



Staff Report to the Zoning Administrator

Application Number: **05-0813**

Applicant: Martha Matson
Owner: William and Alane Swinton
APN: 032-223-09

Agenda Date: 9/15/06
Agenda Item # **6.**
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing one-bedroom single family dwelling and construct a two-bedroom single family dwelling with an attached garage.

Location: Property located on the north side of E.Cliff Drive, about 60 feet east of 35th Ave.
(2-35 15 East Cliff Drive, Santa Cruz)

Supervisory District: First District (District Supervisor: Janet Beautz)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Denial of Application 05-0813, based on the attached findings.

Exhibits

- | | | | |
|----|--------------------------------------|----|---------------------------------|
| A. | Project plans | E. | Site Photos & Photo-simulations |
| B. | Findings | F. | Comments & Correspondence |
| C. | Assessor's Parcel Map | | |
| D. | Location, Zoning & General Plan maps | | |

Parcel Information

Parcel Size: **4,085 sq. ft.**
Existing Land Use - ~~Parcel:~~ Single family residential
Existing Land Use - Surrounding: Single family residential neighborhood
Project Access: East Cliff Drive
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-4 (Single Family Residential - 4,000 sq. ft. minimum)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
 Soils: Report reviewed & accepted
 Fire Hazard: Not a mapped constraint
 Slopes: 2-5%
 Env. Sen. Habitat: Not mapped/no physical evidence on site
 Grading: No grading proposed other than building foundation
 Tree Removal: No trees proposed to be removed
 Scenic: Scenic beach/bluff viewshed
 Drainage: Existing drainage adequate
 Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: Inside Outside
 Water Supply: City of Santa Cruz Water District
 Sewage Disposal: Santa Cruz County Sanitation District
 Fire District: Central Fire Protection District
 Drainage District: Zone 5 Flood Control District

Project Setting

This project is located on East Cliff Drive in the Pleasure Point area of Live Oak. The subject property is located across the roadway from the coastal bluff and the pedestrian pathway. The pedestrian pathway is used recreationally with many people coming to the area to exercise, surf, or enjoy the views of the Monterey Bay. The surrounding neighborhood consists of mostly single-family residences that are a mix of one and two stories in height. Residences immediately to either side of the subject property are one story in height.

Zoning & General Plan Consistency

The subject property is a 4,085 square foot lot, located in the R-1-4 (Single Family Residential - 4,000 sq. ft. min. site area) zone district. The proposed single family residence is a principal permitted use within the zone district and the proposed density is consistent with the (R-UM) Urban Medium Density Residential General Plan designation.

	R-1-4 Standards	Proposed Residence
Front yard setback	15 feet minimum	15 feet (at SE corner)
Side yard setbacks:	5 feet minimum	5 feet & 5 feet (with Fireplace allowed in SW setback)

Rear yard setback	15 feet minimum to alley (Double frontage) 20 feet minimum to garage	16 feet to residence 21 feet to garage
Lot Coverage:	40 % maximum	34 %
Building Height:	28 feet maximum	26 feet 8 inches
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	49 %
Parking	3 (18' x 8.5') spaces required (for a 2 bedroom residence)	2 in garage 2 uncovered in driveway

This development proposal also includes a 6 foot high stucco fence within the rear yard setback facing the alley. Although the alley is a vehicular right of way, 6 foot high fences typically front on alleyways and the proposed fence is consistent with other existing fences fronting on the alley.

Design Issues & Local Coastal Program Consistency

Although the proposed residence is in compliance with zone district site standards, the design of the proposed residence is not consistent with the requirements of the Design Review ordinance or the Local Coastal Program requirements related to building design, neighborhood compatibility, or development within visual resource areas.

The design of the proposed residence includes a dominant two story element at the front of the residence that is not consistent with the surrounding pattern of development. The bold two story stone element on the southwest corner of the residence and the extensive vertical glass panes on the remainder of the front elevation are not consistent with the majority of the existing homes that front along this section of East Cliff Drive. These vertical elements will create an apparent bulk and mass which will not match the streetscape relationship common to existing residential development within the surrounding neighborhood.

The preliminary review of this application by the County Urban Designer did not identify the concerns listed above, however, further review of the neighborhood compatibility has clearly indicated that the design of the proposed residence is not consistent with the existing residence or the majority of the residences in the surrounding area. Architectural styles vary within the surrounding area, but there are consistent features which are not found in the proposed design. The majority of existing residences in the area are either one story or have second stories that are stepped back from the street, with pitched roofs, stucco or wood siding, and smaller window areas to break up visual mass. The materials proposed, and the configuration of the of the structure with a tall two story element at the front are not typical of the architectural style of the surrounding residences. Additionally, the proposed residence will replace an existing structure that is one story in height, that has smaller window areas, and wood siding. The proposed replacement residence will be a significant change in visual character and architectural style from the existing residence.

A letter was prepared by Planning Department staff, dated 5/23/06 (Exhibit F), which described the above listed issues to the architect and property owners. The letter suggested some possible modifications in the design of the residence to reduce the apparent bulk and mass of the proposed residence, improve the streetscape relationship, and achieve better consistency with existing

structures in the surrounding neighborhood. The property owners considered the recommendations of staff and decided to proceed with the application without further modifications to their existing design. As no modifications have been made to address the above listed issues, Planning Department staff are unable to support the proposal as currently designed.

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. Beach access exists immediately across East Cliff Drive via an existing stairway. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Conclusion

As proposed and conditioned, the project is not 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

- **DENIAL** of Application Number **05-0813**, based on the attached findings.

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

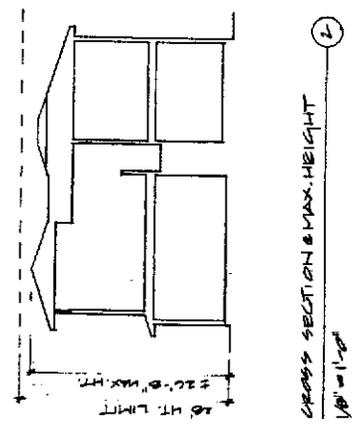
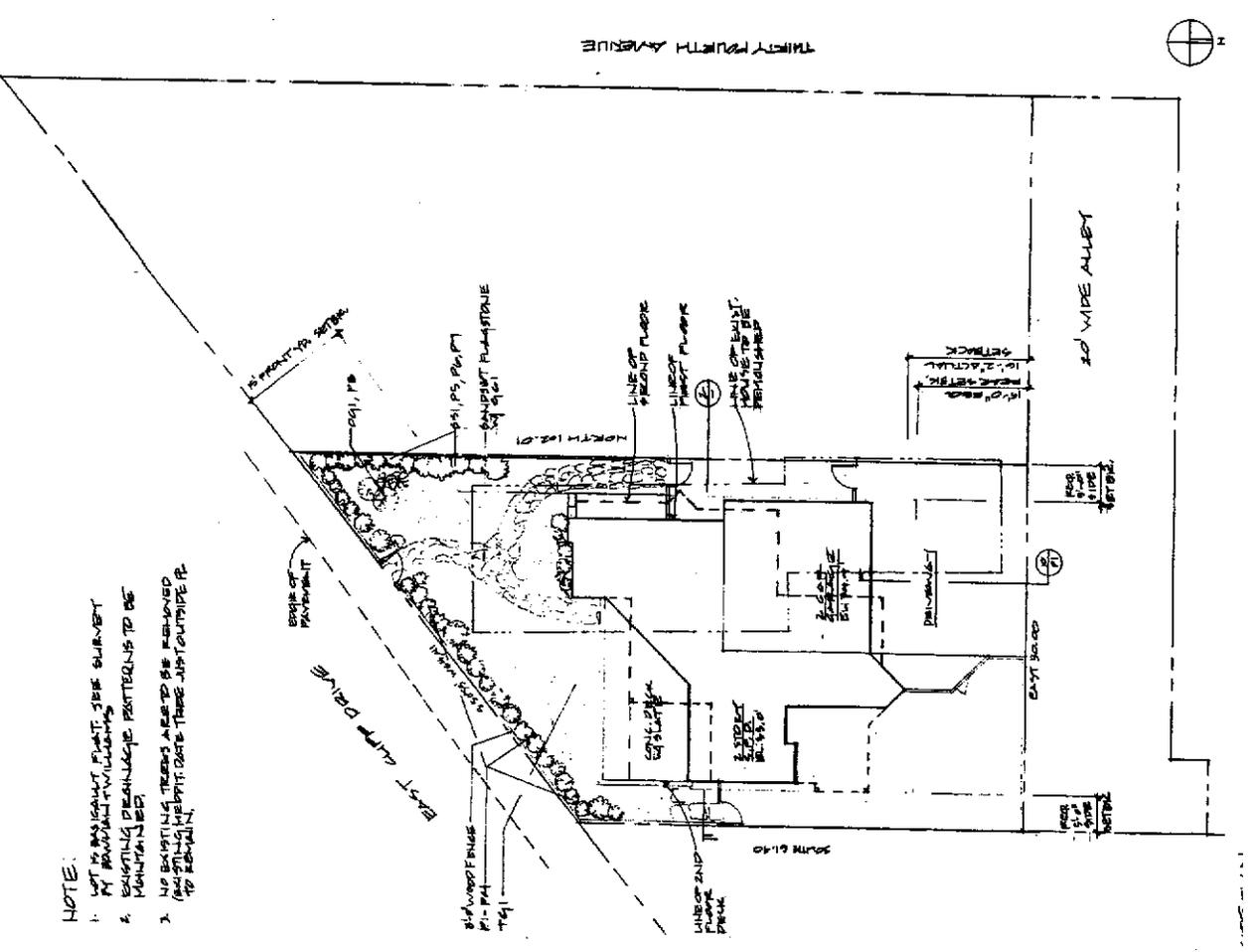
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: pln515@co.santa-cruz.ca.us

- NOTE:**
1. NOT TO SCALE. PLANT SIZE SUBJECT TO AVAILABLE PLANTINGS
 2. EXISTING DECKING IS INTENDED TO BE MAINTAINED
 3. NO EXISTING TREES ARE TO BE REMOVED (SEE EXISTING PLANTING LIST FOR TREE IDENTIFICATION)

- LANDSCAPE LEGEND / PLANT LIST**
- Shrub:
 - BI1 Albizia leopoldi 'Blue Star' (Blue Hibiscus)
 - Perennial:
 - P1 Lantana (Orange)
 - P2 Lantana (Yellow)
 - P3 Lantana (Purple)
 - P4 Lantana (White)
 - P5 Lantana (Pink)
 - P6 Lantana (Red)
 - P7 Lantana (Orange)
 - P8 Lantana (Yellow)
 - P9 Lantana (Purple)
 - P10 Lantana (White)
 - P11 Lantana (Pink)
 - P12 Lantana (Red)
 - P13 Lantana (Orange)
 - P14 Lantana (Yellow)
 - P15 Lantana (Purple)
 - P16 Lantana (White)
 - P17 Lantana (Pink)
 - P18 Lantana (Red)
 - P19 Lantana (Orange)
 - P20 Lantana (Yellow)
 - P21 Lantana (Purple)
 - P22 Lantana (White)
 - P23 Lantana (Pink)
 - P24 Lantana (Red)
 - P25 Lantana (Orange)
 - P26 Lantana (Yellow)
 - P27 Lantana (Purple)
 - P28 Lantana (White)
 - P29 Lantana (Pink)
 - P30 Lantana (Red)
 - Grass:
 - GC1 Bahia (Cordoba Bahia)
 - GC2 Bahia (Cordoba Bahia)
 - GC3 Bahia (Cordoba Bahia)
 - GC4 Bahia (Cordoba Bahia)
 - GC5 Bahia (Cordoba Bahia)
 - GC6 Bahia (Cordoba Bahia)
 - GC7 Bahia (Cordoba Bahia)
 - GC8 Bahia (Cordoba Bahia)
 - GC9 Bahia (Cordoba Bahia)
 - GC10 Bahia (Cordoba Bahia)
 - GC11 Bahia (Cordoba Bahia)
 - GC12 Bahia (Cordoba Bahia)
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 - GC25 Bahia (Cordoba Bahia)
 - GC26 Bahia (Cordoba Bahia)
 - GC27 Bahia (Cordoba Bahia)
 - GC28 Bahia (Cordoba Bahia)
 - GC29 Bahia (Cordoba Bahia)
 - GC30 Bahia (Cordoba Bahia)
 - Tree:
 - TC1 Ficus exoniifolia (Tall Ficus)

- NOTES:**
1. All trees are to be 12' minimum and shrubs up to 5' maximum unless otherwise noted.
 2. All plantings are to be installed within 14 days of completion of site preparation.
 3. All plantings are to be installed within 14 days of completion of site preparation.





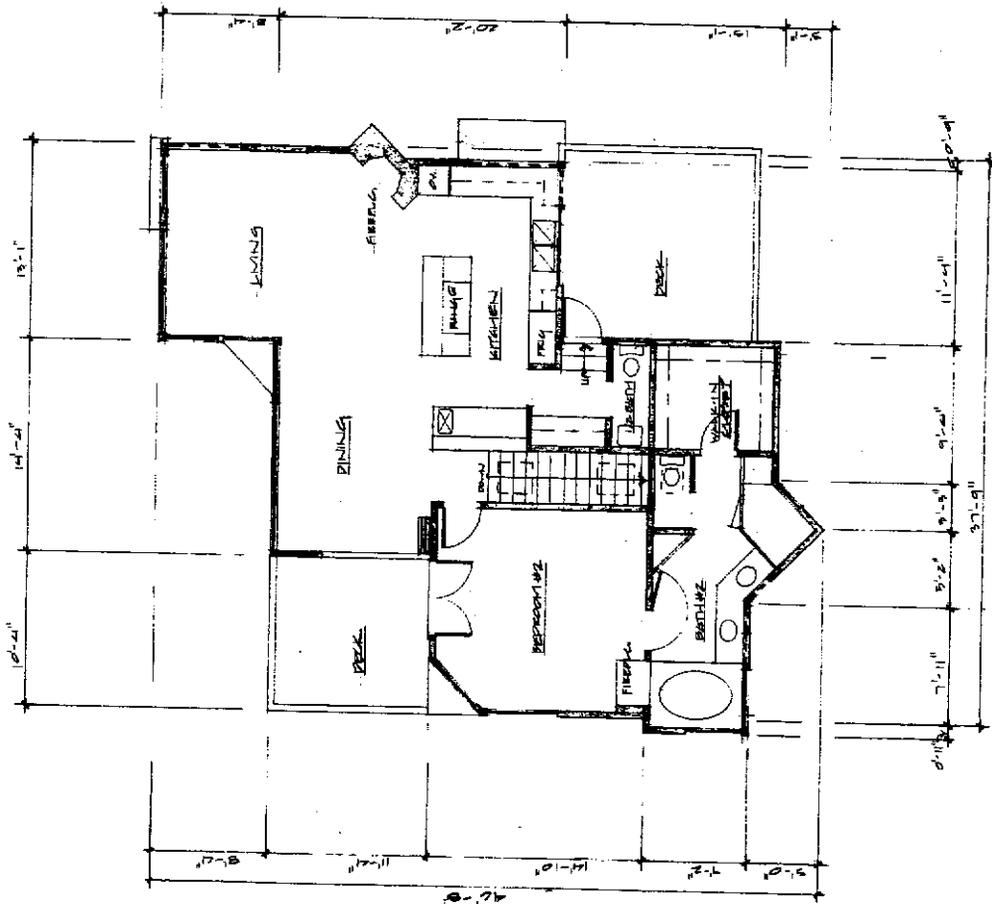
ARCHITECTURE
 INTERIORS
 LANDSCAPE ARCHITECTURE
 PLANNING
 ENGINEERING

10000 Wilshire Blvd, Suite 1000
 Beverly Hills, CA 90210
 Tel: 310.277.1000
 Fax: 310.277.1001
 www.mayson.com

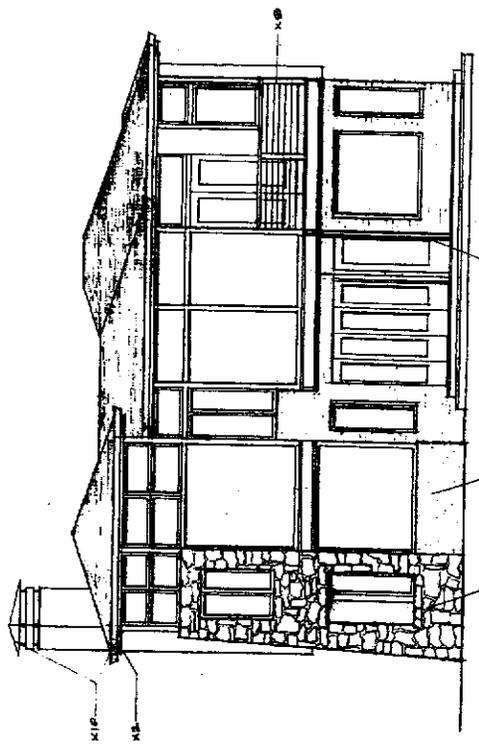
SMINTON RESIDENCE
 2-888 EAST CLIFF DRIVE
 SANTA CRUZ, CA 95062
 APR. 08 - 228 - 01

SECOND FLOOR PLAN

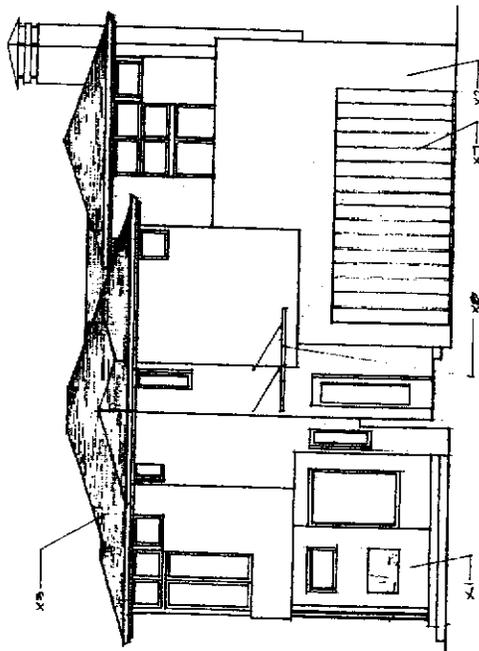
12/1/13
 P4



SECOND FLOOR PLAN

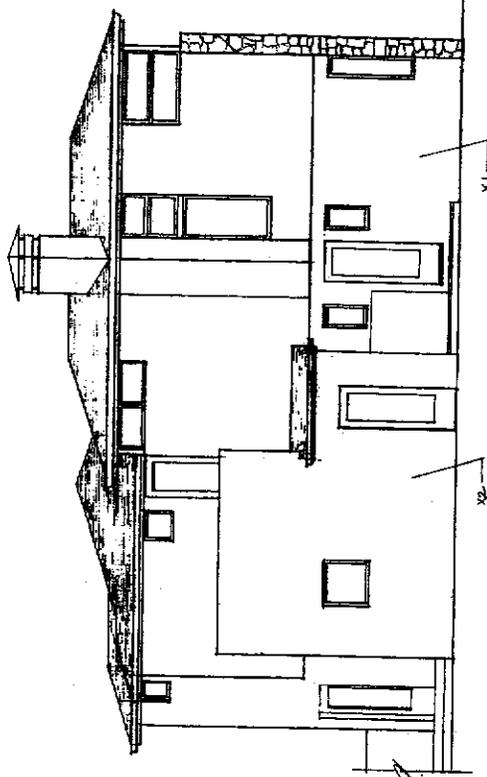


SOUTH ELEVATION
1/4" = 1'-0"

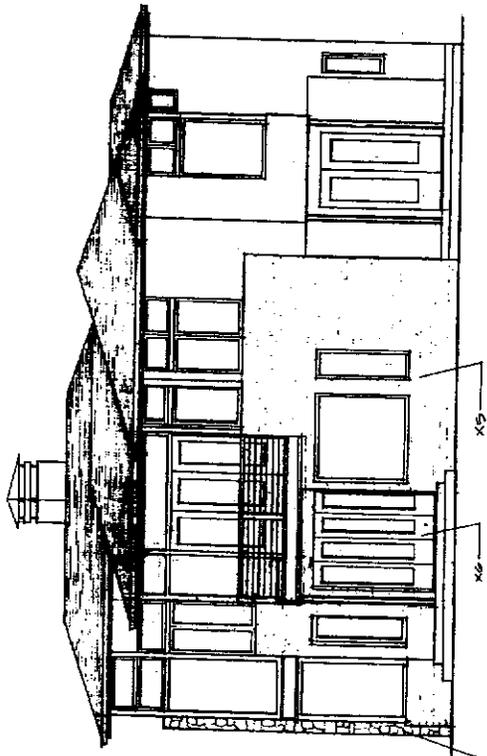


NORTH ELEVATION
1/4" = 1'-0"

ELEVATION NOTES	
X1	TRIO CONT BRUNNEN INTERNAL BODY COLOR
X2	TRIO CONT BRUNNEN HARD TROUSEL FINISH & INTERNAL ACCENT COLOR
X3	HIGH DEFINITION COMPOSITE ROOF PANELS
X4	STONE VENEER - BLENDED MULTI-COLOR STAINED STONE
X5	STONE VENEER - NEWSTONE ROCK PANEL WHITE GRANITE
X6	METAL DOORS & WINDOWS PAINT ANTI-RUST BRONZE FINISH
X7	WOOD VERTICAL PLANK PANEL PAINT ANTI-RUST BRONZE FINISH COUNTRY FOOD STAIN
X8	STAINLESS STEEL FINISH
X9	POWDER COATED STEEL BEAMS & WALL COURSE TO MATCH WINDOWS
X10	COMB GUTTERS & CORNER CAP
X11	STAINLESS STEEL RAILING



WEST ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

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Coastal Development Permit Findings

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 **not** be made, in that the design of the proposed residence is not consistent with Local Coastal Program requirements related to building design, neighborhood compatibility, or development within visual resource areas.

The current proposal is **not** consistent with the requirements of County Code section 13.20.130 (Design Criteria for Coastal Development) related to site planning, building design, and blufftop development, in that the proposed residence includes a dominant two story element at the front of the residence that is not consistent with the surrounding pattern of development. The majority of existing residences in the area are either one story or have second stories that are stepped back from the street, with pitched roofs, stucco or wood siding, and smaller window areas to break up visual mass. The bold two story stone element on the southwest corner of the residence and the extensive vertical **glass** panes on the remainder of the front elevation are not consistent with the majority of the existing homes that front along this section of East Cliff Drive. These vertical elements will create an apparent bulk and mass which will not match the streetscape relationship common to existing residential development within the surrounding neighborhood.

The current proposal is **not** consistent with the requirements of County Code section 13.20.130(d)1 (Blufftop Development) & General Plan Policy 5.10.12 (Development Visible from Urban Scenic Roads) related to landscaping and protection of visual resources, in that the current design does not use taller landscaping (in the form of trees and shrubs) to soften the appearance of the proposed development from view. Landscaping is necessary to break up the apparent mass and scale of the proposed residence and reduce visual impacts to scenic resources (East Cliff Drive & Monterey Bay viewshed).

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

This finding can **not** be made, in that the structure is not visually compatible, in scale with, or integrated with the character of the surrounding neighborhood as stated in Coastal Development Permit Finding #3, above.

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Development Permit Findings

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 not** be made, in that the design of the proposed residence is not consistent with the County Code requirements related to compatible site design, building design, landscaping, or development with visual resource areas.

The current proposal is **not** consistent with the requirements of County Code section 13.11.072(a)(1) (Compatible Site Design) related to site design and streetscape relationship, in that the two story stone element on the southwest corner of the residence and the extensive vertical glass panes on the remainder of the front elevation are not consistent with the majority of the existing homes that front along this section of East Cliff Drive. These vertical elements will create an apparent bulk and mass which will not match the streetscape relationship common to existing residential development within the surrounding neighborhood.

The current proposal is **not** consistent with the requirements of County Code section 13.11.073 (Building Design) related to compatible building design, proportion of vertical elements, finish materials, or human scale, in that the two story stone element on the southwest ~~corner~~ of the residence and the extensive vertical **glass** panes on the remainder of the front elevation are not consistent with the majority of the existing homes that front along this section of East Cliff Drive. The majority of existing residences in the area are either one story or have second stories that are stepped back from the street, with pitched roofs, stucco or wood siding, and smaller window areas to break up visual mass. The proposed structure will not include features that create an adequate visual transition between the structures immediately adjacent to the proposed residence and the proposed residence. Additionally, the vertical features and extensive use of glass and dark stone will be out of proportion with features found in surrounding development and will result in a structure that does not relate well to the human scale for pedestrians on East Cliff Drive.

The current proposal is **not** consistent with the requirements of County Code section 13.11.075(a) (Landscape Design) related to landscaping, in that the current design does not use taller landscaping (in the form of trees and shrubs) to soften the appearance of the proposed development from view. Landscaping is necessary to break up the mass and scale of the proposed residence.

The current proposal is **not** consistent with the requirements of County Code section 13.20.130 (Design Criteria for Coastal Development) or County Code section 13.20.130(d)1 (Blufftop Development) **as** described in Coastal Development Finding #3, above.

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 not** be made, in that the design of the proposed residence is not consistent with County General Plan requirements related to building design, neighborhood compatibility, or development within visual resource areas.

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The current proposal is **not** consistent with the requirements of General Plan Policy 8.4.1 (Neighborhood Character) or General Plan Objective 8.6 (Building Design) related to consistency with existing residential character, architectural style, neighborhood context, and scale of adjacent development, in that the proposed residence includes a dominant two story element at the front of the residence that is not consistent with the surrounding pattern of development. The bold two story stone element on the southwest corner of the residence and the extensive vertical glass panes on the remainder of the front elevation are not consistent with the majority of the existing homes that front along **this** section of East Cliff Drive. These vertical elements will create an apparent bulk and mass which will not match the streetscape relationship common to existing residential development within the surrounding neighborhood.

The current proposal is **not** consistent with the requirements of General Plan Policy 5.10.12 (Development Visible from Urban Scenic Roads) related to landscaping, in that the current design does not use taller landscaping (in the form of trees and shrubs) to soften the appearance of the proposed development from view. Landscaping is necessary to break up apparent the mass and scale **of** the proposed residence.

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

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 **not** be made, in that the structure is not visually compatible, in scale with, or integrated with the character of the surrounding neighborhood as stated in Coastal Development Permit Finding #3, and Development Permit Findings #2 & 3, above.

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 **not** be made, in that the design of the proposed residence is not consistent with the County Code requirements related to compatible site design, building design, or landscaping, as described in Development Permit Finding #2, above.

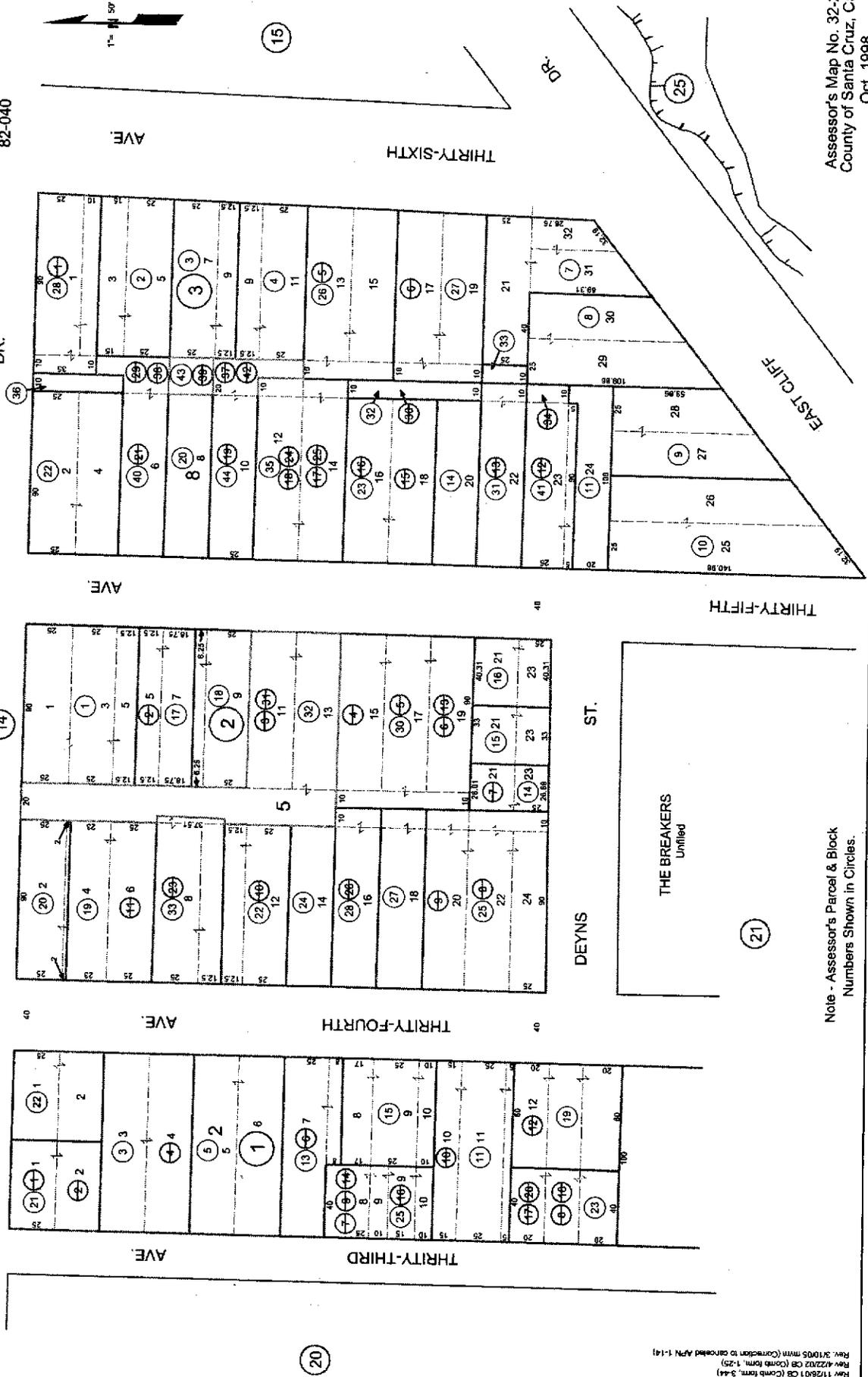
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POR. RANCHO ARROYO DEL RODEO
S.E. 1/4 SEC. 21, T. 11S., R. 1W., M.D.B. & M.

Tax Area Code
82-040

32-22



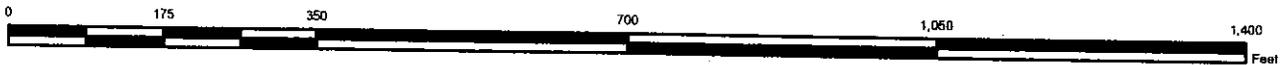
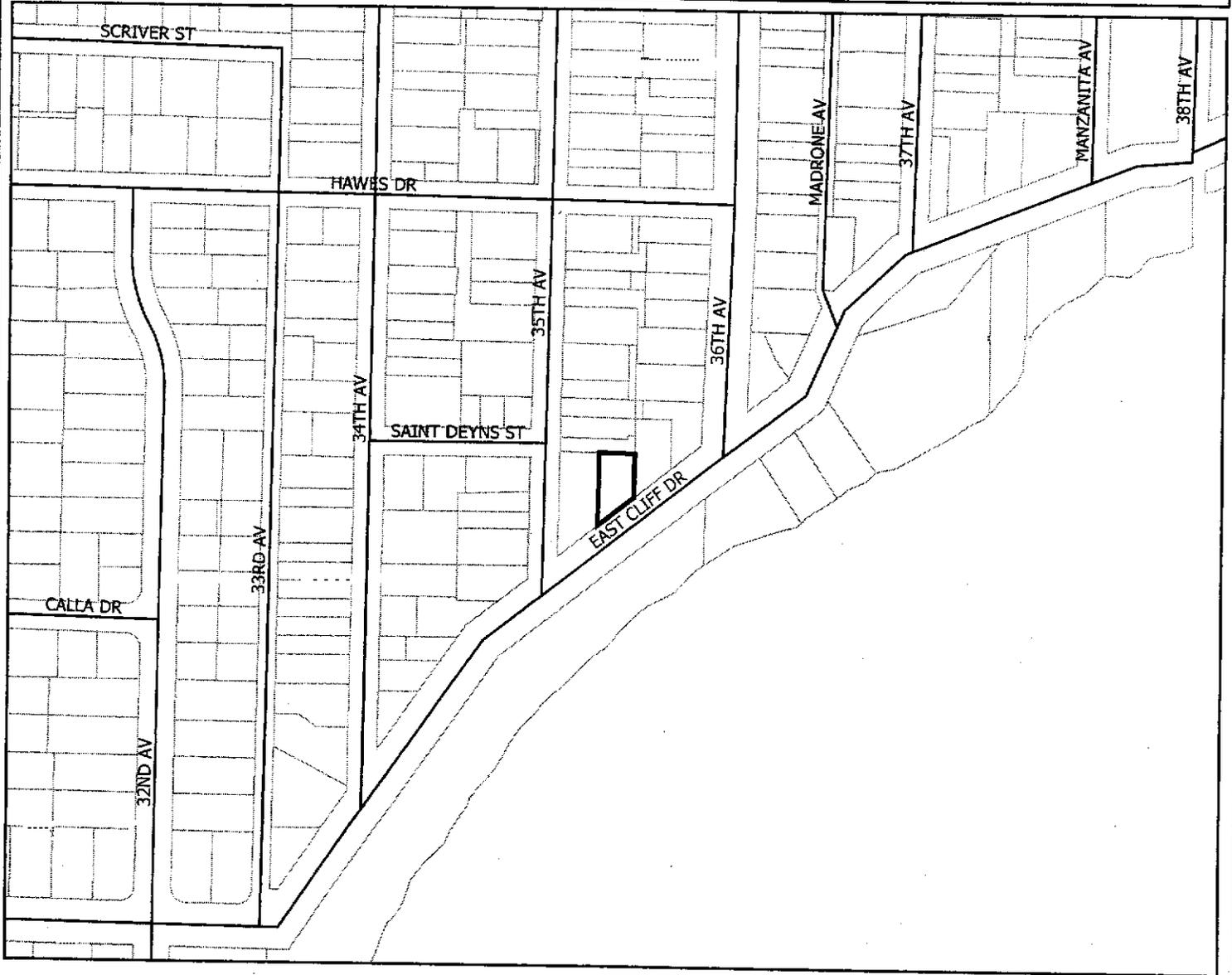
Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 32-22
County of Santa Cruz, Calif.
Oct. 1988

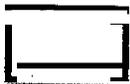
EXHIBIT C



Location Map



Legend



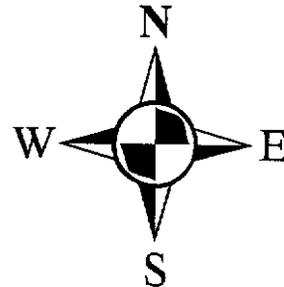
APN 032-223-09



Assessors Parcels



Streets

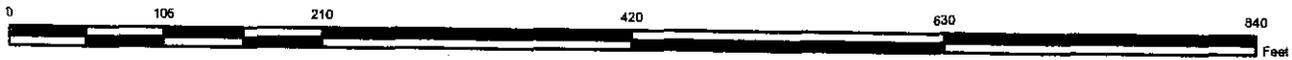
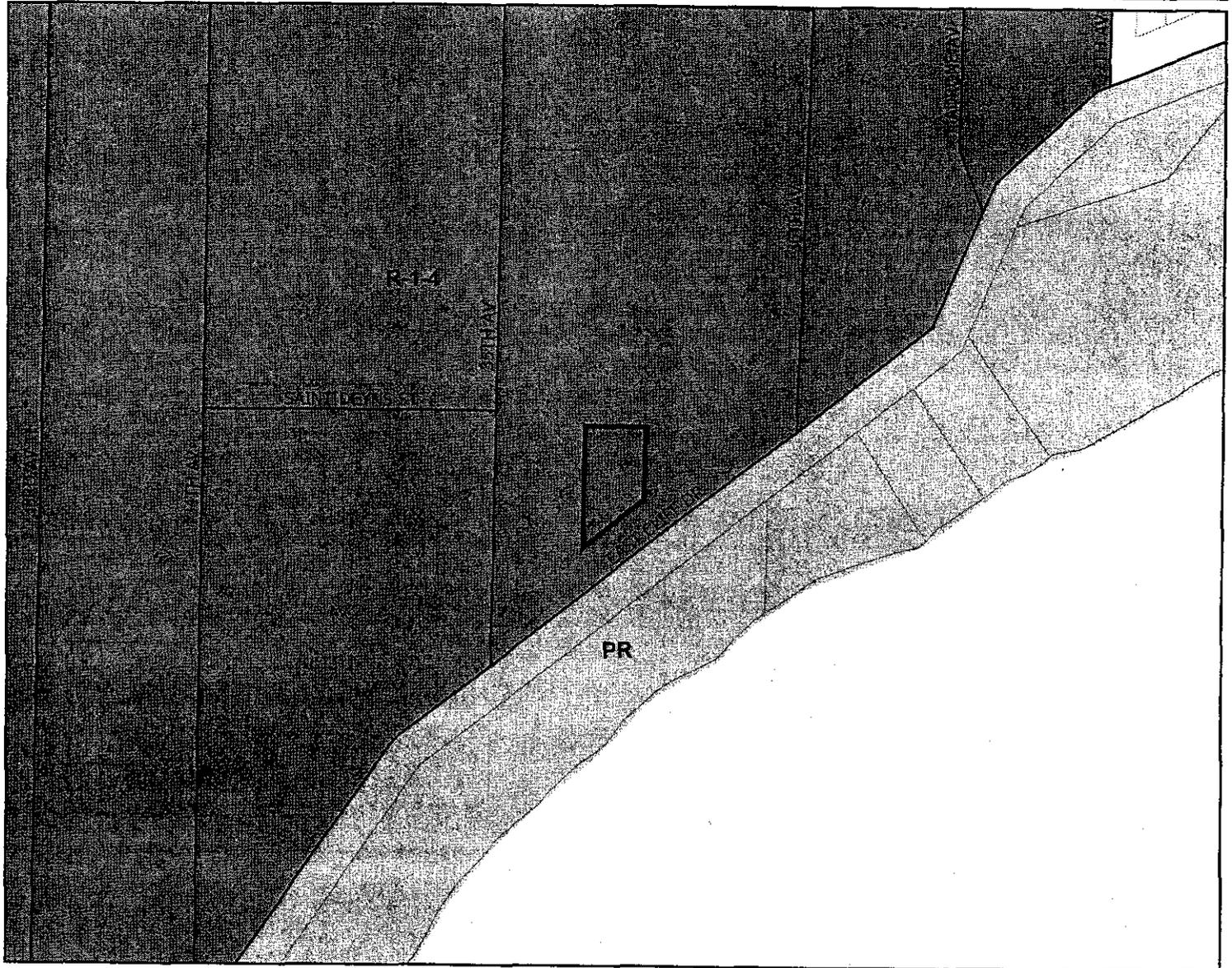


Map Created by
County of Santa Cruz
Planning Department
January 2006

EXHIBIT D

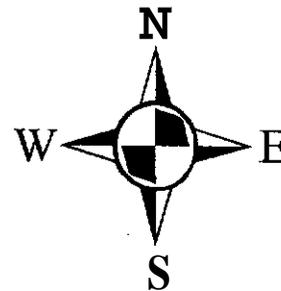


Zoning Map



Legend

-  APN 032-223-09
-  Streets
-  Assessors Parcels
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PARK (PR)

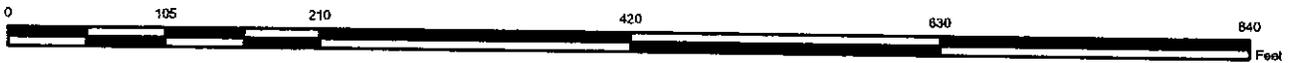
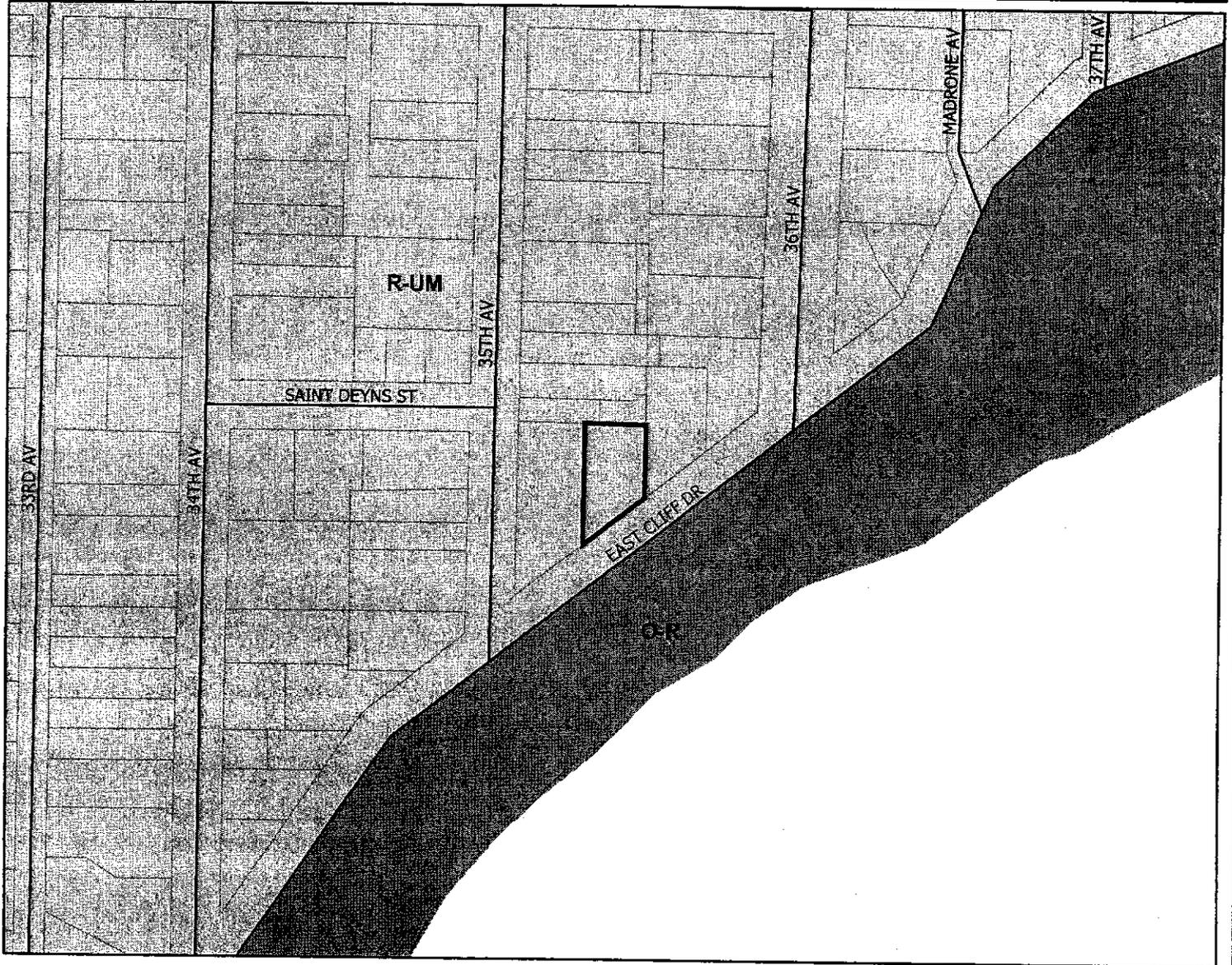


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 County of Santa Cruz
 Planning Department
 January 2006

EXHIBIT D

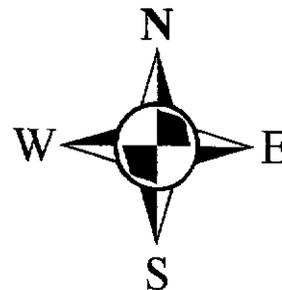


General Plan Designation Map



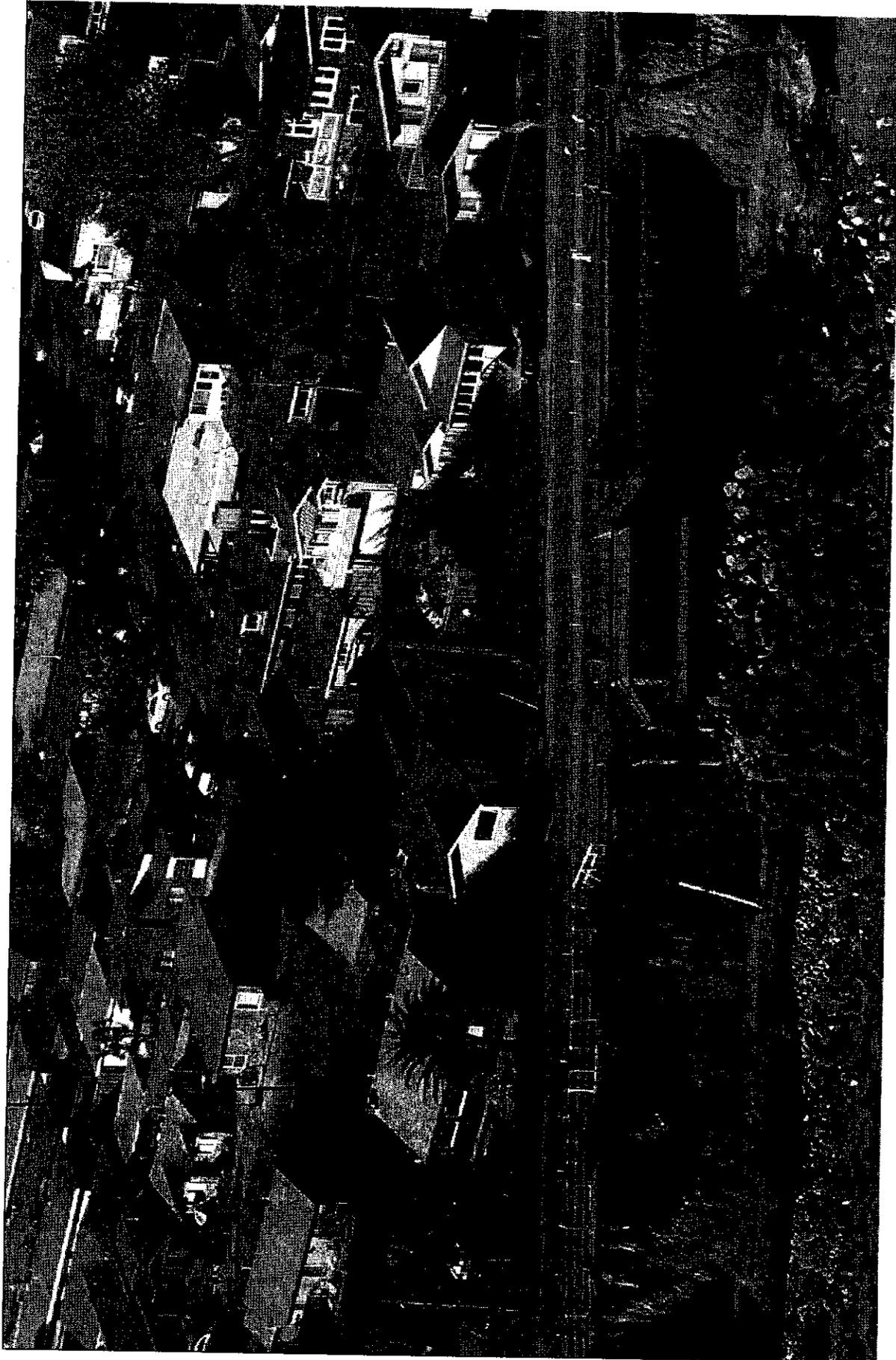
Legend

-  APN 032-223-09
-  Streets
-  Residential- Urban Medium Density (R-UM)
-  Parks and Recreation(O-R)



Map Created by
County of Santa Cruz
Planning Department
January 2006

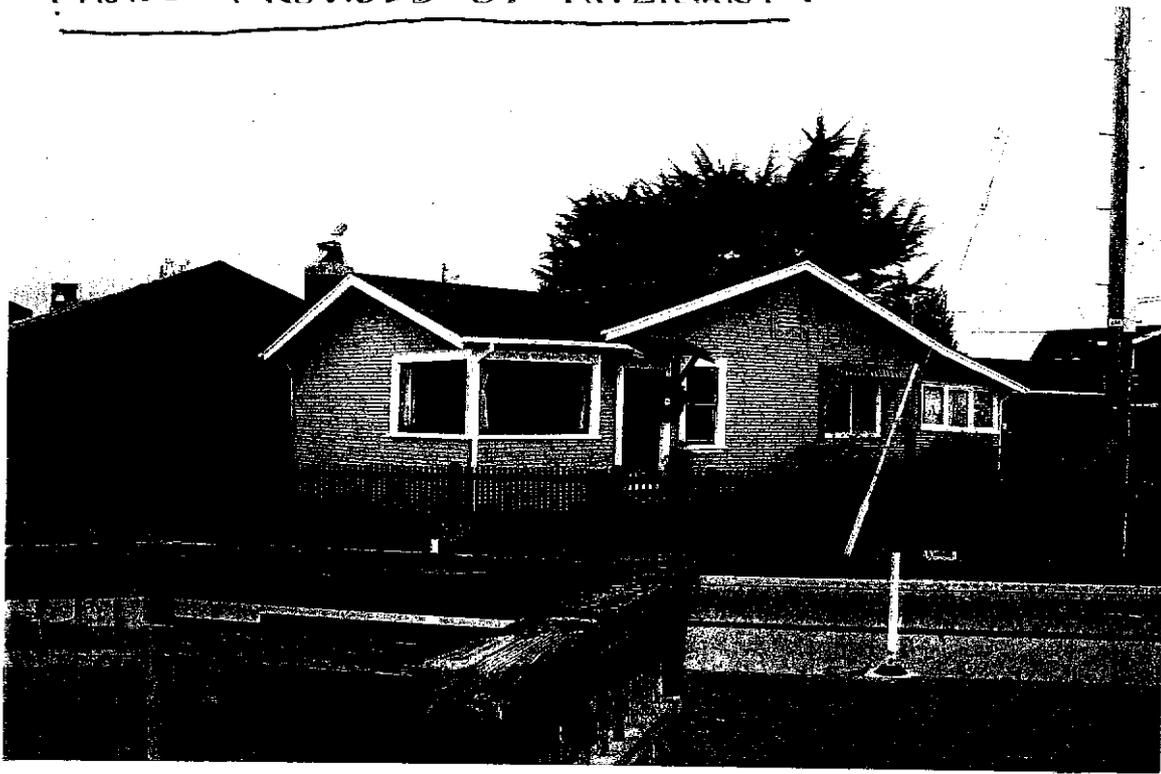
EXHIBIT D



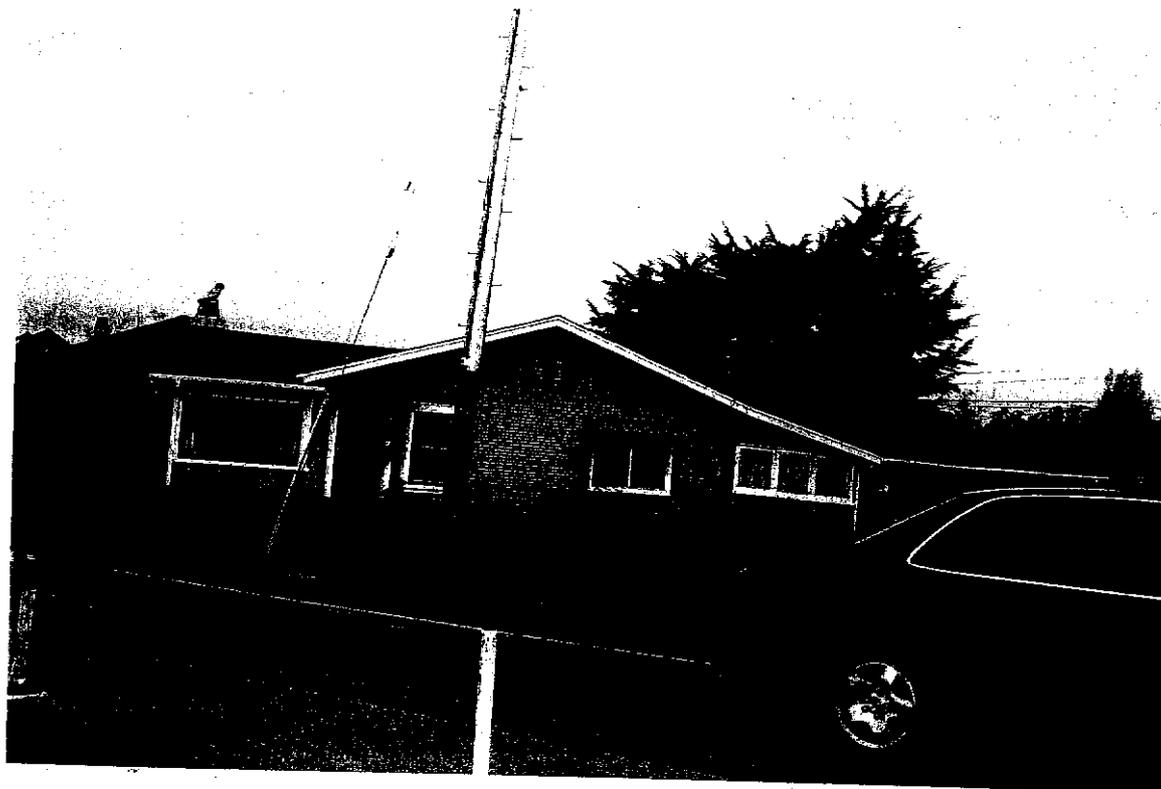
View of Subject Property & Surrounding Residences

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www.californiacoastline.org

PHOTOS PROVIDED BY APPLICANT:



#1: Photo taken from 2-3575 East Cliff Drive, facing inland from the ocean side of the street.



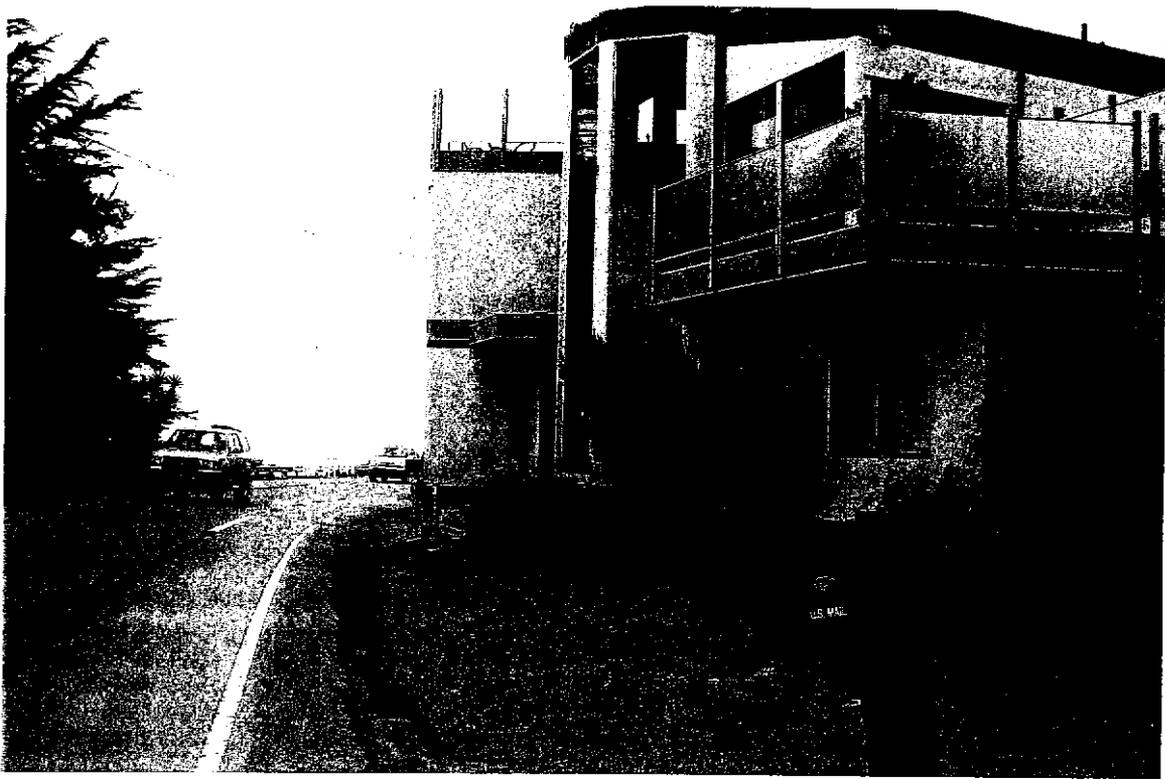
#2: Photo taken from 2-3535 East Cliff Drive, facing inland from the ocean side of the street.



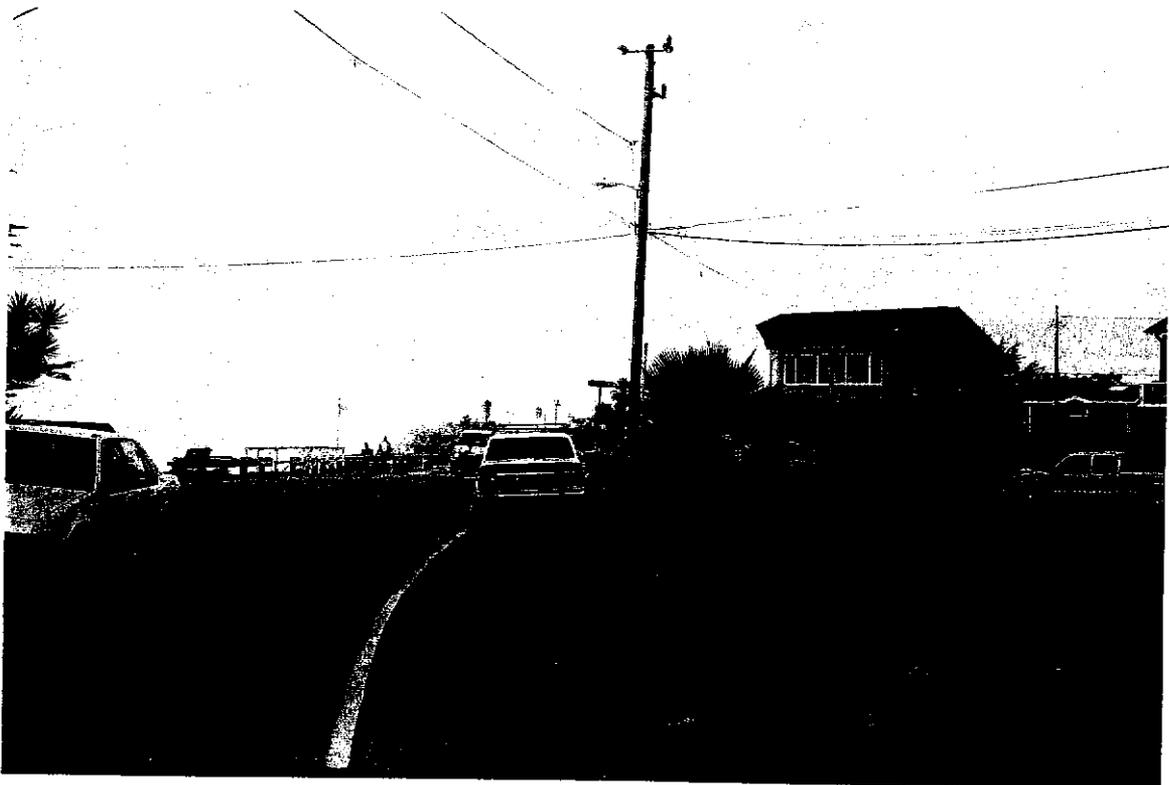
#5: Photo taken from 23635 East Cliff Drive, facing inland from the ocean side of the street.



#6: Photo taken from 23654 East Cliff Drive, facing inland from the ocean side of the street.



#7: Photo taken from 23654 East Cliff Drive, facing 2-3575 East Cliff Drive. This photo was taken directly in front of 23654, on the inland side of East Cliff Drive.



#8: Photo taken from 23635 East Cliff Drive, facing 2-3575 East Cliff Drive. This photo was taken directly in front of 23654, on the inland side of East Cliff Drive.



#9: Photo taken from 23615 East Cliff Drive, Facing 2-3575 East Cliff Drive. This photo was taken directly in front of 23615, on the inland side of East Cliff Drive.



#10: Photo taken from 23541 East Cliff Drive, facing 2-3575 East Cliff Drive. This photo was taken directly in front of 23541, on the inland side of East Cliff Drive.



#11: Photo taken from 23535 East Cliff Drive, facing 2-3575 East Cliff Drive. This photo was taken directly in front of 23535, on the inland side of East Cliff Drive.



#12: Photo taken from 23471 East Cliff Drive, facing 2-3575 East Cliff Drive. This photo was taken directly in front of 23471, on the inland side of East Cliff Drive.



#13: Photo taken from 23451 East Cliff Drive, facing 2-3575 East Cliff Drive. This photo was taken directly in front of 23451, on the inland side of East Cliff Drive.



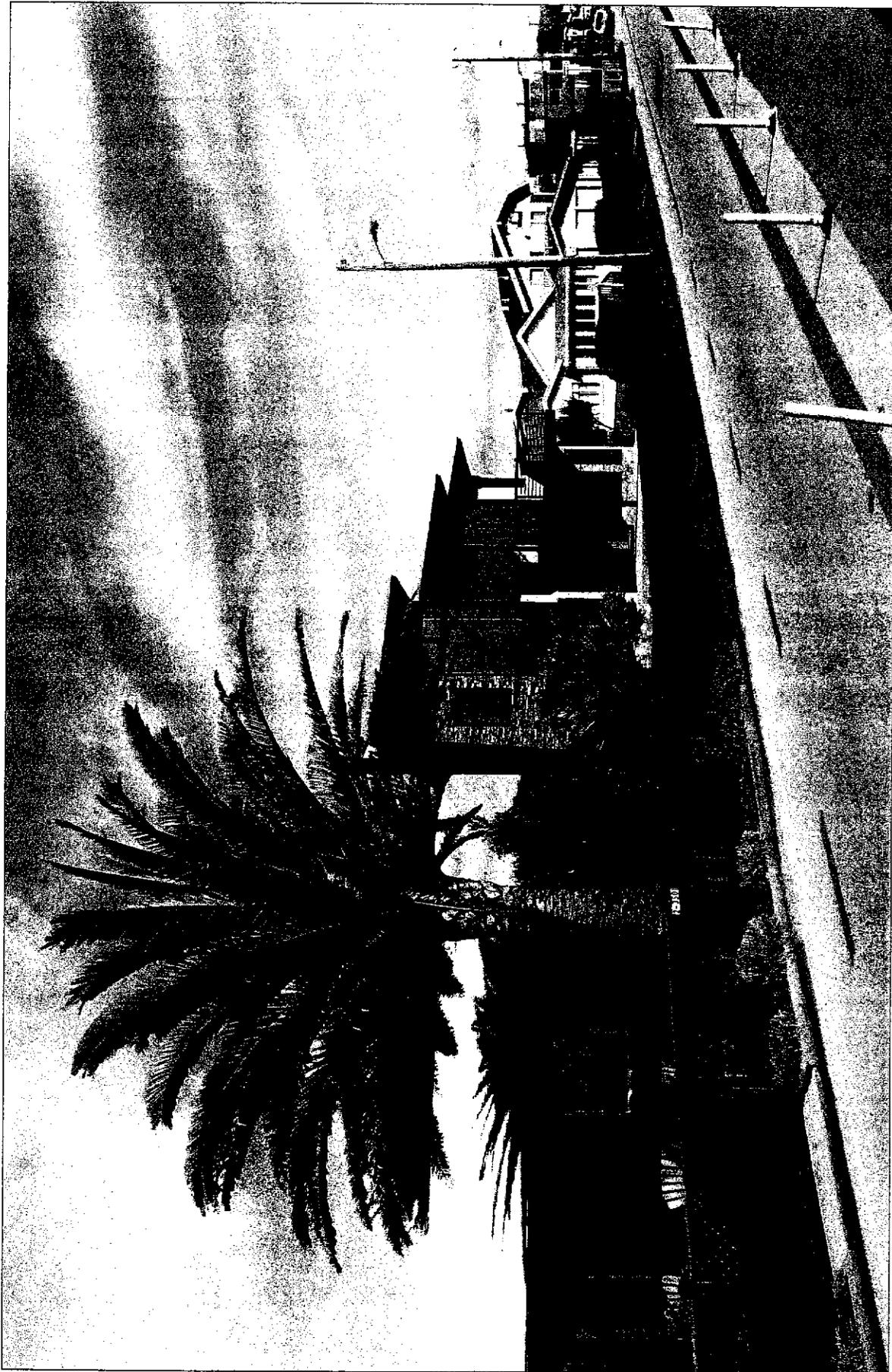
#14: Photo taken from 23439 East Cliff Drive, facing 2-3575 East Cliff Drive. This photo was taken directly in front of 23439, on the inland side of East Cliff Drive.



#15: Photo taken from 23439 East Cliff Drive, facing inland from the ocean side of the street.



#16: Photo taken from 23471 East Cliff Drive, facing inland from the ocean side of the street



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Photomontage from the West Direction of East Cliff Drive

SWINTON PROPOSED RESIDENCE
2-3515 East Cliff Drive, Santa Cruz CA

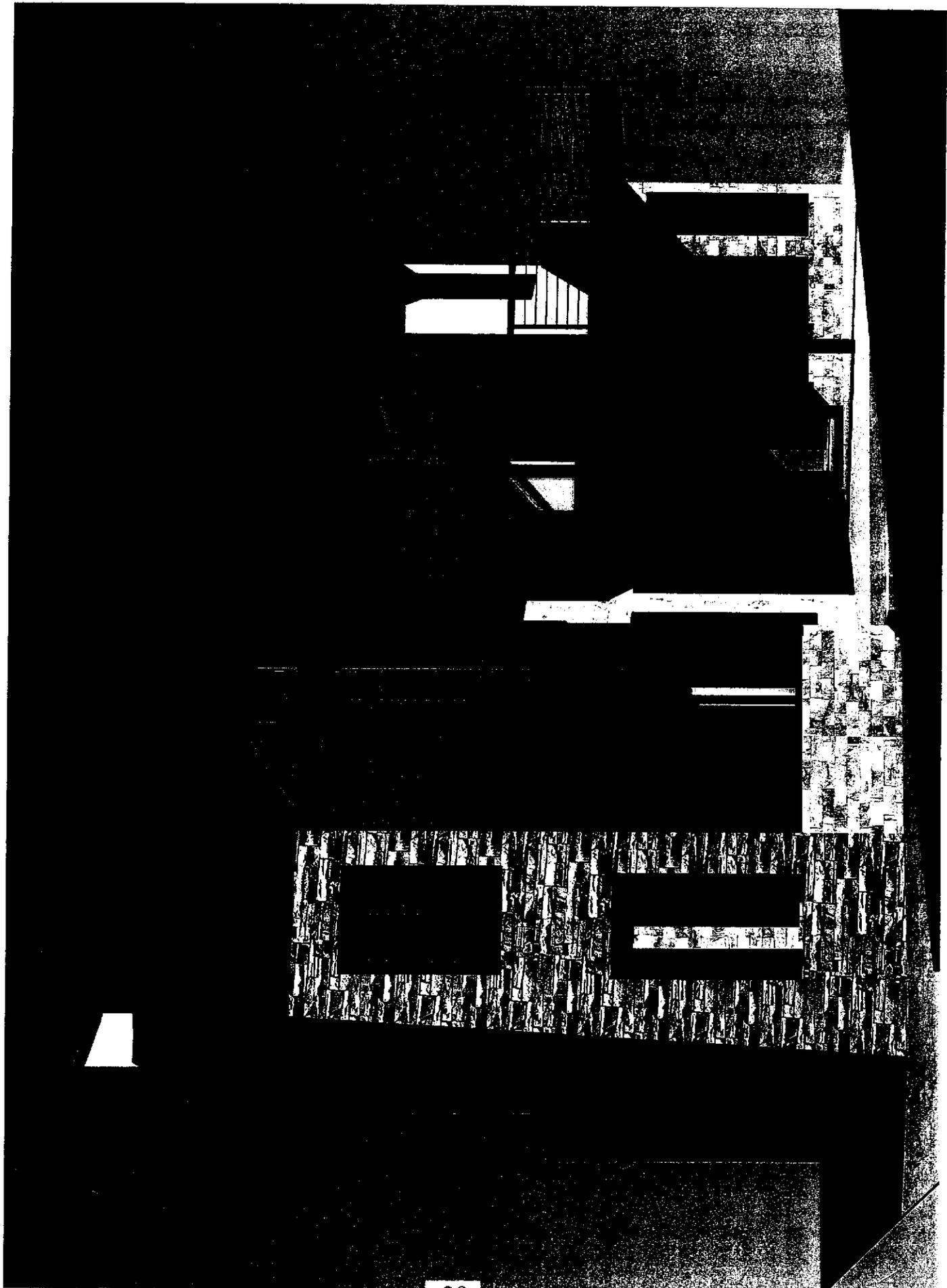
Matson Britton Architects
Rendering: ArchiGraphics

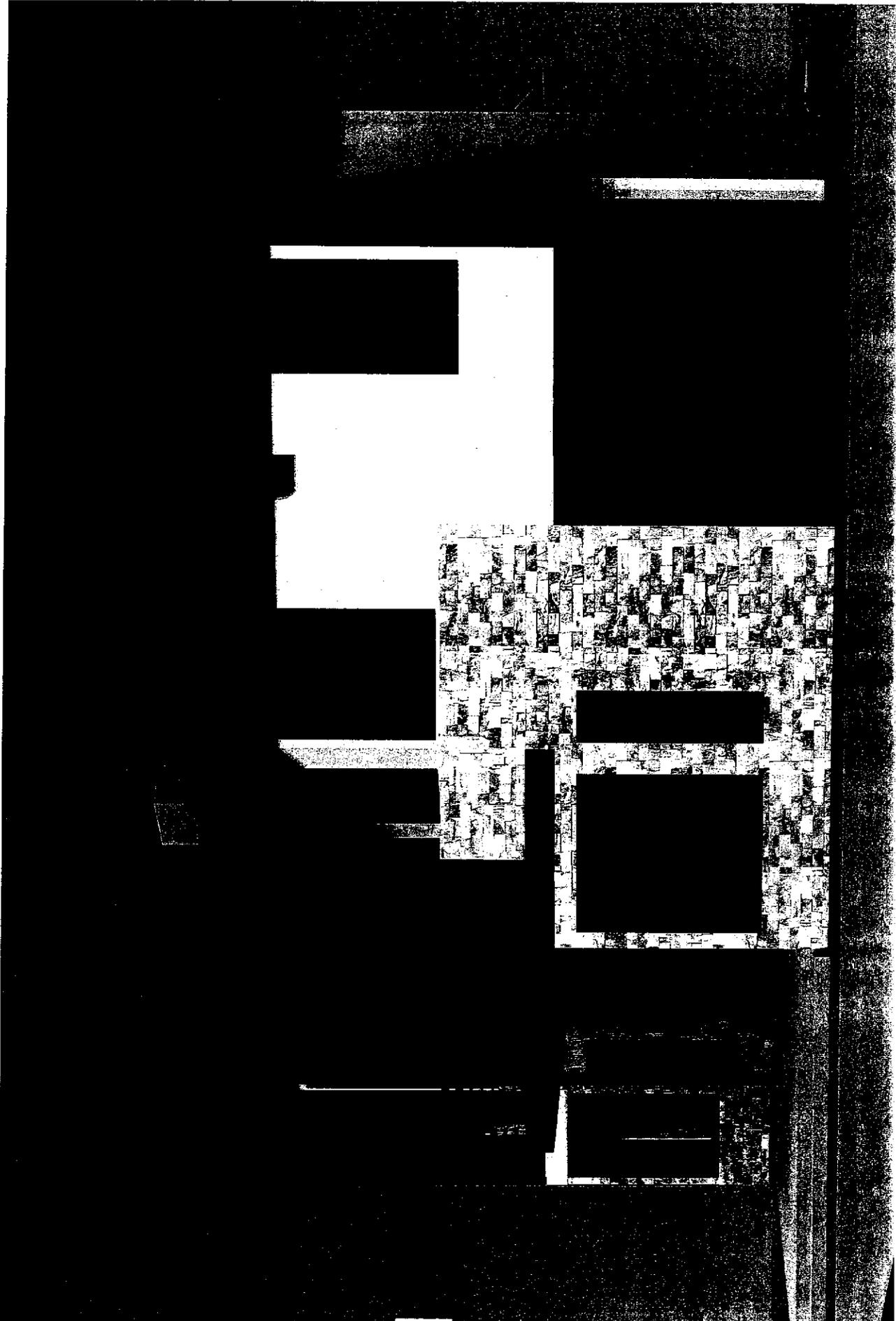


©2006 ArchiGraphics

Photomontage from the East Direction of East Cliff Drive

SWINTON PROPOSED RESIDENCE
2-3515 East Cliff Drive, Santa Cruz CA
Matson Britton Architects
Rendering: ArchiGraphics





SWINTON RESIDENCE

2-3515 EAST CLIFF DRIVE
SANTA CRUZ, CA 95062

A.P.N.: 032-223-09

COLOR & MATERIALS

WALLS TO BE 2 COATS HARD TROWEL STUCCO W/ CUSTOM COLOR COAT TO MATCH SAMPLE
ROOF TO BE ELK COMPOSITE SHINGLES,
COLOR: SABLEWOOD



728 N BRANCI FORTE
SANTA CRUZ
CA 95062
831-426-0544

KM638-L
Oak Terrace

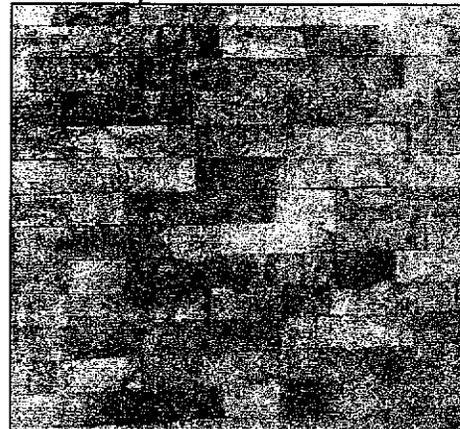


KM639-L
Coc Pazzo

FACIA & ACCENT
COLOR TO MATCH
KM636-L
COC PAZZO



STONE TO BE EL DORADO NANTUCKET STACKED STONE - 30-



STONE TO BE NORSTONE ROCK PANEL IN WHITE QUARTZ



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

May 23, 2006

Martha Matson
728 N. Branciforte Drive
Santa Cruz, Ca 95062

Subject: Application # **05-0813**; Assessor's Parcel #: **032-223-09**
Owner: **Swinton**

Dear Martha Matson:

This letter is to inform you that this application has been reassigned to me (Randall Adams) for further review and processing. This follows a letter mailed on 5/11/06 which informed you that the application was complete for further processing as all **required** submittal information has been received. Although this application has been determined to be complete, there are compliance issues regarding this proposal that must be addressed before Planning Department staff could recommend approval at a public hearing for this application. The issues of concern (with suggested potential solutions) are listed below:

- e County Code section 13.11.072(a)(1) (Compatible Site Design): The current proposal contains a large two story mass at the front of the residence. This two story element is not compatible with the immediately surrounding development or with the existing one story residence that the proposed structure will replace. The two story element could be reconfigured to **reduce** the bulk and mass (and to improve the streetscape relationship) of the proposed residence.

In order to reduce the bulk and mass, and to improve the streetscape relationship, it is recommended that the second floor family room be pulled back to line up with the dining room wall (shown as an 8' 4" projection on the project plans). A deck could be constructed over bedroom #1 in this location instead. Additionally, the roof pitch could also be modified, or the plate height of the roof could be lowered, to **reduce** the mass of windows facing the street. Other design options may exist which would achieve the objectives specified in the County Code and General Plan, however alterations to the proposed project which do not significantly reduce the apparent bulk and mass, as well as improve the streetscape relationship, *can* not be supported by Planning Department staff.

- County Code section 13.11.073 (Building Design) & County Code section 13.20.130 (Design Criteria for Coastal Development): In addition the bulk and mass issues above, the finish materials used on the front of the residence include large continuous expanses of glass and a bold two story dark architectural stone element. The use of these finish materials is not inappropriate, but the surface area of the glass should be broken up (perhaps by a horizontal band of stucco, wood trim, or the quartz stone used elsewhere) and the dark (El Dorado Nantucket) stone element will need to be reduced in height to create a sense of human scale at the street level. The current design creates a tall, powerful (almost tower-like) appearance relative to East Cliff Drive, which is out of proportion for this residential street (which is also a tourist attraction with a high volume of pedestrian traffic).

It is also recommended that some wood cladding materials be incorporated into the design (or materials with an appearance of wood) for consistency with surrounding homes.

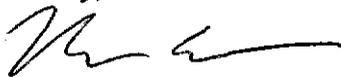
- County Code section 13.11.075(a) (Landscape Design), County Code section 13.20.130(d)1 (Blufftop Development) & General Plan Policy 5.10.12 (Development Visible from Urban Scenic Roads): In addition to the compliance issues listed above, the current design does not use landscaping to soften the appearance of the proposed development from view. Although the project is not located in an area where the structure should be entirely hidden from view by landscaping on the project site, it is recommended that some landscape elements be incorporated into the design to break up the mass and scale of the proposed two story residence. The use of small and medium sized shrubs and at least one tree (possibly deciduous) will be **necessary** to break up the mass and scale of the proposed residence and reduce **visual** impacts to scenic resources (East Cliff Drive & Monterey Bay viewshed). The intent of the landscape requirement is to balance the screening of the proposed structure with the **streetscape** relationship by softening the structure and providing a bridge from the two story elements down to a human scale.

In summary, all of the above listed issues must be addressed in order for Planning Department staff to make the required findings for approval of your Coastal Development Permit application. Overall, the design of the structure is in compliance with residential site and development standards, but the aesthetic considerations in a coastal scenic area will require additional modifications to reduce the bulk and mass of the proposed structure and to protect scenic resources as required by County Code and the General Plan.

I understand that this may be your first opportunity to review the above listed compliance issues and that you may want to discuss them further prior to formally responding. Please let me know if you would like to meet to discuss these **issues** and appropriate revisions to the structure and landscape design. Whether or not you decide to meet, I will require a formal response, either in the form of a revised project or in a letter stating that you do not intend to revise the design. I will need this response by **7/23/06** in order to continue processing your application in a timely manner. If no response is received by that date, I will begin preparation of a staff report for your application which addresses the issues described above.

Please let me know you have any questions regarding this letter or if you would like to discuss the issues that I have raised, please contact me at: (831) 454-3218 or e-mail: randall.adams@co.santa-cruz.ca.us

Sincerely,



Randall Adams
Project Planner
Development Review

June 27,2006

Randall Adams, Project Planner
Development Review
County of Santa Cruz Planning Department
701 Ocean St.
Santa Cruz, CA 95060

Re: Your letter of May 23,2006
Application #05-0813; APN 032-223-09
The Swinton Residence, 2-3515 East Cliff Drive

Dear Randall:

We wanted to thank you and Cathy for meeting with us. We both appreciated our discussion. It is helpful when applicants are provided with an understanding of staffs concerns on any given project. We appreciate your acknowledgement that “Overall, the design of the structure is in compliance with residential site and development standards...”.

From the inception of this project, the Swintons have instructed their architect to design a fully conforming home, without any need to obtain variances.

In summary, your concerns and offered solutions are

1. Code Section 13.11.072(a)(1) [Compatible Site Design]: In particular, your concern is that the southwest corner design element “is not compatible with the immediately surrounding development”, and its “apparent bulk and mass” and “streetscape relationship”.

Staff is recommending the following change as the sole method of mitigation: The 2nd floor family room be pulled back. Staff has deemed that new two story homes in this neighborhood should be stepped back on the second floor, as this is the design pattern of the existing homes.

2. Code Section 13.11.073 [Building Design] & Section 13.20.130 [Design Criteria for Coastal Development] In particular, the design “creates a tall, powerful. ..appearance relative to East Cliff Drive, which is out of proportion for this residential street”.

Staff is recommending the following changes as the sole method of mitigation: Breaking up the glass surface area, reduction in height of the southwest stone element, and the use of wood cladding materials “for consistency with surrounding homes”.

3. Code Section 13.11.075(a) [Landscape Design] & Section 13.20.130(d)1 [Blufftop Development] and General Plan Policy 5.10.12 [Development Visible From Urban Scenic Roads]; In particular, “the current design does not use landscaping to soften the appearance of the proposed development from view”.

Staff is recommending the following changes: “The use of small and medium sized shrubs and at least one tree...”. Staff would like the inclusion of a tree in the yard facing East Cliff.

We understand that the focus of your concerns revolve around “apparent bulk and mass”, “neighborhood compatibility” and “protection of scenic resources”.

We would like to address staffs concerns and proposed solutions,

1. Compatible Site Design Code Section 13.11.072(a)(1)

Our design effectively addresses the compatibility with surrounding neighborhood and viewshed by using various architectural design techniques as suggested in code. We do not subscribe to the “stepped back second floor” design pattern as the sole technique to achieve site design compatibility. The current design is sited and designed so as to be visually compatible and integrated with the character of surrounding area, as detailed in the following discussion, successfully addressing both neighborhood compatibility and viewshed concerns.

Current ordinances do not contain different first and second floor-specific setback requirements. We have done an analysis of the East Cliff viewshed and disagree with the implied finding that the two story homes there are set back on the second floor beyond the 15’ minimum. In fact, we find that only 3% of two story structures exhibit this pattern.

It should be noted that most of the existing structures (65%) have non-conforming setbacks; many have two story masses that are within 15’ front yard setback (42% with an average of approx. 5’). The proposed 2nd story component at the southwest corner, which staff suggests should be set further back, has a minimum front yard setback of 18’-2” and a maximum of 24’-6”. The mass is at an angle to East Cliff Drive. Code calls for a 15’-0” front yard setback. In fact, if the front yard setback of all the structures in the viewshed were averaged, this average setback would be significantly less than 15’-0”. [Our data shows this average is approx. 10’.] Therefore, the proposed two story mass is placed significantly back from the street, has a greater than the code required set back, and is further back than many of the existing structures. In fact, the proposed home is located 13’-6” back from the existing residence’s facade. Any impact of the proposed home’s apparent mass is greatly reduced by this generous set back.

In reference to the general style of the house, we originally looked at doing a very modern house with flat roofs, glass, and steel. After an initial meeting with neighbors, we rethought that approach in view of neighbors responses to very modern architecture. The proposed home now is of a neo-craftsman feel with hipped roof structures, stone base, and multi window fenestration. This revised design has received exceptionally strong neighbor support.

We feel that the southwest corner element is in keeping with coastal design, giving a sense of connection to an older, now gone structure, perhaps a old harbormaster’s residence. The stone is a good neighbor to the cliffs in front of the project. The front façade of this southwest element is not massive. In fact, the façade staff suggests be broken up is only 13’-3” across at the top and 15’-0” at the bottom. The largest unbroken window in this element is 7’-0” wide, which is the same size as other picture windows along East Cliff. With respect to the overall design, staff’s suggested change actually increases the apparent bulk and mass, by removing the vertical articulation that is being used to treat this subjective issue, creating a larger continuous mass (27’) on the second floor. Additionally, staff’s suggestion introduces an unfinished, single story rectangle that is dis-contiguous to the purposeful vertical articulation of the proposed design. Our proposed design, as submitted, uses the very techniques called out in the code: *“The perception of bulk can be minimized by the articulation of the building walls and roof.”* [Section 13.11.030(b) Definitions]

Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. A few one story (15%) and a majority of two story (85%) homes in the viewshed are present in a variety of sizes and massing. In general, our studies and the historical findings of the Planning Department indicate that the neighborhood lacks any defining architectural character or design.

Given the generous setbacks and the careful use of the above-described architectural techniques, the proposed design effectively addresses the subtle apparent bulk and mass concern of staff. In fact, taken as a whole, the proposed design actually enhances the viewshed. It complements the scale of neighboring development,

2. Building Design Code Section 13.11.073 & Design Criteria **for** Coastal Development Code Section 13.20.130

The proposed building design is visually compatible and integrated with the character of surrounding neighborhood. In our studies, we have found that establishing non-compatibility is difficult in the context of a diverse neighborhood such as this one as there is not a consistent design or a clear functional relationship between the existing structures. Elements of the proposed design as well as similar scale and massing are present in this neighborhood.

For example, there are several residences along East Cliff Drive with two story facades massed along the very front of the parcels. The wide range of architectural styles, sizes, massing and configuration of structures in this neighborhood accommodates a broad range of designs that could be considered complementary if not compatible.. Code Section 13.1 16 states, “*Complementary development does not necessarily mean the imitation or replication of adjacent development.*” Neighborhood compatibility is highly subjective, particularly in more eclectic neighborhoods, such as this. The proposed project balances building bulk, mass and scale, within a neighborhood that has a range of architectural styles and sizes of structures.

In terms of material compatibility, although there are homes with wood siding, half of the homes (50%) are finished with only stucco and/or stone. **On** the 1st floor, the white quartz stone effectively breaks up the glass surfaces, and, on both 1st and 2nd floors, vertical articulation and multiple fenestration add to this treatment of mass. We feel that the proposed stone surfaces are compatible with the natural beach setting. In fact, the southwest stone element is complementary both color to the cliffs and in height to the design. Wood is also a material that does not do well by the ocean; this reality **is** recognized as the newer primary residence construction leans towards the use of stucco alone. Staff recommended some materials that emulate wood but can withstand the environment. However, this is more of a subjective suggestion rather than a Code requirement. We already have materials such as stone, stucco, and copper that will weather beautifully and are natural materials. We are very uncomfortable using simulated materials, with concerns as to both their initial **look** and long-term aging properties. Code states that a fundamental purpose of Chapter 13 is to “*Promote...stimulating creative design for individual buildings and...encouraging innovative use of materials*”. The proposed design embraces this.

Finally, the proposed building design incorporates all of the elements specified in the Code for the purpose of creating human interest and reducing apparent scale and bulk. These include variation in wall plane, roofline, roof plan, detailing, materials, appropriate siting and the incorporation of building projections.

3. Landscape Design [Code Section 13.11.075(a)], Blufftop Development [Code Section 13.20.130(d)], & Development Visible **from** Urban Scenic Roads [General Plan Policy 5.10.12]

After careful re-examination of the submitted landscape plan, it actually incorporates many **of** Randall’s suggestions: **In** the plan, there are shrubs and perennials along East Cliff and along the west border. We have plantings below the southwest corner feature. This proposed landscaping does address the Code requirement that “landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed.” [Chap. 13.20.130(d)]¹ and

(c)2]. We are also amenable to adding a tree but have had neighbors concerned that it would block their views. However, if staff recommends conditioning approval to the addition of a tree, we would amend our landscape plan to do so. In our survey, we have found that 70% the homes in the viewshed only use shrubs, groundcover or hardscape to soften visual impact.

We would also like to state that this application was submitted with numerous letters of support from the neighbors; in fact, we now have in hand over three dozen. We expect even more and, once all are received, will provide them to you in a single package. The Swintons have lived in this house for over 20 years, understand their neighborhood first hand, and have met informally with many of their neighbors. They have been overwhelmed by the preponderance of positive, supportive responses. They are holding a community meeting on site to further discuss this project on July 15". They have sent formal invitations to all neighbors within 300', as well as staff and Jan Beautz.

In conclusion, we thank Kathy Graves and Randall Adams for their consideration of our proposal. At this time, as our design conforms with the neighborhood and all applicable current regulations, we would like to proceed. The house meets all ordinances in terms of height, setbacks, floor area ratios, and lot coverage and was deemed to have met all "Visual Compatibility" criteria by the urban planner, Larry Kasparowitz, in January 2006. We also complied with every requested change (from Planner Annette Olson's letter of 27 January) in our completion information submission on 28 March. Given completeness, we request the prompt processing of the application and scheduling on the Zoning Administrator's calendar.

It is our sincere hope that this letter, and the additional insight and data herein, clarifies and mitigates the concerns in your letter of 23 May 2006. In light of

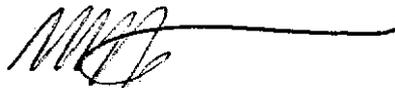
- The above specifics,
- The insight of the dozens of the Swinton's actual neighbors, who are practical experts in understanding compatibility in the neighborhood they live in,
- The current ordinances in the Code, and
- The positive, expert evaluation by the Urban Planner in early January,

we respectfully ask you to please objectively evaluate our application and to make the required findings for approval.

Sincerely:



Martha Matson
Architect
MATSON BRITTON ARCHITECTS



William G. Swinton
for William G. and Alane K. Swinton. Owners

July 13,2006

Randall Adams, Project Planner
Development Review
County of Santa Cruz Planning Department
701 Ocean St.
Santa Cruz, CA 95060

Re: Our letter of June 27,2006
Application #05-0813; APN 032-223-09
The Swinton Residence, 2-3515 East Cliff Drive

HAND DELIVERED

Dear Randall:

Attached please find over three dozen letters and expressions of support for the above application, as were referenced in our letter of 27 June 2006.

These letters are from our neighbors, who, I submit, are practical experts in neighborhood compatibility and the East Cliff Drive environs. Please review them as they represent a broad and diverse insight into this project. Please understand that each neighbor had an opportunity to review the project plans, including the site survey, photo simulations, elevations, floor plan, etc. Additionally, a few of the neighbors contacted were supportive but not of the disposition to become involved in a written manner. To date, in all our discussions with our neighbors, we have yet to find any objections; in fact, we have been amazed at the very positive reaction to, and understanding of, the design, site plan, and architecture.

Please take special note that included in this package are support from the three immediately adjacent property owners.

Additionally, after the letters, you will find a chronological file. This was included as this package will be part of the materials available to our neighbors during our community meeting, this Saturday, 15 July 2006, to which you have previously received an invitation.

Sincerely:



William G. Swinton
for William G. and Alane K. Swinton. Owners

cc:

Cathy Graves, Santa Cruz County Planning
Larry Kasparowitz, Urban Designer, Santa Cruz County Planning
Tom Bums, Director, Santa Cruz County Planning
Jan Beautz, Supervisor, Santa Cruz County

December 14, 2005
To whom it may concern:
Subject: 2-3515 East Cliff Drive, S.C.

We are delighted to learn of the new home the Swintons are planning. They have been wonderful neighbors for many years and we know they are anxious to upgrade their current structure.

We are pleased that the new home will be set back according to code and that parking will be increased. As next-door neighbors, we fully support this project. It can only improve our neighborhood.

Sincerely,



Dod and Loyce Gleason
2-3535 East Cliff Drive
Santa Cruz, Ca. 95062

CC Gerry Swinton

3/13/06

To whom it may Concern,

I am a Pleasure Point resident
and neighbor of Gerry and Alane
Swinton.

I highly endorse their decision
to make the improvements to
their property. Their lot is in a
very desirable location and their
present dwelling is somewhat substandard
in relation to the location.

They showed me their planned house
and I feel it would be an asset
to the neighborhood.

Sincerely,
Thomas J. Atkinson
589 35th Ave.



March 15, 2006

Eric Bodnar
111 34th Avenue
Santa Cruz, CA 95062

To whom it may concern:

It has come to my attention that the Swintons intend to improve their property on East Cliff Drive. It is clear from the plans that the Swintons have put a lot of effort and thought into the proposed project. I feel that the unique yet modest architecture will be a nice addition to the neighborhood. I particularly like the combination of natural stone and stucco in the design, which I feel will complement existing homes in the area. The plan also appears to address a number of existing non-conformance issues and improves off-street parking, much needed in our neighborhood.

Finally, as an owner-resident in the Live Oak community, I am encouraged by other owner-residents who wish to improve their properties and remain in the neighborhood. Owner-residents take pride in their homes, take care of their homes and make good neighbors.

Please consider this letter my formal endorsement of the proposed Swinton project.

Respectfully,


Eric O. Bodnar

March 15, 2006

County of Santa Cruz
Planning Dept.

Our names are Matt and Michael Dini and we live in the Pleasure Point neighborhood. We have reviewed the drawings of the new home designed for the Swintons. In our opinion we believe the new home would be a wonderful addition to the neighborhood. It has all the design features that we think would blend in very nicely with the existing homes on the street.

Sincerely yours,



Man and Michael Dini
425 Larch Lane
Santa Cruz, CA 95062
Home Ph 831.464.8547

March 2006

Gerry & Alane Swinton
2-3515 East Cliff Drive
Santa Cruz, CA. 95062

Dear Gerry and Alane,

Congratulations on your new house design. Susie and I have looked at the proposed elevations that you dropped by. We heartily encourage you to proceed with your plans and believe that it will make a fine addition to our neighborhood.

As you know we demolished our old house and built a new home about three years ago. It was wonderful to get out of that old drafty house and in to the new one. Our heating bill was cut in half and it was great to be able to park our automobiles in a real garage.

Best of luck with your new project. We look forward to observing the construction as you move forward.

Very truly yours,



Don & Susie Snyder
2-3645 East Cliff Drive
Santa Cruz, CA. 9506

**PAGE HONORIO
319 35 TH AVE
SANTA CRUZ, CA 95062**

3 SANTA CRUZ COUNTY PLANNING DEPT

3/22/2006

3 WHOM IT MAY CONCERN, I AM A NUGHBOR OF WILLIAM AND ALANE SWINTON
HAVE SEEN THE PLANS FOR THERE REPLACEMENT HOUSE. I WOULD WELCOME
HE NEW HOUSE AND BELIEVE IT IS GOING TO IMPROVE ARE NEIGHBOR HOOD

THANK YOU

PAGE HONORIO

March 23, 2006

Santa Cruz County Planning Dept.

Re: William and Alane Swinton's
Replacement House
2-3515 East Cliff Drive

Dear Reader

This letter is being provided in
order to voice our support for the
Swinton's home project, which will
be a much needed replacement for their
old home, and architecturally very attractive.

Sincerely,



JIM and ANNIE MARSHALL
2-3439 East Cliff Drive
(831) 476-0877

March 23, 2006

Santa Cruz Planning Dept.
Santa Cruz, CA

To Whom It May Concern:

I am writing **this** letter to *state my views* on the Project for **William and Alane Swinton's Replacement House at 2-3515 East Cliff Drive, Santa Cruz, CA 95062.**

My name is **Jo Ann Resteigen** and I **own the** property at **303 - 35th Avenue (Parcel Number: 032-223-41)** and share **the** alley with **William and Alane Swinton**. I have gone **over** **the** plans and **drawings** for the proposed project and **find** **them** to be beautifully designed. **What a lovely addition** **this** will be *to* our neighborhood. I am particularly pleased **to see** the inclusion of **4 parking** places (two in the **garage** and two on the property). This will be greatly appreciated **by** those of us **who** must **use the alley** to get to **our own** **garages**.

I hope that this project **will begin** soon and look forward **to watching** **it** progress.

Sincerely,



Jo Ann Resteigen
300 - 35th Avenue
Santa Cruz, CA 95062

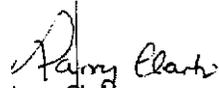
Santa Cruz County Planning Department

RE: PROJECT
William and Aiane Swinton's Replacement House
2-3515 East Cliff Drive
Santa Cruz, CA 95062

To Whom it May concern;

We both concur that William and Aiane Swinton are doing to the best of their ability to enhance our neighborhood by remodeling their home by the guidelines of Santa Cruz County. This is something that we both have viewed on their proposed plans and have to agree that the project is to our liking.

Respectfully;


Larry Clark


Gail Clark
344 35th Ave.
Santa Cruz, CA 95062

Planning Dept

To Whom it May Concern

I am a neighbor of
William and Alane Swinton @
23515 East Cliff Drive.

their plans
agree it

As new ho
we need be a
neighborhood.

to the

Sincerely,

Kathleen A. Haggen
331 35th

Santa Cruz 95062
831 479-9805

May 28, 2006

Santa Cruz County Planning Department
Santa Cruz, California

To Whom It May Concern:

I have seen William and Alane Savinton's plans for their replacement home at 2-3515 East Cliff Drive, Santa Cruz, California.

It will be a lovely addition to the neighborhood and I look forward to seeing it in completion.

Peter Benbow
2-3471 East Cliff Drive
Santa Cruz, CA 95062

Dep. v Building / Planning People
to suggest the Swintons
Home replacement project.
It is great that Planning
Dept. home owners are regarding
the property.
I support the Planning Dept
should support the New
Home plans

Carol Ewing
215 35th ST
SCCA

Transcript of voice message rcv'd early June 2006 from

Bill O'Neill
2-3701 E. Cliff Dr.
and
2-3705 E. Cliff Dr.

"Hi Gerry. My name is Bill O'Neill. I'm at 2-3705. *You* sent me or you called me I believe regarding you're building something. I'm out of town; I'm out of town most of the time. Hey listen, I have *no* objection to you doing what you want to do on your property -- nothing no objection whatsoever. *So* there you go. *You* can put *my* name do *as* - or something on the petition; whatever you want to do.

2006

Re: William & Alane Swinton's Replacement Home @ 2-3515 E. Cliff Dr, SC 95062

To: Santa Cruz Co. Planning Dept. & Whom It May Concern:

I have reviewed the plans of my neighbors, William and Alane, for their replacement home. I am pleased with the design.

It replaces an old, dilapidated structure, with a nice home that will be a welcome addition to our neighborhood.

When completed, it will improve E Cliff Drive.

Sincerely,



Name: Sterling F. Lewis

Address: 2-3435 E. Cliff Dr.

Santa Cruz, CA
95062

Santa Cruz County Planning Dept.

Re:
Project for William and Alane Swinton's Replacement Home
2-3515 East Cliff Dr.
Santa Cruz, Ca 95062

To whom it may concern,

My name is Eric Spence and I live at 301 36th ave. Santa Cruz Ca. Mr Swintons home is visible from the upstairs living area of our home. I have spoken to Mr. Swinton regarding the plans he has to remodel/rebuild his current structure. After reviewing his plans, I fully support him in his proposal.

I believe that the new home would be an improvement to the overall look and appeal of East Cliff Dr. and fully conforms to the other residences located in and around the East Cliff Dr. vicinity.

Our neighborhood homes are an eclectic collection of architecture and designs and I believe that the design of the Swinton's proposed structure would further enhance the special characteristics of our neighborhood that make it so special.

Thank you for your consideration.



Eric Spence
831 475-4617

i

BOOK & BOOK, LLP
ATTORNEYS AT LAW

June 2, 2006

DEENIS B. BOOK
JASON R. BOOK
BRIAN M. KANDEL

Santa Cruz County Planning Department

Re: **William and Alane Swinton's Replacement Home**
2-3515 East Cliff Drive
Santa Cruz, CA 95062

To Whom it May Concern:

I reside at 328 35th Ave., Santa Cruz, and was recently contacted by Mr. William "Gerry" Swinton regarding his above-referenced replacement home. I write to inform you that Mr. Swinton has shown me his proposed plans, including an artist rendering of the completed replacement home, and I cannot find anything relating to the project which would be objectionable or inconsistent with the character of the surrounding neighborhood.

I am hopeful that the Planning Department will allow the Swintons' project to proceed, as I feel it will enhance the area. Thank you.

Very truly yours,

BOOK & BOOK, LLP

By: 
JASON R. BOOK, Partner

JRB:jrb

1414 SOQUEL AVENUE
SUITE 203
SANTA CRUZ
CALIFORNIA 95062

TELEPHONE (831) 827-3131
FACSIMILE (831) 827-3155
E-MAIL jrb@bookandbook.com
WEBSITE www.bookandbook.com

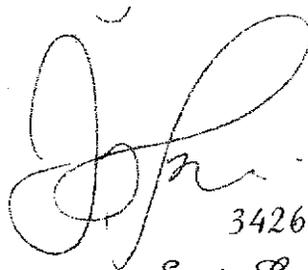
Jeremy Salz Lezin

6-3-06.

Santa Cruz Planning Dept.

o Whom it may concern:

My wife Wendy & I are totally in support of the project proposed by William & Alane Swinton at 2-3515 E. Cliff Drive in S.C. We feel that it is in keeping with the other homes.



3426 St. Deyns
Santa Cruz, CA 95062
Home: 831-476-7630

NICK TROWBRIDGE

June 3, 2006

Re: William & Alane Swinton's Replacement Home

TU

Santa Cruz Co. Planning Dept.
Santa Cruz Co. Zoning Board
Santa Cruz Co. Planning Board
&
Whom It May Concern:

I have reviewed the plans of my long time neighbors, William and Alane, for their replacement home. I am very pleased with the quality and thoughtfulness of the design. I am especially pleased with their choice to build a fully conforming home.

I have lived in Pleasure Point for the past 30 years. I own 2-3651 E. Cliff Dr and also own 448 38th Avenue, and have lived in both. Both are part of the East Cliff Drive neighborhood.

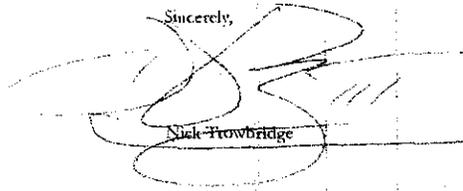
I surf and walk E Cliff often and appreciate and understand the transition of the neighborhood from vacation/2nd homes, constructed with little regard to materials and design, to primary residences. Aging and I might say ugly, structures are being thoughtfully replaced as end-of-life is being reached. The Swinton project, and the architectural interest of its design, is an excellent example of long time residents thoughtfully improving our neighborhood.

The Swinton project is a wonderful improvement to E Cliff Drive. It is compatible with the neighborhood and will improve the visual quality of E Cliff Drive.

It replaces an ugly and dilapidated structure, with a beautiful home that will be a welcome addition to our community. The Swintons' choice of a low key colors, black, brown, and white, and of non-reflective glass will not distract from the wonderful colors of the ocean and sky. Additionally, the positioning of the home on the lot within and even exceeding the minimum setbacks, is a refreshing improvement in comparison to the existing state of affairs. When I compare this modest home design to the extremely massive new 7 townhouse project on E. Cliff, and to existing structures, that are literally right on the street, I find the Swinton home, both in size, form, and lot position to be very appropriate.

I urge all concerned to approve this project as designed with all haste and look forward to its completion.

Sincerely,



Nick Trowbridge

NICK TROWBRIDGE 2-3651 E. CLIFF DR SANTA CRUZ, CA 95062

2006

Re am & Alane Swinton's Replacment Home @ 2-3515 E Cliff Dr, SC 95062

TC m Cruz Co. Planning Dept. & Whom It May Concern:

we reviewed the plans of my neighbors, William and Alane, for their replacement home. I am pleased
wi design.

ne eplaces an old, dilapidated structure, with a nice home that will be a welcome addiion to our
ne orhood.

When completed, it will improve E Cliff Drive.

Sincerely,



Name: BLACKBURN

Address: 426 BCB Ave

6-4-2006

Re: William & Alarie Swinton's Replacement Home @ 2-3515 E Cliff Dr. SC 95062

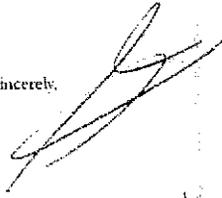
TO: Santa Cruz Co Planning Dept. & Whom It May Concern:

I have reviewed the plans of my neighbors, William and Alarie, for their replacement home. I am pleased with the design.

It replaces an old, dilapidated structure, with a nice home that will be a welcome addition to our neighborhood.

When completed, it will improve E Cliff Drive.

Sincerely,



Name:

Alberto Cubillo

Address:

315 36th Ave

Santa Cruz CA 95062

W/H, 2006

Re: William & Alane Swanton's Replacement Home @ 2-3515 E Cliff Dr, SC 95062

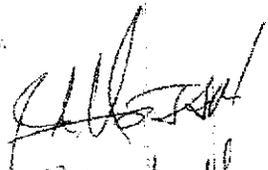
TO: Santa Cruz Co. Planning Dept. & Whom It May Concern:

I have reviewed the plans of my neighbors, William and Alane, for their replacement home. I am pleased with the design.

It replaces an old, dilapidated structure, with a nice home that will be a welcome addition to our neighborhood.

When completed, it will improve E Cliff Drive.

Sincerely,



Name:

Richard Alan Hesson

Address:

311 36th Ave
Santa Cruz, Ca

W/S 2006

Re: William & Alane Swinton's Replacement Home @ 2-3515 E Cliff Dr, SC 95062

TO: Cruz Co. Planning Dept. & Whom It May Concern

I have reviewed the plans of my neighbors, William and Alane, for their replacement home. I am pleased with the design and the fact that they choose to build a fully conforming home.

They are replacing an old, dilapidated structure, with a beautiful home that will be a welcome addition to our community.

When I compare this design to the extremely massive new 7 townhouse project on E. Cliff, and to existing homes on the street, that are literally right on the street, I find the design to be appropriate. When completed, it will be a beautiful addition to E Cliff Drive.

Yes! Yes!

Sincerely,

Robin "Zent" Hesson
[Handwritten Signature]

Name: Robin Janiszewski Hesson

Address: 311 36th Ave
Santa Cruz CA 95062

Mike Evans
371 5th Ave
Santa Cruz, CA 95062
(831) 476-5671

June 6, 2006

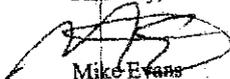
Santa Cruz County Planning Department

To Whom It May Concern:

Project:
William and Aiane Swinton's Replacement Home
2-3515 East Cliff Drive
Santa Cruz, CA 95062

As a 35+ year user and former resident of Pleasure Point I can see no detriment in the Swinton's replacing their existing house and in fact I think it will enhance East Cliff Drive and its promenade.

Sincerely,



Mike Evans

Sam Sexton and Diane Hogan

3433 Saint Deyns
Santa Cruz CA 95062
USA
Home Phone USA 1 831 476-6081

June 07, 2006

To Whom It May Concern
Santa Cruz County Planning Department

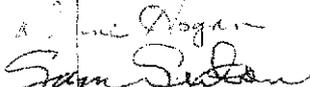
Re: William and Ajane Swinton's Replacement House Project
2-3515 East Cliff Drive
Santa Cruz, CA 95062

Dear Sir or Madame:

Mr. Swinton, a nearby neighbor, approached my wife and I with his plans for replacing his current home. We have lived in our home for more than 30 years. He has been in his for more than 20 years. He indicated that his lot was conforming and that he was NOT requesting a variance of any type. He will be below allowable height, he will have all building setbacks equal to or greater than currently required minimums. He has plans for a garage and off street parking. He does not have plans for a "granny unit", nor does he have plans for a third floor deck. In reviewing the plans he provided, the home appeared modest in size and appears to both fit the size of the lot and the surrounding structures.

My wife and I support his proposed building plans and encourage the County and the Coastal Commission to approve his request.

Sincerely,


Sam Sexton and Diane Hogan

June 8, 2006

Santa Cruz County Planning Department

Re: **William and Alane Swinton's Replacement Home**
2-3515 East Cliff Drive
Santa Cruz, CA 95062

To: **What it May Concern:**

"Get
plan
to be
as w

We reside at 121 Anchorage Ave., Santa Cruz, and were recently contacted by Mr. William Swinton regarding his above-referenced replacement home. After reviewing his proposed including an artist rendering of the completed replacement home, we do not find the project objectionable or inconsistent with the character of the surrounding neighborhood.

We are hopeful that the Planning Department will allow the Swintons' project to proceed. We hope it will enhance the area. Thank you.

Very truly yours,

Dennis and Joan Book

6/9 2006

Re: William & Alane Swinton's Replacement Home @ 2-3515 E Cliff Dr, SC 95062

TO: Santa Cruz Co. Planning Dept & Whom It May Concern:

I have reviewed the plans of my neighbors, William and Alane, for their replacement home. I am pleased with the design.

It replaces an old, dilapidated structure, with a nice home that will be a welcome addition to our neighborhood.

When completed, it will improve E Cliff Drive.

Sincerely,



Name: JUAN REPHART

Address: 330 36th Ave.

9/10, 2005

Re: William & Alane Swinton's Replacement Home @ 23515 E Cliff Dr, SC 95062

TO: Santa Cruz Co. Planning Dept. & Whom It May Concern:

I have reviewed the plans of my neighbors, William and Alane, for their replacement home. I am pleased with the design.

It replaces an old, dilapidated structure, with a nice home that will be a welcome addition to our neighborhood.

When completed, it will improve E Cliff Drive.

Sincerely,

Vita McSherry

Name:

Address:

131 34th St
Santa Cruz, CA 95062

6-10, 2006

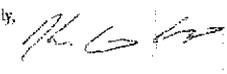
Re: William & Alane Swinton's Replacement Home @ 2-3515 E Cliff Dr, SC 95062

To: a Cruz Co. Planning Dept. & Whom It May Concern:

Mr. Notaro reviewed the plans of my neighbors, William and Alane, for their replacement home. I am pleased with the design.

It replaces an old, dilapidated structure, with a nice home that will be a welcome addition to our neighborhood.

When completed, it will improve E Cliff Drive.

Sincerely, 

Name: Keith D. Notaro
 Address: 32740 36th
 SC CA 95062

June 12, 2006

Re: William & Alane Swinton's Replacement Home @ 23515 E. Cliff Dr, SC 95062

TO: Santa Cruz Co. Planning Dept. & Whom It May Concern:

I have reviewed the plans of my neighbors, William and Alane, for their replacement home. I am pleased with the design.

It replaces an old, dilapidated structure, with a nice home that will be a welcome addition to our neighborhood, which is a mix of homes of various styles, uses and ages.

When completed as designed, it will improve E. Cliff Drive.

Sincerely,

Name: *Lane Boyd*
Address: *149 34th Ave.*

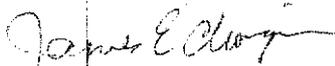
230 E. Empire St.
Grass Valley, Ca 95945
June 12 2006

Santa Cruz Planning Dept

To Whom It May Concern:

I represent the owners of the house at 301 35th St. I have reviewed the proposed project of William and Alane Swinton to replace their current house at 2-3515 East Cliff with a new building. We do not have any objections to the proposed project.

Sincerely,



James E. Chargin, Trustee
Ellen X. Chargin Trust

June 12, 2006

The Santa Cruz County Planning Department
Santa Cruz, California

To Whom it May Concern,

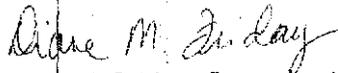
My name is Diane M. Friday and I'm the owner, and resident at 225 35th Ave. Santa Cruz. 95062. My neighbors, William and Alane Swinton are in the process of trying to build their replacement home at 2-3515 East Cliff Dr. I view their home directly, and would like to give my total support for their project.

The Swinton's new home will be in my direct line of sight, and from the plans, drawings, and computer projections I've seen of their new home, I think it will be absolutely beautiful. I think it will look fabulous on East Cliff, as it will preserve the current neighborhood ambiance of different styles of homes. I find their planned home to be unique, beautiful, and fitting in well with the Pleasure Point neighborhood. I fully encourage you to let them proceed with the building of their new home.

One of the best things of living in Pleasure Point is that we are an eclectic neighborhood. Everyone has a unique home. My home doesn't look like anybody else's and I like that. The Swinton's new home will be unique as well, and I feel it's a huge positive for the neighborhood to have a new and beautiful home.

I'm extremely lucky in that I'm living in my dream home on Pleasure Point. Seriously, it couldn't get any better living by the ocean in a wonderful area. I fully encourage and support the Swintons with their project, and hope that you grant them the necessary permits to begin the construction of their dream home.

I'd be happy to provide any other information.
Thank you very much,



Diane M. Friday, Owner and Pleasure Point Resident
225 35th Ave.
Santa Cruz, CA 95062
cell 408-455-9453

JUNE 12
2006

Re: William & Alane Swinton's Replacement Home @ 2-3515 E Cliff Dr. SC 95062

TO: Santa Cruz Co. Planning Dept. & Whom It May Concern:

I have reviewed the plans of my neighbors, William and Alane, for their replacement home. I am pleased with the design.

It replaces an old, dilapidated structure, with a nice home that will be a welcome addition to our neighborhood, which is a mix of homes of various styles, uses and ages.

When completed as designed, it will improve E Cliff Drive.

Sincerely,

Bill Wells

Name: ^{Owner} William Leo Wells

Address: 3525 HAWES DR
SANTA CRUZ
95062

16 June 2006

Message from Claire St. Laurent, St. Laurent Enterprises LLC
2-3505 E. Cliff Dr

&

2-3665 E. Cliff Dr.

Message from Ms. Laurent's assistant

- **Am out of town**
- Assistant authorized to talk on behalf
- Have no disagreement / problem with project. Will not object in any way to county

June 17, 2006

Re: William & Alane Swinton's Replacement Home

Santa Cruz Co. Planning Dept.

To Whom It May Concern:

I have lived in Pleasure Point at my current residence for 21 years and before that have lived on the Point on and off since 1961. I have seen the continuous change that our neighborhood goes through. This continuous change is an essential element of the character of Pleasure Point. It is a tangible and visible sign of the freedom that embodies this neighborhood.

I walk the length of East Cliff Drive almost everyday. I see the eclectic mix of structures; I see the history and the change that is elemental here. Some of our existing homes are the last of early vacation homes. Some are simply large boxes right on the street. In an overview, our neighborhood is a random mix of random styles of various ages.

Regarding the Swinton home, I have reviewed their plans and simulated images. I find the design pleasing. It is not a huge home. The Swintons will live in it. It is not a spec home - what a wonderful concept! It is tasteful and subtly minimal. When finished, it will be a wonderful enhancement to East Cliff Drive.

I find that the Swintons' design is exceptionally pleasing to the eye. The choice of color, the variation in the facade, as the house steps back into to the lot -- all of these are inspiring, representing a wonderful architectural interest. I wholly support their design and find it to be compatible with our eclectic neighborhood. It will improve the visual quality of E Cliff Drive.

Furthermore, it represents welcome diversity, especially given the seeming overwhelming addition of repetitive pseudo Spanish / Orange County new spec construction that has recently appeared. [The 7 new houses east of 38th Ave and the 2 new spec houses between the lagoon at 26th beach and 26th Avenue are notable examples of this massive, repetitive theme.]

In summary, I am fully supportive of the design in its current form and urge all concerned to approve this project.

Sincerely,



Nat Stevens
2-3451 E. Cliff Dr.
Santa Cruz, CA 95062

4/19, 2006

K n & Alane Swinton's Replacement Home (q) 23515 E Cliff Dr, SC 95062
T t Cruz Co. Planning Dept. & Whom It May Concern:

I have reviewed the plans of my neighbors, William and Alane, for their replacement home. I am pleased with their design.

It replaces an old, dilapidated structure, with a nice home that will be a welcome addition to our neighborhood.

When completed, it will improve E Cliff Drive.

Sincerely,

Kate Novak

Name:

Address: 320 35th Ave.
Santa Cruz, CA 95062

6/19 2006

I am & Alane Swinton's Replacement Home @ 2-3515 E Cliff Dr, SC 95062
Santa Cruz Co. Planning Dept. & Whom It May Concern.
I have reviewed the plans of my neighbors, William and Alane, for their replacement home. I am pleased with the design.
It replaces an old, dilapidated structure, with a nice home that will be a welcome addition to our neighborhood.
When completed, it will improve E Cliff Drive.

Frank Sutherland

Name: FRANK SUTHERLAND
Address: 210 - 34th ave.

June 26, 2006

Randall Adams, Project Planner
County of Santa Cruz
Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Re: **Application No. 05-0813** Assessor's Parcel No. 032-223-0 Owner: Swinton

Dear Mr. Adams:

I am writing to express my view of the above referenced project. I am a neighboring property owner and have reviewed the Swinton's plans. I am fully supportive of their design. As you know, the project is in compliance with residential and development standards. In addition, the project is situated within all the proper setbacks, especially with respect to its streetscape relationship with East Cliff Drive.

I have seen your letter to the Swinton's regarding the Planning staff's concerns with the project. I strongly disagree with the opinion that the design is not compatible with surrounding development. Furthermore, the proposed design is neither massive nor bulky. The use of glass and stone actually gives the structure a graceful appearance. The window appointment makes the structure transparent. The gaze of a pedestrian looking at the structure would be drawn directly through the glass into the heart of the house. It is human in scale.

I also like the relationship of the second floor family room as it currently situated over bedroom #1 and would not like to see it pulled back to line up with the dining room. Doing this would destroy the elegant architecture. As is, the design scales back beautifully from the front west corner elevation to the front east corner elevation. On the whole, the front elevation has the feeling of a gentle undulation. I feel the use of stone and glass is simplistic, modest and very attractive.

I hope you will take my opinion into consideration. As a neighbor, long time Pleasure Point resident and property owner, I believe the design is compatible with our neighborhood and will enhance the scenic beauty along East Cliff Drive. Please approve the project design as submitted and do not request that the owner make any changes to the original design.

Thank you for your consideration in this matter


Phyllis Christensen
102 32nd Avenue
Santa Cruz, CA 95062

cc: Jan Beautz, District I Supervisor

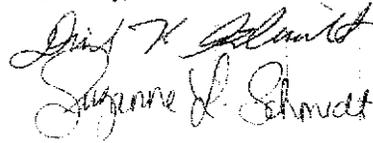
Date: June 27, 2006

T Santa Cruz County Planning Department & Whom It May Concern

R William and Alane Swinton's Replacement Home at 2-3515 East Cliff Dr., SC,
9.

V We reviewed the plans for the replacement home of William and Alane Swinton and
a used with the design. As homeowners in Pleasure Point, we feel the new home
v a welcome addition to the neighborhood and will improve the look of East Cliff
I

Sincerely,



David and Suzanne Schmidt
220 34th Avenue
Santa Cruz, CA 95062

July 20,2006

Randall Adams, Project Planner
County of Santa Cruz Planning Department
701 Ocean St.
Santa Cruz, CA 95060

Re: Community Meeting held 15 July 2006 at
The Swinton Residence, 2-3515 East Cliff Drive
Application #05-0813; APN 032-223-09

Dear Randall:

We're sorry you were not able to attend our community meeting, held at our home on Saturday, 15 July 2006. The meeting was successful. This letter may help you get a sense of what happened.

All the neighbors in the 300' notice zone were invited via U.S. mail, as were you, other members of the Planning Department, and our district Supervisor. Our architects were present, ready to answer any questions about the design, its conformance to existing code, or any other matter that might have arisen.

Over 35 people attended the meeting. It was so busy that we had a hard time keeping up with the sign-in sheet – we missed some of the attendees. Attached please find a copy of this sheet with 25 sign ins. Several passer-bys also dropped in. Supervisor Beautz was kind enough to attend, along with her assistant Mr. Reetz. She and Mr Reetz stayed for the entire, almost 2-hour meeting, and were able to hear first hand the neighbors' views concerning the proposed project. Further on in this letter, we will summarize these views.

At the meeting, many exhibits were provided to help simulate discussion and help the neighbors visualize the project on the actual site. These exhibits included

- The project plans and materials, including blueprints, photomontages, the site survey, FAR worksheet, etc.
- A photographic study of East Cliff Drive
- A photographic study of recent and in-progress construction in Pleasure Point
- The Urban Designer's Design Review report
- Copies of several recent Planning Department findings, each of which acknowledged the general diversity of the Pleasure Point neighborhood, the lack of consistent design and clear functional relationships between existing structures, and the wide range of architectural styles, sizes, massing and configuration within the neighborhood.
- A map of the parcels, illustrating from which written letters of support for the current plans had already been received.
- A chronological file of the various documents and correspondence
- Mark-offs on the site of the various comers of the new residence.

These exhibits did indeed stimulate vigorous discussion amongst residents and with our supervisor. The discussion was exclusively one-sided with sentiments, as best we were able to capture, such as

“...it's beautiful...”,
“...fits in...”,
“...what's wrong with it? it's fine by me and others I've talked to..”,
“...it's not very big at all...”,
“..what's the problem ...I can't wait for it to be finished...”,
“...when will this be approved..”,

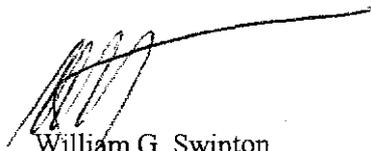
“...the Swintons have done a good job...”,
“...compared to the other houses on the street, this is pleasing to the eye...”,
“...it’s really a lot further back than the existing structure or the other houses on the street...”
“...when do you get started...what’s the holdup...”
“...what are the next steps...”
etc.

No negative sentiment of any kind was made known to us

Almost all neighbors went on a walking tour of the site, looking at the various comers, visualizing the different rooms, the position of the garage, the setbacks, and the relationship to other buildings. It is important to note that many were amazed at the large setback distance that the southwest comer if from E. Cliff (~25’) and how the building comer begins in the back half of the house next door to the west. Some thought that this distance back from East Cliff Drive was “a lot” and that “the building next door would he in the way..”. We were careful to explain that this generous setback is intentional.

On these walking tours, neighbors also expressed happiness with the additional 3 off-street parking spots, the relatively modest size of the house, and its position on the lot –further back than most residences on the street. After these walking tours, the understanding that the design is **within** all current limits regarding height, setbacks, size / **floor** area, etc., and seeing the map depicting the broad neighborhood support in place, many neighbors questioned our supervisor regarding the unclear process that has led to the current state of affairs.

In summary, we were surprised at the attendance, the excitement among our neighbors, and their support. We met some new neighbors, whom we had previously not been successful in contacting by knocking door-to-door, received 2 additional letters of support at the meeting, and were promised of several more forthcoming in the next week. The neighbors appeared to be pleased to see their Supervisor in attendance and welcomed the opportunity to give her their feedback in person.



William G. Swinton
for William G. and Alane K. Swinton, Owners

cc:
Annette Olson, Planner
Cathy Graves, Planner
Larry Kasparowitz, Urban Designer
Tom Burns, Planning Director
Jan Beautz, Santa Cruz County Supervisor
Martha Matson, Architect

Community Meeting SIGN IN SHEET

15 July 2006
 The Swinton Residence
 2-3515 East Cliff Drive
 Santa Cruz, CA 95062

NAME	ADDRESS	Phone # (opt.)	E-mail	Comments
Janet Patton				
Jim Marin	500 Oak Drive, Capitola			
Jim DeLay	3430 St Deyns St			
DIANE HOGAN	3433 St. Deyns			
SAM TAYLOR	3433 ST DEYNS			
Diane Friday	225 35th Ave.			
Kowall ARBUTHNOT	225 35th AVE			
Nat Stevens	2-3451 E. CLIFF DR.			
Dan Gleason	2-3535 E. CLIFF DR.	462-1082	davisgleason@msn.com	
RITA BENDON	2-3571 E. CLIFF			
Norma Clough	338-35th Ave			
Pammy Clark	344 35th Ave.			
Paul Clark	344 35th Ave			
Barbara Boyd				
Jo Resteigen	300-35th AVE	476-7126		
Chakne Gleason	2-3535 E CLIFF DR.	462-1082	davisgleason@msn.com	
Andrea Johnson	38th Ave #476		462-3681	Andrea J 123 @ ComCas ne
JASON BOOK	328 35th Ave			
Dennis & Jean Book	121 Anchorage Ave			
Nicki Martin	300 35th Ave.			
B. Tucker	300 35th Ave			
J. Ball	331 36th Ave.	234-1813		Good Luck!
Jason Book	121 Anchorage Ave			
IS MUX	35th Ave			

July 24, 2006

Randall Adams, Project Planner
County of Santa Cruz Planning Department
701 Ocean St.
Santa Cruz, CA 95060

Re: Additional Information re Community Meeting held 15 July 2006 at
The Swinton Residence, 2-3515 East Cliff Drive
Application #05-0813; APN 032-223-09 VIA E-MAIL and U.S. MAIL

Dear Randall:

After sending you the report on our Community meeting, I realized that it may be helpful for you to visually understand the siting of the home, especially with respect to the existing home to the west, as the generous setback of the southwest corner of our proposed home was much discussed topic at the meeting. Please recall from my previous letter of the 20th of July, that during the community meeting, many of the neighbors, when on a walking tour of the site, were amazed at the generous and intentional setback of this element of the design.

Attached please find some snapshots taken from the approximate position of the southwest corner of our design. [Note: The current structure is only 4' from the west property line, **and** thus, I was unable to actually stand at the corner of the new design as this corner is 1' east into the existing home.

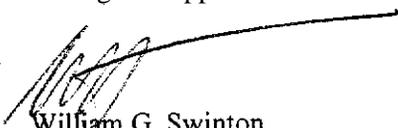
Please note that the front, south façade of our proposed home begins at a position that is only approximately 3' forward of the rear of the existing, neighboring structure to the west. This can be seen in the attached images.

I thought this information might help you to understand the modest size of our proposed design and its generous and streetscape aware setbacks.

Again, In light of

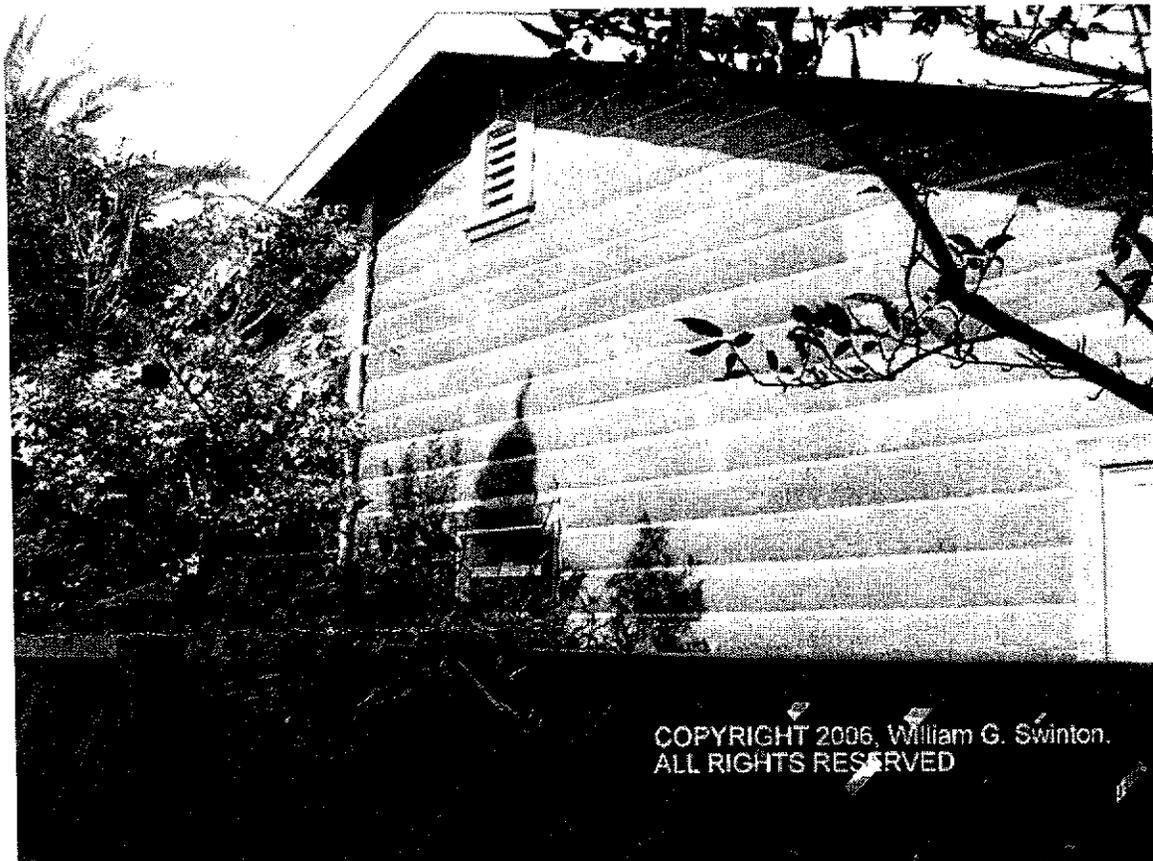
- The above information,
- The insight of the dozens of the Swinton's actual neighbors, who are practical experts in understanding compatibility in the neighborhood they live in, and the neighbors' overwhelmingly positive response received at the community meeting,
- The proposed design's *modest* size and **full** conformance with all setback, height, FAR, and site coverage ratios,
- The current ordinances in the Code, and
- The positive, expert evaluation by the Urban Planner in January,

I respectfully ask you to please objectively evaluate our application and to make the required findings for approval.



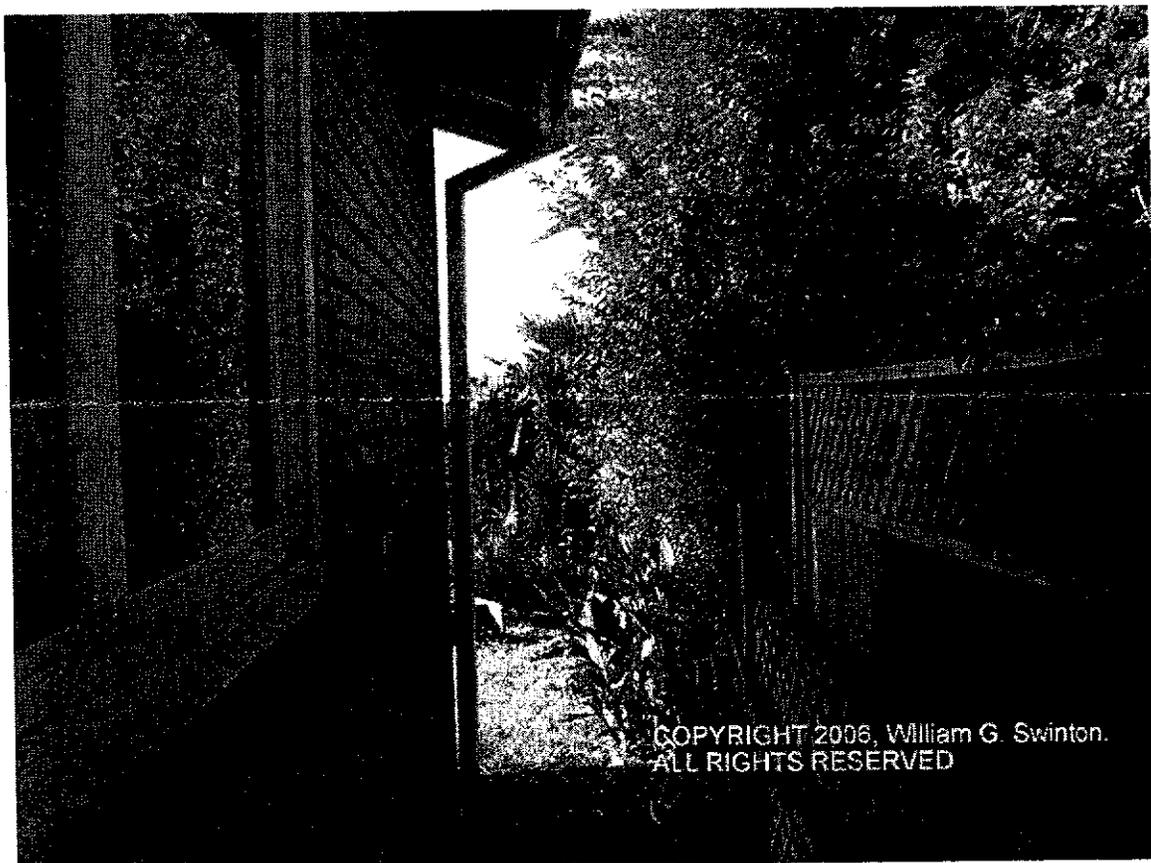
William G. Swinton
for William G. and Alane K. Swinton, Owners

cc:
Annette Olson, Planner
Cathy Graves, Planner
Larry Kasparowitz, Urban Designer
Tom Burns, Planning Director
Jan Beautz, Santa Cruz County Supervisor
Martha Matson, Architect



COPYRIGHT 2006, William G. Swinton.
ALL RIGHTS RESERVED

VIEW FROM APPROX. SW CORNER OF DESIGN looking SW at house to west



COPYRIGHT 2006, William G. Swinton.
ALL RIGHTS RESERVED

VIEW FROM APPROX. SW CORNER OF DESIGN looking towards property corner in Date palm over 25' feet away



VIEW FROM APPROX. SW CORNER OF DESIGN looking to west perpendicular to property –Note: Front, south façade of our proposed home begins at a position **that is** only approximately 3' forward of the rear of the existing, neighboring structure to the west

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

Project Planner: Randal Adams
Application No.: 05-0813
APN: 032-223-09

Date: August 14, 2006
Time: 11:18:58
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JANUARY 13, 2006 BY JESSICA L DEGRASSI =====

Please show on the site plan the entire width of East Cliff Drive and the edge of the bluff. Measure on the site plan distance from existing house to edge of bluff, and distance from proposed house to edge of bluff.

This project will require a soils report. please submit two copies of the report when complete. A list of recommended soils engineers is available upon request. Call 454-3162. ===== UPDATED ON APRIL 21, 2006 BY JESSICA L DEGRASSI =====

Received revised plans, replacement SFD will be located 55-60 feet from edge of bluff, with E.Cliff Drive in between. This distance is sufficient. enough to eliminate the requirement for the 100-year determination. The structure to be replaced is currently 45 feet from the edge of the bluff.

Soils report has been reviewed and accepted,

Environmental Planning Miscellaneous Comments

===== REVIEW ON JANUARY 13, 2006 BY JESSICA L DEGRASSI =====

===== UPDATED ON APRIL 21, 2006 BY JESSICA L DEGRASSI =====

A plan review letter from the soils engineer will be required at building permit stage.

An erosion control plan will be required at building permit stage

Dpw Drainage Completeness Comments

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

===== REVIEW ON JANUARY 24, 2006 BY DAVID W SIMS =====

The proposed stormwater management plan is approved for discretionary stage Stormwater Management review. Please see miscellaneous comments for items to be addressed in the building application stage. ===== UPDATED ON APRIL 24, 2006 BY DAVID W SIMS =====

No new comment.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JANUARY 24, 2006 BY DAVID W SIMS =====

Miscellaneous: Items to be addressed with the building plans.

General Plan policies: <http://www.sccoplanning.com/pdf/generalplan/toc.pdf> 7.23.1
New Development 7.23.2 Minimizing Impervious Surfaces 7.23.4 Downstream Impact As

Project Planner: Randal Adams
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sessments 7.23.5 Control Surface Runoff

The plan was found to need the following additional information and revisions, consistent with the policies listed above, prior to approving building plans.

- 1) Please provide an itemized table of all impervious surfacing for existing and proposed conditions. Indicate mitigation measures to treat new impacts from the redevelopment. Effectively holding runoff levels to pre-development rates. The discharge of downspouts to splashblocks is a beneficial measure to limit impacts, but may not be sufficient as the only means.
 - 2) The flagstones set in sand help to meet goals to minimize impervious surfacing. Please provide a sectioned construction detail with the building plans.
 - 3) Please fully describe and illustrate on the plans the offsite routing of all runoff to a County maintained inlet(s). Note any inadequacies in these flowpaths, such as ponding. Note the presence and transition between ditches, curbs, etc... along the length of the flowpaths.
 - 4) The property slopes at approximately a 1% grade from the NE corner to the SW corner. Indicate where there is a potential for runoff to be received onto this property or to be released onto neighboring property. Provide any necessary measures to control harmful impacts.
 - 5) County policy requires topography be shown a minimum of 50 feet beyond the project work limits. Please provide information to these extents, sufficient to evaluate local drainage patterns.
 - 6) Applicant should provide drainage information to a level addressed in the "Drainage Guidelines for Single Family Residences" provided by the Planning Department. This may be obtained online: <http://www.sccoplanning.com/brochures/drain.htm>
- A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.90 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

You may be eligible for fee credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures to establish eligibility. Documentations such as assessor's records, surveys records, or other official records that will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted.

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements.

All resubmittals shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Discretionary Comments - Continued

Project Planner: Randal Adams
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Please call the Dept. of Public Works, Stormwater Management Section. from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON APRIL 24. 2006 BY DAVID W SIMS =====
No new comment.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JANUARY 5, 2006 BY DEBBIE F LOCATELLI =====
Driveway is off of a non-county maintained road, therefore, no comment

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JANUARY 5. 2006 BY DEBBIE F LOCATELLI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JANUARY 25, 2006 BY GREG J MARTIN =====
We recommend 22 feet from the face of the garage to the property line to provide adequate space for vehicles parked in front of the garage to back out into the alley. Specific driveway details with respect to composition and structural section can be addressed with the building permit.

If you have any questions please call Greg Martin at 831-454-2811. ===== UPDATED ON JANUARY 25, 2006 BY GREG J MARTIN =====

===== UPDATED ON APRIL 21, 2006 BY GREG J MARTIN =====
The western side of the stucco wall proposed adjacent to the driveway obstructs sight distance for vehicles backing out. The wall is recommended to be located five feet from the edge of the driveway. The driveway surface should be specified. A pervious surface is acceptable.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JANUARY 25, 2006 BY GREG J MARTIN =====
===== UPDATED ON APRIL 21, 2006 BY GREG J MARTIN =====



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

April 21, 2006

Martha Matson
728 N. Branciforte Drive
Santa Cruz, CA 95062

Subject **Review of Geotechnical Investigation by Haro, Kasunich & Associates**
Dated March 27, 2006; Project #: **SC9159**
APN **032-223-09**, Application #: **05-0813**

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

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

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

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please call the undersigned at (831) 454-3168 if we can be of any further assistance.

Sincerely,

Kevin Crawford
Civil Engineer

Jessica deGrassi
Resource Planner

Cc: Haro Kasunich and Associates Inc.
William and Alane Swinton, Owner

NEW WATER SERVICE INFORMATION FORM

Multiple APN? **N**

APN: **032-223-09**

SANTA CRUZ MUNICIPAL UTILITIES

Date: **1/12/2006**

Revision Date 1 :

809 Center Street, Room 102

Santa Cruz, CA 95060

Telephone (831) 420-5210

Revision Date 2 :

PROJECT ADDRESS: 2-3515 East Cliff Dr

APPLICANT INFORMATION:

Name: **William Swinton**
 Mail Street: **2-3515 East Cliff Drive**
 City/St/Zip: **Santa Cruz CA 95062-**
 Phone: _____ Fax: _____
 Cell: _____

PROJECT DESCRIPTION:

Proposal to demolish existing and construct new Single family dwelling.

SECTION 1 EXISTING MAIN AND SERVICES Main Size/Type/Age: **6" PVC 1991** (Elevation zone: **N**)

Sizes	Account #'s	Old SIO #'s	Status	Date Closed	Type
3/4"	086-3910		Active		sfd

No connection fee credit(s) for services inactive over 24 months

SECTION 2 FIREFLOWS

Hyd # **2050** Size/Type: **6" stmr** Static Res Flow Flow w/20# Res. FF Date _____

Location: **@ 215 35th Ave**

Hyd # _____ Size/Type: _____ Static Res Flow Flow w/20# Res. FF Date _____

Location: _____

SECTION 3 WATER SERVICE FEES

Service Type	Service Size	Meter Size	Meter Type	# SIOs	Meter Eng Inst	Plan Review	Permit Insp	Rvw Fee	Backflow Permit Type	Water System Dev	Sewer Connection	Zone Capacity
Domestic												
Dom/Fire												
Irrigation												
Business												
Fire Svc	2	5/8	Disc	1	\$263	\$50	\$180					
Hydrant		Type										

WATER SERVICE FEE TOTAL \$263 \$50 \$180 \$

Street Opening Fee Irr Plan Review Fee Total \$493 -Credits GRAND TOTAL \$493

ADDITIONAL COMMENTS

List of SCWD approved service installation contractors enclosed for your use.
 * work order sent to Row test hydrant

SECTION 4 QUALIFICATIONS

- Service will be furnished upon:
 (1) payment of the required fees due at the time service is requested (a building permit is required), and, (2) installation of the adequately sized water services, water mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made.
- Fees and charges noted above are accurate as of the date hereof, and are subject to change at any time without notice to applicant.

BP# _____ PLAN APP # **05-0813** PLANNER **Annette Olson** REVIEWED BY **M. Fisher**

NOTICE: This form does not in any way obligate the City. It is provided only as an estimate to assist you in your planning and as a record for the Water Department. The requirements set forth on this form may be changed or corrected at any time without prior notice. Fees collected by other agencies are not included on this form.



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

JAN 04 2006

Project Comment Sheet

Date: January 3, 2006

- Accessibility
- Code Compliance
- Environmental Planning Jessica deGrassi
- Fire District Central Fire Protection
- Housing
- Long Range Planning
- Project Review
- Urban Designer Lawrence Kasparowitz
- Planning Director
- Maps - Level 5 Elizabeth Hayward

- Dept. of Public Works
- Drainage District
- Driveway Encroachment
- Road Engineering/ Transportation
- Sanitation
- Surveyor
- Environmental Health
- RDA
- Supervisor Janet K. Beautz
- Other

To be Mailed

- Santa Cruz City Water
- Coastal Commission

From: Development Review Division

Project Planner: Annette Olson Tel: 454-3134
Email: pln143@co.santa-cruz.co.us
 Subject APN: 032-223-09
 Application Number: 05-0813

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: January 20, 2006

Annette - No Sanitation review of this project is required until the Bldg. permit stage. It is a replacement w/no easement issues for public sewer lines on the property. Drain Paves. Sanitation x2783

→ see attached form for our prior determination of no review at discretionary stage.

Santa Cruz County Sanitation District Project Review Requirements

APN: 032-223-09 Address: _____

Proposed Project: Replacement SFD

Upon preliminary review of your discretionary application plans, The County of Santa Cruz Sanitation District finds that:



The County Sanitation Review Fees are not applicable for your project



This project *requires* review by the County of Santa Cruz Sanitation District. The following fee will be charged by the Planning Department at the time you submit your discretionary application:

SC1 _____ Residential Remodel (remodel expanding footprint, pool, accessory building, retaining wall)

SC2 _____ Residential New or Miscellaneous (right-of-way issues, lot line adjustment)

SC3 _____ Minor Commercial (remodel)

SC4 _____ Minor Commercial (new or replacement)

SC5 _____ Major Commercial (new or replacement)

SC6 _____ Development Review Group (DRG)

SC7 _____ Land Division Improvements



This application should be routed to Environmental Health Services.

Comments _____

Issued by Elean Andrus Date 11/16/05



CENTRAL FIRE PROTECTION DISTRICT of Santa Cruz County Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831)479-6843 fax (831)479-6847

Date: January 10, 2006
To: William and Alane Swinton
Applicant: **Martha Matson**
From: Tom Wiley
subject: **05-0813**
Address: **23515 E Cliff Dr.**
APN: 032-223-09
OCC: 3222309
Pennit: 20060007

We have reviewed plans for the above subject project

The following NOTES must be added to notes on **velums** by the **designer/architect** in order to satisfy District requirements when submitting for Application **for** Building Permit:

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2001) and Central Fire District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and SPRINKLERED as determined by the building official and outlined in Chapters 3 through 6 of the 2001 California Building Code (e.g., R-3, Type V-N, Sprinklered).

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant, meeting the minimum required fire flow for the building, within 250 feet of any portion of the building.

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

NOTE that the **designer/installer** shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. **Installation** shall follow our guide sheet.

Show on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.

- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of **FOUR (4)** inches in height and of a *color* contrasting to their background.

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed $\frac{1}{2}$ inch.

NOTE on the plans that the roof coverings to be no **less** than Class "**B**" rated roof.

Submit a check in the amount of \$100.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details **comply** with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
3222309-011006

MEMORANDUM

Application No: **05-0813**

Date: January 17, 2006

To: Annette Olson, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for a new residence at 2-3515 East Cliff Drive, Santa Cruz

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	✓		<i>See additional comments below.</i>
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			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			N/A
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 Mend with the vegetative cover of the site shall be used, or if the structure is located in an existing duster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
--	--	--	-----

Desian 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
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	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		

Ridgeline protection			N/A
Views			
Minimize impact on private views	✓		
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
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	✓		
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	✓		

URBAN DESIGNER'S COMMENTS:

- *This location is a neighborhood in transition and neighborhood compatibility is difficult to establish.*
- *The applicant should submit two photomontages of the proposed residence - from both east and west directions looking along East Cliff Drive.*

Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building duster 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			NIA
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			NIA
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			NIA
Signs			
Materials, scale, location and orientation of signs shall harmonize			NIA
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or			NIA
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor			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			NIA

<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 where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter</p>			<p>NIA</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>		

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: January 18,2006
TO: Annette Olson, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application **05-0813**, APN 032-223-09, 23515 East Cliff Drive (near 35" Ave), Live *Oak*

The applicant is proposing to demolish an existing one-bedroom single-family bedroom and construct a two-bedroom single-family dwelling with attached garage. The project requires a Coastal Development Permit. The property is located on the north side of E. Cliff Drive, about 60 feet east of 35th Avenue (23515 E. Cliff Drive).

This application was considered at an Engineering Review Group (ERG) meeting on January 4,2006. The Redevelopment Agency (RDA) has the following comments regarding the proposed project.

1. All existing private physical improvements within the East Cliff Drive public right-of-way (ROW) should be removed (fence, gate, planter boxes, etc.). A Public Works Encroachment Permit is required for any improvements or work in the ROW including any planting within the ROW.
2. The plans should demonstrate that all required parking per Planning's **standards** is provided onsite with spaces labeled and dimensioned, as there is very limited on-street parking in neighborhoods adjacent to the coast.
3. The Site Plan should identify if the existing 6-foot fence along the alley is proposed to be retained or removed. If this fence is to be retained, it should be **analyzed** with regard to sight distance.
4. Note #3 on P2 references an "existing Meddit. Date tree just outside the PL to remain". This tree should be identified on the project plans, and if needed, should be protected during construction. As well, the Site Plan does not identify any existing trees onsite, which may be removed.
5. RDA encourages that new front yard tree(s) be installed at a 24-inch box size
6. The applicant/owner should note that there is a future RDA project planned for improvements to this portion of East Cliff Drive. RDA can be contacted at 454-2280 for additional information on this future improvement project as needed.

The items and issues referenced above should be evaluated as part of this application or addressed by conditions of approval. RDA would like to see future routings of this project if more information is provided regarding the ROW improvements or if any changes are made along the property frontage. The Redevelopment Agency appreciates this opportunity to comment. **Thank** you.

cc: Greg Martin, DPW Road Engineering
Paul Rodrigues, RDA Urban Designer