



Staff Report to the Zoning Administrator

Application Number: **06-0324**

Applicant: Dennis Anderson
Owner: Thomas Yuki
APN: 038-216-02

Agenda Date: November 3, 2006
Agenda Item #: 4
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing single-family dwelling and construct a two-story, single-family dwelling of about 2,200 square feet. Requires a Coastal Development Permit.

Location: Property located on Coates Drive, about 100 feet south of Seacliff Drive (at 307 Coates).

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

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 06-0324, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|-----------|---------------------------|
| A. | Project plans | F. | Zoning & General Plan map |
| B. | Findings | G. | Location Map |
| C. | Conditions | H. | Urban Designer's comments |
| D. | Categorical Exemption (CEQA determination) | I. | Comments & Correspondence |
| E. | Assessor's parcel map | | |

Parcel Information

Parcel Size:	3,933 square feet
Existing Land Use - Parcel:	Single-family dwelling
Existing Land Use - Surrounding:	Single-family dwellings, Seacliff State Beach
Project Access:	Coates Drive (a County maintained road)
Planning Area:	Autos
Land Use Designation:	R-UM (Urban Medium Residential)

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

Zone District: R-1-4 (Single-family residential, 4,000 square foot minimum parcel size)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Watsonville **Loam**
Fire Hazard: Not a mapped constraint
Slopes: 2% at project site
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not mapped, adjacent to coastal scenic area
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 District
Drainage District: Zone 6

History

According to assessor's records, the existing residence was originally constructed in 1947. No significant changes have been made to the structure since then, absent an electrical upgrade in 1984 and a re-roof in 2002.

Project Scope

The property owners propose to demolish the existing one-story single-family home on site and construct a new two-story single-family dwelling to replace it. The new house will be about 2,200 square feet, up to a maximum height of 24 feet, and will have four bedrooms (a net increase of two bedrooms over the existing residence). Parking will be provided for up to four cars, more than adequate for the number of bedrooms.

Project Setting

The project site is located on the bluff side of Coates Drive, about 100 feet south of Seacliff Drive and to the west of the road leading down to Seacliff State Beach. The neighborhood is composed of a mix of one and two-story single-family dwellings, most of which were previously used as beach cottages.

	R-1-4 Site Standards	Proposed
Front yard setback	20'	20'
Rear yard setback	15'	15'
Side yard setbacks	5' each side*	5' each side
Maximum height	28'	About 24'
Maximum % lot coverage	40%	37.9%
Maximum Floor Area Ratio	50%	50%

Local Coastal Program Consistency

The project conforms to the County's Local Coastal Program, as the project will not obstruct public access to the beach, will not exert a significant visual impact when viewed from the beach, and will be compatible with the surrounding neighborhood. Adequate public access exists to the immediate east of the project site at the Seacliff State Beach Park. As the project site is not located on a portion of the bluff that overlooks the beach, it will **only** be visible from a small part of the beach and will blend in with existing development along Coates Drive. Finally, the bulk, mass, and scale of the residence is compatible with the range found in the neighborhood.

Design Review

The project was reviewed by the County's Urban Designer for compatibility with existing development in the neighborhood, and was found to be compatible in terms of bulk, mass, and scale. The neighborhood is varied with both one and two-story residences of varying architectural styles. The proposed replacement single-family dwelling only incorporates a partial second story, similar to recently constructed homes in the vicinity, reducing the apparent bulk, mass, and scale of the structure compared to surrounding residences.

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 **06-0324**, 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

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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-1-4 (Single-family residential, 4,000 square foot minimum parcel size), 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, consistent with the site's (R-UM) Urban Medium 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 proposed two-story single-family dwelling is consistent with the surrounding neighborhood in terms of architectural style, the site is surrounded by lots developed to an urban density, and the colors shall be natural in appearance and complementary to the site. Though located on a bluff top, the project site will only be visible from a small portion of the beach as it is perched above an arroyo used as access to Seacliff State Beach, and is located in a neighborhood where many two-story homes already exist.

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 no public access easements exist across the site, and consequently, the house 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 new dwelling 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-1-4 (Single-family residential, 4,000 square foot minimum parcel size) 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 of

both one and two stories, of varying architectural styles, and the design submitted is not inconsistent with the existing range.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed house will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the house 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-1-4 (Single-family residential, 4,000 square foot minimum parcel size) zone district in that the primary use of the property will remain one single-family residence 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 Medium Residential (R-UM) land use designation in the County General Plan.

The proposed house will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance).

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The proposed house 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 house will comply with the site standards like floor area ratio (at 50%) and lot coverage (at 37.9%).

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

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

This finding can be made, in that the expected level of traffic generated by the proposed project with two additional bedrooms is not expected to result in a significant increase in traffic, and will therefore not adversely impact existing roads and intersections in the surrounding area. Utility usage, though increased due to the larger residence, will be nominal due to the requirement that the project comply with current standards for energy efficiency.

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 dwelling is located in a mixed neighborhood of one and two story homes containing a variety of architectural styles, and the proposed house 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.

The project is not subject to Section 13.11 of the County Code as it is located just inland from the public beach. The project complies with the Coastal Design guidelines in Section 13.20.130, as addressed in Coastal Permit Finding three, above.

Conditions of Approval

Exhibit A: Project plans, five sheets, drawn by Dennis Anderson, and dated July 20, 2006.

- I. This permit authorizes the demolition of a single-family dwelling and construction of a two-story 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 Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. 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. Submit a color board for approval by the County's Urban Designer, identifying the finish and color of exterior materials and roof covering. The color boards must be in an 8.5" x 11" format.
 2. A drainage plan.
 3. An erosion control plan.
 4. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
 5. Building plans shall include a note stating the proposed wet bar sink on the 2nd floor have a drain not to exceed 1 ½ inches in diameter.

- 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.
 - E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - F. Pay the applicable fees for Parks and Child Care mitigation for two new bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - G. Pay the current fees for Roadside and Transportation improvements for two bedrooms. Currently, these fees total \$1,466 per bedroom.
 - H. Provide required off-street parking for three cars. Parking spaces must be **8.5** feet wide by **18** feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence **of** an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

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

A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its **own** attorney’s fees and **costs**; and
2. COUNTY defends the action in good faith.

C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the **terms or** conditions of the development approval without the prior written consent of the County.

D. Successors Bound. “Development Approval Holder” shall include the applicant and the successor’(s) in interest, transferee(s), and assign(s) of the applicant.

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

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: 06-0324
Assessor Parcel Number: 038-216-02
Project Location: 307 Coates Drive

Project Description: Demolish an existing one-story SFD and construct a replacement 2-story SFD

Person or Agency Proposing Project: Dennis Anderson

Contact Phone Number: (831) 457-8348

- 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: 15303: New Construction of Small Structures

F. Reasons why the project is exempt:

Construction of one single-family dwelling

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

David Keyon, Project Planner

Date: _____

electronically Redrawn 11/14/97 wrp
 rev. 5/4/98 KSA (CA)
 rev. 5/19/99 CR (Tax Consolidation)
 rev. 12/7/99 CB (9-0002845, LBA 1-26 & 27)
 rev. 4/27/01 mm (changed page refs.)
 rev. 2/28/06 md (spatial adjustment)

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



APTOS RANCHO
 POR. SEC. 13, T.11S., R.1W., M.D.B. & M.

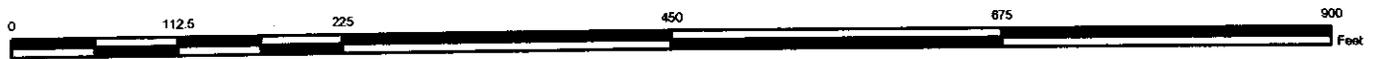
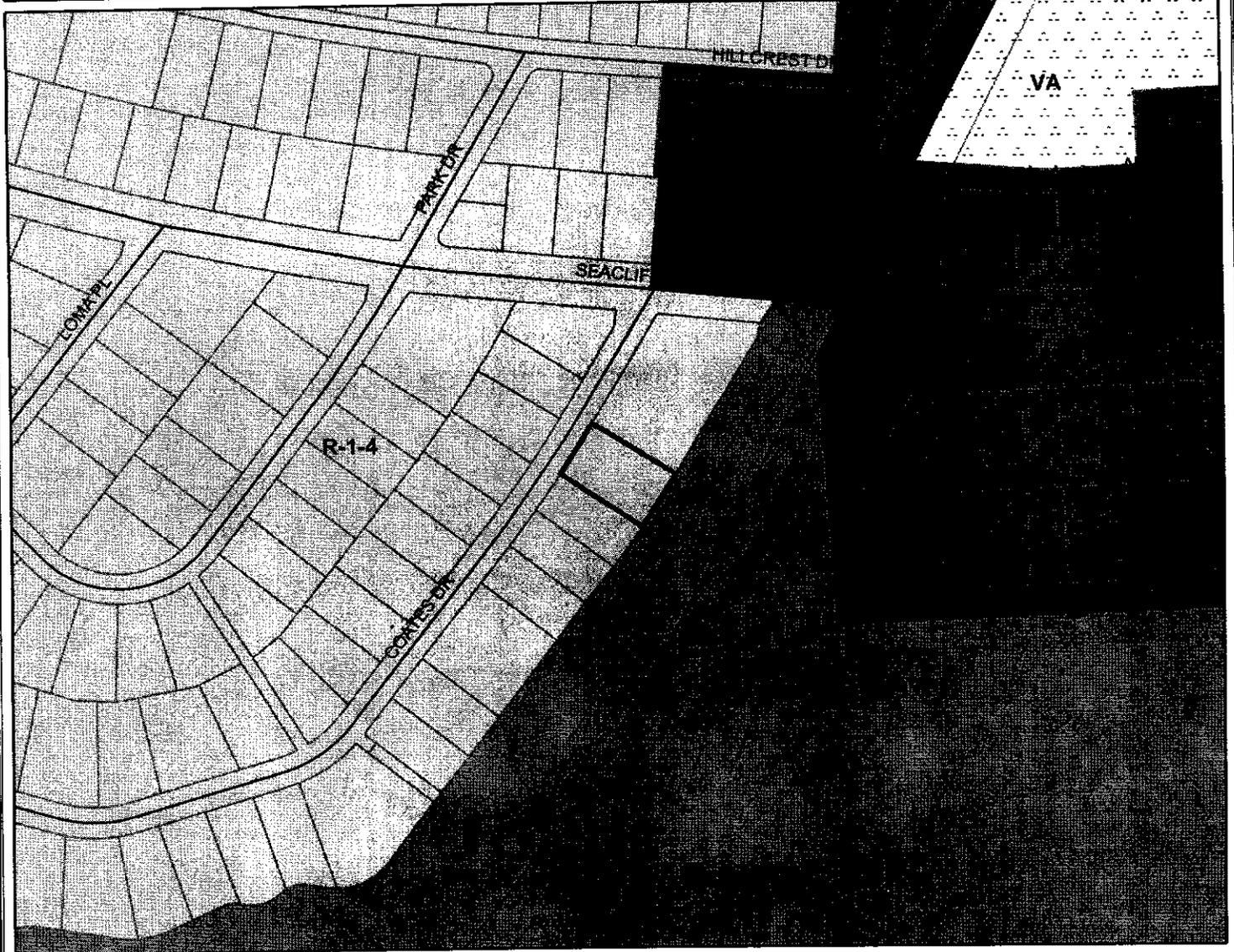
Tax Area Code
 69-270 69-273

38-21

Assessor's Map No. 38-21
 County of Santa Cruz, Calif.
 Nov., 1997

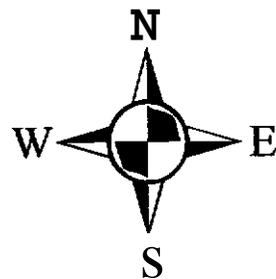


Zoning Map



Legend

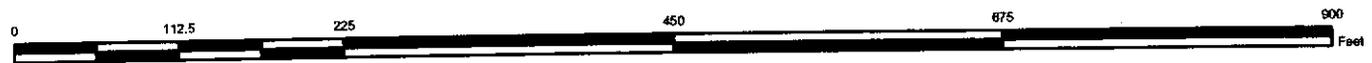
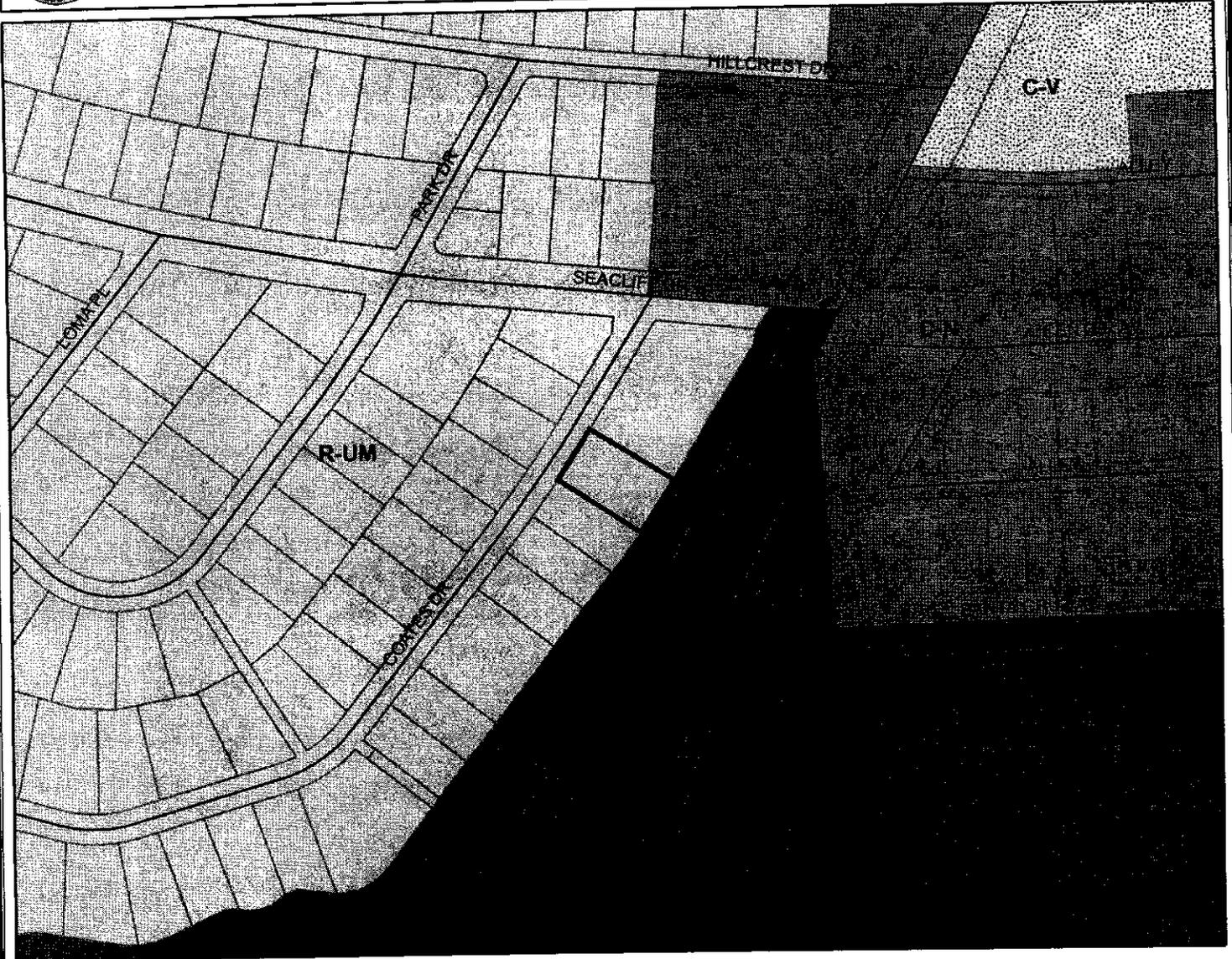
-  APN 038-216-02
-  Streets
-  Assessors Parcels
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PARK (PR)
-  COMMERCIAL-NEIGHBORHOOD (C-1)
-  COMMERCIAL-VISITOR ACCOM. (VA)



Map Created by
 County of Santa Cruz
 Planning Department
 June 2006

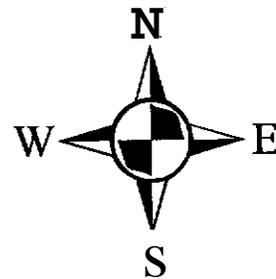


General Plan Designation Map



Legend

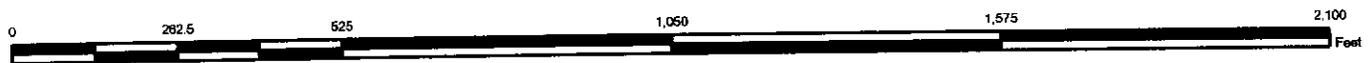
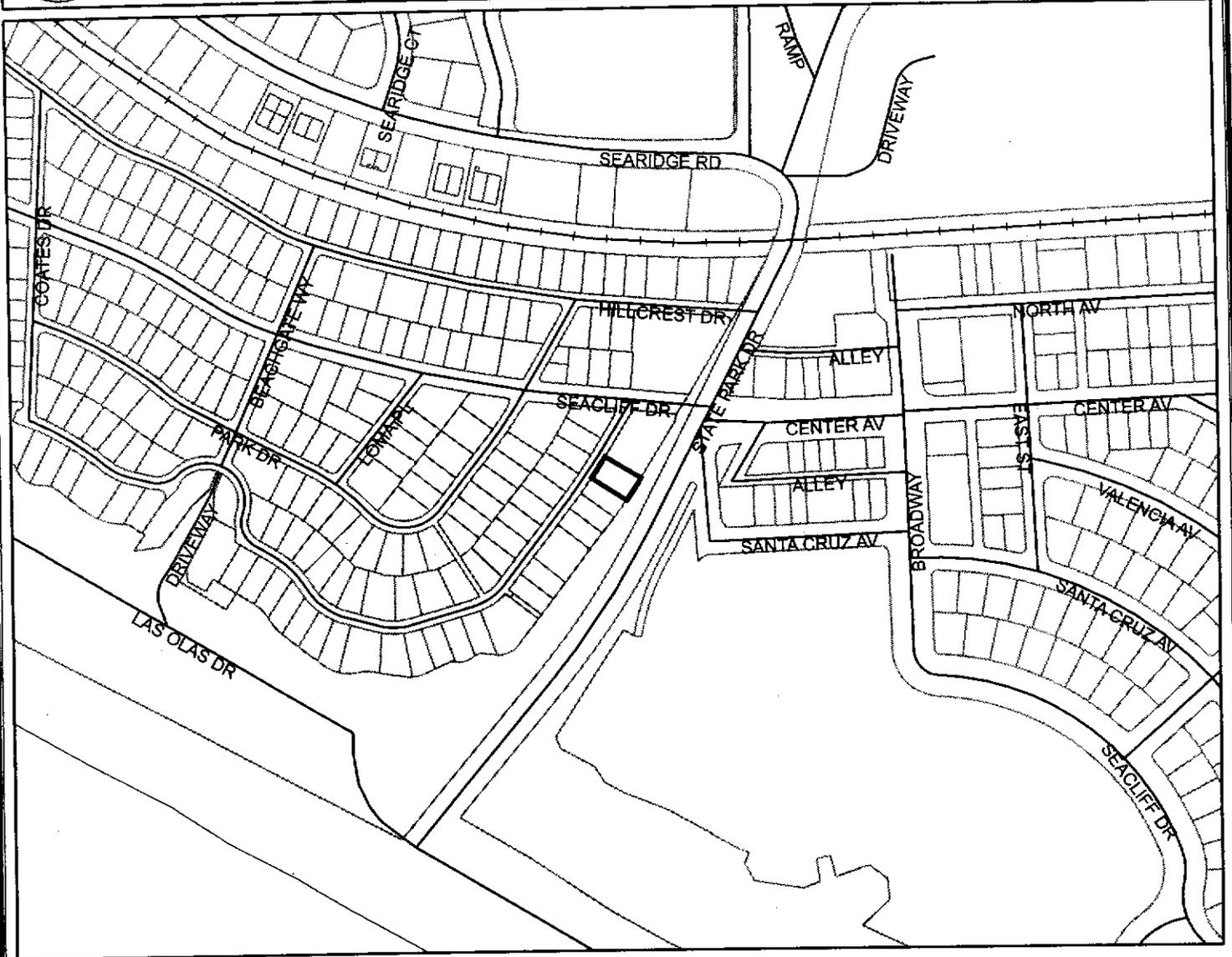
- APN 038-216-02
- Streets
- Assessors Parcels
- Residential - Urban Medium Density (R-UM)
- Commercial-Neighborhood (C-N)
- Parks and Recreation (O-R)
- Commercial-Visitor Accom. (C-V)



Map Created by
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June 2006

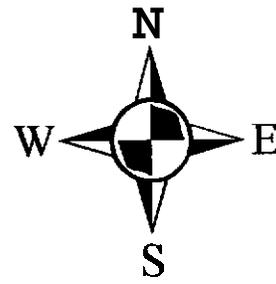


Location Map



Legend

-  APN 038-216-02
-  Streets
-  Assessors Parcels
-  Railroads



Map Created by
 County of Santa Cruz
 Planning Department
 June 2006

INTEROFFICE MEMO

APPLICATION NO 06-0324

Date: June 28, 2006

To: David Keyon, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for wireless a new residence at 307 Coates Drive, Seacliff

COMPLETENESS ISSUES

- *20 feet is required from the garage door to the front property line.*

GENERAL PLAN/ZONING CODE ISSUES

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 comments below.</i>
Grading, earth moving, and removal of major vegetation shall be minimized.			
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at 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
Site Planning			
Developments 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
Building design			
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
Large agricultural structures			
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
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 cluster or the natural vegetative cover of the site (except for greenhouses).			N/A

The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			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			N/A
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 with surrounding elements			NIA
Directly lighted, brightly colored , rotating, reflective, blinking, flashing or moving signs are prohibited			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
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			NIA
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

Urban Designer's Comments

- *Provide a color board. Note that a blend of colors on the roof (rather than all red) is suggested. Stark white stucco is to be avoided.*