



Staff Report to the Zoning Administrator

Application Number: **101052**

Applicant: Chris Sandman
Owner: Zucca
APN: 046-231-31

Agenda Date: December 17, 2010
Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to construct a 1236 square foot two story addition on to an existing single family dwelling to create a master bedroom suite and a garage. Requires a Coastal Development Permit and Soils Report Review.

Location: Property located on Harms Way about 100 feet from the intersection with Palmview Lane in Watsonville (160 Harms Way).

Supervisorial District: 2nd District (District Supervisor: Pirie)

Permits Required: Coastal Development Permit
Technical Reviews: Geotechnical Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 101052, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	14,720 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Via Harms Way
Planning Area:	San Andreas
Land Use Designation:	AG (Agriculture)

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

Zone District: RA (Residential Agriculture)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: None mapped
Soils: Soils report review completed and accepted 8/26/10 (REV101024).
Fire Hazard: Not a mapped constraint
Slopes: Parcel is flat
Env. Sen. Habitat: None mapped
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: New downspouts to tie into existing drainage system.
Archeology: Not mapped

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: San Andreas Water Company
Sewage Disposal: Septic
Fire District: Aptos/La Selva Fire Protection District
Drainage District: N/A

History

In 2000 and 2001, permits 99-0826 and 128393 authorized construction of the existing single family dwelling. Building permit 128393 established the front, side, and rear yards of the property and these designations remain in effect.

Project Setting and Analysis

The parcel is located in a residential area on the south side of San Andreas Road. Adjacent parcels to the north, east, west, and south are zoned RA (Residential Agriculture) and are developed with single family dwellings. The beach is located approximately 3900 feet to the west.

The proposed project is to construct an approximately 1236 square foot two story addition to create a master suite and garage. The existing master suite on the first floor will be removed to create a dining room. As a result, the residence will remain a four bedroom house.

The proposed exterior design of the addition will utilize stucco and vertical wood siding and will match the existing residence. Therefore, the resulting residence will not have an impact on surrounding land uses and the natural landscape.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 14,720 square feet and is located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed single family dwelling is a permitted use within the zone district and the zoning is consistent with the site's (AG) Agriculture General Plan designation. The parcel size is less than 80% of the minimum lot size for the RA zone district (1 acre); therefore, the parcel is evaluated under the R-1-15 zone district criteria for the purpose of site standards. The building permit for the original existing residence established the front yard as the west property line, the side yards as the north and south property lines and the rear yard as the east property line where the parcel meets the required width. The proposed project complies with all required site standards of the R-1-15 zone district as per the table below:

	Required as per 13.10.323 (R-1-15 zone district)	Proposed
Front Yard	20'	20'
Side Yards	10' and 10'	10'
Rear Yard	15'	15'
Height	28'	22' max.
Lot Coverage	40%	approx. 14%
Floor Area Ratio	50%	approx. 17%

Local Coastal Program Consistency

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site is not identified as a priority acquisition site in the County's Local Coastal Program and the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Conclusion

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

Staff Recommendation

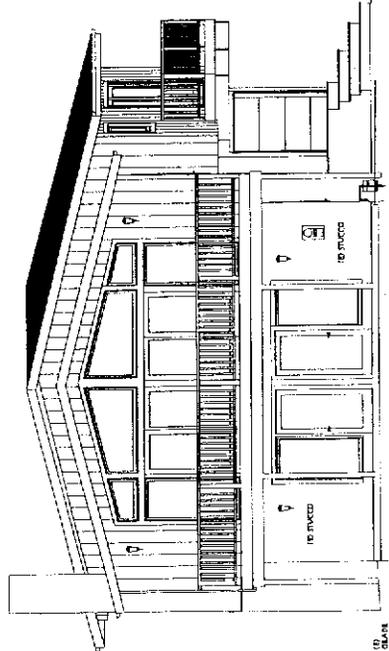
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number 101052, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available

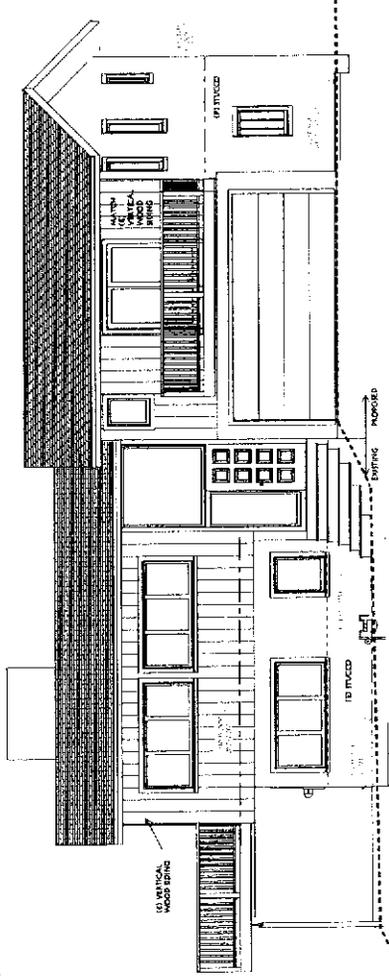
for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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: Samantha Haschert
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3214
E-mail: samantha.haschert@co.santa-cruz.ca.us

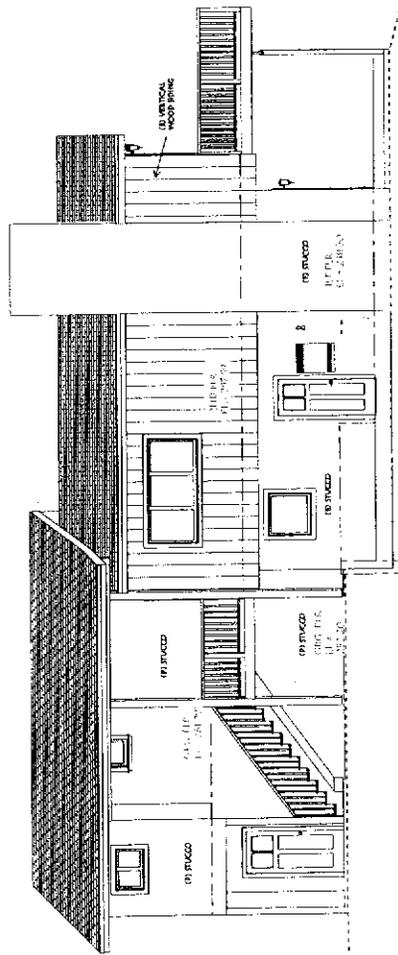


PROPOSED NORTH ELEVATION

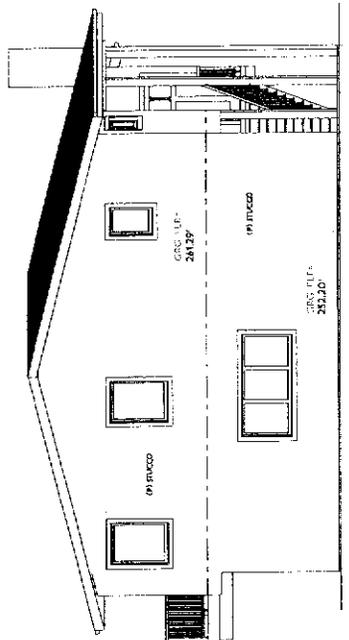


PROPOSED EAST ELEVATION

STUCCO/VERTICAL WOOD SIDING
COMP SHINGLE ROOF
PITCH - 8:12
SCALE 1/4"=1'-0"
ALUMINUM CLAD PELLA WINDOWS



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

EXHIBIT A

REVISION BLOCK	DATE	DESCRIPTION

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 RA (Residential Agriculture), a designation which allows residential uses. The proposed single family dwelling is a permitted use within the zone district, and the zoning is consistent with the site's (AG) Agriculture 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 with single family dwellings; the colors will be natural in appearance and complementary to the site; and 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 resulting single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RA (Residential Agriculture) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

Development Permit Findings

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

This finding can be made in that the project is located in an area designated for residential uses 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 single family dwelling 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 single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district as the primary use of the property will be one single family dwelling. The parcel size is 14,720 square feet, which is less than 80% of the 1 acre minimum parcel size for the RA zone district. The parcel size most closely resembles the R-1-15 zone district and the proposed project meets all current site standards for the R-1-15 zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made in that the proposed residential use is consistent with the use and density requirements specified for the Agriculture (AG) land use designation in the County General Plan.

The proposed single family 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 R-1-15 zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance). The resulting single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the R-1-15 zone district that ensure access to light, air, and open space in the neighborhood.

The resulting single family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the resulting single family dwelling will comply with the site standards for the R-1-15 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 addition is to be constructed onto an existing single family dwelling. The expected level of traffic generated by the resulting residence is anticipated to be only 1 peak trip per day (1 peak trip per dwelling unit) and such an increase 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 proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family dwelling is consistent with the land use intensity and density of the neighborhood.

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

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

Conditions of Approval

Exhibit A: Project Plans, 8 sheets prepared by CADHomes; dated 8/26/10.

- I. This permit authorizes the construction of a 1236 square foot two story addition onto an existing single family dwelling. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. 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 specific materials and colors that comply with those approved by this Discretionary Application.
 2. The elevations shall be correctly labeled on the plans.
 3. Grading, drainage, and erosion control plans.
 4. The site plan or grading/drainage plans shall show that the roof drain percolation pits are located a minimum of 25' from the existing sewage drainfields and the approved, future septic expansion area.

5. Final plans shall reference the approved geotechnical report and shall include a statement that the project shall conform to the reports recommendations.

 - 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. Meet all requirements of and pay all required drainage fees to the County Department of Public Works, Stormwater Management.

 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.

 - E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.

 - F. Submit an electronic copy of the soils report in .pdf format via CD or email to pln829@co.santa-cruz.ca.us. Please note that the report must be generated and/or sent directly from the soils engineer of record.

 - G. Submit a plan review letter prepared by the author of the approved geotechnical report. The plan review letter shall be submitted after all reviewing agencies have accepted a final set of plans and the letter shall refer to the final plan set by the last revision date. The letter shall state that the project plans conform to the recommendations of the geotechnical report.

 - H. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- 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.

Application #: 101052
APN: 046-231-31
Owner: Zucca

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

Samantha Haschert
Project Planner

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

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION**

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

Application Number: 101052
Assessor Parcel Number: 046-231-31
Project Location: 160 Harms Way, Watsonville

Project Description: Proposal to construct a 1236 square foot two story addition onto on existing residence.

Person or Agency Proposing Project: Chris Sandman

Contact Phone Number: (831) 345-6892

- A. The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

- E. **Categorical Exemption**

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

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

Minor addition onto an existing single family dwelling in an area designated for residential uses.

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

Samantha Haschert, Project Planner

Date: _____

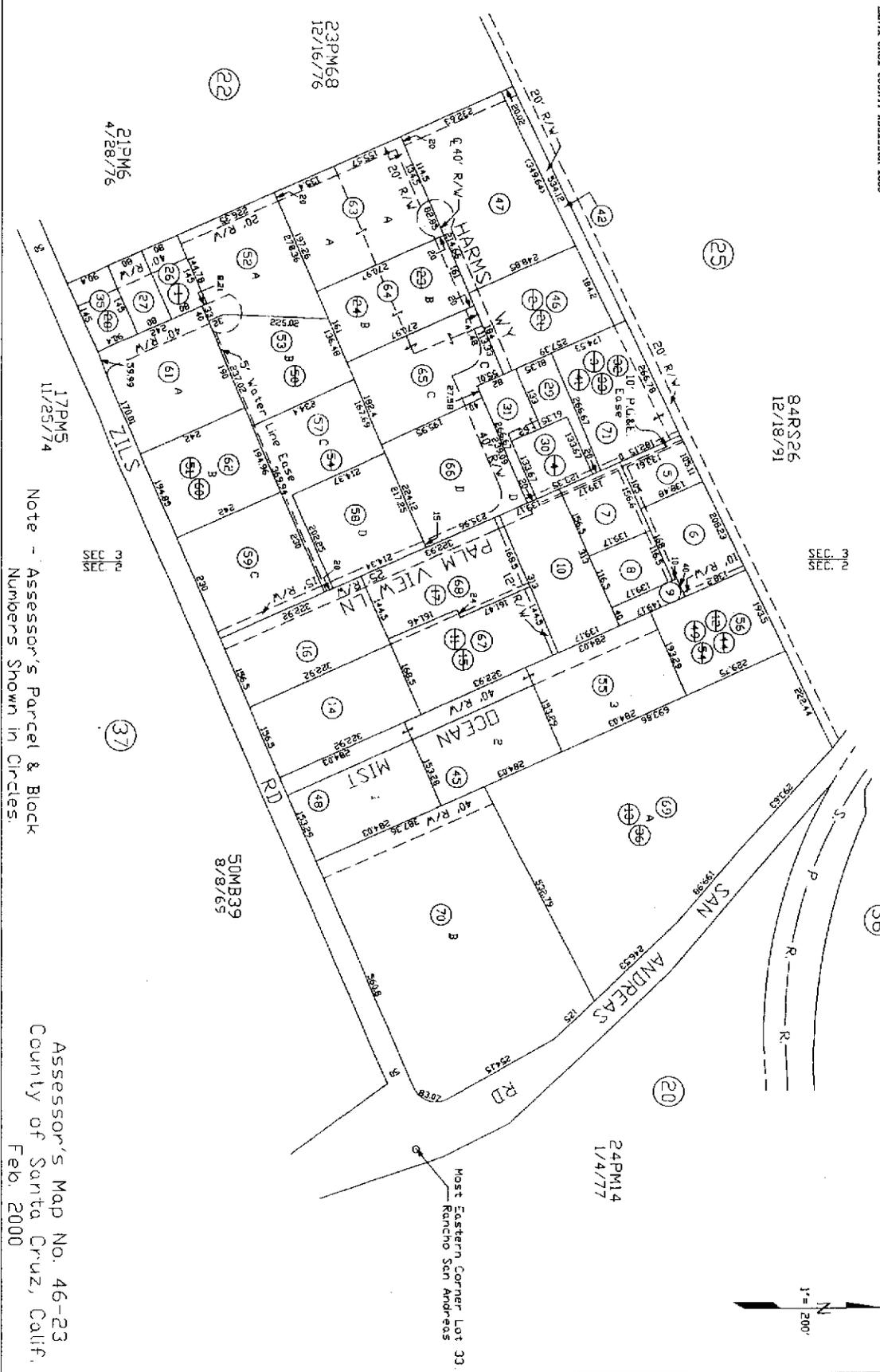
FOR TAX PURPOSES ONLY
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSURES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

PDR, SAN ANDREAS RANCHO
 SECS. 2 & 3, T12S, R1E, M.D.B. & M.

Tax Area Code
 69-278

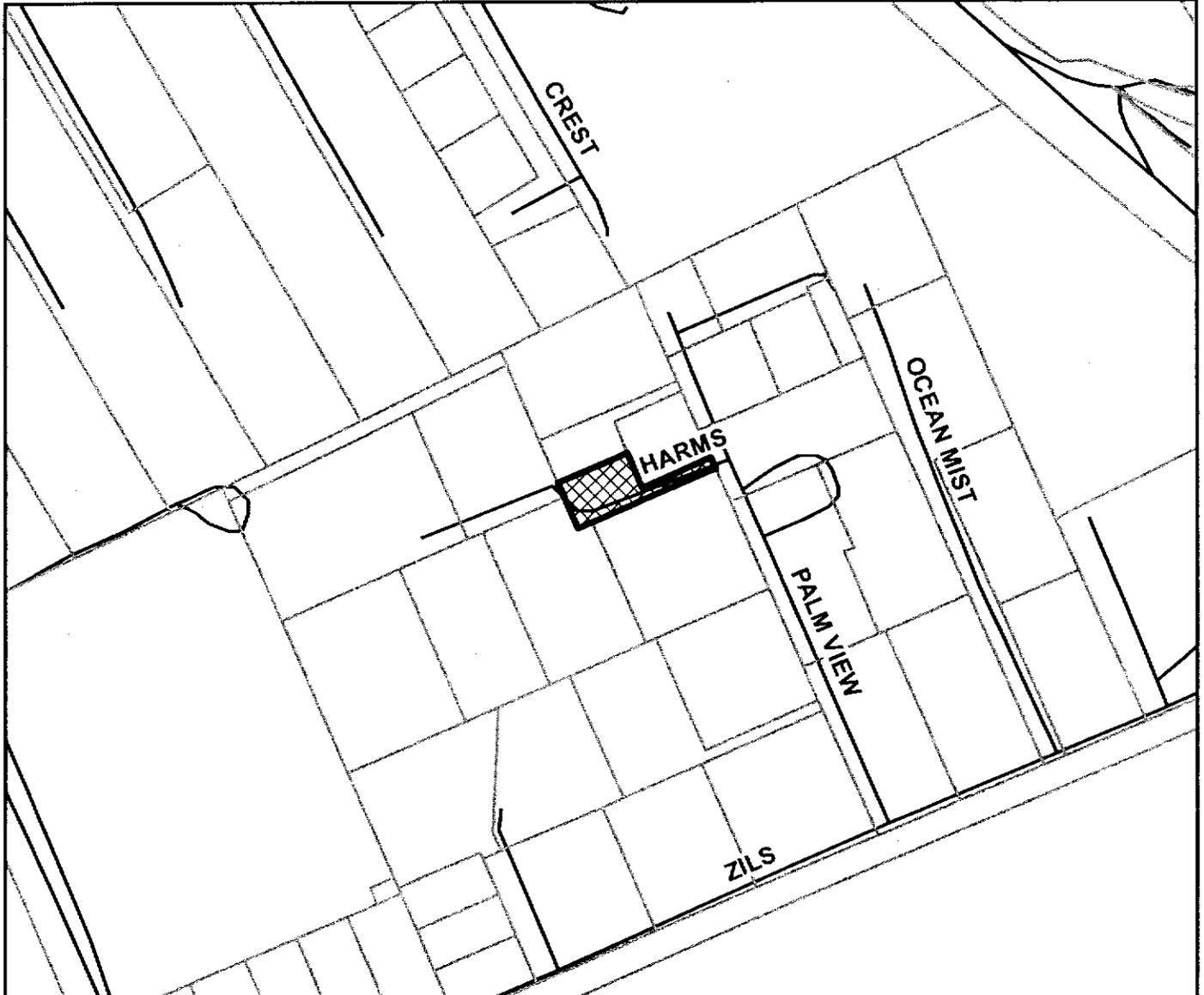
46-23

Electronically redrawn 2/10/00 KSA
 Rev 3/20/00 CB (Added Ocean Mist)
 Rev 5/23/00 GG (Cor. Remove R/V from 1-14 & 67)
 Rev 5/30/01 mvm (changed page refs.)
 Rev 6/1/04 CB (Cor. to st name Point View)



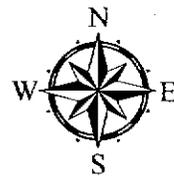


Location Map



LEGEND

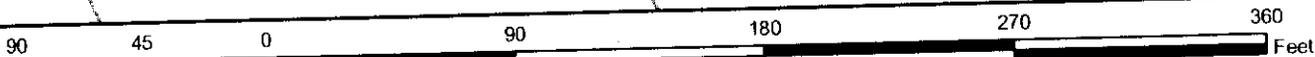
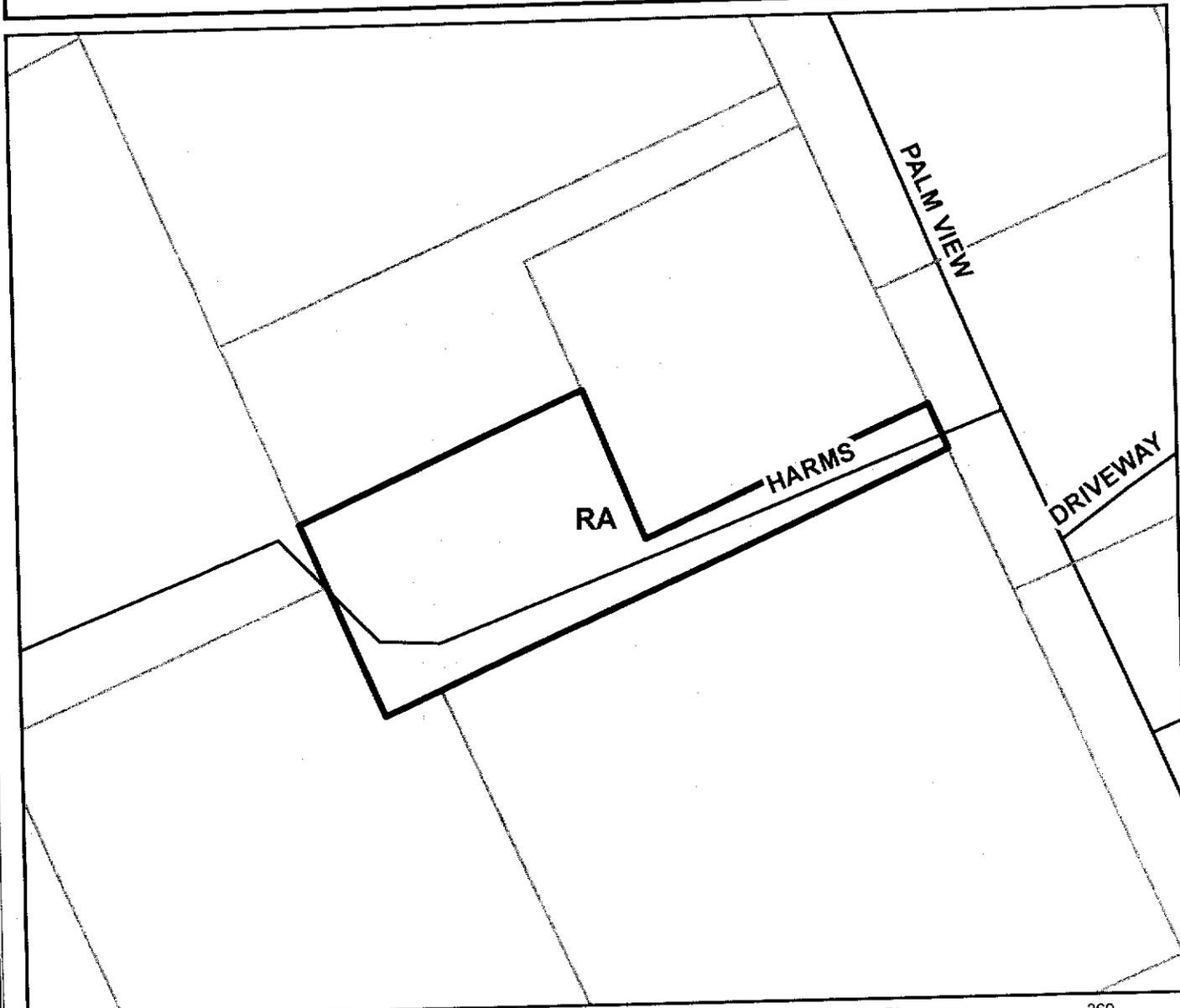
-  APN: 046-231-31
-  Assessors Parcels
-  Streets



Map Created by
County of Santa Cruz
Planning Department
September 2010



Zoning Map



LEGEND

-  APN: 046-231-31
-  Assessors Parcels
-  Streets

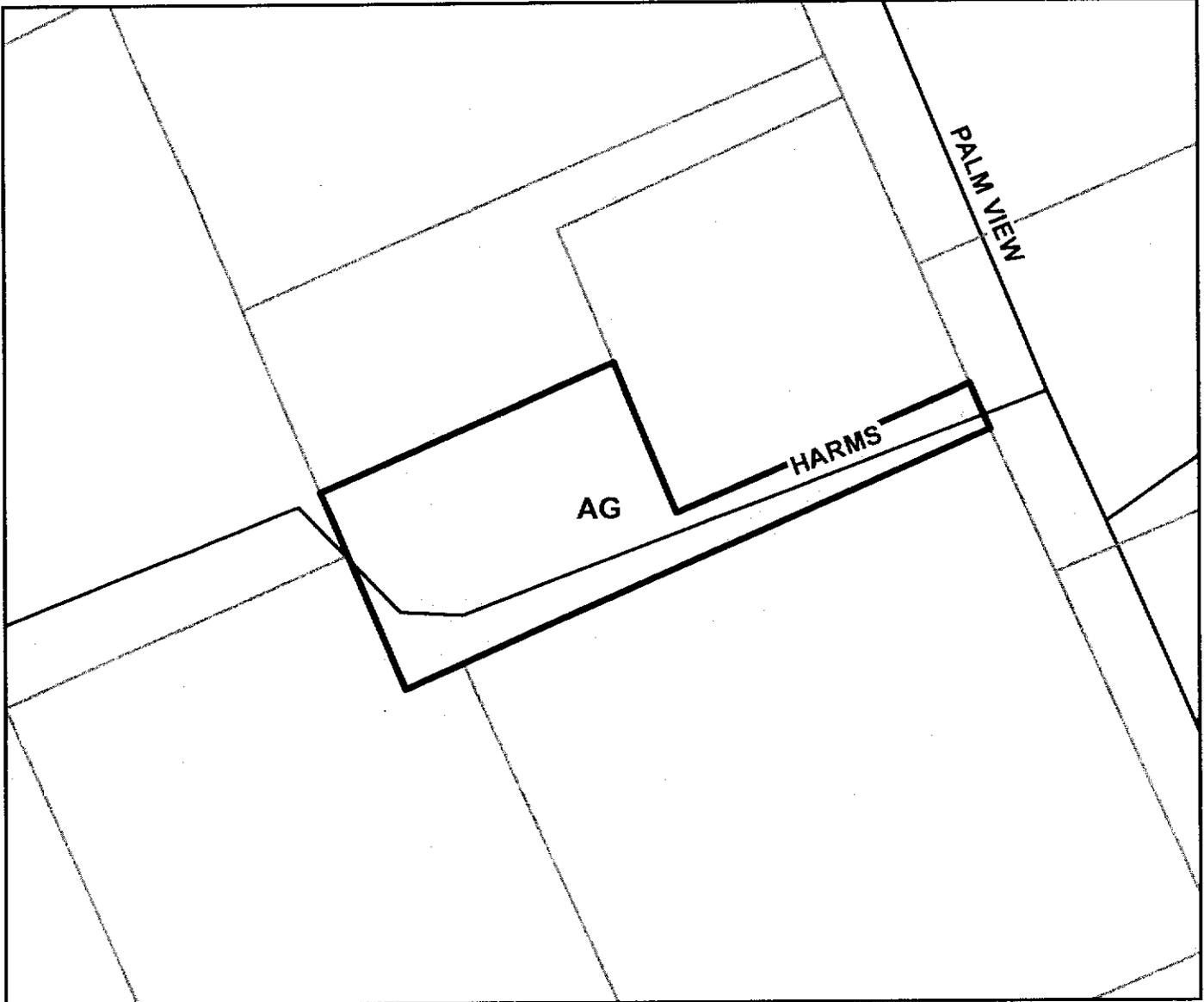
AGRICULTURE RESIDENTIAL



Map Created by
 County of Santa Cruz
 Planning Department
 September 2010

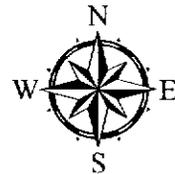


General Plan Designation Map



LEGEND

-  APN: 046-231-31
-  Assessors Parcels
-  Streets
-  Agriculture



Map Created by
County of Santa Cruz
Planning Department
September 2010



Coastal Commission Review

Review No: | Review Date: 08/31/2010

SAMANTHA HASCHERT (SHASCHERT) :

Drainage Review

Review No: | Review Date: 08/31/2010

GERARDO VARGAS (GVARGAS) :

Complete comments:

Application has been approved for the discretionary stage in regards to drainage.

Miscellaneous comments:

Please show any drainage changes due to new improvements.

Environmental Health Review

Review No: | Review Date: 08/31/2010

JIM SAFRANEK (JSafraneK) :

The project is complete; a septic system was installed under EHS permit in 2001 for a 4 bedroom SFR.

Condition prior to issuance of EHS Building Clearance:

The roof drain soak pits must be 25' or more from the existing sewage drainfields field and the approved, future expansion drainfields. A revised site plan for the building permit application must illustrate this EHS setback requirement.

Environmental Planning

Review No: | Review Date: 08/31/2010

ROBERT LOVELAND (RLOVELAND) :

Conditions of Approval:

1. Submit an addendum soils report covering the scope of work proposed in this application for review and approval.
2. Submit a sediment/erosion control plan for review and approval.
3. Obtain a grading permit if required.

Fire Review

Review No: | Review Date: 08/31/2010

ERIN COLLINS (ECOLLINS) :

Project Review

EXHIBIT F



Project Review

Review No: | Review Date: 11/12/2010

SAMANTHA HASCHERT (SHASCHERT) :

Urban Designer Review

Review No: | Review Date: 08/31/2010

LAWRENCE KASPAROWITZ (LKASPAROWITZ) :

EXHIBIT F



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
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

September 10, 2010

John Zucca
5589 Arlene Way
Livermore, CA 94550

Subject: Review of Geotechnical Report by Tharp and Associates
Dated October 8, 1999 (modified August 25, 2010): Project: 99-63
APN 046-231-31, Application #: REV101024

Dear John Zucca,

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

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. After plans are prepared that are acceptable to all reviewing agencies, please submit a geotechnical plan review letter that states the project plans conform to the recommendations of the geotechnical report. *Please note that the plan review letter must reference the final plan set by last revision date.* The author of the report shall write the *plan review letter*.
4. Please submit an electronic copy of the soils report in .pdf format via compact disk or email to: pln829@co.santa-cruz.ca.us. Please note that the report must be generated and/or sent directly from the soils engineer of record.

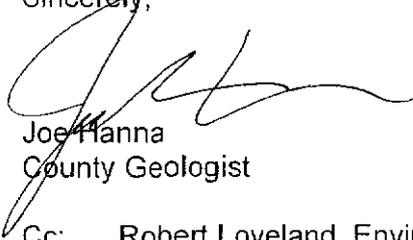
After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached).

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

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

Please call the undersigned at (831) 454-3175 if we can be of any further assistance.

Sincerely,



Joe Hanna
County Geologist

Cc: Robert Loveland, Environmental Planning
Tharp and Associates
owner (if different from applicant)