



Staff Report to the Zoning Administrator

Application Number: **06-0353**

Applicant: Dee Murray
Owner: Pot Belly Beach Club
Portion assigned to: Sutter Hill Ventures (Jim
and Susan Gaither)
APN: 038-231-34

Agenda Date: October 6, 2006

Agenda Item #: 2
Time: After 1:00 p.m.

Project Description: Proposal to remodel and construct an addition of about 467 square feet to an existing single-family dwelling. Requires a Coastal Development Permit and a Geologic Report Review.

Location: Property located on Pot Belly Beach Drive, 2nd house from the east end (30 Pot Belly Beach Dr.).

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

Permits Required: Coastal Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0353, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|---|----|---|
| A. | Project plans | G. | Location map |
| B. | Findings | H. | Urban Designer's comments |
| C. | Conditions | I. | Printout of Discretionary Application
Comments |
| D. | Categorical Exemption (CEQA
determination) | J. | Soils Report Accept letter 7/11/06 |
| E. | Assessor's parcel map | K. | Comments & Correspondence |
| F. | Zoning, General Plan maps | | |

Parcel Information

Parcel Size: About 12,300 square feet (Lot 15)
Existing Land Use - Parcel: One single-family dwelling
Existing Land Use - Surrounding: Single-family dwellings, open beach

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

Project Access: Pot Belly Beach Road (a private road)
 Planning Area: Aptos
 Land Use Designation: R-UL, O-R (Urban Low Density Residential, Existing
 Parks and Recreation (beach))
 Zone District: R-1-8, PR (Single-family residential, Parks and
 Recreation (beach))
 Coastal Zone: Inside Outside
 Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Coastal wave run-up and landslide hazard
 Soils: Beach sand
 Fire Hazard: Not a mapped constraint
 Slopes: Flat
 Env. Sen. Habitat: Potential monarch butterfly habitat (none found on site)
 Grading: No grading proposed
 Tree Removal: No trees proposed to be removed
 Scenic: Coastal scenic
 Drainage: Existing drainage adequate
 Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: Inside Outside
 Water Supply: Soquel Creek Water District
 Sewage Disposal: Santa Cruz County Sanitation District
 Fire District: Aptos/La Selva Fire Protection
 Drainage District: Flood Zone 5

History

The existing single-family dwelling was originally constructed in **1972** with the benefit of the building permit (*No. 23965* issued in **1971**). A variance was issued for the entire Pot Belly Beach property to reduce the minimum separation distance between structures to 10 feet for the **16** home sites on the beach side of Pot Belly Beach Road approved in **1972 (1431-V)**.

Project Setting

The project site is part of a larger property owned by the Pot Belly Beach Club, a development with multiple single-family dwellings on land held in common ownership. The project site is located on Pot Belly Beach Road, a private road that extends from McGregor Drive along the edge of the New Brighton State Park campground to the beach. The project site is located on the open beach, and is the second home from the eastern end of a row of **16** beach-front residences. The site is subject to coastal wave run up hazards during major storm events and landslide events from the coastal bluff to the immediate north of the project site. The Pot Belly Beach development is located within the coastal scenic area.

Project Scope

The property owner proposes to remodel both the interior and exterior of the existing residence, and to construct a few minor additions and a deck. The additions encompass a new bedroom above the existing garage (replacing a bedroom on the 1st floor), the expansion of a bedroom on the second story, the construction of a new second story deck in line with the existing deck, and the expansion of patio in the rear yard, and will total about 470 square feet. The alterations will not result in an increase in the number of bedrooms beyond the five existing bedrooms. The remodel will also include some exterior modifications, with the most visible being the addition of dormers on the front and rear elevations and the replacement of the existing plywood (T-1-11) siding with wood shingles.

Zoning & General Plan Consistency

The subject property is a 12,300 square foot lot, located in the R-1-8, PR (Single-family residential, Parks and Recreation (beach)) zone district, a designation which allows residential uses. The use of the site will remain one single-family dwelling, a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Density Residential General Plan/Local Coastal program designation. No development is proposed in the portion of the site located in the portion of the property zoned for parks and recreation.

Site Standards

Though each house retains a separate parcel number, all **16** "lots" on Pot Belly Beach Road are actually one parcel under common ownership represented by the Pot Belly Beach Club. For *this* reason, the normal R-1-8 setbacks apply to the edge of the property, and floor area ratio and lot coverage include all structures in the development. Due to the size of the entire Pot Belly Beach property, floor area ratio and lot coverage are not an issue. The previously granted variance to (1431-V) reduced the minimum separation between structures to 10 feet.

Local Coastal Program Consistency

The proposed addition and remodel is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding Pot Belly Beach neighborhood. Most homes are two stories and are of a similar size, and the proposed addition and remodel will be consistent with this range.

The proposed addition and remodel will not interfere with coastal access, as development will not encroach seaward of the existing rip-rap and public access exists upcoast at the New Brighton State Beach and at Seacliff State Beach downcoast.

Design Review

The proposed remodel and addition complies with the requirements of the County Design Review Ordinance, in that the proposed project not increase the bulk, mass, and scale of the structure beyond the existing range in the neighborhood (See Urban Designer's Comments,

Exhibit H). The existing wood siding will be replaced with weathered wall shingles of a dark blue-gray, which will result in less visual impact than the existing residence as the colors will blend in with the existing homes and surrounding built environment.

Coastal Flood Hazards

The project site is located in an area subject to coastal flood hazards during major storm events, and is required to meet FEMA requirements if substantial improvement is conducted to the existing structure (i.e., improvements exceed 50% of the value of the existing structure). According to calculations previously submitted for Geologic Hazards Assessment 05-0578, the existing value of the house is around \$500,000, while proposed addition and remodel will be about **\$170,000**. This is less than 50% of the value of the existing house, and therefore FEMA requirements (including elevations above the base flood level) do not apply at this time.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **06-0353**, based on the attached findings and conditions.

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

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

Report Prepared **By:** David Keyon
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Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-8 (Single-family residential) a designation which allows residential uses. The structure will remain a single-family dwelling, a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low Density Residential General Plan designation. No construction is proposed for the portion of the site within the PR (Parks and Recreation) zone district or the O-R (Existing Park site) General Plan designation, located on the open beach seaward of the existing seawall.

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

This finding can be made, in that no access easements exist across the site, and the development will not encroach onto the portion of the site designated for parks, recreation, and open space.

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of colors, materials, and architectural style. The project site is located on an open beach, but is surrounded by existing development of a similar bulk, mass, and scale.

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

This finding can be made, in that the remodel and addition will occur to an existing single-family dwelling. All improvements and additions will occur landward of the existing seawall, and will therefore not interfere with public access to the beach. Existing public access points exist in the vicinity, including New Brighton State Beach immediately upcoast from the project site.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-8 (Single-family residential) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and will not encroach onto the portion of the site designated for open space. The proposed single-family residence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety, absent compliance with FEMA flood elevation requirements (the improvements do not constitute substantial improvement and therefore do not require FEMA flood elevation requirements).

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the single-family residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-8 and PR (Single-family residential and Parks and Recreation) zone district in that the primary use of the property will be remain one single-family residence that meets the site standards for R-1-8 zone district and the Pot Belly Beach development. No development is proposed on the portion of the property zoned PR.

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

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Urban Low Density Residential, Existing Parks and Recreation (beach) (R-UL, 0-R) land use designation in the County General Plan.

The proposed project will comply with General Plan/LCP Policy 5.10.7 (Open Beaches and Blufftops), in that the remodel and addition will result in a single-family dwelling that is compatible with the existing pattern of development on Pot Belly Beach in terms of size, height, materials, and colors.

The proposed addition and remodel will not result in a dwelling that is improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed addition will result in a residence with a similar bulk, mass, scale, and height as surrounding structures.

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

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APN: 038-231-34

Owner: ~~Sutter~~ Hill Ventures (Attn: Jim and Susan Gaither)

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

This finding can be made, in that the project entails an addition to an existing single-family residence with adequate utility service. The addition and remodel will not result in an increase in the number of bedrooms, and will therefore not result in an increase in traffic.

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

This finding can be made, in that the addition and remodel will result in a single-family dwelling that is of comparable size, bulk, mass, and scale to surrounding homes on Pot Belly Beach. No increase in dwelling unit density or land use intensity is proposed.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed project will result in a single-family dwelling of similar bulk, mass, scale, and height as the surrounding development on Pot Belly Beach. The proposed replacement of wood siding with wood **shingles** of a gray coloration will be more compatible with the neighborhood and the natural setting than the existing residence, which is painted white and is highly visible.

Conditions of Approval

Exhibit A: Project plans; six sheets drawn by B.H. Bocook, dated June 30,2006, and seven sheets drawn by Lea & Braze Engineering, dated June 30,2006.

I. This permit authorizes the interior and exterior remodel and addition of about 470 square feet to an existing single-family residence. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant owner shall:

A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.

B. Obtain a Building Permit from the Santa Cruz County Building Official.

II. Prior to issuance of a Building Permit the applicant owner shall:

A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).

B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. Identify finish and color of exterior materials and roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.

2. As the structure proposed to be within 2 feet of the maximum 30 foot height limit for the Potbelly Beach Development, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.

3. Details showing compliance with fire department requirements.

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4. Construction plans must show that any deck additions or replacement seaward of the main residence will not exceed 30" in height. Decks greater than 30" in height above existing grade cannot be permitted.
 - C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - F. Submit 3 copies of a plan review letter prepared by the project Geotechnical Engineer.
 - G. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - H. The owner shall record a Declaration of Geologic Hazards on the property deed. Proof of recordation shall be submitted to Environmental Planning. **YOU MAY NOT ALTER THE WORDING OF THIS DECLARATION.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
- N. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

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- B. Future improvements that exceed 50% of the value of the existing structure will constitute substantial improvement and will require the project to comply with all applicable FEMA requirements, including flood elevation above the 100-year base flood level. The total value of improvements for the purposes of calculating substantial improvement is cumulative for a period of five years.
- V. As a condition of this development approval, the holder of this development approval (“Development Approval Holder”), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys’ fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. **Nothing** contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney’s fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. “Development Approval Holder” shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to **this** permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires on the expiration date listed below unless you obtain the required permits and commence construction.

Application #: 06-0353
APN: 038-231-34
Owner: Sutter Hill Ventures (Attn: Jim and Susan Gaither)

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

David Keyon
Project Planner

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

CALIFORNIA ENVIRONMENTAL, QUALITY ACT NOTICE OF EXEMPTION

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

Application Number: 06-0353
Assessor Parcel Number: 038-231-34
Project Location: 30 Potbelly Beach Road

Project Description: Remodel and construct and addition of about 470 square feet to an existing single-family dwelling

Person or Agency Proposing Project: Dee Murray

Contact Phone Number: (831) 475-5334

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

Specify type:

- E. **Categorical Exemption**

Specify type: 15301(e): Additions to existing structures

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

Minor addition to an existing structure

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

David Keyon, Project Planner

Date: _____

FOR TAX PURPOSES ONLY

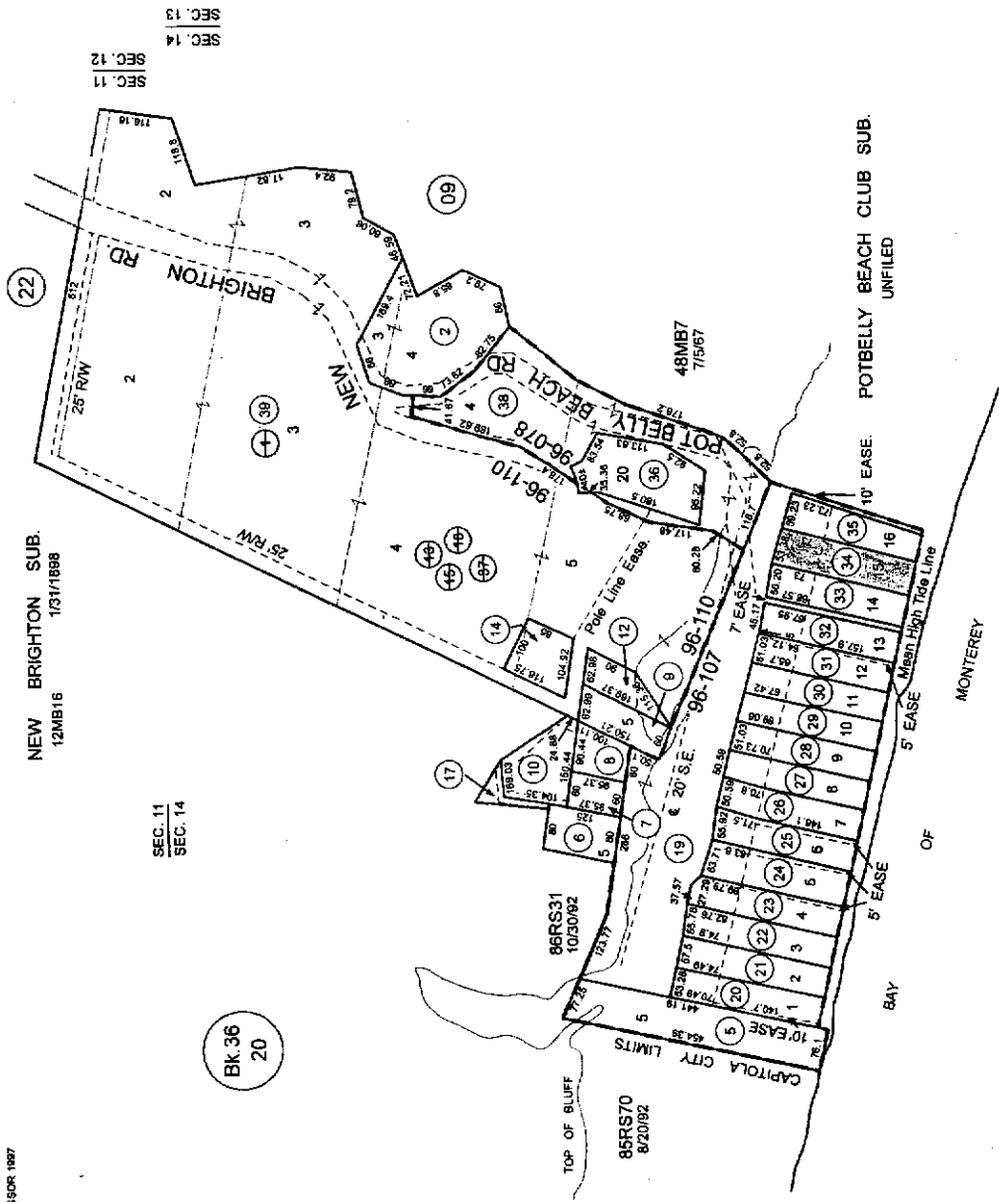
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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SOQUEL RANCHO

POR. SECS. 11, 12, 13 & 14, T.11S., R.1W., M.D.B. & M.

tax Area Code
 96-078 96-107
 96-110

38-23



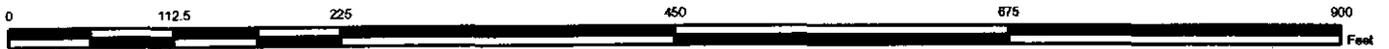
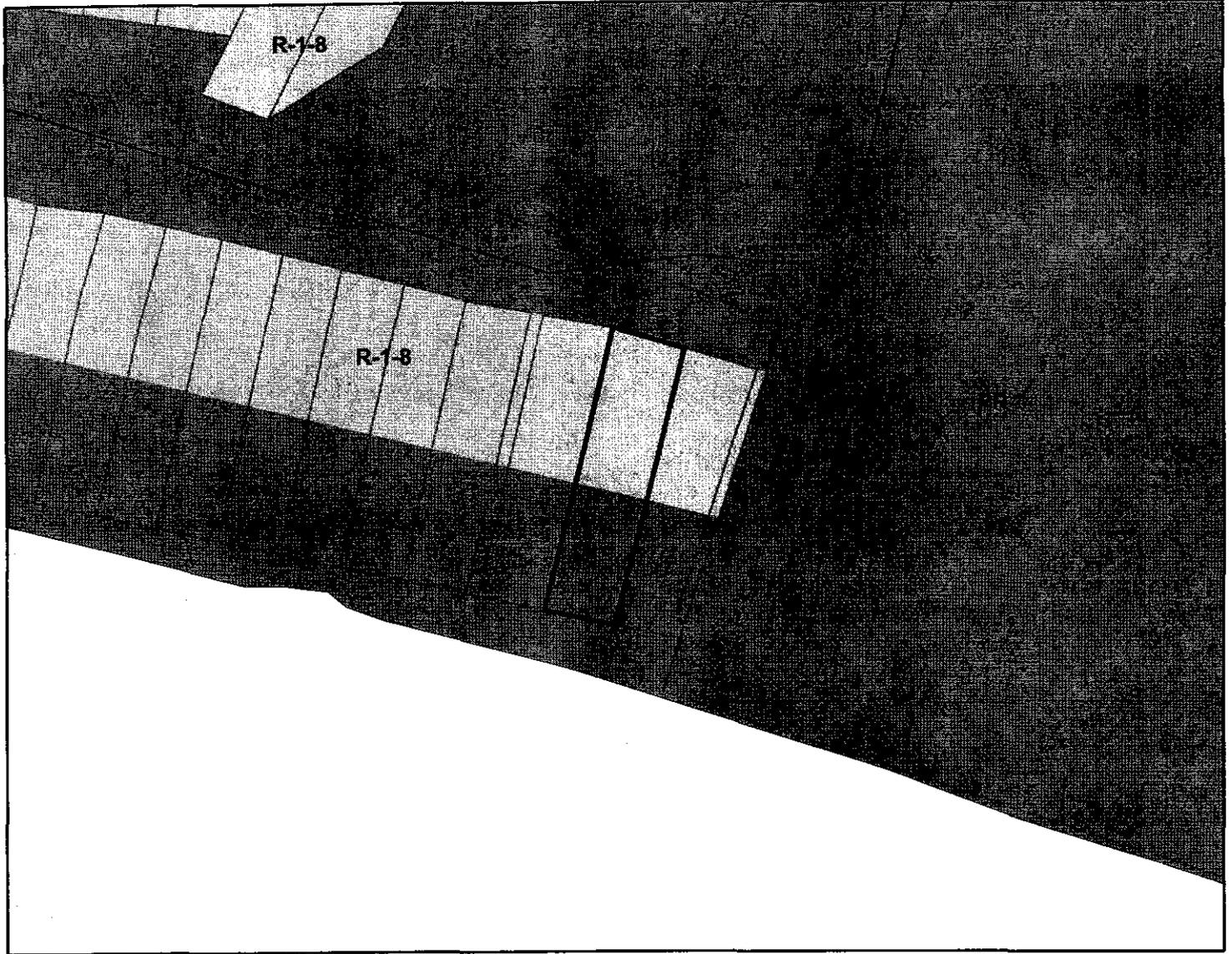
Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 38-23
 County of Santa Cruz, Calif.
 Nov., 1997

Electronically Prepared 11/19/97 w/ps
 Rev 5/4/96 KSA (CA)
 Rev 5/19/96 GO (Cor. CA)
 Rev 3/2/05 and 1/31/01 (adjustment)

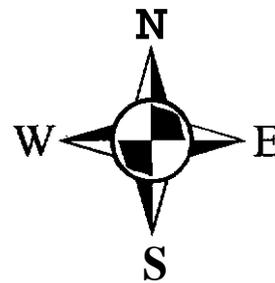


Zoning Map



Legend

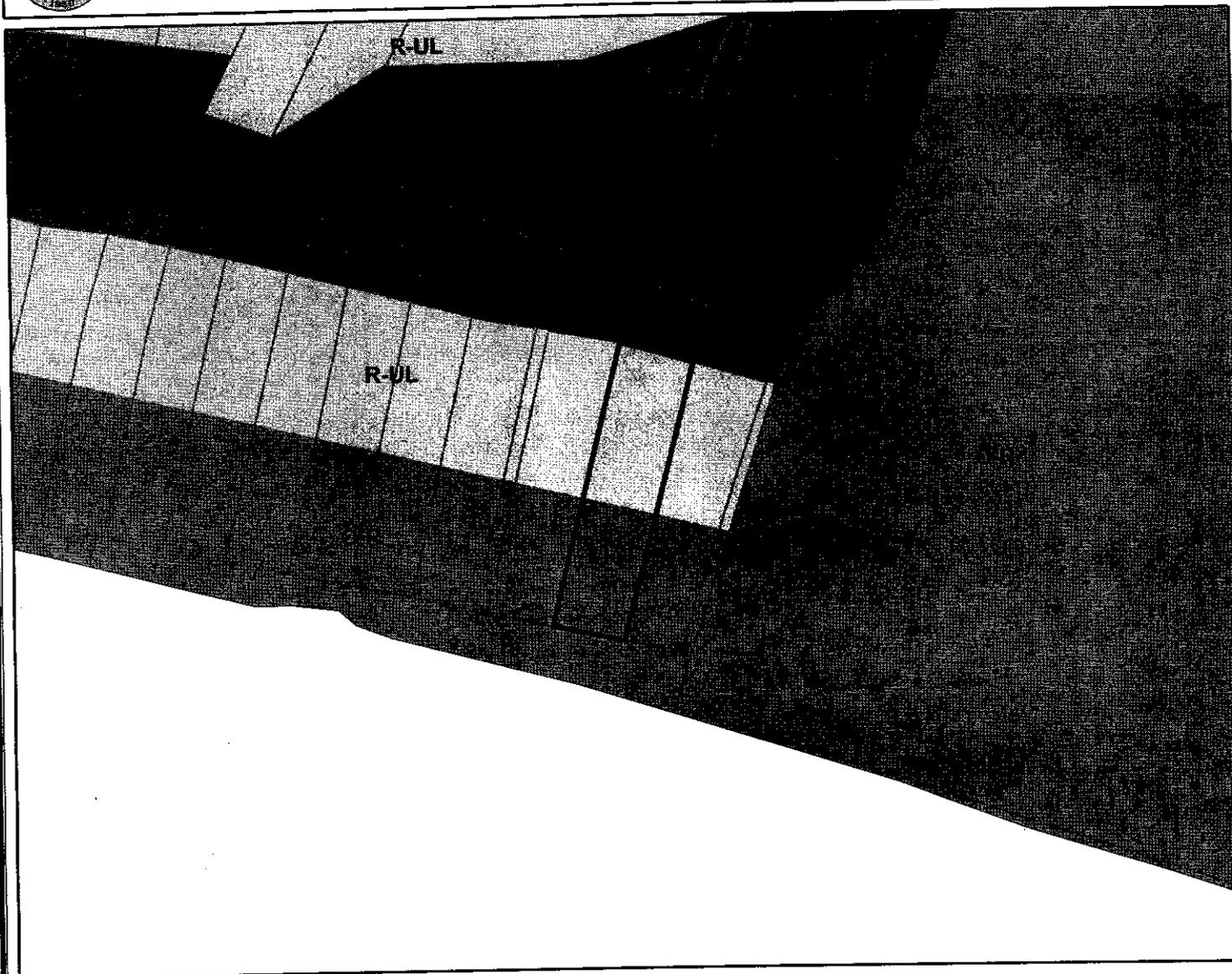
-  APN 038-231-34
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PARK (PR)
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
July 2006

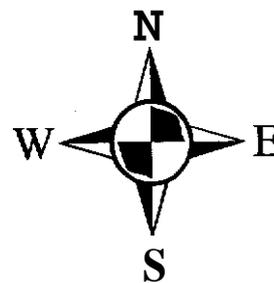


General Plan Designation Map



Legend

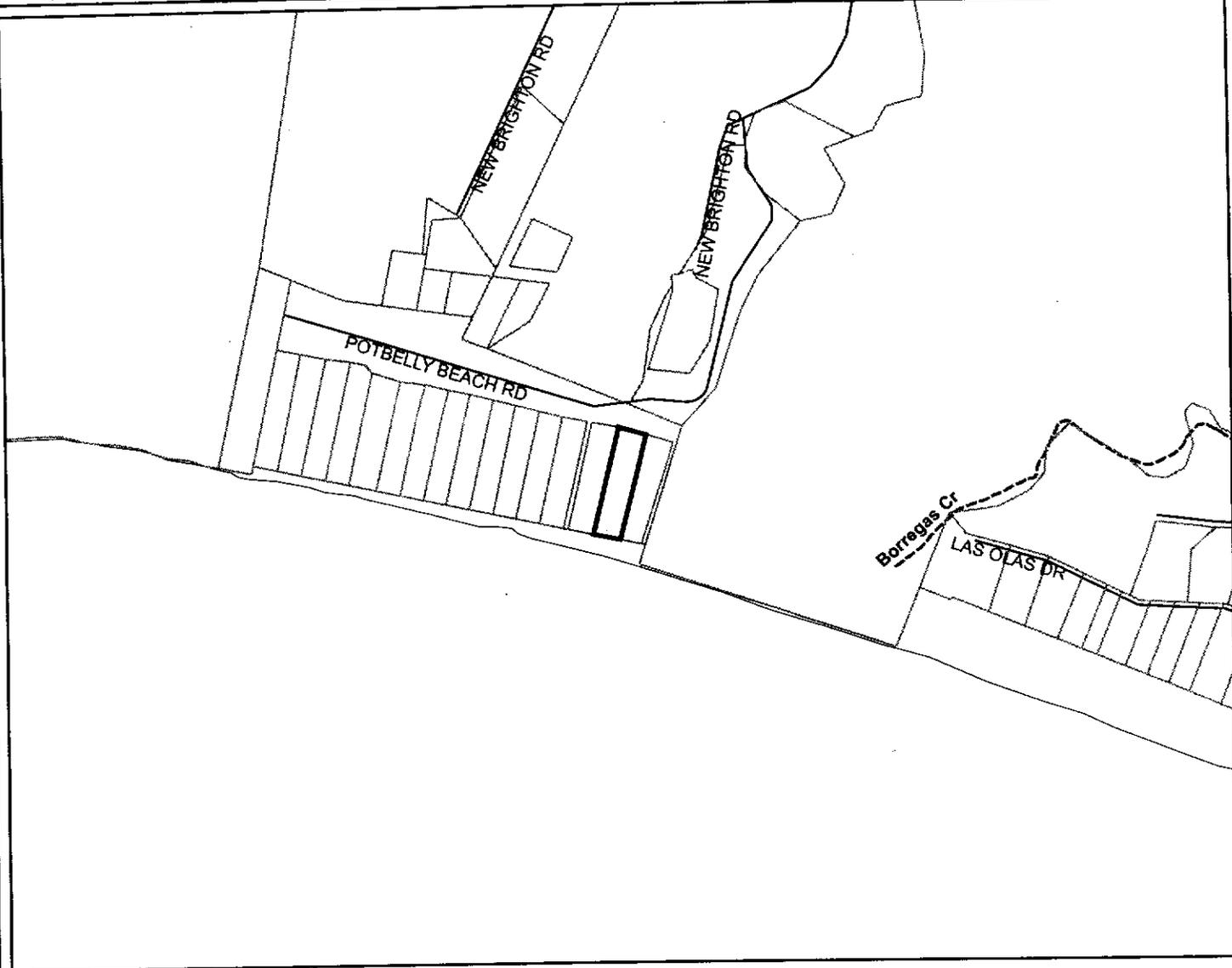
-  APN 038-231-34
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density (R-UL)
-  Parks and Recreation (O-R)
-  Urban Open Space (O-U)



Map Created by
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Planning Department
July 2006

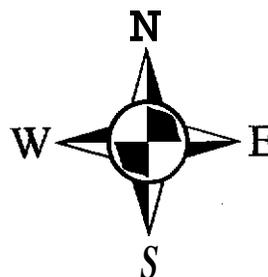


Location Map



Legend

-  APN 038-231-34
-  Assessors Parcels
-  Streets
-  INTERMITTENT STREAM



Map Created by
County of Santa Cruz
Planning Department
July 2006

INTEROFFICE MEMO

APPLICATION NO: 06-0353

Date: July 24, 2006

To: David Keyon, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a residential remodel at 30 Potbelly Beach, Aptos

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.			✓
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.			✓
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			✓

Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			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			N/A

Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from Scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site. maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using			N/A

materials and colors which blend with the building duster or the natural vegetative cover of the site (except for greenhouses).			
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			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive	✓		
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)	✓		
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	✓		

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: David Keyon
Application No.: 06-0353
APN: 038-231-34

Date: September 8, 2006
Time: 11:16:34
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Environmental Planning Completeness Comments

===== REVIEW ON JULY 11, 2006 BY KENT M EDLER =====

COMPLETENESS ITEMS:

This application is complete for Environmental Planning items. ===== UPDATED ON SEPTEMBER 7, 2006 BY ANDREA M KOCH =====

1) The structure does NOT need to meet FEMA requirements at this time. The proposed improvements do not meet the definition of substantial or cumulative improvement; therefore, the structure is not required to meet FEMA requirements such as elevation of the structure above the base flood elevation, anchoring of the foundation, etc.

Substantial improvement: Any repair, reconstruction, rehabilitation, addition, alteration, or improvement to a structure, or the cumulative total of such activities over the last 5 years, the cost of which exceeds or equals 50 percent of the market value of the structure immediately prior to the issuance of the building permit.

The estimated value of the improvements for this project is \$169,749.07. There have been no other improvements over the last 5 years to add to this value. The value of the existing structure is 8499.516, according to an appraisal submitted as part of Application 05-0578 (a Flood GHA for a slightly different version of this project prepared by County staff).

The value of the proposed improvements (\$169,749.07) is less than 50% of the value of the existing house (\$499,516); therefore, this project does not meet the definition of substantial improvement.

2) No GHA or geology report is needed for this project because the proposed improvements do not meet the definition of development in Section 16.10.040(s). The project does not modify or replace more than 50 percent of the total length of the exterior walls. (It only modifies about 42 percent of the total length.) In addition, the project clearly does not increase habitable space by more than 50% of the existing habitable structure.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JULY 11, 2006 BY KENT M EDLER =====

COMPLIANCE ISSUES:

There are no compliance issues

The soils report has been accepted. Environmental Planning does not consider the addition to be development per section 16.10.040(s)(4) due to the relatively small size of the addition as well as the fact that the addition does not extend further seaward than the majority of the existing structure.

Project Planner: David Keyon
Application No.: 06-0353
APN: 038-231-34

Date: September 8, 2006
Time: 11:16:34
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PERMIT CONDITIONS / ADDITIONAL INFORMATION:

1. A plan review letter from the soils engineer must be submitted prior to building permit issuance.

===== UPDATED ON SEPTEMBER 7, 2006 BY ANDREA M KOCH =====

1) Keep in mind that decks over 30 inches in height that extend the structure seaward are not allowed unless a Geologic Hazards Assessment or geology report demonstrate that the building site is stable.

Section 16.10.070(h)1.(i) of Coastal Bluffs and Beaches states that for all proposed development, including non-habitable structures, a geologic hazards assessment or full geologic report must demonstrate stability of the site in its pre-development condition for a minimum of 100 years. Therefore, before any deck may be constructed seaward of existing beach development, stability of the proposed deck site must be demonstrated. This may be difficult to demonstrate because beaches are subject to erosion and wave run-up.

Decks under 30 inches in height (and therefore not needing a building permit per Section 12.10.070(5)) are exempt from the Coastal Bluffs and Beaches ordinance per Section 16.10.070(h)2.(i).

Dpw Drainage Completeness Comments

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

===== REVIEW ON JULY 21, 2006 BY JOHN G LUMICAO =====
NO COMMENT

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JULY 21, 2006 BY JOHN G LUMICAO =====
NO COMMENT



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDo: (831) 454-2123
TOM BURNS, PLANNING DIRECTOR

July 11, 2006

Dee Murray
2272 Kinsley Street
Santa Cruz, CA, 95062

Subject: Review of Geotechnical Investigation by Haro, Kasunich and Associates, Inc.
Dated June 29, 2006; Project #: **SC9246**; APN **038-231-34**, Application **#06-0353**

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 submit **two** copies of the report at the time of building permit application.

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

Sincerely,

Kent Edler
Civil Engineer

Cc: David Keyon, Project Planner
Andrea Koch, Environmental Planning
Jim and Susan Gaither, Owner
B.H. Bocoock, Architect
Haro, Kasunich and Associates, Inc.