



## Staff Report to the Zoning Administrator

Application Number: **10-0109**

**Applicant:** Robert Goldspink, Architect

**Owner:** Lou and Isabel Bartfield

**APN:** 042-301-01

**Agenda Date:** September 3, 2010

**Agenda Item #:** 4

**Time:** after 10:00 a.m.

**Project Description:** Proposal to remodel and construct minor additions to an existing multi-family residential complex including a new mansard roof, enlargement of existing entrance foyer, enclosure of existing uncovered stairways, covering existing garbage facilities, and improvements in building façade, exterior lighting, signage and landscaping.

**Location:** 116 Aptos Beach Drive, Aptos

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

**Permits Required:** Commercial Development Permit, Coastal Development Permit and Variances (to reduce the required front yard setback at Venetian Road from 20 feet to approximately 4 feet, to reduce the required street side yard setback at Stephen Road from 10 feet to approximately 1 foot, to reduce the required rear yard setback from 20 feet to approximately 7 feet, and to reduce the required street yard setback from 10 feet to approximately 6 feet).

**Technical Reviews:** none

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 10-0109, based on the attached findings and conditions.

### Exhibits

- |   |                                     |
|---|-------------------------------------|
| A. Project plans                              | E. Assessor's, Location, Zoning and |
| B. Findings                                   | General Plan Maps                   |
| C. Conditions                                 | F. Urban Designers Memo             |
| D. Categorical Exemption (CEQA determination) |                                     |

### Parcel Information

Parcel Size: 34,100 sq. ft.  
Existing Land Use - Parcel: motel  
Existing Land Use - Surrounding: single-family residential  
Project Access: Stephen Road  
Planning Area: Rio Del Mar  
Land Use Designation: R-UH (Urban High Residential)  
Zone District: RM-3 (Residential Agriculture)  
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: Soquel Creek Water District  
Sewage Disposal: Santa Cruz County Sanitation District  
Fire District: Aptos/La Selva Fire Protection District  
Drainage District: Zone 6

### History

Permit 04-0267 was approved for the same application on October 15, 2004. The permit lapsed and the applicant is reapplying for the same program of remodeling and minor additions to an existing motel.

### Project Setting

The existing two-story motel structure was built in 1959. Tract No 381 subdivided this property in June 1963 as Rio Sands Motel – A Condominium Subdivision.

The current project consists of remodeling of the existing 42-room motel building including exterior improvements and minor additions including the following:

1. enclosing and enlarging existing entrance foyer.
2. enclosing east and west stairs and adding storage
3. covering trash dumpster area
4. constructing mansard roof
5. construction of storage at east end of building
6. remodeling covered walkway colonnade
7. signage and lighting on new entrance area

There will be no increase in the number of habitable rooms, no change in impervious area and no change in the number of parking spaces.



Fig. 1 – View of existing entry at motel



Fig. 2. End view of existing motel

### **Zoning & General Plan Consistency**

The subject property is a 34,100 square foot lot, located in the R-M-3.5 (3,500 sq. ft. min. parcel size) zone district, a designation that allows small scale visitor accommodations within coastal special communities. The existing motel is a permitted use within the zone district and the project is consistent with the site's (R-UH) Urban High Density Residential General Plan designation.

### **Local Coastal Program Consistency**

The proposed alterations to the existing motel are in conformance with the County's certified Local Coastal Program, in that the modifications to the structure will be sited and designed to be more visually compatible, more in scale with, and more integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings, and Rio Del Mar State Beach is located approximately 400 feet south of the site.

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

### **Design Review**

The proposed alterations to the motel comply with the requirements of the County Design Review Ordinance. The analysis by the Urban Designer is attached as Exhibit F.

### **Environmental Review**

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located with the Urban Services line, is already served by existing water and sewer utilities, and the project is comprised of alterations to an existing construction and no change of use is proposed.

### **Variances**

The property appears to have been combined from individual residential parcels when the motel was created and then subsequently subdivided as a motel condominium. The property is an unusual shape – long and thin and is surrounded on four sides by streets. A portion of the new work proposed will be outside the setback lines and will require variances.

The current application warrants a variance due to the shape of the property and due to special circumstances that include its' location on a corner, which results in increased setback requirements adjacent to streets. Due to the peculiarities of the shape of the parcel and its location, any addition to this structure would require a variance.

## **Conclusion**

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

## **Staff Recommendation**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number 10-0109, based on the attached findings and conditions.

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

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

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### **Coastal Development Permit Findings**

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

This finding can be made, in that the property is zoned RM-3 (Residential Agriculture), a designation which allows small scale visitor accommodations within coastal special communities. The proposed motel is a permitted use within the zone district, and the zoning is consistent with the site's (R-UH) Urban High Residential General Plan designation.

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

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

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

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

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

This finding can be made, in that the project site is not located between the shoreline and the first public road. There is beach access two blocks away at the Rio Del Mar Esplanade and this motel will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, small scale visitor accommodations are allowed uses in the RM-3 (Multi-family Residential) zone district of the area (within coastal special communities), as well as the General Plan and Local

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Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

## Development Permit Findings

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

This finding can be made, in that the project is located in an area where small scale visitor accommodations are allowed 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 motel will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the motel and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RM-3 (Multi-family Residential) zone district in that the primary use of the property will be remain as a small scale visitor accommodation, a permitted use in Coastal Special Communities.

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 motel use is consistent with the use and density requirements specified for the Urban High Residential (R-UH) land use designation in the County General Plan.

The proposed additions and renovations will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and with approval of the requested variances will meet all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), and will not adversely shade adjacent properties, and will ensure access to light, air, and open space in the neighborhood.

The existing motel is not 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 motel will comply with the site standards for the RM-3 zone district (with the approval of the requested variance) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.



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A specific plan has not been adopted for this portion of the County, however this area is designated as a special coastal community.

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 additions and renovation to the existing motel will not create additional sleeping rooms.

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

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

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

This finding can be made, in that the existing motel and the proposed additions and renovations will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

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## Variance Findings

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

This finding can be made. The long, thin shape of the parcel and it's adjacency on three sides to streets creates a unusual circumstance based on it's size, shape and location. Due to the peculiarities of the parcel, any addition would require a variance.

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

This finding can be made. Nothing within this proposal poses any change to the existing operation of the motel. The proposed additions and renovation will be of an appropriate scale and design that will enhance the aesthetic characteristics of the neighborhood.

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

This finding can be made. Other properties in the vicinity are single-family residences on primarily rectangular lots. The "motel condominium" is an unusual circumstance, which does not occur on other properties in the vicinity.

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## Conditions of Approval

Exhibit A: Architectural drawings prepared by Robert Goldspink, Architect dated April 14, 2004

- I. This permit authorizes minor additions to, and remodel of, an existing motel. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
  - D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. 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

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2. Maximum height of the building is 28 feet.
  3. Details showing compliance with fire department requirements.
- B. 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.
  - C. No net increase in impervious area is approved with this permit.
  - D. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
  - E. All construction shall be limited to between 8 a.m. and 5:30 p.m. on weekdays only, unless an extreme circumstance arises and approvals are obtained from the Planning Department.
  - F. All construction shall be performed in a timely manner.
  - G. New exterior lighting shall be directed at building signage only.
  - H. Existing exterior lighting shall be reinstalled to be directed onto the applicant's property only. The applicant shall submit a lighting plan for review and approval by the Planning Department.
  - I. The proposed mansard roof shown on Exhibit A shall extend around the full perimeter of the roof.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director

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if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

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

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

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

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

**Please note: This permit expires three 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: \_\_\_\_\_

\_\_\_\_\_  
Steven Guiney  
Deputy Zoning Administrator

\_\_\_\_\_  
Lawrence Kasparowitz  
Project Planner

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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 10-0109

Assessor Parcel Number: 042-301-01

Project Location: 150 Stephen Road, Aptos

Project Description: Proposal to allow minor additions and remodel to an existing motel.

Person Proposing Project: Robert Goldspink, Architect

Contact Phone Number: 831-688-8950

- 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.  X  Categorical Exemption

Specify type: Class 1 - New Construction or Conversion of Small Structures (Section 15301)

F. Reasons why the project is exempt:

Construction of a residence in an area designated for residential development.

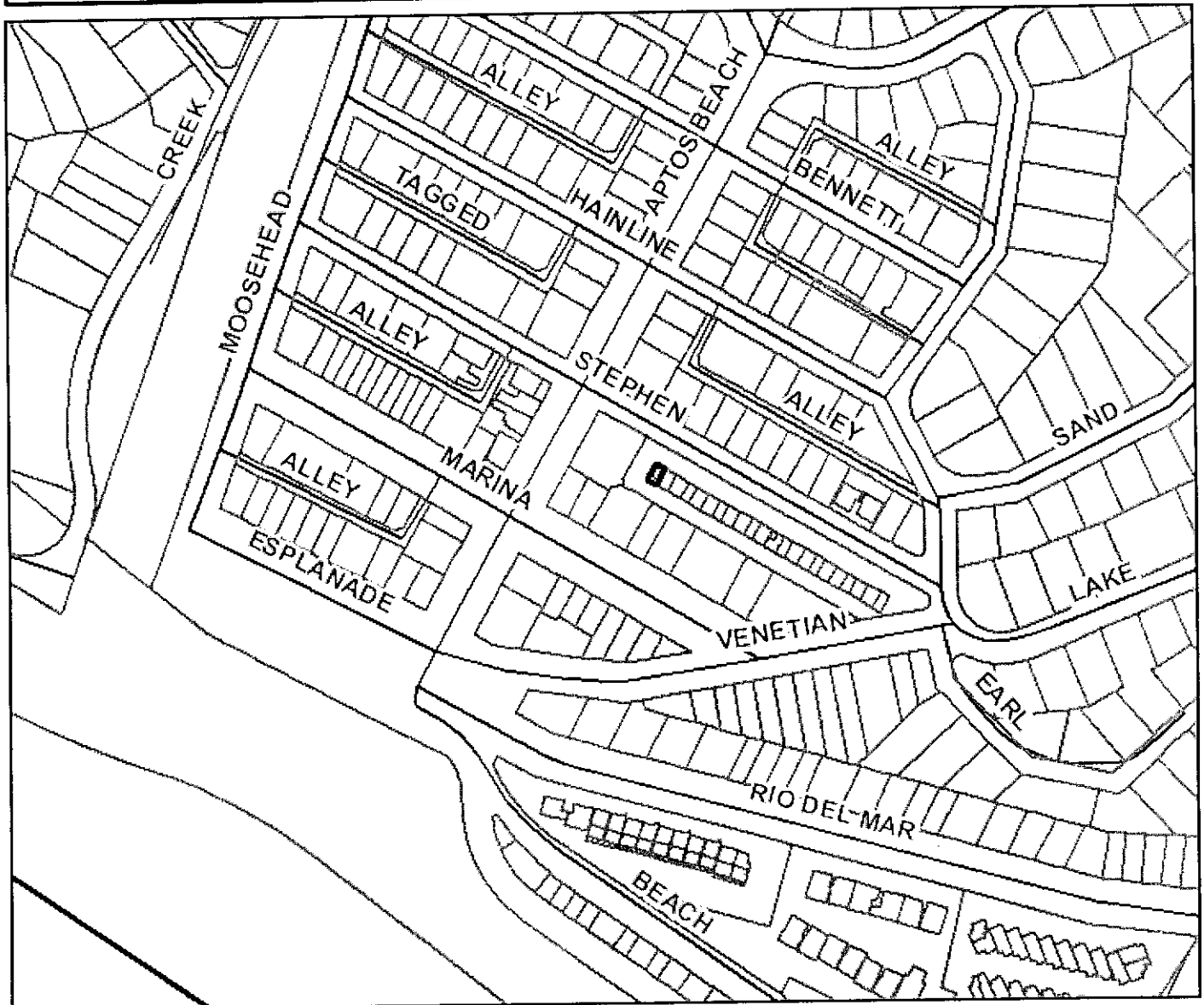
In addition, none of the conditions described in Section 15300.2 apply to this project.

\_\_\_\_\_  
Lawrence Kasparowitz, Project Planner





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

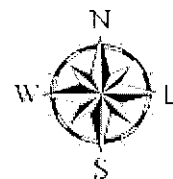


# Location Map



## LEGEND

-  APN: 042-301-01
-  Assessors Parcels
-  Streets
-  County Boundary

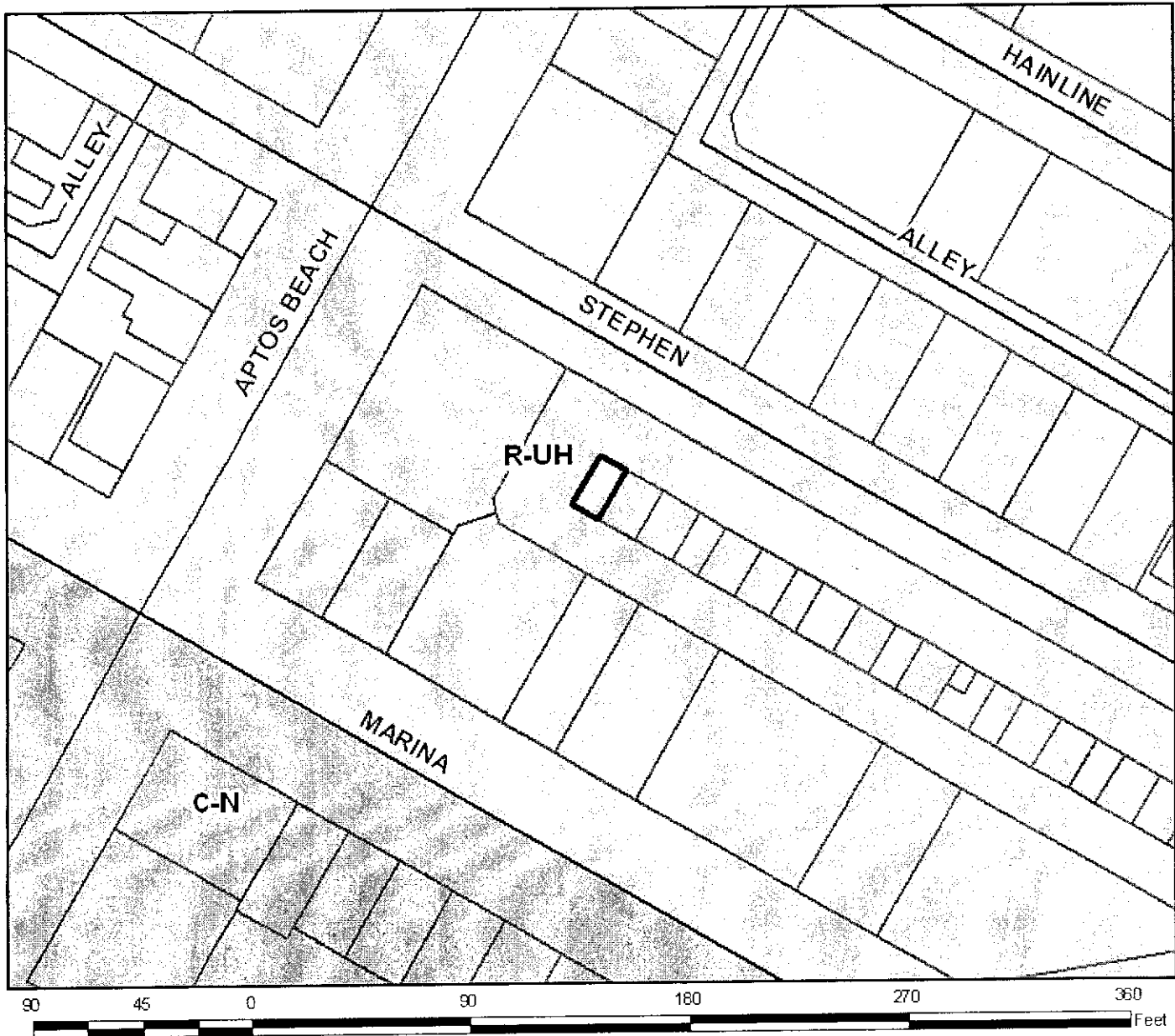


Map Created by  
County of Santa Cruz  
Planning Department  
April 2010





# General Plan Designation Map



## LEGEND



APN: 042-301-01



Assessors Parcels

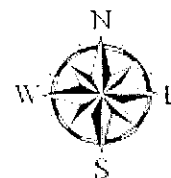


Streets

Residential - Urban High Density



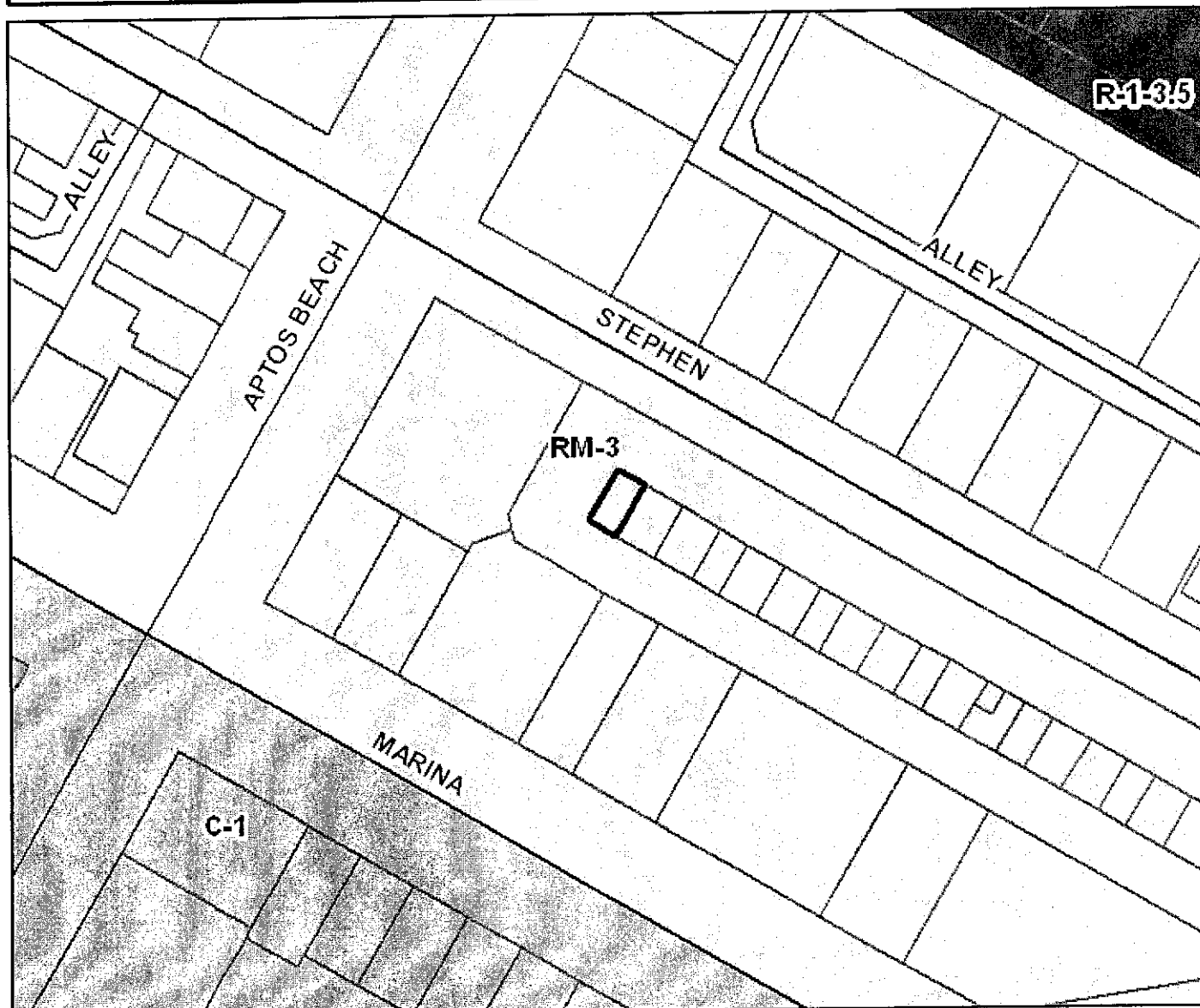
Commercial-Neighborhood



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Planning Department  
April 2010



# Zoning Map



## LEGEND



APN: 042-301-01



Assessors Parcels



Streets

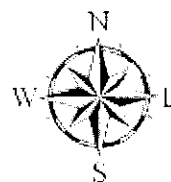
RESIDENTIAL-MULTI FAMILY



RESIDENTIAL-SINGLE FAMILY



COMMERCIAL-NEIGHBORHOOD



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Planning Department  
April 2010

# INTEROFFICE MEMO

APPLICATION NO: 10-0109

Date: August 16, 2010

To: Lawrence Kasparowitz, Project Planner

From: Urban Designer

Re: Design Review for a remodel to the Rio Sands Motel at Stephen Road, Aptos (Bartfield / owner, Goldspink / applicant)

## GENERAL PLAN / ZONING CODE ISSUES

### Design Review Authority

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

### Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Visual Compatibility</b>			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
<b>Minimum Site Disturbance</b>			
Grading, earth moving, and removal of major vegetation shall be minimized.			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

<b>Ridgeline Development</b>			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
<b>Landscaping</b>			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area	✓		
<b>Rural Scenic Resources</b>			
<b>Location of development</b>			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
<b>Site Planning</b>			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
<b>Building design</b>			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A

Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
<b>Large agricultural structures</b>			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
<b>Restoration</b>			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
<b>Signs</b>			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A

In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A
<b>Beach Viewsheds</b>			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

**GENERAL PLAN / ZONING CODE ISSUES****Design Review Authority**

13.11.040 Projects requiring design review.

(e) All commercial remodels or new commercial construction.

**Design Review Standards**

13.11.072 Site design.

Evaluation Criteria	Meets criteria in code( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Compatible Site Design</b>			
Location and type of access to the site			N/A
Building siting in terms of its location and orientation			N/A
Building bulk, massing and scale	✓		
Parking location and layout			N/A
Relationship to natural site features and environmental influences			N/A
Landscaping			N/A
Streetscape relationship	✓		
Street design and transit facilities			N/A
Relationship to existing structures	✓		
<b>Natural Site Amenities and Features</b>			
Relate to surrounding topography			N/A
Retention of natural amenities			N/A
Siting and orientation which takes advantage of natural amenities			N/A
Ridgeline protection			N/A
<b>Views</b>			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
<b>Safe and Functional Circulation</b>			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
<b>Solar Design and Access</b>			
Reasonable protection for adjacent properties	✓		

Reasonable protection for currently occupied buildings using a solar energy system	✓		
<b>Noise</b>			
Reasonable protection for adjacent properties	✓		

**13.11.073 Building design.**

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Compatible Building Design</b>			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks			N/A
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	✓		
<b>Scale</b>			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian	✓		
<b>Building Articulation</b>			
Variation in wall plane, roof line, detailing, materials and siting.	✓		
<b>Solar Design</b>			
Building design provides solar access that is reasonably protected for adjacent properties...	✓		
Building walls and major window areas are oriented for passive solar and natural lighting.			N/A



**13.11.074 Access, circulation and parking.**

<b>Parking</b>			
Minimize the visual impact of pavement and parked vehicles.			N/A
Parking design shall be an integral element of the site design.			N/A
Site buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot is encouraged where appropriate.			N/A
<b>Lighting</b>			
All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties.			<i>Suggest as Condition of Approval</i>
Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.			<i>Suggest as Condition of Approval</i>
All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.			<i>Suggest as Condition of Approval</i>
Building and security lighting shall be integrated into the building design.			<i>Suggest as Condition of Approval</i>
Light sources shall not be visible from adjacent properties.			<i>Suggest as Condition of Approval</i>
<b>Loading areas</b>			
Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street.			N/A

**URBAN DESIGNER COMMENTS:**

- *The architect should examine a method of introducing variation in the long roofs between the central entry and the stair towers at the ends.*