



Staff Report to the Zoning Administrator

Application Number: **04-0063**

Applicant: Robin Brownfield
Owner: Connie Butler
APN: 045-132-31

Agenda Date: June 2, 2006
Agenda Item #: **3**
Time: After 10:00 a.m.

Project Description: Proposal to construct a 3,466 sq. ft. single family dwelling with an attached garage and removal of ten Eucalyptus trees.

Location: San Andreas Road, La Selva Beach

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

Permits Required: Coastal Development Permit, Biotic Site Check

Staff Recommendation:

- Certification that the proposal is exempt from **further** Environmental Review under the California Environmental Quality Act.
- Approval of Application 04-0063, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|------------------------------------|
| A. | Project plans | F. | General Plan map |
| B. | Findings | G. | Zoning map |
| C. | Conditions | H. | Discretionary Application Comments |
| D. | Categorical Exemption (CEQA determination) | I. | Biological Report |
| E. | Location map | J. | Urban Designer's Memo |

Parcel Information

Parcel Size:	9,615 sq. ft.
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	single family residential
Project Access:	San Andreas Road
Planning Area:	La Selva Beach
Land Use Designation:	R-UL (Residential Urban Low Density)
Zone District:	R-1-6 (6,000 sq. ft. min. site area)
Coastal Zone:	<u> X </u> Inside <u> </u> Outside

Appealable to Calif. Coastal Comm. X Yes NO

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: 135
Fire Hazard: Not a mapped constraint
Slopes: NIA
Env. Sen. Habitat: Eucalyptus grove / Monarch butterfly habitat report submitted
Grading: No grading proposed
Tree Removal: Ten Eucalyptus trees proposed to be removed
Scenic: San Andreas Road
Drainage: Existing drainage adequate
Traffic: N/A
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Aptos/La Selva Fire Protection District
Drainage District: 6

Project Setting

The site is located in the La Selva Beach area. San Andreas Road is a scenic corridor and this lot is within the Coastal Zone. The lot slopes upward from the street over **45** feet vertically. There are mature Eucalyptus to remain in the right of way and small *Oak* trees to remain at the rear of the lot.

Local Coastal Program Consistency

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

The project site is not located between the shoreline and the first public road and is not identified **as** a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Zoning & General Plan Consistency

The subject property is a 9,615 square foot lot, located in the R-1-6 (6,000 sq. ft. min. site area) zone district, a designation that allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Residential Urban Low Density General Plan designation.

	R-1-6 Standards	Proposed Residence
Front yard setback:	20 feet (residence and front of garage)	70'-0"±
Side yard setback:	5 feet / 8 feet	5'-0" / 8'-0"
Rear yard setback:	15 feet	15'-0"
Lot Coverage:	30 % maximum	17.4 %
Building Height:	28 feet maximum	27'-0"±
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	32.5 %
Parking	3 bedrooms – 3 (18' x 8.5')	two in garage two uncovered

Design Review

The proposed single family dwelling has been reviewed according to the requirements of the County Design Review Ordinance. The Urban Designer's memo is included as Exhibit J. The design was reviewed using Chapter 13.20 (because the lot is in the Coastal Zone) and Chapter 13.11 (because the lot is adjacent to a scenic corridor) and found to be in general conformance with the ordinances.

Tree Removal / Biotic Report

Most of the trees on this property are Eucalyptus globules (Blue Gum). Bryan M. Mori, Biological Consulting Services, prepared a biological report, which focused on an assessment of the Monarch Butterfly (Exhibit I). He concluded that the "the potential for the project site to support monarch roosting habitat is considered to be very low, due to the lack of wind protection and habitat complexity of the grove". Mr. Mori does suggest "landscaping the property with plants that bloom in late fall and winter, the period during which monarchs are most likely to be in the project area".

Drainage

The drainage system proposed for this property consists primarily of a 5' x 5' x 27' trench with an 8 in. perforated pipe and drain rock. Drains from the house and the retaining walls are piped into

this trench located at the lower portion of the property. The driveway and swale alongside the property line are brought to drain inlets, which empty into a V-ditch existing swale. In addition, a 40 ft. long, 12" diam. culvert will bring water under the driveway approach. The drainage plan is included as Sheet 1 of 2 of the civil engineering plans, prepared by Freitas and Frietas, included in Exhibit A.

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

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- APPROVAL of Application Number **04-0063**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Lawrence Kasparowitz
Santa Cruz County Planning Department
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Santa Cruz CA 95060
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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 (6,000sq. ft. min. site area)**, a designation that allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UL) Residential Urban Low Density General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the **R-1-6 (6,000sq. ft. min. site area)** zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for 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 single family dwelling 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 single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (6,000 sq. ft. min. site area) zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements ~~of~~ the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Residential Urban Low Density (R-UL) land use designation in the County General Plan.

The proposed single family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single family dwelling 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 single family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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A specific plan has not been adopted for this portion of the County.

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

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing undeveloped 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 single family dwelling 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 single family dwelling 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: Grading and drainage plan (two sheets) prepared by Freitas and Freitas, dated April 2005, and revised April 10, 2006.
Architectural plans (two sheets) prepared by Robin Brownfield, dated May 2005.

- I. This permit authorizes the construction of an approximately 3,500 sq. ft. single family dwelling with an attached garage and the removal of ten Eucalyptus trees. 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.
 3. Details showing compliance with fire department requirements.
 - C. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.

- F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for three bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - H. Pay the current fees for Roadside and Transportation improvements for one unit. Currently, these fees are, respectively, \$2,080 and \$2,080 per unit.
 - I. 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.
 - J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- 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.
- 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 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.
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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.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Lawrence Kasparowitz
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 04-0063
Assessor Parcel Number: 045-132-31
Project Location: San Andreas Road, La Selva Beach

Project Description: Proposal to construct a 3,466 sq. ft. single family dwelling with an attached garage and to remove ten Eucalyptus trees.

Person Proposing Project: Robin Brownfield

Contact Phone Number: (831) 685-3818

- 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. X Categorical Exemption

15303 New construction of small structure.

F. Reasons why the project is exempt:

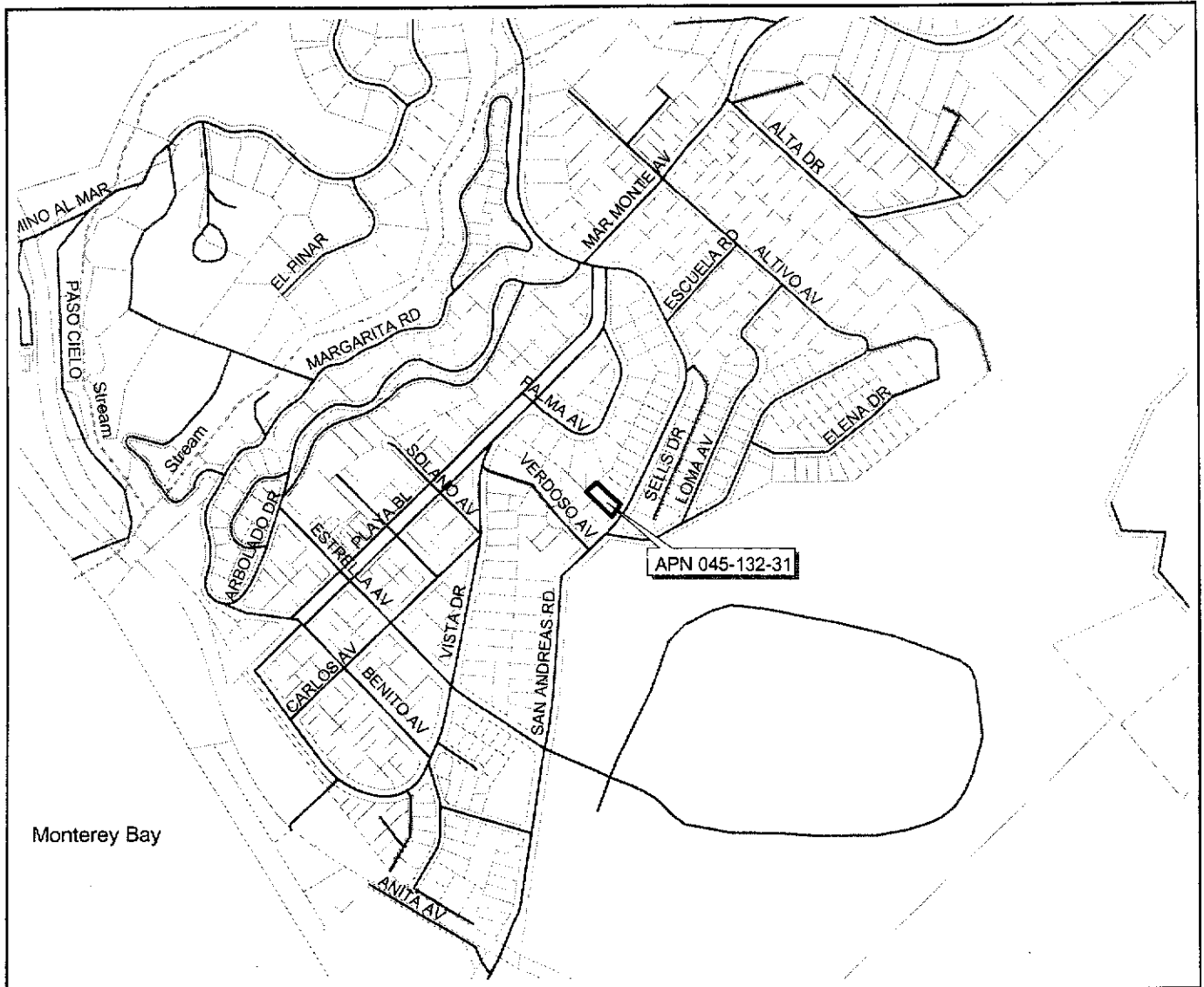
New single-family residence in an existing neighborhood

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

Lawrence Kasparowitz, Project Planner

Date: _____

Location Map

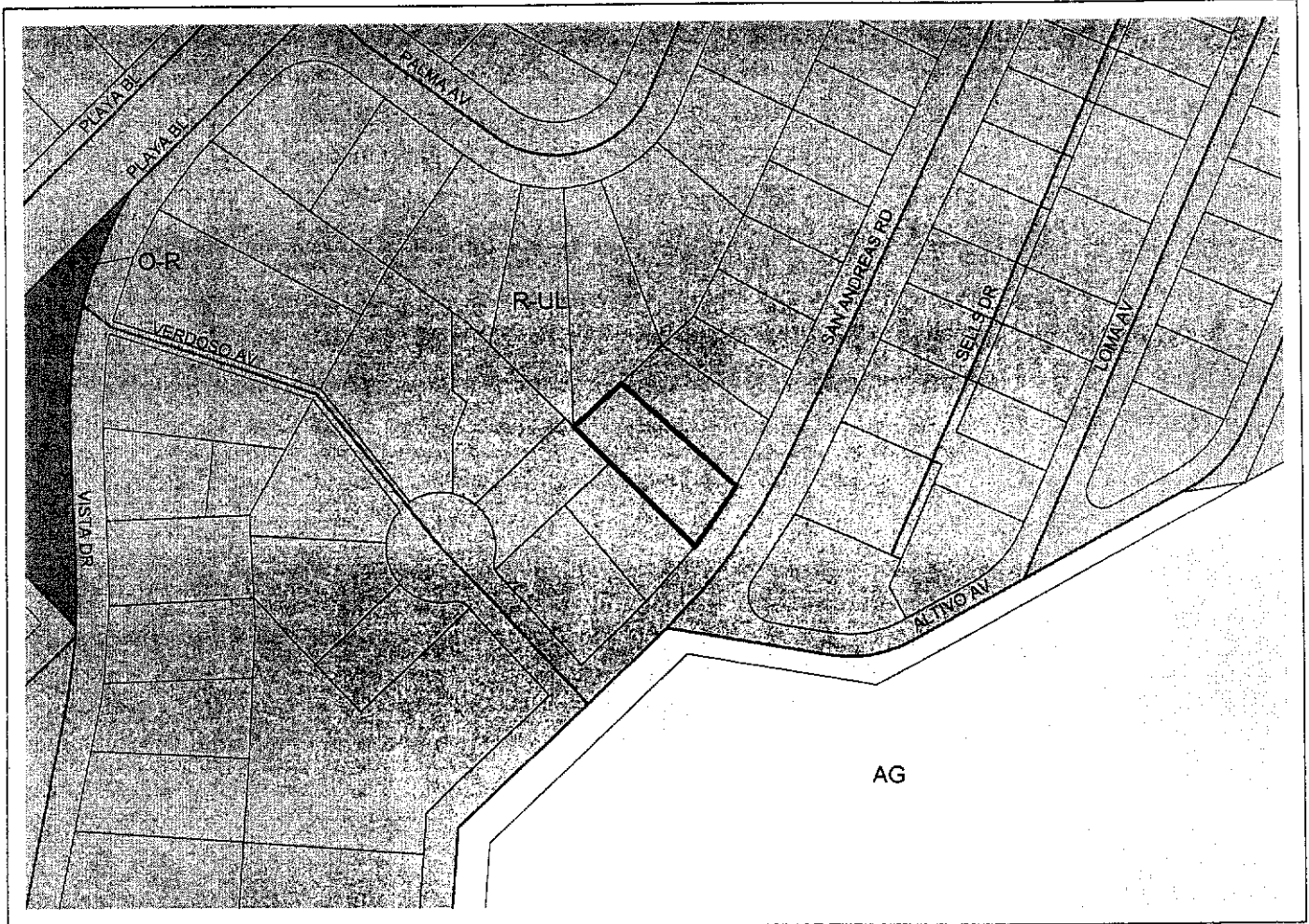


1000 0 1000 2000 3000 Feet

Map created by Santa Cruz County
Planning Department:
February 2004








General Plan Map



200 0 200 400 600 Feet

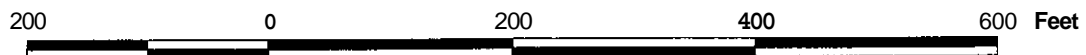
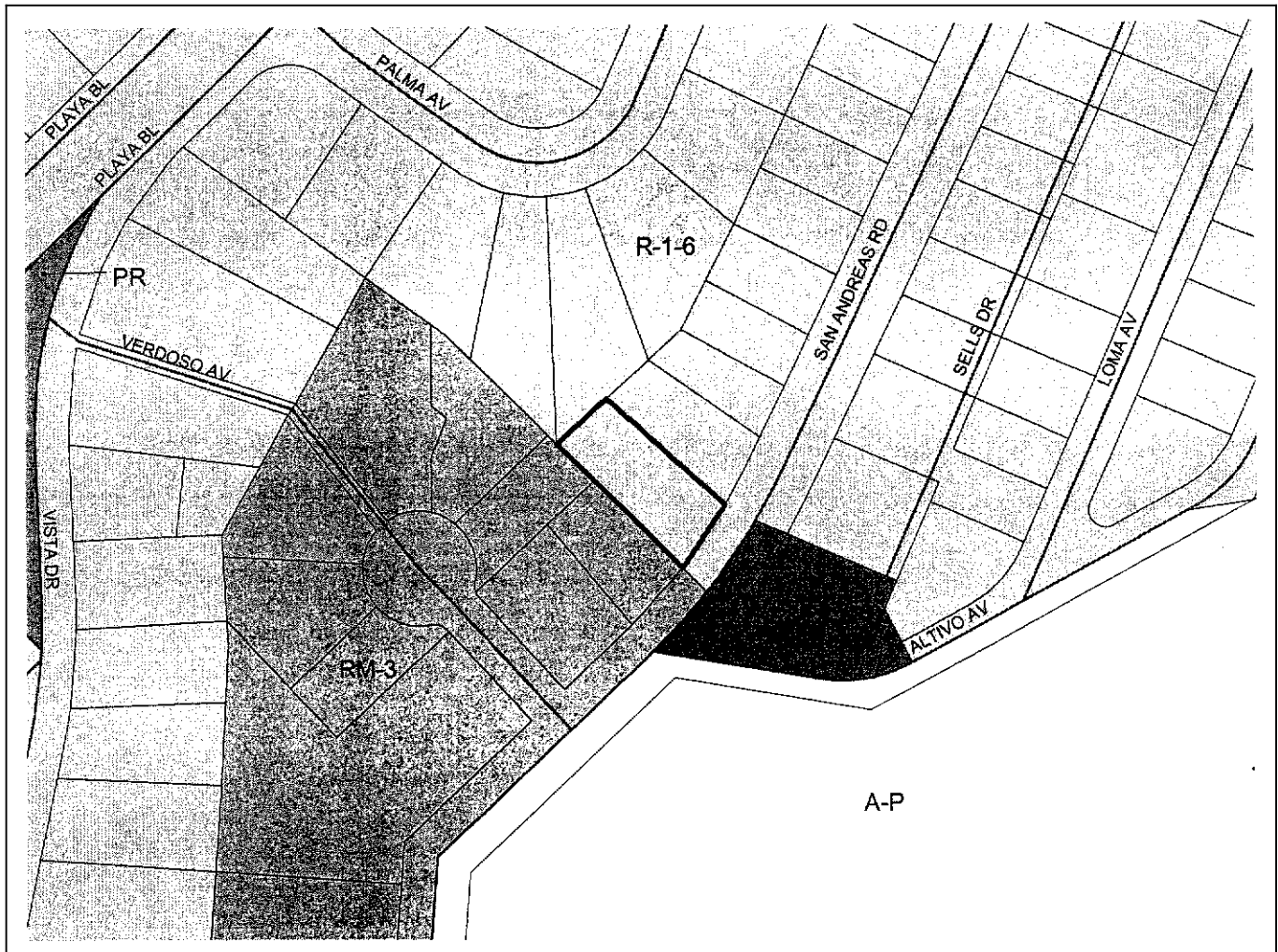
Legend

-  APN 045-132-31
-  Streets
-  Agriculture
-  Residential - Urban Low Density
-  Parks and Recreation

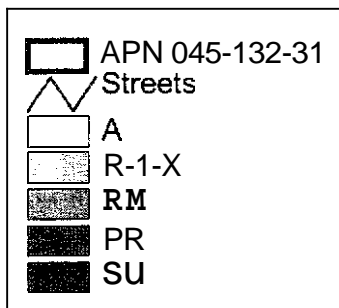


Map created by Santa Cruz County
Planning Department:
February 2004

Zoning Map



Legend



Map created by Santa Cruz County
Planning Department:
February 2004

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: Larry Kasparowitz
Application No.: 04-0063
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Environmental Planning Completeness Comments

===== REVIEW ON MARCH 5, 2004 BY ROBERT S LOVELAND =====

1. Please provide preliminary grading plans. I have enclosed a "Minimum Grading Plan" sheet for you to review. Please provide all information requested. NOTE: I highly recommend that the grading plan be completed by a licensed civil engineer.

2. The project description states that 8 trees are to be removed. I could only identify 7. Please identify the other tree or request the project description be changed. ===== UPDATED ON JUNE 11, 2004 BY ROBERT S LOVELAND =====

2nd Routing 6/11/04:

1. It appears from my first site visit and what work is shown on the plans that this project will require more than 10 cubic yards of earthwork. Once again I highly recommend that the plans be completed by a licensed civil engineer. Please make sure all proposed contours are on the plan. Provide a grading cross section running through the garage, laundry room and up the slope and another cross section running through the living room and towards the laundry room. Show "limits of grading".

2. The amount of trees shown to be removed still do not match up with the amount described in the description. Please make sure the amount matches prior to building permit submittal. ===== UPDATED ON MAY 27, 2005 BY ROBERT S LOVELAND =====

3rd Routing 5/27/05:

1. Please provide all grading information requested above (eg. grading cross sections, grading volumes and accurate proposed contours). ===== UPDATED ON AUGUST 3, 2005 BY ROBERT S LOVELAND =====

4th Routing

Reviewed the following sheet: Sheet 1 by Freitas & Freitas. dated 4/05. This grading plan submitted was produced before my last comments and does not address the comments from 5/27/05 above.

Additional comments after looking at Sheet 1

A. The proposed contours should be shown every 2 feet and identified under the garage and house.

B. Provide grading calculations and earthwork estimate.

===== UPDATED ON JANUARY 30, 2006 BY KENT M EDLER ===== Grading plans are complete. See misc. comments.

===== UPDATED ON FEBRUARY 7, 2006 BY ROBERT S LOVELAND =====

The submitted grading plan (dated 12/12/05) is acceptable for completeness purposes.

Discretionary Comments - Continued

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NOTE: There are areas on the plan where the proposed contours are closer than two feet to the property line. The grading ordinance states that a two foot setback from property lines must be maintained at all times during grading operations. The driveway alignment and/or the use of a retaining structure will need to be incorporated into the plans prior to building permit issuance.

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 5, 2004 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. This project will require a soils report completed by a licensed geotechnical engineer. I have enclosed a list of recommended geotechnical engineers for you to review.
2. A detailed erosion control plan is required
3. The landscaping plan needs to be reviewed and accepted by the project biological consultant (Bryan Mori). Several California native type trees (coast live oak, cypress) will need to be incorporated into the landscaping plan as replacements for the proposed tree removals
4. If tree removal is conducted between March 1 and July 31 a qualified biologist shall perform a survey to determine if bird nesting is occurring on the site. A letter from the biologist will be required upon survey completion.

===== UPDATED ON JANUARY 30, 2006 BY KENT M EDLER ===== Following are in addition to B. Lovelands misc. comments dated 03/05/04:

1. Grading plans must be revised so that all cuts are set back 2' from the the property line. Note: the 77' and 78' contours are not set back 2' at the southwestern property line.
2. A portion of the driveway should be realigned to avoid fill on the steeper portions of the southwestern property line. Note: the plans show 1:1 fill to be placed on a 1:1 slope near the proposed 64', 65' and 66' contours.

===== UPDATED ON FEBRUARY 7, 2006 BY ROBERT S LOVELAND =====

Dpw Drainage Completeness Comments

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

===== REVIEW ON FEBRUARY 26, 2004 BY ALYSON B TOM ===== Application with plans dated 2/6/04 has been received. The application is not complete with regards to drainage for the discretionary stage. Please address the following.

- 1) Please provide a drainage plan that describes how runoff from the proposed impervious areas will be handled. Demonstrate that the runoff from the project will not adversely impact adjacent or downstream properties.

Discretionary Comments - Continued

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2) Describe how runoff from the proposed driveway will be handled. How will the runoff be controlled at the base of the driveway so as not to flow uncontrolled into San Andreas Road? Describe the existing drainage facilities (storm drain pipes, swales, curb and gutter, etc) at San Andreas Road and show how the project will tie into these.

3) How will this project accommodate uphill runoff? How much runoff is anticipated to drain to this parcel from upslope?

4) This project should attempt to minimize the amount of proposed impervious area and to mitigate for any added impervious areas. Consider directing runoff from roof and driveway areas to sheet flow onto proposed landscaped areas prior to discharge from the site.

All submittals for this project should be made through the planning department. For questions regarding this review Public Works storm water management staff is available from 8-12 Monday through Friday

===== UPDATED ON JUNE 4, 2004 BY ALYSON B TOM ===== Application with revised plans dated 2/6/04 has been recieved. Please address the following:

1) Please include revision dates on plans

2) The proposed drainage plan calls for sending the majority of the roof runoff and all of the driveway runoff directly to San Andreas Road uncontrolled, and hard piping the runoff directly to San Andreas Road. This is not acceptable. Please update the drainage plan to include runoff dissipation on site. Consider sending driveway runoff to open areas on-site and outletting the pipe along the NE boundary further up on the subject property.

3) This project should attempt to minimize proposed impervious areas. Why is San Andreas Road being widened at the subject property? Why are there a double set of berms proposed at the frontage. Are there berms at adjacent sections of San Andreas Road? If not, these should not be proposed in the right of way. Can the driveway and turnaround be built with semi-pervious surfacing?

===== UPDATED ON MAY 20, 2005 BY ALYSON B TOM ===== New submittal with revised site and drainage plan by Freitas and Freitas dated April 2005 has been recieved. The new plan shows detaining site runoff in a rock filled basin at the base of the proposed driveway. Detention is not required for this project and the calculations have not been reviewed for compliance with County Design Criteria. Please address the following:

1) Previous comment No. 3 has not been addressed. How has this project minimized proposed impervious area? Can the driveway and turnaround be built with semi-pervious surfacing?

2) The new plan does not appear to account for upstream runoff. How will the project accommodate uphill runoff? How much runoff is anticipated to drain to this parcel from upslope?

3) There appears to be a swale on San Andreas Road adjacent to the paved way. How was the proposed driveway apron accommodated/matched this drainage swale?

Discretionary Comments - Continued

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===== UPDATED ON JULY 25, 2005 BY ALYSON B TOM ===== Application recieved in July 2005 is a re-route of the same civil plan by Freitas and Freitas dated April 2005 that was reviewed on May 20, 2005. Please address comments from May 20, 2005.
===== UPDATED ON MARCH 3, 2006 BY ALYSON B TOM ===== Application with plans stamped 12/12/05 by ireitas + ireitas has been recieved. Please address the following:

1) Previous comment No. 1 which refers to comment No. 3 from 6/4/04 has not been fully addressed. How have the proposed impervious areas been minimized and mitigated for? If pervious surfacing for the driveway is not feasible consider draining the driveway to the open areas at the southeast of the parcel. Runoff from building downspouts should not be hard piped off site - can they also discharge to the open areas on site? The notes on the plan sheet refer to a proposed rock trench, however, none is shown on the plan. If a trench is proposed for mitigation please provide a reference and footprint on the plans at this stage. Full details will be required at the building permit stage.

2) Previous comment No 2 has not been fully addressed. What are the drainage areas for the two proposed culverts under the driveway and the proposed swale at the front of the property? An easement for the swale and culvert on the property may be required to establish the maintenance of this path.

===== UPDATED ON APRIL 20, 2006 BY ALYSON B TOM ===== Application with plans revised on April 10, 2006 has been received and is complete with regards to storm water management for the discretionary stage. Please see miscellaneous comments for issues to be addressed prior to building permit issuance.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON FEBRUARY 26, 2004 BY ALYSON B TOM ===== A complete and detailed site drainage plan will be required in the building application stage prior to permit issuance. Associated calculations and review/approval letters may also be required at that time.

===== UPDATED ON MAY 20, 2005 BY ALYSON B TOM ===== Prior to building permit issuance please submit a review letter from the project soils/geotechnical engineer approving of the drainage plan.

===== UPDATED ON APRIL 20, 2006 BY ALYSDN B TOM ===== In addition to previous miscellaneous comments please address the following:

1) Can the discharge from the drainage system at the base of the driveway tie into the driveway culvert rather than discharging to the proposed ditch on the neighboring parcels frontage? If so, please revise.

2) Can the bottom of the invert at the middle of the driveway be depressed to allow for silt accumulation and clean out prior to discharge to the drainage trench. If not please provide some other means of debris capture above the trench.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON FEBRUARY 23, 2004 BY RUTH L ZADESKY =====

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No. : 04-0063
APN: 045-132-31

Date: April 24, 2006
Time: 09:59:48
Page: 5

Show driveway plan view and centerline profile.
Show existing ground and driveway elevations on profile.
Show existing roadside improvements, ie. curb and gutter or valley gutter or . . ."
===== UPDATED ON JUNE 10, 2004 BY RUTH L ZADESKY =====
===== UPDATED ON MAY 16, 2005 BY RUTH L ZADESKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON FEBRUARY 23, 2004 BY RUTH L ZADESKY =====
Driveway to conform to County Design Criteria Standards
Encroachment permit required for all off-site work in the County road right-of-way.
Fencing is not allowed within the County road right-of-way.
===== UPDATED ON JUNE 10, 2004 BY RUTH L ZADESKY =====
Driveway to conform to County Design Criteria Standards.
Encroachment permit required for all off-site work in the County road right-of-way.
===== UPDATED ON MAY 16, 2005 BY RUTH L ZADESKY =====
Driveway to conform to County Design Criteria Standards.
Encroachment permit required for all off-site work in the County road right-of-way.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 4, 2004 BY RODOLFO N RIVAS ===== In order to evaluate
access to the proposed single family dwelling, the following information needs to be
provided for the driveway: A centerline profile, the structural section and a typi-
cal cross section.
NO COMMENT
===== UPDATED ON JUNE 10, 2004 BY TIM N NYUGEN =====
The turning lane into the driveway along San Andreas Road is not be constructed as
shown on plans. Offsite parking is not allowed in the County Right of Way and may
reduce sight distance. Upon site visit on 6/16/04, I have concluded there is suffi-
cient sight distance from both directions along San Andreas Road for the driveway
entrance. ===== UPDATED ON JUNE 17, 2004 BY TIM N NYUGEN =====
===== UPDATE ON JUNE 17, 2004 BY TIM N NYUGEN =====
===== UPDATED ON JUNE 17, 2004 BY TIM N NYUGEN =====
===== UPDATED ON MAY 31, 2005 BY TIM N NYUGEN =====
NO COMMENT
===== UPDATED ON MAY 31, 2005 BY TIM N NYUGEN =====
NO COMMENT
===== UPDATED ON MAY 31, 2005 BY TIM N NYUGEN =====

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 4, 2004 BY RODOLFO N RIVAS =====
NO COMMENT
===== UPDATED ON JUNE 17, 2004 BY TIM N NYUGEN =====
The turning radius of the driveway must be sufficient for vehicles to enter and exit
in both directions along San Andreas Road. ===== UPDATED ON JUNE 17, 2004 BY TIM
N NYUGEN =====
===== UPDATED ON MAY 31, 2005 BY TIM N NYUGEN =====
NO COMMENT

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No. : 04-0063
APN: 045-132-31

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Environmental Health Completeness Comments

===== REVIEW ON MARCH 3, 2004 BY JIM G SAFRANEK =====

Applicant must obtain a sewage disposal permit for the new development. Applicant will have to have an approved water supply prior approval of the sewage disposal permit. Contact the appropriate Land Use staff of EHS at 454-2751. Note: application has been submitted and is under review, but not yet approved.

===== UPDATED ON JUNE 25, 2004 BY JIM G SAFRANEK ===== Septic application received and approved

Environmental Health Miscellaneous Comments

===== REVIEW ON MARCH 3, 2004 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON JUNE 25, 2004 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 12, 2004 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. Plans approved.

ALL Eucalyptus tree branches, brush etc. shall be completely removed from the property.

A30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

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 12, 2004 BY ERIN K STOW =====

NO COMMENT

BRYAN M. MORI
BIOLOGICAL CONSULTING SERVICES
1016 Brewington Avenue, Watsonville, CA 95076; Tel/Fax (831) 728.1043

February 6, 2004

Kevin Shackell
28 Anita Avenue
La Selva Beach, CA 95076

RE: San Andreas Road/Altivo Avenue Monarch Assessment

Dear Mr. Shackell:

At your request, a monarch assessment was conducted on the property (**APN045-132-031**) near the intersection of San Andreas Road and Altivo Avenue in La Selva Beach, Santa Cruz County, California (Attachment A). For the purposes of this study, the assessment focused on identifying potential monarch butterfly (*Danaus plexippus*) fall/winter roost sites on or immediately adjacent to the property, and analyzing the possible impacts of the proposed single-family residential unit to monarch butterflies, as well as other significant biological resources. Recommendations to minimize adverse biological impacts are included in this report.

Monarch Butterfly

The monarch butterfly is a locally unique species, but is not categorized as a Federal or State listed species, Federal or State candidate species for listing, or State species of special concern (CDFG 2004). Monarchs migrate into central coastal California in the fall, eventually aggregating into over-wintering sites (Leong 1990; Dayton 1992). From September through about mid-October, monarchs will cluster at autumnal roosts, occupying the sites until inclement weather forces the monarchs to move into sheltered, permanent wintering sites (Dayton 1992; B. Bell, pers. comm.). Overwintering sites are generally occupied from mid-November through around mid-February. Monarchs mate and disperse from roost sites following a sustained temperature spike in late winter (B. Bell, pers. comm.). Roost sites are primarily eucalyptus (*Eucalyptus globulus*), Monterey pine (*Pinus radiata*) and Monterey cypress (*Cupressus macrocarpa*) groves that are situated close to the coast and, in their southern range, associated with sources of moisture (Leong 1990). Suitable groves are large and have a multi-layered vegetation structure, which increases the diversity of shelter sites from freezing temperatures and high winds and exposure to sunlight (Leong 1990; Leong et al 1991; Dayton 1992; B. Bell, pers. comm.). Monarchs mostly roost on tree limbs in the lower stratum of the stand but will move vertically through the canopy in search of suitable microclimates (B. Bell, pers. comm.). At optimal sites, the configuration of the grove consists of an "open" center surrounded by a dense ring of trees (B. Bell, pers. comm.). Nectar sources at or near roost sites are critical to help maintain fat reserves

through the winter (Dayton 1992); in the fall, monarchs seem to prefer groves supporting or adjacent to patches of flowering English ivy (*Hedera helix*) or other nectar sources. Roosting monarchs fly usually within ¼ mile of the roost site in search of nectar sources when ambient temperatures reach around 55° F (B. Dell, pers. comm). Over-wintering habitats along the coast of California provide a network of refugia for the North American population of monarchs and, thus, are important in maintaining viable monarch populations.

Methods

A review of available biological studies in the project vicinity and the California Natural Diversity Data Base (CNDDB) Soquel and Watsonville West Quadrangles was conducted to obtain records of special status wildlife in the study area. In addition, local biologists were consulted for information that may not have been recorded with the CNDDB.

A reconnaissance-level survey was conducted on the property and immediately adjacent surroundings on 26 January 2004. A pair of 10x 40 power binoculars were used to search for monarch clusters in the eucalyptus trees on the site and immediate vicinity. Wildlife species and habitat conditions observed were recorded in a field notebook. Attachment B presents a list of wildlife species observed during this study. This list is not a complete account of the species that are known to use the study site, but represents a "snapshot" of species occurrence during the 26 January site visit.

Environmental Setting

The property is located in the residential district of La Selva Beach, Santa Cruz County. The site is bounded by San Andreas Road to the southeast and residential development surrounding the remaining perimeter. Presently, the property does not support any structures. The primary vegetation types on the site are eucalyptus grove and ruderal. Other vegetation types in the surrounding landscape include eucalyptus groves, remnant patches of oak woodland, willow riparian and urban landscaping.

Existing Conditions

Vegetation. The site supports grove of about a dozen trees, including blue gum eucalyptus and two Monterey pine trees of varying age and height from saplings to tall, mature trees. Most of the trees lack lower limbs. The structure of the grove is very simple and open, due to past residential development on the adjacent lot to the northeast and thinning on the site in the past (based on the presence of tree stumps), with significant gaps present along the grove's north and south perimeters. The understory is primarily ruderal (weedy) and appears to be managed to reduce ground cover. Consequently, the understory is also open, consisting of mostly annual grasses, wood sorrel (*Oxalis* sp.) and poison oak shoots (*Toxicodendron diversilobum*).

Wildlife. The project site is expected to primarily support wildlife common in urban

environments, due to its location within a residential zone. However, due to the presence of eucalyptus trees on the site and the interspersed oak woodlands, willow thickets and other eucalyptus groves in the project area, the site is expected to support a wide variety of bird species. Bird species richness and abundance on the site is probably highest during migration and in winter, when migrants supplement the resident population. Representative species include red-tailed hawk (*Bubo jamaicensis*), great horned owl (*Bubo virginianus*), mourning dove (*Zenaidura macroura*), Anna's hummingbird (*Calypte anna*), hairy woodpecker (*Picoides villosus*), western wood-pewee (*Contopus sordidulus*), olive-sided flycatcher (*C. cooperii*), Pacific-slope flycatcher (*Empidonax difficilis*), warbling vireo (*Vireo gilvus*), western scrub-jay (*Aphelocoma occidentalis*), chestnut-backed chickadee (*Parus rufescens*), bushtit (*Psaltiriparus minimus*), pygmy nuthatch (*Sitta pygmaea*), brown creeper (*Certhia americana*), Bewick's wren (*Thryomanes bewickii*), European starling (*Sturnus vulgaris*), cedar waxwing (*Bombus cedrorum*), yellow-rumped warbler (*Dendroica petechia*), Townsend's warbler (*D. townsendii*) and house finch (*Carpodacus mexicanus*).

Special-Status Wildlife

Special-status species are species with State or Federal endangered/threatened status, Federal and State proposed or candidate species for listing, California species of special concern, or locally significant species that may be protected under CEQA Section 15380(d).

Monarch. The CNDDDB lists several relevant monarch roost sites in the study region, including the Seascope Golf Club, Seascope Uplands, Manresa State Beach and La Selva Beach (CNDDDB 2004). There is an additional record with suppressed location information. Of the known roost sites, only the La Selva Beach site is within ¼ mile of the study site. The La Selva Beach site was observed on Arbolado Road on 8 November 1996 (CNDDDB 2004). At the time, the grove consisted of tall pines and supported small clusters with monarchs numbering in the low hundreds. The roost site was not considered high-quality habitat but was threatened by development and thinning (CNDDDB 2004). No known follow-up surveys have been conducted at that roost site.

Site Assessment: The potential for the project site to support monarch roosting habitat is considered to be very low, due to the lack of wind protection and habitat complexity of the grove (e.g., diversified canopy structure and lack of lower limbs which are preferred as cluster sites) resulting from the paucity of trees. No monarch butterflies or clusters were observed during the 26 January survey, supporting the conclusion that the site possesses low habitat value for this species. Monarchs are not expected to use the grove on the property as a significant roost site.

Other Special-Status Species. Several other wildlife species of special status have been recorded or are expected to occur in the project region, including Santa Cruz long-toed salamander (*Ambystoma macrodactylum croceum*), California red-legged frog (*Rana aurora draytonii*), western pond turtle (*Clemmys marmorata*), sharp-shinned hawk (*Accipiter striatus*), Coopers' hawk (*A. cooperii*) and yellow warbler (*Dendroica petechia*). However, breeding or wintering habitats

considered critical for the survival of local populations of these species are absent on the property.

Bird Species Protected by the Migratory Bird Treaty Act (MBTA)

The MBTA prohibits the take (e.g., capture, harm, killing, etc.) of virtually all birds occurring in the region, including the loss of eggs and nestlings, except for European starlings (*Sturnus vulgaris*) and house sparrows (*Passer domesticus*), which are non-native species. Several species of birds were recorded on the property during the study, including those protected by the MBTA (see Attachment B). During the study, no nests were observed on the property. However, the study was conducted outside of the general breeding season of birds which spans from around March 1 to July 31. Nesting may occur on the trees and shrubs on the property during the spring and summer months.

Potential Impacts and Recommendations

Potential impacts to wildlife were considered significant if the proposed project (Figure 1) would result in: (1) reductions in populations of rare, threatened or endangered species or species that may be considered "rare" under CEQA Section 15380(d), including CDFG species of concern and federal Candidate species; (2) the substantial reduction or degradation of habitats or resources of high wildlife value; or (3) direct take of nesting birds and violation of the MBTA.

Impact 1. The proposed project is anticipated to remove around 50% of the trees on the site. However, this impact is not predicted to result in significant adverse impacts to monarchs, since the eucalyptus grove on the site is not expected to support a permanent monarch roost site. While the loss of eucalyptus trees contributes to the cumulative loss of transient roost and nectar sites for monarchs, there appears to be no shortage of these resources in the region. No mitigation for monarchs is necessary, although, the following recommendation is provided to minimize the overall cumulative effects of tree removal.

Recommendation No. 1

Leave as many trees as possible. Also consider landscaping the property with plants that bloom in late fall and winter, the period during which monarchs are most likely to be present in the project area. These plants include zinnia, cosmos, marigolds and orange lantana. Also, native milkweeds (*Asclepias* spp.) can be planted to provide nectar, foraging and egg-depositing sites for those monarchs which may remain in the area to breed.

Impact 2. The proposed residential unit will not result in significant adverse impacts to special status species, but may result in the take of nesting birds and violation of the MBTA.

Recommendation No. 2

Removal of trees should occur prior to or after the nesting season (i.e., before 1 March or after 31 July) to avoid impacts to nesting birds. Once the trees have been removed from the site, work can proceed anytime. No additional surveys are necessary.

In the event that tree removal is scheduled between 1 March and 31 July, prior to the removal of trees on-site, a qualified biologist should perform a survey to determine if nesting is occurring on the site. If active nesting is observed, the project should delay tree removal until additional surveys indicate the nestlings have fledged. Tree removal should be performed as soon as possible to preclude nesting.

If you have any comments or questions regarding this letter-report, please call me anytime at (831) 728-1043. Thank you for the opportunity to work with you.

Sincerely,

Bryan Mori
Biological Consultant

cc: Chuck Burket, The Final Draft

Attachments: A-Site Map, B-Species List.

REFERENCES/PERSONS CONTACTED

- Bryan Mori Biological Consulting Services. 1998. San Andreas Road Transmission Main Project Special Status Species Assessment. Prepared for Pacific Municipal Consultants, Monterey, CA.
- California Department of Fish and Game. 2004. Special Animals.
- California Natural Diversity Data Base. 2004. Natural Diversity Data Base Soquel and Watsonville West Quadrangles.
- Dayton, J. J. 1992. General Background Information on Overwintering Monarch Butterflies. Unpublished.
- Jennings, M. R and M. P. Hayes. 1994. Amphibian and Reptile Species of Concern in California. California Department of Fish and Game.
- Leong, K. L. H., Frey, D., Brenner, G., Baker, S. and D. Fox. 1991. Use of Multivariate Analysis to Characterize the Monarch Butterfly (Lepidoptera: Danaidae) Winter Habitat. Ann. Entomol. Soc. Am. 84(3): 263-267.
- Leong, K. L. H. 1990. Microenvironmental Factors Associated with the Winter Habitat of the Monarch Butterfly (Lepidoptera: Danaidae) in Central California. Ann. Entomol. Soc. Am. 83(5): 906-910.
- Reimsen, J. V. June 1975. Bird Species of Special Concern in California. California Department of Fish and Game.
- Suddjian, D. 1990. Santa Cruz County Breeding birds Atlas Project - Atlasser's Assistant. Santa Cruz Bird Club.
- Williams, D. F. June, 1956. Mammalian Species of Special Concern in California. California Department of Fish and Game.

Persons Contacted

Beth Bell, Consulting Biologist, Santa Cruz, CA.

Attachment B. Wildlife Species Observed at the San Andreas Road/Altivo Avenue Site on 26 January 2004.

Key:

- y - Species likely to be observed year-round; may or may not nest in the area.
- m - Spring/fall migrant.
- n - Potential nesting species.

CLASS: AVES

ORDER: FALCONIFORMES

Family: Falconidae

American Kestrel (*Falco sparverius*) y, n

ORDER: APODIFORMES

Family: Trochilidae

Anna's Hummingbird (*Calypte annae*) y, n

ORDER PICIFORMES

Family: Picidae

Hairy Woodpecker (*Picoides villosus*) y, n

ORDER PASSERIFORMES

Family: Corvidae

Western-Scrub Jay (*Aphelocoma californica*) y, n

Family: Paridae

Chestnut-backed Chickadee (*Parus rufescens*) y, n

Family: Aegithalidae

Bushtit (*Psaltiriparus minimus*) y, n

Family: Sittidae

Pygmy Nuthatch (*Sitta pygmaea*) y, n

Family: Regulidae

Ruby-crowned Kinglet (*Regulus calendula*) m

Family: Turdidae

American Robin (*Turdus migratorius*) y, n

Family: Timaliidae

Wrenit (*Chamaea fasciata*) y, n

Family: Emberizidae

California Towhee (*Pipilo crissalis*) y, n

Song Sparrow (*Melospiza melodia*) y, n

Family: Parulidae

Yellow-rumped Warbler (*Dendroica coronata*) m

Townsend's Warbler (*Dendroica townsendii*) m

Family: Fringillidae

American Goldfinch (*Carduelis tristis*) y, n

INTEROFFICE MEMO

APPLICATION NO: 04-0063 (second routing)

Date: June 2, 2004

To: Randall Adams, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new single family residence at San Andreas Road, Aptos (Elsie and Ronald Staley / owner, Chuck Burket / applicant)

GENERAL PLAN / ZONING CODE ISSUES

Design Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
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.			
Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			NIA
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			NIA
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the			<i>See comments below.</i>
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			NIA
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			NIA

Natural materials and colors which cluster			NIA
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			NIA
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).			NIA
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
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
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			NIA
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			NIA

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
Beach Viewsheds			
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			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.

Design Review Standards**13.11.072** Site design.

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>See comments below.</i>
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
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	✓		
Access and Functionality			
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 energy system	✓		
Reasonable protection for adjacent properties	✓		

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings			NIA
Street face setbacks			N/A
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
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			NIA

URBAN DESIGNERS COMMENTS:

Palms are not appropriate in this location