



Staff Report to the Zoning Administrator

Application Number: **04-0504**

Applicant: Robert & Edna Cox
Owner: Robert & Edna Cox
APN: 043-232-05 & 06

Agenda Date: 4/15/05
Agenda Item #: 3
Time: After 10:00 a.m.

Project Description: Proposal to construct a two story addition to an existing single family dwelling.

Location: Property located on the west side of Elva Drive, approximately 100 feet south of Cliff Drive (109 Elva Drive).

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

Permits Required: Coastal Development Permit

Staff Recommendation:

- Approval of Application 04-0504, 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:	13,500 square feet (in two parcels)
Existing Land Use - Parcel:	Single family dwelling
Existing Land Use - Surrounding:	Single family residential neighborhood
Project Access:	Elva Drive (off Cliff Drive)
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-6 (Single Family Residential - 6,000 square foot

The two existing parcels will be combined as a result of this proposal, and the resulting structure will comply with all site and development standards on the resulting combined parcel.

Local Coastal Program Consistency

The proposed **two** story addition to an existing single family dwelling 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 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.

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 **04-0504**, 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: Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA **95060**
Phone Number: (831) 454-3218
E-mail: randall.adams@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 R-1-6 (Single Family Residential - 6,000 square foot minimum), a designation which allows residential uses. The proposed two story addition to an existing single family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low 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 not on a prominent ridge, beach, or bluff top.

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 access to the beach exists at the Rio Del Mar Flats and Hidden Beach. Consequently, the two story addition to an existing single family dwelling 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, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single Family Residential - 6,000 square foot minimum) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. 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.

Development Permit Findings

1. That the proposed location of the project under 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 conditions that are detrimental to development. The project will comply with the requirements of the Uniform Building Code and the County Building Ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed two story addition to an existing single family dwelling, as conditioned, will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current standards to 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 will 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 two story addition to an existing single family dwelling 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 (Single Family Residential - 6,000 square foot minimum) zone district in that the primary use of the property will be one single family dwelling that, as conditioned, meets all current standards of 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 Low Density Residential (R-UL) land use designation in the County General Plan.

The proposed two story addition to an existing single family dwelling 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 two story addition to an existing single family dwelling will not adversely shade adjacent properties, as conditioned, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed two story addition to an existing single family dwelling 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 two story addition to an existing single family dwelling, as conditioned, will comply

with the site standards for the R-1-6 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 submitted for this portion of the project.

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

This finding can be made, in that the proposed project is an existing single family dwelling. The expected level of traffic generated by the proposed project is expected to remain at one peak trip per day (1 peak trip per dwelling unit) this expected level of traffic generation 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 consistent with the physical design aspects, land use patterns, 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 two story addition to an existing single family dwelling is consistent with the land use intensity and density of the neighborhood.

6. The proposed design is consistent with the City of San Diego and Guidelines (sections 13.11.07 and 13.11.07) and any other applicable provisions of this ordinance.

Not applicable.

Conditions of Approval

Exhibit A: Project plans, "Proposed Addition to the Home of Robert & Edna Cox", prepared by Robert Cox.

- I. This permit authorizes the construction of a two story addition to an existing single family dwelling. 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.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- 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. Combine both parcels (APNs 043-232-05 & 06) into one single parcel by filing a Combination Request Form through the County Assessor's office.
 - C. 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. Grading drainage, and erosion control plans.
 3. Include any work completed on the existing residence that has been performed without the required permits.
 4. Details showing compliance with fire department requirements.
 - D. Meet the requirements of the County Department of Public Works, Drainage, as specified in the comments generated for this discretionary application. Pay Zone 6 drainage fees, as required. Drainage fees will be assessed on the net increase in impervious area.
 - E. Obtain final sanitary sewer approvals from the Santa Cruz County Sanitation

1

- F. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- G. Submit a written statement prepared 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.

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 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 16.40.0 and 16.42.100 of the County Code, if at any time during site preparation, or the disturbance associated with this development any artifact or other evidence of an archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately desist from all future 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 16.40.0 and 16.42.100, shall be followed.

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.

Application #: 04-
APN: 043-232-05 & 06
Owner: Robert & Edna Cox

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Randall Adams
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: 04-0504
Assessor Parcel Number: 043-232-05 & 06
Project Location: 109 Elva Drive, Aptos

Project Description: Proposal to construct an addition to an existing single family dwelling.

Person or Agency Proposing Project: Robert & Edna Cox

Contact Phone Number: (831) 684-9450

- 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: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of an addition to an existing single family dwelling within an area designated for residential development.

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

Randall Adams, Project Planner

Date: _____

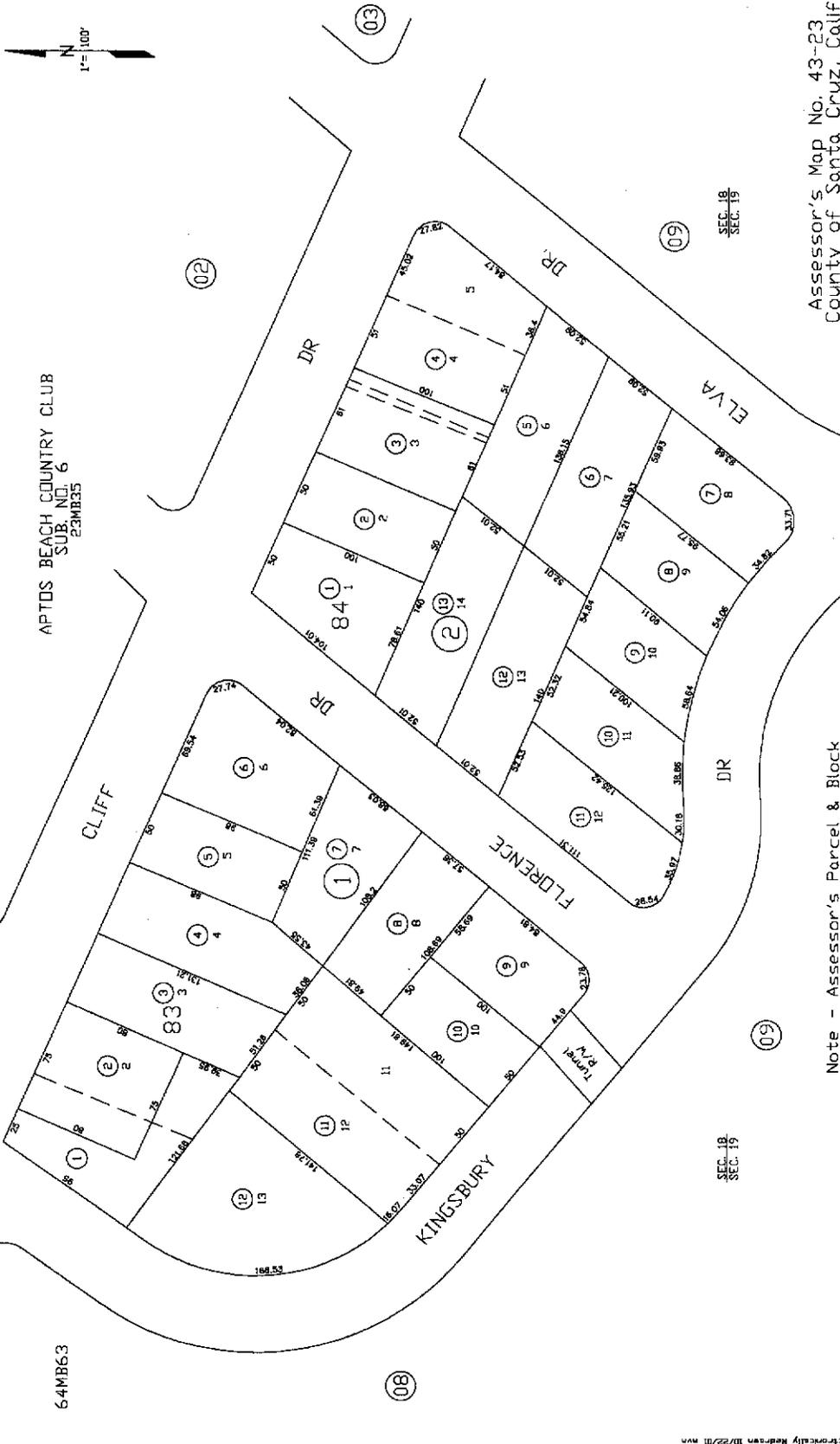
F L U K T A X P U R P O S E S O N L Y
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

MUK. APTOS KANUHI
SE. 1/4 SEC. 18 &
SEC. 19, T11S, R1E., M.D.B. & M.

Tax Area Code
69-273

43-23

Bk. 42
28



64MB63

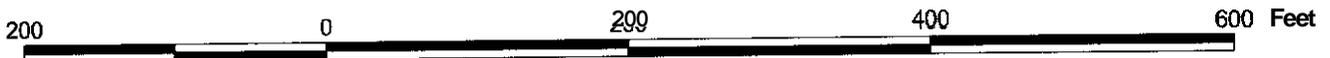
Electronically Redrawn 10/22/01 mva

Assessor's Map No. 43-23
County of Santa Cruz, Calif.
Oct., 2001

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

EXHIBIT

Zoning Map



Legend

	APN 043-232-0506
	Parcel boundaries
	Streets
	R-1-6
	PR



Map created by Santa Cruz County
Planning Department:
October 2004

EXHIBIT F

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Randal Adams
Application No. : 04-0504
APN: 043-232-05

Date: March 16, 2005
Time: 08:53:19
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON NOVEMBER 4, 2004 BY ROBIN M BOLSTER =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON NOVEMBER 4, 2004 BY ROBIN M BOLSTER =====

At the time of building application submission, please provide an erosion control, which includes locations and construction details and is of sufficient details to prevent sediment from leaving the construction site.

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO **PLANNER** FOR THIS AGENCY

===== REVIEW ON NOVEMBER 5, 2004 BY DAVID W SIMS =====

No drainage plan has been developed, and complete review cannot be made as a result. Please provide a drainage plan.

Applicant should provide drainage information to a level addressed in the "Drainage Guidelines for Single Family Residences" provided by the Planning Department. This may be obtained online: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

The following policies may be applied to this development as needed to address review issues. The applicant should review the content of these policies online: <http://sccounty01.co.santa-cruz.ca.us/planning/PDF/generalplan/Chapter7.pdf>

General Plan policies:

7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces 7.23.4 Downstream Impact Assessments 7.23.5 Control Surface Runoff

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.85 per square foot. and are assessed upon permit issuance.

Because this application is incomplete in addressing County development policies, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements. The applicant is subject to meeting all future review requirements as they pertain to the applicant's changes to the proposed plans.

All resubmittals of plans, calculations, reports, faxes, extra copies, etc... shall be made through the Planning Department: Materials left with Public Works may be returned by mail. with resulting delays.

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON DECEMBER 21, 2004 BY DAVID

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No. : 04-0504
APN: 043-232-05

Date: March 16, 2005
Time: 08:53:19
Page: 2

W SIMS =====
2nd Routing:

General Plan policies: 7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces
7.23.4 Downstream Impact Assessments 7.23.5 Control Surface Runoff

A stormwater management plan (drainage plan) was submitted with the application, and was reviewed for completeness of discretionary development and compliance with County policies listed above. The plan was found to need the following additional information prior to approving discretionary stage Stormwater Management review.

1) The applicant has not provided drainage information to a level addressed in the "Drainage Guidelines for Single Family Residences" provided by the Planning Department and referenced in prior comments. This lack of complete information affects the ability to provide project review. Please fully address these plan submittal requirements. If you do not understand these requirements, please make an appointment with your reviewer to discuss.

2) The proposal to discharge downspouts to individual splashblocks about the perimeter of the structure and into landscape locations for infiltration and filtration is generally a positive and acceptable approach that is in agreement with the intent of policy 7.23.1. More information and likely more application of best management practices is required to hold the new site to pre-development runoff rates. See comments below.

3) Other potentially impervious surfaces around the home are not clearly labeled as to their existing or proposed status, coverage extents if being retained, removed, replaced, reduced or expanded, material and construction type affecting runoff increase potential, etc. . . Please provide this clarification so that it can be determined if the above noted policies are being addressed. If net pavement surfaces are being expanded, then permeable surfacing may be used to meet policy 7.23.2. Clearly indicate where this is being applied.

4) No onsite lot gradients, and other pertinent elevational positioning information has been provided. These items are required for review purposes. See item #1 and policy 7.23.5.

5) No offsite flowpath description, has been provided. This is required for review purposes. See item ~~#1~~ offsite impact assessment may still be required, pending the description provided, per policy 7.23.4. ===== UPDATED ON FEBRUARY 16, 2005 BY DAVID W SIMS =====

3rd Routing:

Application is complete for Stormwater Management review. See Miscellaneous Comments for items to be addressed in the building application plans.

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 5, 2004 BY DAVID W SIMS =====

Discretionary Comments - Continued

Project Planner: Randal Adams
Application No. : 04-0504
APN: 043-232-05

Date: March 16, 2005
Time: 08:53:19
Page: 3

NO COMMENT

===== UPDATED ON DECEMBER 21, 2004 BY DAVID W SIMS =====

NO COMMENT

===== UPDATED ON FEBRUARY 16, 2005 BY DAVID W SIMS =====

1) Runoff control is being proposed to be maintained at current levels by dispersal into vegetated areas of the parcel. Provide details on the plan of the vegetative cover type and the size of the areas reachable by runoff dispersal. as used to provide this control for the house and pavements.

2) It has been indicated that any runoff flowing to the parcel frontage and leaving the site dissipates (infiltrates?) along the road shoulder in front of other homes. Provide documentation (ex. photos) of the condition of these shoulder areas, either establishing that these areas are not problematic, or propose measures to correct the problem areas.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON OCTOBER 27, 2004 BY RUTH L ZADESKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON OCTOBER 27, 2004 BY RUTH L ZADESKY =====

Driveway to conform to County Design Criteria Standards.

Encroachment permit required for all off-site work in the County road right-of-way.

Dpw Road Engineering Completeness Comments

===== REVIEW ON NOVEMBER 4, 2004 BY TIM N NYUGEN =====

The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The structural section, a centerline profile, and a typical cross section.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON NOVEMBER 4, 2004 BY TIM N NYUGEN =====

NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO **PLANNER** FOR THIS AGENCY

===== REVIEW ON NOVEMBER 2, 2004 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO **PLANNER** FOR THIS AGENCY

Discretionary Comments - Continued

Project Planner: Randal1 Adams
Application No.: 04-0504
APN: 043-232-05

Date: March 16, 2005
Time: 08:53:19
Page: 4

===== REVIEW ON NOVEMBER 2, 2004 BY ERIN K STOW =====
NO COMMENT