



Staff Report to the Zoning Administrator

Application Number: **06-0009**

Applicant: Jimmy Fox
Owner: William Wilson
APN: 043-105-05

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

Project Description: Proposal to remodel an existing, significantly non-conforming single family dwelling and construct a second story addition of about 250 sq. ft.

Location: 409 Beach Drive, Aptos

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

Permits Required: Coastal Development Permit, Residential Development Permit and Variance (to reduce the side yard setback from 5 feet to 0 feet to accommodate the second story addition).

Staff Recommendation:

- Approval of Application 06-0009, based on the attached findings and conditions
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

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

Parcel Information

Parcel Size:	5,900 sq. ft.
Existing Land Use - Parcel:	Single family residential
Existing Land Use - Surrounding:	Single family residential
Project Access:	Beach Drive
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-8 (Single family residential - 8,000 square foot min.)
Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

Environmental Information

Geologic Hazards: Project has been reviewed by County Geologist
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting

The project site is located on the bluff side of Beach Drive, approximately 3000 feet from the intersection of Rio Del Mar Boulevard.

Local Coastal Program Consistency

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

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

Zoning & General Plan Consistency

The subject property is a 5,900 square foot lot, located in the R-1-8 (Single family residential - 8,000 square foot minimum) zone district, a designation, which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

SITE DEVELOPMENT STANDARDS TABLE

	R-1-8 Standards	Existing residence	Proposed residence
Front yard setback:	20 feet	12'-0' + <i>non-conforming</i>	12'-0' + <i>non-conforming</i>
Side yard setback:	5 feet / 5 feet	0" / 0" <i>non-conforming</i>	0" / 0" <i>non-conforming</i>
Rear yard setback:	15 feet	100' +	100' +
Lot Coverage:	30 % maximum	19.78%	19.8%
Building Height:	28 feet maximum	23'-6"	23'-6"
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	.282	.419
Parking	4 bedrooms – 3 (18' x 8.5')	2 - (one covered, one uncovered) <i>non-conforming</i>	2 - (one covered, one uncovered) <i>non-conforming</i>

Non-Conforming Structure

The existing residence and garage are located on the side property lines (on both sides of the lot). The parcel is less than sixty feet wide and would require five feet setbacks on the side.

The zoning code (Section 13.10.265(j)) allows an addition to a non-conforming residence with a Level V permit. This structure is significantly non-conforming and increasing the non-conformity requires a Variance approval.

Variance Approval

Staff supports a variance approval for this project. The parcel is long and narrow and two-thirds of this site is on the uphill bluff. The existing house and most of the neighboring houses have been constructed with zero setbacks. The adjacent house to the west (where the non-conforming second floor addition is proposed) extends along the property line past where the addition is proposed. See Exhibit J (aerial photo) for location of neighboring structures vs. property lines.

Non-Conforming Parking

In addition, the existing residence is a four-bedroom structure that would require three parking spaces. Two of the required parking spaces can be accommodated – one in the garage and one space on the driveway. This project does not propose an increase in the number of bedrooms and would not have to provide additional parking.

Design Review

The proposed addition to the single family residence complies with the requirements of the Local Coastal Plan, in that the proposed project will be compatible with the surrounding neighborhood. A memo from the Urban Designer is included as Exhibit I.

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located with the Urban Services line, is already served by existing water and sewer utilities, and no change of use is proposed. No extenuating circumstances or special site conditions that would require further review under CEQA are evident in the proposed project.

Geological Review

This project was originally submitted with a rear addition that was less than fifteen feet from the toe of the bluff. The County Geologist reviewed the proposal and commented that this was not allowed according to the building code. The architect redesigned and resubmitted the project with no increased encroachment toward the rear of the structure. The first floor contains only internal remodeling, and the second floor addition aligns with the existing rear wall.

Conclusion

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

Staff Recommendation

- **APPROVAL** of Application Number **06-0009**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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

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

Report Prepared By: Lawrence Kasparowitz
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95040
Phone Number: (831) 454-2676
E-mail: pln795@co.santa-cruz.ca.us

Application # 060009
APN: 043-105-05
Owner: William Wilson

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 - 8,000 square foot minimum), a designation, which allows residential uses. The single family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

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

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

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

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

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

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

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-8 (Single family residential - 8,000 square foot minimum) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses. The site is encumbered by physical constraints to development, and a variance is requested for a reduced side setback. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the adjacent structure is already built to the property line.

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

This finding can be made, in that the proposed location of the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-8 (Single family residential - 8,000 square foot minimum) zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

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

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

The enlarged single family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, in that the adjacent structure is already built to the property line.

The enlarged single family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the R-1-8 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity. The proposed structure is significantly less than the maximum Lot Coverage and Floor Area Ratio.

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

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

This finding *can* be made, in that the proposed addition is being proposed to an existing single family dwelling.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the single family dwelling (with proposed addition) is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the single family dwelling (with proposed addition) will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

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Owner: William Wilson

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made. The narrowness of this parcel and the construction to the setback of the surrounding properties, are conditions for a variance to be granted. In addition, the applicant's request for a variance to the side setback is tempered by minimal intrusions occurring only on the upper floor. Other variances have been granted in this area,

2. That the granting of such variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity.

This finding can be made. The structure meets the Lot Coverage and Floor Area Ratio. This structure does not overpower the parcel, as the residence has been designed to be limited in mass and bulk.

3. That the granting of such variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties

This finding can be made. Allowing an intrusion on the upper floor into the side setback is not a special privilege, in that it is consistent with the other properties in the area.

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Owner: William Wilson

Conditions of Approval

Exhibit A: Architectural drawings by Jimmy Fox, Architect dated January 5, 2006 and revised August 16, 2006.

- I. This permit authorizes the construction of an addition and remodel to a single family dwelling. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 - 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 6 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.

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- E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer, if required.
 - 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 to be provided by Environmental Planning staff 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.
 - I. A deed restriction shall be recorded which prohibits the use of the roof except for the purpose of maintenance or repair.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement

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actions, up to and including permit revocation.

- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"). is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

Please note: This permit expires two years from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Application #: 06-0069
APN: 043-105-05
owner William Wilson

Don Bussey
Deputy Zoning Administrator

Lawrence Kasparowitz
Project Planner

Appeals: **Any** property owner, **or** other person aggrieved, or any other person whose interests are adversely affected **by any** act or determination of the Zoning Administrator, may appeal the **act** or determination to the **Planning** Commission in accordance with chapter 18 10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 06-0009
Assessor Parcel Number: 043-105-05
Project Location: 409 Beach Drive, Aptos

Project Description: Proposal to remodel an existing single family dwelling and construct a second story addition of about 400 sq. ft.

Person Proposing Project: Jimmy Fox

Contact Phone Number: (831) 662-3426

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

Specify type:

E. Categorical Exemption

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

F. Reasons why the project is exempt:

Remodel and addition to a single family residence in an area designated for residential uses.

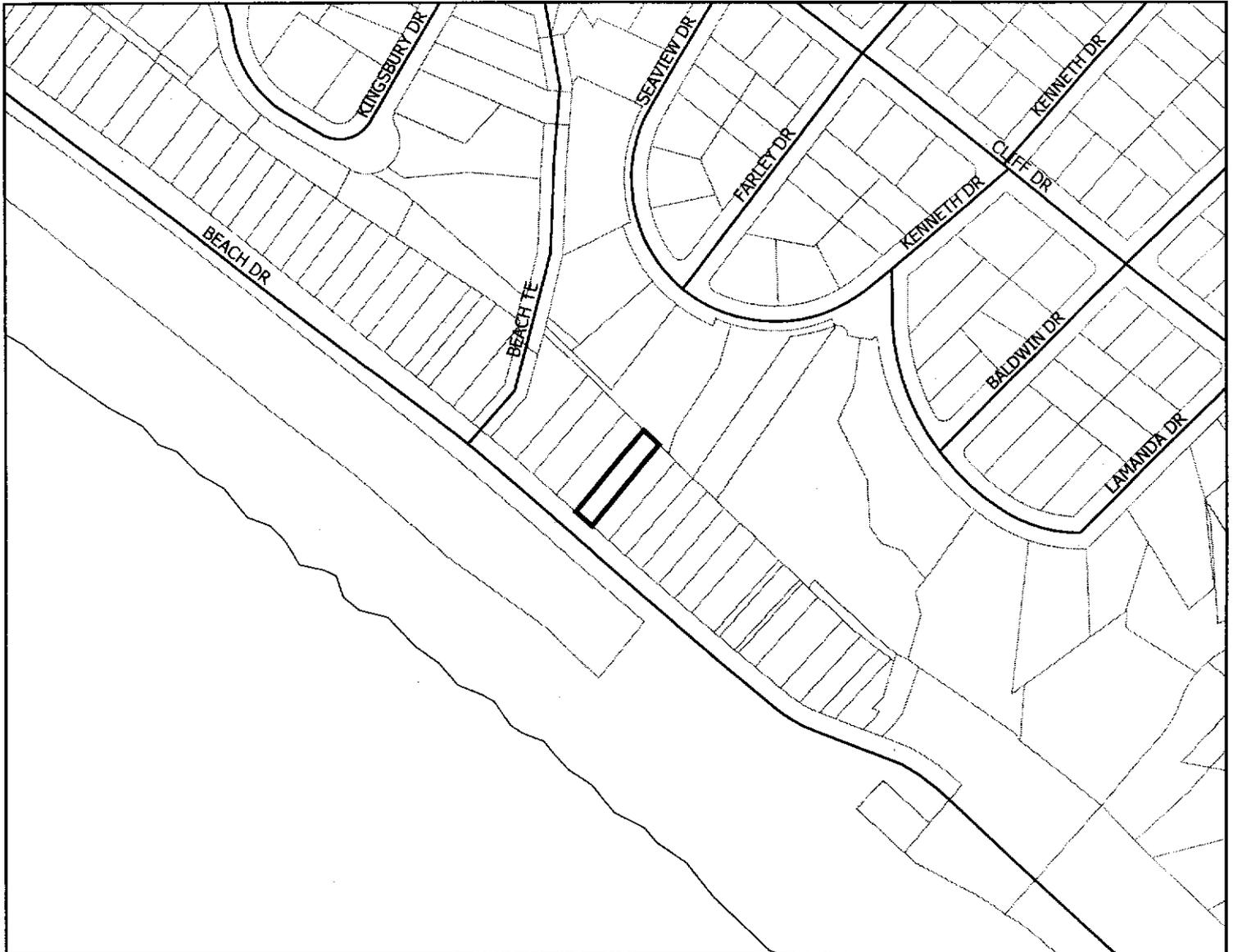
In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner

Date: _____

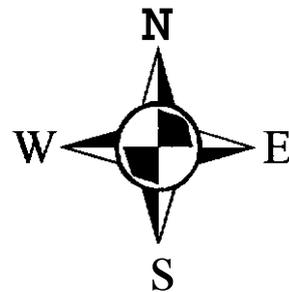


Location Map



Legend

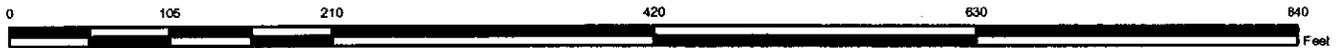
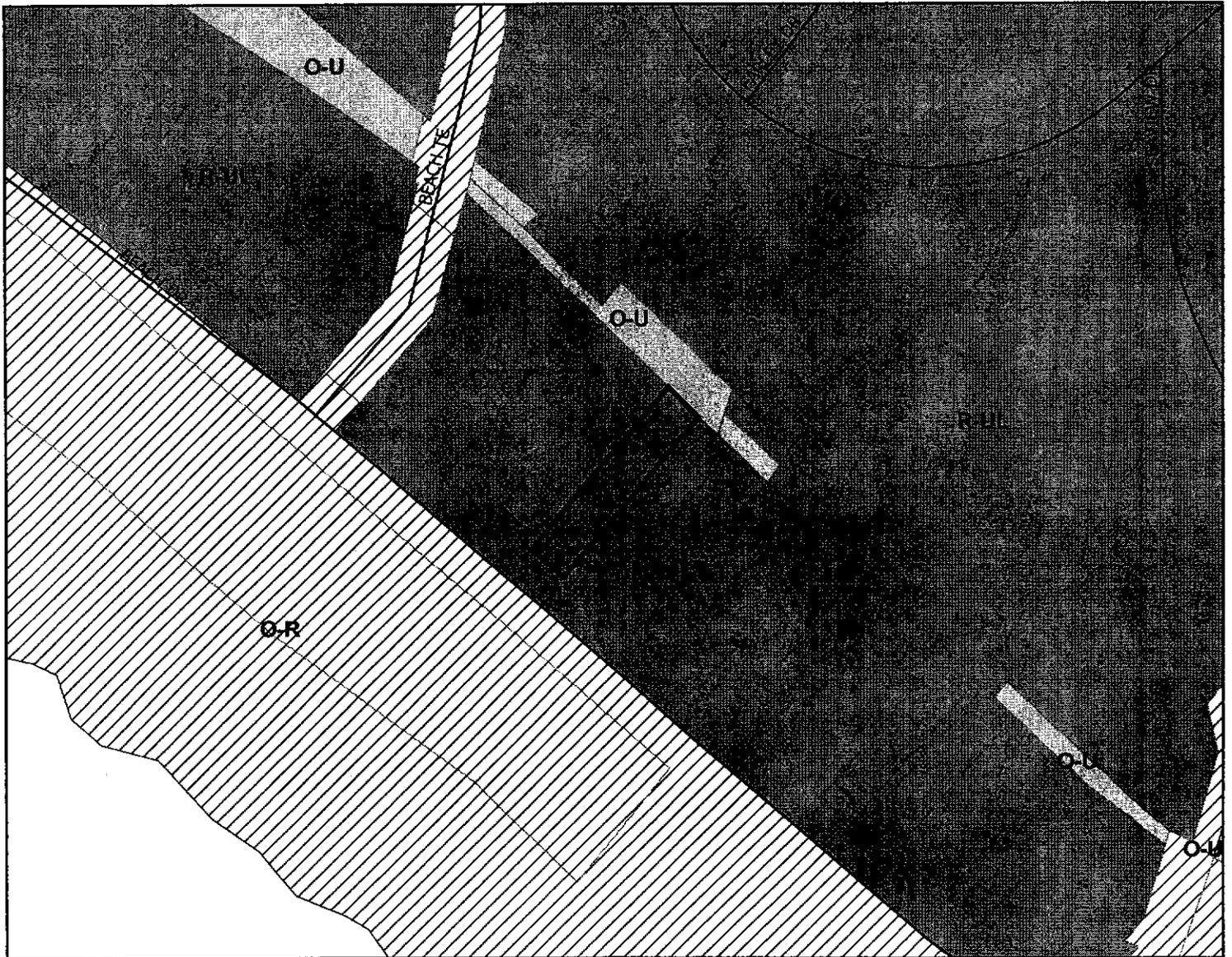
-  APN 043-105-05
-  Streets
-  Assessors Parcels



Map Created by
County of Santa Cruz
Planning Department
February 2006

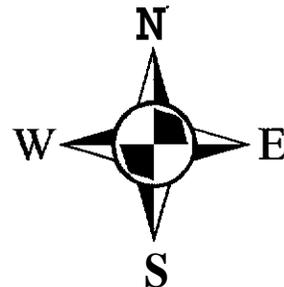


General Plan Designation Map



Legend

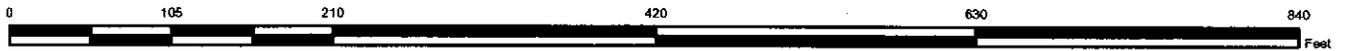
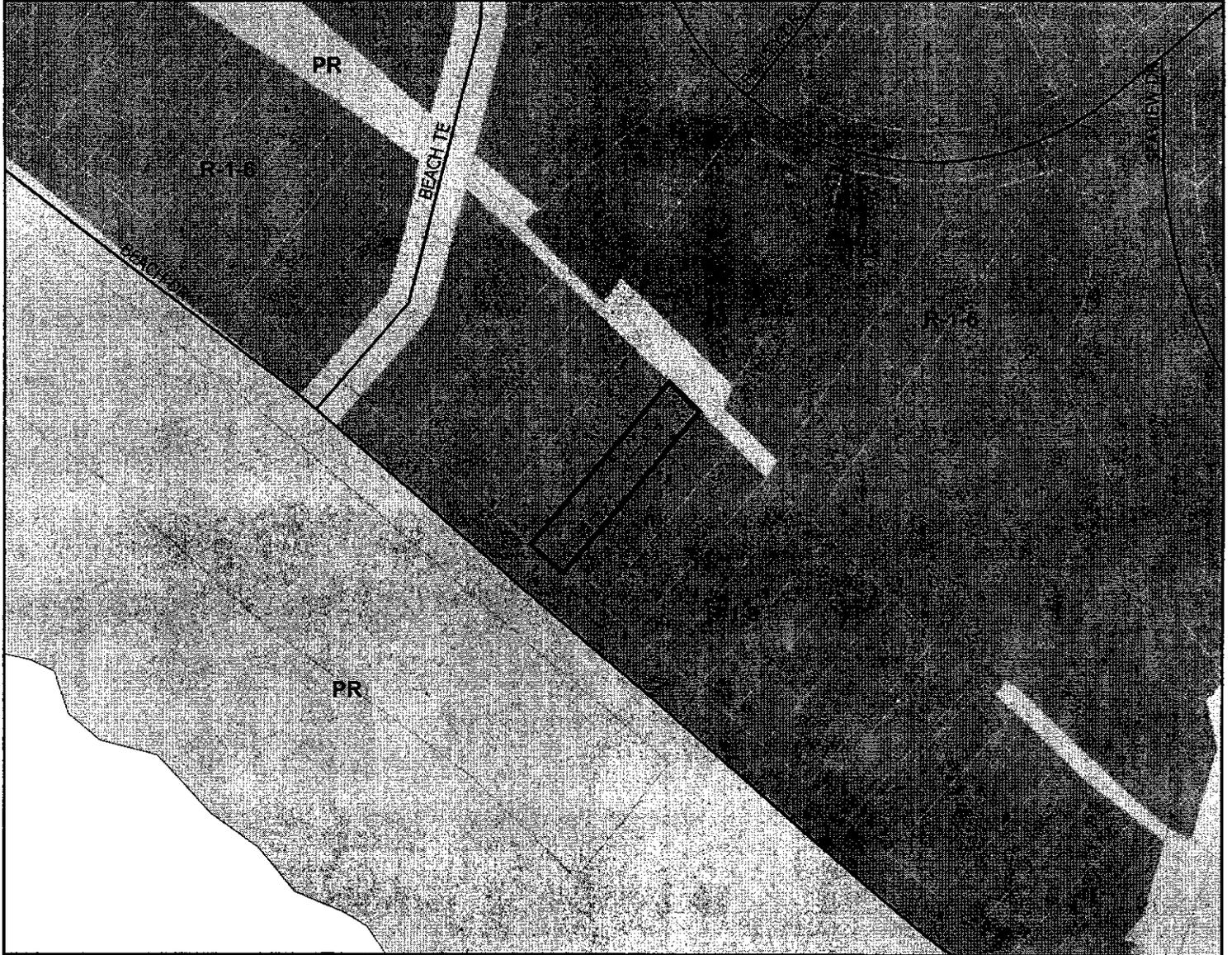
-  APN 043-105-05
-  Streets
-  Assessor's Parcels
-  Residential - Urban **Low** Density (R-UL)
-  Urban Open Space (O-U)
-  Parks and Recreation (O-R)



Map Created by
County of Santa Cruz
Planning Department
February 2006

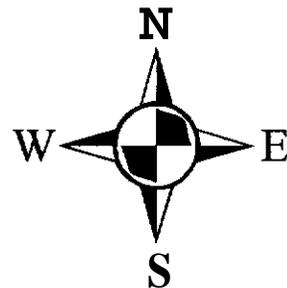


Zoning Map



Legend

-  APN 043-105-05
-  Streets
-  Assessors Parcels
-  RESIDENTIAL-SINGLE FAMILI ' (R-1)
-  PARK (PR)



Map Created by
 County of Santa Cruz
 Planning Department
 February 2006

EXHIBIT G

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

Project Planner: Larry Kasparowitz
Application No. : 06-0009
APN: 043-105-05

Date: September 28, 2006
Time: 16:00:23
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JANUARY 25, 2006 BY ANDREA M KOCH =====

1) Please submit full engineering geology and geotechnical reports to address mitigation of landslide hazards.

2) Per the Geologic Hazards Assessment (GHA) prepared for this parcel, the setback between the new additions and the slope must comply with the California Building Code. (See Figure 18-1-1 in the Building Code.) A minimum setback of 15' will be required between the face of the proposed structure and the toe of the slope at the retaining wall. ===== UPDATED ON MAY 12, 2006 BY ANDREA M KOCH =====

1) You must still submit an engineering-geology report and soils report

2) The proposed addition is 15 feet from the proposed debris barrier, not 15 feet from the toe of the slope at the retaining wall as required in previous comments. Please revise. ===== UPDATED ON MAY 31, 2006 BY JOSEPH L HANNA =====

The project will require analysis by engineering geologist and geotechnical engineer to reduce setback. ===== UPDATED ON SEPTEMBER 28, 2006 BY JOSEPH L HANNA =====

Project has been redesigned so that it does not have to comply with the 15 foot setback.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JANUARY 25, 2006 BY ANDREA M KOCH =====

1) Submit plan review letters from both the engineering geologist and the geotechnical engineer stating that the final plans are in conformance with the recommendations in the engineering geology and geotechnical reports. respectively.

(The plan review letters should be prepared after County approval of the reports, and after the final project plans have been prepared.)

2) Submit an engineered drainage plan.

3) Submit a surveyed topographic map showing the existing house, the proposed addition, and the bluff behind the house.

4) Sign, notarize, and record at the County Recorder's office a Declaration of Geologic Hazards. Call 831-454-3164 to obtain the paperwork. ===== UPDATED ON MAY 12, 2006 BY ANDREA M KOCH =====

1) No additional comments. Previous comments still stand.

Dpw Drainage Completeness Comments

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

===== REVIEW ON FEBRUARY 2, 2006 BY CARISA REGALADO =====

Discretionary stage application review is complete for this division

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 06-0009
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Date: September 28, 2006
Time: 16:00:23
Page: 2

This application is for development in Zone 6. For increases in impervious area, a drainage fee will be assessed. The fees are currently \$0.90 per square foot.

Please call or visit the Dept. of Public Works, Stormwater Management Division. from 8:00 am to 12:00 pm if you have any questions. ===== UPDATED ON MAY 16, 2006 BY CARISA R DURAN =====
2ND ROUTING - 5/16/06

No comment.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON FEBRUARY 2, 2006 BY CARISA REGALADO =====
For the building application, please specify the resulting impervious area on the plan. ===== UPDATED ON MAY 16, 2006 BY CARISA R DURAN =====
No comment.

INTEROFFICE MEMO

APPLICATION N O **06-0009**

Date: September 28, 2006

To: Larry Kasparowitz, Project Planner

From: Urban Designer

Re: Design Review for residential remodel at 409 Beach Drive, Aptos

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
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.			NIA
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.			NIA
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			NIA

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			NIA
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			NIA
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			NIA
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			NIA
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			NIA

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			NIA
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			NIA
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			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			NIA
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed			NIA
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
rotating, reflective, blinking, flashing or moving signs are prohibited			...
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 w t of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			NIA
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

EXHIBIT 1

Design Review Authority

13.11.040 Projects requiring design review

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

13.11.030 Definitions

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

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Location and type of access to the site	✓		
Buildingsiting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			NIA
Street design and transit facilities			NIA
Relationship to existing structures	✓		
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			NIA
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Accessible to the disabled, pedestrians,			NIA

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

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
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	✓		
Variation in wall plane, roof line, detailing, materials and siting	✓		

EXHIBIT 1

Aerial Map of APN 043-105-05



EXHIBIT - 25 -

Map created by
County of Santa Cruz
September 2006

SECOND SUBMITTAL

EXHIBIT A

PERMIT NO. 06-0009



SITE LOCATION & ASSESSOR'S MAP 1" = 200'

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

Assessor's Map No. 43-10
County of Santa Cruz, Calif
February, 1999

426

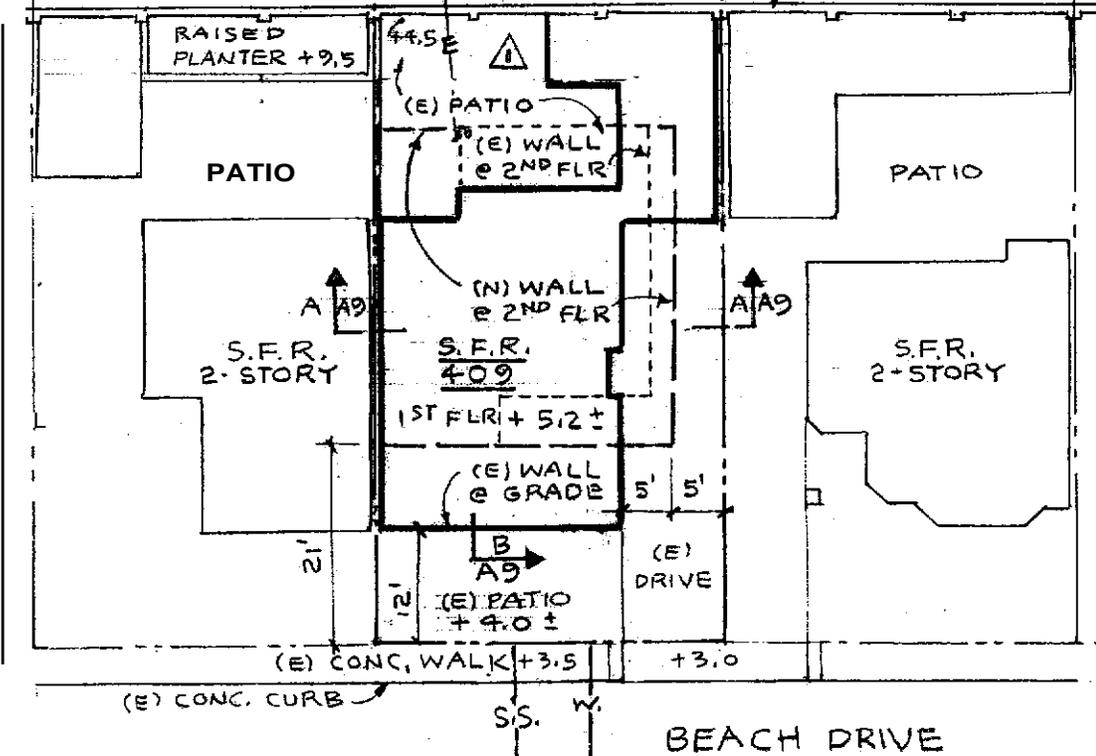
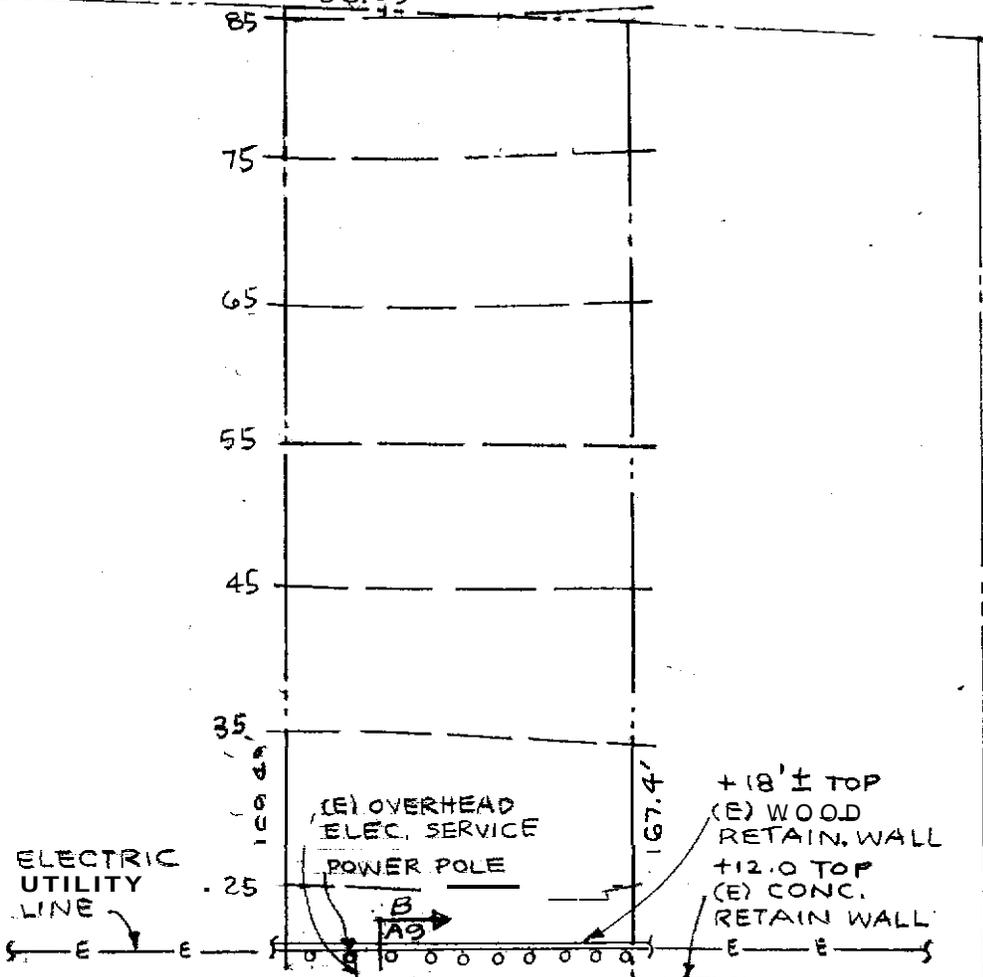
PROPOSED ADDITION & ALTERATION SINGLE FAMILY RESIDENCE 409 BEACH DRIVE, APTOS, CA. A.P.N. 43-105-05	PREPARED FOR A DEVELOPMENT PERMIT APPLICATION JAN. 26 2006	Jimmy W. FOX ARCHITECT 1848 Redwood Dr. Aptos, CA. 95003 831 662-3426	REVISIONS ▲ 8-16-06	SHEET NO. A1
				OF 10

LEGEND

- PROPERTY LINE
- TOPOGRAPHICAL CONTOUR
- +5.2 ± SPOT ELEV.
- S.F.R. SINGLE FAMILY RESIDENCE
- (E) EXISTING
- (N) NEW
- ← B ← SECTION NO.
- ← A9 ← SHEET NO.
- E— ELECTRICAL
- W— WATER
- SS— SAN, SEWER

NOTE

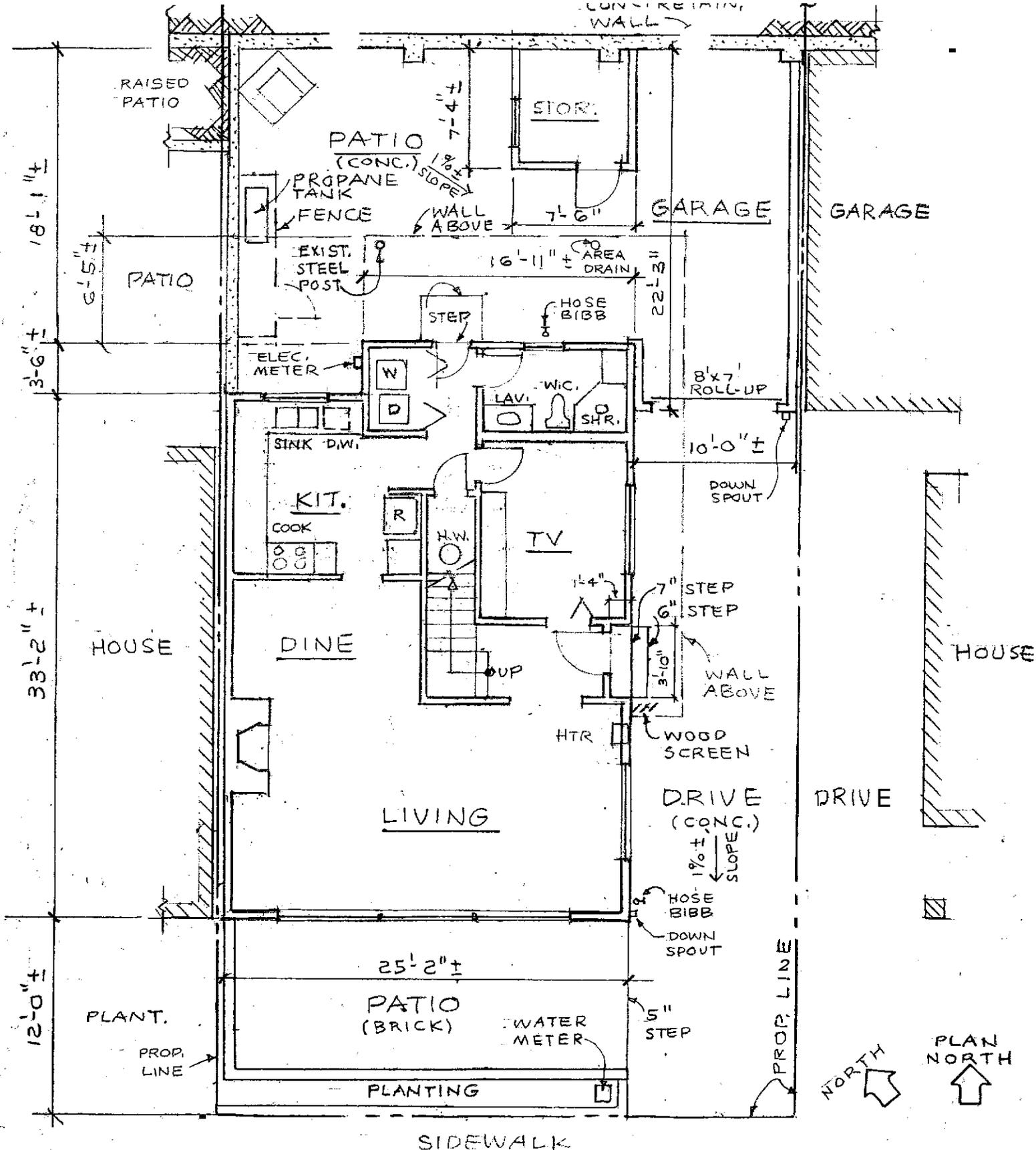
1. TOPOGRAPHICAL DATA IS ESTIMATED FROM EXISTING PUBLICATIONS & SITE MEASUREMENTS. 0.0' IS SAND BASE AT SEA WALL.



SITE PLAN 1"=20'



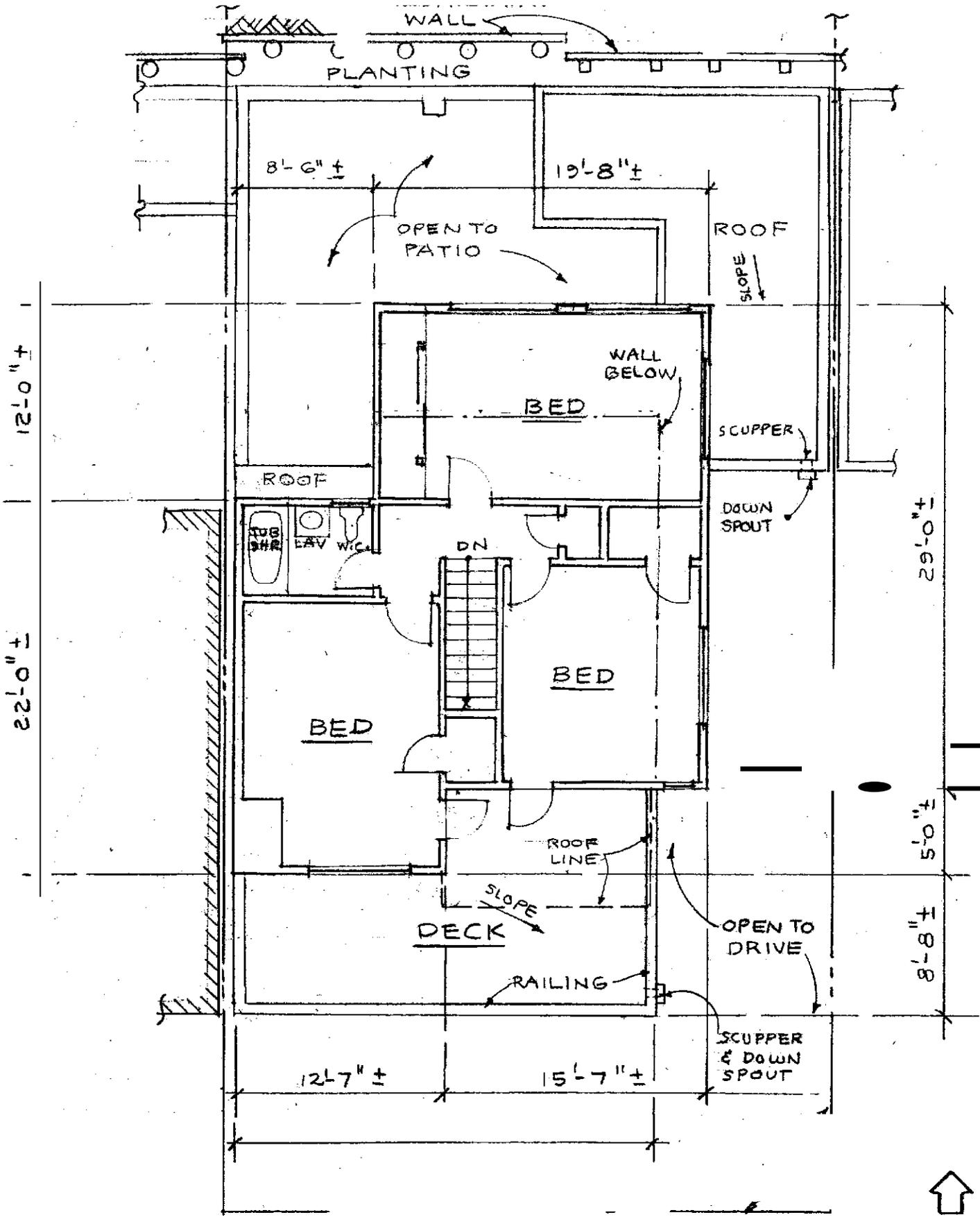
<p>PROPOSED ADDITION & ALTERATION SINGLE FAMILY RESIDENCE 409 BEACH DRIVE, APTOS, CA. A.P.N. 43-105-05</p>	<p>PREPARED FOR A DEVELOPMENT PERMIT APPLICATION JAN. 27-006</p>	<p>Jimmy W. FOX ARCHITECT 1848 Redwood Dr. Aptos, CA. 95003 831 662-3426</p>	<p>REVISIONS 18-16-06</p>	<p>SHEET NO A2 OF 10</p>
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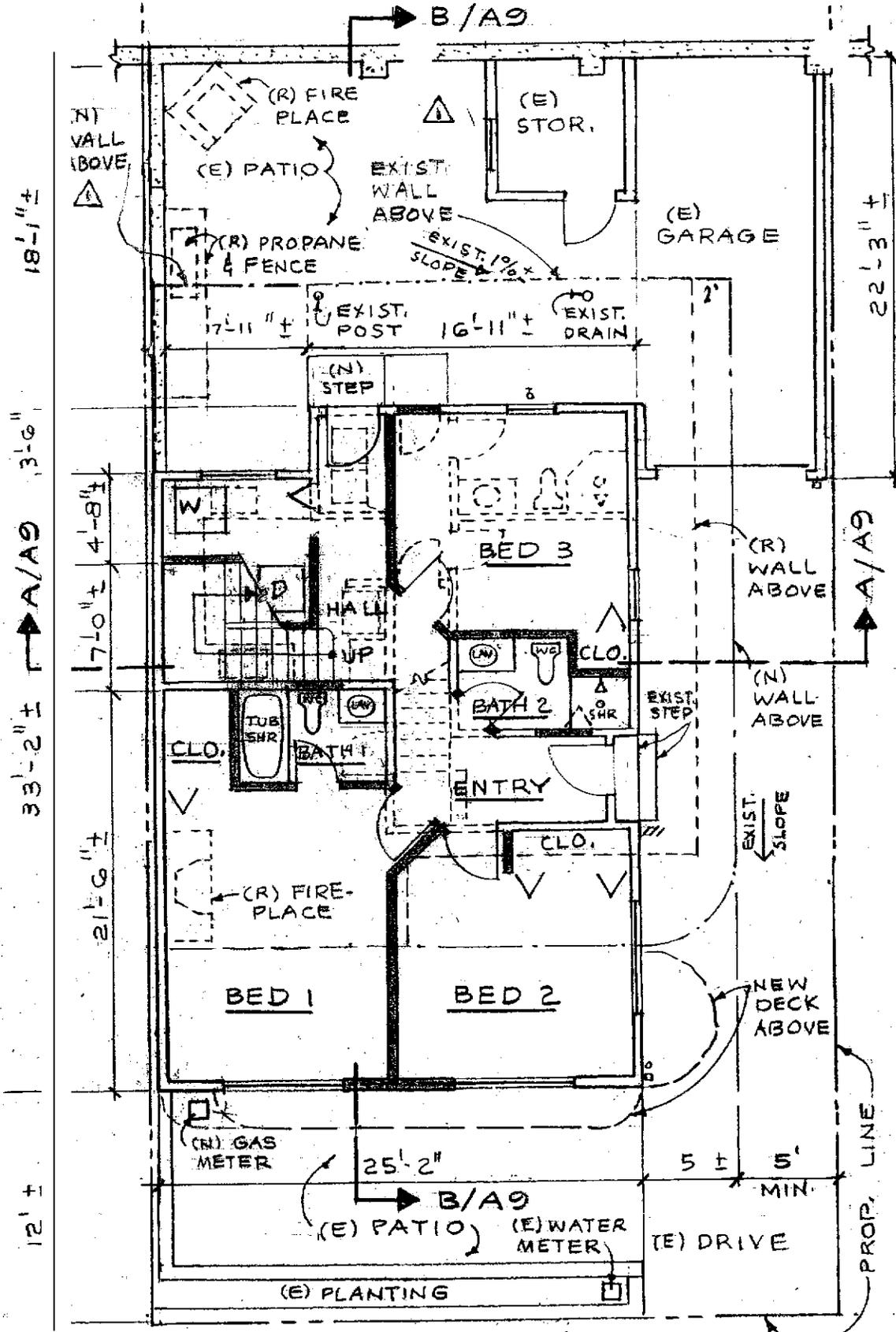
1ST FLOOR PLAN 1/8"=1'-0" (EXISTING)

NOTE: ALL FEATURES SHOWN ARE EXISTING.

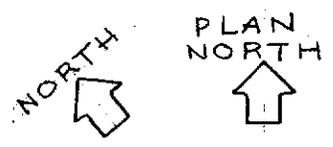
<p>PROPOSED ADDITION & ALTERATION SINGLE FAMILY RESIDENCE 409 BEACH DRIVE, APTOS, CA. A.P.N. 43-105-05</p>	<p>PREPARED FOR A DEVELOPMENT PERMIT APPLICATION JAN. 28, 2006</p>	<p>Jimmy W. Fox ARCHITECT 1848 Redwood Dr. Aptos, CA. 95003 831 662-3426</p>	<p>SHEET NO A 3 OF 10</p>
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<p>PROPOSED ADDITION & ALTERATION SINGLE FAMILY RESIDENCE 409 BEACH DRIVE, APTOS, CA. A.P.N. 43-105-05</p>	<p>PREPARED FOR A DEVELOPMENT PERMIT APPLICATION JAN 5-29-2006</p>	<p>Jimmy W. Fox ARCHITECT 1848 Redwood Dr. Aptos, CA. 95003 831 662-3436</p>	<p>SHEET NO. A4 OF 10</p>
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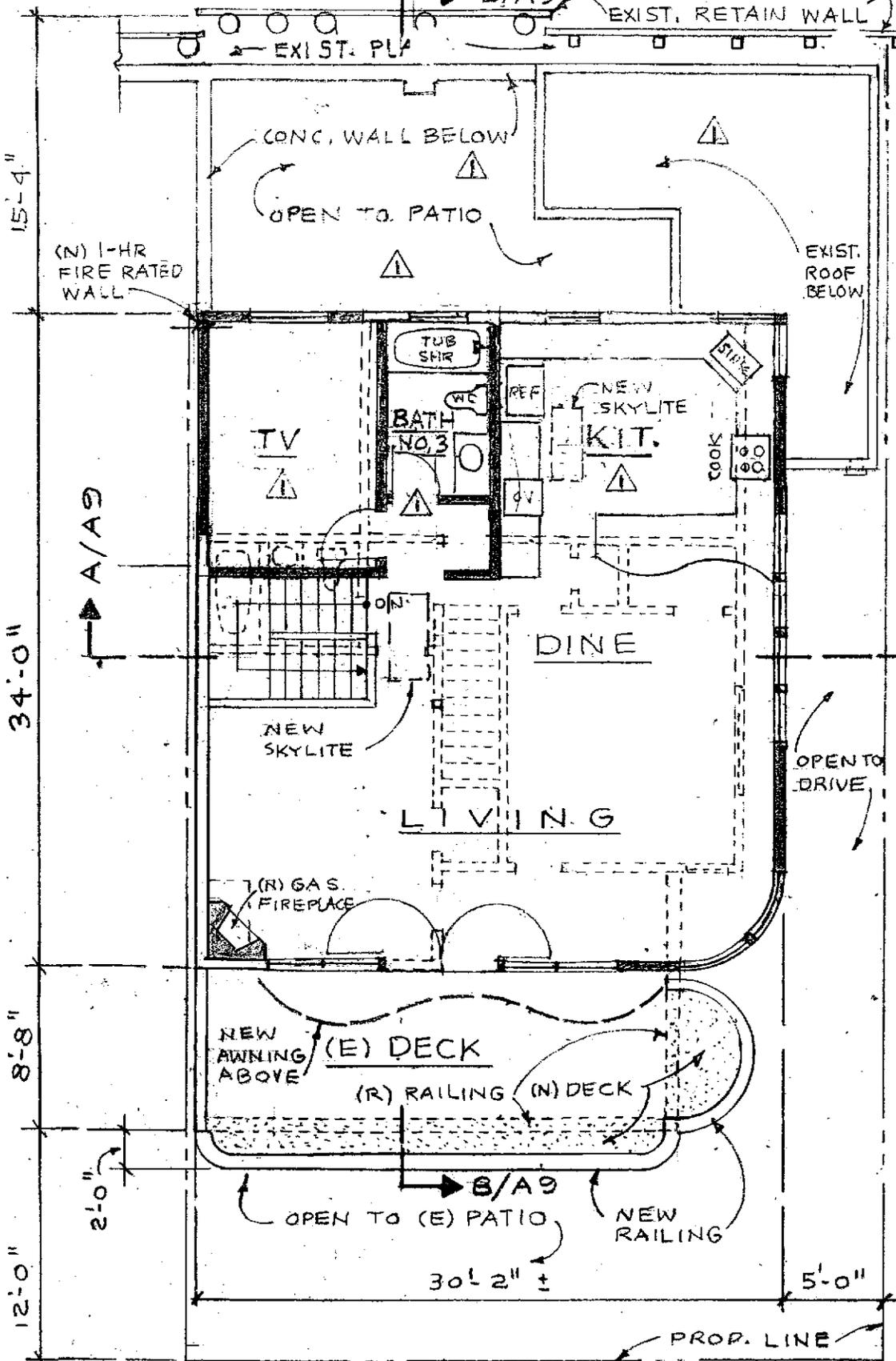


- LEGEND**
(FOR FLOOR PLANS)
- (E) EXISTING
 - (N) NEW
 - (R) REMOVE
 - ==== (E) WALL
 - (R) WALL
 - ===== (N) WALL



1ST FLOOR PLAN 1/8" = 1'-0" (PROPOSED)

<p>PROPOSED ADDITION & ALTERATION SINGLE FAMILY RESIDENCE 409 BEACH DRIVE, APTOS, CA. A.P.N. 43-105-05</p>	<p>PREPARED FOR A DEVELOPMENT PERMIT APPLICATION JAN. 5, 2006 -30-</p>	<p>Jimmy W. Fox ARCHITECT 1848 Redwood Dr. Aptos, CA. 95003 831 662-3426</p>	<p>REVISIONS ▲ B-16-06</p>	<p>SHEET NO. A5 OF 10</p>
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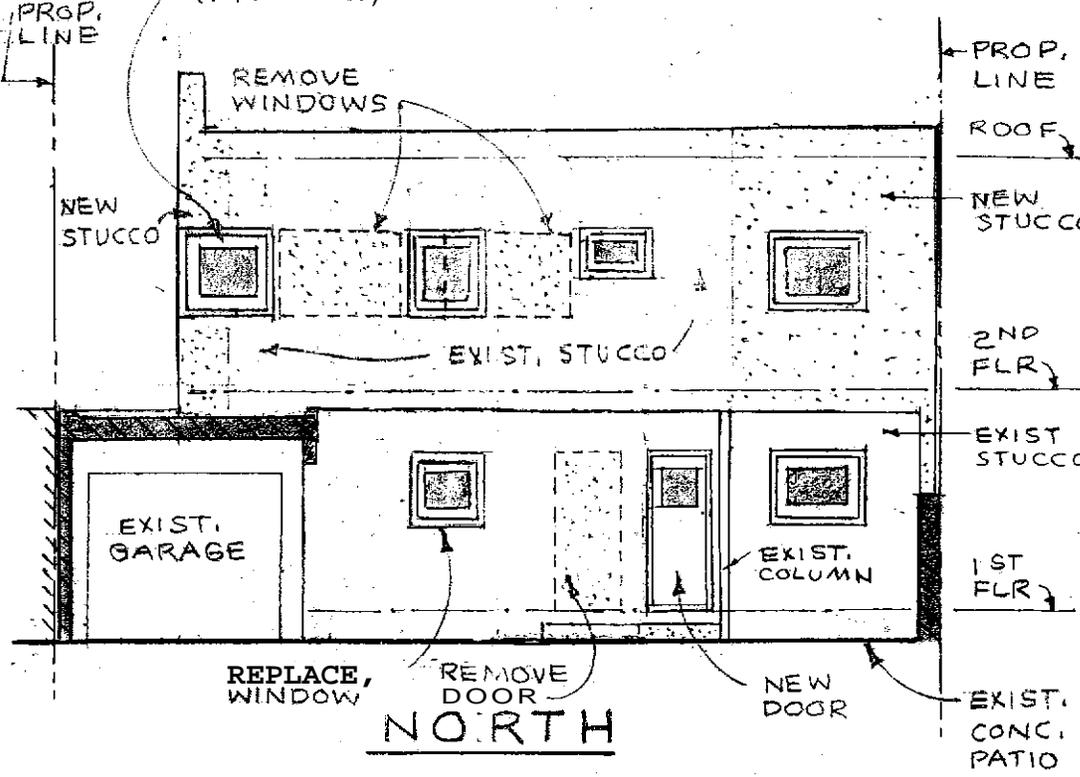


2ND FLOOR PLAN 1/8" = 1'-0" (PROPOSED)

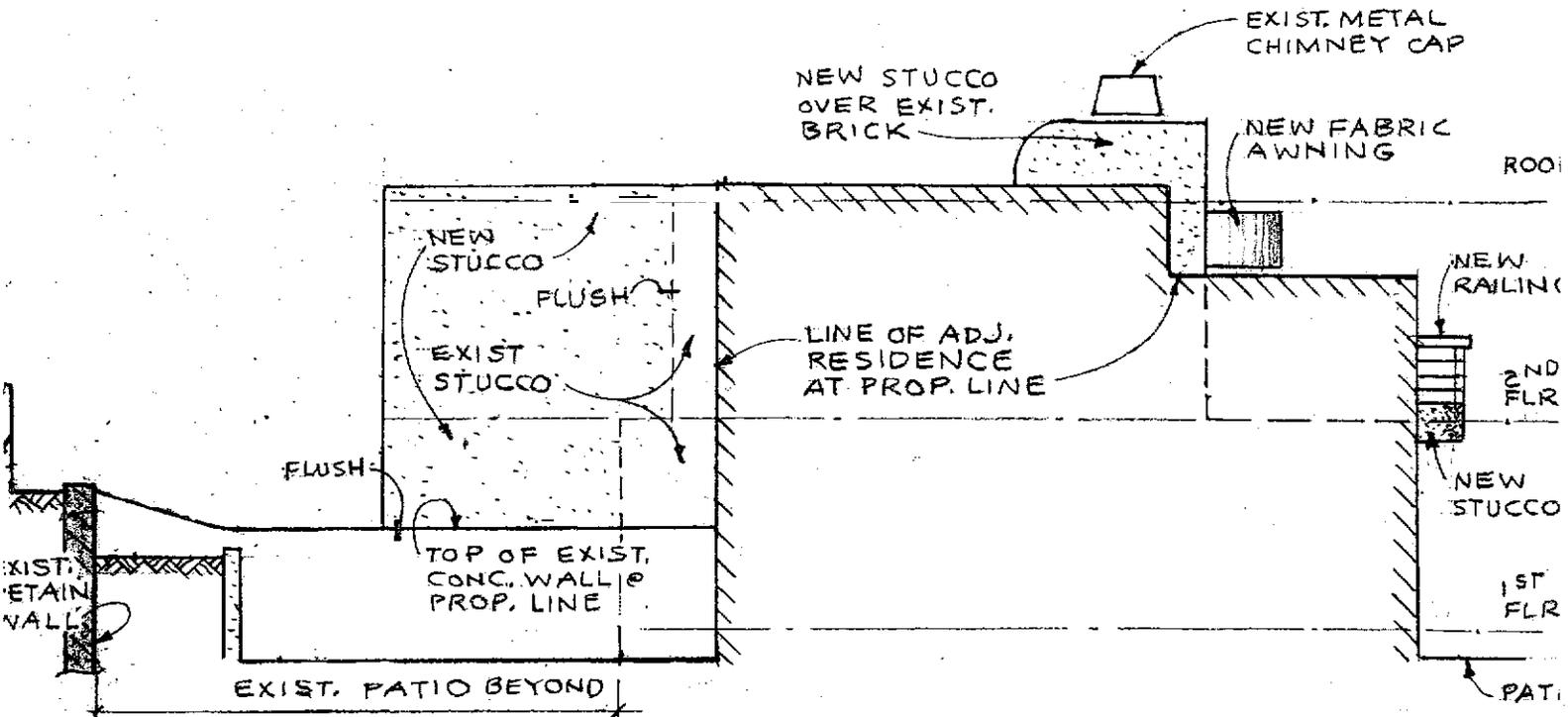
<p>PROPOSED ADDITION & ALTERATION SINGLE FAMILY RESIDENCE 409 BEACH DRIVE, APTOS, CA. A.P.N. 43-105-05</p>	<p>PREPARED FOR A DEVELOPMENT PERMIT APPLICATION JAN. 5, 2006 -31-</p>	<p>Jimmy W. Fox ARCHITECT 1848 Redwood Dr. Aptos, Ca. 95003 831 662-3426</p>	<p>REVISIONS 1 8-16-06</p>	<p>SHEET NO. AG OF 10</p>
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(N) CLAD WINDOWS
(TYPICAL)

LEGEND
EXTERIOR MATERIALS

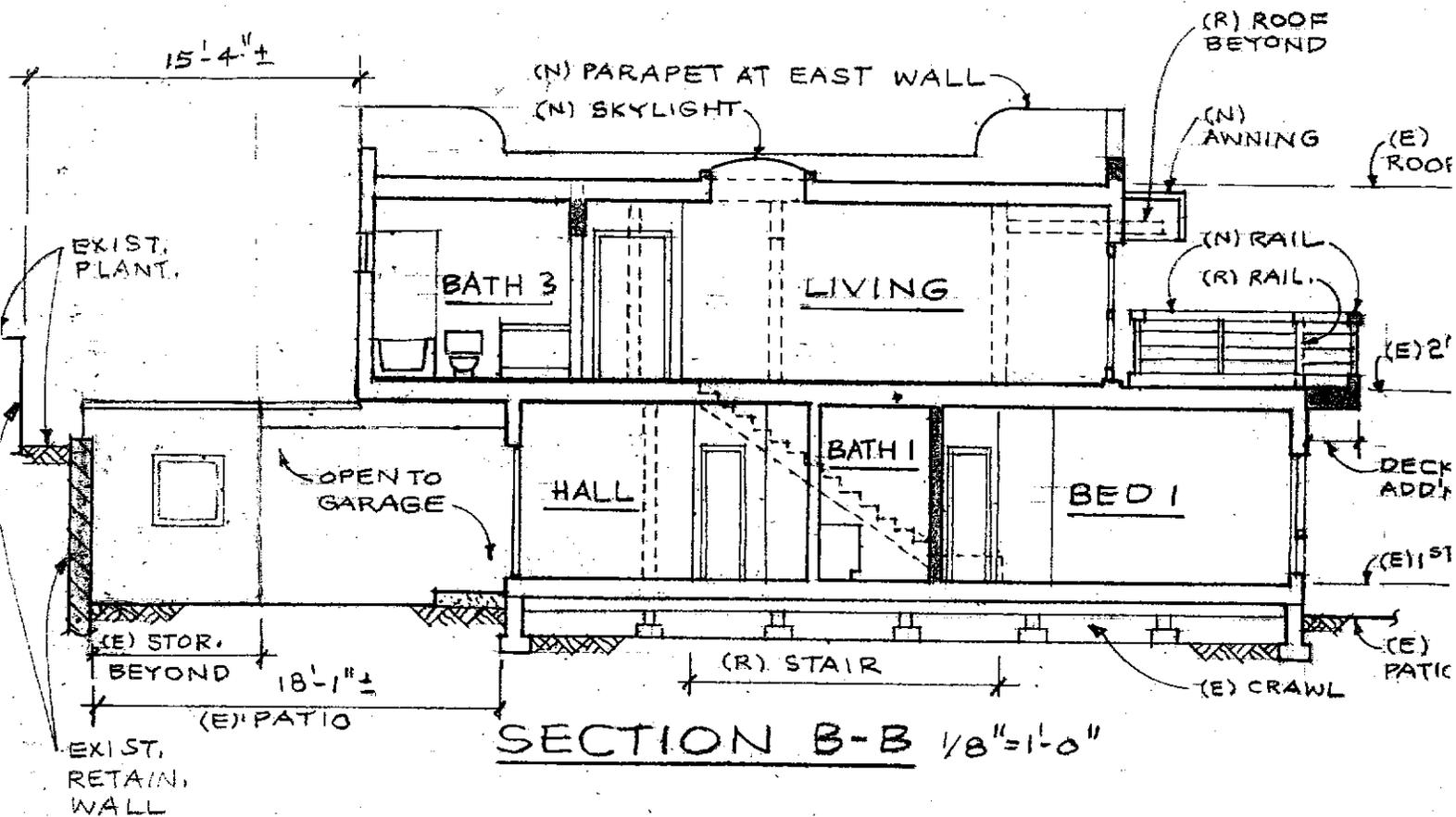
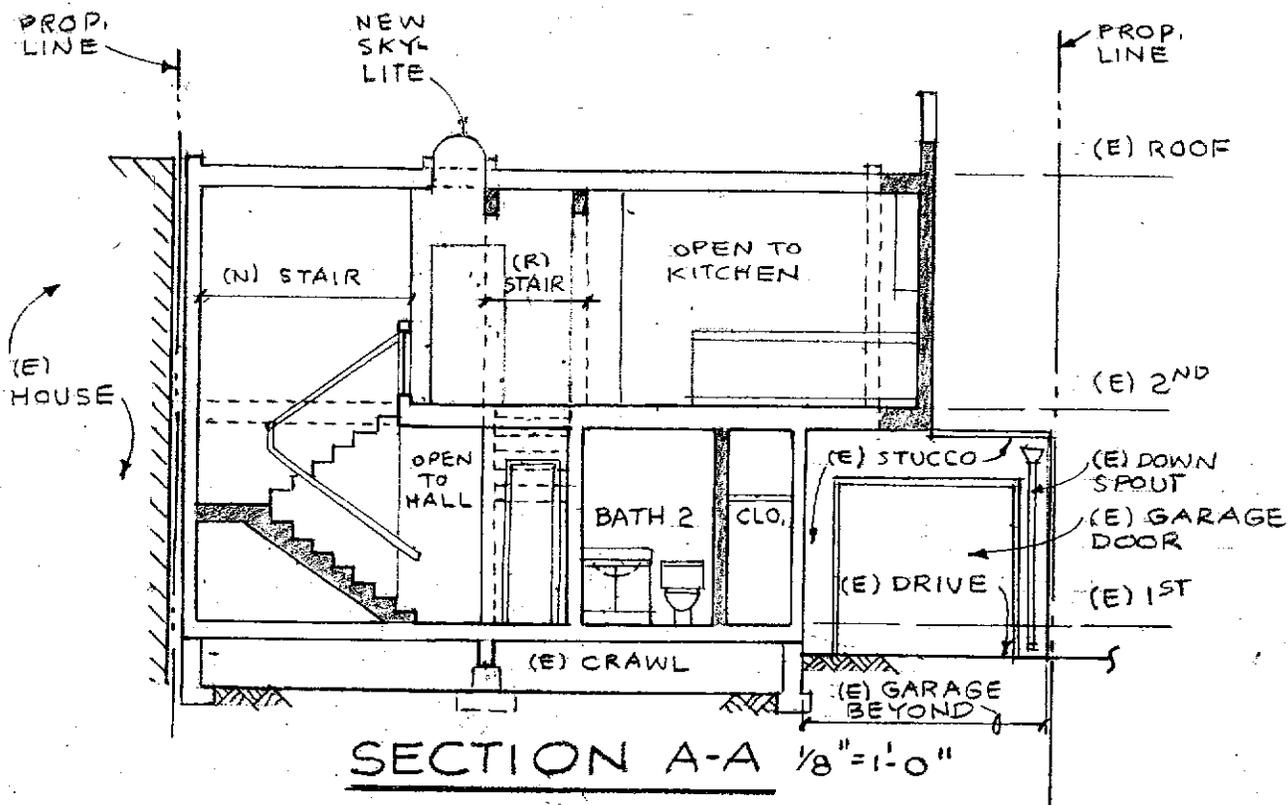


MATERIAL SYMBOL	MATERIAL DESCRIPTION	COLOR SYMBOL
1	EXISTING STUCCO	A
2	NEW STUCCO	A
3	WINDOW SASH & DOOR FRAMES	B
4	METAL RAILING PICKETS	B
5	SPIRAL STAIR	B
6	FABRIC AWNING	C
7	RAILING CAP	C
8	WOOD SCREEN	C
9	WOOD VENT COVER	C
10	METAL CHIMNEY CAP	C
12	GARAGE ROLL-UP DR. C	C

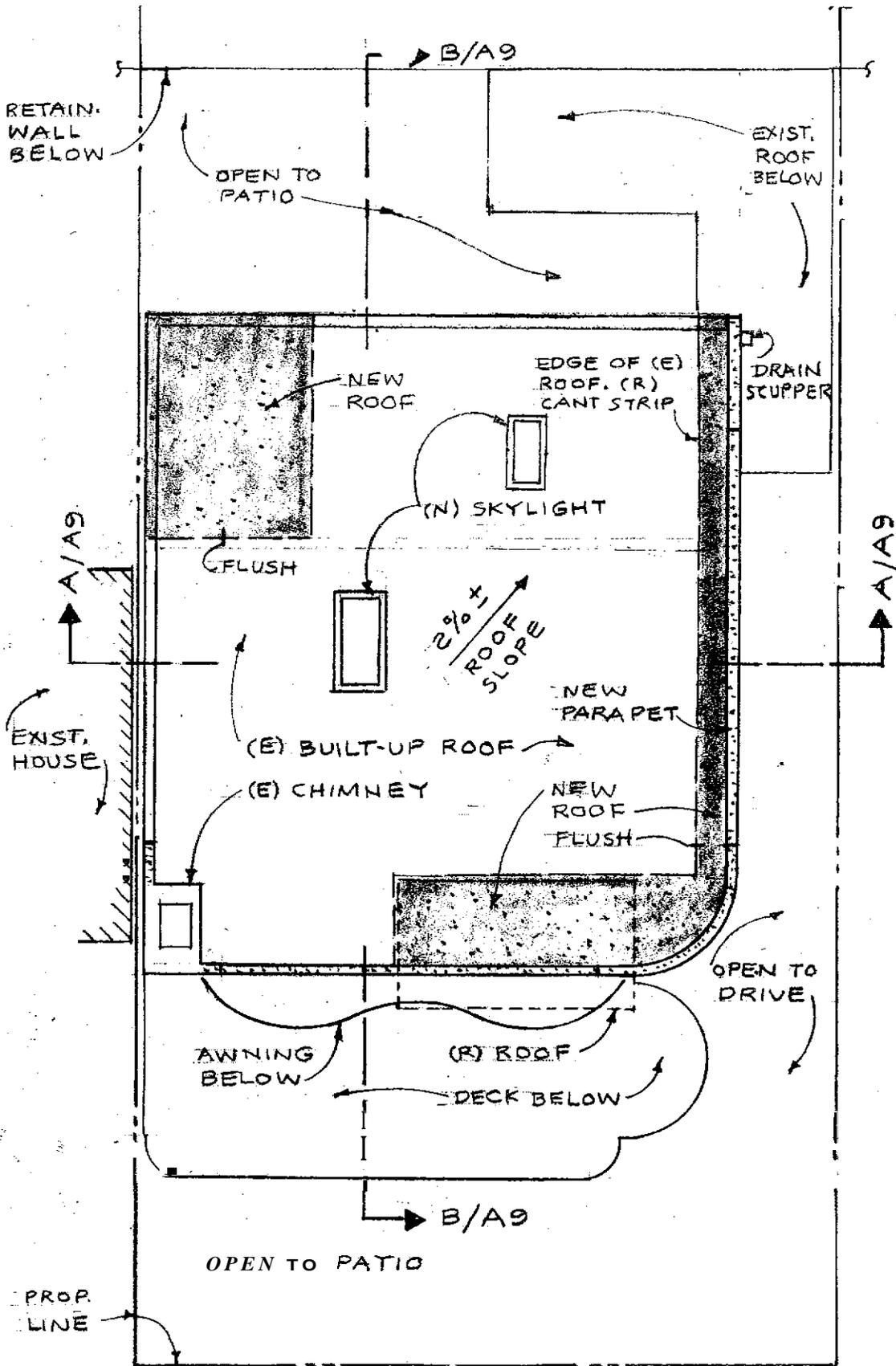


EXTERIOR ELEVATIONS 1/8" = 1'-0"

<p>PROPOSED & ALTERATION SINGLE FAMILY RESIDENCE 409 BEACH DRIVE, APTOS, CA. A.P.N. 43-105-05</p>	<p>PREPARED FOR A DEVELOPMENT PERMIT. APPLICATION JAN. 5, 2006 - 33 -</p>	<p>Jimmy W. Fox ARCHITECT 1848 Redwood Dr. Aptos, CA. 95003 831 662-3426</p>	<p>REVISIONS 8-16-06</p>	<p>SHEET NO. A8</p>
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<p>PROPOSED ADDITION & ALTERATION SINGLE FAMILY RESIDENCE 409 BEACH DRIVE, APTOS, CA. A.P.N. 43-105-05</p>	<p>PREPARED FOR A DEVELOPMENT PERMIT APPLICATION JAN. 5, 2006 -34-</p>	<p>Jimmy W. Fox ARCHITECT 1848 Redwood Dr. Aptos, CA. 95003 831 662-3426</p>	<p>REVISIONS 1 8-16-06</p>	<p>SHEET NO. A9 OF 10</p>
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ROOF PLAN 1/8" = 1'-0" (PROPOSED)

<p>PROPOSED ADDITION & ALTERATION SINGLE FAMILY RESIDENCE 409 BEACH DRIVE, APTOS, CA. A.P.N. 43-105-05</p>	<p>PREPARED FOR A DEVELOPMENT PERMIT APPLICATION JAN. 5, 2005 - 35 -</p>	<p>Jimmy W. Fox ARCHITECT 1848 Redwood Dr Aptos, CA. 95003 831 662-3426</p>	<p>REVISIONS 8-16-06</p>	<p>SHEET NO. A10 OF 10</p>
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