



Staff Report to the Zoning Administrator

Application Number: **08-0139**

Applicant: Derek Van Alstine

Agenda Date: 1/16/09

Owner: Lloyd, Robert Wayne Trustees ETAL

Agenda Item #: 0.1

APN: 028-143-44

Time: After 10:00 a.m.

Project Description: Proposal to construct a 2nd-story addition to include 3 bedrooms, two bathrooms, closets and a stairway to an existing 1-story single family dwelling with a basement to result in a 2-story, 5 bedroom, 6 bathroom single family dwelling. The project requires a Coastal Development Permit and a Residential Development Permit to construct an addition greater than 800 square feet to an existing nonconforming structure.

Location: Property located on the north side of Geoffroy Drive about 250 feet west of the intersection with 16th Avenue.

Supervisory District: 1st District (District Supervisor: Jan Beautz)

Permits Required: Coastal Development Permit, Residential Development Permit

Technical Reviews: Geologic Hazards Assessment, Geologic Report Review

Staff Recommendation:

- Approval of Application 08-0139, based on the revised plans dated 12/04/08, attached findings and conditions.

Exhibits

- | | |
|---------------------------------|--------------------------------|
| A. Project plans dated 12/04/08 | D. CEQA Exemption |
| B. Findings | E. Comments and Correspondence |
| C. Conditions | F. 12/05/08 ZA Staff Report |

Parcel Information

Parcel Size:	16,880 square feet
Existing Land Use - Parcel:	Single Family Dwelling
Existing Land Use - Surrounding:	Residential
Project Access:	Geoffroy Drive, 50 foot right-of-way to property with a 25 foot right-of-way along south property line extending from Geoffroy Drive.
Planning Area:	Live Oak

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

Land Use Designation: R-UL, Existing Parks and Recreation (Urban Low Density Residential, Existing Parks and Recreation)
Zone District: R-1-6, Parks Recreation and Open Space District (Single family residential - 6,000 square feet per unit, Parks and Recreation)
Coastal Zone: x Inside Outside
Appealable to Calif. Coastal Comm. x Yes No

Environmental Information

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

Services Information

Urban/Rural Services Line: x Inside Outside
Water Supply: Santa Cruz Water Department
Sewage Disposal: Santa Cruz Sanitation
Fire District: Central Fire Protection District
Drainage District: Zone 5 Flood Control District

Background

The application was continued to January 16, 2009 by the Zoning Administrator for design review of the revised project plans submitted to staff prior to the Zoning Administrator hearing on December 5, 2008. The Zoning Administrator also directed staff to complete a site visit to confirm that the "underfloor" conforms to the code definition and that the addition would not result in a three story structure. Staff was also directed to evaluate whether the existing hot tub located to the rear of the dwelling complies with the current California Building Code locking cover requirement.

One additional issue requiring attention that was previously unidentified until now was a request by neighbors to reestablish a pedestrian path from the beach to Geoffroy Drive that is no longer available to the public today. Apparently this pathway was located between the beach and the base of the bluff somewhere between the subject parcel and the parcels located to the south of the property.

Design Review

The revised plans were subject to design review and analysis of neighborhood compatibility in accordance with County Code Section 13.11.040. Both the original design review and the second design review are attached as Exhibit E.

The Urban Designer had originally concluded that the findings for neighborhood compatibility could not be made because the building addition did not provide enough visual relief on the north wall of the second story and that it presented a relatively severe façade to the property to the north. The large bow window also added to the massing facing the beach. The Urban Designer suggested design alterations to address the north wall and reduce the bow window.

The applicant submitted a revised project design to address these comments. The project now complies with the recommendations of the Urban Designer in that the wall plane on the north side has been provided additional design treatment including a belly band detail located between the first and second floor, divided windows consistent with the windows throughout the existing dwelling, an additional wall extension similar to the one shown on the original plans, and a hipped roof on the east end of the building. These design features articulate the north wall plane and create an elevation more consistent with the overall character of the building, which unifies the overall building design. Furthermore, the beach elevation has also been modestly scaled back in size, provided brackets, a belly band, and divided windows consistent with the existing dwelling.

The Urban Designer concluded that the proposed addition is now compatible with the character of the surrounding neighborhood because the impact of the second story massing has been further articulated to create greater visual relief along the north elevation wall plane. Please see the attached comments provided by the Urban Designer, Exhibit E. While the square footage has not been reduced in size, the addition now presents a wall plane consistent with the existing dwelling and one that is less severe to the property to the north. The plans have also been revised to reduce the overall impact of second story massing toward the beach, and the added brackets, belly band and windows now emulate the existing style of the dwelling.

Site Follow-Up

Underfloor

Staff was directed to visit the site to verify that the area noted as underfloor on the plans does not qualify as a story, otherwise the proposed second story addition would result in a three story building, which would exceed the 2 story limit allowed by the Ordinance.

For clarification, the ordinance definition of underfloor is provided here.

13.10.700-U "U" definitions.

"U" - Use Approval (Section 13.10.220).

Under Floor. For planning and zoning purposes, under floor is the space between the underside of the floor framing (joists or girders that directly support the floor sheathing) and the grade below.

To qualify as an under floor there must be no stairway access.

If any point of the under floor is 7 feet 6 inches or more in height, then all the area in the under floor that is 5 feet 0 inches or more in height shall count as area for the Floor Area calculations.

Under floors are not considered as a story. (Ord. 4159, 12/10/91)

Staff completed a site visit and confirmed that the underfloor area shown under the proposed two story portion of the house does not qualify as a story because this area is comprised of the natural grade with foundation supports supporting the floor framing. Also, there is no stairway access. However, a portion of the underfloor area exceeds 7'6" in height, which requires this area to be included in the floor area ratio calculation. It is important to note that the area greater than 5'6" in height does not result in floor area exceeding the 50 percent maximum allowed. The plans currently show 31 percent FAR. The additional area, approximately 100 square feet, will only negligibly increase this figure and the site will still comply with the maximum floor area ratio permitted on the site. Please refer to the original staff report and project plans for additional detail as needed.

Hot Tub

Staff evaluated the hot tub and determined that a locking cover is not currently provided on the tub. The project is now conditioned to bring the tub into compliance prior issuance of a building permit for the proposed addition. A special inspection by the Building Department is recommended as a condition of approval as well.

Pedestrian Access

Prior to the previous public hearing in December, a neighboring property owner contacted staff and indicated that at some point in the past there was a pedestrian pathway from Geoffroy Drive to the beach, but that a fence was erected to prohibit access. Staff completed research of documents recorded in the recorders office via assessor's parcel numbers assigned to this property and others, as well as the assessors map, recorded maps and records of survey on file in the Public Works Department. No record of a public pedestrian easement was found on the subject property for the past three property owners on this subject parcel, dating back to 1992. However, in 2003 a private pedestrian easement was granted from this subject property to the adjacent property located to the north. And, evidence of a pedestrian easement from a parcel across Geoffroy Drive was located on assessor's parcel number 028-143-35. The assessor's parcel map shows what appears to be a 10 foot easement though that is not entirely clear since a recorded easement was not found. Without a title report, confirmation of an easement cannot be determined on either property.

Per direction from County Counsel, in the absence of evidence of a pedestrian easement on the subject parcel or a court ordered judgment of prescriptive right across the property, the Department may not require development of a pedestrian pathway across the property. The pedestrian easement is most likely located on assessor's parcel number 028-143-35 and not located on the subject property. Staff does not recommend any additional follow-up at this time.

Environmental Review

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). A CEQA exemption form is attached as Exhibit D.

Conclusion

Zoning and General Plan consistency require compliance with the site standards enumerated in the County Code. These include the setbacks, lot coverage, height, and floor area ratio. Findings for approval also require compliance with the Coastal Zone Design Criteria and Design Review enumerated in County Code Chapter 13.20 and 13.11. The revised project now meets both the site standards and has received a positive design review by the Urban Designer as enumerated in the attached design review by the Urban Designer.

With these project revisions the proposed project has been is consistent with the design review and the Coastal Zone Design Criteria and recommends approval of the project. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- **APPROVAL** of Application Number 08-0139, 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: Sheila McDaniel
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3439
E-mail: sheila.mcdaniel@co.santa-cruz.ca.us

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.

DVRD
Digital Video Recorder
DVRD 1000

LLOYD RESIDENCE
63 GEOFFROY DRIVE
SANTA CRUZ, CA 95062

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LOT COVERAGE CALCULATION HEATED SPACE CALCULATION

ZONE DISTRICT	11	11-16.17%	1. TOTAL UNIMPROVED SPACE	1A	2,349 sq.ft.
PAGE: 1/20	20	16.690 sq.ft.	2. TOTAL IMPROVED SPACE	2A	2,349 sq.ft.
AREA OF IMPROVEMENT	30	1,100 sq.ft.	3. TOTAL IMPROVED SPACE	3A	1,491 sq.ft.
NET PAVED AREA 99-494	40	12,777 sq.ft.	4. TOTAL IMPROVED SPACE	4A	679 sq.ft.
CONCRETE BY STRUCTURE	50	3,400 sq.ft.	5. TOTAL IMPROVED SPACE	5A	481.7 sq.ft.

6. D. C. COEFFICIENT OF THE INDUCTOR OR CAPACITOR		7. TYPE OF TAPPED OR UNTAPPED INDUCTOR	
IN	OUT	IN	OUT
6.1	6.2	7.1	7.2
6.3	6.4	7.3	7.4
6.5	6.6	7.5	7.6
6.7	6.8	7.7	7.8
6.9	6.10	7.9	7.10
6.11	6.12	7.11	7.12
6.13	6.14	7.13	7.14
6.15	6.16	7.15	7.16
6.17	6.18	7.17	7.18
6.19	6.20	7.19	7.20
6.21	6.22	7.21	7.22
6.23	6.24	7.23	7.24
6.25	6.26	7.25	7.26
6.27	6.28	7.27	7.28
6.29	6.30	7.29	7.30
6.31	6.32	7.31	7.32
6.33	6.34	7.33	7.34
6.35	6.36	7.35	7.36
6.37	6.38	7.37	7.38
6.39	6.40	7.39	7.40
6.41	6.42	7.41	7.42
6.43	6.44	7.43	7.44
6.45	6.46	7.45	7.46
6.47	6.48	7.47	7.48
6.49	6.50	7.49	7.50
6.51	6.52	7.51	7.52
6.53	6.54	7.53	7.54
6.55	6.56	7.55	7.56
6.57	6.58	7.57	7.58
6.59	6.60	7.59	7.60
6.61	6.62	7.61	7.62
6.63	6.64	7.63	7.64
6.65	6.66	7.65	7.66
6.67	6.68	7.67	7.68
6.69	6.70	7.69	7.70
6.71	6.72	7.71	7.72
6.73	6.74	7.73	7.74
6.75	6.76	7.75	7.76
6.77	6.78	7.77	7.78
6.79	6.80	7.79	7.80
6.81	6.82	7.81	7.82
6.83	6.84	7.83	7.84
6.85	6.86	7.85	7.86
6.87	6.88	7.87	7.88
6.89	6.90	7.89	7.90
6.91	6.92	7.91	7.92
6.93	6.94	7.93	7.94
6.95	6.96	7.95	7.96
6.97	6.98	7.97	7.98
6.99	6.100	7.99	7.100

[illegible]

MEASURING

1. FLOOR AREA RATIO CALCULATION:
IMPROVED FLOOR AREA (B)
NET FLOOR AREA (A) (SQ. FT.)

2. LUMBER DRYING CALCULATION:
TOTAL DRYING ROOM
AREA FROM 7" WILDS DRYING
AND OTHER ADJUTMENTS

3. PERCENT OF LUMBER DRYING:
TOTAL AREA IN ATTC
TOTAL AREA IN ATTC
GREATER THAN 7" WILDS IN HEIGHT.

4. 0.54%

5. 0.54%

6. 10

7. 91%

[illegible]

ADDITION AND RENOVEL TO AN EXISTING 2-STORY SINGLE FAMILY DWELLING.

	SJ GEOMETRY SVC SANTA CALIZ, CA 92062		
	DDB-148-44		
R-3			
N.I.G.M.			
<hr/>			
EXISTING	REQUIRE	PROPOSED	
SETBACK	10'-0"	10'-0"	
FRONT YARD 1st STORY	20'-0"	20'-0"	
FRONT YARD 2nd STORY	0'-0"	20'-0"	
REAR YARD 1st STORY	10'-0"	15'-0"	
REAR YARD 2nd STORY	15'-0"	15'-0"	
VARIAS	0'-0"	NO CHANGE	
NORTH SIDE YARD 1st STORY	0'-0"	3'-0"	
NORTH SIDE YARD 2nd STORY	0'-0"	10'-0"	
SOUTH SIDE YARD 1st STORY	0'-0"	10'-0"	
SOUTH SIDE YARD 2nd STORY	0'-0"	10'-0"	
EXISTING PARKING:			
2 OFF-STREET			
2 COVERED & UNCOVERED			

[illegible]

THESE PLANS CONFORM TO THE 2007 CBC AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT 2007 CBC / 1987 UBC / 2001 CBC / 2000 UBC / 2004 CBC / 2008 NEC / 2001 CBC / 2000 UBC / 2009 ENERGY STANDARDS

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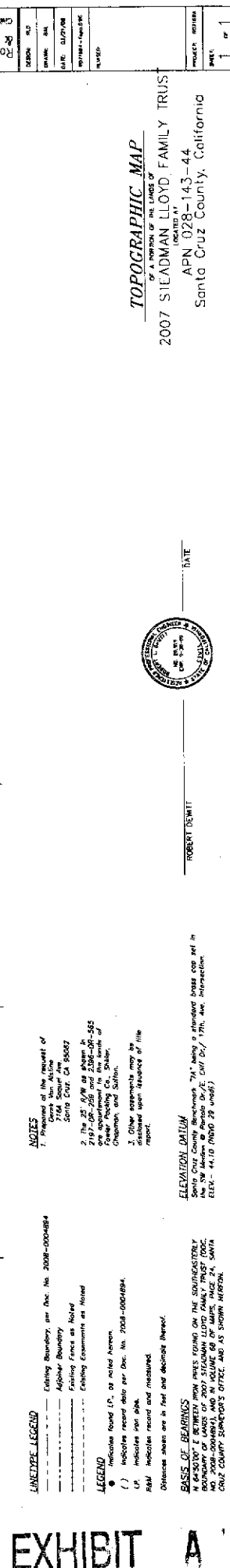
PROJECT DESIGNER:
ROBERT VAN ALSTINE
ROBERT VAN ALSTINE
11516 5000TH AVENUE
SANTA CRUZ, CA 95062
TEL (831) 426-0400
FAX (831) 426-8446

STRUCTURAL ENGINEER:
REDWOOD ENGINEERING LEONARD WILKS, P.E.
116-A BOULEVARD
SANTA CRUZ, CA 95062
PH: (831) 426-0444
FAX: (831) 426-0445

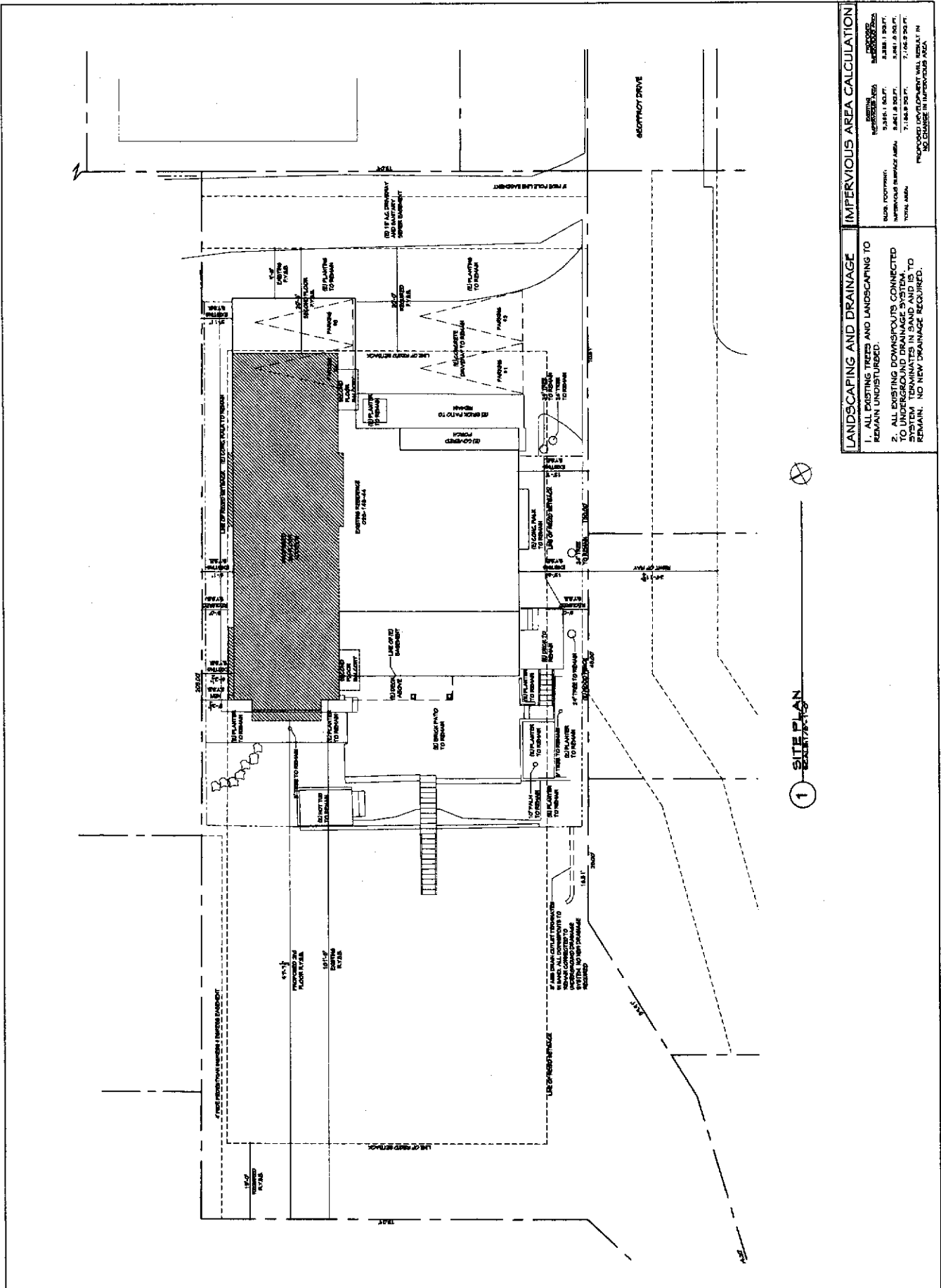
CIVIL ENGINEERS • LAND SURVEYORS
ROBERT L. DEWITT & ASSOCIATES, INC.
6077 OCEAN STREET, SUITE 1
SANTA CRUZ, CA 95060
TEL: (831) 425-1617
FAX: (831) 425-0224

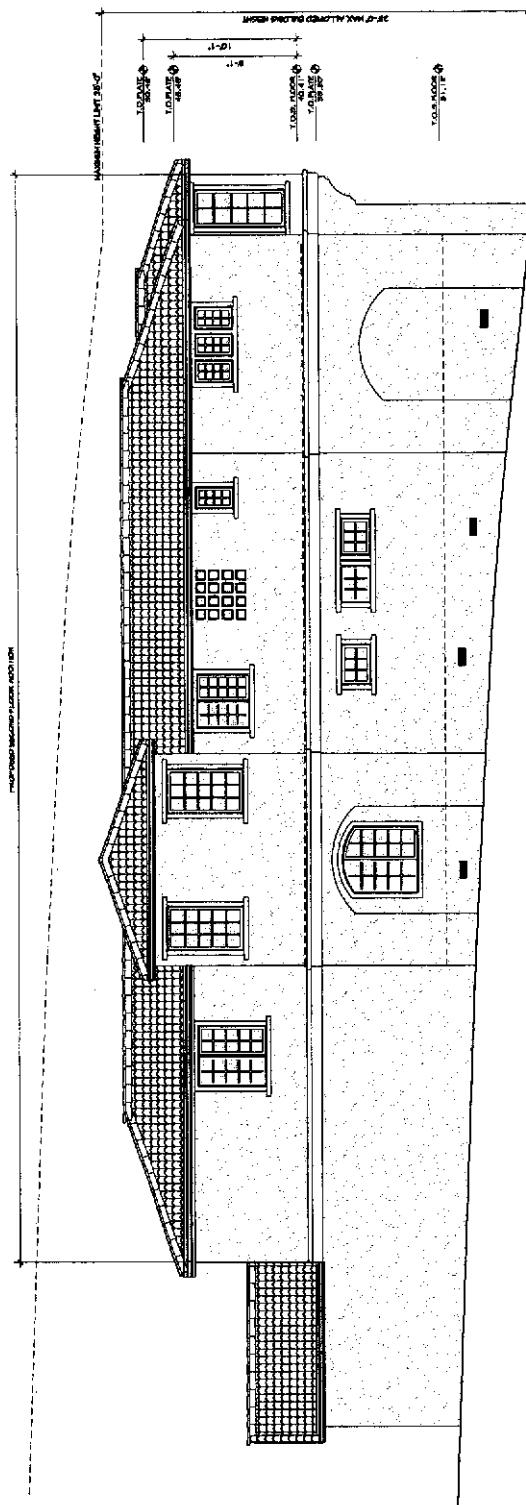
BUILDING DESIGN

1	TITLE SHEET
2	SURVEY
3	SITE PLAN
4	INTERIOR ELEVATIONS
5	EXTERIOR ELEVATIONS
6	EXISTING / PROPOSED BASEMENT FLOOR PLAN
7	EXISTING / PROPOSED FIRST FLOOR PLAN
8	PROPOSED BASEMENT FLOOR PLAN
9	PROPOSED FIRST FLOOR PLAN
10	PROPOSED SECOND FLOOR PLAN

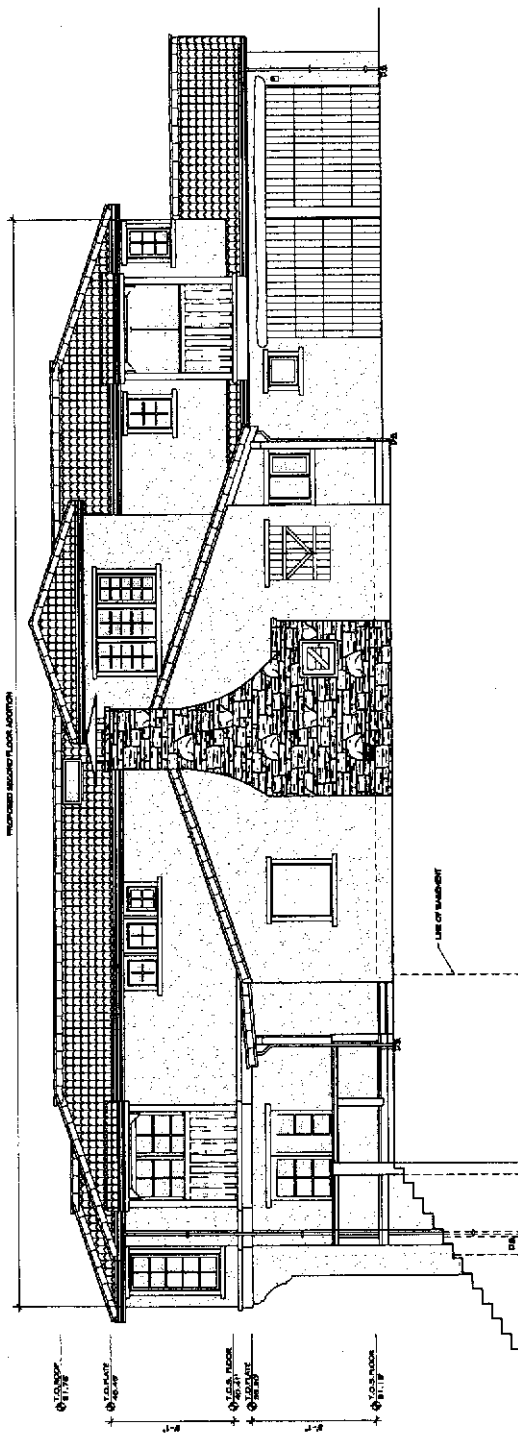


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3 NORTH ELEVATION (SIDE VIEW)
SCALE: 1/4" = 1'-8"



4 SOUTH ELEVATION (SIDE VIEW)
SCALE 1/4"=1'-0"

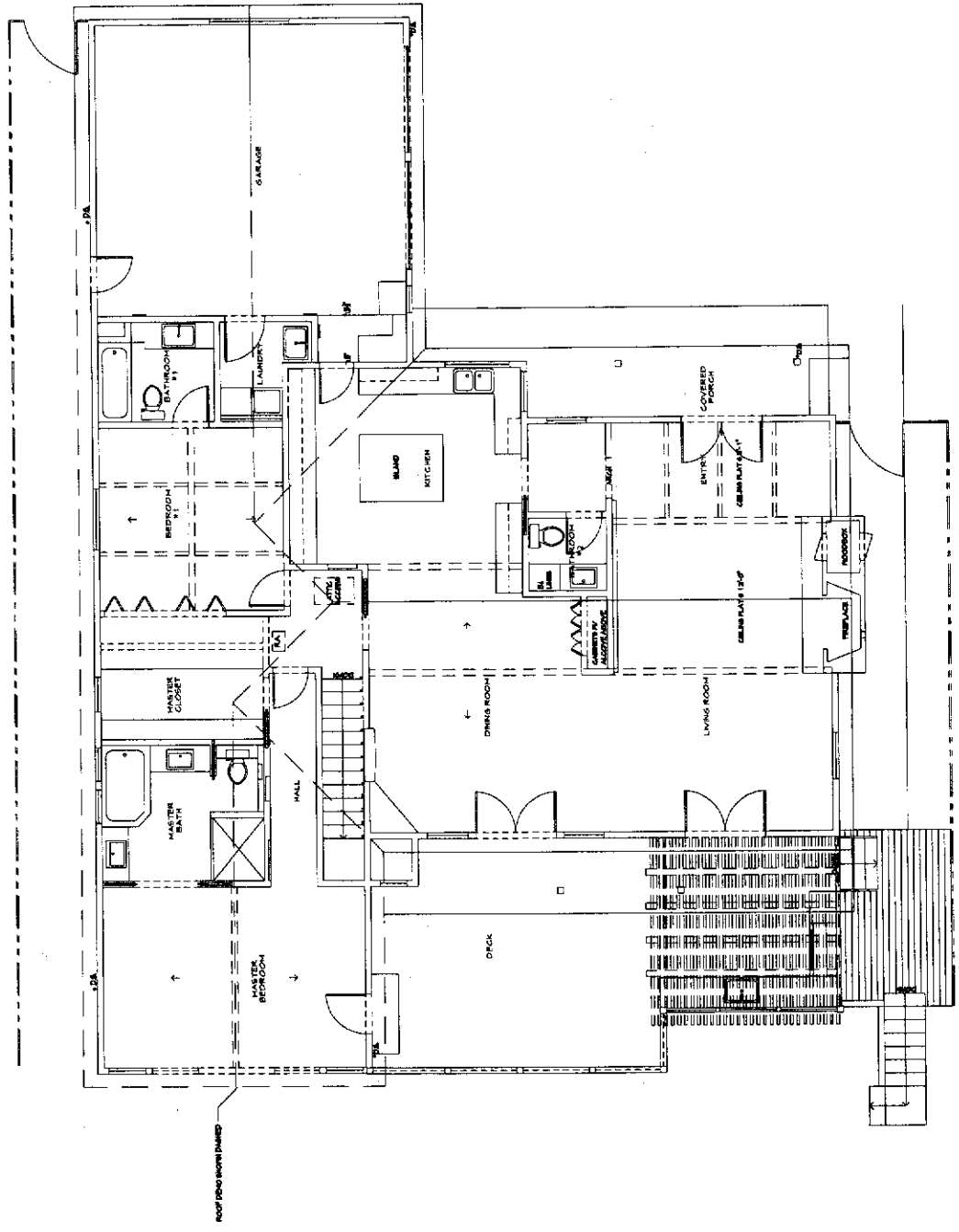


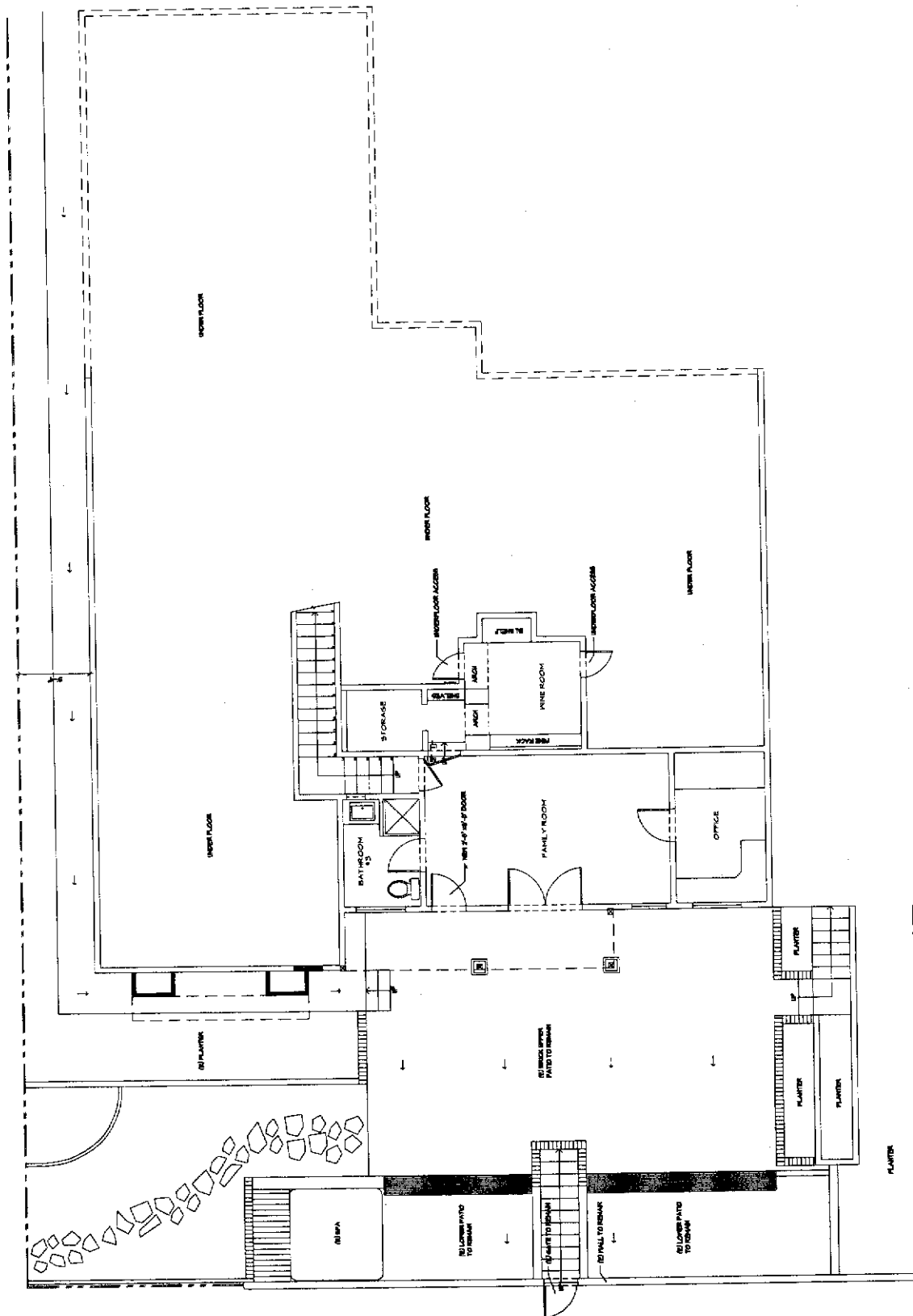
DATE	07/28/14
PROJECT	EXISTING / DEMO FIRST FLOOR PLAN
CLIENT	DEREK VAN ALSTINE
ARCHITECT	DEREK VAN ALSTINE
DESIGNER	DEREK VAN ALSTINE
CONTRACTOR	DEREK VAN ALSTINE
ENGINEER	DEREK VAN ALSTINE
PLUMBER	DEREK VAN ALSTINE
ELECTRICIAN	DEREK VAN ALSTINE
MECHANICAL	DEREK VAN ALSTINE
PAINTER	DEREK VAN ALSTINE
LANDSCAPE	DEREK VAN ALSTINE
INTERIOR DESIGNER	DEREK VAN ALSTINE
STYLIST	DEREK VAN ALSTINE
PHOTOGRAPHER	DEREK VAN ALSTINE
VIDEO	DEREK VAN ALSTINE
PRODUCTION	DEREK VAN ALSTINE
FINISHES	DEREK VAN ALSTINE
DETAILS	DEREK VAN ALSTINE
CONSTRUCTION	DEREK VAN ALSTINE
PERMITS	DEREK VAN ALSTINE
INSPECTIONS	DEREK VAN ALSTINE
CLOSING	DEREK VAN ALSTINE

WALL LEGEND

EXISTING WALL	NEW WALL
DEMOLITION WALL	GLASS WALL
GLASS WALL	GLASS WALL

1 EXISTING / DEMO FIRST FLOOR PLAN

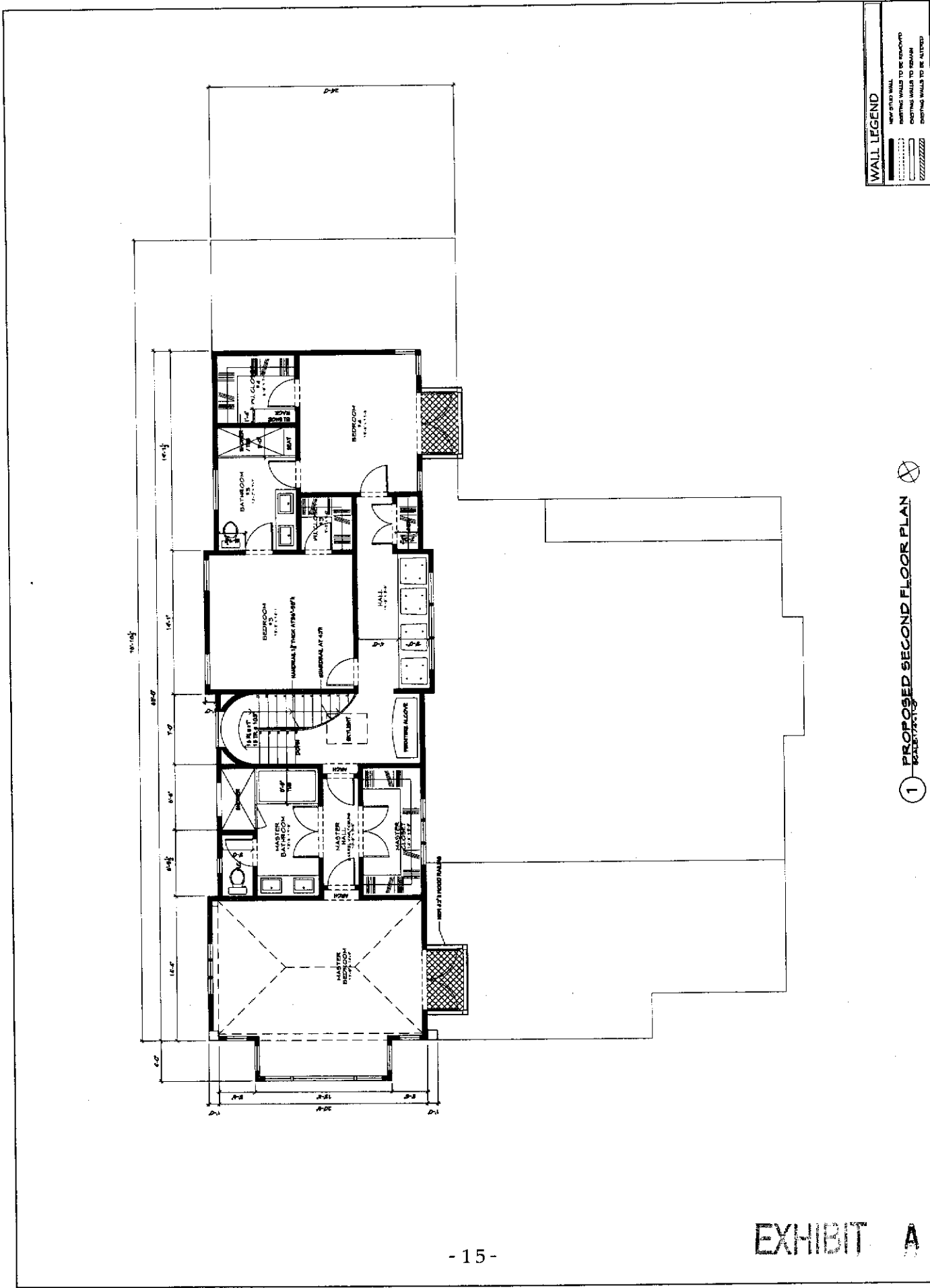


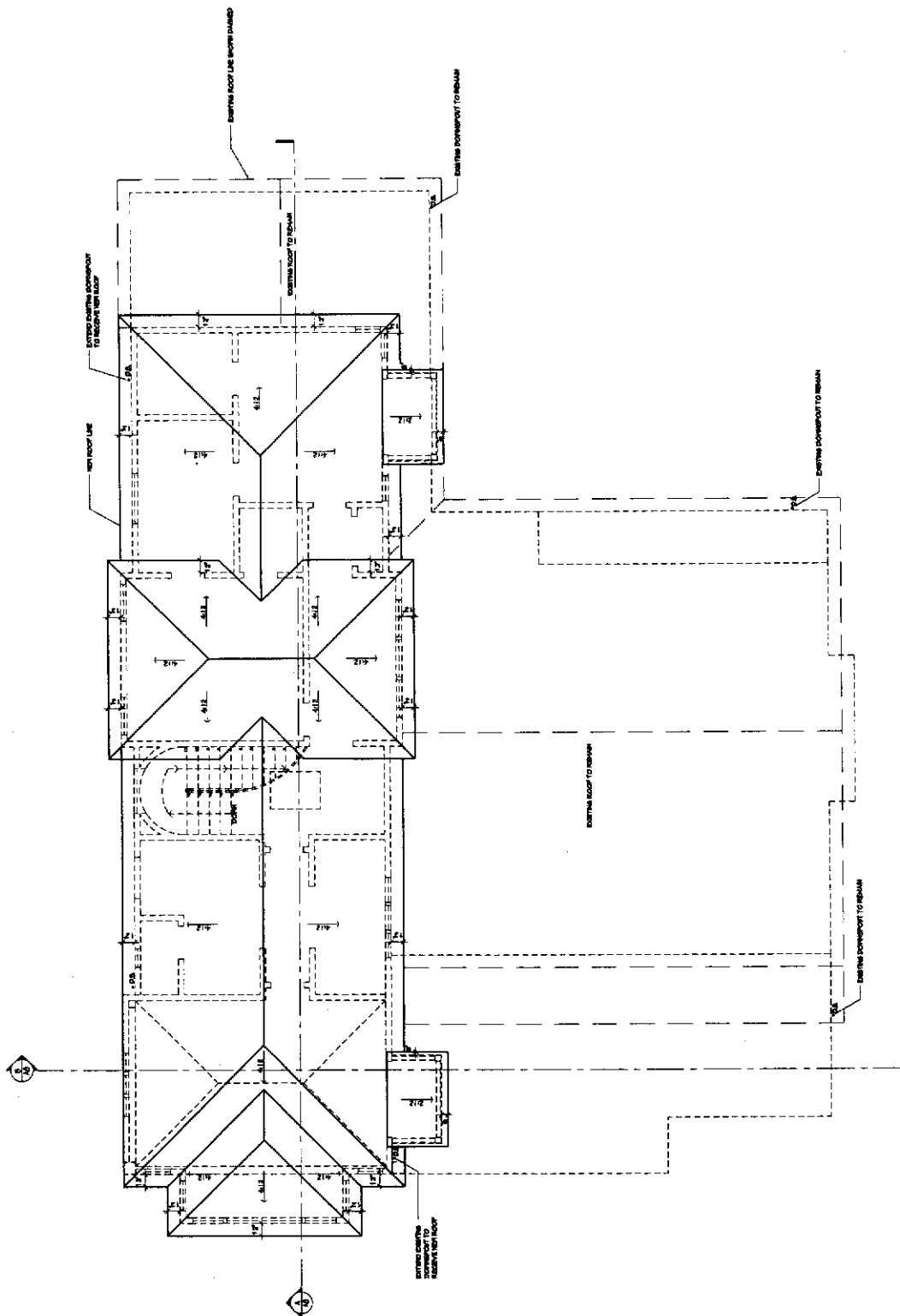


1 EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED AND EXISTING FIRST FLOOR PLAN





1 ROOF PLAN
SCALE: 1/4" = 1'-0"

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-1-6 (Single family residential – 6000 square feet per unit) and Open Space District, designations which allow residential uses. The proposed addition is a principal permitted use within the zone district, consistent with the site's R-UL and Existing Parks and Recreation General Plan Land Use 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. It should be noted that a pedestrian easement is located along the northwest property line along the beach, but it provides access to the property located to the north of the subject property. This easement will not be affected by the proposed development.

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 this chapter as detailed in the design review, completed by the Urban Designer, and is hereby incorporated into the findings by reference (Exhibit E) and discussed in more detail below.

The Urban Designer had originally reviewed the proposed addition and concluded that the findings for neighborhood compatibility could not be made because the building addition did not provide enough visual relief on the north wall plane created by the second story and that it presented a relatively severe façade to this property.

The applicant submitted a revised project design to address these comments. The project now complies with the recommendations of the Urban Designer in that the wall plane on the north side has been provided additional design treatment including a belly band detail located along the entire wall between the first and second floor, an additional wall extension, and a hipped roof. These design features articulate the wall plane and create a building elevation more consistent with overall character of the building and building addition. Furthermore, the beach elevation has been scaled back in size and provided brackets and windows consistent with the original portions of the structure.

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 although the project site is located between the shoreline and the first public road, no existing public access is available between the beach and the roadway at this location. Consequently, the addition 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 with the character of the surrounding neighborhood by incorporation of an addition consistent with existing architectural style of the structure including additional articulation to the wall planes and roof line of the building. Additionally, residential uses are allowed uses in the R-1-6 and Existing Parks and Recreation zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings of varying sizes. 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 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 residential addition 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 cannot be made, in that the proposed addition will not meet all pertinent County ordinances. In particular, the project does not comply with the Coastal Design Criteria, County Code Section 13.20.130, which requires that projects "be sited and designed to be physically compatible and integrated with the character of surrounding neighborhoods or areas."

In particular, the Urban Designer concluded that the proposed addition is now compatible with the character of the surrounding neighborhood because the impact of the second story massing has been further articulated to create greater visual relief along the northern elevation wall plane. Furthermore, the massing now presents a wall plane less severe to the property to the north because it has been revised. Now, the plans provide an additional two story wall section that extends out from this flat wall, a belly band along the entire wall located between the first and second floor, a hipped roof, which improves the addition significantly. And, the plans have been revised to addition the bow window has been redesigned to reduce the overall effect toward the beach and has added brackets and windows that emulate the existing style of the dwelling

This finding can be made, in that the proposed location of the residential addition 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-1-6 and Existing Parks and Recreation Zone district in that the primary use of the property will be one residential dwelling that meets all current site standards for the zone district. This includes lot coverage, height, floor area ratio and setbacks, parking, etc.

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 uses are allowed in the R-1-6, Parks Recreation and Open Space (Single family residential - 6,000 square feet per unit, Parks and

Recreation) zone district consistent with the Residential and Parks and Recreation General Plan designation of the property, residential additions are also required to comply with the Chapter 8.1 Community Development policies of the General Plan, which include compliance with the Design Review Ordinance.

The Design Review (Exhibit E), completed by the Urban Designer, is hereby incorporated into the findings by reference and discussed in more detail below.

The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is an approximately 72 feet by 20 foot rectangular shaped addition, flush with the northern wall of the first floor of the building and setback approximately 10 feet from the first floor wall to meet the required 20 foot front yard setback. The Urban Designer concluded that the revised project addition is now compatible with the character of the surrounding neighborhood because the impact of the second story massing has been further articulated to reflect the recommendations in the original design review, attached as Exhibit E, and now provides enough visual relief. Furthermore, the massing now presents a more articulated wall to the property to the north, which is now articulated with addition of a belly band, hip roof, and addition of another two story wall section that extends out from this flat wall, that further breaks up the overall wall proposed by the addition. And, the revised plans now include a reduced bow window along the front elevation, wall extension to emulate the wall detail elsewhere on the north elevation, addition of brackets and a belly band. These design features break up the overall mass or provide additional visual relief to the portion of the building facing the beach and unify the overall design throughout the structure.

The proposed residential addition 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 residential addition 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 residential addition 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 residential addition will comply with the site standards for the R-1-6 and Existing Parks and Recreation zone district 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 residential addition is to be constructed on an existing lot developed with a single story dwelling. The expected level of traffic generated by the proposed project is not anticipated to generate additional peak trip per day (1 peak trip per

dwelling unit) because the dwelling already exists and will not adversely impact existing roads and intersections in the surrounding area.

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 structure is sited and designed to be visually compatible with the character of the surrounding neighborhood by incorporation of an addition consistent with existing architectural style of the structure including additional articulation to the wall planes and roof line of the building along the north wall and roof line and west wall and roof line. Additionally, residential uses are allowed uses in the R-1-6 and Existing Parks and Recreation zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings of varying sizes. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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 complies with this chapter as detailed in the Design Review, completed by the Urban Designer, and hereby incorporated into the findings by reference (Exhibit F) and discussed in more detail below.

The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is an approximately 72 feet by 20 foot rectangular shaped addition, flush with the northern wall of the first floor of the building and setback approximately 10 feet from the first floor wall to meet the required 20 foot front yard setback. The Urban Designer had previously recommended a redesign to the addition be completed to the building so that the north wall of the building would have more visual relief and present a less severe façade to the property to the north. The design now includes a hipped roof, belly banding (a horizontal trim detail along the full extent of the addition that divides the upper and lower floor area) and another wall section similar to the other extension extending out from this flat wall to breaks up the overall massing. These features more fully unify the design with the overall architectural character of the dwelling and further articulate this addition. The plans also include modifications to the bow window by a reduction in the size of the bow, addition of brackets under the bow, addition of a belly band, and addition of windows emulating other windows throughout the existing dwelling. These design modifications significantly improve both of these elevations.

Conditions of Approval

Exhibit A: Project plans, prepared by Derek Van Alstine, dated 12/04/08

- I. This permit authorizes the construction of a 1491 square foot 2nd-story addition to include 3 bedrooms, two bathrooms, closets and a stairway to an existing 1-story single family dwelling with a basement to result in a 2-story, 5 bedroom, 6 bathroom 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.
- 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. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.
 2. 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 28-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 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for 3 bedroom(s). Currently, these fees are, respectively, \$1000 and \$109 per bedroom. Fees total \$3000 for Parks fees and \$327 for Child Care fees.
 - H. Pay the current fees for Roadside and Transportation improvements for 3 bedroom(s). Currently, these fees are, respectively, \$847 and \$847 per bedroom. Fees total \$2541 and \$2541.
 - I. Provide required off-street parking for 4 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.
 - J. 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.
 - K. The applicant shall provide a locking cover for the existing hot tub on site consistent with the California Building Code (CBC). After installation, the applicant shall obtain a special inspection by the Building Department to confirm compliance with the CBC.
- 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.

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

Sheila McDaniel
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.

Application #: 08-0139
APN: 028-143-44
Owner: Lloyd, Robert Wayne Trustees ETAL

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: 08-0139

Assessor Parcel Number: 028-143-44

Project Location: Property is located on the north side of Geoffroy Drive (63 Geoffroy Drive) about 250 feet west of the intersection with 16th Avenue.

Project Description: Proposal to construct an approximately 1, 479 square foot 2nd-story addition to include 3 bedrooms, 2 bathrooms, closets, and a stairway to an existing two-story single family dwelling to result in a 2-story, 5 bedroom, 6 bathroom single family dwelling.

Person or Agency Proposing Project: Derek Van Alstine

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: Section 15301, Class 1-Existing Facilities

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

Minor alteration to an existing single family dwelling, less than 2,500 square feet and less than 50 percent of the existing floor area

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

Date: _____

	Design as originally submitted	Design as resubmitted after first hearing	Urban Designers comments re: revisions
WEST ELEVATION (Rear)			
<i>Bay window at rear</i>	bowed in six segments – extends to both sides	square bay – inset from both sides	inset square bay is more in keeping with rest of the home design
<i>Roof above bay</i>	follows bay - segmented	double hipped	hipped roofs are less unusual and match other end of second floor mass
<i>Windows below bay</i>	single lite – no divisions	central single lite, side windows multi-lites to compliment existing French doors	multi-paned windows add detail and scale and are similar to existing doors and windows
<i>Trellis</i>	original – to remain	removed – flattened arch added (similar to side)	flattened arch element is used three times which gives continuity to design elements
EAST ELEVATION (Front)			
<i>Upper window at new addition</i>	single lite – no divisions	multi-lites	similar to other windows
NORTH ELEVATION (Side)			
<i>Roof at addition</i>	gable at left – segmented at right	hip at left – hip at right	use of same roof end style at both ends gives continuity of form
<i>New windows</i>	all single lite – square window under arch	all multi – lite – arched window under arched projection	see comments above for windows
<i>Wall projection</i>	one – with very flat arch	two – with correctly proportioned arch	multiple elements add continuity and rhythm to façade – arch proportions are “real”
SOUTH ELEVATION (Side – “street view”)			
<i>Chimney</i>	original brick	refaced with stone	in keeping with “style”
<i>New windows</i>	single lite – no divisions	multi-lites	see comments above

INTEROFFICE MEMO

APPLICATION NO: 08-0139

Date: April 21, 2008

To: Sheila McDaniel, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Residential addition at 63 Geoffroy Drive, Santa Cruz

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		✓	<i>See comments below.</i>
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.			N/A
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.			N/A
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A

Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			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			N/A

shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			
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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
Compatible Site Design			
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			N/A
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures		✓	
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views		✓	

Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
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	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
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	✓		
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Urban Designers Comments:

- *The impact of the new second floor is significant. It is especially harsh on the immediate neighbor, but also adds quite a bit of massing from the street.*
- *The tower-like element in the middle seems to add to the massing, rather than give relief (as I think it was intended). Breaking up the roof with a lower massing may be more appropriate and effective.*
- *While the general impact on the beach side is not significant, the large bow window adds to the massing and should be reduced. The designer might consider using a square bay or reducing the size of the bow window.*

Marshal Compton
4980 Miami Road
Cincinnati, OH 45243

December 1, 2008

Ms. Sheila McDaniel
Project Planner
County Government Center
701 Ocean Street Room 525
Santa Cruz, CA 95060

re: Public hearing for 63 Geoffroy Drive, Santa Cruz

Dear Ms. McDaniel,

I am writing to provide comments in regards to a public hearing for the property at 63 Geoffroy Drive.

I understand the owners are seeking a permit to construct a 1,479 sq. ft. 2nd story addition to an existing nonconforming structure. As a long time owner of the property at 103 16th avenue, whose immediate and extended family has been using and enjoying the property for many years, I am most interested in maintaining the "beach-like" and historic quality of the neighborhood. Most valuable to us is the sense of connection to ocean and sky as we walk the neighborhood streets. I support all efforts to ensure this privilege.

I continue, thus, to request of zoning administrators to safeguard this aspect of seaside living, and to withhold permits seeking to spoil this. I have long loved the feel of the Sunny Cove neighborhood and continue to enjoy it, but have noticed over the years how the feel has changed as more two-story seaside homes are built.

I must therefore challenge this current request to construct a 2-story addition—an addition that significantly extends the nonconformity of the property—as in my view it will greatly and negatively impact the neighborhood.

As mentioned earlier, I hope you will continue to support the quality of this ocean environment on which this neighborhood so depends, both emotionally and financially, and will protect it from the stress of ever larger and taller homes, particularly those seaside.

This community and the beauty of its natural environment mean a great deal to me and to my family as we have enjoyed it greatly over the years. I offer these comments in the hope of maintaining and protecting what our family so greatly loves.

Most sincerely,

Marshal Compton
Homeowners 103 16th Avenue, Santa Cruz, CA
(Hard copy in mail)

Mary Ida Compton

Randy Compton

JOHN L. RITCHEY, III
201 Blackpoint Lane
Santa Cruz, California 95062

December 3, 2008

Zoning Administrator
c/o: Santa Cruz County Planning Dept.
701 Ocean Street, Room 525
Santa Cruz, California 95060

Via Email and US Mail
pln056@co.santa-cruz.ca.us

Re: Zoning Administrator hearing
Date: Friday, December 5, 2008
Item: 08-0139
63 Geoffroy Drive, Santa Cruz, California
APN: 028-143-44

This letter regards the above application which requests a Coastal Development Permit and Residential Development Permit for a parcel of property fronting on Blacks Beach which is located at the end of Geoffroy Drive.

Historically, there was pedestrian access from Blacks Beach to Geoffroy Drive which permitted the public to walk back and forth from Blacks Beach to Cove Beach at the end of 17th Avenue. A few years ago, the neighbors on Geoffroy Drive blocked off that access.

I request the Zoning Administrator require the pedestrian access be reopened to enable individuals to be able to once again have pedestrian access along this important piece of coastal property.

Very truly yours,

JOHN L. RITCHEY, III

cc: County Coastal Commission



Staff Report to the Zoning Administrator

Application Number: **08-0139**

Applicant: Derek Van Alstine

Agenda Date: 12/05/08

Owner: Lloyd, Robert Wayne Trustees ETAL

Agenda Item #: 1

APN: 028-143-44

Time: After 10:00 a.m.

Project Description: Proposal to construct a 2nd-story addition to include 3 bedrooms, two bathrooms, closets and a stairway to an existing 1-story single family dwelling with a basement to result in a 2-story, 5 bedroom, 6 bathroom single family dwelling. The project requires a Coastal Development Permit and a Residential Development Permit to construct an addition greater than 800 square feet to an existing nonconforming structure.

Location: Property located on the north side of Geoffroy Drive about 250 feet west of the intersection with 16th Avenue (63 Geoffroy Drive).

Supervisory District: 1st District (District Supervisor: Jan Beautz)

Permits Required: Coastal Development Permit, Residential Development Permit

Technical Reviews: Geologic Hazards Assessment, Geologic Report Review

Staff Recommendation:

- Denial of Application 08-0139, based on the attached findings and conditions.

Exhibits

- | | |
|------------------------------|--------------------------------|
| A. Project plans | F. Photosimulation |
| B. Findings | G. Geologic Hazards Assessment |
| C. Assessor's parcel map | H. Geologic Report Review |
| D. Zoning map | |
| E. Comments & Correspondence | |

Parcel Information

Parcel Size:	16,880 square feet
Existing Land Use - Parcel:	Single Family Dwelling
Existing Land Use - Surrounding:	Residential
Project Access:	Geoffroy Drive, 50 foot right-of-way to property with a 25 foot right-of-way along south property line extending from Geoffroy Drive.

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

Planning Area: Live Oak
Land Use Designation: R-UL, Existing Parks and Recreation (Urban Low Density Residential, Existing Parks and Recreation)
Zone District: R-1-6, Parks Recreation and Open Space District (Single family residential - 6,000 square feet per unit, Parks and Recreation)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

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

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Santa Cruz Water Department
Sewage Disposal: Santa Cruz Sanitation
Fire District: Central Fire Protection District
Drainage District: Zone 5 Flood Control District

Project Setting

The site is located at the end of Geoffroy Drive, which extends south from the end of 16th Avenue. The subject property is located on the coastal bluff adjacent to Black's Beach and is situated among other fully developed residential parcels. The project plans include photos that show the neighborhood and existing development surrounding the subject parcel. The parcel immediately to the north is approximately 10 to 14 feet away and contains a one story building and the property to the east contains a two story structure. There are seven parcels across Geoffroy Drive to the south of the site. From ~~west~~^{the} corner to east, they contain four two story structures and three single story structures.

The site contains an existing 2,315 square foot single story dwelling with a 678 square foot first floor area improperly identified on the plans as a basement. The existing residence is located approximately 27 to 31 feet from the edge of the coastal bluff with an existing concrete patio adjacent to the building which is approximately 20 feet from the edge of the bluff.

Zoning & General Plan Consistency

Zoning

The subject property is a 16,880 square foot lot, located in the R-1-6 and Parks Recreation and Open Space District (Single family residential - 6,000 square feet per unit, Parks and Recreation) zone district, a designation which allows residential uses. The proposed residential addition is a principal permitted use within these zone districts and the project is consistent with the site's (R-UL, Existing Parks and Recreation) Urban Low Density Residential, Existing Parks and Recreation General Plan designations.

Setbacks

Two zone districts divide the subject property. The front portion of the site, which extends across the eastern property line from a driveway extending north from Geoffroy Drive, is zoned R-1-6 while the back third of the site is zoned Parks, Recreation and Open Space. To be exact, the residence lies within the R-1-6 zone district portion of the site and the undeveloped portion of the site, which extends from behind the residence, down the coastal bluff, and along a small portion of the beach, lies within the Parks, Recreation and Open Space zone district. The following table provides the required setbacks based on the setbacks of each zone district. The R-1-6 setbacks apply to the front and side yard areas, while the PR setback applies to the rear yard. Furthermore, the rear yard setback is based on the net site area, approximately 15,777 square feet after right-of-way area is deducted. A 15-foot setback standard applies at the rear based on the 10,000 to 16,000 parcel size shown in the site standards chart.

	Front	Side	Rear
Required	20'	5' (North side) and 10' (south)	15'
Existing	9'8"	13'7"	101'8"
Proposed Addition	20'	5' (North) and 48' (South)	101'8"

Lot Coverage

Both the R-1-6 zone district and the Parks and Recreation zone district apply to this site for purposes of establishing the allowed lot coverage. The lot coverage standard for the Parks and Recreation district is based on a net site area calculation, which deducts right-of-way from the net calculation. Thus, the lot coverage standard for parcels with a net site area of 15,777 square feet is 30 percent, based on the R-1-10,000 to less than R-1-16,000 parcel size. The R-1-6 zone district also allows 30% coverage as well. The proposed project does not alter the foot print of development on the site and is shown on the plans as 21 percent.

FAR (Floor Area Ratio)

The existing single family dwelling is approximately 2993 square foot first floor with a 556 square foot garage. Addition of 1,479 square feet on the second story will result in a 5,028

square foot dwelling. Total floor area less the garage credit equal approximately 4,877 square feet floor area. This equates to approximately 31 percent floor area, which does not exceed the 50 percent permitted.

Existing Non-Conformity

The existing dwelling provides an approximately 10 foot front yard setback where a 20 front yard setback is required, which means the building is a non-conforming structure. County Code Section 13.10.265 (b) requires that additions to non-conforming dwellings in excess of 800 square feet include a residential development permit.

Design Review

The proposed project was subject to design review in accordance with County Code Section 13.11.040, which requires review for additions involving more than 500 square feet within a sensitive site. A sensitive site is defined to include location on a coastal bluff. The Design Review is attached as Exhibit F.

The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is a rectangular shaped addition approximately 72 feet by 20 foot, flush with the northern wall of the first floor of the building. Both the north and south elevations include an extended section that projects one foot from the wall and is fourteen feet wide. The roof over this section is hipped and is higher than the main roof. The rear portion (beach side) of the addition includes a cantilevered bow window with glazing that is six feet high and twenty feet long. Two small decks, approximately 8 by 4 feet, are proposed along the south elevation.

The Urban Designer reviewed the proposed addition and concluded that the findings for neighborhood compatibility cannot be made because the proposed addition does not comply with the following portions of the design review ordinance (13.11.073 b.1 and c) that define Compatible Building Design.

- b. It shall be the objective of building design to address the present and future neighborhood, community and zoning district context.
 - 1. Building design shall relate to the adjacent development and the surrounding area.

The building located on the north side of the subject property is a one story structure approximately 1900 square feet in size. The impact of the proposed second story massing on this structure is significant. The design does not provide enough visual relief on the flat wall plane created by the second story and presents a relatively severe façade to the property located to the north.

While a short section of wall is extended one foot farther into the side yard than the rest of the wall, this design element does little to break up the overall mass or provide any real visual relief of the two-story wall.

- c. *It shall be the objective of building design to address scale on the appropriate levels.*

The proposed second story bay window adds to the mass facing the beach and accentuates the look of three stories (the bottom floor is a story as it does not qualify as a basement by ordinance definition (13.10.700 D-Basement)). The bay window extends four feet farther than the existing building. The public view from the beach is of a three story, twenty four foot high structure.

The discussions above both relate to Section 13.11.073 b.ii (A) – Massing of building form.

The designer has a variety of options to reduce the effect of the addition on the structure and the view from the beach including additional articulation, which would lessen the impact to the point that greater compatibility is achieved. If the applicant wishes to pursue design modifications, a continuance may be requested during the hearing.

Local Coastal Program Consistency

The proposed Residential addition is not in conformance with the County's certified Local Coastal Program, in that the structure is not sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood as noted in the design review discussion above.

Environmental Review

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA) pursuant to Class 1 section 15301 (Existing Structural addition less than 2,500 square feet).

Conclusion

Zoning and General Plan consistency require compliance with the site standards enumerated in the County Code. These include the setbacks, lot coverage, height, and floor area ratio. The project complies with these standards. However, findings for approval also require compliance with the Coastal Zone Design Criteria and Design Review enumerated in County Code Chapter 13.20 and 13.11. While the project meets the development standards established for the zone district, discussed in the detail and attached as Exhibit J, the project does not meet the Coastal Zone Design Criteria and Design Review requirements.

As proposed, the project is inconsistent with the design review and the Coastal Zone Design Criteria. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- **DENIAL** of Application Number 08-0139, 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: Sheila McDaniel
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3439
E-mail: sheila.mcdaniel@co.santa-cruz.ca.us

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
115 KODOL AVENUE, SUITE 102, CHICAGO, ILLINOIS 60642-1002

DVRD-

LLOYD RESIDENCE
63 GEOFFROY DRIVE
SANTA CRUZ, CA 95062

[illegible]

4

[illegible]

CONTACTS

[illegible]

BUILDING INFORMATION SUMMARY

... .. AND ALL INFORMATION IS RETURNED UNLESS FAMILY COUNSELLING.

[illegible]

THESE PLANS COMPARE TO THE 2007 CBC AS ALIGNED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION ARE ATTRIBUTABLE TO THIS PROJECT 2007 CBC 1997 USC 2001 CBC 2000 USC 2004

CROSS BUILDING AREA WORKSHEET

HEATED SPACE CALCULATION

1. TOTAL HEATED SPACE:	1.01	0.518 mha.
2. NO HEATED FLOOR	1.05	1.478 mha.
3. NO SECOND FLOOR	1.02	0.99 mha.
4. NO INVENTORY SPACE		
5. TOTAL UNHEATED SPACE:		256.6 mha.

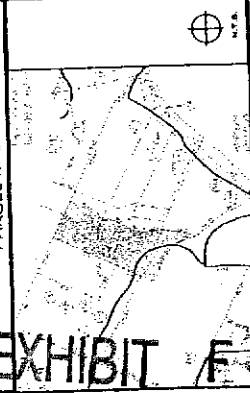
CODE AREA CALCULATION BY TYPES OF SPACE

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VICINITY MAP



PARCEL MAP


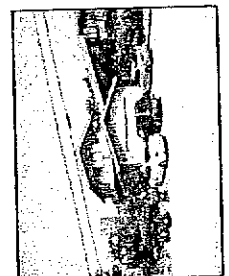
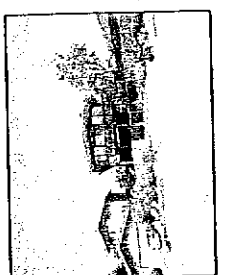
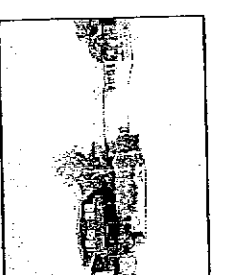
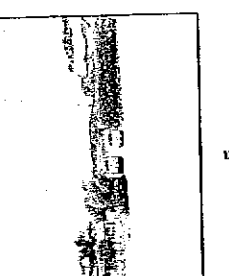
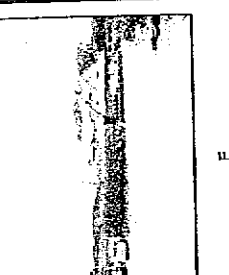


EXHIBIT

A


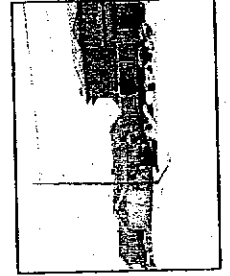
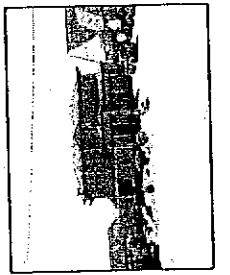
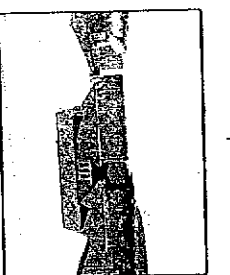
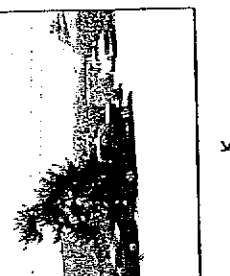
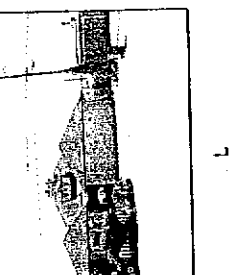
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1 STREETSCAPE



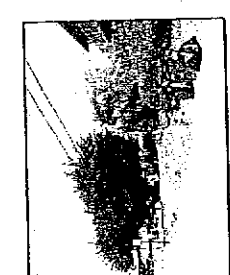







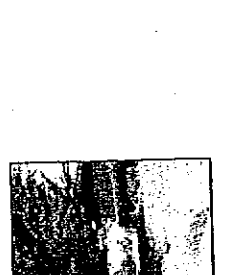
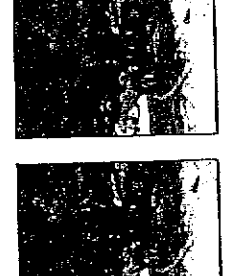
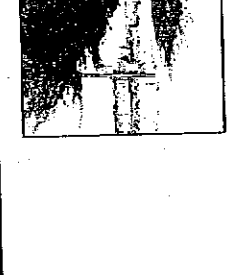
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2 STREETSCAPE

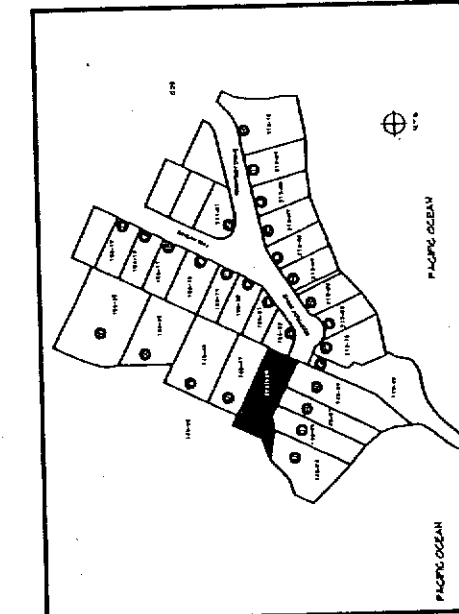







G H I J K L

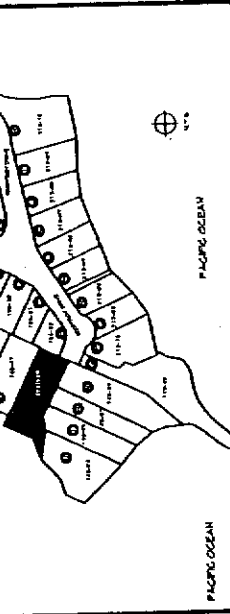




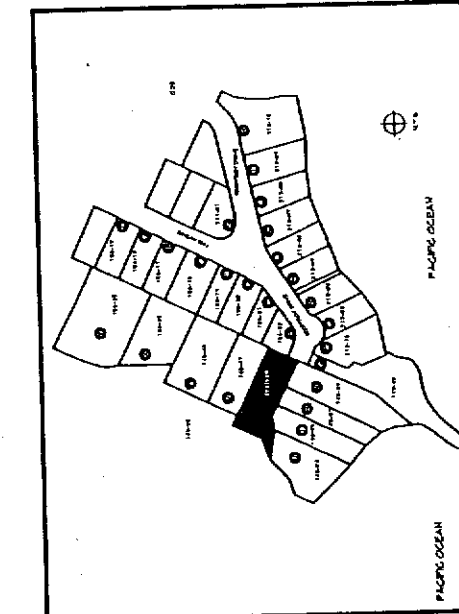
3 STREETSCAPE




4 GEOFFROY DRIVE

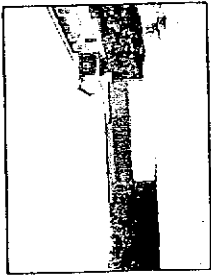


5 PARCEL KEY



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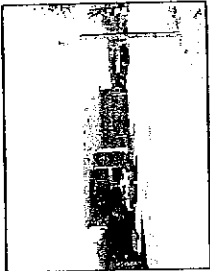




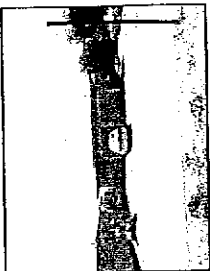
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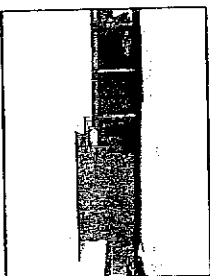
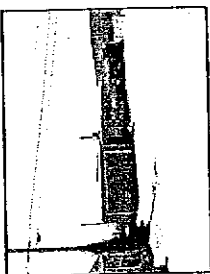
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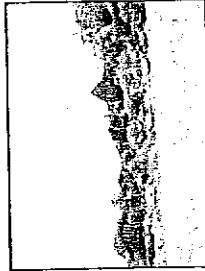
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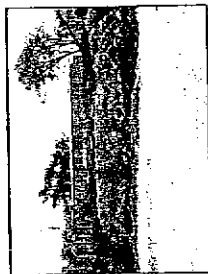
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STREETSCAPE



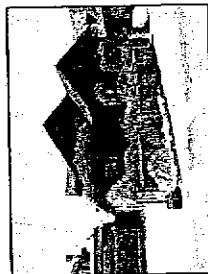
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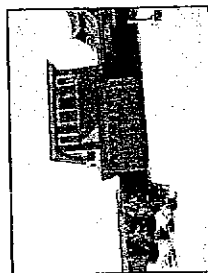
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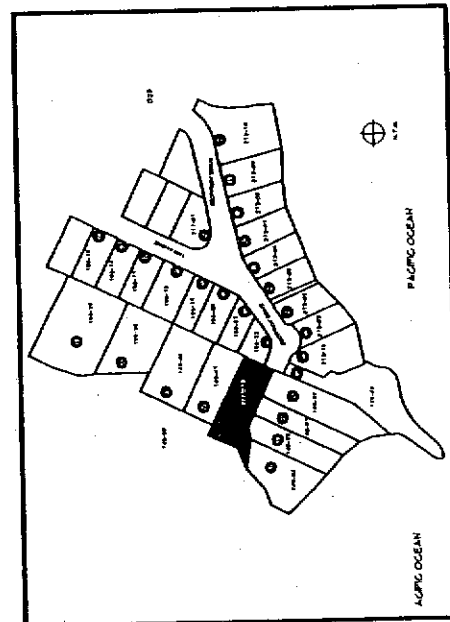
STREETSCAPE



EXISTING BEACH VIEW



PROPOSED BEACH VIEW



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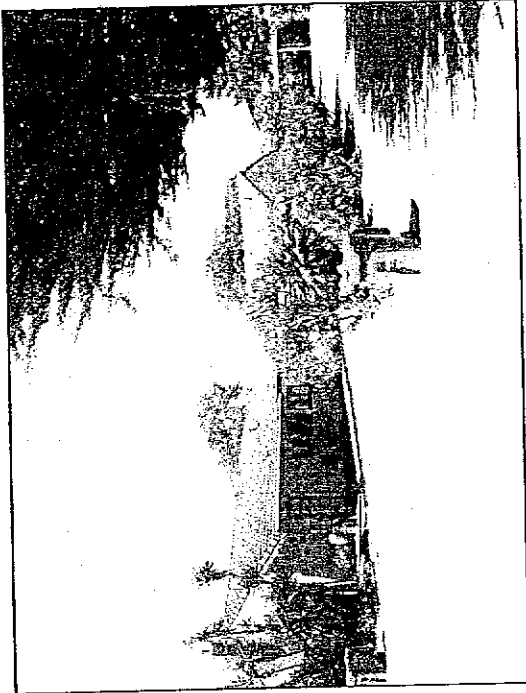


EXHIBIT

F

~~EXIST~~

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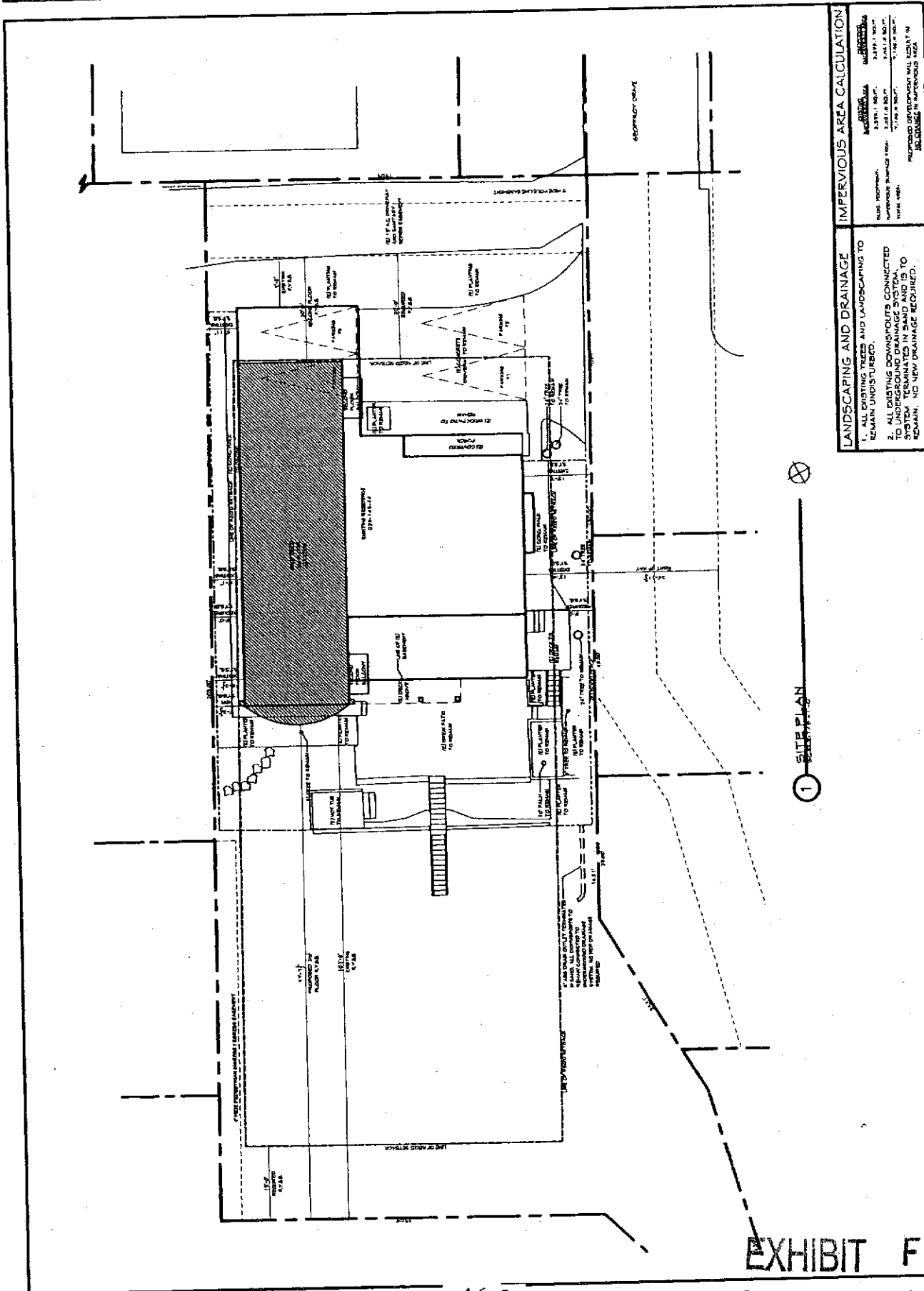
① EXISTING STREET VIEW



② PROPOSED STREET VIEW

EXHIBIT F

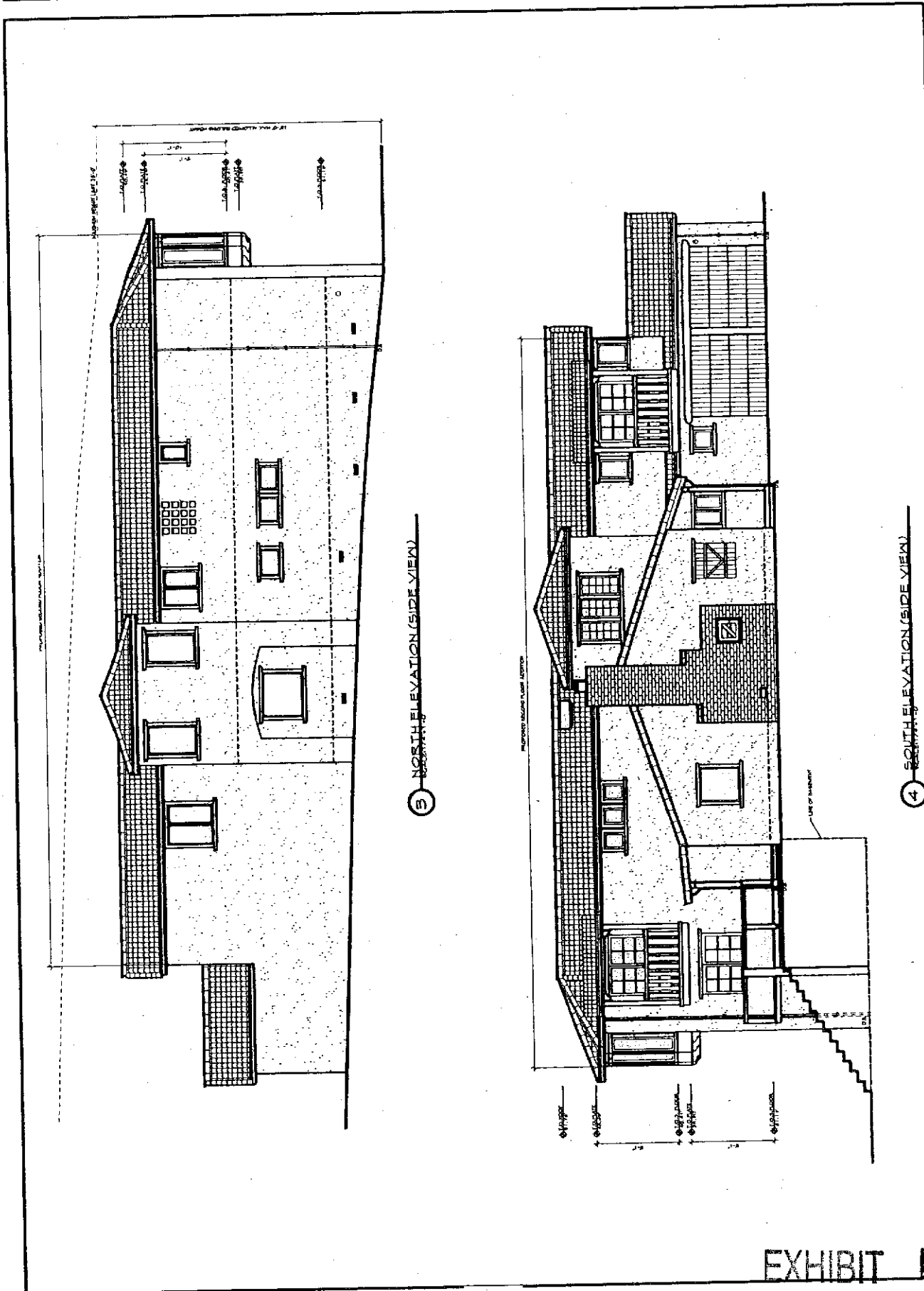
EXHIBIT A



LANDSCAPING AND DRAINAGE	
1. ALL EXISTING TREES AND LANDSCAPING TO REMAIN UNDISTURBED.	
2. ALL EXISTING DOWNSPOUTS CONNECTED TO EXISTING DRAINAGE SYSTEM. SYSTEM TERMINATED IN SAND AND IS TO REMAIN. NO NEW DRAINAGE REQUIRED.	

IMPERVIOUS AREA CALCULATION	
EXISTING IMPERVIOUS AREA	1,000.00
PROPOSED IMPERVIOUS AREA	1,000.00
NET IMPERVIOUS AREA	0.00
PROPOSED IMPERVIOUS AREA LESS THAN ALLOWED IMPERVIOUS AREA	

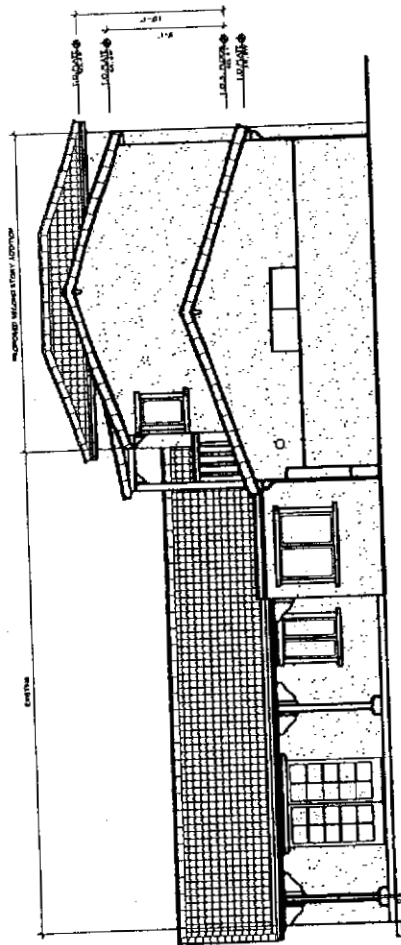
EXHIBIT F
EXHIBIT A



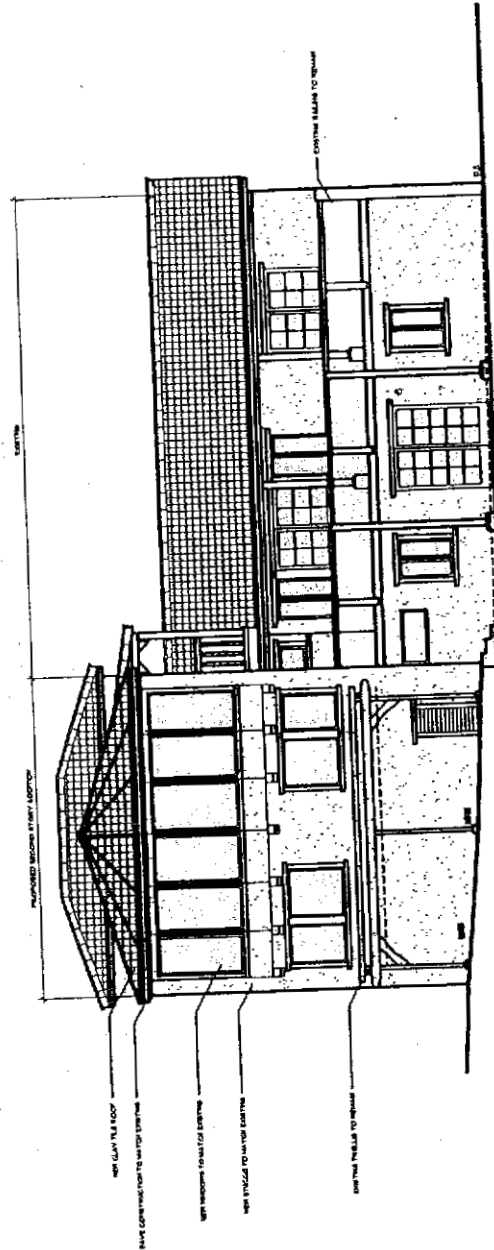
3 NORTH ELEVATION (SIDE VIEW)

4 SOUTH ELEVATION (SIDE VIEW)

EXHIBIT F
EXHIBIT A



1 EAST ELEVATION (FRONT VIEW)



3 WEST ELEVATION (REAR VIEW)

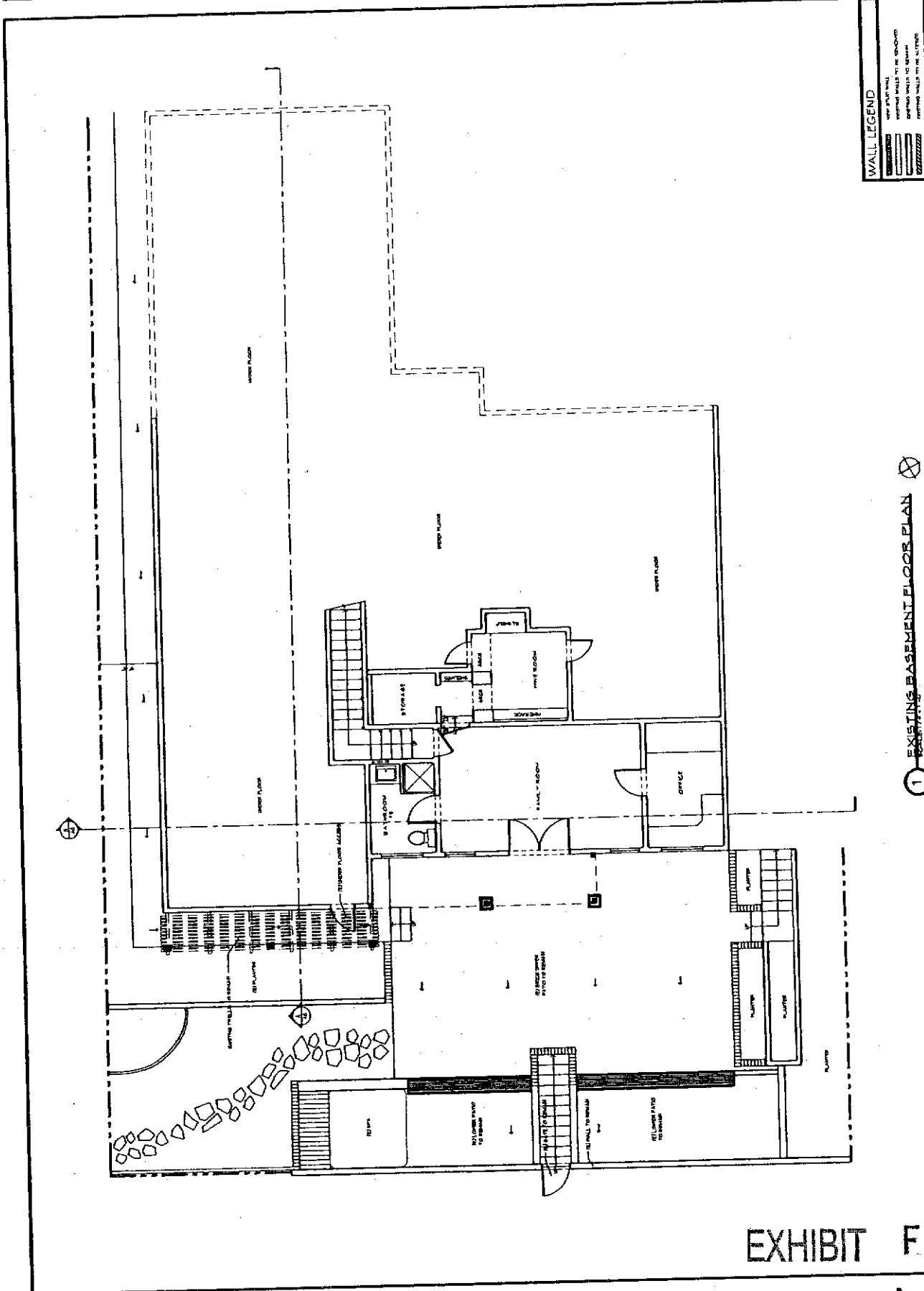
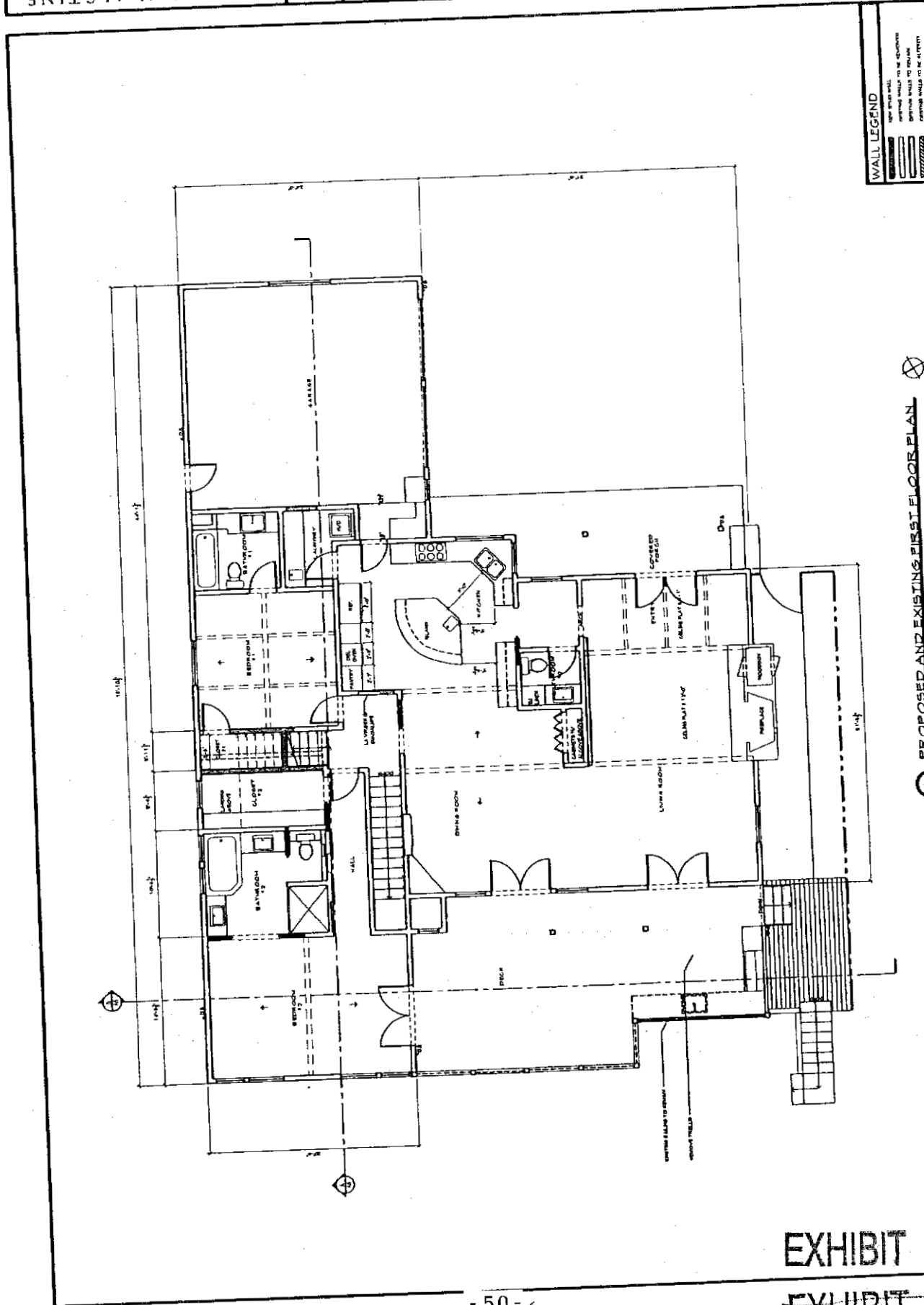


EXHIBIT F

EXHIBIT A





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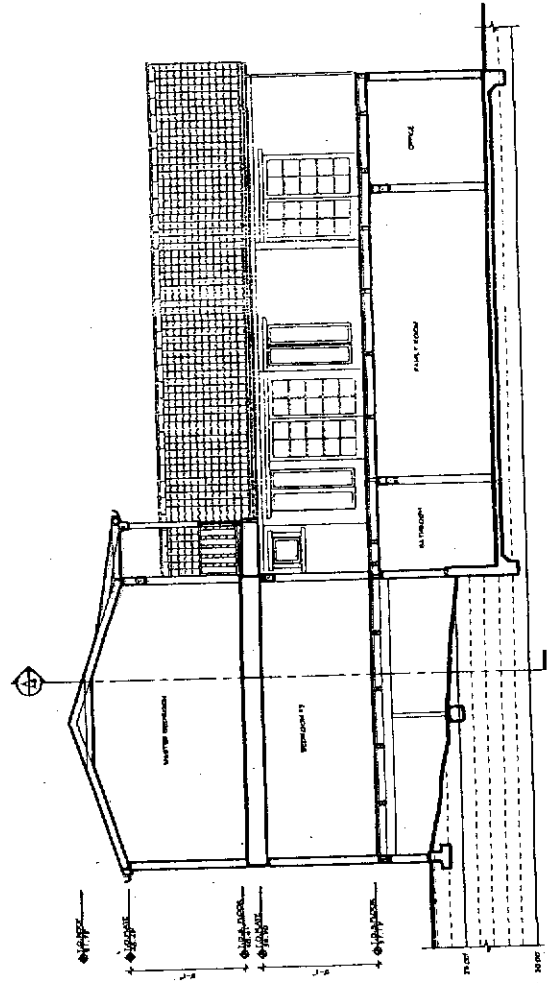
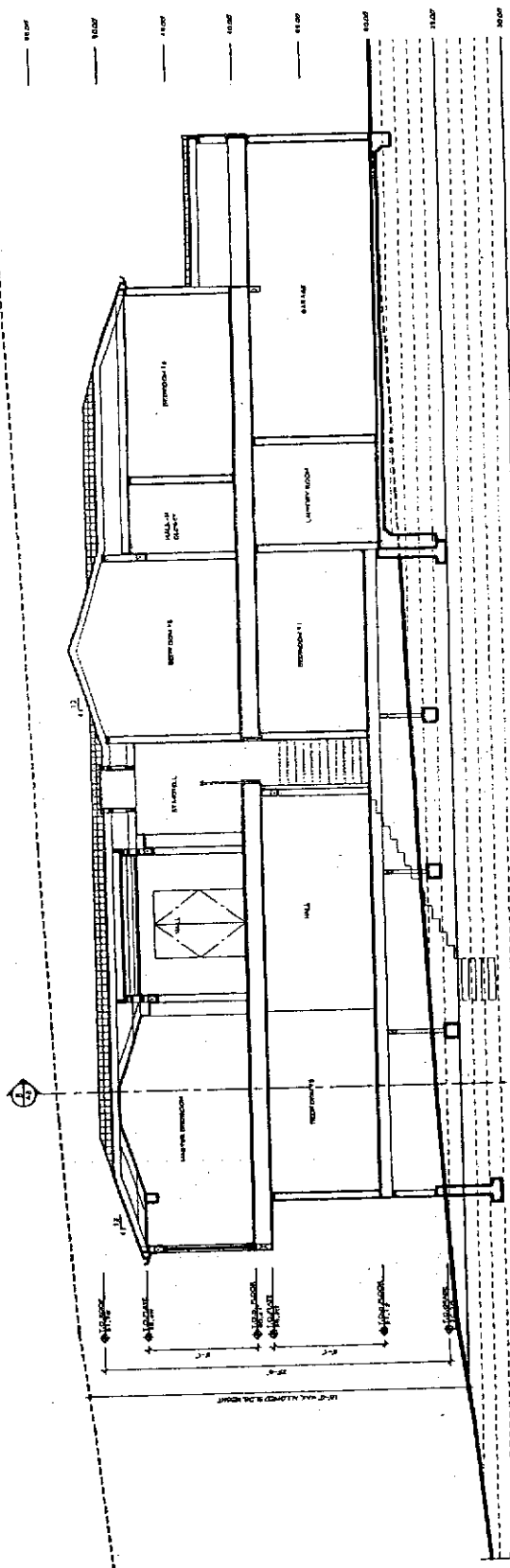


EXHIBIT F
EXHIBIT A

Coastal Development Permit Findings

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 cannot be made, in that the proposed addition does not comply with this chapter as detailed in the Design Review, completed by the Urban Designer, and is hereby incorporated into the findings by reference (Exhibit F) and discussed in more detail below.

The Urban Designer reviewed the proposed addition and concluded that the findings for neighborhood compatibility cannot be made because the proposed addition does not comply with the following portions of the design review ordinance (13.11.073 b.1) that define Compatible Building Design:

- b. It shall be the objective of building design to address the present and future neighborhood, community and zoning district context.*
- 1. Building design shall relate to the adjacent development and the surrounding area.*

The proposed wall height along the north property line varies from 18 to 22 feet in height approximately 5 feet from the north property line, adjacent to a one story structure approximately 1900 square feet in size. The impact of the proposed second story massing from the north elevation on the adjacent structure is significant. The design does not provide enough visual relief on the north flat wall plane created by the second story and presents a relatively severe façade to this property. While a short section of wall is extended one foot farther into the side yard than the rest of the wall, this design element does little to break up the overall mass or provide any real visual relief of the two-story wall.

- c. It shall be the objective of building design to address scale on the appropriate levels.*

The proposed second story bay window adds to the mass facing the beach and accentuates the look of three stories (the bottom floor is a story as it does not qualify as a basement by ordinance definition (13.10.700 D-Basement)). The bay window extends four feet farther than the existing building. The public view from the beach is of a three story, twenty four foot high structure.

The discussions above both relate to Section 13.11.073 b.ii (A) – Massing of building form.

The designer has a variety of options to reduce the effect of the addition on the structure and the view from the beach including additional articulation, which would lessen the impact to the point that greater compatibility is achieved.

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

This finding cannot be made, in that the structure is not sited and designed to be visually compatible, in of scale with, and integrated with the character of the surrounding neighborhood as detailed in the design review, hereby incorporated into the finding by reference. Although

Development Permit Findings

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 cannot be made, in that the proposed addition will not meet all pertinent County ordinances. In particular, the project does not comply with the Coastal Design Criteria, County Code Section 13.20.130, which requires that projects "be sited and designed to be physically compatible and integrated with the character of surrounding neighborhoods or areas."

In particular, the Urban Designer concluded that the proposed addition is incompatible with the character of the surrounding neighborhood because the impact of the second story massing along the north elevation is significant and enough visual relief to mitigate this impact is not provided. The massing presents a severe façade to the property to the north because the design is a largely unarticulated 2 story flat wall. There is a single 14 foot two story wall section that extends out 1 foot from this flat wall, but this feature adds more mass and height to the building. And, while the plans also include an extension of the wall along the front elevation of the second story addition facing Geoffroy Drive to the south, this element does little to break up the overall mass or provide any real visual relief to the building as well. Additionally, the proposed second story bay window projects out to the west and adds to the massing facing the beach.

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.

Although residential uses are allowed in the R-1-6, Parks Recreation and Open Space (Single family residential - 6,000 square feet per unit, Parks and Recreation) zone district consistent with the Residential and Parks and Recreation General Plan designation of the property, residential additions are also required to comply with the Chapter 8.1 Community Development policies of the General Plan, which include compliance with the Design Review Ordinance.

This finding cannot be made in that the proposed addition does not comply with the Design Review Ordinance. The Design Review (Exhibit F), completed by the Urban Designer, is hereby incorporated into the findings by reference and discussed in more detail below.

The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is an approximately 72 feet by 20 foot rectangular shaped addition, flush with the northern wall of the first floor of the building and setback approximately 10 feet from the first floor wall to meet the required 20 foot front yard setback. The Urban Designer concluded that the proposed addition is not compatible with the character of the surrounding neighborhood because the impact of the second story massing on the north side is significant relative to the modest scale of the structure. This structure is approximately 1900 square feet in size. Furthermore, the proposed addition is mostly an unarticulated 2 story flat wall, which presents a severe façade to the property to the north. And, although a two story wall section extends out 1 foot from this flat wall, this feature adds more mass and height to the building without breaking up the overall added wall height proposed by

EXHIBIT F
EXHIBIT B

the addition. And, while the plans also include an extension of the wall along the front elevation of the second story addition, this element does little to break up the overall mass or provide any real visual relief to the building. Additionally, the proposed second story bay window adds to the massing facing the beach.

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 cannot be made, in that the proposed addition does not comply with this chapter as detailed in the Design Review, completed by the Urban Designer, and hereby incorporated into the findings by reference (Exhibit F) and discussed in more detail below.

The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is an approximately 72 feet by 20 foot rectangular shaped addition, flush with the northern wall of the first floor of the building and setback approximately 10 feet from the first floor wall to meet the required 20 foot front yard setback. The Urban Designer concluded that the proposed addition is not compatible with the character of the surrounding neighborhood because the impact of the second story massing on the adjacent structure to the north is significant and does not provide enough visual relief.

Furthermore, the massing presents a severe façade to the property to the north, which is mostly an unarticulated 2 story flat wall. A two story wall section extends out from this flat wall, though this feature adds more mass and height to the building without breaking up the overall added wall height proposed by the addition. And, while the plans also include an extension of the wall along the front elevation of the second story addition, this element does little to break up the overall mass or provide any real visual relief to the building as well. Additionally, the proposed second story bay window adds to the massing facing the beach.







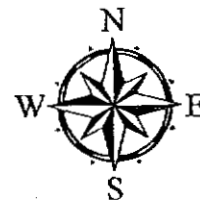
Location Map



0 255 510 1,020 1,530 2,040 Feet

LEGEND

-  APN: 028-143-44
-  Assessors Parcels
-  Streets
-  County Boundary

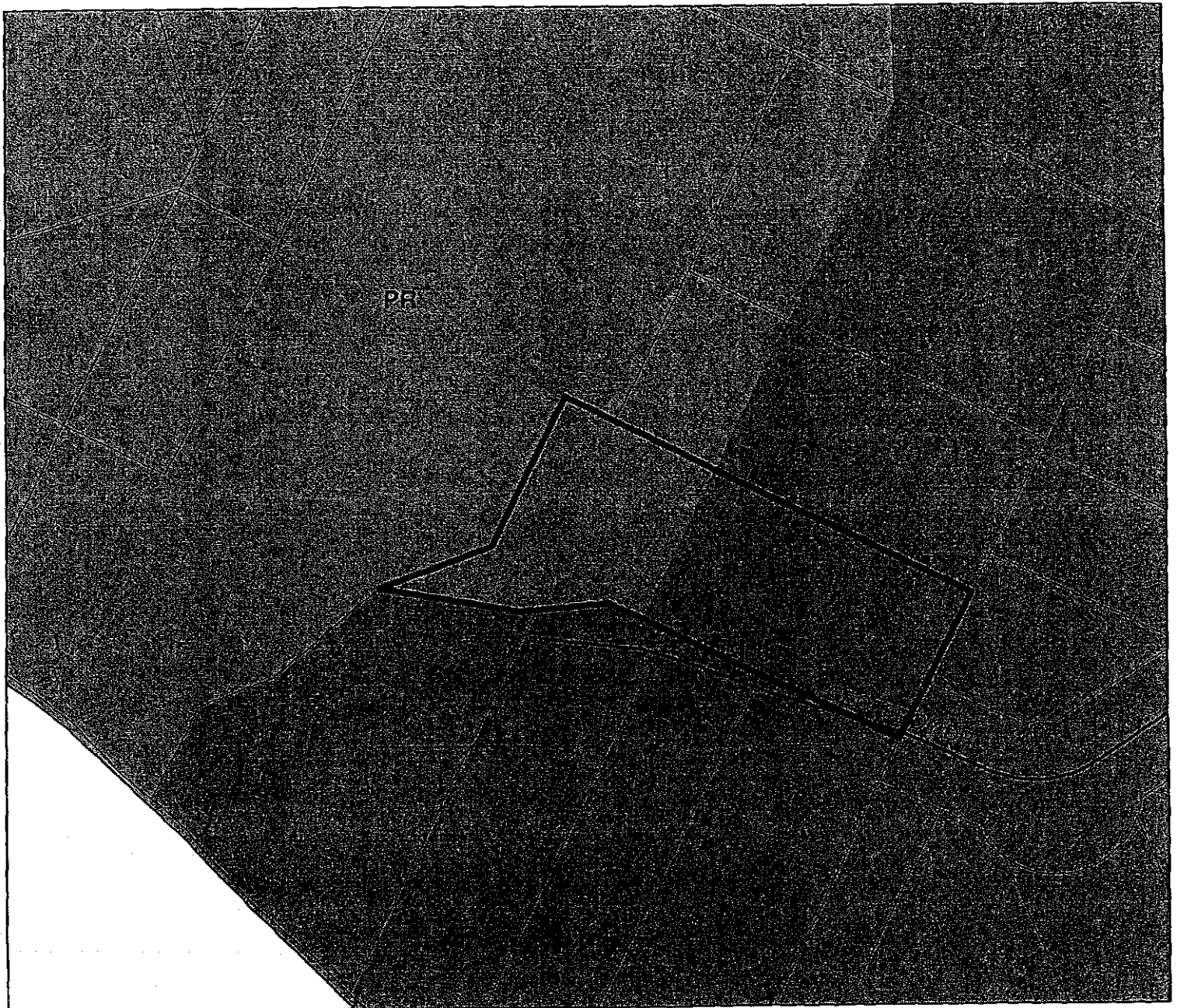


Map Created by
County of Santa Cruz
Planning Department
April 2008

EXHIBIT F
EXHIBIT C



Zoning Map



0 60 120 240 360 480 Feet

LEGEND



APN: 028-143-44



Assessors Parcels



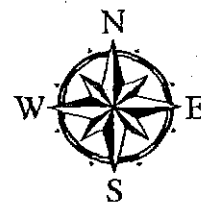
Streets



RESIDENTIAL-SINGLE FAMILY



PARK

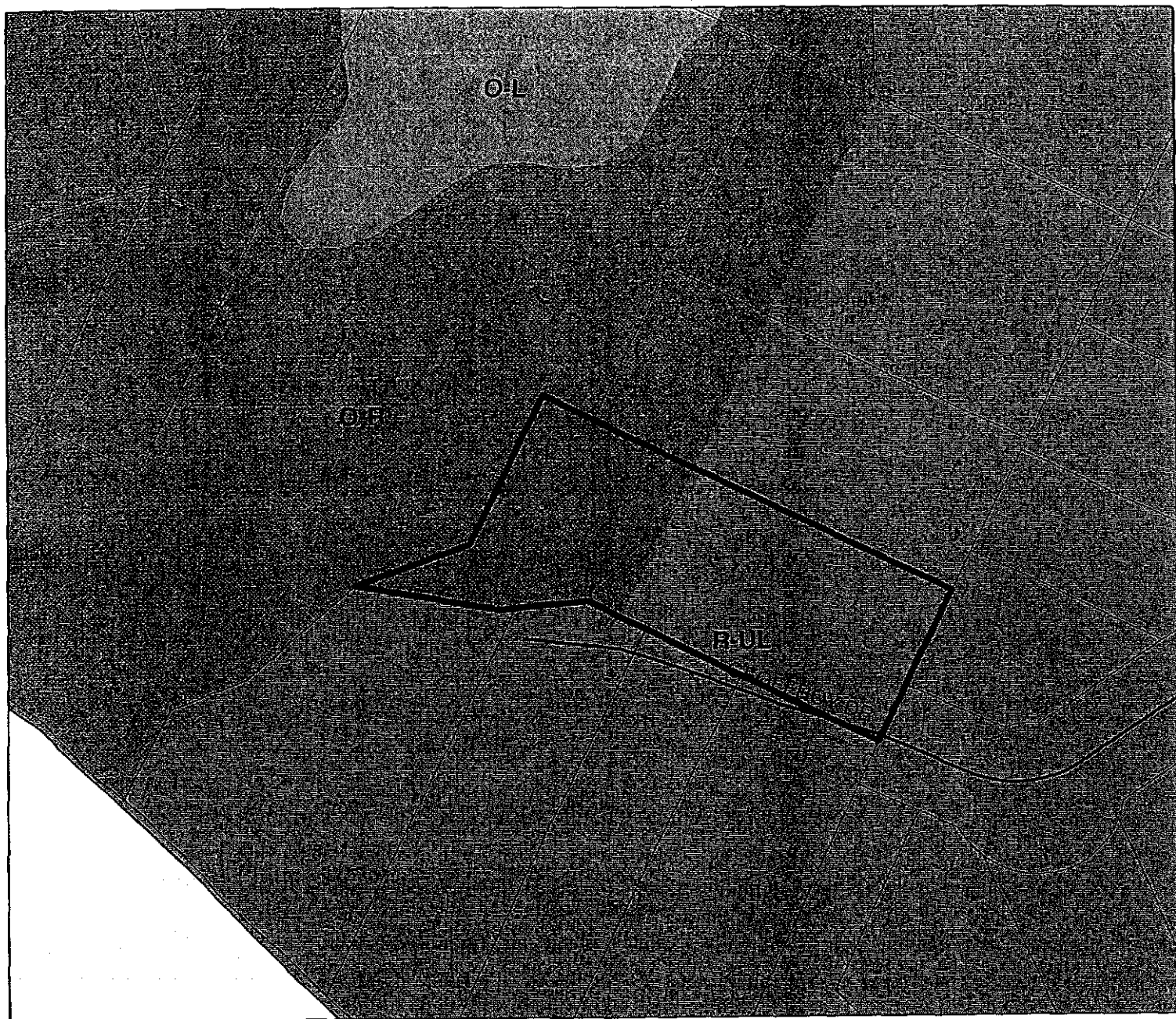


Map Created by
County of Santa Cruz
Planning Department
April 2008

EXHIBIT F
EXHIBIT D









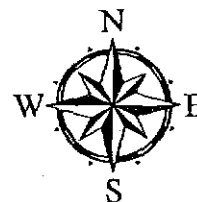
General Plan Designation Map



0 60 120 240 360 480 Feet

LEGEND

-  APN: 028-143-44
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density
-  Parks and Recreation
-  Lake



Map Created by
County of Santa Cruz
Planning Department
April 2008

EXHIBIT F
EXHIBIT D



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831) 479-6843 fax (831) 479-6847

Date: April 15, 2008
To: Robert Lloyd
Applicant: **Derek Van Alstine**
From: Tom Wiley
Subject: **08-0139**
Address **63 Geoffroy Dr.**
APN: 028-143-44
OCC: 2814344
Permit: 20080100

We have reviewed plans for the above subject project.

The following NOTES must be added to notes on velums by the designer/architect in order to satisfy District requirements when submitting for **Application for Building Permit**:

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2007) and District Amendment.

UWIC (Urban Wildland Interface Code) papers must be filled out for this site prior to the plan check being started, as further construction requirements may be needed in order to obtain a permit. Please obtain the form from Central Fire District, and make an appointment with the Central Fire Protection District for review.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and SPRINKLERED as determined by the building official and outlined in the 2007 California Building Code (e.g., R-3, Type V-N, Sprinklered).

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 250 feet of any portion of the building.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to construction (CFC 508.5).

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

NOTE on the plans that the designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

Show on the plans where smoke detectors are to be installed according to the following locations and approved

by this agency as a minimum requirement:

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed ½ inch.

NOTE on the plans that the roof coverings to be no less than Class "B" rated roof.

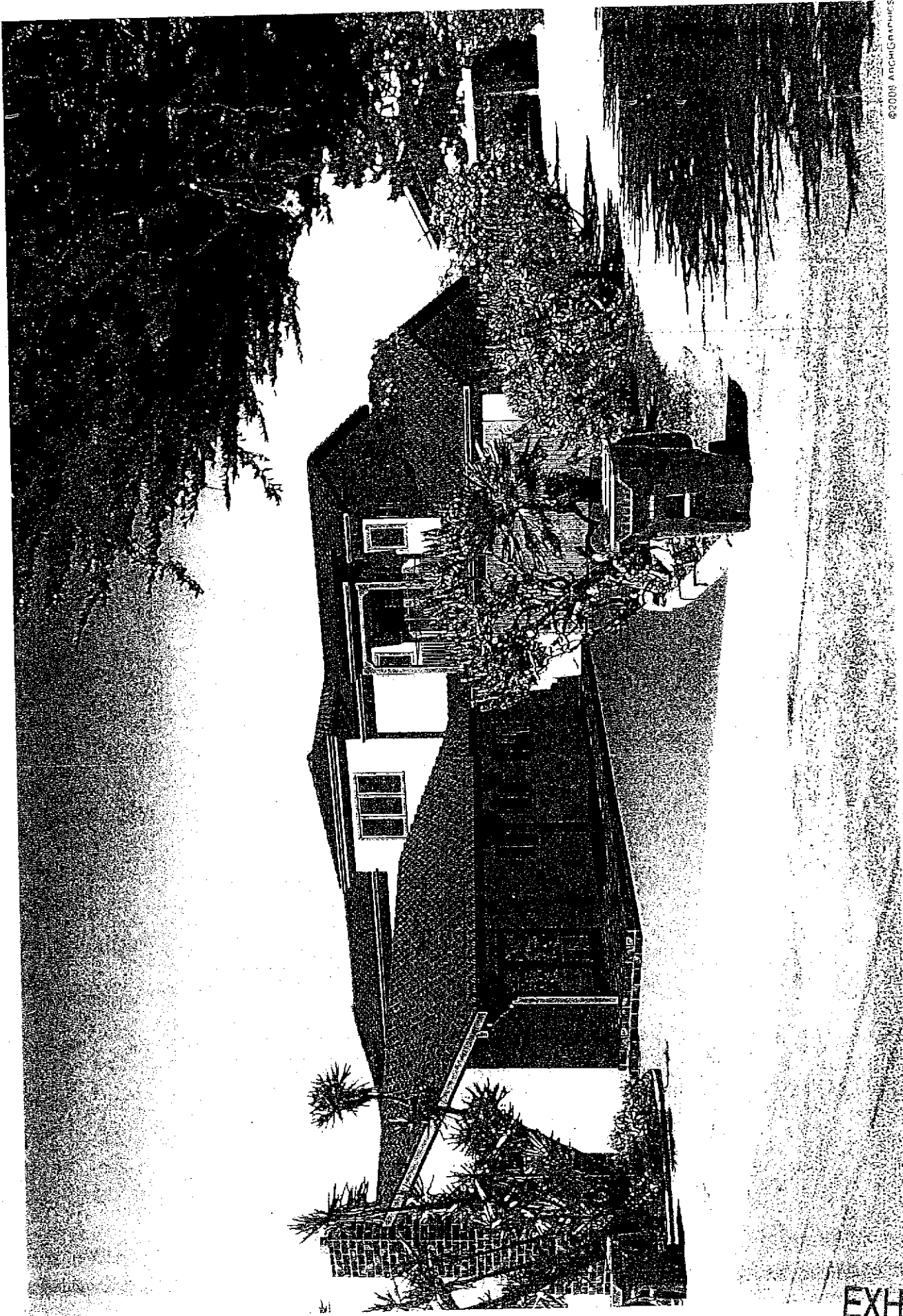
NOTE on the plans that a 100-foot clearance will be maintained with non-combustible vegetation around all structures.

Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 Late Fee may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831) 479-6843.

CC: File & County

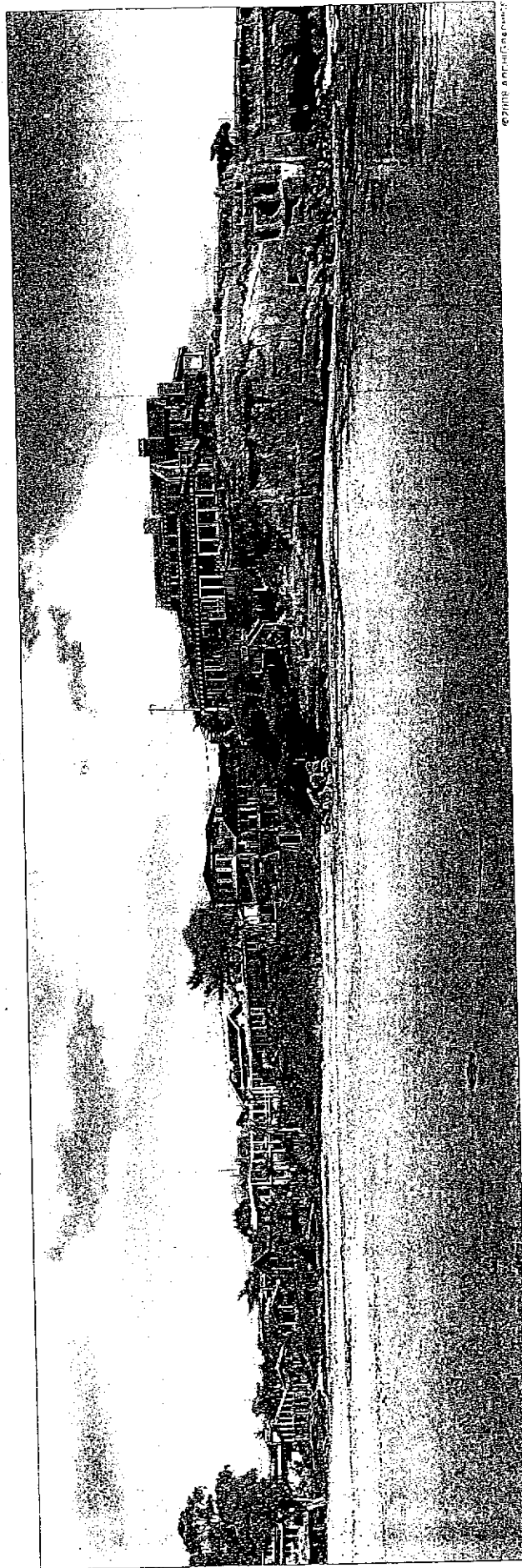
As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
2814344-041508



©2008 ARCHIGRAPHICS

LOYD PROPOSED RESIDENCE
RENDERING: ARCHIGRAPHICS

EXHIBIT F
EXHIBIT F



LLOYD PROPOSED RESIDENCE

RENDERING: ARCHIGRAPHICS



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

May 27, 2008

Derek Van Alstine
716A Soquel Ave
Santa Cruz, CA 95062

Subject: GEOLOGIC HAZARDS ASSESSMENT
LOCATION: 63 Geoffroy Drive
APN: 028-143-44
OWNER: Robert Lloyd
APPLICATION NUMBER: 08-0139

Dear Mr. Van Alstine,

I performed a site reconnaissance of the parcel referenced above on Thursday May 22, 2008, where a 1,479 square foot room addition to an existing single-family dwelling is proposed. The parcel was evaluated for possible geologic hazards due to its location on a coastal bluff. This letter briefly discusses my site observations, outlines permit conditions and any requirements for further technical investigation, and completes the hazard assessment for this property.

Completion of this hazards assessment included a site reconnaissance, a review of maps and other pertinent documents on file with the Planning Department, and an evaluation of aerial photographs. The scope of this assessment is not intended to be as detailed as a full geologic or geotechnical report completed by a state registered consultant.

PROJECT DESCRIPTION

The parcel is located on the coastal bluff (figure 1), along the east side of Black's Beach in Santa Cruz, CA. The coastal bluff extends approximately 30 feet down to the beach at this location (figure 2). The existing home is located approximately 27-31 feet from the edge of the bluff. A concrete patio is approximately 20 feet from the edge of the bluff. The proposed 1,479 square foot room addition will be constructed on the second floor over the existing northern side of the home and consists of 3 bedrooms, 2 bathrooms and a stairway. The existing home is 2,315 square feet with a 678 square foot basement.

SITE GEOLOGY

The property is underlain by sediments composed of unconsolidated sandy material over sandstone bedrock of the Purisima Formation, which are all susceptible to erosion. Retreat of the bluff may occur episodically due to saturation during intense storms, and wave impact along the bedrock toe of the bluff. The adjacent parcel, which faces the open ocean has experienced slope failure and damage due to wave run-up in the past. Therefore, this area is considered highly erosive and constantly changing over time.

SEISMIC HAZARDS

This property is located in a seismically active region of northern California, as the October 17, 1989 earthquake amply demonstrated. The subject parcel is located approximately 10 miles southwest of the San Andreas Fault zone.

Although the subject property is situated outside of any mapped fault zones, very strong ground shaking is likely to occur on the parcel during the anticipated lifetime of the proposed dwelling and, therefore, proper structural and foundation design is imperative. In addition to the San Andreas, other nearby fault systems capable of producing intense seismic shaking on this property include the San Gregorio, Zayante, Sargent, Hayward, Butano, and Calaveras faults, and the Monterey and Corralitos fault complexes.

In addition to intense ground shaking hazard, development on this parcel could be subject to the effects of lateral spreading, lurch cracking, liquefaction or subsidence and seismically-induced landsliding during a large magnitude earthquake occurring along one of the above-mentioned faults.

REPORT REQUIREMENTS

The Geologic Hazards Ordinance requires that "all development activities shall be located away from potentially unstable areas....". Therefore, based on the project size, my site visit and review of maps and air photos, a full engineering geologic report is required to evaluate any homesite on this parcel with respect to slope stability, seismic and bluff failure issues.

County Code section 16.10.040(s) states, "Development/development activities, any project that includes activity in any of the following categories is considered to be development or development activity.

1. Any repair, reconstruction, alteration, addition, or improvement of a habitable structure that modifies or replaces more than fifty (50) percent of the total length of the exterior walls, exclusive of interior and exterior wall coverings and the replacing of windows or doors without altering their openings. This allows a total modification or replacement of up to fifty (50) percent, measured as described above, whether the work is done at one time or as the sum of multiple projects during the life of the structure;

2. The addition of habitable space to any structure, where the addition increases the habitable space by more than fifty (50) percent over the existing habitable space, measured in square feet. This allows a total increase of up to fifty (50) percent of the original habitable space of a structure, whether the additions are constructed at one time or as the sum of multiple additions during the life of the structure;
3. An addition of any size to a structure that is located on a coastal bluff, dune, or in the coastal hazard area, that extends the existing structure in a seaward direction;
4. Installation of a new foundation for a habitable structure;
5. The repair, replacement, or upgrade of an existing foundation of a habitable structure that affects more than fifty (50) percent of the foundation (measured in linear feet for perimeter foundations, square feet for slab foundations, or fifty (50) percent of the total number of piers), or an addition to an existing foundation that adds more than fifty (50) percent of the original foundation area. This allows repair, upgrade, or addition up to fifty (50) percent, measured as described above, whether the work is performed at one time or as the sum of multiple projects during the life of the structure;

Based on the definition #2 above, the project is considered to be development and it will be necessary to establish the 100-year setback as required by County Code 16.10.070(g). For all development, including that which is cantilevered, and for non-habitable structures, a minimum setback shall be established at least 25 feet from the top edge of the coastal bluff, or alternatively, the distance necessary to provide a stable building site over a 100-year lifetime of the structure, whichever is greater. The determination of the minimum setback shall be based on the existing site conditions and shall not take into consideration the effect of any proposed protection measures, such as shoreline protection structures, retaining walls, or deep piers. Your engineering geologist shall establish an appropriate setback required to maintain a safe distance from the edge of the bluff to the home.

The engineering geologist must evaluate coastal erosion patterns including the processes that caused the nearby sea cave. In their report, the engineering geologist must summarize and evaluate the investigation and conclusions submitted with the unpublished consulting reports.

It will also be necessary to complete a geotechnical (soil) report to assist in the determination of the appropriate engineered foundation and render an engineered drainage plan for the site. It is entirely likely that a soils engineer will need to assist the project engineering geologist in evaluating the potential slope stability hazards affecting the development envelope. I encourage you to have the consultant you select contact

Derek Van Alstine
028-143-44
08-0139

me before beginning work so that the County's concerns will be clearly understood and properly addressed in an acceptable report.

When completed, please submit two copies of the investigation to the Zoning Counter at the Planning Department, and pay the approximate \$2,017 fee for Geologic and Geotechnical Report Review.

PERMIT CONDITIONS

Permit conditions will be developed for your proposal after the technical report has been reviewed. At a minimum, however, you can expect to be required to follow all the recommendations contained in the report in addition to the following items:

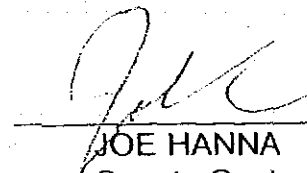
1. Grading activities must be kept to a minimum; if grading volumes in excess of 100 cubic yards, fill spreading or placement greater than two feet in depth or cut slopes in excess of five feet in height are envisioned, a grading permit must be secured. Additionally,
2. Drainage from impermeable surfaces (such as the proposed roof and driveway) must be collected and properly disposed of. Runoff must not be allowed to sheet off these areas in an uncontrolled manner. An engineered drainage plan formulated by the project engineer, and reflecting the findings of the geologic report is required for any development on the parcel.
3. A Declaration form acknowledging a possible geologic hazard to the parcel and completion of technical studies must be completed prior to permit issuance, and will be forwarded to you when your technical studies have been reviewed and accepted by the Planning Department.

Final building plans submitted to the Planning Department will be checked to verify that the project is consistent with the conditions outlined above, prior to the issuance of a building permit. If you have any questions concerning these conditions, the hazards assessment, or geologic issues in general, please contact me at 454-3162. It should be noted that other planning issues not related specifically to geology may alter or modify your development proposal in regards to the location of the proposed structures.

Sincerely,


JESSICA DE GRASSI
Resource Planner
Environmental Planning

5/27/08
Date


JOE HANNA
County Geologist
C.E.G. #1313

FOR: Claudia Slater
Principal Planner
Environmental Planning

Derek Van Alstine
028-143-44
08-0139

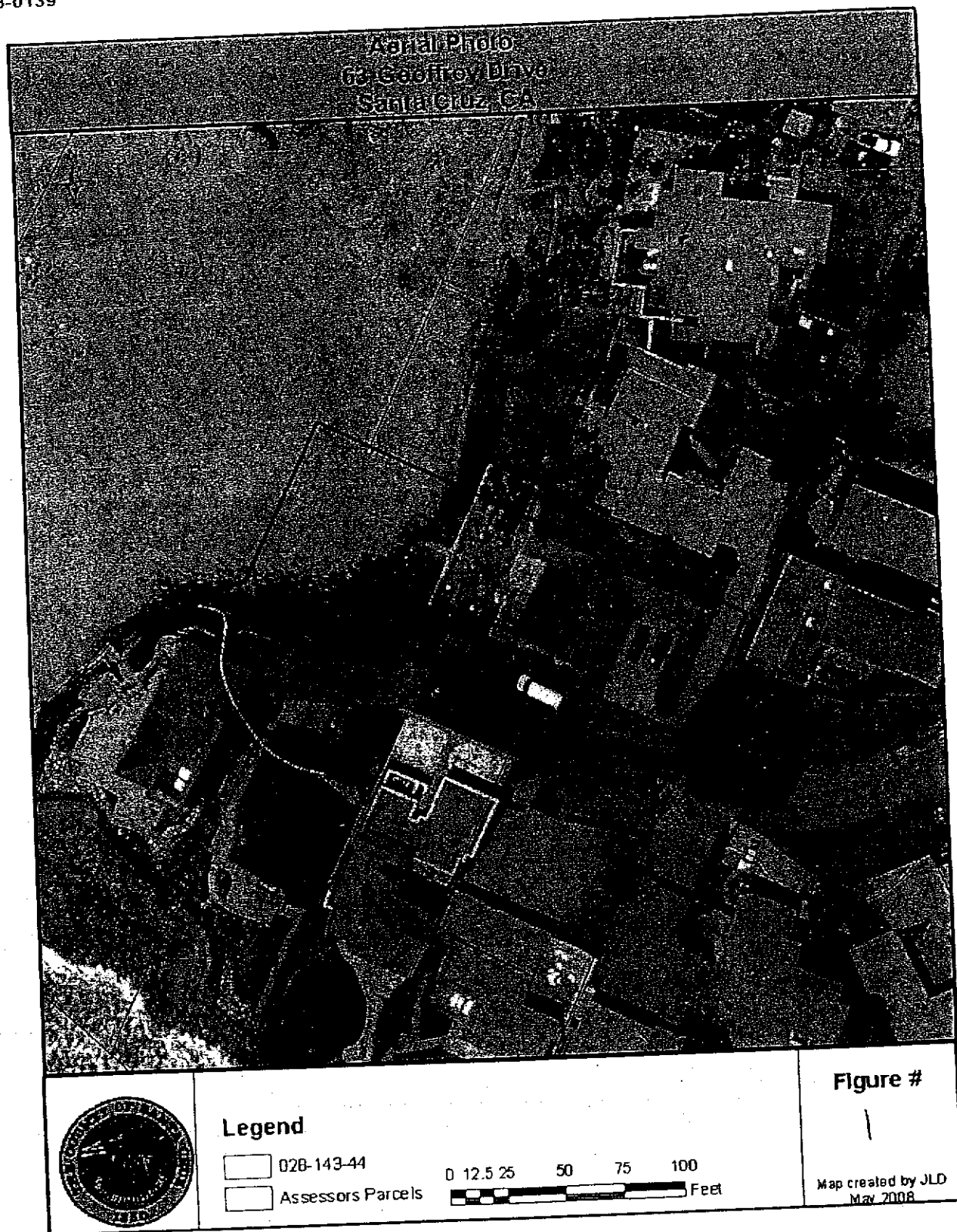
References:

Maps and Reports

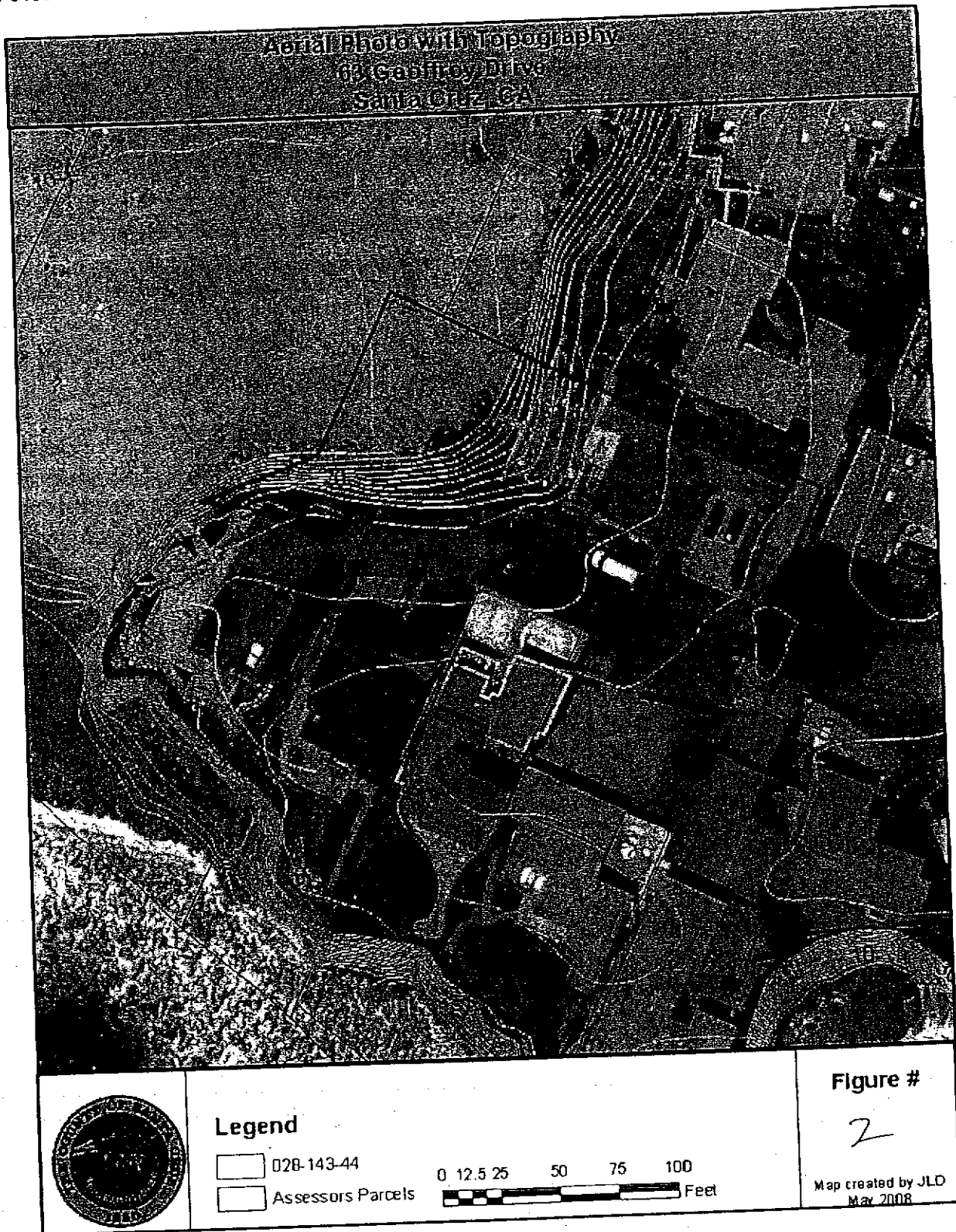
Brabb, E.E., 1989, Geologic map of Santa Cruz County, California, U.S. Geological Survey Miscellaneous Investigations Series Map I-1905, scale 1:62,000.

Cooper, Clark and Associates, 1975, Preliminary map of landslide deposits in Santa Cruz County, California, scale 1:62,000

Dupre, W.R. 1975, Maps showing geology and liquefaction potential of quaternary deposits in Santa Cruz County, California, U.S. Geological Survey Miscellaneous Field Studies Map MF-648, 2 sheets, scale 1:62,500.



Derek Van Alstine
028-143-44
08-0139





COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

July 30, 2008

Robert Lloyd
C/O Derek Van Alstine
716A Soquel Avenue
Santa Cruz, CA 95062

**Subject: Review of Engineering Geology Report, by Rogers E. Johnson and Associates,
Dated July 9, 2008; Project Number C08010-55**

APN 028-143-44, Application #: 08-0139

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:

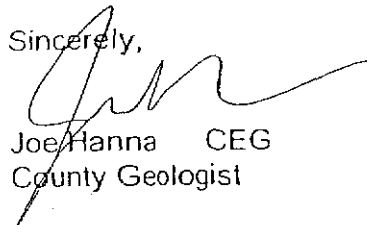
- 1) All construction shall comply with the recommendations of the report.
- 2) Prior to the issuance of the Building Permit, a final landscape and drainage plan must be submitted to the County Geologist for review and approval.
- 3) Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
- 4) A geotechnical engineering report must be submitted with the Building Permit Application.
- 5) Please provide an electronic copy of the engineering geology report in .pdf format. This document may be submitted on compact disk or emailed to pln829@co.santa-cruz.ca.us.
- 6) Prior to the issuance of a Building Permit the owner must record a Declaration of Geologic Hazards.

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

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

Please call the undersigned at (831) 454-3175 or email at pln829@co.santa-cruz.ca.us if we can be of any further assistance.

Sincerely,



Joe Hanna CEG
County Geologist

Cc: Rogers E. Johnson and Associates
Haro, Kasunich and Associates

**NOTICE TO PERMIT HOLDERS WHEN A SOILS ENGINEERING AND ENGINEERING
GEOLOGY REPORTS HAVE BEEN PREPARED, REVIEWED AND ACCEPTED FOR THE
PROJECT**

After issuance of the building permit, the County requires your soils engineer and engineering geology to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading,** a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations,** a letter from the soils engineer and engineering geologist must be submitted to the building inspector and to Environmental Planning stating that they have observed the foundation excavation and that the excavations meets the recommendations of the reports.
3. **At the completion of construction, final letters** from your soils engineer and engineering geologist must be submitted to Environmental Planning that summarizes the observations and the tests the consultants have made during construction. The final letters must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

If the *final letters* identify any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer and the engineering geologist, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.