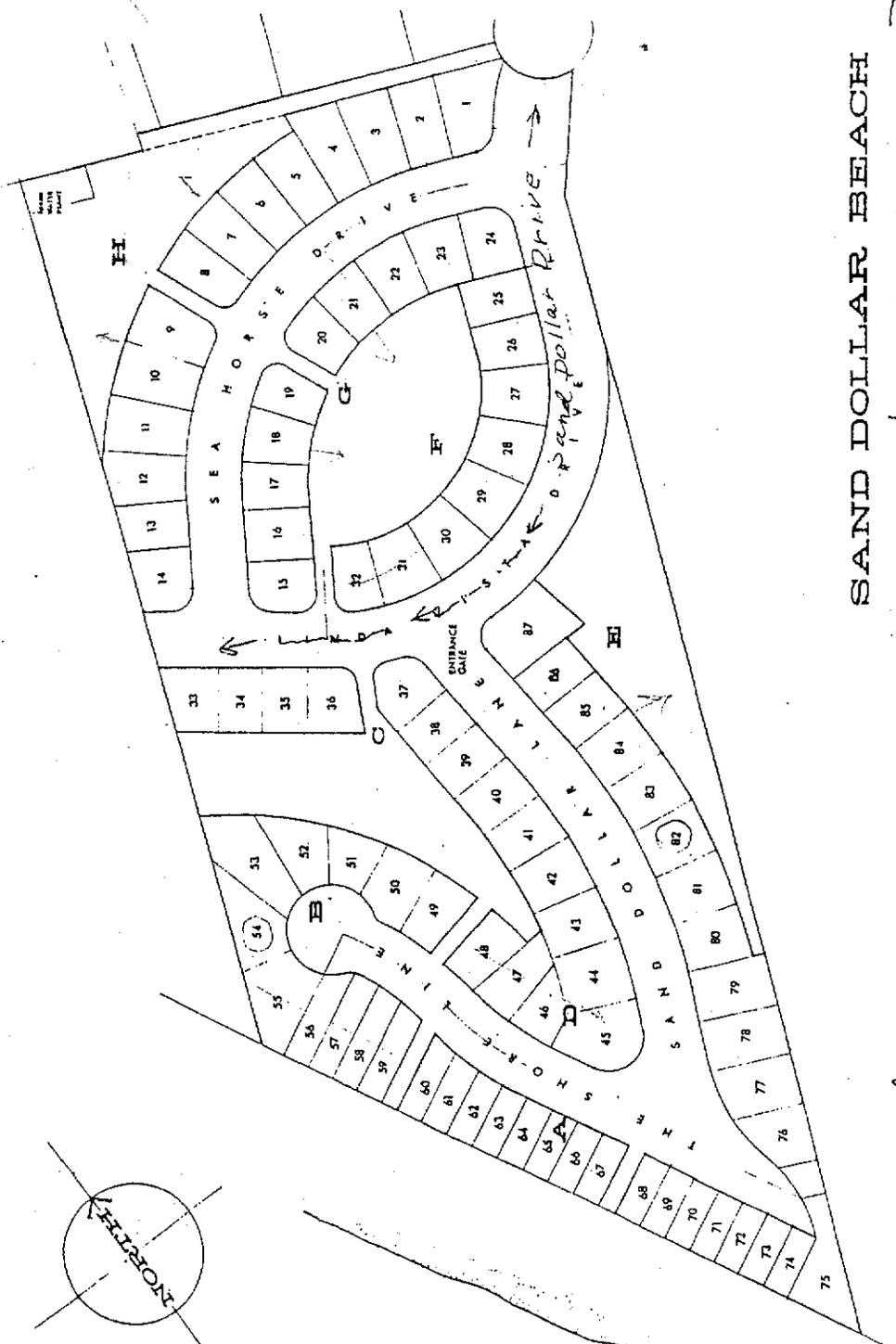


Map created by Santa **Cruz County**
Planning Department:
January 2004

15



BAY OF MONTEREY



SAND DOLLAR BEACH

3470-ll
 (Apr 46-06f60)

These are approved revised setbacks per

NE	USE	MAXIMUM BUILDING HEIGHT		REQUIRED BUILDING SETBACKS (MINIMUM)				AUTHORIZED 2ND FLOOR AND ROOF PROJECTIONS			ZONE		
		FROM HIGH POINT OF PROPERTY	LOT NUMBER	FRONT (STREET)	SIDE	REAR	OFF STREET PARKING	COVERED	UNCOVERED	FRONT		SIDE	REAR
A	ROW	ONE STORY OR 15 FEET	33-75	NO BUILDING MORE THAN 80 FT DEEP	NONE AT LOTS 56-74 INCLUSIVE 10 FEET AT LOTS 75-87 AT PROJECT PL	NONE	NONE	ONE	ONE	NONE	NONE	NONE	A
B	SINGLE	25 FEET	49-54	10 FEET FOR DWELLINGS 20 FEET FOR GARAGES	NONE AT LOTS 18-20 INCLUSIVE 10 FEET AT PUBLIC WALK SIDE - LOT 49	NONE	NONE	ONE	ONE	8 FEET	ROOF OVERHANG ONLY	5 FEET	B
C	SINGLE	17 FEET	33-42	10 FEET FOR DWELLINGS 20 FEET FOR GARAGES	R-1 DISTRICT REQUIREMENTS - 5 FT MIN NONE AT PUBLIC WALK SIDE - LOT 37	NONE	NONE	ONE	ONE	ROOF OVERHANG ONLY	ROOF OVERHANG ONLY	5 FEET	C
D	SINGLE	17 FEET	43-48	10 FEET FOR DWELLINGS 20 FEET FOR GARAGES	R-1 DISTRICT REQUIREMENTS - 5 FT MIN NONE AT PUBLIC WALK SIDE - LOT 48	NONE	NONE	ONE	ONE	R-1 DISTRICT REQUIREMENTS	R-1 DISTRICT REQUIREMENTS	5 FEET	D
E	SINGLE	17 FEET	78-87	10 FEET FOR DWELLINGS 20 FEET FOR GARAGES	R-1 DISTRICT REQUIREMENTS - 5 FT MIN NONE AT PUBLIC WALK SIDE - LOT 52	NONE	NONE	ONE	ONE	6 FEET	ROOF OVERHANG ONLY	5 FEET	E
F	SINGLE	17 FEET	25-32	10 FEET FOR DWELLINGS 20 FEET FOR GARAGES	R-1 DISTRICT REQUIREMENTS - 5 FT MIN NONE AT PUBLIC WALK SIDE - LOT 25	NONE	NONE	ONE	ONE	6 FEET	ROOF OVERHANG ONLY	5 FEET	F
G	SINGLE	17 FEET	15-24	10 FEET FOR DWELLINGS 20 FEET FOR GARAGES	R-1 DISTRICT REQUIREMENTS - 5 FT MIN NONE AT PUBLIC WALK SIDE - LOT 15	NONE	NONE	ONE	ONE	6 FEET	ROOF OVERHANG ONLY	5 FEET	G
H	SINGLE	25 FEET	1-14	10 FEET FOR DWELLINGS 20 FEET FOR GARAGES	R-1 DISTRICT REQUIREMENTS - 5 FT MIN NONE AT PUBLIC WALK SIDE - LOT 1	NONE	NONE	ONE	ONE	8 FEET	ROOF OVERHANG ONLY	5 FEET	H

INTEROFFICE MEMO

APPLICATION NO : 04-0018 (2nd routing)

Date: July 15, 2004
 To: David Keyon, Project Planner
 From: Larry Kasparowitz, Urban Designer
 Re: Design Review for an addition to a single family residence at 807 The Shore Line, La Selva Beach (Ronald and Esther Ubaldi / owner, Robert Goldspink, Architect/ applicant)

GENERAL PLAN / ZONING CODE ISSUES

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	✓		
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
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.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		
Ridgeline Development			