



Staff Report to the Zoning Administrator

Application Number: **04-0369**

Applicant: Leif Rideout

Owner: Charles & Diane Lang, co-trustees

APN: 046-211-66 & 046-212-58

Agenda Date: 4/7/06

Agenda Item #: **3**

Time: After 11:00 a.m.

Project Description: Proposal to recognize a pin pile retaining wall and drainage pipe on a coastal bluff (constructed under Coastal Emergency Permit 03-0135) on site with an existing single-family dwelling; to cut approximately 150 cubic yards and construct two separate side yard retaining walls of 5 feet 6 inches and 4 feet 6 inches in height in order to expand the parking area; to reconstruct an existing deck under 18 inches in height with new extensions; to demolish an existing covered porch and to construct a first and second floor addition of approximately 2,648 square feet total, including a new second floor and basement; to attach the existing garage; to recognize conversion of a portion of the attached garage to a bedroom and bath and to create a storage attic over the garage; and to construct a 4 foot courtyard wall.

Requires a Coastal Development Permit and a Residential Development Permit for a habitable accessory structure (attic) over 1 story and 17 feet in height.

Location: Property located on the west side of Hillview Way (152 Hillview Way) approximately 100 feet south of the intersection with Ocean View Drive.

Supervisorial District: 2nd District (District Supervisor: Ellen Pine)

Permits Required: Coastal Development Permit, Residential Development Permit, Preliminary Grading Review, Geologic & Geotechnical Report Reviews

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 04-0369, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|---------------------------|
| A. | Project plans | E. | Assessor's parcel map |
| B. | Findings | F. | Zoningmap |
| C. | Conditions | G. | Site Photographs |
| D. | Categorical Exemption (CEQA determination) | H. | Comments & Correspondence |

Parcel Information

Parcel Size: 10,469 square feet (from Lot Line Adjustment 03-0408)
Existing Land Use - Parcel: Single family residence
Existing Land Use - Surrounding: Residential
Project Access: Hillview Way
Planning Area: La Selva
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (Single family residential - 6,000 square feet minimum)
Coastal Zone: Inside Outside
Appealable to Calif, Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Coastal bluff
Soils: Reports reviewed and accepted
Fire Hazard: Not a mapped constraint
Slopes: 2-10% at house, 50%+ on coastal bluff
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Approx. 150 cubic yards (cut & fill)
Tree Removal: No trees proposed to be removed
Scenic: Scenic beach viewshed
Drainage: New drainage device proposed down face of coastal bluff
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Septic
Fire District: Aptos/La Selva Fire Protection District
Drainage District: None

History

An emergency Coastal Development Permit (03-0135) was issued for the pin pile retaining wall in order to protect the existing single family dwelling from bluff retreat. A Lot Line Adjustment (03-0408) was later approved in order to locate the proposed wall on the same property as the single family dwelling. The current application has been submitted to recognize the work performed under the emergency Coastal Development Permit and to authorize additions to the existing single family dwelling and other landscaping improvements.

The subject property was created through the Place De Mer subdivision which included specific site standards that continue to be in effect. These standards allow lot coverage of up to 40% of the project site, 6 foot side yard setbacks, and do not include Floor Area Ratio requirements.

Project Setting

The subject property is located at the top of a coastal bluff above the Place De Mer townhouse development. A single family dwelling with a detached garage exist on the property. The single family dwelling is located near the upper edge of the coastal bluff where the emergency repair (pin pile retaining wall) has been installed. A replacement deck has been installed between the existing single family residence and the retaining wall. Other single family residential development is clustered along the bluff top in the surrounding neighborhood.

Zoning & General Plan Consistency

The subject property is a **10,469**square foot lot, located in the **R-1-6** (Single family residential - **6,000**square feet minimum) zone district, a designation which allows residential uses. The proposed residential development is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

Coastal Bluff

The project site is located adjacent to a coastal bluff which was failing prior to the installation of a pin pile retaining wall to stabilize the slope below the property. This retaining wall was installed under emergency Coastal Development Permit 03-0135. The wall has been installed per the specifications of the project civil engineer, geotechnical engineer, and geologist. A drain line has been placed on the slope below the retaining wall to allow water to drain from behind the wall without causing further erosion on the slopes below. A minor slope failure has occurred since the wall was installed and a repair for this failure has been recommended by the project geotechnical engineer. This information has been reviewed and accepted by the county geologist.

A deck is proposed within the 25 foot (and 100 year stability) slope setback behind the pin pile retaining wall. This deck is indicated as a deck which does not exceed 18 inches in height. A deck has been installed on the property which appears to exceed 18 inches in height. No decks which are in excess of 18 inches in height (or other new structures) will be allowed within the 25 foot slope setback. Additionally, all decks must be adequately drained away from the coastal bluff, or the runoff from beneath the **decking** must be adequately captured into the drain down the slope, to avoid erosion caused by water draining across the bluff face. If these standards can not be met, a patio (or other form of landscape improvements which are acceptable to the County geologist) may be installed instead.

This application involves grading for the installation of the pin pile retaining wall and for the creation of a temporary access road along the south side of the existing residence. Additional grading and retaining walls are proposed along the south side of the property to allow for additional parking. This additional earthwork will result in a total of 150 cubic yards of cut material which will be stabilized through 2 new retaining walls, neither of which will exceed 6 feet in height from the existing or finished grade.

Residential Development Permit

This proposal includes a sheet-rocked and insulated storage area above the existing garage. This area is intended for storage of personal belongings which need to be protected from the elements. This proposed storage area is considered as a habitable accessory structure which is over 1 story or 17 feet in height. This habitable accessory structure will be compatible with the proposed two story addition in that it will be attached to the existing residence and will be finished with matching colors and materials. The habitable accessory structure will be compatible with the pattern of residential development in the surrounding neighborhood.

The existing garage is non-conforming in regards to the required 6 foot side yard setback. This proposal will attach the garage to the existing residence and all new structural elements will conform to the site standards for the Place De Mer subdivision, with 6 foot side yard setbacks to the new construction.

Local Coastal Program Consistency

The proposed residential development is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible with the character of the surrounding neighborhood. Developed parcels in the area contain single family and multi-family dwellings and a variety of attached and detached residential accessory structures. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The subject property is located between the shoreline and the first public road, with public beach access at Manresa State Beach and at Ocean View Drive. The project site 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.

Scenic Resources & Design Review

The proposed residential development complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as locating the two story elements to the front side of the property and variations in exterior materials to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

The slope below the pin pile retaining wall and the drain line down the face of the coastal bluff will need to be adequately covered with natural landscape materials to protect views from the scenic beach viewshed. A revegetation plan has been submitted for this area to achieve this goal.

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 **04-0369**, 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

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Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned R-1-6 (Single family residential - 6,000 square feet minimum), a designation which allows residential uses. The proposed residential development 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 colors shall be natural in appearance and complementary to the site; and the slope below the subject property will be re-planted with natural vegetation to protect views from the scenic beach viewshed.

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 located between the shoreline and the first public road, with public beach access at Manresa State Beach and at Ocean View Drive. Consequently, the residential development 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 feet 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 and multi-family dwellings and a variety of attached and detached residential accessory structures. 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. Construction will comply with prevailing building technology and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residential development will not deprive adjacent properties or the neighborhood of light, air, or open space, in that all new construction will meet the Place De Mer subdivision site standards 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 residential development 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 feet minimum) zone district in that the primary use of the property will be one single family dwelling.

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 residential development 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 residential development will not adversely shade adjacent properties, and will meet the Place De Mer subdivision site standards that ensure access to light, air, and open space in the neighborhood.

The proposed residential development 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 residential development will comply with the Place De Mer subdivision site standards (including setbacks, lot coverage, and height) 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.

Application # 04-0369
APN. 046-21 1-66 & 046-212-58
Owner: Charles & Diane Lang, co-trustees

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 expected level of traffic generated by the proposed project is anticipated to remain at one peak trip per day (1 peak trip per dwelling unit) with no increase in the number of peak trips generated.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed residential development 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 project will incorporate site and architectural design features such as locating the two story elements to the front side of the property and variations in exterior materials to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

The slope below the pin pile retaining wall and the drain line down the face of the coastal bluff will be adequately covered with natural landscape materials to protect views from the scenic beach viewshed.

Conditions of Approval

Exhibit A: Project plans "Lang Residence", prepared by Leif Rideout Architects, 9 sheets, dated 5/12/04. Engineering plans, prepared by Mesiti-Miller Engineering Inc., 5 sheets, dated 5/12/04.

- I. This permit authorizes the construction of a pin pile retaining wall with associated drainage improvements and revegetation on a coastal bluff, a two story residential addition, a habitable accessory structure over 1 story and 17 feet in height, grading of approximately 150 cubic yards of earth and installation of two retaining walls in the side yard setback, per the approved Exhibit "A" for this permit. 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. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. **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, landscape and erosion control plans prepared by an engineering geologist and a civil engineer, which meet the requirements of the letter prepared by Haro, Kasunich, and Associates, dated 1/17/05.
 3. All decks and must be under 18 inches in height within the required 25 foot stability setback from the top of the coastal bluff. No structures (other than deck hand rails) over 18 inches in height are allowed within the 25 foot stability setback from the top of the coastal bluff. No decks or other

structures are allowed to cantilever beyond the top of the coastal bluff. All decks must be adequately drained away from the coastal bluff, or the runoff from beneath the decking must be adequately captured into the drain line down the slope, to avoid erosion caused by water draining across the bluff face. If these standards can not be met, a patio (or other form of landscape improvements which are acceptable to the County geologist) may be installed instead.

4. Nonreflective glazing must be installed in all window openings which face (west) toward the ocean.
 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, including all requirements of the Urban Wildland Intermix Code; if applicable.
- 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 applicable fees to the County Department of Public Works, Drainage.
 - 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. Submit 3 copies of a plan review letter prepared and stamped by a licensed geologist.
 - H. Submit 3 copies of a plan review letter prepared and stamped by a licensed geotechnical engineer.
 - I. Pay the current fees for Parks and Child Care mitigation for 2 bedroom(s). Currently, these fees are, respectively, \$1000 and \$109 per bedroom.
 - J. Provide required off-street parking for 3 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.

- K. 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.
 - L. Complete and record a Declaration of Restriction to construct an attached habitable accessory structure (for attic storage). **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All decks and must be under 18 inches in height within the required 25 foot stability setback from the top of the coastal bluff.
 - C. No structures (other than deck hand rails) over 18 inches in height are allowed within the 25 foot stability setback from the top of the coastal bluff.
 - D. No decks or other structures are allowed to cantilever beyond the top of the coastal bluff.
 - E. All decks must be adequately drained away from the coastal bluff, or the runoff from beneath the decking must be adequately captured into the drain line down the slope, to avoid erosion caused by water draining across the bluff face. If these standards can not be met, a patio (or other form of landscape improvements which are acceptable to the County geologist) may be installed instead.
 - F. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - G. The project must comply with all recommendations of the approved geologic and geotechnical reports and update letters.
 - H. 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. All decks and must be under 18 inches in height within the required 25 foot stability setback from the top of the coastal bluff.
- B. No structures (other than deck hand rails) over 18 inches in height are allowed within the 25 foot stability setback from the top of the coastal bluff.
- C. No decks or other structures are allowed to cantilever beyond the top of the coastal bluff.
- D. 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.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder,

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the

Application #: 04-0369
APN: 046-211-66 & 046-212-58
Owner: Charles & Diane Lang, co-trustees

interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

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 on the expiration date listed below unless you obtain the required permits and commence construction.

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: 04-0369
Assessor Parcel Number: 046-211-66 & 046-212-58
Project Location: 152 Hillview Way

Project Description: Proposal to construct a pin pile retaining wall & additions to an existing single family dwelling.

Person or Agency Proposing Project: Leif Rideout

Contact Phone Number: (831) 454-0791

- 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:

Proposal to construct a residential addition and accessory structures in an area designated for residential uses.

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

Randall Adams, Project Planner

Date: _____

FOR TAX PURPOSES ONLY

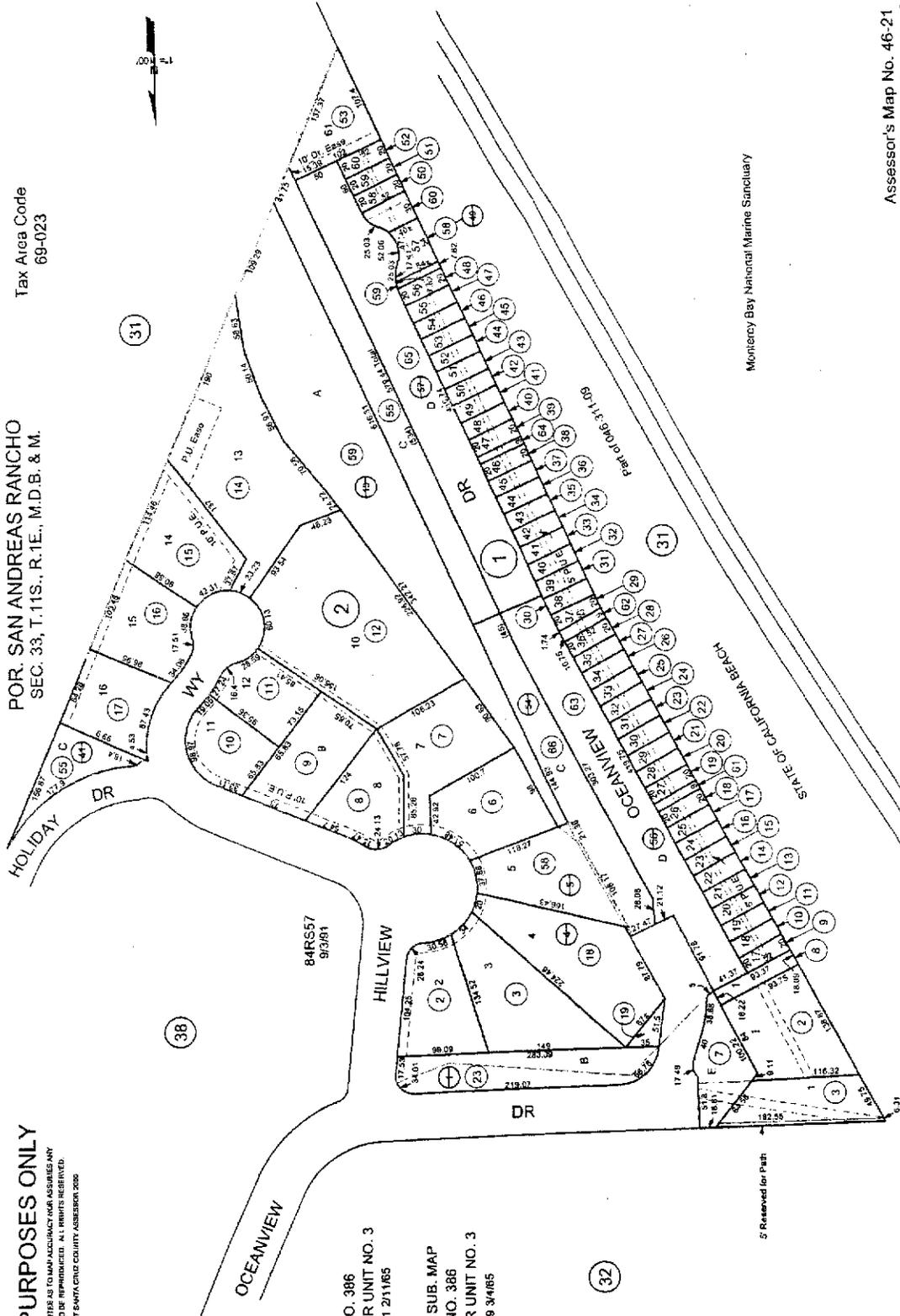
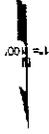
THE ASSessor'S MAPS OR EQUIVALENTS AS TO MAP ACCURACY HAVE ASSURED ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE COUNTY OF SANTA CRUZ ASSESSOR'S OFFICE.

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POR. SAN ANDREAS RANCHO
 SEC. 33, T. 11S., R. 1E., M.D.B. & M.

Tax Area Code
 69-023

-21



TR. NO. 386
 PLACE DE MER UNIT NO. 3
 43MB11 2/11/85

AMENDED SUB. MAP
 TR. NO. 386
 PLACE DE MER UNIT NO. 3
 43MB19 3/4/85

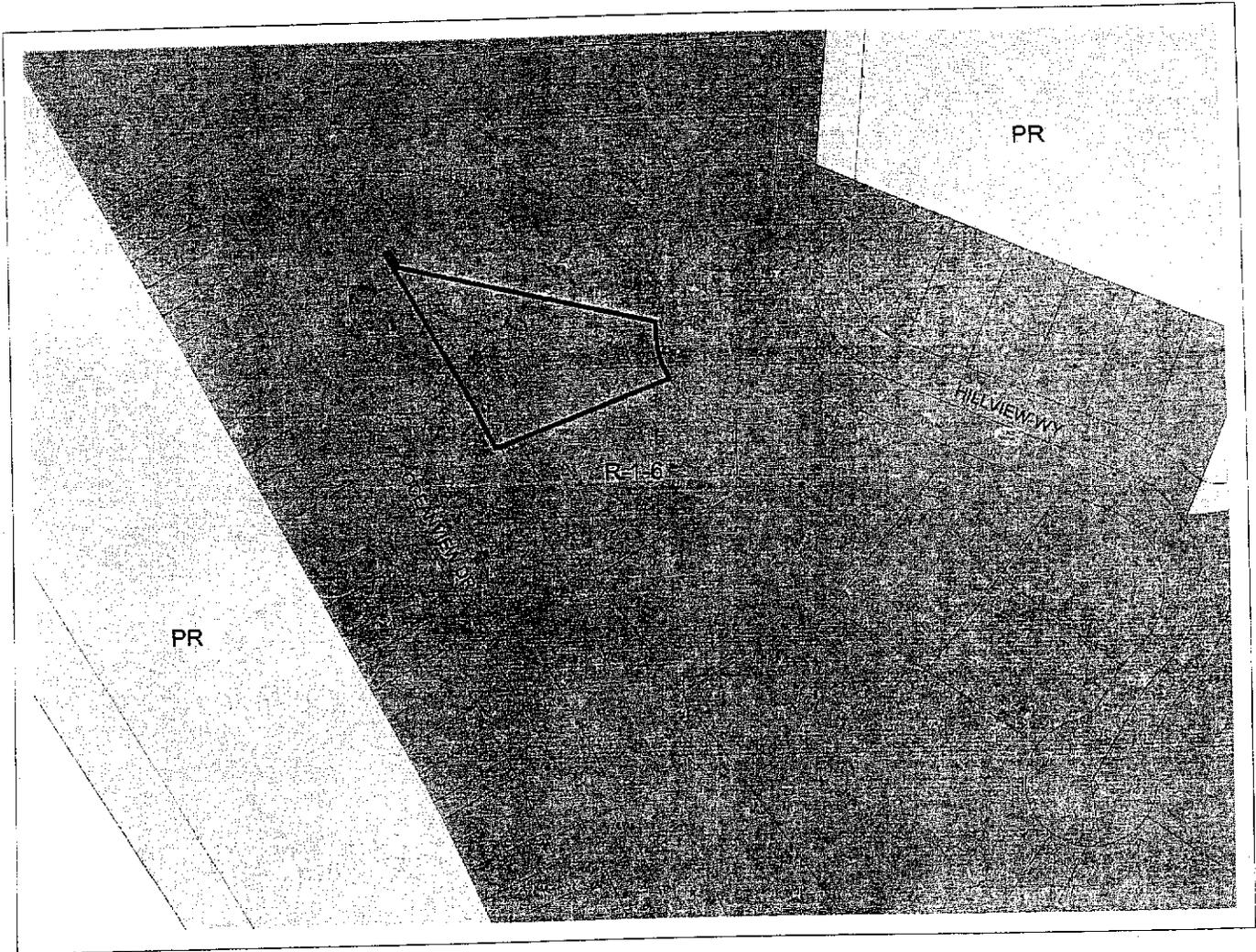
EXHIBIT F

Encumbentary (overlain) 2/20/00 R&A
 Rev. 7/10/04 DD (4-000285 & 50 15A, 145 & 258 59)
 Rev. 7/22/02 (4-11/04)

Assessor's Map No. 46-21
 County of Santa Cruz, Calif.
 Feb. 2000

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

Zoning Map

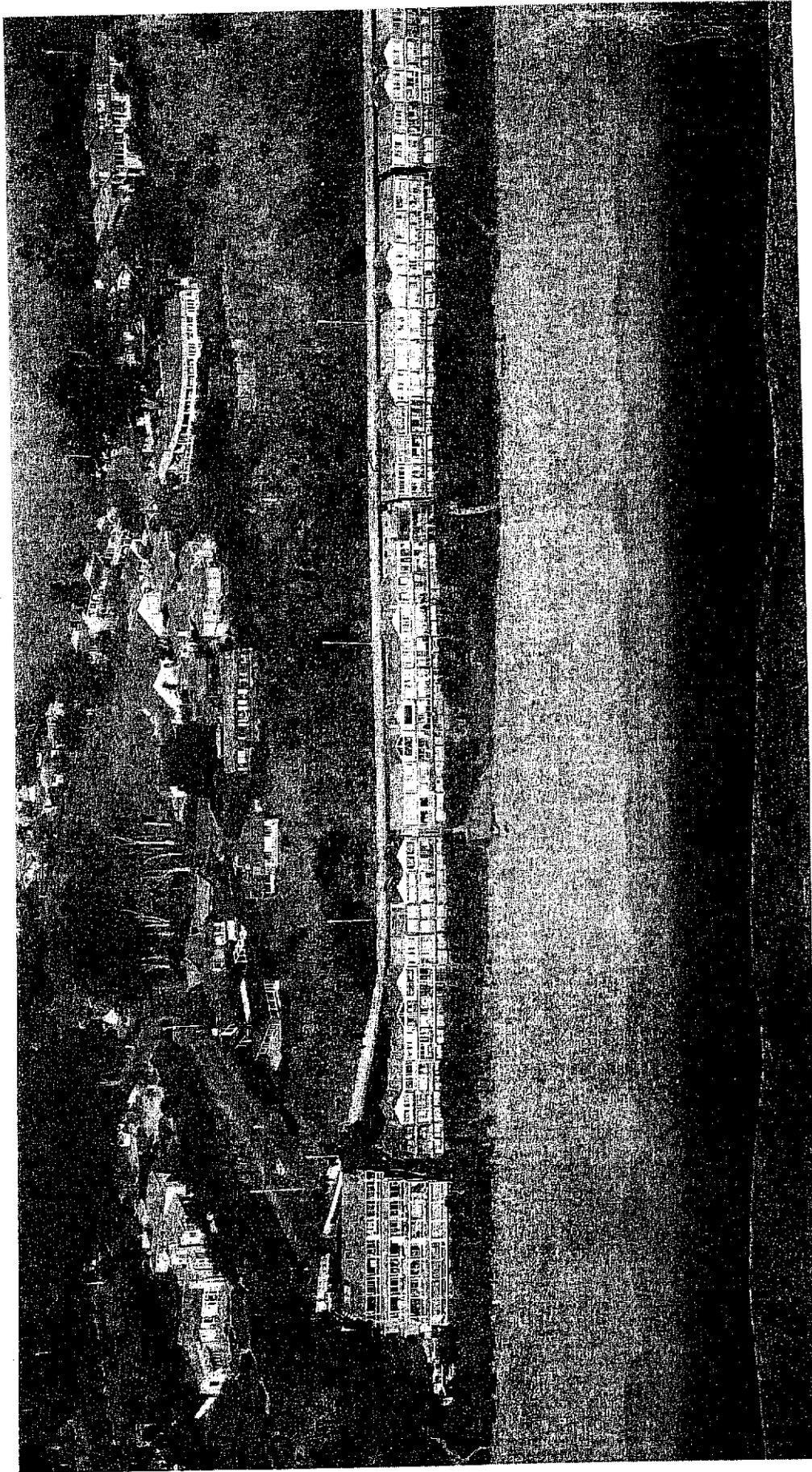


Legend

	APN 046-212-05
	Streets
	PR
	R-1-6

Map created by Santa Cruz County
Planning Department:
August 2004

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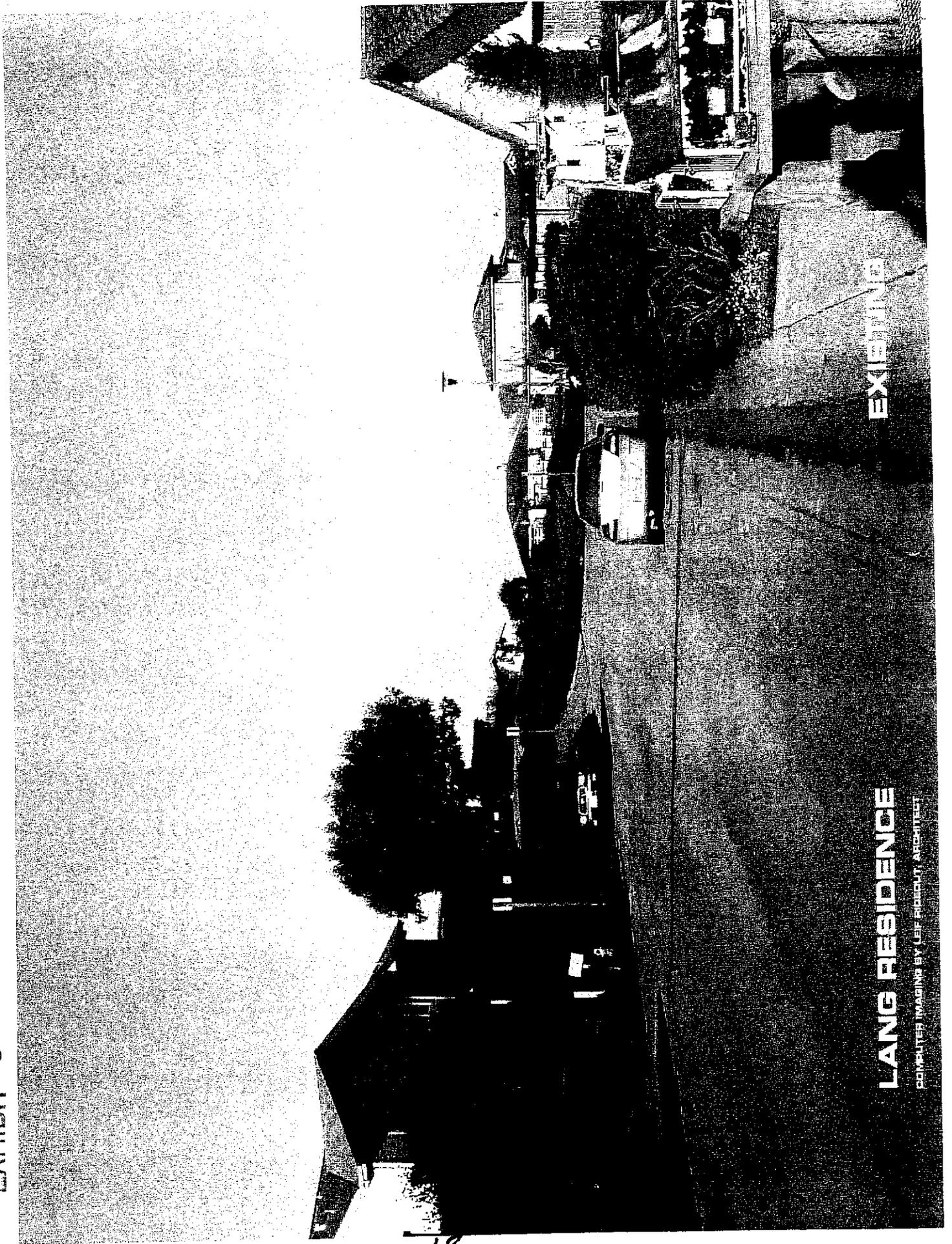


Project Site & Surrounding Development

(Photo from California Coastal Records Project)
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EXHIBIT G

EXHIBIT G

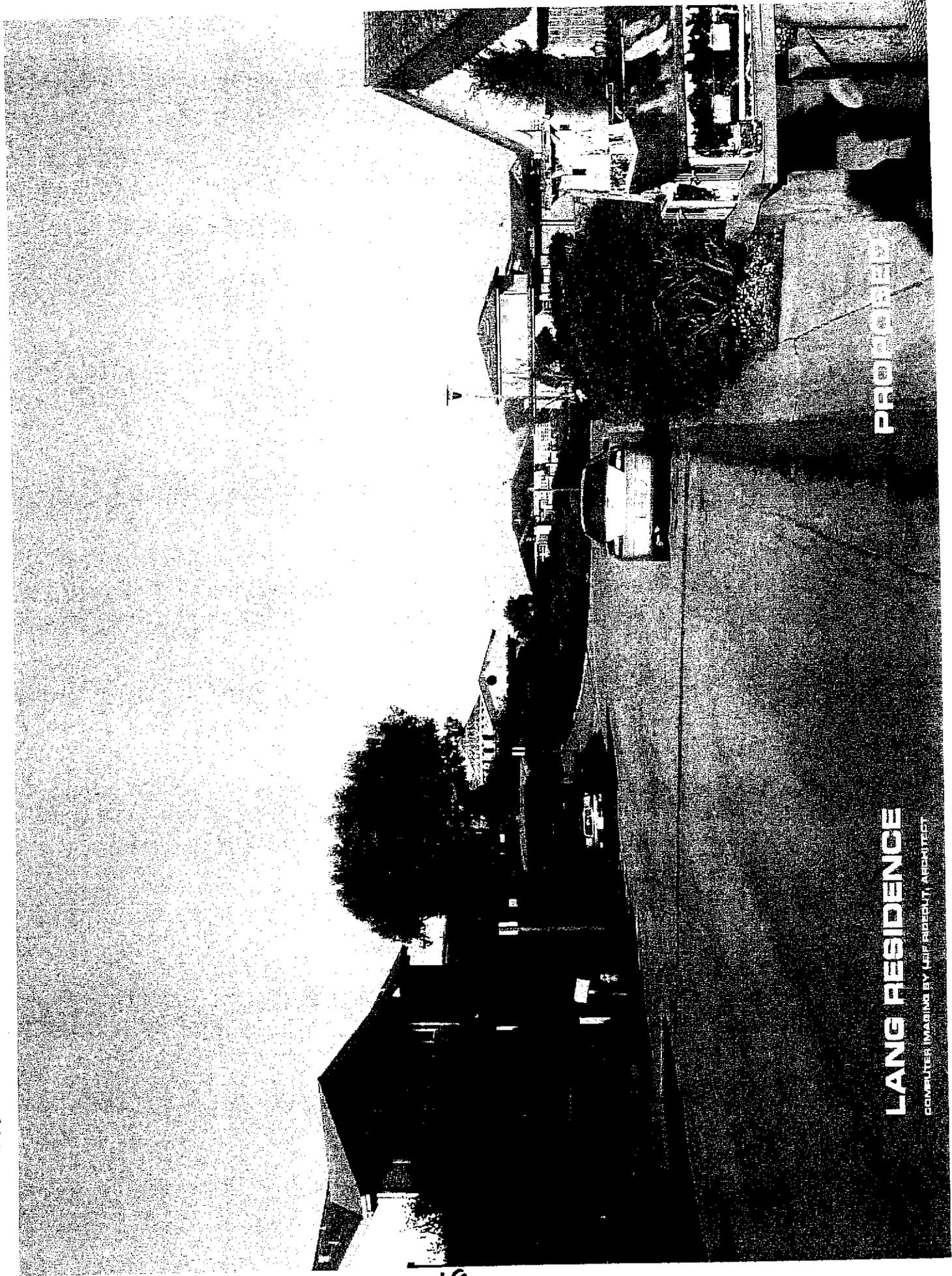


LANG RESIDENCE

COMPUTER IMAGING BY LEIF FRIEDOUT, ARCHITECT

EXISTING

EXHIBIT G



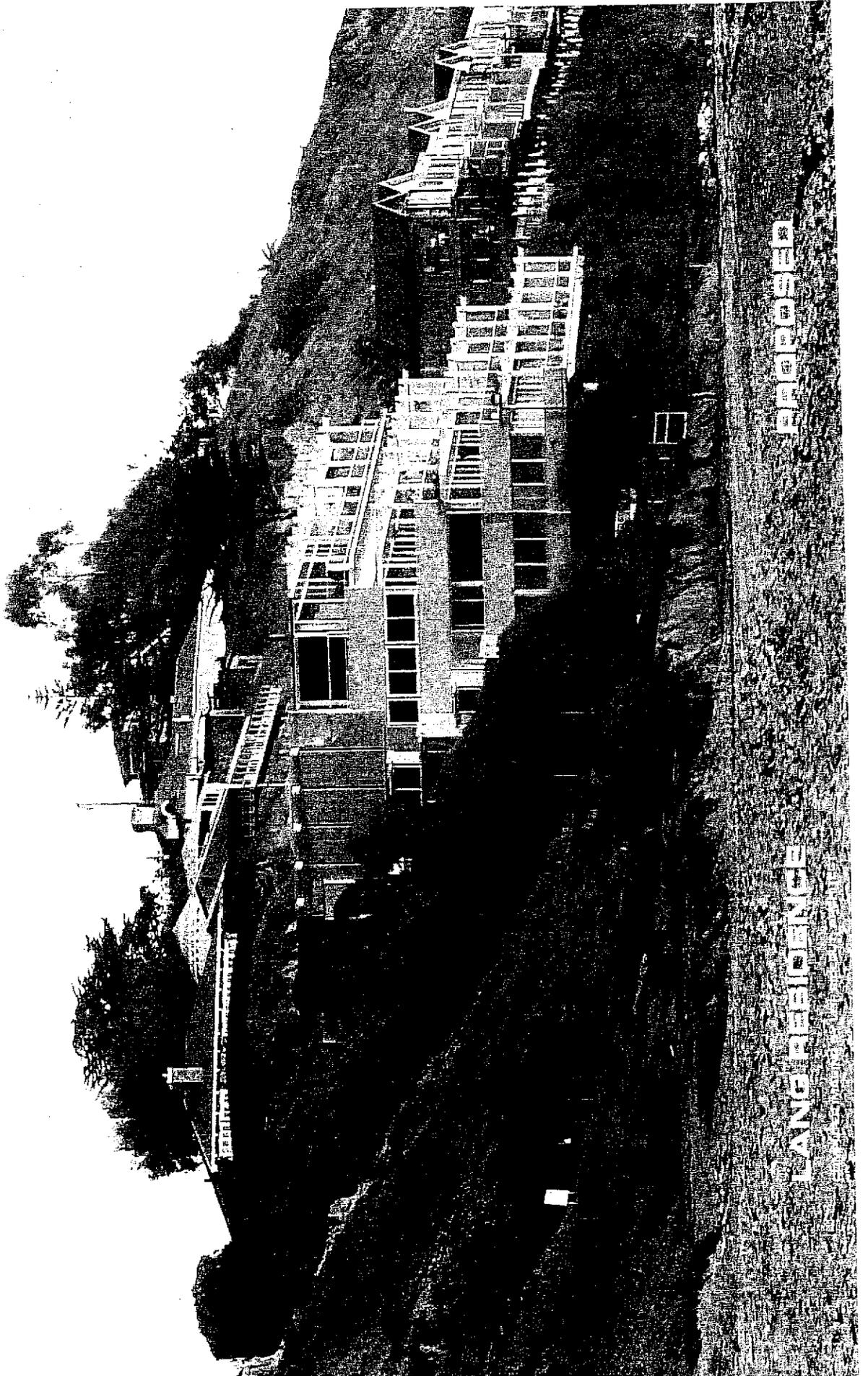
PROPOSED

LANG RESIDENCE
COMPLETED IMAGING BY LEIF RIBBEUT, ARCHITECT



ANTWERP

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PROPOSED

LANG BEBIBORNE

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: Randall Adams
Application No.: 04-0369
APN: 046-211-66

Date: February 23, 2006
Time: 14:29:28
Page: 1

Environmental Planning Completeness Comments

The project engineer and engineering geologist must indicate that the current erosion control work has been completed in accordance with their recommendations

A final revegetation / erosion control plan must be submitted for review. =====
REVIEW ON SEPTEMBER 7, 2004 BY JOSEPH L HANNA =====
===== UPDATED ON MARCH 4, 2005 BY JOSEPH L HANNA =====

The site continues to fail. The most recent failure appears to be as big or bigger than the ones that have previously occurred on the property. The bluff is unstable, but apparently protected by a wall. I would assume that there will be continuing failures. A specific maintenance agreement must be included in the conditions.

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 7, 2004 BY JOSEPH L HANNA =====

Dpw Drainage Completeness Comments

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

===== REVIEW ON SEPTEMBER 2, 2004 BY CARISA REGALADO =====

Not enough drainage information has been given to consider acceptance of this application. To be approved by this division at the discretionary application stage, all potential off-site impacts and mitigations must be determined; therefore, proposed projects must conclusively demonstrate that (see drainage guidelines):

The site is being adequately drained.

- Site runoff will be conveyed to the existing downstream drainage conveyance system or other safe point(s) of release. if taken off-site.
- The project will not adversely impact roads and adjacent or downslope properties if taken off-site.

Please address the following comments:

1) This project is for development of impervious areas greater than 500 sf in a Groundwater Recharge Zone; therefore, it is required that on-site runoff generated by new impervious and semi-impervious areas from new development be retained on-site. New impervious areas include roofed structures, driveways, parking areas, turnarounds, walkways, patios, etc. It must be conclusively demonstrated that the post-development runoff rate does not exceed the pre-development rate and that the completed project does not adversely impact roads or downslope properties.

2) If it is determined that resulting runoff from the proposed development cannot be handled on-site, an offsite analysis by an engineer is required. Such determinations (unfeasibility) should be included in documentation or plans submitted for this application. Offsite analysis includes making use of any existing offsite drainage

EXHIBIT H

Discretionary Comments - Continued

Project Planner: Randal Adams
Application No.: 04-0369
APN: 046-211-66

Date: February 23, 2006
Time 14:29 28
Faye: 2

systems. All existing and proposed drainage systems and connections must be shown. Amount of runoff to be added to the existing offsite drainage system, along with the system condition and adequacy should be clarified

Drainage calculations dated September 10, 2003 from Mesiti-Miller Engineering, Inc. were received. If it is not feasible to maintain the increase in runoff on-site and these calculations are used for assessing existing off-site storm drain systems, further information will be needed. Please address the following concerns:

- 3) The drainage calculations and drainage area sheet appear to account for only existing conditions. Please clarify.
- 4) Is the drainage system shown on the drainage areas sheet existing or proposed? Per sheet 1, this system was installed along with the pin pile wall under permit #134869. If existing, pipe capacity calculations for the 10" and 6" pipe should use as-built slooes rather than minimums. Please revise.
- 5) ~~Will~~ the three catchbasins along the 6" drainpipe be incorporated into or under the deck to be replaced on grade? Per the drainage areas sheet, this area is pervious. Will it remain pervious with the replaced deck?
- 6) Calculations based on the proposed development showing the increase in runoff and adequacy of the existing off-site system all the way to the ocean must be included. Also, please describe the outlet of the system at the ocean.
- 7) Are there any structures in the path of flow that would be impacted by this development in the downstream areas?
- 8) Consider installing a pervious or semi-pervious driveway surface to lessen impacts of the increase in runoff by this development and number of structures required to direct flow away from this area
- 9) For the design as proposed in this submittal, a silt and grease trap is required for the driveway runoff since per the Grant of Drainage Easement, water is being routed directly to the ocean. Please incorporate this detail into the plans if the design remains as is. Refer to the County Design Criteria, Figure SD-16. Note: The 4" perforated P.V.C pipe and drain rock under the inlet as shown on sheet A-3, detail 8, are no longer required by County Design Criteria (CDC). These can be deleted if desired.

Further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

All subsequent submittals for this application must be done through the Planning Department. Submittals made directly to Public Works will result in delays.

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions. ===== UPDATED ON JANUARY 3, 2005
BY CARISA REGALADO =====

This application is complete for the discretionary stage based on the following

EXHIBIT H

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 04-0369
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clarifying items made during various phone discussions with the applicant and a counter visit between Mr. Charles Lang (owner), Leif Rideout (applicant), and myself (County DPW Stormwater Management Division) on 12/13/04:

- 1) Retaining ~~post-development~~ runoff on-site to meet Groundwater Recharge requirements is not feasible for this parcel as determined by Haro, Kasunich and Associates, Inc. in their December 15, 2003 letter.
- 2) Drainage system shown in this application reflects as-built conditions completed under emergency permit #134869
- 3) The three catchbasins shown along the 6" drain pipe under the deck act primarily as cleanouts. The area has been maintained as impervious.
- 4) There are no structures in the path of flow since runoff is maintained in storm drain pipe from this parcel to the ocean.
- 5) Per Mesiti-Miller Engineering, Inc. letter dated May 12, 2004 regarding the off-site drainage system from this residence to Ocean View Dr and ending at the ocean, "... the system is in adequate condition and can safely handle the very slight increase in runoff." This is further evidenced by acceptance from the adjacent property owners for use of this system and connecting to it by this development in copies submitted of the Grant of Drainage Easement and Grant of Exclusive Easement filed with the Santa Cruz County Recorder for Assessor Parcel Number 046-211-54, 046-212-13, and 046-212-05 (now 046-212-58)

Note: A silt and grease trap is not required for this development

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON SEPTEMBER 2, 2004 BY CARISA REGALADO =====

At the building application stage, a maintenance agreement must be completed, notarized, recorded, and submitted before the building permit can be issued for the silt and grease trap. Refer to CDC. Figure SO-17. ===== UPDATED ON JANUARY 3, 2005 BY CARISA REGALADO =====

Disregard previous Miscellaneous Comment. ===== UPDATED ON MARCH 11, 2005 BY ALYSON E TOM ===== Per the County General Plan this project is still required to minimize impervious surfacing. Please provide updated plans in the building application stage that include measures to minimize impervious surfaces. Consider utilizing pervious surfacing for the proposed driveway/parking, and/or patio areas.

Also, please clarify if the deck areas are impervious or not. Notes provided by C. Regalado on 1/3/05 indicate that the area with the 6" drain pipe under the deck is impervious, however sheet 3 does not include this area in the impervious calculations.

Dpw Road Engineering Completeness Comments

===== REVIEW ON AUGUST 31, 2004 BY GREG J MARTIN =====

EXHIBIT H

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No. : 04-0369
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Please put parking requirements on the plans. Show parking spaces clearly and dimension. The existing parking spaces appear to have allowed vehicles to exit onto Hillview Way in a forward direction. Please show Hillview Way in plan view to allow review for backout and sight distance.

Please contact Greg Martin at 631-454-2611 if you have any questions.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON AUGUST 31, 2004 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON AUGUST 31, 2004 BY JIM G SAFRANEK =====

Applicant must obtain an approved septic permit application. EHS contact: Ruben Sanchez, 454-2751. EH review for this project is \$462, not \$260: remainder is due.

===== UPDATED ON MARCH 10, 2005 BY JIM G SAFRANEK ===== Previous comment RE permit is still valid.

===== UPDATED ON NOVEMBER 7, 2005 BY JIM G SAFRANEK ===== Septic application now approved (6/05) by EHS staff. No further reqs.

Environmental Health Miscellaneous Comments

===== REVIEW ON AUGUST 31, 2004 BY JIM G SAFRANEK =====
NO COMMENT

===== UPDATED ON MARCH 10, 2005 BY JIM G SAFRANEK =====

===== UPDATED ON MARCH 10, 2005 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON NOVEMBER 7, 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 SEPTEMBER 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

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

NO COMMENT



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX. (831) 454-2131 T00 (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

Novmeber 07,2005

Lief Rideout
303 Potrero Street, Suite 31
Santa Cruz, CA 95060

And,

Charles Lang
152 Hillview Way
La Selva Beach, CA 95076

Subject: Review of Engineering Geology Report by **Neilsen** and Assoicates, August 2002, Project # **SCr-1105-G**; and a Geotechnical Engineering Report by Haro, Kasunich, and Associates Dated **March** 12,2002, Project #: **SC7283**,
APN 046-212-05, Application # 04-0369

Dear Lief Rideout and Charles Lang.

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 reports.
2. Final plans shall reference the report and include a statement that the project shall conform to the reports' recommendations.
3. Before building permit issuance a *plan review letters* shall be submitted to Environmental Planning. The authors of the reports shall write the *plan review* letters. The letter shall state that the project plans conform to the reports' recommendations.
4. Before the issuance of the building permit, a grading and landscape plan must be submitted to the County for review and approval. This plan must be prepared by an

EXHIBIT H

(over)

engineering geologist and civil engineering and must meet the requirements of the letter by Haro, Kasunich, and Associates dated November 17, 2005.

If the remedial work will be permit by the applicant, a grading permit will be issued the project's building permit. If the Geologic Hazards Abatement District (GHAD) completes the work, the District must modify their District's Action Plan, and the District must obtain the appropriate permits from the County to complete the work. In either case, the work must be completed before the inspection of the project's foundations.

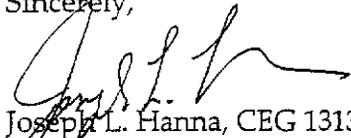
5. Either the property owner or the GHAD must sign a slope maintenance agreement. This agreement must require the project engineer inspect the slope every year to assure the revegetation and other corrective work is properly maintained. If the engineer determines that the additional corrective effort is required, the engineering must notify the County and the owner in writing within five business days, and the corrective work must take place immediately and within 30 days.
5. All decks must comply with the County's 25 foot setback accept as allowed by Code and the General Plan. No cantilevered decks are allowed.
7. A declaration of geologic hazards must be recorded before building permit issuance.

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 reports 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 call the undersigned at (831) 454-3175, or e-mail pln829@co.santa-cruz.ca.us if we can be of any further assistance.

Sincerely,



Joseph L. Hanna, CEG 1313
County Geologist

Cc: Randall Adams, Planning
Haro, Kasunich and Associates,
Nielsen and Associates

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

After issuance of the building permit, the County requires your soils engineer and engineering geologist 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, letters from your soils engineer and engineering geologist must be submitted to the Environmental Planning section of the Planning Department before foundations being excavated. These letters 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, letters from the soils engineer and engineering geologist 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,** *final letters* from your soils engineer and engineering geologist are required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer and engineering geologist have made during construction. These final letters must also state the following: “Based upon our observations and tests, the project has been completed in conformance with our reports’ recommendations.”

If the *final letters* 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.

Project No. SC7283
17 November 2005

MR. CHARLES LANG
152 Hillview Way
La Selva Beach, California 95076

Subject: Restoration of Coastal Bluff Slumping
And Erosion

Reference: Coastal Bluff Face Between the Lang Residence
And Oceanview Boulevard
Santa Cruz County, California

Dear Mr. Lang:

At your request, we met with your project architect, Leif Rideout to observe the slumping and erosion which had occurred on the bluff face this past winter. We also reviewed the recent design and construction of a buried pin pile wall that was placed on your property to stabilize the top of the bluff and protect your residence from deep seated or ongoing erosion and slumping of the bluff face. A buried pin pile wall has been designed and constructed that takes into account deeper seated rotational seismic sliding. The pin pile wall although not visible, maintains a line of defense at its location which parallels your property line at the top of the bluff. Should further slumping or erosion expose portions of the pin pile wall it has been designed to allow a colored textured shotcrete facing to be constructed across the exposure to contain soils behind it.

The minor slumping and erosion that occurred on the bluff face this past winter has not undermined nor exposed any portion of the buried pin pile wall. The slumping that did occur was shallow, 2 to 3 feet in depth. The erosion which occurred resulted in some runnels but was minor. Material that came downslope and over the base retaining wall fronting Oceanview Drive was cleaned up immediately.

Our inspection of the bluff face in its current condition, our understanding of the stability of the bluff in general and the existing pin pile wall which supports the top of the bluff allows us to develop a straight forward scope of work to rectify the shallow slumping and erosion condition. We recommend that a simple geologic map of the bluff face be made using the topographic base map already developed for the retaining wall design. This map will identify the shallow slumpside areas, displaced mass pods and the erosion runnels. The plan will then demarcate materials to be removed from the bluff face and those to be dressed out or and contained. The containment would be with non structural, low

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EXHIBIT H

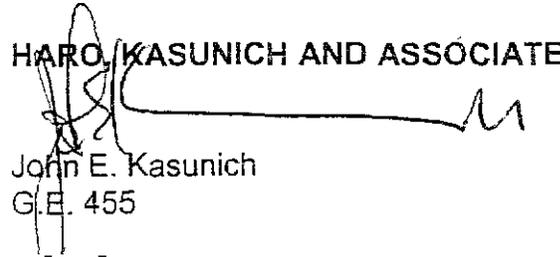
Mr. Charles Lang
Project No. SC7283
Oceanview Boulevard
17 November 2005
Page 2

impact devices such as erosion control matting and 12 inch header boards staked to the slope with fence posting. The disturbed area would be seeded with an erosion control ground cover. The scope of work will remove soil around the existing tree and at *the* bottom of the slope and clean out the v-ditch which parallels the top of the retaining wall fronting Oceanview Drive. The erosion control matting will be placed across bare areas which exist as a result of recent erosion and slumping. Dressing the slope surface, removing some of the slough materials and covering bare areas with seed and erosion control matting has worked effectively at other areas along the same coastal bluff. Our firm is on stand by *to* work with you or the GHAD to complete the simple plan map with the aforementioned recommendations duly stated.

If you have *any* questions, please call our office.

Very truly yours,

HARO, KASUNICH AND ASSOCIATES, INC.


John E. Kasunich
G.E. 455

i.J

JEK/dk

Copies: 4 to Addressee

NIELSEN and ASSOCIATES
ENGINEERING GEOLOGY AND COASTAL CONSULTING

13 November 2003

Job No. SCr-1105-G

Charles and Diane Lang
152 Hillview Way
La Selva Beach, CA 95076

SUBJECT Revision of 100-year building setback line

REFERENCE: 152 Hillview Way, La Selva Beach, Santa Cruz County, California. APN
046-212-05

Dear Mr. and Mrs. Lang:

It is our understanding that the Santa Cruz County Planning Department has requested that we, in conjunction with the project geotechnical engineers (Haro, Kasunich and Associates), provide an explanation of the location of the 100-year setback boundary determination.

The results of that study indicated a need to immediately construct a slope stabilization structure due to the proximity of the home to the coastal bluff face, the top of which was located 10 feet or less from the rear of the home. It is our understanding that the design of that structure was based on the results of a slope stability analysis conducted by the geotechnical engineer, and the design was produced by the project structural engineer, Mesiti-Miller Engineering. The stabilization structure is comprised of a row of poured-in-place concrete piers that are tied together at their tops with a grade beam which in turn is supported with tie-backs drilled sub-horizontally into the hillside.

As we noted in our report and was also noted in the geotechnical engineer's report, the effectiveness of the wall to fully support the earth materials behind it will be dependent upon future maintenance. The slope stability analysis indicated that earth materials downslope of the wall could fail to the extent that the downslope face of the concrete piers become exposed. However, we understand that the California Coastal Commission stipulated a condition for approval of the pin pile wall, that being that the wall not be allowed to become exposed due to the failure of earth materials on its downslope side. Therefore, it is our understanding that if a portion of the pin pile wall were to become exposed, it must be covered with earth materials to the extent that the slope is reconstructed to its pre-existing configuration prior to any slope failure. Based on this condition, the land seaward of the wall must always be maintained in the configuration that exists at completion of the wall. Since there will be about three feet of land seaward of the wall upon completion, we recommend that the 100-year building setback, a distance of 25 feet, be measured from a location three feet seaward of the outer face of the wall.

3 a

501 Mission Street, Suite 80 Santa Cruz, CA 950600 (831) 427-1770. FAX: (831) 427-1794

EX-103

Project No. SC7283j
15 December 2003

CHARLES AND DIANE LANG
152 Hillview Way
La Selva Beach, California 95076

Subject: Feasibility of Onsite Water Retention

Reference: Lang Residence Remodel
152 Hillview Way
APN 046-212-05
Santa Cruz County, California

Dear Mr. and Mrs. Lang:

This letter is written to state that from a geotechnical engineering perspective, storm water should not be retained onsite at the referenced project.

The Lang Residence is situated upon an oversteepened blufftop. Our firm observed the geotechnical aspects of the recent construction of a blufftop pin pile retaining wall system to protect the Lang Residence. It is our understanding a permit condition for the wall is to maintain a landscaped soil cover outboard of the concrete pin piles.

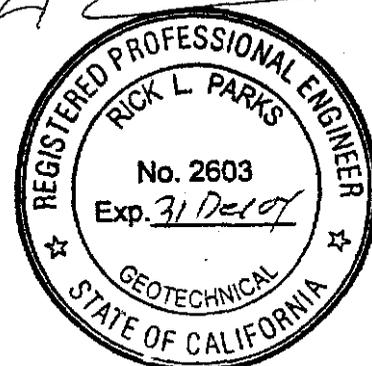
Onsite retention of water could jeopardize the stability of the unretained, neighboring parcels, oversteepened slopes as well as destabilize the mandated landscaped soil cover. It is our opinion the collected onsite drainage should be directed to the street drain system as previously outlined by the project civil engineers, Mesiti-Miller Engineering, Inc.

If you have any questions please call me at (831) 722-4175 extension 212.

Very truly yours,

HARO, KASUNICH AND ASSOCIATES, INC.


Rick L. Parks
G.E. 2603



RLP/jm

Copies: 1 to Addressee
3 to Leif Rideout

INTEROFFICE MEMO

APPLICATION NO: 04-0369

Date: August 13, 2004

To: Randall Adams, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a remodel and addition to an existing residence at 152 Hillview Way, La Selva Beach (Charles and Diane Lang / owner, Leif Rideout / applicant)

COMPLETENESS ISSUES

- *At least one elevation should be labeled clearly with ALL exterior materials.*

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.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
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.	✓		
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at			
			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			
			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			?
Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
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)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A

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			N/A
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an			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
Feasible elimination or mitigation of			
development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
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 sewing 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

<p>Blufftop development and landscaping (e.g., decks, patios, structures, trees, 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</p>	<p>✓</p>		
<p>No new permanent structures on open beaches shall be allowed, except</p>			<p>N/A</p>
<p>16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)</p>			
<p>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</p>	<p>✓</p>		

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
Compatible Site Design			
Location and type of access to the site	✓		
Building siting 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			<i>Not provided</i>
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing	✓		
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A

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

13.11.073 Building design.

Evaluation Criteria	Meets criteria in code (✓)	criteria (✓)	Evaluation
Compatible Building Design			
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	✓		
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
detailing, materials and siting	✓		
Solar Design			



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

⌘ 2nd Routing ⌘

Project Comment Sheet

Date: March 1, 2005

- Accessibility
- Code Compliance
- Environmental Planning Joe Hanna
- Fire District
- Housing
- Long Range / Advanced Plng
- Project Review Randall Adams
- Urban Design Larry Kasparowitz
- Planning Director

DUPLICATE FILES:

- Dept. of Public Works
- 1 Drainage District
- Driveway Encroachment
- Road Engineering/Transportation
- Sanitation
- Surveyor
- Environmental Health
- RDA
- Supervisor
- Clerk of the Board
- Other

From: Development Review Division

Project Planner: Randall Adams Tel: 454-3218
Email: pln515@co.santa-cruz.ca.us
 Subject APN: 046-212-05
 Application Number: 04-0369

No new comments.
[Signature]
3/2/05

See Attached **for** Project Description

The attached application for a development permit, land division permit or general plan amendment has been received by the Planning Department.

Please submit your comments to the project planner via the discretionary application comments/review function in A.L.U.S.

Please Complete by: March 16, 2005

EXHIBIT H