



Staff Report to the Zoning Administrator

Application Number: **08-0261**

Applicant: John Craycroft
Owner: Stephen & Cheryl Taylor
APN: 052-281-33

Agenda Date: October 17, 2008
Agenda Item #: **3**
Time: After 10:00 a.m.

Project Description: Proposal to remodel/construct an addition of approximately 480 square feet to an existing two story single family dwelling and add approximately 260 square feet total to existing decks at rear, front and second story decks.

Location: Property is located at 27 Rio Boca Road, ½ south of the intersection with West Beach Drive in Watsonville.

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

Permits Required: Coastal Development Permit
Technical Reviews: None

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0261, based on the attached findings and conditions.

Exhibits

- | | |
|-----------------------------------------------|----------------------------------------------------------------|
| A. Project plans | H. Printout, Discretionary application comments, dated 8/14/08 |
| B. Findings | I. Urban Designer comments, dated 8/07/08 |
| C. Conditions | J. Letter from Pajaro Dunes Association, dated 8/29/08 |
| D. Categorical Exemption (CEQA determination) | K. Comments & Correspondence |
| E. Assessor's parcel map | |
| F. Zoning map & General Plan Map | |
| G. Location Map | |

Parcel Information

Parcel Size: 16,509 square feet
Existing Land Use - Parcel: Single family dwelling
Existing Land Use - Surrounding: Single family dwelling

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

Project Access: Rio Boca
Planning Area: San Andreas
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: SU (Special Use)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Flood Zone X
Soils: 119 Clear Lake Clay, 128 Dune Land
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Mapped Biotic
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Watsonville
Sewage Disposal: City of Watsonville
Fire District: Santa Cruz County/ CDF
Drainage District: Zone 7

History

The project is located within the Pajaro Dunes Planned Unit Development and was constructed in 1978 under Use Permit 74-400 PUD standards, which supercedes Use Permit Numbers 2331-U, 2550-U, 3134-U, 3301-U with revisions, and has delineated setbacks and lot coverage within the approved 50 foot by 50 foot building envelope. The Pajaro Dunes development conditions allows for Minor Variations to the approved building envelope, the subject envelope was rotated under Permit 08-0396 and a map correction was recorded with the County Surveyor's office.

Project Setting

The project is located on the west side of Rio Boca Road in the Pajaro Dunes Development at Lot 27. The lot is a sand dune with varying topography that is located between a line of existing development on the west and Rio Boca Road on the east. The property is surrounded by open space and multi trunk eucalyptus trees sit immediately to the east. Access to the home is by a pedestrian walkway on the south within a 20 foot right of way.

Zoning & General Plan Consistency

The subject property is a 16,509 square foot lot in the Pajaro Dunes Planned Unit Development. The property is zoned Special Use (SU), a designation which allows residential uses. The proposed addition and remodel is to an existing Single Family Dwelling, which 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. The project is also consistent with the approved Permit 74-400 PUD, which supercedes Use Permit Numbers 2331-U, 2550-U, 3134-U, 3301-U with revisions, in meeting the required setbacks and lot coverage. Parcels are restricted to a 50 foot by 50 foot building envelope that can be completely built out and have a maximum allowed height of 35 feet.

The proposal is an addition of a total of 480 square feet which includes the master bedroom, master bathroom, dining room, laundry room and storage room. In addition, approximately 260 square feet of new deck additions to the front, rear and side yard decks are proposed. The proposal also includes remodeling the residence to include new windows, new roof over the kitchen and nook addition, new railing and repainting the entire structure.

Local Coastal Program Consistency

The proposed addition and remodel to the 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 two and three story single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range of large and boxy homes with wood siding that is stained or painted in grey, tan, or blue tones. The project site is located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water as there is public access through nearby Palm Beach State Park.

Design Review

The proposed addition and remodel to the Single Family Dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as plywood siding to match the existing, angled roofs and will be constructed within the approved 50 foot by 50 foot building envelope to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. An existing multi-trunk Eucalyptus will be retained.

The project was also reviewed by the Pajaro Dunes Association Design Committee and a letter has been attached (Exhibit I).

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 **08-0261**, 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: Maria Perez
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Santa Cruz CA 95060
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Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned SU (Special Use), a designation which allows residential uses. The proposed addition and remodel is to the existing single family dwelling, which 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 or utility. Coastal access for the public is gained from Palm Beach State Park, adjacent to Pajaro Dunes. The proposed addition will be within an approved building envelope that does not conflict with any easements or development restrictions.

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; surrounding homes are two to three stories, wood siding and many decks; the colors shall be natural in appearance and complementary to the site; the development site is on a sand dune within the Pajaro Dunes development. The remodel/addition was reviewed by the County Urban Designer (Exhibit H) and found to be substantially consistent with County Code.

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. Consequently, the addition and remodel to the Single Family Dwelling will not interfere with public access to the beach, ocean, or any nearby body of water as public access is gained through Palm Beach State Park in the vicinity. 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 addition and remodel of the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the existing home

Application #: 08-0261

APN: 052-281-33

Owner: Stephen & Cheryl Taylor

and surrounding neighborhood. Additionally, residential uses are allowed uses in the SU (Special Use) 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 of three story homes with wood siding and angled roofs.

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 California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed addition and remodel to the existing dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks as established by Planned Unit Development (PUD) 74-400 and will 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 addition and remodel to the existing 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 SU (Special Use) 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 as determined by the Planned Unit Development (PUD) 74-400.

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 proposed addition and remodel to the existing Single Family Dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the proposed additions will not adversely shade adjacent properties, and will meet current setbacks for the zone district as determined by 74-400 PUD that ensure access to light, air, and open space in the neighborhood.

The proposed additions and remodel to the 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 SU zone district and

74-400 PUD (including setbacks, lot coverage, 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.

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

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

This finding can be made, in that the proposed addition and remodel is to the existing single family dwelling, in which there is no increase expected in the level of traffic generated by the proposed addition nor will it overload utilities.

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 addition and remodel to the existing single family dwelling will complement and harmonize with the existing dwelling. It is located in a neighborhood containing a variety of architectural styles, that include three stories, wood siding and angled roofs and the proposed addition to the Single Family Dwelling is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed addition and remodel to the existing Single Family Dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The proposed addition is within the approved 50 by 50 foot building envelope and will not be taller than the allowed height of 35 feet. The multi-trunk eucalyptus tree will be retained, and the dune on which the property is sited will not be modified outside of the approved building envelope, in which grading will be minimal.

Conditions of Approval

Exhibit A: Project plans, three plan sets, prepared by John Craycroft, dated 7/22/08.

- I. This permit authorizes the construction of a(n) 480 square foot addition and 260 square feet of decks to Single Family Dwelling. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. 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.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain a Grading 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. One elevation shall indicate materials and colors as they were approved by the Zoning Administrator and Urban Designer.
 2. Grading, drainage, and erosion control plans.
 3. 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. Maximum height is 35-feet.

4. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
 - 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 7 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 Pajaro Valley Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed 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.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

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

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.

Application #: 08-0261
APN: 052-281-33
Owner: Stephen & Cheryl Taylor

Please note: This permit expires two years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Maria Perez
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: 08-0261

Assessor Parcel Number: 052-281-33

Project Location: 27 Rio Boca Road, Watsonville

Project Description: Proposal to remodel/construct an addition of approximately 480 square feet to an existing two story single family dwelling and add approximately 260 square feet total to existing decks at rear, front and second story decks.

Person or Agency Proposing Project: John Craycroft

Contact Phone Number: 831-427-3048

- 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:

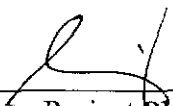
E. ☒ **Categorical Exemption**

Specify type: Class 1- Existing Facilities (Section 15301)

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

Addition and remodel to existing single family dwelling.

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



Maria Perez, Project Planner

Date: 9/12/08

52-28

FOR TAX PURPOSES ONLY

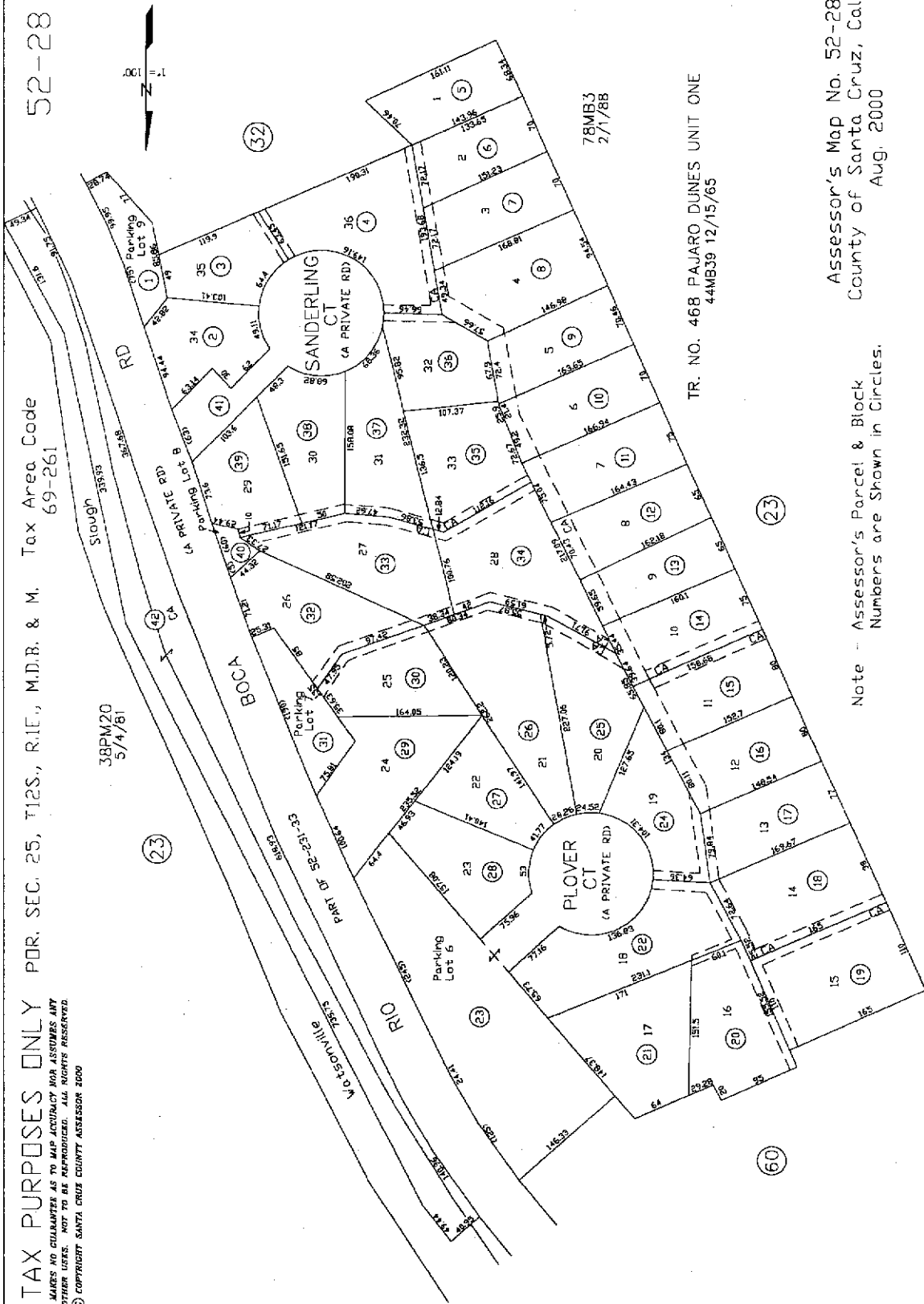
POR. SEC. 25, T12S., R1E., M.D.B. & M.

Tax Area Code 69-261

38PM20 5/4/81

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1" = .001'



78MB3
2/1/88

TR. NO. 468 PAJARO DUNES UNIT ONE
44MB39 12/15/65

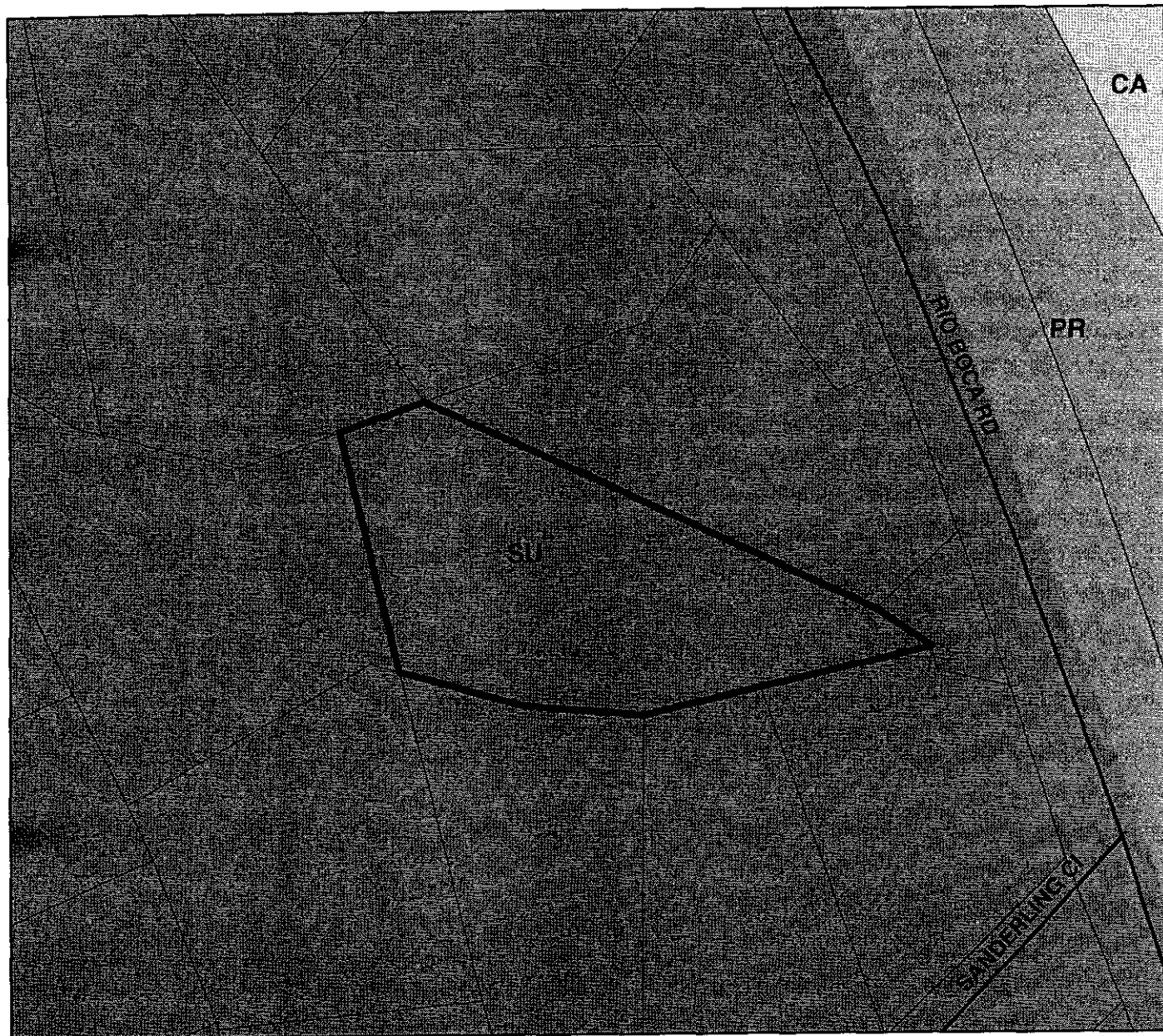
Assessor's Map No. 52-28
County of Santa Cruz, Calif.
Aug. 2000

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

Electronically redrawn 8/18/00 KSA



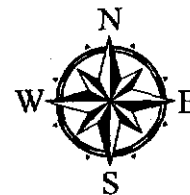
Zoning Map



0 50 100 200 300 400 Feet

LEGEND

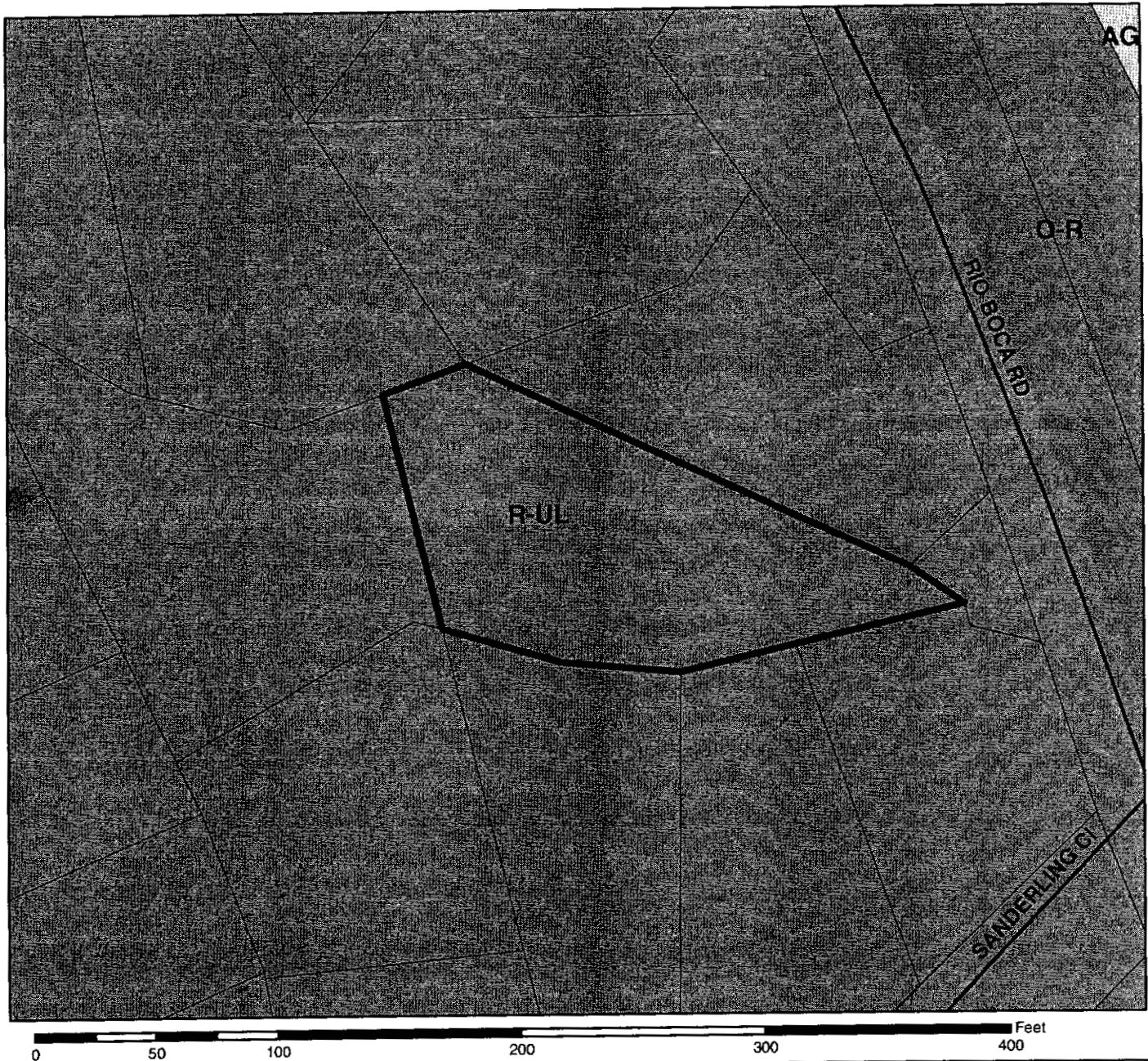
-  APN: 052-281-33
-  Assessors Parcels
-  Streets
-  SPECIAL USE
-  PARK
-  AGRICULTURE COMMERCIAL



Map Created by
County of Santa Cruz
Planning Department
July 2008

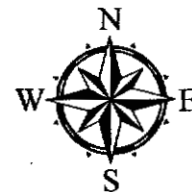


General Plan Designation Map



LEGEND

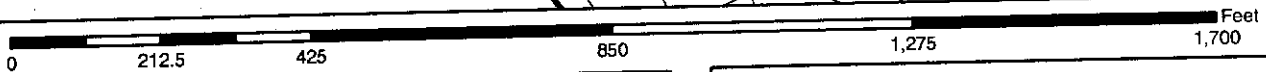
- APN: 052-281-33
- Assessors Parcels
- Streets
- Residential - Urban Low Density
- Parks and Recreation
- Agriculture







Map Created by
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July 2008

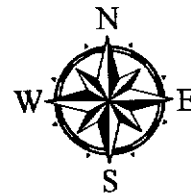


Location Map



LEGEND

-  APN: 052-281-33
-  Assessors Parcels
-  Streets
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
July 2008

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: Maria Perez
Application No.: 08-0261
APN: 052-281-33

Date: August 14, 2008
Time: 14:04:08
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JULY 11, 2008 BY ROBERT S LOVELAND =====

1. It appears that a retaining wall will need to be constructed along the north side of the house (new bathroom/bedroom addition area) in order to allow access around the entire structure. An additional reason for the retaining wall is to minimize grading/site disturbance. Please identify the length and height of the retaining wall on the "Site Plan". ===== UPDATED ON AUGUST 12, 2008 BY ROBERT S LOVELAND =====

Comment above has been addressed.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JULY 11, 2008 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. Submit a soils report (3 copies) completed by a California licensed geotechnical engineer for review and approval.
2. Submit a grading/drainage plan.
3. Obtain a grading plan if required.
4. Submit an erosion/sediment control plan for review and approval.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JULY 14, 2008 BY GERARDO VARGAS ===== Application 08-0261 is complete with regards to drainage for the discretionary stage. Please see miscellaneous comments for issues that must be addressed in the building application stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JULY 14, 2008 BY GERARDO VARGAS ===== Please provide construction details of all drainage features on site.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$1.00 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

INTEROFFICE MEMO

APPLICATION NO: 08-0261 (second routing)

Date: August 7, 2008

To: Porcila Perez, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Remodel and addition to a residence at Rio Boca Road, Pajaro Dunes

COMPLIANCE ISSUES

Design Review Authority

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

Design Review Standards

13.20.130 Design criteria for coastal zone developments

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

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

repeat or harmonize with those in the cluster			
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building 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			N/A
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			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			N/A

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)			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.	✓		

FROM : PAJARO DUNES ASSOCIATION

FAX NO. : 831 728 0235

Sep. 04 2008 09:36AM P1



PAJARO DUNES ASSOCIATION

August 29, 2008

Dear Mr. & Mrs. Stephen Taylor:

This letter is regarding your plans to remodel your home at 27 Rio Boca.

The Pajaro Dunes Association Design Committee grants preliminary approval of the modified plans that were delivered on August 20 and review on August 23.

When you have obtained your permit from the County of Santa Cruz, please provide the Design Committee with three stamped copies, a copy of the permit and coastal permit including all notes and requirements. Landscaping plans, color/materials pallet, and a digital copy (preferably in pdf format) of the plans must be submitted for final approval. Please refer to the Design Committee Rules for specifics.

FOR THE DESIGN COMMITTEE

Sincerely,

Carol Turley
Manager
Pajaro Dunes Association