



## Staff Report to the Zoning Administrator

Application Number: **07-0637**

**Applicant:** Derek Van Alstine Residential Design    **Agenda Date:** 10/17/08  
**Owner:** Ellen Richardson, trustee    **Agenda Item #:** 4  
**APN:** 038-166-11    **Time:** After 10:00 a.m.

**Project Description:** Proposal to demolish an existing one story single family dwelling and construct a two story single family dwelling.

**Location:** Property located on the south side of Seacliff Drive approximately 150 feet southwest of Oakdale Drive. (609 Seacliff Drive)

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

**Permits Required:** Coastal Development Permit, Variance (for use of more than 50% of front yard setback for access and parking purposes)

**Technical Reviews:** Soils Report Review

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0637, based on the attached findings and conditions.

### Exhibits

- |   |                              |
|---|------------------------------|
| A. Project plans                              | E. Assessor's parcel map     |
| B. Findings                                   | F. Zoning map                |
| C. Conditions                                 | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) |                              |

### Parcel Information

Parcel Size:	4,828 square feet
Existing Land Use - Parcel:	Single family dwelling
Existing Land Use - Surrounding:	Single family residential neighborhood, coastal bluff
Project Access:	Seacliff Drive
Planning Area:	Aptos
Land Use Designation:	R-UM (Urban Medium Density Residential)

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Zone District: R-1-4 (Single family residential - 4,000 square feet per unit)  
Coastal Zone: X Inside    Outside  
Appealable to Calif. Coastal Comm. X Yes    No

### Environmental Information

Geologic Hazards: Coastal bluff/arroyo to rear of property  
Soils: Report reviewed and accepted  
Fire Hazard: Not a mapped constraint  
Slopes: 2-5%  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Mapped scenic resource - beach viewshed  
Drainage: Existing drainage adequate - overall reduction in impervious surface  
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 Flood Control District

### Project Setting

The subject property is located within a single family residential neighborhood. The existing one story residence is located back from the street because the right of way of Seacliff Drive is wider than standard in front of the subject property and adjacent parcels to the northwest. The area in front of these properties is paved and is used for parking for the residents. To the rear of the subject property is a right of way labeled as "Promenade" which is not developed for vehicular or pedestrian access, and has been used as rear yards in some cases by adjacent property owners. In this area, the slope drops off into a coastal arroyo/bluff above Seacliff State Beach, which is below the subject property.

### Zoning & General Plan Consistency

The subject property is 4,828 square feet in area, located in the R-1-4 (Single family residential - 4,000 square feet per unit) zone district, a designation which allows residential uses. The proposed residence is a principal permitted use within the zone district and the project is consistent with the site's (R-UM) Urban Medium Density Residential General Plan designation.

The proposed residence complies with the site standards for the zone district, as outlined in the chart below.

	<b>R-1-4 Site Standards</b>	<b>Proposed</b>
<b>Front yard setback</b>	15'	17'
<b>Rear yard setback</b>	15'	15' *
<b>Side yard setbacks</b>	5' and 5'	5' and 5'
<b>Maximum height</b>	28'	27'
<b>Maximum % lot coverage</b>	40%	39%
<b>Maximum Floor Area Ratio</b>	50%	50%
<b>Maximum Number of Stories</b>	2	2

\*Structure location complies with minimum required setback from coastal bluff edge (per technical reports).

Adequate off-street parking for the proposed 3 bedroom residence will be located in the one car garage and within the driveway apron (3 off-street spaces total). Additional parking will be available within the right of way of Seacliff Drive, which widens out in the area in front of the subject property and the adjacent properties to the northwest.

### **Variance**

Due to the triangular shape of the property (narrow end facing Seacliff Drive) more than 50% of the required front yard setback is paved for parking and circulation purposes, requiring a variance approval. This paving already exists in front of the existing residence and the extent of the paving is not proposed to be increased. The triangular shape of the parcel, with the narrow end facing Seacliff Drive, creates a special circumstance in this case and the granting of a variance to allow the paving to remain in the front yard setback is considered as appropriate.

### **Scenic Resources & Design Review**

The subject property is located in a mapped scenic resource area as designated by the County General Plan and Local Coastal Plan and is located adjacent to a coastal arroyo/bluff to the southeast of the subject property. The project site is not visible from most vantage points in Seacliff State Beach due to the topography of the arroyo/bluff and existing trees and vegetation below the subject property. Where the proposed structure will be visible from below the subject property it will be heavily screened from view by existing trees. Through use of appropriate colors and materials, as proposed in this application, the new residence will not impact scenic resources within the beach viewshed.

The proposed residence complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as a variety of roof and wall planes, a mixture of stucco and horizontal siding materials, and appropriate colors to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

### **Local Coastal Program Consistency**

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

### **Conclusion**

As proposed and conditioned, the project is 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 **07-0637**, 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](http://www.co.santa-cruz.ca.us)**

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



PROJECT SITE



A



B

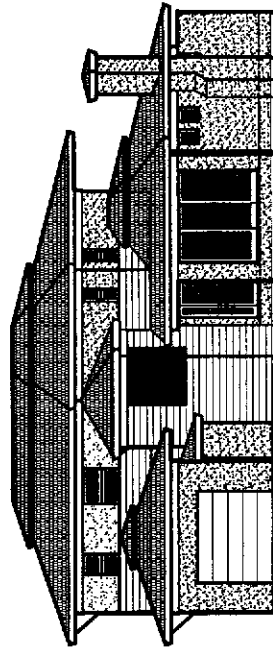
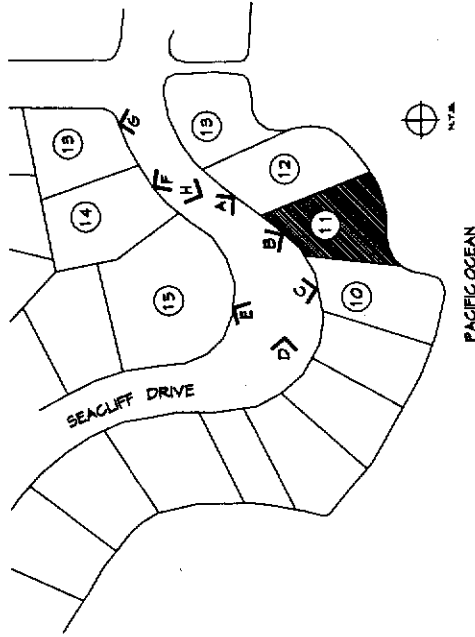


C



D

① SOUTH STREETSCAPE



② PROPOSED FRONT ELEVATION



E



F



G



H

③ NORTH STREETSCAPE


$$\text{SCALE: } 1'' = 10' \text{ HORIZ.} \quad 4' \text{ VERT.}$$

ASPHALTIC CONCRETE	AC
BOTTOM OF DAVE	BD
BUILDING	BLDG
CONCRETE CURB	CC
CONCRETE	CG
DECK	DECK
DRIVEWAY	D/W
EXISTING	E
FOUND FROM PAVE	FFP
FINISHED FLOOR	FF
FENCE	FNC
GRADING	GRD
HAZARD	HAZ
PAVING NAIL & TURNED	PN
SANITARY SEWER CLEAN	SSC
TOP OF BANK	TB
WOOD	WD
INDICATES FOUND	F
INDICATES RECORD	R

BOUNDARY LINE  
ADJACENT BOUNDARY LINE  
BUILDING FOOT LINE  
CONTIGUOUS LINE  
FENCE

ASSUMED ELEVATION AT FINISHED FLOOR OF  
(1) RESIDENCE, TEMPORARY BENCHMARK  
CORN OF W 150.00'

1. CONTROLS COMPILED FROM COUNTY OF SANTA CRUZ  
REGISTRATION INFORMATION SYSTEM DATA.

3. OWNER:  
Eliott Dorf, Reichmann  
101 Wilbur Ct.  
Los Gatos, CA 95032-4803

4. ARCHITECT:  
Derek Von Applin  
716 Sequoia Ave.  
Santa Cruz, CA 95062

By: A26-B/001

10-57-8

*[Signature]*

**SITE PLAN**

**UNAUTHORIZED CHANGES & USES:** The system's protective features will not be tampered with or taken for unauthorized use. The system will not be used for any other purpose than that for which it was designed.

**CRF SOC**

CELSOC

EXHIBIT A

12-6  
PARTIAL - TAPSCOTT & THE MAP

1

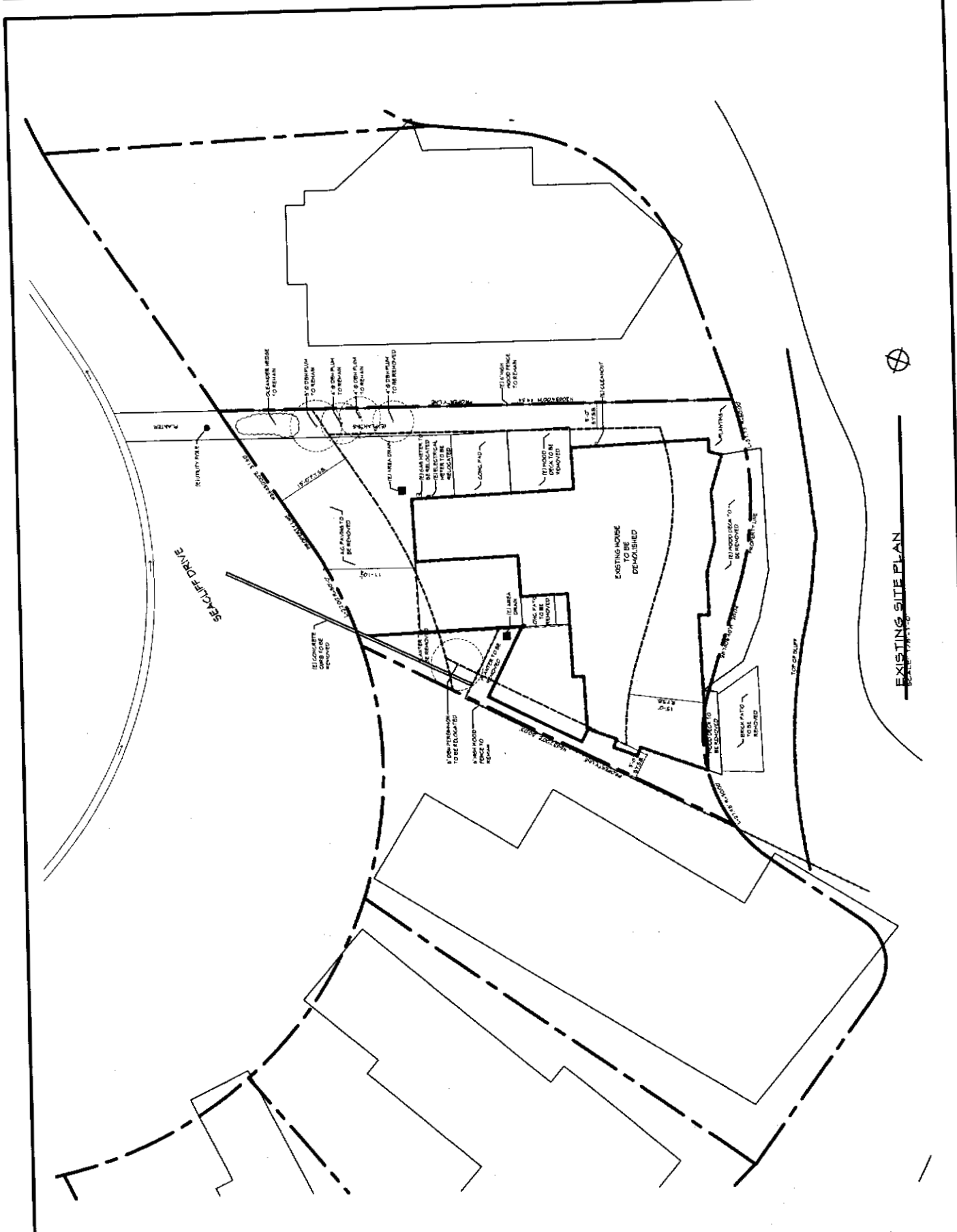
Robert L. Dematt  
K. Associates, Inc.  
Civil Engineer & Land Surveyor

1000 Green Street, Suite 1  
 Suite 100, Chicago, Illinois 60606  
 (312) 467-1717  
 (312) 467-1724 FAX

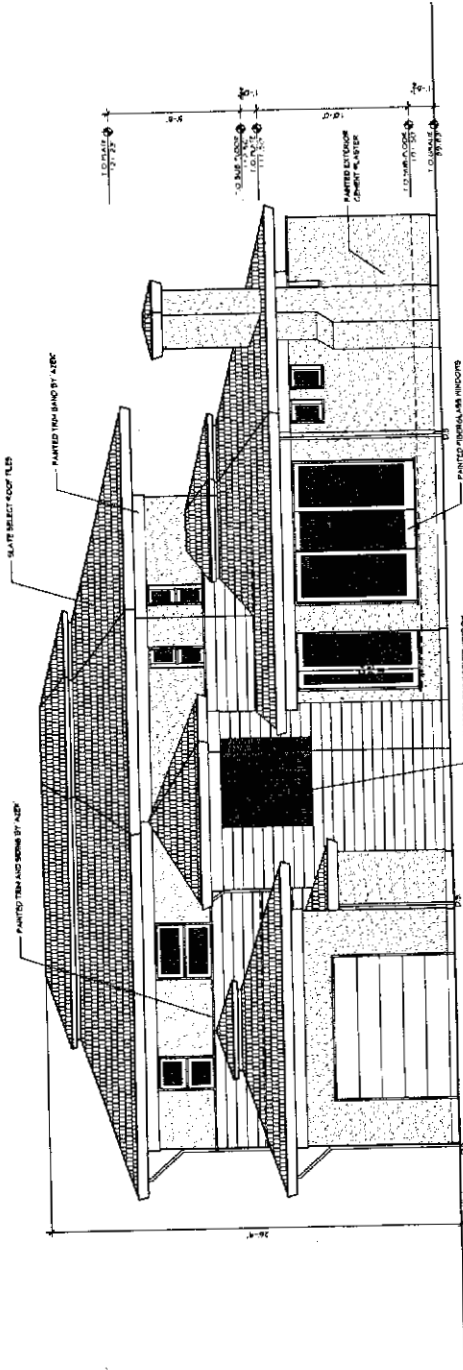
- 7 -



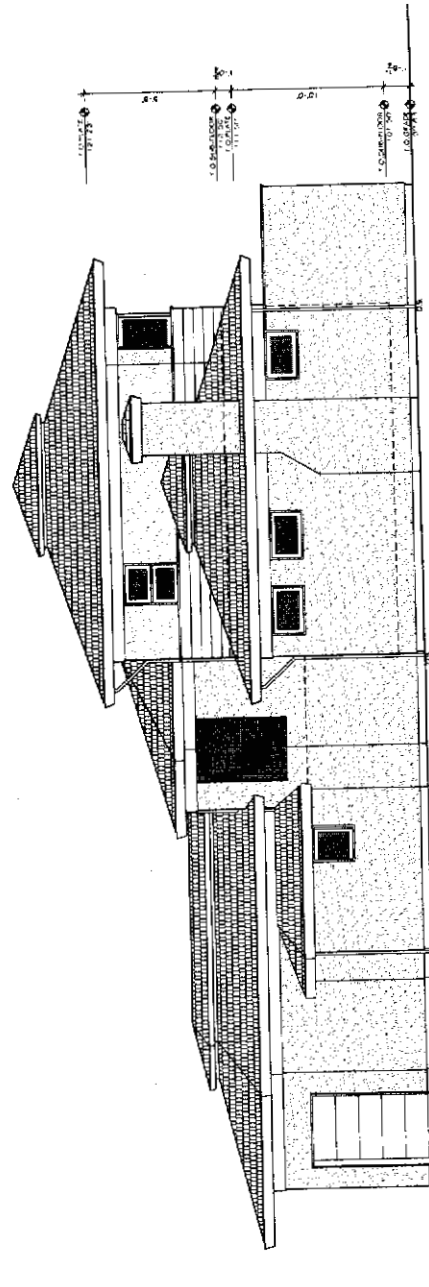




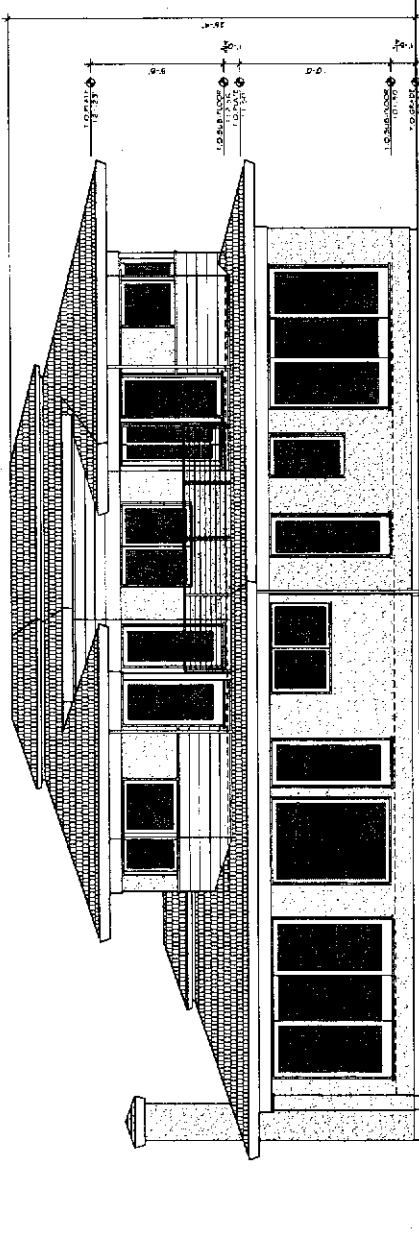
EXISTING SITE PLAN  
11/11/11



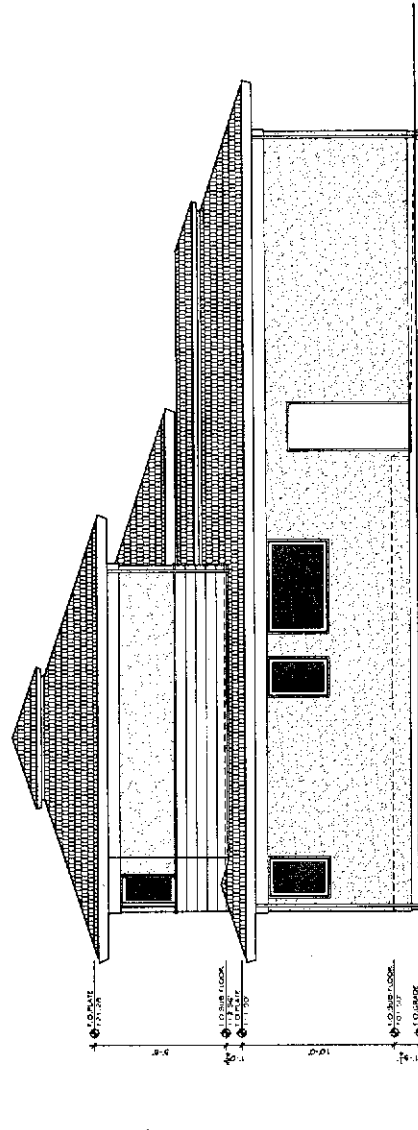
1 FRONT  
ELEVATION



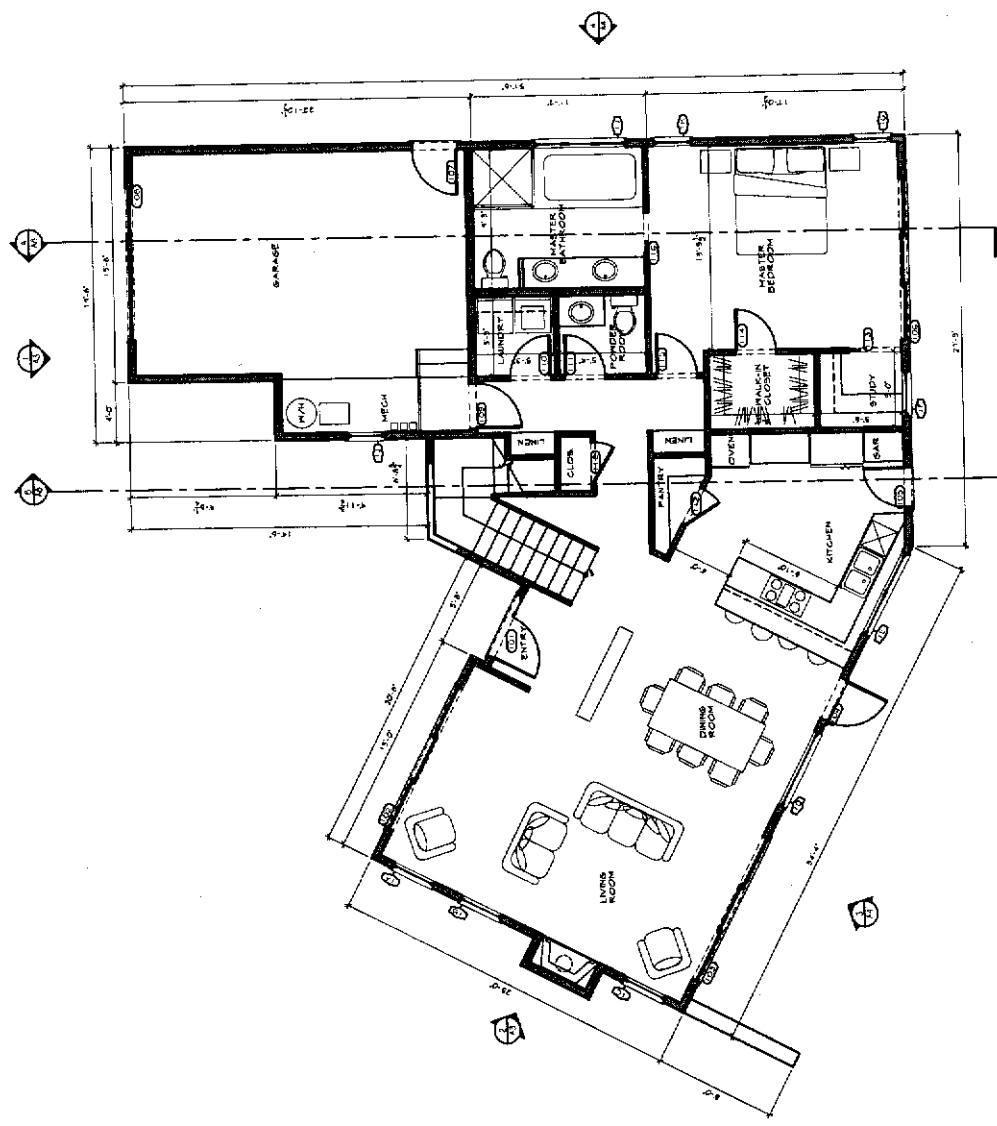
2 SIDE  
ELEVATION



3 REAR  
ELEVATION



4 SIDE  
ELEVATION

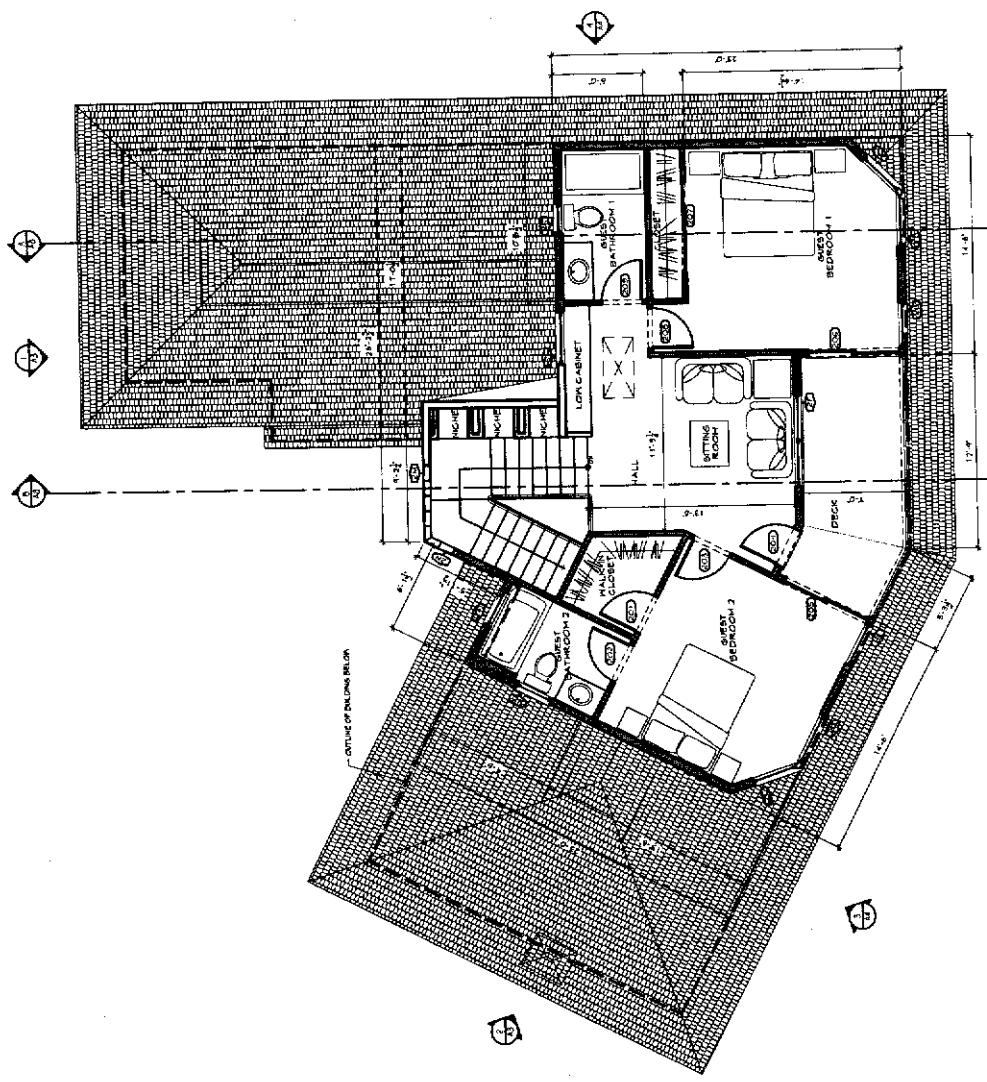


**WALL LEGEND**  
NEW GLUE WALL  
EXISTING WALLS TO BE REPAIRED  
EXISTING WALLS TO BE DEMOLISHED  
EXISTING WALLS TO BE REPAIRED

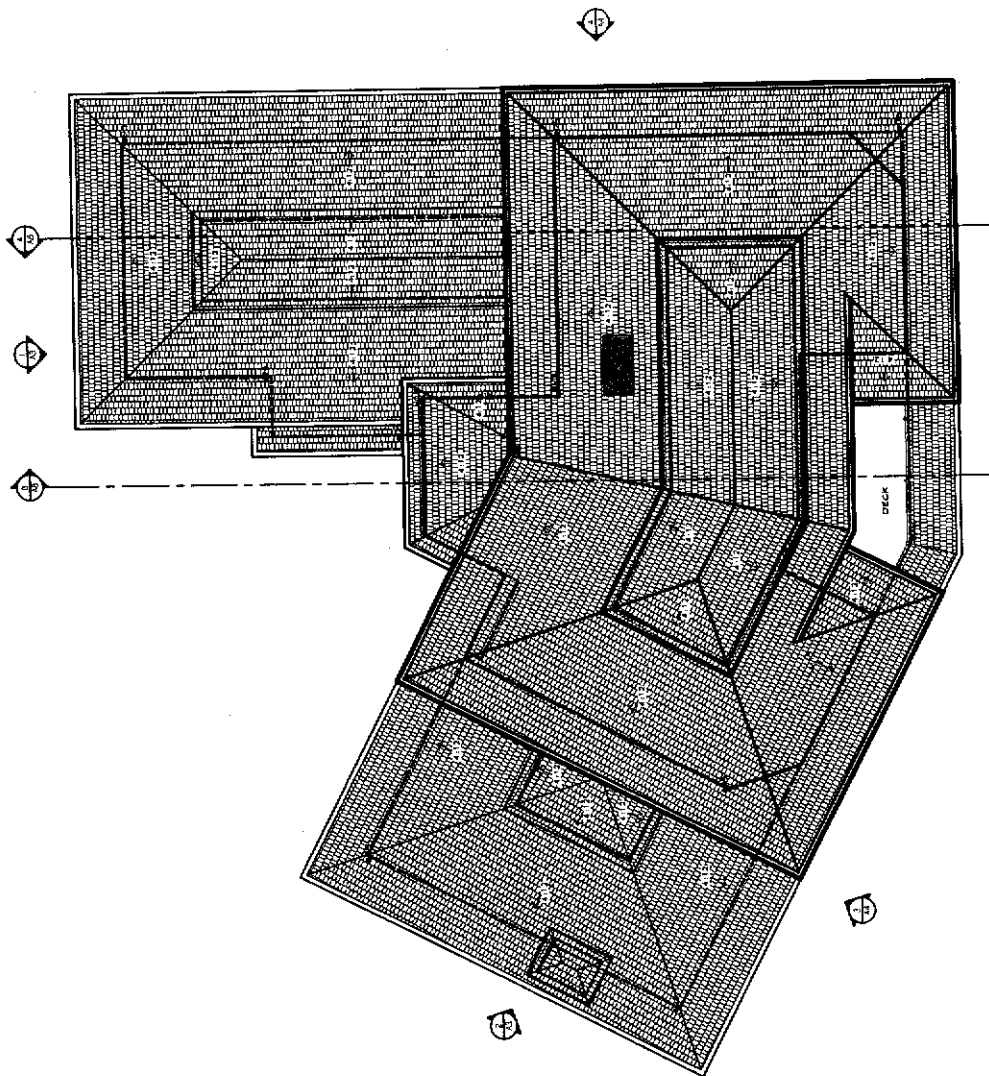
1 FIRST FLOOR PLAN  
RESIDENTIAL DESIGN

WALL LEGEND

- NEW WALL
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO BE REFINISH
- EXISTING WALL TO BE ALTERED

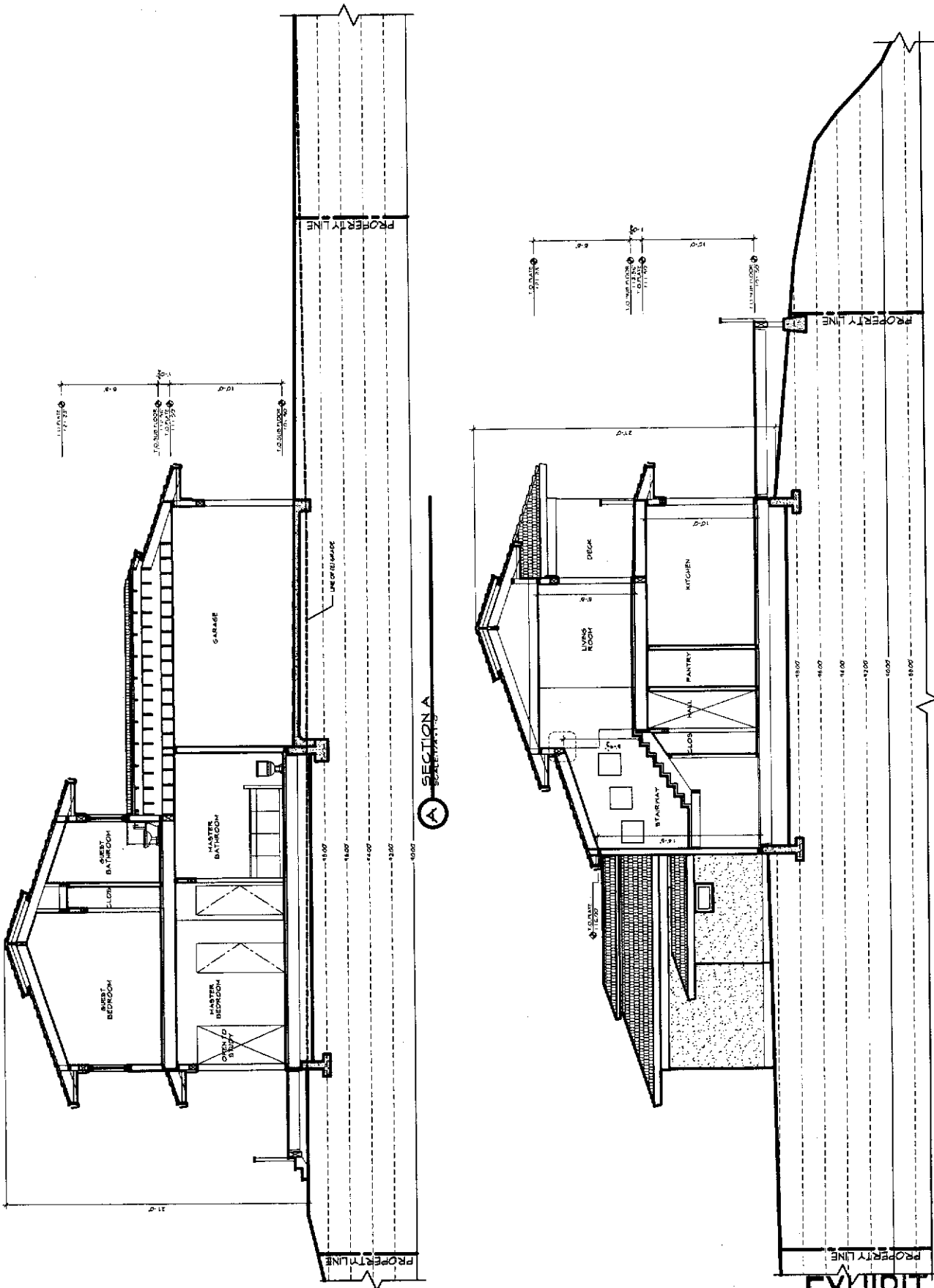


2 SECOND FLOOR PLAN



5 ROOF PLAN

EXHIBIT A







SCALE: 1" = 10'

## Post-Development Drainage Plan

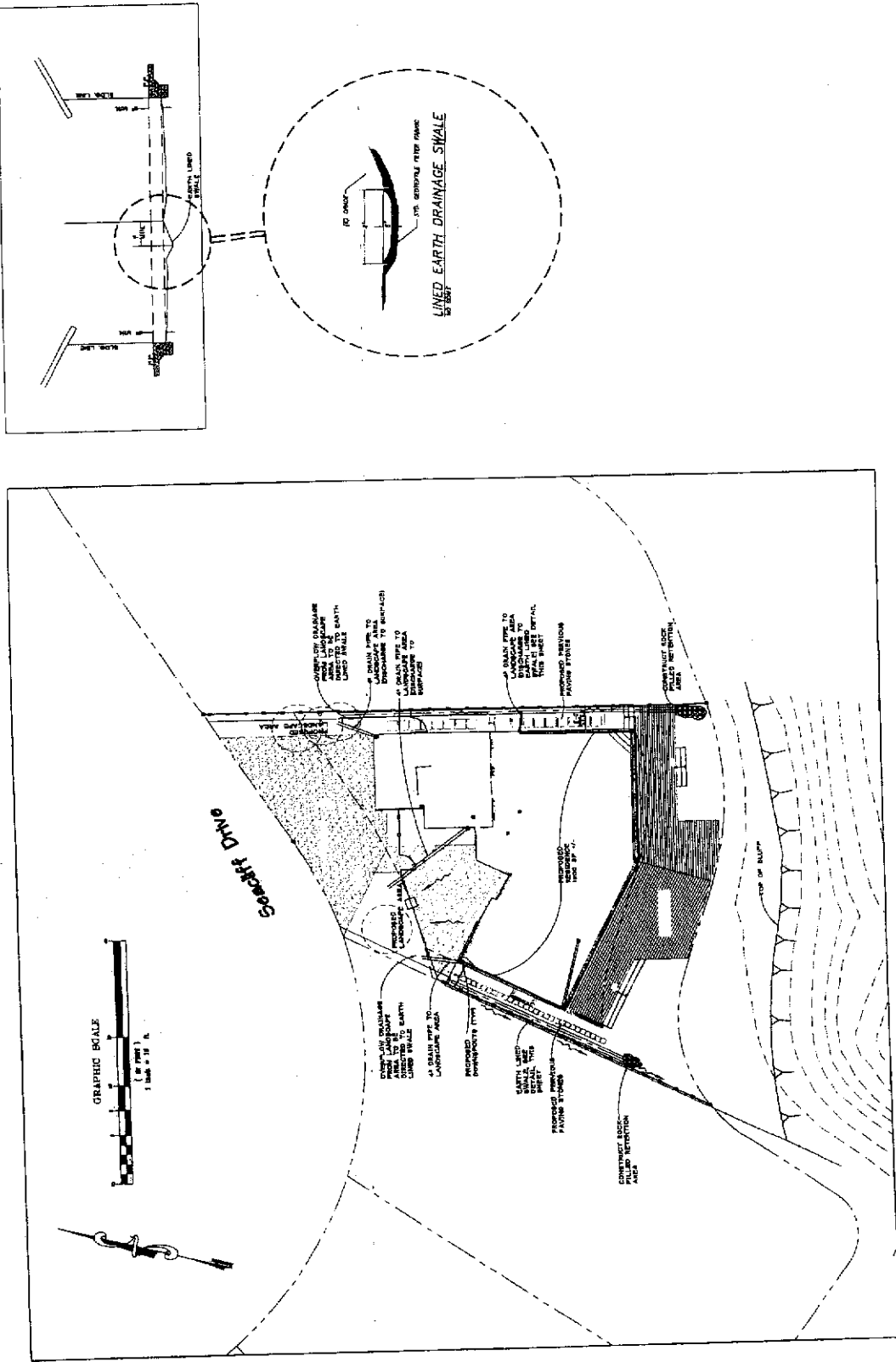


EXHIBIT A

## 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 feet per unit), a designation which allows residential uses. The proposed residence is a principal permitted use within the zone district, consistent with the site's (R-UM) Urban Medium 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. The "Promenade" right of way to the rear of the subject property is unimproved for vehicular or pedestrian access and the proposed development will be located outside of the "Promenade" right of way.

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 subject property is located adjacent to a coastal arroyo/bluff, but is screened by existing trees from the public beach below and colors and materials are proposed to further reduce the visibility of the proposed development.

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, with public beach access at Beachgate Way and Seacliff State Beach. Consequently, the residence 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-1-4 (Single family residential - 4,000 square feet per unit) 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.

## 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. 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 residence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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 residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4 (Single family residential - 4,000 square feet per unit) zone district in that the primary use of the property will be one residence that meets all current site standards for the zone district. A variance has been included to recognize the existing paving within the required front yard setback.

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 Density Residential (R-UM) land use designation in the County General Plan.

The proposed residence 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 residence will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed residence 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 residence will comply with the site standards for the R-1-4 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.

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 residence is to be constructed as a replacement for an existing residence on a developed parcel. The expected level of traffic generated by the proposed project will remain at only one peak trip per day (1 peak trip per dwelling unit). No increase in traffic for existing roads and intersections in the surrounding area is anticipated as a result of the proposed project.

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 proposed residence 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 residence 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 project will incorporate site and architectural design features such as a variety of roof and wall planes, a mixture of stucco and horizontal siding materials, and appropriate colors to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

## 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, in that the use of more than 50 percent of the required front yard for parking and circulation purposes is appropriate due to the presence of existing paving and the triangular shape of the subject property. The narrow portion of the triangular shaped property facing Seaclyff Drive is the special circumstance affecting the subject property.

2. That the granting of the 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, in that the variance will allow an existing paved and parking area to be retained for a replacement residence on a residentially zoned parcel. The allowance for increased paved area will allow the residence to have 3 off-street parking spaces which is the standard for a 3 bedroom residence. Additional parking will be available within the right of way of Seaclyff Drive, which widens out in the area in front of the subject property and is not used as a part of the traveled way of Seaclyff Drive.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that other properties in the neighborhood are developed with single family dwellings which include paved areas of similar or greater extent for access and parking in the front yard setback. Therefore, it would not be grant of a special privilege for the existing paved area to be retained and the existing residential use is consistent with the pattern of development in the neighborhood.

## Conditions of Approval

Exhibit A: Project Plans "Richardson Residence", 13 sheets, prepared by Derek Van Alstine Residential Design & Robert L. DeWitt & Associates, dated 1/15/08.

- I. This permit authorizes the demolition of an existing residence and the construction of a replacement two story residence, per the approved Exhibit "A" for this permit. 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 Demolition Permit from the Santa Cruz County Building Official.
  - C. 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.
  - 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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
    2. Grading, drainage, and erosion control plans.

3. 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 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 of and obtain sewer clearance for this project from the Santa Cruz County Sanitation District.
  - F. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
  - G. Submit 3 copies of a plan review letter prepared and stamped by a licensed Geotechnical Engineer.
  - H. Provide required off-street parking for 3 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. 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 #: 07-0637  
APN: 038-166-11  
Owner: Ellen Richardson, trustee

**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

\_\_\_\_\_  
Randall Adams  
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: 07-0637

Assessor Parcel Number: 038-166-11

Project Location: 602 Seacliff Drive, Aptos

**Project Description: Proposal to demolish an existing single family dwelling and construct a replacement two story single family dwelling**

**Person or Agency Proposing Project: Derek Van Alstine Residential Design**

**Contact Phone Number: (831) 426-8400**

- 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:**

Construction of a replacement single family dwelling in an area designated for residential uses.

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

\_\_\_\_\_  
Randall Adams, Project Planner

Date: \_\_\_\_\_

**FOR TAX PURPOSES ONLY**

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1997

APTOS RANCHO

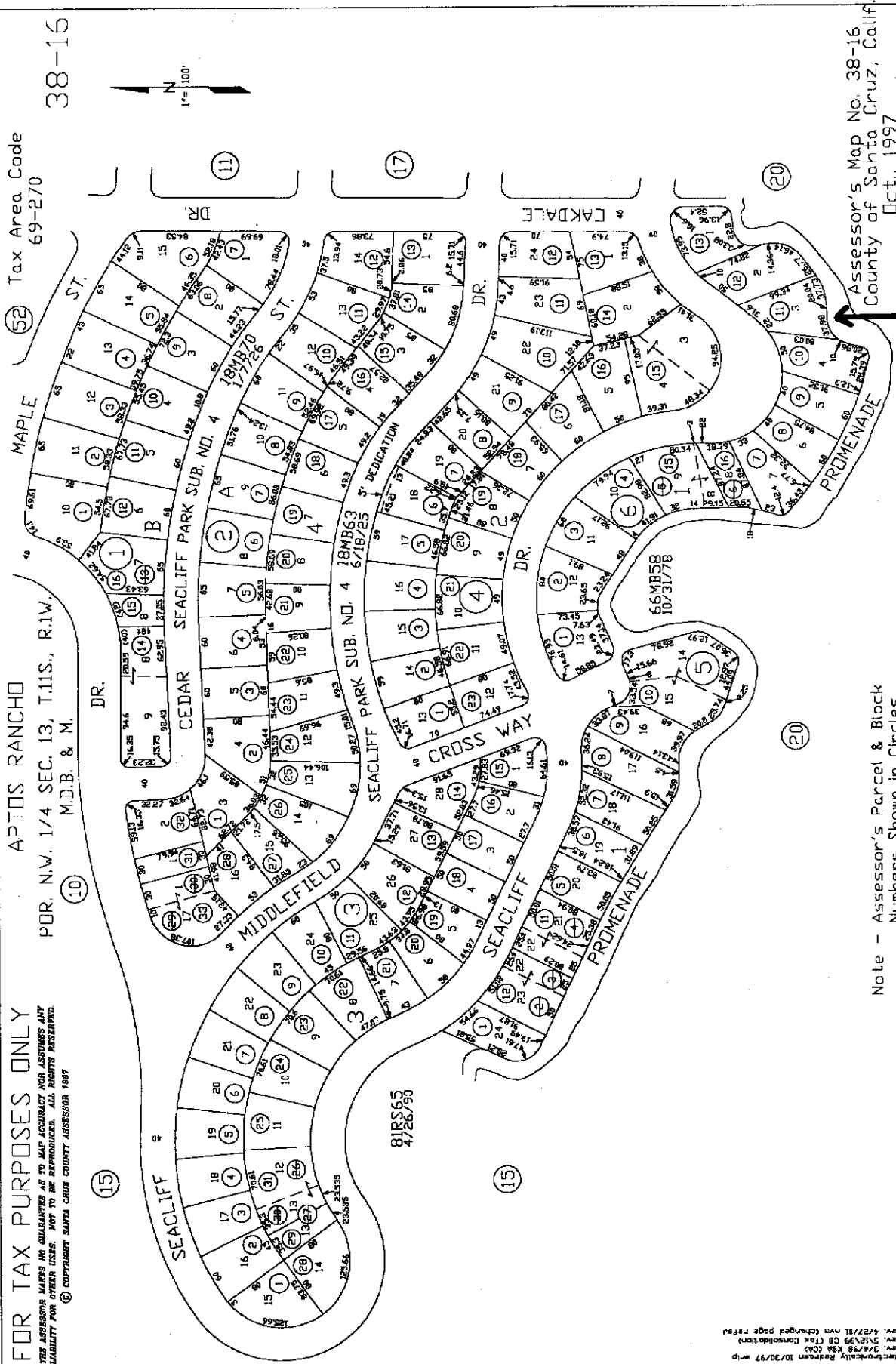
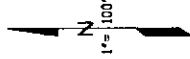
POR. N.W. 1/4 SEC. 13, T.11S., R.1W.

M.D.B. & M.

Tax Area Code

69-270

38-16



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

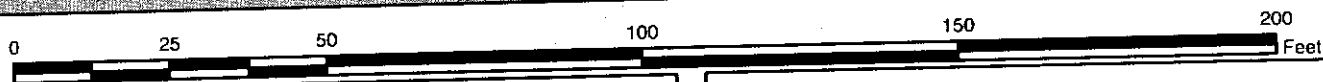
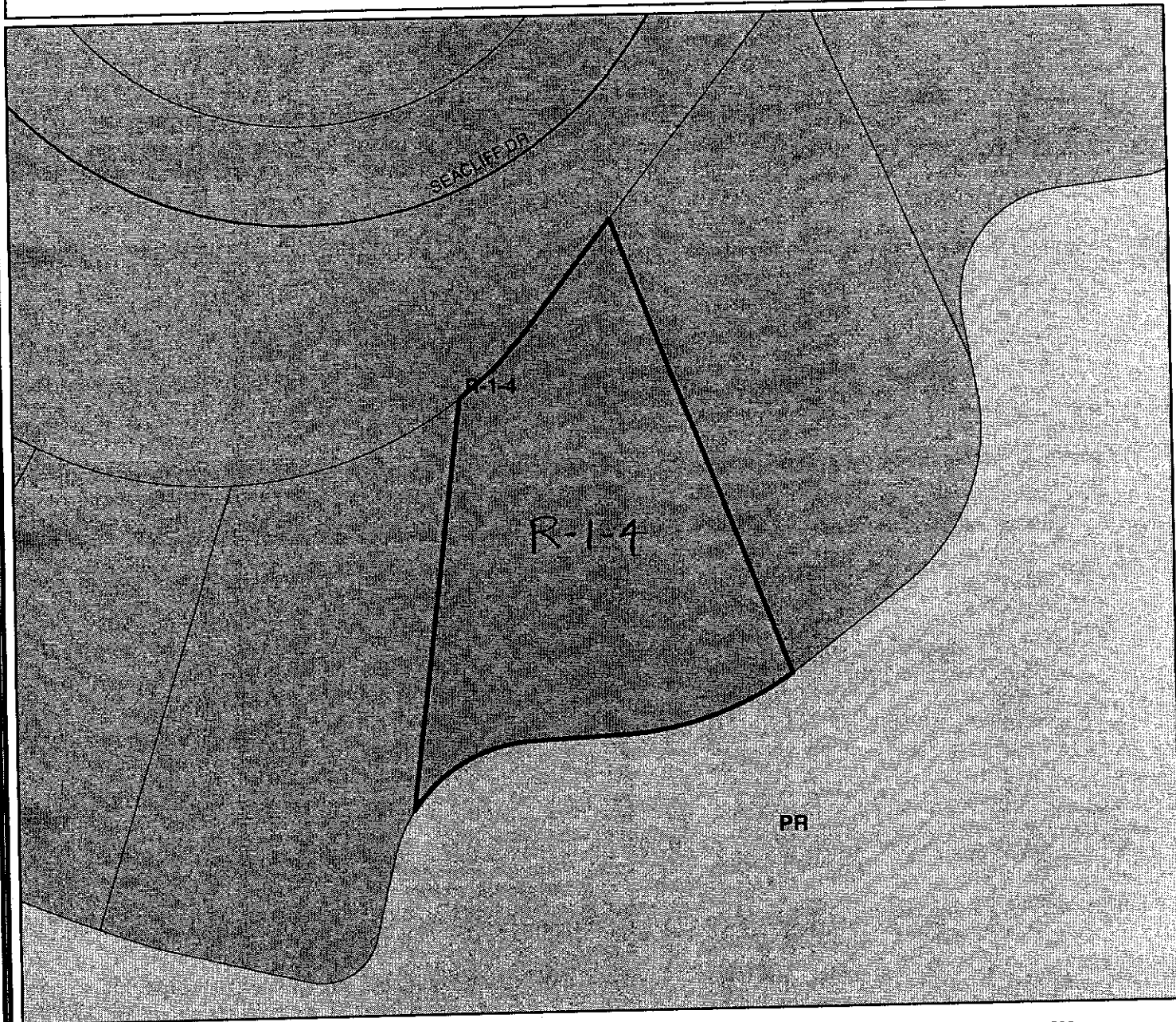
Assessor's Map No. 38-16  
County of Santa Cruz, Calif.  
Oct., 1997

**SUBJECT  
PROPERTY**







Electronically Reprinted 10/30/97 w/p  
Rev. 5/12/98 CB (File Consolidation)  
Rev. 4/27/01 m/m (changed page ref)

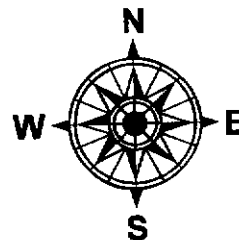


# Zoning Map



## LEGEND

-  APN: 038-166-11
-  Assessors Parcels
-  Streets
-  County Boundary
-  RESIDENTIAL-SINGLE FAMILY
-  PARK



Map created by  
County of Santa Cruz  
Planning Department  
August 2007

**EXHIBIT F**

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

**Project Planner:** Randall Adams  
**Application No.:** 07-0637  
**APN:** 038-166-11

**Date:** September 8, 2008  
**Time:** 15:58:19  
**Page:** 1

---

**Environmental Planning Completeness Comments**

===== UPDATED ON NOVEMBER 19, 2007 BY ANTONELLA GENTILE =====

1. Show the top of bluff on the proposed site plan for the entire length of the project area.

2. The soils report has not been accepted. See letter dated 11/5/07 from Joseph Hanna for additional comments. Please note that once the soils report has been accepted, additional completeness items may need to be addressed.

3. Show the size and species of all existing trees within and adjacent to the disturbance area of this project. ===== UPDATED ON MARCH 4, 2008 BY JOSEPH L HANNA =====

Soils report has been accepted 3-4-08 Joe Hanna ===== UPDATED ON MARCH 13, 2008 BY ANTONELLA GENTILE =====

1. Top of bluff is shown on sheet D1 and D2. Comment addressed.

2. Soils report has been accepted. Comment addressed.

3. Trees located on the parcel are shown, however, trees located to the south of the parcel are not mapped. Because the building footprint is proposed to be further away from the trees than in the current configuration, the trees, if protected during construction, should not be affected by the project.

Final completeness comment:

Submit a plan review letter from the soils engineer referencing the final plans and stating that they conform to the recommendations in the soils report. ===== UP-DATED ON MAY 23, 2008 BY ANTONELLA GENTILE =====  
Project complete per Environmental Planning requirements.

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON NOVEMBER 19, 2007 BY ANTONELLA GENTILE =====

1. This property is located at the top of an urban ephemeral arroyo. However, as provided for in section 16.30.050(a) of the County Code, this project is exempt from the Riparian Corridor Protection ordinance.

2. A landscaping plan will be required to be submitted for review by Environmental Planning prior to building permit issuance. ===== UPDATED ON MARCH 13, 2008 BY ANTONELLA GENTILE =====

3. Project shall comply with all recommendations of the soils report by Rock Solid Engineering, Inc. dated 8/30/07.

4. Project shall comply with all conditions set forth in the soils report acceptance letter from Joe Hanna dated 3/4/08.

5. Final plans shall include tree protection fencing at the dripline of the trees to the south of the property.

Discretionary Comments - Continued

Project Planner: Randall Adams  
Application No.: 07-0637  
APN: 038-166-11

Date: September 8, 2008  
Time: 15:58:19  
Page: 2

6. An erosion control plan shall be submitted with the building permit application for review by Environmental Planning. ===== UPDATED ON MAY 23, 2008 BY ANTONELLA GENTILE =====

Prior to building permit issuance, submit a plan review letter from the soils engineer that references the final set of revised foundation, grading, drainage and erosion control plans. The letter shall state that the plans conform to the recommendations set forth in the soils report.

**Dpw Drainage Completeness Comments**

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

===== REVIEW ON NOVEMBER 13, 2007 BY TRAVIS RIEBER =====

1. How does the existing home runoff drain? Are there any problems? Show the existing site drainage pattern and any changes as a result of this project. The topographic map does not show elevations for the majority of the site, projects are required to show topography a minimum of 50 feet beyond the project work limits.

2. Does this site currently receive any runoff from adjacent parcels or Seacliff drive? If so, how will the project continue to accept this runoff without causing adverse impacts?

3. From the plans it is unclear how roof runoff will be collected and directed to a safe point of release without causing adverse impacts to adjacent or downstream properties or Seacliff drive. All drainage features should be shown on the plan.

Note: Collecting runoff from impervious surfaces and directing it to the street is generally inconsistent with county efforts to hold runoff to pre-development rates.

4. If runoff will be directed to the street please describe its path to a safe and stable point of release. Demonstrate that the path is adequate along its entire path to a safe and stable point of release.

5. The county would prefer the use of semi-impervious surfaces such as pavers, pervious concrete, turf block or base rock where ever feasible.

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON MARCH 13, 2008 BY TRAVIS RIEBER =====

1. Demonstrate on the plans how driveway runoff and overflow from the landscape areas will be directed to the rear of the property and not toward Seacliff Drive.

2. The downspouts on the east and west sides of the building are discharging close to the property line. Demonstrate how this runoff will be directed without causing adverse impacts to adjacent properties.

3. Provide a letter from a geotechnical engineer approving the proposed drainage plan to keep impervious area runoff on site as stated in the letter from Robert L. DeWitt and Associates.

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am

Discretionary Comments - Continued

Project Planner: Randall Adams  
Application No.: 07-0637  
APN: 038-166-11

Date: September 8, 2008  
Time: 15:58:19  
Page: 3

to 12:00 noon if you have questions. ===== UPDATED ON MAY 20, 2008 BY TRAVIS RIEBER =====

The civil plans dated 2/10/2008 have been received and are approved for the discretionary application stage. See miscellaneous comments for issues to be addressed at the building application stage.

**Dpw Drainage Miscellaneous Comments**

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

===== REVIEW ON NOVEMBER 13, 2007 BY TRAVIS RIEBER =====

1. Please provide a cross section construction detail of all drainage features on site to facilitate proper construction by the contractor.

2. For fee calculations please provide tabulation of existing impervious areas and new impervious areas resulting from the proposed project. Make clear on the plans by shading or hatching the limits of both the existing and new impervious areas. To receive credit for the existing impervious surfaces please provide documentation such as assessor-s records, survey records, aerial photos or other official records that will help establish and determine the dates they were built. ===== UPDATED ON MARCH 13, 2008 BY TRAVIS RIEBER =====

1. Provide both existing and proposed topographic information. The submitted topographic map does not show elevations for the majority of the site. If grading or changes to the drainage patten are proposed along the property line topography will be required for a minimum of 50 feet beyond the project work limits.

2. Show on the civil plans all offsite drainage facilities in the frontage of the property along Seacliff Drive. This information is only shown on sheet A1 in the submitted plan set. ===== UPDATED ON MAY 20, 2008 BY TRAVIS RIEBER =====  
See previous miscellaneous comments

**Dpw Driveway/Encroachment Completeness Comments**

Encroachment permit required for all off-site work in the County road right-of-way, to be submitted at the time of Building Permit Application.

REVISE DISCRETIONARY PERMIT PLANS TO INCLUDE THE FOLLOWING COMMENTS, AND RESUBMIT: Driveway to conform to County Design Criteria Standards. Remove concrete curb extending into the right of way. Proposed concrete drainage swales leading to valley gutter must be ac paving within the right of way. Ac paving valley gutter to conform to existing drainage. Utility trenching and demolition/construction heavy equipment will accelerate deterioration of the existing asphalt roadway. Replacement of the asphalt paving along the entire parcel frontage to center line of roadway may be required to provide a solid vertical face against which to butt proposed new pavement. If you have any questions please contact Dave Garibotti at 831-454-2376.

===== UPDATED ON FEBRUARY 26, 2008 BY DAVID GARIBOTTI =====

Application Incomplete. The following items have not yet been addressed:

REVISE DISCRETIONARY PERMIT PLANS TO INCLUDE THE FOLLOWING COMMENTS AND RESUBMIT:

AC paving valley gutter to conform to existing drainage.

## Discretionary Comments - Continued

Project Planner: Randall Adams  
Application No.: 07-0637  
APN: 038-166-11

Date: September 8, 2008  
Time: 15:58:19  
Page: 4

Utility trenching and demolition/construction heavy equipment will accelerate deterioration of the existing asphalt roadway. Replacement of the asphalt paving along the entire parcel frontage to center line of roadway may be required to provide a solid vertical face against which to butt proposed new pavement.

If you have any questions please contact Dave Garibotti at 831-454-2376.

### Dpw Driveway/Encroachment Miscellaneous Comments

===== UPDATED ON NOVEMBER 9, 2007 BY DAVID GARIBOTTI =====  
===== UPDATED ON FEBRUARY 26, 2008 BY DAVID GARIBOTTI =====

### Dpw Road Engineering Completeness Comments

===== REVIEW ON NOVEMBER 13, 2007 BY ANWARBEG MIRZA =====

1. We do not recommend planter box, concrete swale, fences etc in the right-of-way.
- 2 The portion of the driveway within the right-of-way shall be paved with 2 inches of asphalt concrete over 6 inches of aggregate base. Please reference the correct figure in the design criteria and show in plan view. (See figures DW-1 through DW-7)
3. Applicant must meet Driveway/Encroachment requirements for approval.

Design Criteria is available at the following internet address:

<http://www.dpw.co.santa-cruz.ca.us/DESIGN%20CRITERIA.PDF> ===== UPDATED ON MARCH 12, 2008 BY ANWARBEG MIRZA =====

Application is complete at Discretionary phase.

### Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON NOVEMBER 13, 2007 BY ANWARBEG MIRZA =====

NO COMMENT

===== UPDATED ON MARCH 12, 2008 BY ANWARBEG MIRZA =====

1. Planter box will be required to remove from the Right of Way.

### Dpw Sanitation Completeness Comments

===== REVIEW ON NOVEMBER 13, 2007 BY CARMEN M LOCATELLI =====  
Sewer service is currently available.

### Dpw Sanitation Miscellaneous Comments

===== REVIEW ON NOVEMBER 13, 2007 BY CARMEN M LOCATELLI =====

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application

Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection work must be obtained from the District. Show all existing and proposed plumbing fixtures on floor plans of building application.



Discretionary Comments - Continued

Project Planner: Randall Adams  
Application No.: 07-0637  
APN: 038-166-11

Date: September 8, 2008  
Time: 15:58:19  
Page: 5

---

**Aptos-La Selva Beach Fire Prot Dist Completeness C**

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

===== REVIEW ON NOVEMBER 13, 2007 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

**Aptos-La Selva Beach Fire Prot Dist Miscellaneous**

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

===== REVIEW ON NOVEMBER 13, 2007 BY ERIN K STOW =====

NO COMMENT

## Randall Adams

---

**From:** Susan Craig [scraig@coastal.ca.gov]  
**Sent:** Friday, November 09, 2007 10:36 AM  
**To:** Randall Adams  
**Subject:** Application Number 07-0637

Hello Randall,

Just a few comments on application number 07-0637 (609 Seacliff Drive, Aptos):

- The top of bluff and the 100-year development setback should be clearly noted on the plans;
- All onsite drainage should be collected and directed toward the street (away from the bluff);
- A landscaping plan should be developed that includes the use of noninvasive drought-tolerant species;
- The plans show an existing "promenade" – what is the "promenade?" Is it an existing pathway? If so, where does it start and end?

Thanks for the ability to comment.

Susan Craig  
Coastal Planner  
California Coastal Commission  
(831) 427-4863 - voice  
(831) 427-4877 - fax

## INTEROFFICE MEMO

APPLICATION NO: 07-0637

Date: November 19, 2007

To: Randall Adams, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Review of new residence at 609 Seacliff Drive, Aptos

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
<b>Visual Compatibility</b>			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
<b>Minimum Site Disturbance</b>			
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.	✓		

<b>Ridgeline Development</b>			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline	✓		
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
<b>Landscaping</b>			
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
<b>Rural Scenic Resources</b>			
<b>Location of development</b>			
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
<b>Site Planning</b>			
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
<b>Building design</b>			
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			
<b>Large agricultural structures</b>			
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
<b>Restoration</b>			
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
<b>Signs</b>			
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

<b>Beach Viewsheds</b>			
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			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)			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

**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.

**Design Review Standards****13.11.072** Site design.

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Compatible Site Design</b>			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		

Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
<b>Natural Site Amenities and Features</b>			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
<b>Views</b>			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
<b>Safe and Functional Circulation</b>			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
<b>Solar Design and Access</b>			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
<b>Noise</b>			
Reasonable protection for adjacent properties	✓		

**13.11.073 Building design.**

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Compatible Building Design</b>			
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		✓	<i>The cement plaster should not be white (or off white).</i>
<b>Scale</b>			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
<b>Building Articulation</b>			
Variation in wall plane, roof line, detailing, materials and siting	✓		
<b>Solar Design</b>			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		





# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

March 4, 2008

Derek Van Alstine Residential Design  
716 A Soquel Avenue  
Santa Cruz, CA 95062

**Subject: Review of Geotechnical Investigation by Rock Solid Engineering  
Dated August 30, 2007 and January 17, 2008; Project No. 07030;  
APN: 038-166-11, Application No's: 07-0637**

Dear Applicant:

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


1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations. Plans shall also provide a thorough and realistic representation of all grading necessary to complete this project
3. Prior to building permit issuance, a *plan review letter* shall be submitted to Environmental Planning. The author of the report shall write the *plan review letter*. The letter shall state that the project plans conform to the report's recommendations.
4. Prior to building permit issuance, an electronic copy (PDF file) of the Soils Report file must be submitted to Environmental Planning. It can also be emailed to [pln829@co.santa-cruz.ca.us](mailto:pln829@co.santa-cruz.ca.us). Please note that the electronic file must include the soils engineer's stamp and signature.

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

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

Please call the undersigned at 454-(3175) if we can be of any further assistance.

Sincerely,

  
Joe Hanna  
County Geologist CEG 1313

Cc: Antonella Gentile, Environmental Planning  
Rock Solid Engineering