



Staff Report to the Zoning Administrator

Application Number: **141060**

Applicant: James E. Caldwell

Agenda Date: August 15, 2014

Owner: Steven R. Jones Pot Belly Beach
Club (Caldwell)

Agenda Item #: 2

APN: 038-231-29

Time: After 10:00 a.m.

Project Description: Proposal to add a bedroom and bathroom, replace the windows and roof, and add battens to the siding on an existing two-story single-family dwelling located in the R-1-8 zone district.

Location: The property is located on Pot Belly Beach which is just east of New Brighton State Beach and accessed by New Brighton Road and Pot Belly Beach Road (20 Pot Belly Beach).

Supervisory District: Second District (District Supervisor: Friend)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Determination that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141060, 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. Comments & Correspondence |
| D. Categorical Exemption (CEQA
determination) | G. Variance 1431-V |

Parcel Information

Parcel Size:	10,960 square feet (see discussion below)
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential and Recreation (beach)
Project Access:	Pot Belly Beach Road
Planning Area:	Aptos
Land Use Designation:	R-UL; O-R (Urban Low Residential; Existing Parks & Recreation)
Zone District:	R-1-8, PR (Single-family residential, 8,000 square foot

Coastal Zone: minimum parcel size; Parks, Recreation & Open Space)
X Inside ___ Outside
Appealable to Calif. Coastal
X Yes ___ No
Comm.

Environmental Information

Geologic Hazards: Coastal wave run-up, erosion/slide from coastal bluff
Soils: Beach sand
Fire Hazard: Not a mapped constraint
Slopes: Flat in area of project
Env. Sen. Habitat: Mapped as Monarch Butterfly habitat (none found on-site)
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Coastal scenic
Drainage: Existing drainage adequate, addition is on existing impervious surface
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside ___ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: County of Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5

Project Setting & Background

The project site is part of a larger property owned by the Pot Belly Beach Club, a development with 16 single-family dwellings located on land held in common ownership. The project site is located off of Pot Belly Beach Road, a private road that extends from McGregor Drive along the edge of the New Brighton State Park campground to the beach. All of the Pot Belly Beach dwellings are located on the open beach and are subject to coastal wave run up hazards during major storm events and landslide events from the coastal bluff to the immediate north of the project site. The Pot Belly Beach development is located within the coastal scenic area.

The subject dwelling was completed in 1972, which pre-dates the requirement to obtain a Coastal Permit. The current proposal is to add a fourth bedroom and bathroom to the north side of the structure, replace the windows, put on a new roof, and augment the existing siding with battens. The addition will match the existing architectural style and finish materials.

Zoning & General Plan Consistency

The subject property is located in the R-1-8 (Single-family residential, 8,000 square foot minimum parcel size) and PR (Parks and Recreation) zone districts. The R-1-8 zone district, where the project is located, allows residential uses. The use of the site will remain as one single-family dwelling, a principal permitted use within the zone district and the project is consistent with the (R-UL) Urban Low Density Residential General Plan/Local Coastal program designation of the non-beach portion of the site. No development is proposed in the portion of the site located in the PR zone district, which is the sandy beach.

Site Standards

Although each house retains a separate parcel number, all 16 “lots” on Pot Belly Beach Road are actually one parcel under common ownership represented by the Pot Belly Beach Club. For this reason, the normal R-1-8 setbacks apply to the edge of the property, and floor area ratio and lot coverage include all structures in the development. Due to the size of the entire Pot Belly Beach property, the .5 floor area ratio and 40% lot coverage maximums are not an issue.

Variance 1431-V, approved in July 1972 for the entire development, allowed a minimum distance of 10 feet between structures subject to two conditions: 1) No architectural features are allowed to extend more than one foot beyond the west side of each dwelling; and 2) Architectural features are allowed to extend beyond the east side of each dwelling as stated in Section 13.04.300-e, 5 and 6 of the 1972 Zoning Ordinance. The referenced section in the 1972 County Code allows open, unenclosed stairways and landings to extend three feet into any required side yard or space required between structures on the same site. The current project complies with this requirement.

The Pot Belly Beach Home Owners Association has indicated their acceptance of the proposed project (see Exhibit F).

Local Coastal Program Consistency

The proposed addition to the existing single-family dwelling is in conformance with the County's certified Local Coastal Program, in that the addition is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The other Pot Belly Beach “lots” are developed with single-family dwellings, most of which are two-story. Size and architectural styles vary within the development, and the design submitted for the addition is consistent both with the existing style of the subject dwelling and with that of the other houses in the development. The proposed addition is located on the north side of the existing dwelling and therefore will not result in a significant visual impact to members of the public using the beach. The replacement windows, new roof material, and the addition of battens to the existing siding will have a relatively insignificant effect on the overall design of the structure. The project site is not identified as a priority acquisition site in the County's Local Coastal Program and public access exists just up-coast at New Brighton State Beach. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed addition to the single-family dwelling, as well as the replacement windows, new roof and the addition of battens to the existing siding, comply with the requirements of the County Design Review Ordinance. The addition will match the finish materials of the existing dwelling which has weathered wood siding and shed roofs. The massing and bulk of the existing home, is broken up with variations in the roof planes and heights. The addition is relatively minor and so will only minimally add to the mass and bulk of the structure. The new windows, roof and the addition of battens to the siding will have a negligible impact on the overall design of the structure, but will make the home more energy efficient. The resulting home will be compatible with the rest of the homes in the development where most homes are two-story.

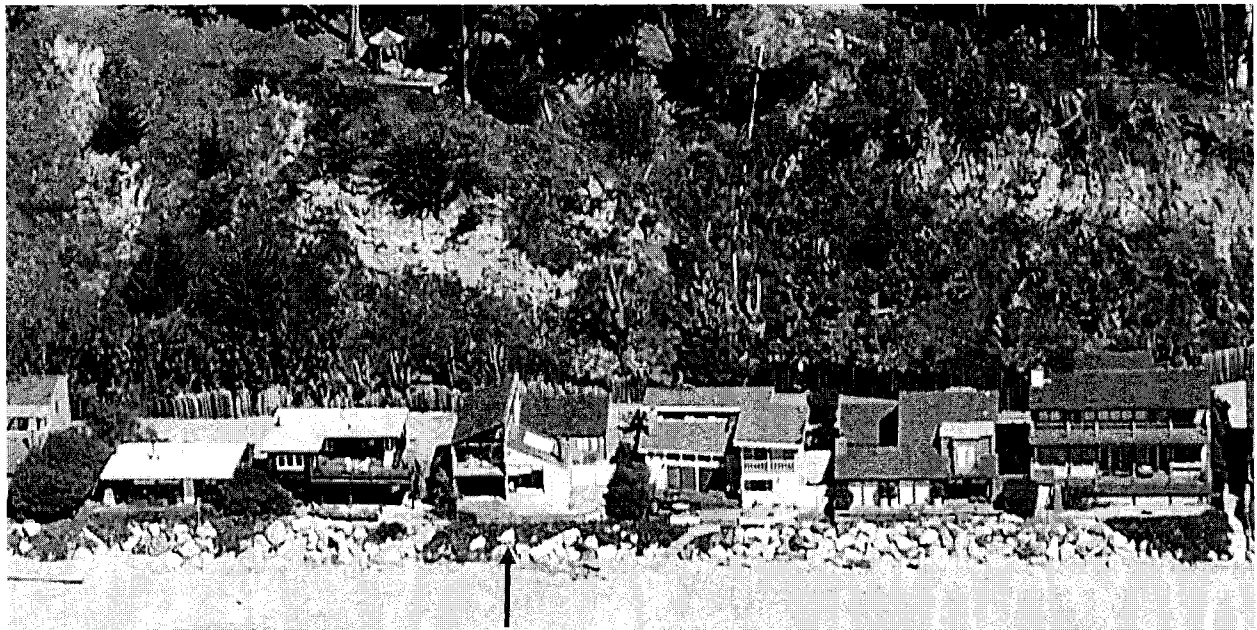


Image 1: Arrow pointing to subject dwelling (Source: California Coastal Records Project, <http://www.californiacoastline.org/>)

Flood Hazard Zone

The project site is mapped as Federal Emergency Management Agency (FEMA) flood hazard zone VE. This means that in a 100-year storm event, the project site is anticipated to experience storm surges, including wave run-up and flooding. There is potential for damage to occur to the structure due to high velocity waves resulting in flooding. FEMA requires homeowners elevate structures above the 100-year flood level when the cost of improvements to an existing structure exceeds 50% of the market value of the structure. The applicant submitted a contractor's bid for the work as well as an appraisal (Exhibit F). The proposed improvements do not exceed the 50% threshold. A condition of approval is included that requires the structure to comply with FEMA requirements if any improvements made within the next five years exceed 50% the market value, and the property owner is required to record a Declaration of Geologic Hazards to formally acknowledge the risks of this location.

Parking

County Code parking requirements for residential projects are based upon the number of bedrooms. The proposed addition will increase the number of bedrooms from three to four. County Code 13.10.552 requires three parking spaces for both three- and four-bedroom homes. The subject dwelling has space for one vehicle in the garage, but like other homes in the Pot Belly Beach development, it does not have space for the other two required parking spaces. However, since the parcel is currently nonconforming with respect to parking and this project will not make the project more nonconforming, no parking variance is required.

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

- Determination that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **141060**, 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

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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 R-1-8 (Single-family residential, 8,000 square foot minimum parcel size) and PR (Parks, Recreation & Open Space). The R-1-8 zone district where the project site is located is a designation which allows residential uses. This project is an addition to an existing single-family dwelling and minor exterior changes. The existing single-family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL / O-R (Urban Low Residential / Existing Parks & Recreation) General Plan designation. No construction is proposed for the portion of the site within the PR (Parks and Recreation) zone district or the O-R (Existing Park site) General Plan designation, located on the open beach seaward of the existing seawall.

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 as no such easements or restrictions are known to encumber APN 038-231-29, where the development is proposed to take place.

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 will be natural in appearance and complementary to the site; and the development is located on the north side of the existing dwelling, away from public views available from the beach. The existing dwelling is characterized by shed roofs and weathered wood siding. The natural finish of the structure helps it to visually recede when viewed from the beach. The proposed addition will match the existing finish materials.

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 addition will be to an existing single-family dwelling. All improvements and additions will occur landward of the existing seawall, and will therefore not interfere with public access to the beach. Existing public access points exist in the vicinity, including New Brighton State Beach immediately up-coast from the project site.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-8 (Single-family residential) 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 for the addition, windows, roof, and the addition of battens to the siding is consistent 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 will not encroach onto the portion of the site designated for open space. The proposed addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all required setbacks that ensure access to light, air, and open space in the Pot Belly Beach 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 project site is mapped as Federal Emergency Management Agency (FEMA) flood hazard zone VE. This means that in the 100-year storm event, the project site is anticipated to experience storm surges, including wave run-up and flooding. There is potential for damage to occur to the structure due to high velocity waves resulting in flooding. However, because the proposed project is valued at less than 50% of the market value of the dwelling, FEMA regulations do not require the property owner to flood-elevate the structure.

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 residence 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-1-8 and PR (Single-family residential and Parks and Recreation) zone districts in that the primary use of the property will be remain one single-family residence that meets the site standards for R-1-8 zone district and the Pot Belly Beach development. No development is proposed on the portion of the property zoned PR.

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

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Urban Low Density Residential, Existing Parks and Recreation (beach) (R-UL, O-R) land use designations in the County General Plan.

The proposed project will comply with General Plan/LCP Policy 5.10.7 (Open Beaches and Blufftops), in that the addition, replacement windows, new roof, and changes to the siding will result in a single-family dwelling that is compatible with the existing pattern of development on Pot Belly Beach in terms of size, height, materials, and colors.

The proposed addition and remodel will not result in a dwelling that is 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 addition

will result in a residence with a similar bulk, mass, scale, and height as surrounding structures.

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 to the existing single-family dwelling is not expected to result in an increase in traffic. The expected level of traffic generated by the proposed project is anticipated to remain at one peak trip per day (one peak trip per dwelling unit), such an increase will not adversely impact existing roads or intersections in the surrounding area. Given the small size of the addition, the project will not overload utilities.

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

This finding can be made, in that the addition, replacement windows, new roof, and the addition of battens to the siding will result in a single-family dwelling that is of comparable size, bulk, mass, and scale to surrounding homes on Pot Belly Beach. No increase in dwelling unit density or land use intensity is proposed.

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, replacement windows, new roof, and the addition of battens to the siding on an existing single-family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The existing architecture is similar characterized by shed roofs and weathered wood siding. The proposed addition will match this style and finish materials, resulting in a home that is of similar bulk, mass, scale and height as the surrounding development on Pot Belly Beach.

Conditions of Approval

Exhibit A: 2 Sheets by J. E. Caldwell: Sheet 1, Site Plan and Section, dated 2/22/14; Sheet 2, Existing and Proposed Floor Plans and Existing and Proposed Elevations, dated 2/22/14

- I. This permit authorizes the construction of an addition of a second floor bedroom and bathroom, replacement of all windows and the addition of battens to the existing siding. 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 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.
 - B. **Environmental Planning:** Prior to issuance of the building permit, the applicant shall submit:

1. Two copies of the modification worksheet, based on the final plans submitted with the building application.
 2. Two copies of the completed Substantial Improvement Forms, including a contractor affidavit, owner affidavit, and cost breakdown, based on the final plans submitted with the building application. The forms can be downloaded here:
<http://www.sccoplanning.com/LinkClick.aspx?fileticket=FzxV4JVLAW0%3d&tabid=1001>
 3. Two copies of the appraisal.
 4. Prior to issuance of the building permit, the owner shall sign a statement that the contractor's estimate includes all project costs to complete the work shown on the plans. This statement shall be provided with the building permit application.
 5. Plans shall include the following language, "This project is located within the FEMA-designated coastal high hazard area. Any additions or changes to these plans must be evaluated by the Resource Planner to determine if the project constitutes a substantial improvement."
 6. A stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found on our website at [sccoplanning.com](http://www.sccoplanning.com) by navigating to Environmental / Erosion and Stormwater Pollution Control / Construction Site Stormwater BMP Manual.
 7. If the project cost estimate exceeds 50% of the structure's value, either portions of the project shall be removed from the project plans prior to building permit issuance to reduce project costs below 50%, or the applicant shall modify the application to bring the structure into compliance with all FEMA and County regulations for new construction within the FEMA-designated VE-Zone.
 8. Any additional work (including siding, roofing, damage repairs, etc.) proposed within five years of the issue date of the building permit shall be evaluated for cumulative improvement. If the total value of the proposed work, when added to the costs of this project, exceeds 50% of the structure's value, the structure will be required to comply with all FEMA and County regulations for new construction within the FEMA-designated VE-Zone.
 9. Any additional structural modifications proposed within five years of the issue date of the building permit shall be evaluated to determine if geologic review is required.
- 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 and pay any applicable plan check fee of the Central Fire Protection District.
 - E. 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.
 - F. Complete and record a Declaration of Geologic Hazards. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- 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. Construction Hours: During construction, workers may assemble on-site as early as 7:30 AM, but no noise-generating activities may begin earlier than 8:00 AM. Noise-generating activities must cease by 6 PM. Workdays are limited to Monday through Friday. Should a circumstance arise in which a delivery can only be made on a weekend day, call Planning Staff (454-3134) for approval at least 24 hours in advance of the delivery.
 - B. All site improvements shown on the final approved Building Permit plans shall be installed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - D. The project must comply with all recommendations of the approved soils reports.
 - E. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, 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 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,

Application #: 141060
APN: 038-231-29
Owner: Pot Belly Beach Club (Caldwell)

will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

Annette Olson
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: 141060
Assessor Parcel Number: 038-231-29
Project Location: 20 Potbelly Beach

Project Description: A proposal to construct a second-story addition, replace windows, replace the roof, and add battens to the siding of an existing single-family dwelling.

Person or Agency Proposing Project: Jim Caldwell

Contact Phone Number: (650) 906-1150

- 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: 15301(e): Additions to existing structures

F. Reasons why the project is exempt:

Minor addition to an existing dwelling on a site designated for residential uses.

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

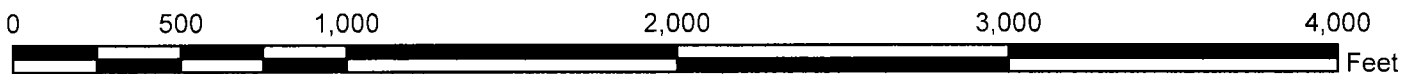
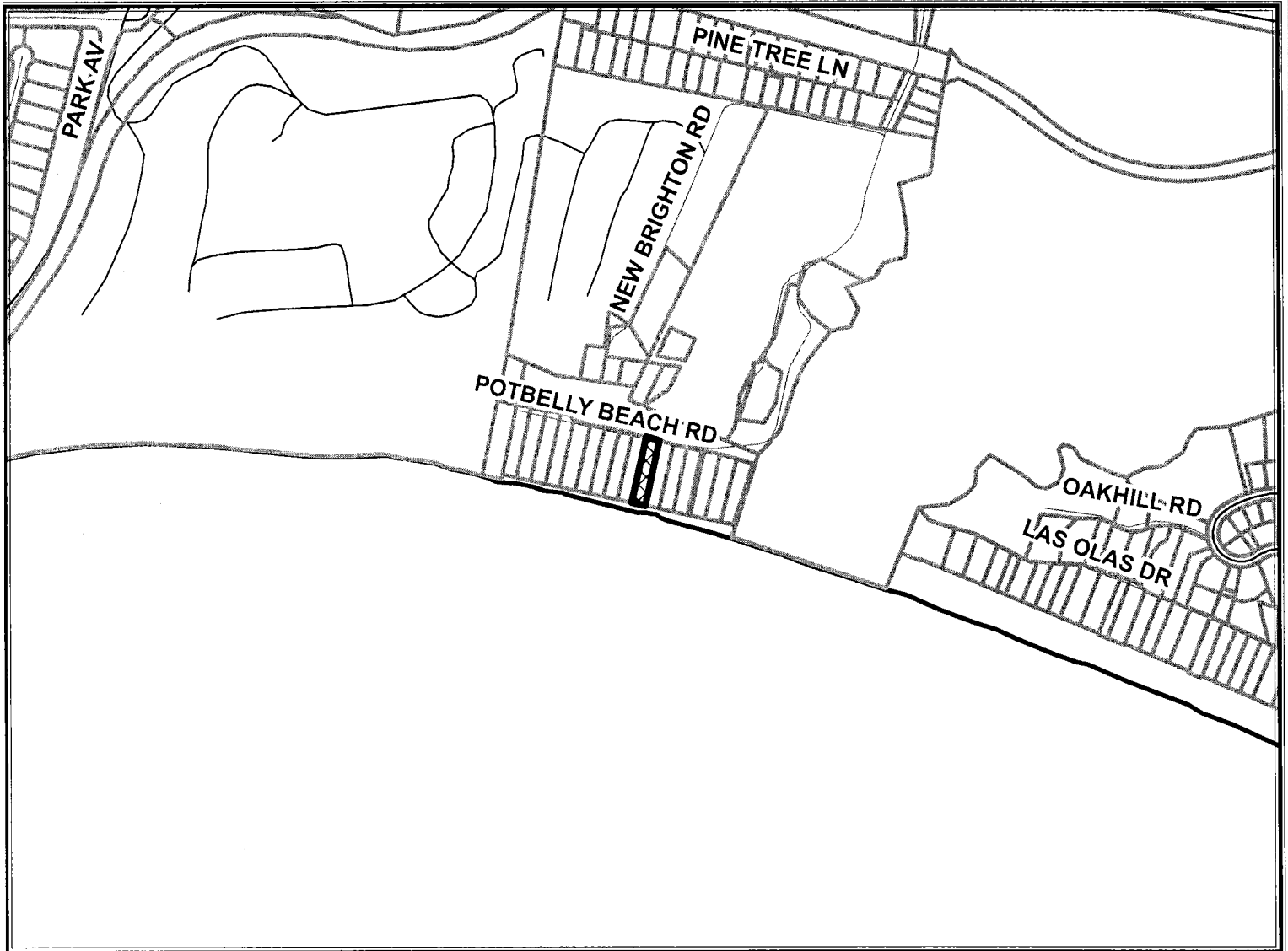


Annette Olson, Project Planner





Date: 7/10/14

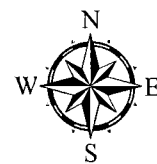


Location Map



LEGEND

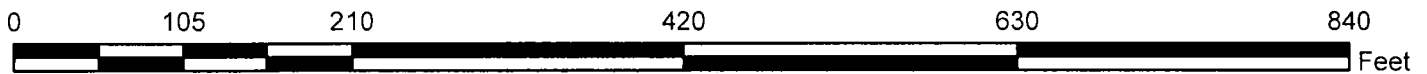
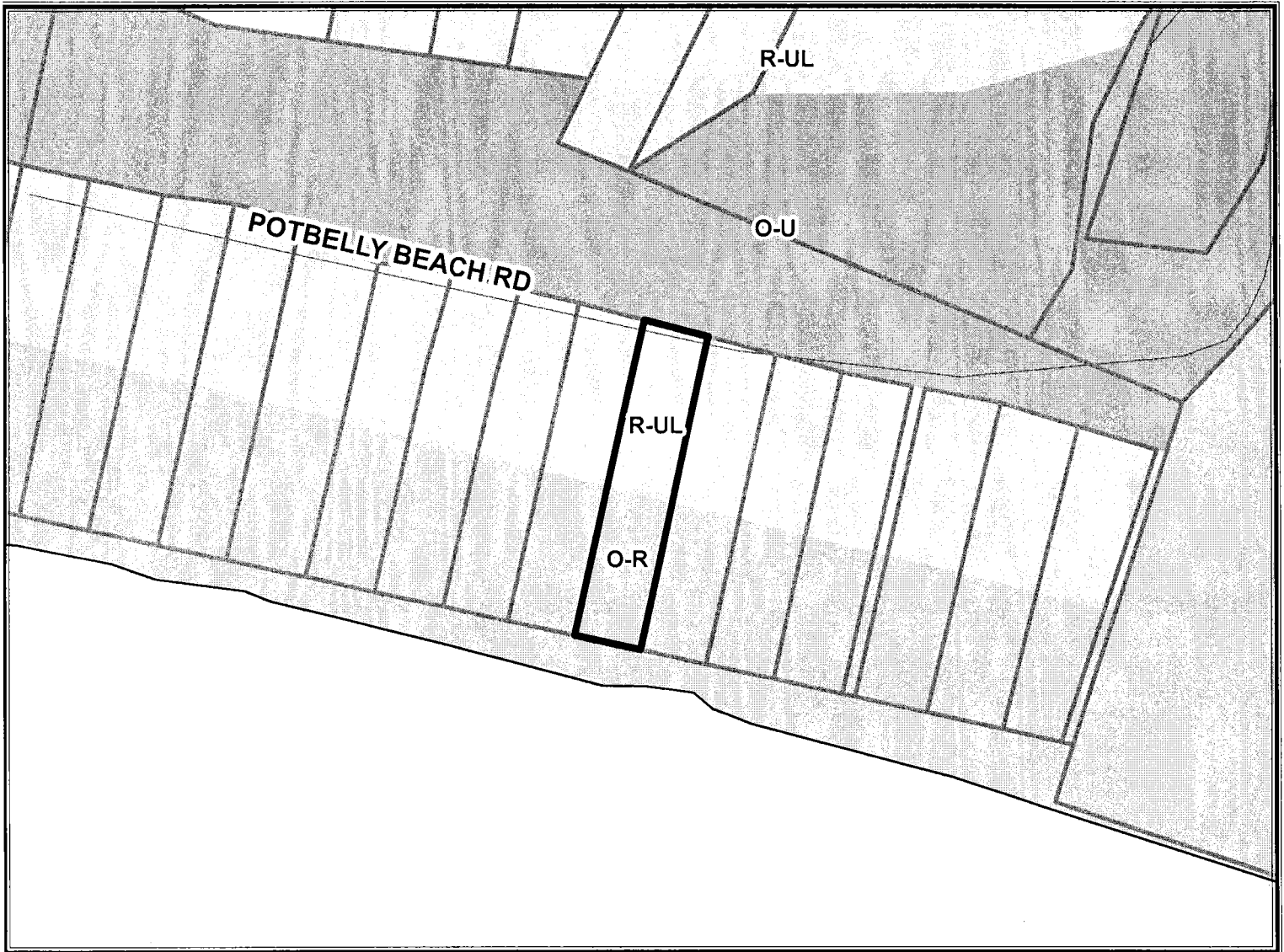
-  APN: 038-231-29
-  Assessors Parcels
-  Street
-  County Boundary










Map Created by
County of Santa Cruz
Planning Department
April 2014

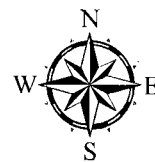


General Plan Designation Map



LEGEND

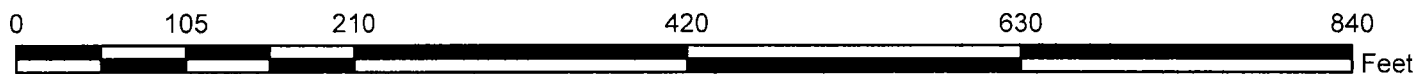
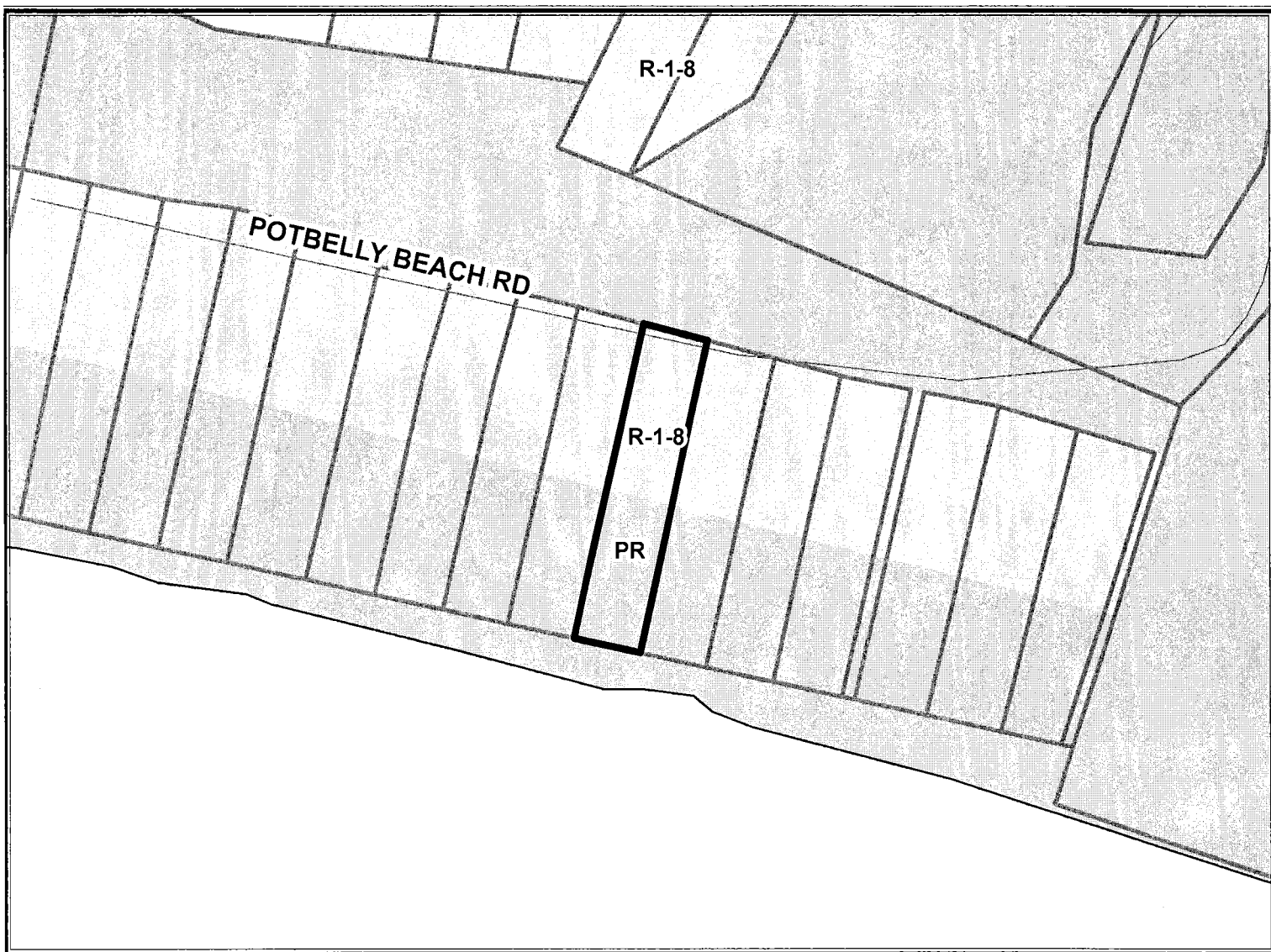
-  APN: 038-231-29
-  Assessors Parcels
-  Street
-  County Boundary
-  Residential - Urban Low Density
-  Parks and Recreation
-  Urban Open Space



Map Created by
County of Santa Cruz
Planning Department
April 2014



Zoning Map



LEGEND



APN: 038-231-29



Assessors Parcels



Street



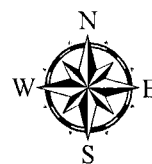
County Boundary



RESIDENTIAL-SINGLE FAMILY



PARK



Map Created by
County of Santa Cruz
Planning Department
April 2014

GERALD L. TUCKER
for POTBELLY BEACH CLUB

1431-V

Approved - amended
conditions 7/7/72

38-231-15 (part of)

To reduce the minimum required side yards so that 16
single-family dwellings not exceeding 30 feet in height
may be maintained or constructed with a minimum distance
of 10 feet between structures.

May 9, 2014

Jim and Flip Caldwell
121 Fox Hollow Road
Woodside, CA. 94062

RE: Caldwell Residence Remodel 2014
Lot 10, Potbelly Beach Club, LLC.

Dear Jim and Flip:

In response to your request for approval from the Potbelly Beach Club, LLC, (PBB), for the remodel and expansion of the current Caldwell residence at PBB located on the Lot 10, the PBB Management Committee (MC) has responded as follows:

Under the terms of Section 6 of the Potbelly Beach Club, LLC Operating Agreement dated August 29, 2002, any modification to a member's residence which incorporates those provisions specified in Section 6 requires the approval of the Principal Manager or the MC. Your request and the accompanying plans were submitted to the MC for processing and approval; they were also submitted to the immediate neighbors on both sides of Lot 10 for their input and approval. The project has been approved by the MC under Section 6 subject to the following terms and conditions.

1. All work to be performed is subject to the terms and conditions of Section 6 of the PBB Operating Agreement. (See Attached Section 6-Exhibit A)
2. The attached set of plans (Exhibit B), dated February 10, 2014, were used by the MC and neighbors to define the nature of the project. The plans have been highlighted in "yellow" and "red" to clarify the work zone and modification which will be constructed. The plans and scope of work as depicted on the attached plans ARE APPROVED as submitted. Any modifications to the approved plans must be approved by the MC before those modifications may be constructed.
3. Landscape and structures on the lots adjacent to Lot 10 must be protected from any damage. Should damage occur due to the construction activities, Caldwell agrees to repair and restore the damaged area to the original condition at Caldwell expense.



Coastal Commission Review

Routing No: 1 Review Date: 04/25/2014

ANNETTE OLSON (AOLSON) : No Response

Environmental Planning

Routing No: 2 Review Date: 05/29/2014

ANTONELLA GENTILE (AGENTILE) : Complete

Completeness Comments

Project is complete per the requirements of Environmental Planning.

Miscellaneous Comments

This application includes improvements to the existing structure valued at \$185,846, or 38.6% of the structure's appraised value of \$481,219. Any additional work, including finishes, that is proposed with the building application will be required to be shown on a revised cost estimate prior to building permit issuance.

This pre-FIRM (Flood Insurance Rate Map) structure is located in Coastal High Hazard Zone VE with Base Flood Elevation (BFE) of approximately 28 feet, an area subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. The applicant and property owner are hereby advised to incorporate methods to reduce flood damage, such as the use of flood-resistant materials and installation of electrical, heating, and air conditioning units above the BFE, even if the project does not constitute a substantial improvement.

Please note that revised flood hazard maps are forthcoming from FEMA which may raise the base flood elevation for this area. Our most current information from FEMA indicates that the maps may be released as early as May 2014.

Conditions of Approval

The following are required conditions of approval for this project:

1. Prior to issuance of the building permit, the applicant shall submit:
 - A. Two copies of the modification worksheet, based on the final plans submitted with the building application.
 - B. Two copies of the completed Substantial Improvement Forms, including a contractor affidavit, owner affidavit, and cost breakdown, based on the final plans submitted with the building application. The forms can be downloaded here: <http://www.sccoplanning.com/LinkClick.aspx?fileticket=FzxV4JVLAW0%3d&tabid=1001>.
 - C. Two copies of the appraisal.



Environmental Planning

Routing No: 2 Review Date: 05/29/2014

ANTONELLA GENTILE (AGENTILE) : Complete

D. Plans that include the following language: "This project is located within the FEMA-designated coastal high hazard area. Any additions or changes to these plans must be evaluated by the Resource Planner to determine if the project constitutes a substantial improvement."

E. A stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found on our website at sccoplanning.com by navigating to Environmental / Erosion and Stormwater Pollution Control / Construction Site Stormwater BMP Manual.

2. If the project cost estimate exceeds 50% of the structure's value, either portions of the project shall be removed from the project plans prior to building permit issuance to reduce project costs below 50%, or the applicant shall modify the application to bring the structure into compliance with all FEMA and County regulations for new construction within the FEMA-designated VE-Zone.

3. Any additional work (including siding, roofing, damage repairs, etc.) proposed within 5 years of the issue date of the building permit shall be evaluated for cumulative improvement. If the total value of the proposed work, when added to the costs of this project, exceeds 50% of the structure's value, the structure will be required to comply with all FEMA and County regulations for new construction within the FEMA-designated VE-Zone.

4. Any additional structural modifications proposed within 5 years of the issue date of the building permit shall be evaluated to determine if geologic review is required.

Project Review

Routing No: 2 Review Date: 06/02/2014

ANNETTE OLSON (AOLSON) : Complete