



## Staff Report to the Zoning Administrator

Application Number: **05-0041**

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Applicant: Chuck Burket  
Owner: **Suzy** Nassralla  
APN: 046-261-13

Agenda Date: July **15,2005**  
Agenda Item : **8**  
Time: After 10:00 a.m.

Project Description: Proposal to convert a garage to habitable space in an existing single-family dwelling and to construct a detached two-stay garage/workshop and retaining wall.

Location: Property located on the south side of San Andreas Road, about ¼ mile south of the KOA Campground, at 1135 San Andreas Road in La Selva Beach.

Supervisory District: Second District (District Supervisor: Pine)

Permits Required: Amendment to Coastal Development Permit 90-0179, Residential Development Permit, Design Review, Grading Permit.

### Staff Recommendation:

- Approval of Application 05-0041, 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, Location map |
| B. | Findings                                   | F. | Zoning map, General Plan map        |
| C. | Conditions                                 | G. | Comments & Correspondence           |
| D. | Categorical Exemption (CEQA determination) | H. | Site photographs                    |

### Parcel Information

Parcel Size:	1.815 acres
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Single-family residential, agriculture
Project Access:	San Andreas Road
Planning Area:	San Andreas
Land Use Designation:	A (Agriculture)

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Zone District: R-A (Residential Agriculture)  
Coastal Zone: X Inside    Outside  
Appealable to Calif. Coastal Comm. X Yes    No

#### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Baywood loamy sand  
Fire Hazard: Not a mapped constraint  
Slopes: 2 – 15 percent slopes  
Env. Sen. Habitat: Mapped/no physical evidence on site  
Grading: Approximately 250 cubic yards proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Mapped resource, not visible from beach, landscaped at San Andreas  
Drainage: Existing drainage adequate  
Traffic: No significant impact  
Roads: Existing roads adequate  
Parks: Existing park facilities adequate  
Archeology: Not mapped/no physical evidence on site

#### Services Information

Urban/Rural **Services** Line:    Inside X Outside  
Water Supply: Pajaro Valley Mutual Water Company  
Sewage Disposal: Private septic system  
Fire District: Aptos/La Selva Fire Protection District  
Drainage District: Non-zone

#### History

**This** application was accepted by the Planning Department on January 24, 2005 and deemed complete for processing on April 29, 2005. The existing two-story home of 2,576 square feet was constructed in 1991 under Coastal Development Permit #90-0179, Building Permit #95039, finalled 01-07-92.

#### Project Setting

The project site fronts on **San** Andreas Road with principal access from a private driveway. **One** either side of the property are residential uses and to the rear, or south, is agricultural property, currently used for row crops. The parcel **has an** even, unbroken north facing slope averaging between 2 and 15 percent slope. The building pad is located on the face of the slope and does not extend above a ridge-line to the southwest of the property and is not visible from the coastline. The front property line along **San** Andreas Road features a row of cypress and acacia trees, which effectively screen and buffer the project from the scenic corridor.

### Zoning & General Plan Consistency

The subject property is a 1.8-acre parcel, located in the R-A (Residential Agriculture) zone district, a designation that allows residential uses. The proposed addition to an existing residence is a principal permitted use within the zone district and the project is consistent with the site's (A) Agriculture General Plan designation. The proposed garage/workshop is a non-habitable accessory structure and shall be conditioned to comply with all required site standards of County Code Section 13.10.61.1. The project is consistent with all RA development regulations as below:

	Height	Setbacks	Parcel coverage	Stories
RA Zone District	28 feet	40/20/20	10 percent	2
Proposed	25.5 feet	186/40/200	<10 percent	2

### Local Coastal Program Consistency

The proposed addition to an existing 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 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. Public access is available at Manresa and Sunset State Beaches in the project vicinity.

### Design Review

The proposed addition to an existing residence complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as landscaping and the use of natural materials and earth tone colors 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 per the requirements of the California Environmental Quality Act (CEQA) as the project qualifies for a Categorical exemption as per Section 15303, New construction of Small Structures.

### 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 **05-0041**, 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](http://www.co.santa-cruz.ca.us)

Report Prepared By: Joan **Van** der Hoeven, AICP  
Santa Cruz County Planning Department  
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Santa Cruz CA 95060  
Phone Number: (831) 454-5174  
**E-mail:** [pln140@co.santa-cruz.ca.us](mailto:pln140@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 1.8-acre property is zoned R-A (Residential Agriculture), a designation which allows residential uses. The proposed conversion of the garage and construction of a non-habitable accessory structure at the existing residence is a principal permitted use within the zone district, consistent with the site's (A) Agriculture 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 although the project site is located between the shoreline and the first public road, access is available at Manresa and Sunset State Beaches in the project vicinity. Consequently, the conversion of the garage in an existing residence and construction of a detached garage 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-A (Residential Agriculture) 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 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 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 addition to an existing 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 detached garage and conversion of the existing garage in the existing 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-A (Residential Agriculture) zone district in that the primary use of the property remains residential and 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 Agriculture (A) land use designation in the County General Plan.

The proposed project 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 addition to an existing 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 project 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 addition to an existing residence will comply with the site standards for the **R-A** zone district (including setbacks, lot coverage, 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 proposed project is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only one 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 addition to an existing 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 addition to ~~an~~ existing 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, 7 Sheets, The Final Draft, undated.

- I. This permit authorizes the construction of a detached two-story garage and the conversion of an existing garage in an existing two-story 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 a Grading Permit from the Santa Cruz County Building Official.
  - D. 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. 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. It is recommended that the **grading/drainage** plan be completed by a licensed civil engineer or architect.
    3. On-site drainage retention is required and off-site runoffs shall not exceed pre-developed levels. Roof runoff shall not be discharged onto the driveway.
    4. Submit all engineering calculations for the proposed 8-foot retaining wall.
    5. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be



provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.

6. Details showing compliance with fire department requirements.
  7. The non-habitable accessory structure shall not have an electric meter separate from the main dwelling and no electric service shall exceed 100A/220V/single phase.
  8. The non-habitable accessory structure shall not have a toilet installed nor have any waste lines installed which are larger than one and one-half inches in size.
  9. The non-habitable accessory structure shall not be mechanically heated, cooled, humidified or dehumidified.
  10. The non-habitable accessory structure shall not have a kitchen or food preparation facilities **and** shall not be rented, let or leased **as** an independent dwelling unit.
- C. Submit **four** copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- D. Meet all requirements of and pay any required drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- E. Obtain an Environmental Health Clearance for **this** project from the County Department of Environmental Health **Services**.
- F. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- G. Provide required off-street **parking** for three 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.
- H. 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.
- I. Complete and record a Declaration of Restriction to Maintain a structure **as** a

Non-Habitable accessory structure, and Declaration of Restriction to Maintain the existing single-family dwelling **as** a four bedroom single-family dwelling. **You may not alter the wording of these declarations.** 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.
  - 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
- 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.

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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 # 05-0041  
APN: 046-261-13  
Owner: Suzy Nassralla

Approval Date: 7-15-05

Effective Date: 7-29-05

Expiration Date: 7-29-07

\_\_\_\_\_  
Don Bussey  
Deputy Zoning Administrator

\_\_\_\_\_  
Joan Van der Hoeven, AICP  
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: 05-0041

Assessor Parcel Number: 046-261-13

Project Location: 1135 San Andreas Road, Watsonville CA 95076

**Project Description: Proposal to convert a garage to habitable space in an existing single-family dwelling and to construct a detached 2-story garage/workshop**

**Person or Agency Proposing Project: Chuck Burket**

**Contact Phone Number: (831) 475-5038**

- A. ☐ The proposed activity is not a project under CEQA Guidelines **Section 15378**.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines **Section 15060(c)**.
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:


- E. ☒ **Cateeorical Exemption**

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

**F. Reasons why the project is exempt:**

Construction of an addition to an existing residence within an area designated for residential development.

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

  
Joan Van der Hoeven, AICP, Project Planner

Date: July 15, 2005









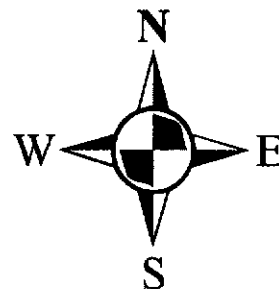
# Location Map



1,700 850 0 1,700 Feet

## Legend

-  APN 046-261-13
-  Streets
-  Assessors Parcels
-  INTERMITTENT STREAM
-  LAKE
-  PERENNIAL STREAM



Map Created by  
County of Santa Cruz  
Planning Department  
January 2005

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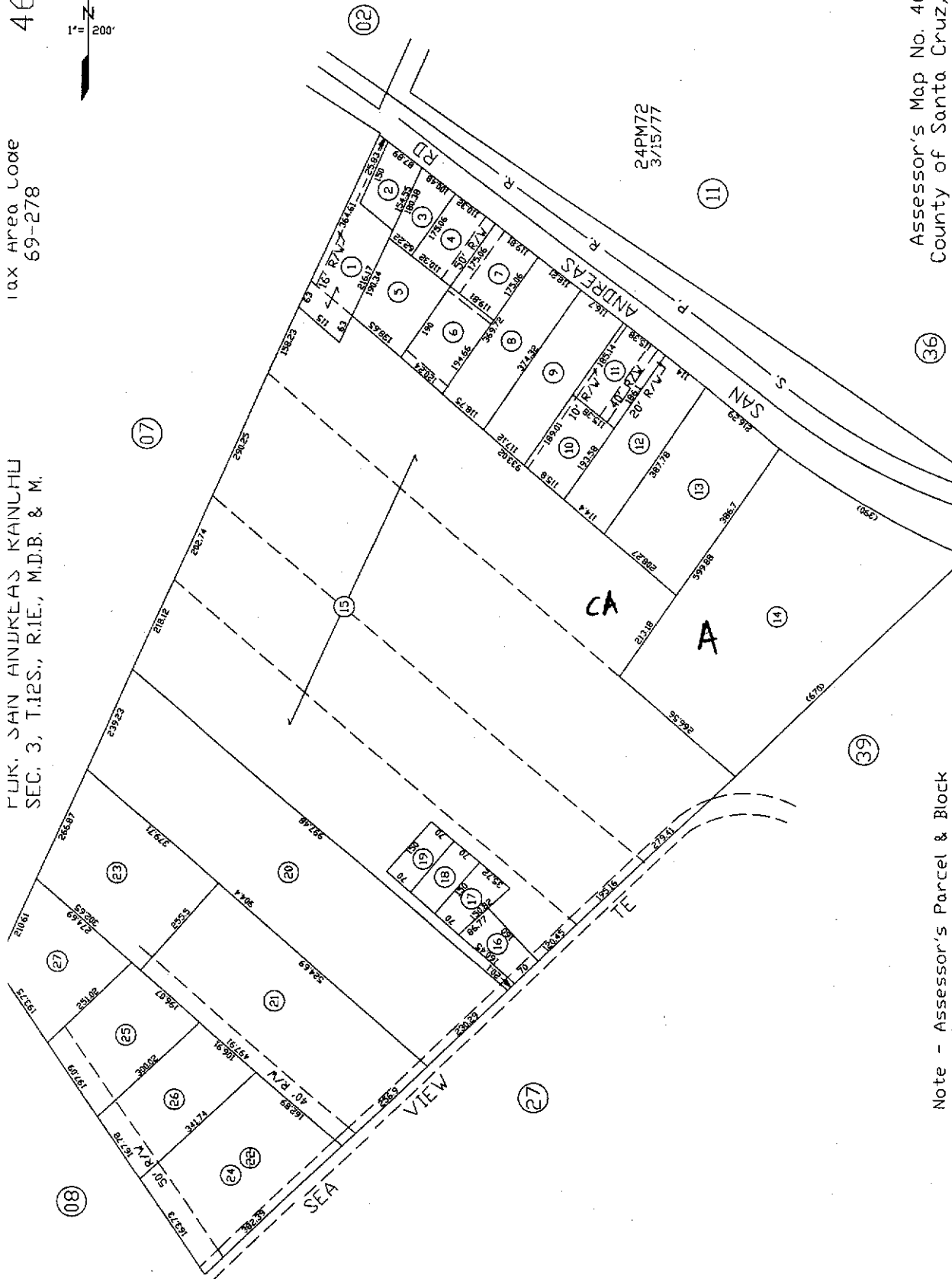
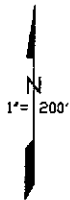
EXHIBIT E

46-26

Tax Area Code  
69-278

PLK. SAN ANDREAS KANLHU  
SEC. 3, T.12S., R.1E., M.D.B. & M.

FOR TAX PURPOSES ONLY  
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Assessor's Map No. 46-26  
County of Santa Cruz, Calif.

Note - Assessor's Parcel & Block  
Numbers shown in this map

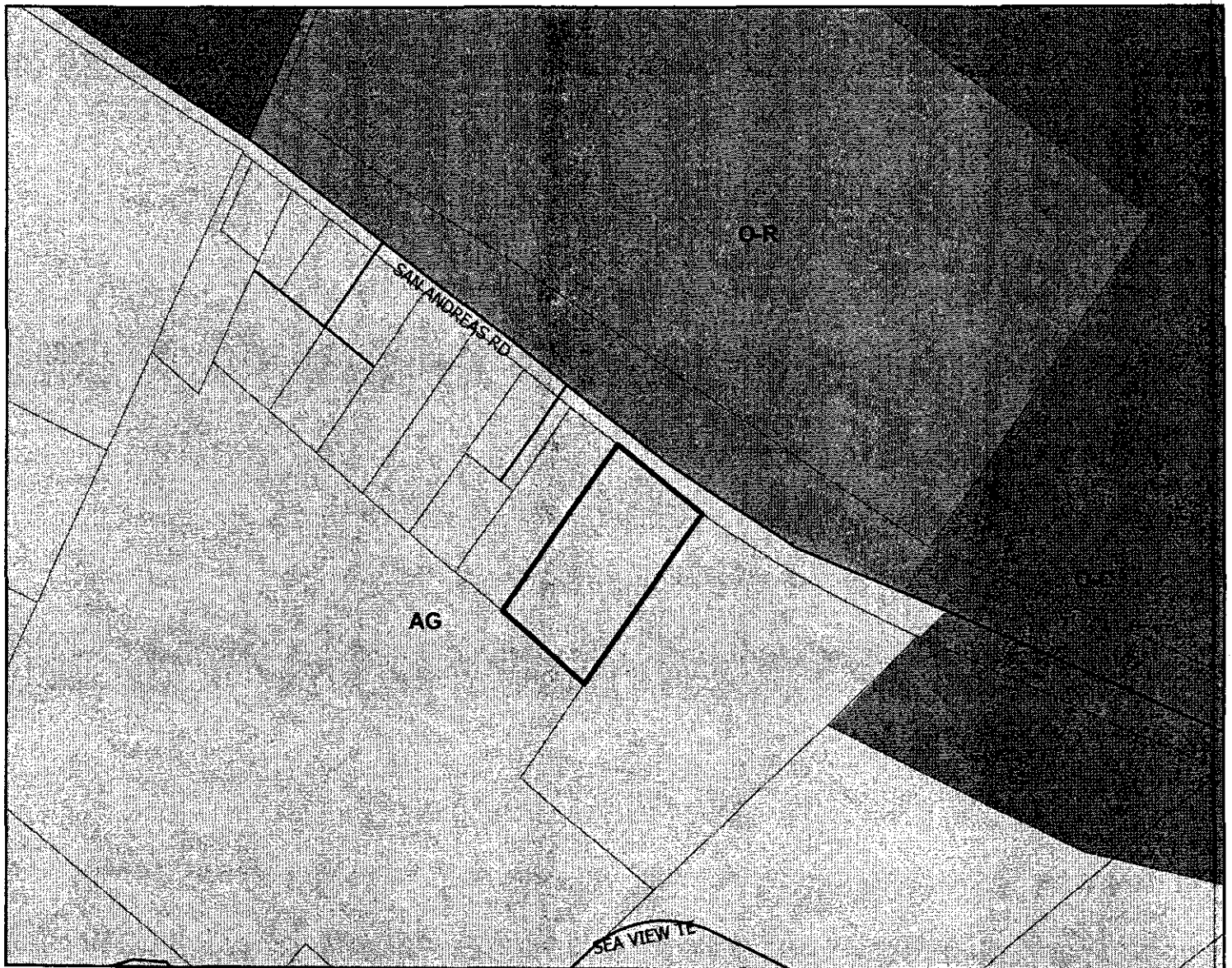
EXHIBIT

Electronically redrawn 2/16/00 KSA  
Rev. 5/30/01 with (changed page refs.)  
Rev. 1/16/03 with (changed R/V 1-06 as per 1837/682)  
Rev. 10/29/03 CB (Removed Easement 1-03)

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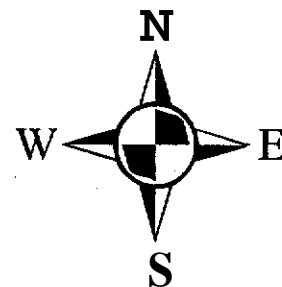
# General Plan Designation Map



980 490 0 980 Feet

## Legend

-  APN 046-261-13
-  Streets
-  Assessors Parcels
-  Agriculture (AG)
-  Parks and Recreation (O-R)
-  Public Facilities (P)
-  Resource Conservation (O-C)



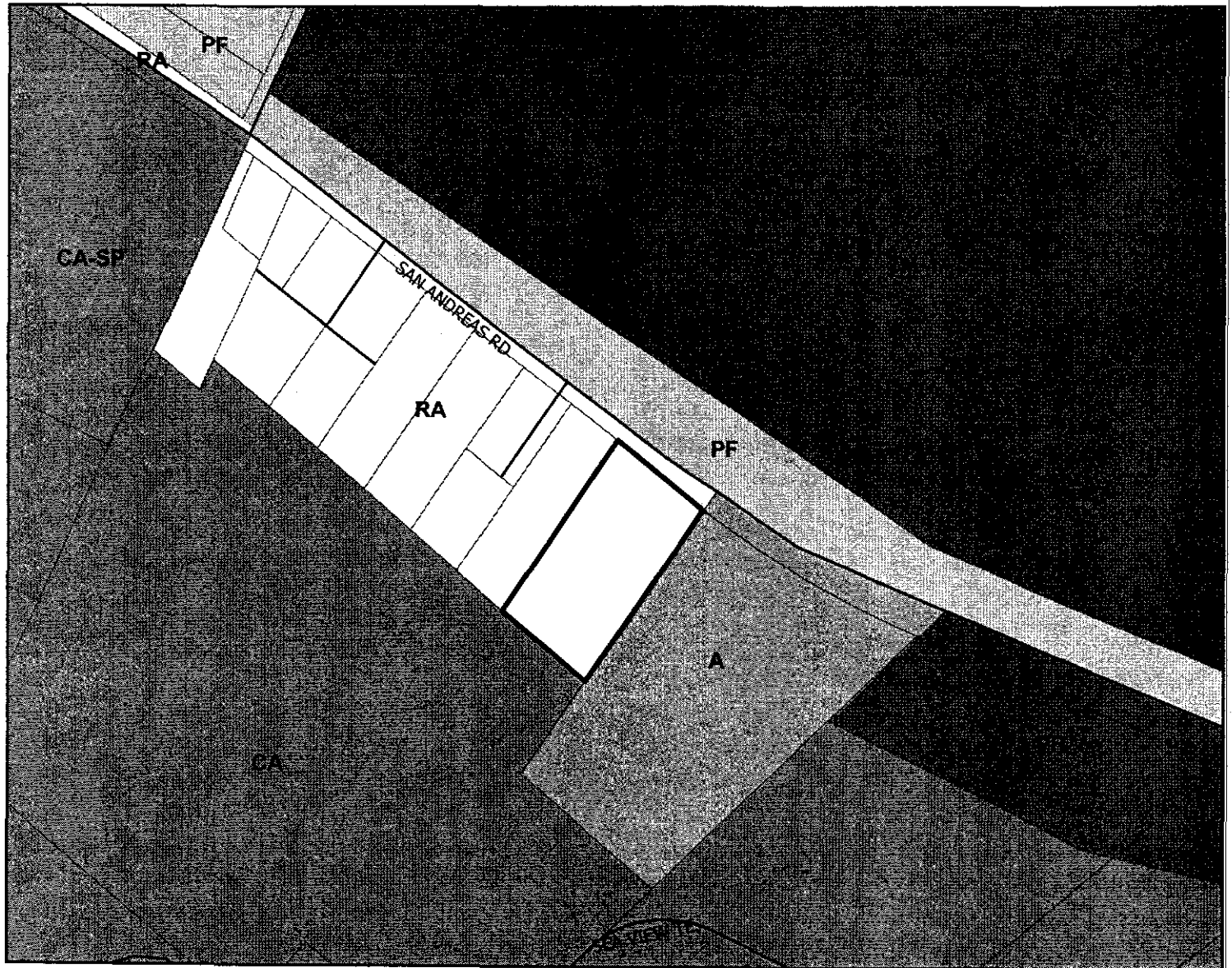
Map Created by  
County of Santa Cruz  
Planning Department  
January 2005

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
EXHIBIT F

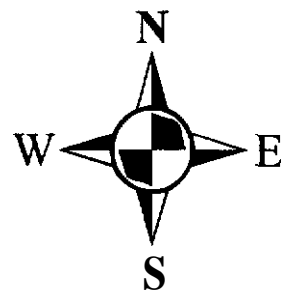


# Zoning Map



## Legend

-  APN 046-261-13
-  Streets
-  Assessors Parcels
-  AGRICULTURE (A)
-  AGRICULTURE COMMERCIAL (CA)
-  AGRICULTURE RESIDENTIAL (RA)
-  PARK (PR)
-  PUBLIC FACILITY (PF)



Map Created by  
County of Santa Cruz  
Planning Department  
January 2005

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EXHIBIT F



**C O U N T Y   O F   S A N T A   C R U Z**  
**DISCRETIONARY   APPLICATION   COMMENTS**

**Project Planner:** Joan Van Der Hoeven  
**Application No. :** 05-0041  
**APN:** 046-261-13

**Date:** June 14, 2005  
**Time:** 11:06:34  
**Page:** 1

**Environmental Planning Completeness Coments**

----- REVIEW ON FEBRUARY 1, 2005 BY ROBERT S LOVELAND =====

NOTE TO PLANNER: This project as proposed will not have a detrimental effect on biotic resources mapped in this area.

1. Please provide the following preliminary grading information: show limits of grading, show existing and proposed contours, identify earthwork quantities (cubic yards) and identify what is to be done with the excavated soil from this project.

2. Provide retaining wall information for the garage/workshop (type. height. etc.).

===== UPDATED ON APRIL 26, 2005 BY ROBERT S LOVELAND =====

NOTE TO PLANNER: Please add the following information to the project description: grading of approximately 250 cubic yards.

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON FEBRUARY 1, 2005 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. Submit a detailed erosion control plan for review.

2. Submit a detailed grading/drainage plan for review. Recommend that the plan be completed by a licensed civil engineer or architect. 3. Submit all engineering calculations for the proposed 8 foot CMU retaining wall.

**Project Review Completeness Comments**

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

===== REVIEW ON MARCH 4, 2005 BY JOAN VAN DER HOEVEN =====  
NO COMMENT

**Project Review Miscellaneous Comments**

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

===== REVIEW ON MARCH 4, 2005 BY JOAN VAN DER HOEVEN =====

SFD constructed under CZ Permit 90-0179. Parcel within 200 feet of CA zoned land, proposed structure is non-habitable.

**Dpw Drainage Completeness Comments**

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

----- REVIEW ON FEBRUARY 7, 2005 BY JOHN G LUMICAO ===== 1. To reduce downstream flood hazards and potential flood overflow, new discretionary developments

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven  
Application No. : 05-0041  
APN: 046-261-13

Date: June 14, 2005  
Time: 11:06:34  
Page: 2

require on-site retention and percolation of increased runoff in areas feasible. If not, offsite runoffs shall be maintained at pre-developed levels.

2. By sending runoff onto the driveway as shown on the plans this method increases the discharge of pollutants offsite. Select other sites to discharge roof runoff in a more beneficial manner.

===== UPDATED ON MAY 9, 2005 BY JOHN G LUMICAO =====  
NO COMMENT

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON FEBRUARY 7, 2005 BY JOHN G LUMICAO =====  
===== UPDATED ON MAY 9, 2005 BY JOHN G LUMICAO =====  
NO COMMENT

Dpw Road Engineering Completeness Comments

===== REVIEW ON FEBRUARY 10, 2005 BY GREG J MARTIN =====  
===== UPDATED ON FEBRUARY 22, 2005 BY GREG J MARTIN =====  
No Comment.

Opw Road Engineering Miscellaneous Comments

===== REVIEW ON FEBRUARY 10, 2005 BY GREG J MARTIN =====  
===== UPDATED ON FEBRUARY 22, 2005 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON FEBRUARY 11, 2005 BY JIM G SAFRANEK =====  
Septic has been finalled. Approved for a max of 5 bedrooms.

Environmental Health Miscellaneous Comments

===== REVIEW ON FEBRUARY 11, 2005 BY JIM G SAFRANEK =====  
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 MARCH 1, 2005 BY ERIN K STOW =====  
DEPARTMENT NAME:Aptos/La Selva Fire Dept. APPROVED  
Prior to submitting for building permit, correct ALL fire notes on plans.  
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.  
===== UPDATED ON APRIL 26, 2005 BY ERIN K STOW =====

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven  
Application No.: 05-0041  
APN: 046-261-13

Date: June 14, 2005  
Time: 11:06:34  
Page: 3

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DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED  
Prior to submitting for building permit, correct ALL fire notes on plans.  
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

===== REVIEW ON MARCH 1, 2005 BY ERIN K STOW =====

NO COMMENT

===== UPDATED ON APRIL 26, 2005 BY ERIN K STOW =====

NO COMMENT

## MEMORANDUM

Application No: 05-0041

Date: February 7, 2005

To: Joan Van der Hoeven, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new garage at 1135 San Andreas Road, La Selva Beach

### COMPLETENESS COMMENTS

- There may be a building code problem with a WoodShop mer a garage.

### 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
<b>Visual Compatibility</b>			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
<b>Minimum Site Disturbance</b>			
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.			
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<b>Ridgeline Development</b>			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline	✓		
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted	✓		
<b>Landscaping</b>			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area	✓		
<b>Rural Scenic Resources</b>			
Location of development			
Development shall be located, if possible, on part of the site not visible or least visible from the public view.	✓		
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points	✓		
<b>Site Planning</b>			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)	✓		
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed		SEE PHOTOS ENCLOSED	
<b>Building design</b>			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction	✓		
Other than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged	✓		

Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster	✓		<i>Suggest as Condition of Approval</i>
<b>Large agricultural structures</b>			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
<b>Restoration</b>			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
<b>Signage</b>			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A

Blufftop development and landscaping (e.g., decks, patios, structures, <del>trees</del> , shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

Design Review Authority**13.11.040** Projects requiring design review.

- (a) Single home construction, and associated additions involving 500 square feet or more, within coastal special communities and sensitive sites as defined in this Chapter.

**13.11.030** Definitions

- (u) "Sensitive Site" shall mean any property located **adjacent to** a scenic road or within the viewshed of a scenic road as recognized in the General Plan; or located on a coastal bluff, or on a ridgeline.

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Compatible Site Design</b>			
Location and type of access to the site	3		
Buildingsiting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping			?
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
<b>Natural Site Amenities and Features</b>			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Protection of public viewshed	✓		
<b>Safe and Functional Circulation</b>			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A



Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Reasonable protection for adjacent properties	✓		

## 13.11.073 Building design.

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Compatible Building Design</b>			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
<b>Scale</b>			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
<b>Building Articulation</b>			
Variation in wall plane, roof line, detailing, materials and siting	✓		
<b>Solar Design</b>			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting			N/A

