



Staff Report to the Zoning Administrator

Application Number: **04-0185**

Applicant: Jim Stroupe, Architect
Owner: Seascape Swim and Raquet Club
APN: 054-083-03
Realty Partners

Agenda Date: **May 20, 2005**
Agenda Item **#1**
Time: After **8:30 AM**
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Project Description: Proposal to construct an approximately 3,117 square foot, two story accessory structure. Lower floor to be used as a multi-purpose activity center and the upper floor to be **used as** a caretaker's unit. Includes a temp. trailer to be used for security during construction. Located at an existing recreation facility.

Location: 1505 Seascape Boulevard, Aptos

Supervisory District: Second District (District Supervisor: Ellen Pirie)

Permits Required: Amendment to Commercial Development Permit 3983-U and Coastal Development Permit

Staff Recommendation

- Approval of Application 04-0185, 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. Zoningmap |
| D. Categorical Exemption (CEQA determination) | H. Soil Report Review Letter |

Parcel Information

Parcel Size:	4.84 acres
Existing Land Use - Parcel:	Recreation
Existing Land Use - Surrounding:	Residential
Project Access:	Seascape Boulevard
Planning Area:	Aptos
Land Use Designation:	PR (Existing Parks and Recreation)
Zone District:	PR & OS (Parks, Recreation and Open Space District)
Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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
Traffic:	N/A
Roads:	Existing roads adequate
Parks:	Existing park facilities adequate
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	<u>X</u> 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:	Zone 6

History

Commercial Development Permit 3983-U was the original permit for the Seascape Swim and Raquet Club. This application proposes to amend that permit.

Project Setting

The proposed building overlooks the existing tennis courts at the Seascape Swim and Racquet Club. The entire site is used for recreational purposes.

Zoning & General Plan Consistency

The subject property is a 4.83 acre lot, located in the PR & OS (Parks, Recreation and Open Space District) zone district, a designation, which allows commercial recreation uses. The proposed accessory structure is a principal permitted use within the zone district and the project is consistent with the site's (PR) Existing Parks and Recreation General Plan designation.

Local Coastal Program Consistency

The proposed accessory structure 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.

Design Review

The proposed accessory structure complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located with the Urban Services line, is already served by existing water and sewer utilities, and no change of use is proposed. No extenuating circumstances or special site conditions that would require further review under CEQA are evident in the proposed project.

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 **04-0185**, 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: Lawrence Kasparowitz
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2676
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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 PR & OS (Parks, Recreation and Open Space District), a designation which allows commercial recreation uses. The proposed accessory structure is a principal permitted use within the zone district, consistent with the site's (PR) Existing Parks and Recreation 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 the project site is not located between the shoreline and the first public road. Consequently, the accessory structure 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, commercial recreation uses are allowed uses in the PR & OS (Parks, Recreation and Open Space District) 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.

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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 commercial recreation uses and is not encumbered by physical constraints to development. 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 accessory structure 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 accessory structure and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PR & OS (Parks, Recreation and Open Space District) zone district in that the primary use of the property will be one accessory structure 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 commercial recreation use is consistent with the use and density requirements specified for the Existing Parks and Recreation (PR) land use designation in the County General Plan.

The proposed accessory structure 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 accessory structure 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 accessory structure 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 accessory structure will comply with the site standards for the PR & OS 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.

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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 accessory structure is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only 1 peak trip per day (1 peak trip per dwelling unit), such an increase 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 proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed accessory structure 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 structure 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.

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Conditions of Approval

Exhibit **A** Architectural plans prepared by Jim Stroupe, Architect dated October 27, 2004.

- I. This permit authorizes the construction of an accessory structure containing recreational areas on the lower floor and a caretaker's unit on the upper floor. 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 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. Submit a detailed grading plan which identifies the limits of grading, showing typical sections, cross sections thru all pads, existing and proposed contours and earthwork calculations
 3. Submit a detailed drainage plan that shows existing and proposed drainage features (e.g. curbs, swales, etc.) and offsite pathways and destination of runoff
 4. Submit a detailed erosion control plan, which indicates the location and construction details for all proposed erosion control devices. Plan shall include trailer and staging areas and must show the location of all on-site storage and/or disposal of excavated material and how it will be maintained.
 5. A plan review letter from the project geotechnical engineer shall be submitted which states that the building, grading and drainage plans are in

EXHIBIT C

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conformance with the recommendations made in the report prepared for this site.

6. Details showing compliance with fire department requirements.
 - 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.
 - D. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District Fire Protection District.
 - E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - F. Provide required off-street parking for an additional four 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.
 - G. 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.
- 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

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- 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, that 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: 04-0185
Assessor Parcel No: 054-083-03
Project Location: 1505 Seascap Boulevard, Aptos

Project Description: Proposal to construct an approximately 3,117 square foot, two story accessory structure. Lower floor to be used as a multi-purpose activity center and the upper floor to be used as a caretaker's unit. Includes a temp. trailer to be used for security during construction. Located at an existing recreation facility.

Person Proposing Project: Jim Stroupe, Architect

Contact Phone Number: (925) 363-3977

- 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)

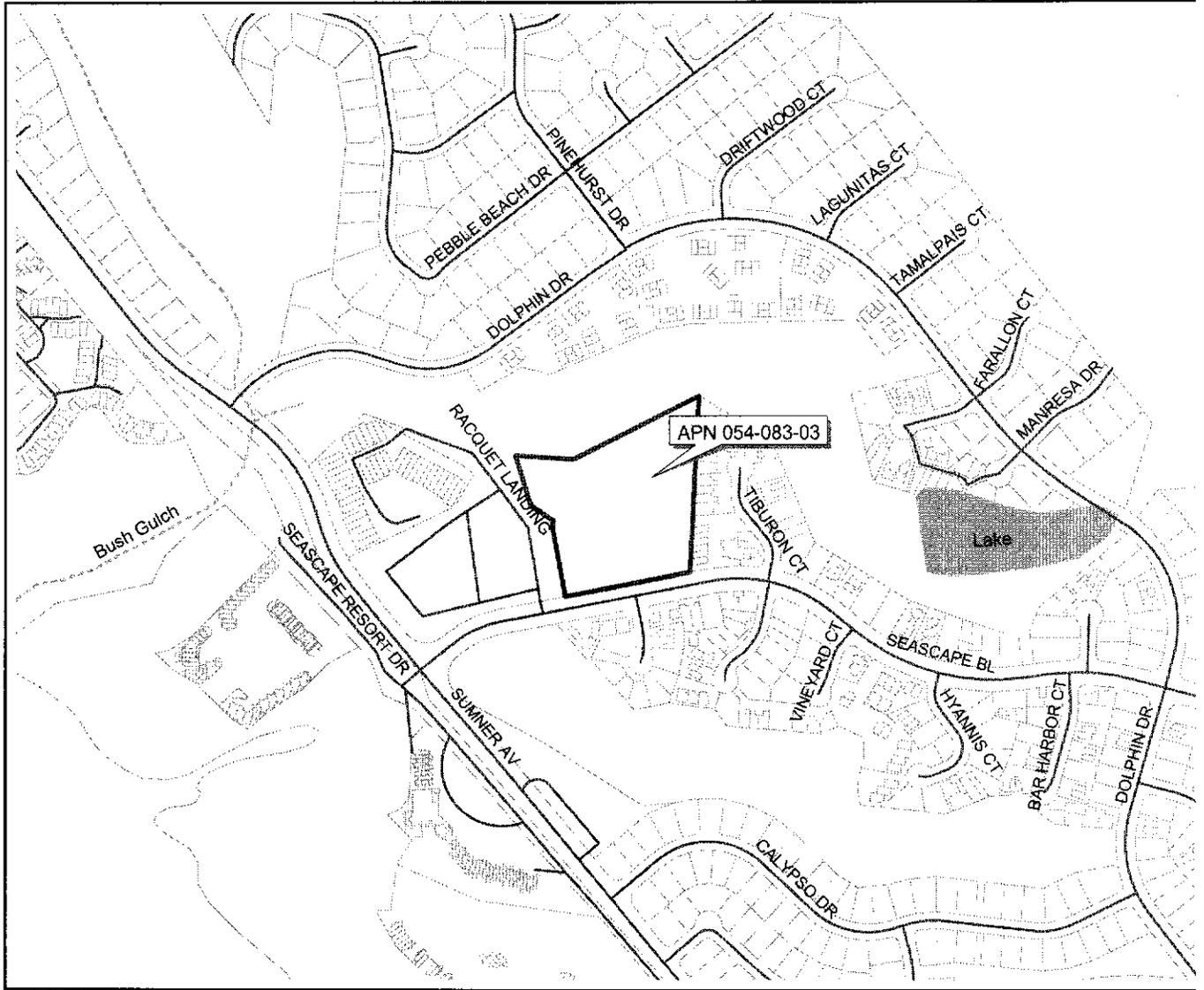
- F. Reasons why the project is exempt: New small structure in a developed area.

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

Lawrence Kasparowitz, Project Planner

Date: _____

Location Map

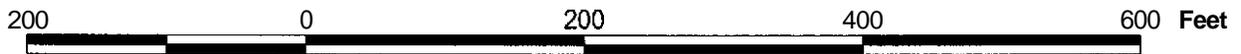
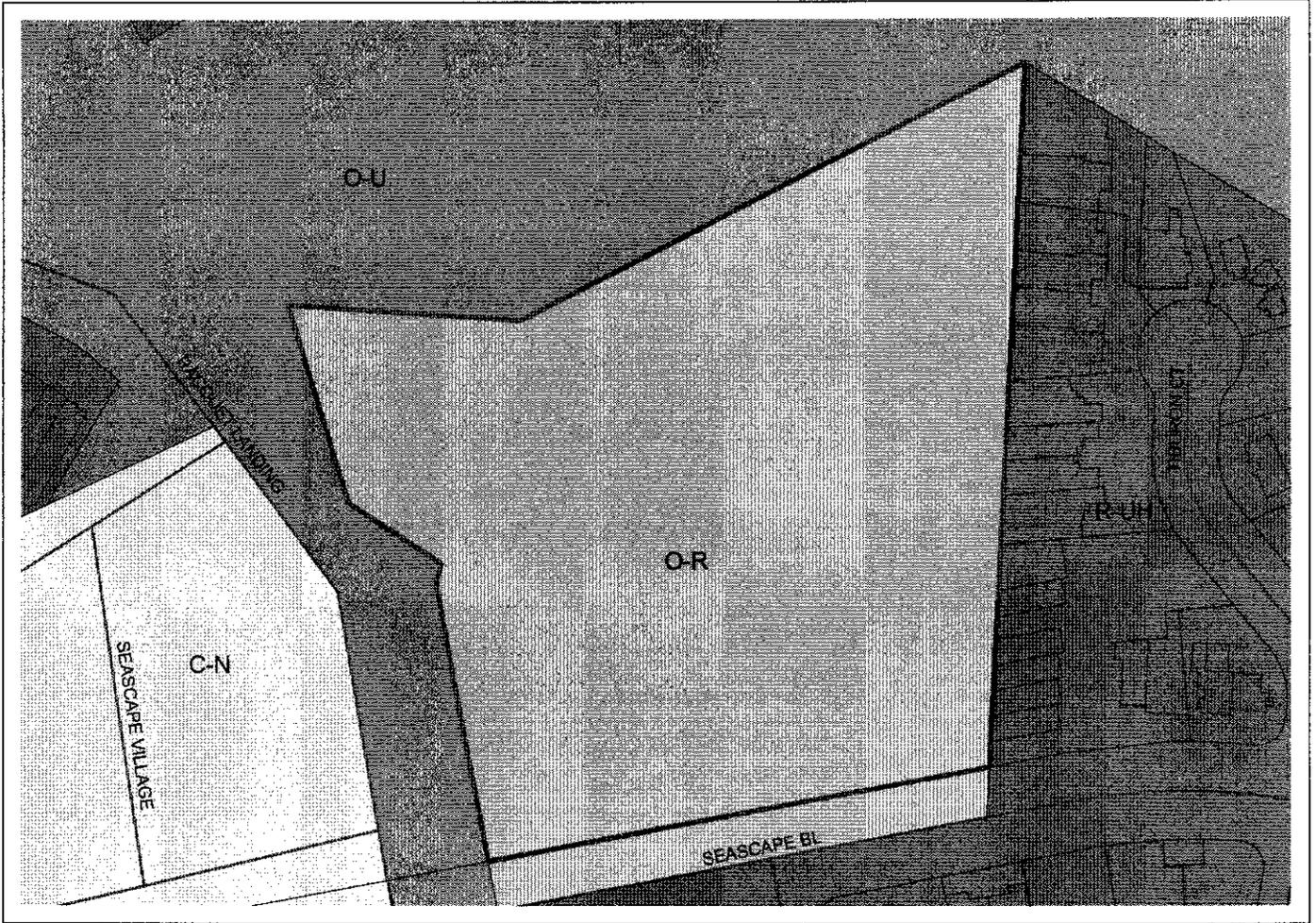


1000 0 1000 Feet

Map created by Santa Cruz County
Planning Department:
April 2004



General Plan Map



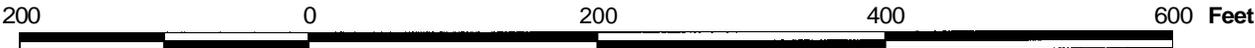
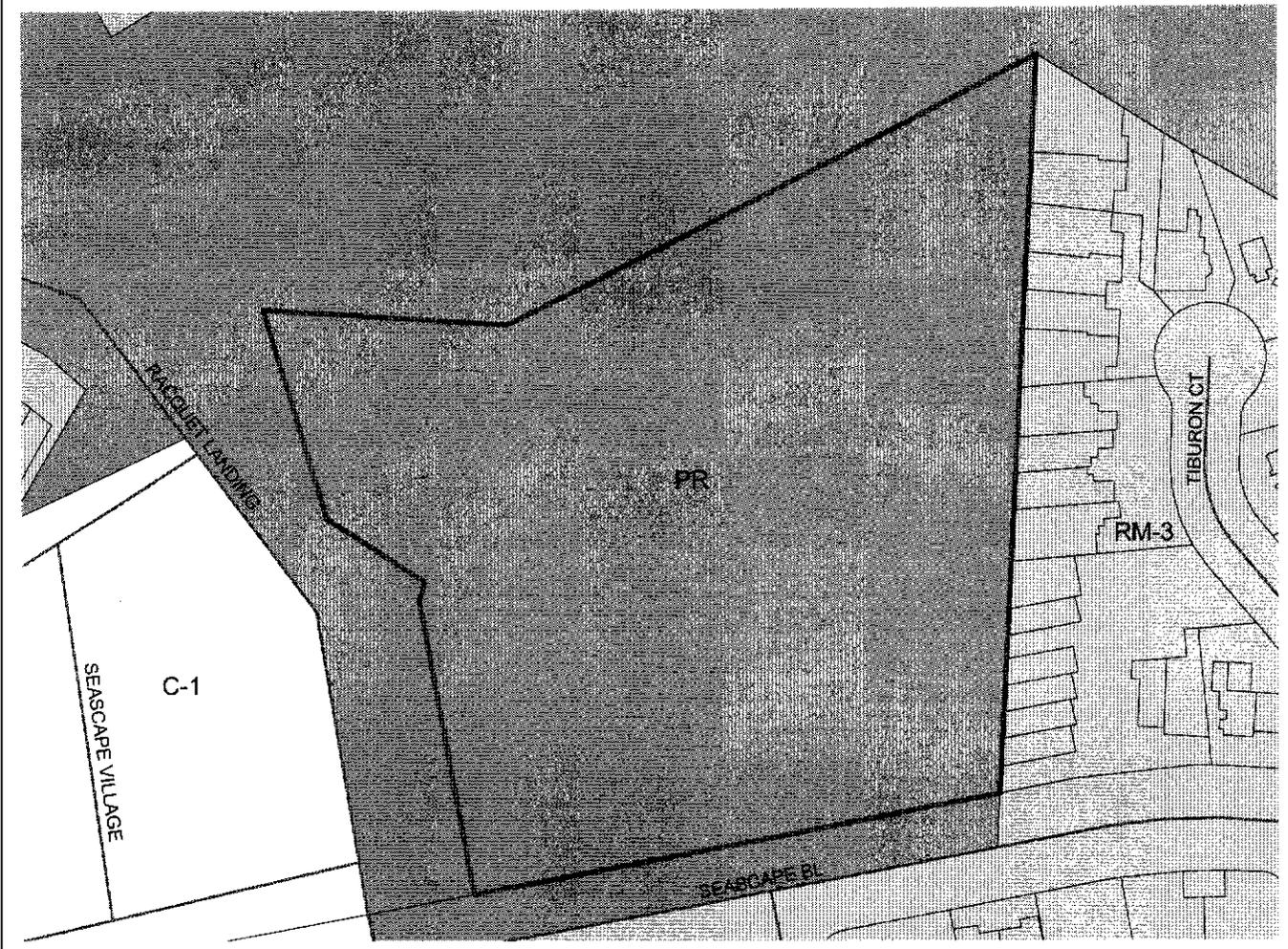
Legend

	APN 054-083-03
	Streets
	Neighborhood Commercial
	Parks and Recreation
	Urban Open Space
	Residential - Urban High Density



Map created by Santa Cruz County
Planning Department:
April 2004

Zoning Map



Legend

	APN 054-083-03
	Streets
	R-1-X
	RM
	C-1



Map created by Santa Cruz County
Planning Department:
April 2004



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

January 14, 2005

Jim Stroupe
67 Janin Place
Pleasant Hill, CA, 94523

Subject: Review of Soil and Foundation Investigation by American Soil Testing, Inc.
Dated October **25, 2004** w/ December **14, 2004** Addendum;
File **No. 04-2376-S**
APN: 054-083-03, Application No: 04-0185

Dear Mr. Stroupe:

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. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a plan review letter shall be submitted to Environmental Planning. The author of the report shall write this letter and shall state that the project plans conform to the report's recommendations.

After building permit issuance the soils engineer must remain involved with the project during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the report is limited to its 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 454-3168 if we can be of any further assistance.

Sincerely,

Kent Edler
Associate Civil Engineer

Cc: Larry Kasparowitz, Project Planner
Robin Bolster, Environmental Planning
Seascape Swim and Racquet Club Realty Partners, Owner

EXHIBIT 11

NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT

After issuance of the building permit, the County requires your soils engineer 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 must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a final letter from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter 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 soils letter identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer, 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.