



Staff Report to the Zoning Administrator

Application Number: **161363**

Applicant: Stephanie Barnes-Castro
Owner: Graham & Nina Burnette
APN: 028-212-03

Agenda Date: June 2, 2017
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing one story single family dwelling (approx. 1,700 square feet) and to construct a replacement two story single family dwelling (approx. 3,000 square feet) with an attached garage (approx. 600 square feet) on property within the R-1-6 zone district.

Location: Property located on the south side of Geoffroy Drive, approximately 75 feet west of the intersection with 16th Avenue. (130 Geoffroy Drive)

Supervisory District: 1st District (District Supervisor: John Leopold)

Permits Required: Coastal Development Permit

Technical Reviews: Geologic and Soils Report Reviews

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 161363, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	6,649 square feet (plans)
Existing Land Use - Parcel:	Single family residence
Existing Land Use - Surrounding:	Single family residential neighborhood, Pacific Ocean
Project Access:	Geoffroy Drive

Planning Area: Live Oak
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (Single Family Residential - 6,000 square feet minimum)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Coastal rock shelf
Soils: Report review completed
Fire Hazard: Not a mapped constraint
Slopes: 5% at building site
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Scenic beach viewshed
Drainage: Drainage plan reviewed by Department of Public Works
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting

The project site is located on the south side of Geoffroy Drive, at 130 Geoffroy Drive. The project site is located within a single family residential neighborhood with homes to the north, east, and west. A coastal rock shelf (bluff) is located to the south of the subject property. The project site is located within the scenic viewshed of the coastal rock shelf located to the immediate south of the property.

Project Scope

This application includes a proposal to demolish an existing one story single family dwelling (approximately 1,700 square feet with two bedrooms) and to construct a two-story single family dwelling (of approximately 3,000 square feet with an attached garage of approximately 600 square feet).

Zoning & General Plan Consistency

The subject property is a parcel of approximately 6,649 square feet, located in the R-1-6 (Single Family Residential - 6,000 square feet minimum) zone district, a designation which allows residential uses. The proposed replacement residence is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

The proposed residence complies with the site standards for the zone district, as outlined below:

	R-1-6 Site Standards	Proposed
Front yard setback	20'	20'
Rear yard setback	15' (or coastal bluff setback)*	34'
Side yard setbacks	5' and 8'	5' and 8'
Maximum height	28'	27'-6"
Maximum % lot coverage	40%	35%
Maximum Floor Area Ratio	50%	49.9%

*Coastal bluff setback also applies - minimum of 25 feet from coastal bluff edge (per technical reports).

Adequate parking will be provided on site for the proposed three-bedroom residence in the driveway and attached garage.

Design Review & Scenic Resources

The design of the proposed residence was evaluated from both the context of views from the surrounding neighborhood and views from the rock shelf to the south. As viewed from Geoffroy Drive, as well as the rock shelf to the south, the residence will fit into the surrounding neighborhood. The proposed residence will be located adjacent to other residences in the neighborhood and will blend with the existing pattern of development.

Coastal Rock Shelf & Geologic Hazards

The project site is located adjacent to a coastal rock shelf (bluff) to the south of the subject property. Geologic and geotechnical reports have been reviewed and accepted for this application and an appropriate coastal bluff setback has been determined. The proposed residence will comply with the required coastal bluff setback.

Conclusion

This proposal would result in the construction of a replacement single family residence with an existing residential neighborhood. The design of the proposed replacement residence is consistent with the existing pattern of development in the immediate neighborhood and surrounding area.

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

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **161363**, 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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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: 161363

Assessor Parcel Number: 028-212-03

Project Location: 130 Geoffroy Drive

Project Description: Demolish an existing 1 story residence and construct a replacement 2 story residence.

Person or Agency Proposing Project: Stephanie Barnes-Castro

Contact Phone Number: 831-239-0603

- 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).
E. ☒ **Categorical Exemption**

Specify type: Class 2 - Replacement or Reconstruction (Section 15302)

F. Reasons why the project is exempt:

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

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

Randall Adams, Project Planner

Date: _____

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-6 (Single Family Residential - 6,000 square feet minimum), a designation which allows residential uses. The proposed replacement residence is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

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

This finding can be made, in that 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 and Section 13.20.140 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.

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 the nearest through public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that although the project site is located between the shoreline and the first public road, public beach access is available at 14th Avenue and Sunny Cove. Consequently, the replacement residence will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single Family Residential - 6,000 square feet minimum) zone district, 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 in the area, and the design submitted is consistent with the existing range of styles.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

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 replacement residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single Family Residential - 6,000 square feet minimum) zone district as the primary use of the property will be one single family residence that meets all current site standards for the 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 R-UL (Urban Low Density Residential) land use designation in the County General Plan.

The proposed replacement residence will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the replacement residence will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed replacement residence will be properly proportioned to the parcel size and 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 replacement residence will comply with the site standards for the R-1-6 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 replacement residence is to be constructed in place of an existing residence. No increase in traffic generation (1 PM peak trip per dwelling unit) or utilities consumption is anticipated.

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 replacement residence is consistent with the land use intensity and density of the neighborhood.

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

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

Conditions of Approval

Exhibit D: Project plans "Burnette Residence", prepared by Stephanie Barnes-Castro Architect, revised 2/6/17.

- I. This permit authorizes the construction of a replacement residence as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - E. 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 "D" on file with the Planning Department. Any changes from the approved Exhibit "D" 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. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. 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 sheet in 8 1/2" x 11" format for Planning Department review and approval.

3. Grading, drainage, and erosion control plans.
 4. Re-label the proposed floor plans and sections to change the proposed "Playroom" to "Living Room" and to change the proposed "Living Room" to "Family Room". (If these revisions are not made, the Playroom would be considered as a bedroom and additional fees would be charged in the Building Permit phase).
 5. Details showing compliance with fire department requirements.
- B. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - C. Meet all requirements of the City of Santa Cruz Water Department.
 - D. Meet all requirements of the Santa Cruz County Sanitation District.
 - E. Meet all requirements of the Environmental Planning section of the Planning Department.
 - F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - G. Submit 3 copies of plan review letters prepared and stamped by the project Geologist.
 - H. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - I. Pay the current fees for Parks and Child Care mitigation for 1 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - J. Pay the current fees for Roadside and Transportation improvements for 1 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$1,000 per bedroom.
 - K. 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.
 - L. Submit a written statement signed by an authorized representative of the school

district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 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, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

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.

ENVIRONMENTAL ENGINEERING

NON-A GRADUATE ENGINEERING
600 S. BURELAND DRIVE
SANTA ANA, CA 92705
(949) 772-4400

SOFTWARE ENGINEERING
1414 LAUREN STREET
SANTA CRUZ, CA 95060
(408) 255-1000
www.scofield.com

HAZARDOUS MATERIALS ASSOCIATES
THE EAST LAKE AVENUE
WATSONVILLE, CA 95076
(408) 772-4745

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LOVE BEATTY, C.L., L.B.
(949) 772-4600

CIVIL ENGINEERING

GEOTECHNICAL ENGINEERING

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LOVE BEATTY, C.L., L.B.
(949) 772-4600

CIVIL ENGINEERING

SHEET A1	EXISTING & PROPOSED SITE PLAN
SHEET A2	PROJECT DATA, IDENTITY MAP
SHEET A3	LOWER LEVEL FLOOR PLAN
SHEET A4	UPPER LEVEL FLOOR PLAN
SHEET A5	EXTERIOR ELEVATIONS
SHEET A6	EXTERIOR ELEVATIONS
SHEET A7	ROOF PLAN
SHEET A8	PO-POLYMER, SECTION A-A & FINISH DETAIL
SHEET A9	NON-RESIDENTIAL PHOTO
SHEET B1	PLAN & LOT COVERAGE LEGEND
SHEET B2	GENERAL NOTES, EARTHWORK PLAN & DRAINAGE ANALYSIS
SHEET B3	EXISTING SITE INFORMATION PLAN
SHEET C1	PERMANENT GRADING & DRAINAGE PLAN
SHEET C2	PRELIMINARY CROSS-SECTION
SHEET C3	PRELIMINARY EARTHWORK VOLUMES
SHEET C4	PRELIMINARY EARTHWORK VOLUMES
SHEET C5	PRELIMINARY EARTHWORK VOLUMES

NOTE:
ALL TREES ARE TO BE 15 GALLON UNLESS NOTED OTHERWISE. ALL SHELVES ARE TO BE 5 GALLON UNLESS NOTED OTHERWISE. AUTOMATICALLY TIMED IRRIGATION SYSTEM CONSISTING OF SPRAY AND DRIP COMPONENTS WILL BE USED.

[illegible][illegible]

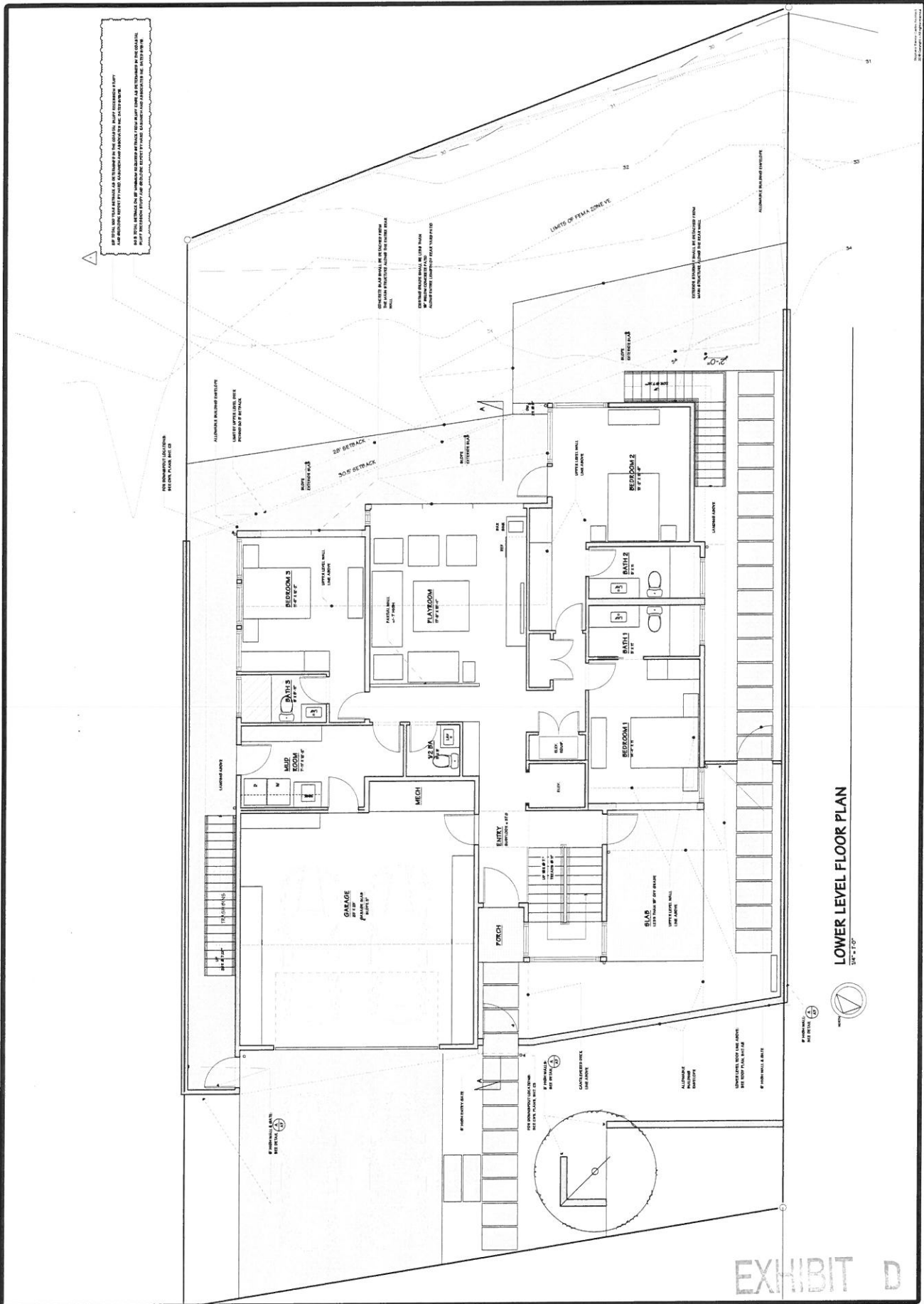
020-292-03	120 WEST 1ST AVE SANTA CRUZ, CA 95062	6-14	R-20	1/4, 1/2, 3/4 ACRES GENERAL RESIDENTIAL CITY OF SANTA CRUZ	SANTA CRUZ SANIGACION GENERAL FEE	CONSTRUCT A NEW SINGLE FAMILY RESIDENCE (SINGLE FAMILY RESIDENCE 1) (RE 25,000 SFE)	RECONSTRUCTION OF AN EXISTING RESIDENCE AND REPLACEMENT WITH A NEW SINGLE FAMILY DWELLING	6/6/8 9P
020-292-04	120 WEST 1ST AVE SANTA CRUZ, CA 95062	6-14	R-20	1/4, 1/2, 3/4 ACRES GENERAL RESIDENTIAL CITY OF SANTA CRUZ	SANTA CRUZ SANIGACION GENERAL FEE	CONSTRUCT A NEW SINGLE FAMILY RESIDENCE (SINGLE FAMILY RESIDENCE 1) (RE 25,000 SFE)	RECONSTRUCTION OF AN EXISTING RESIDENCE AND REPLACEMENT WITH A NEW SINGLE FAMILY DWELLING	6/6/8 9P

MAXIMUM ALLOWABLE LOT COVERAGE, PROPOSED LOT COVERAGE	LOT AREA X 50% = 0.644 SF X 50%	MAXIMUM ALLOWABLE LOT COVERAGE, PROPOSED LOT COVERAGE	LOT AREA X 50% = 0.644 SF X 50%
2,600 SF		1,600 SF	
2,346 SF		1,347 SF	
		1,093 SF	
		839 SF	
		585 SF	
		331 SF	
		77 SF	

ELEVATION RESPONSE TO BE EXAMINED:			
(1) RESPONSE TO BE REMOVED	1,275 SF		
(2) RESPONSE TO BE REPAIR	0 SF		
(3) GARAGE	320 SF		
(4) FASSETMENT, LANDING & STAIRS	320 SF		
(5) FASSETMENT, LANDING & STAIRS	320 SF		
RECORDED ELEVATION (1" INDICATES COUNTING TOWARDS F.A.S.)			
CONDITIONED AREA		UPPER OF	
		UPPER OF	
TOTAL CONDITIONED AREA		2,540 SF	
UNCONDITIONED AREA			
ELEVATION SHIRT & GOLF P.A. @ LOWER LEVEL	40 SF		
ELEVATION SHIRT @ UPPER LEVEL	310 SF		
UPPER LEVEL	79 SF		
TOTAL UNCONDITIONED AREA			429 SF
NOT INCLUDING THE GARAGE:			
GARAGE: (224 SF OF DECKING COUNT TOWARDS F.A.S.)			806 SF

1/16" = 1'-0"

$$\frac{1}{\ln 2} \approx 1.44$$



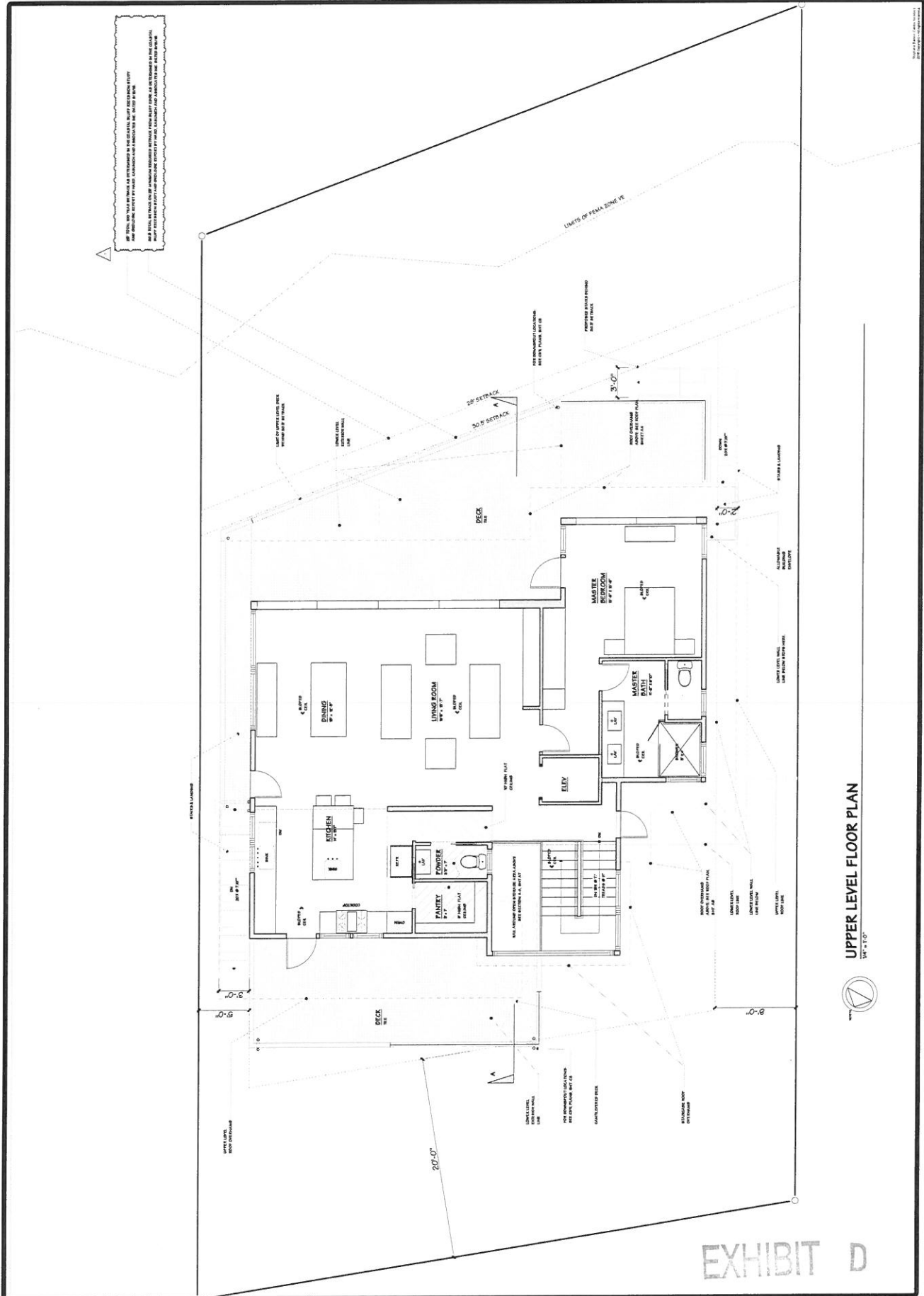
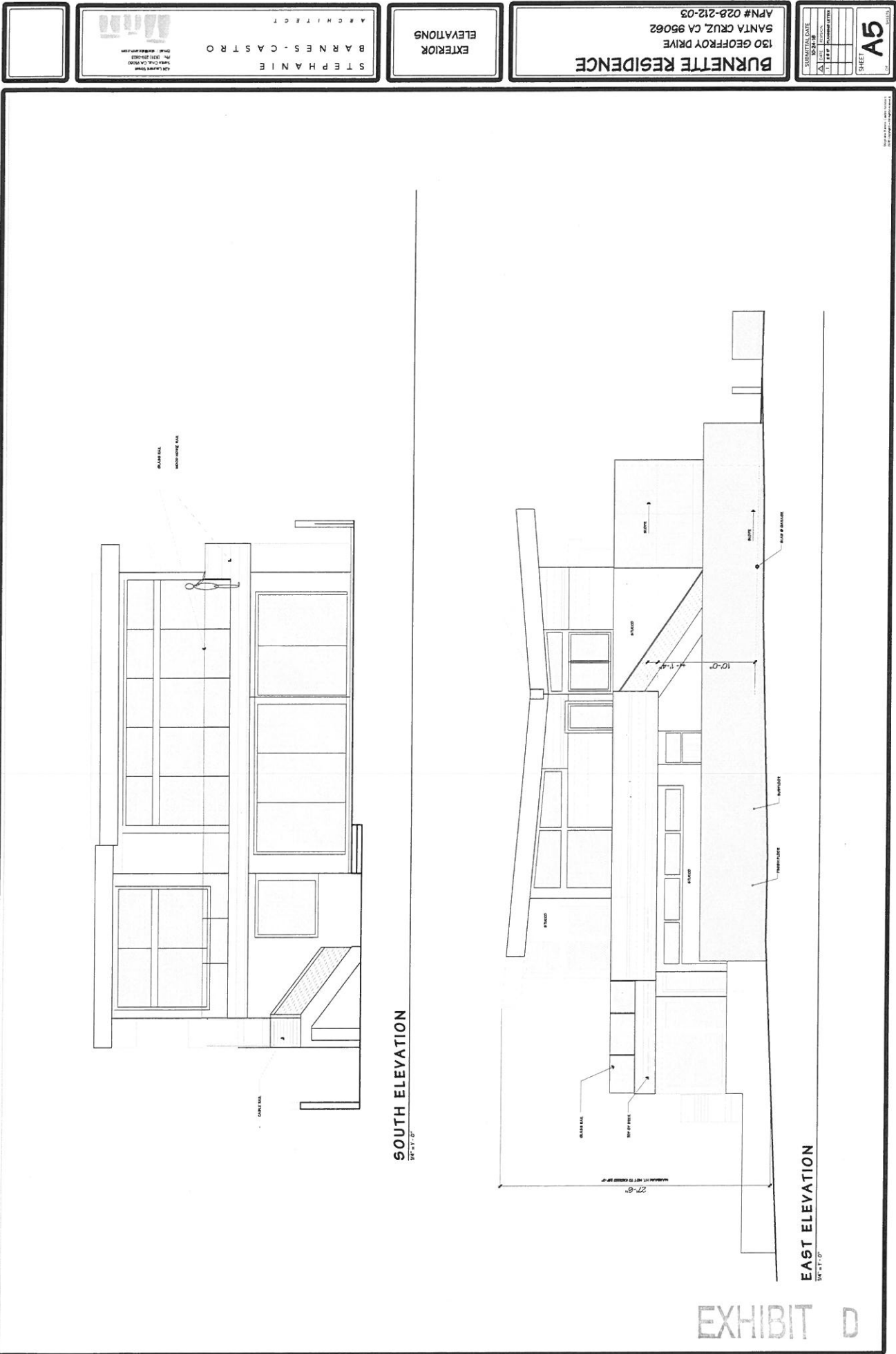


EXHIBIT D



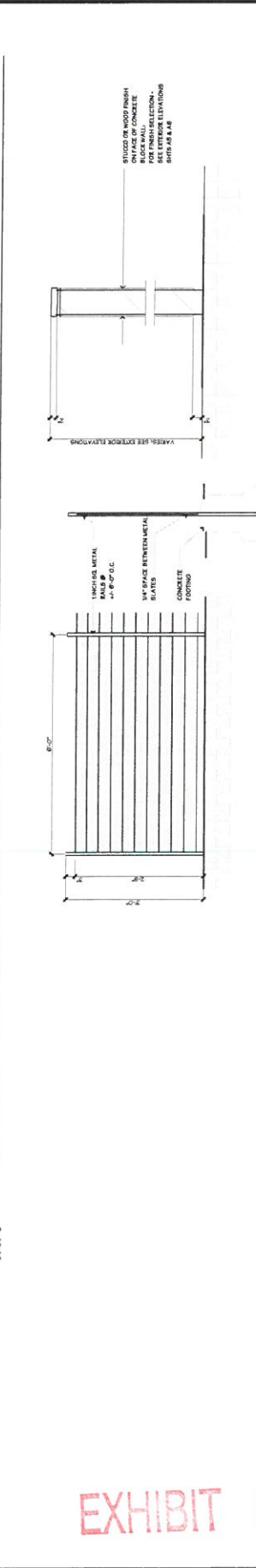
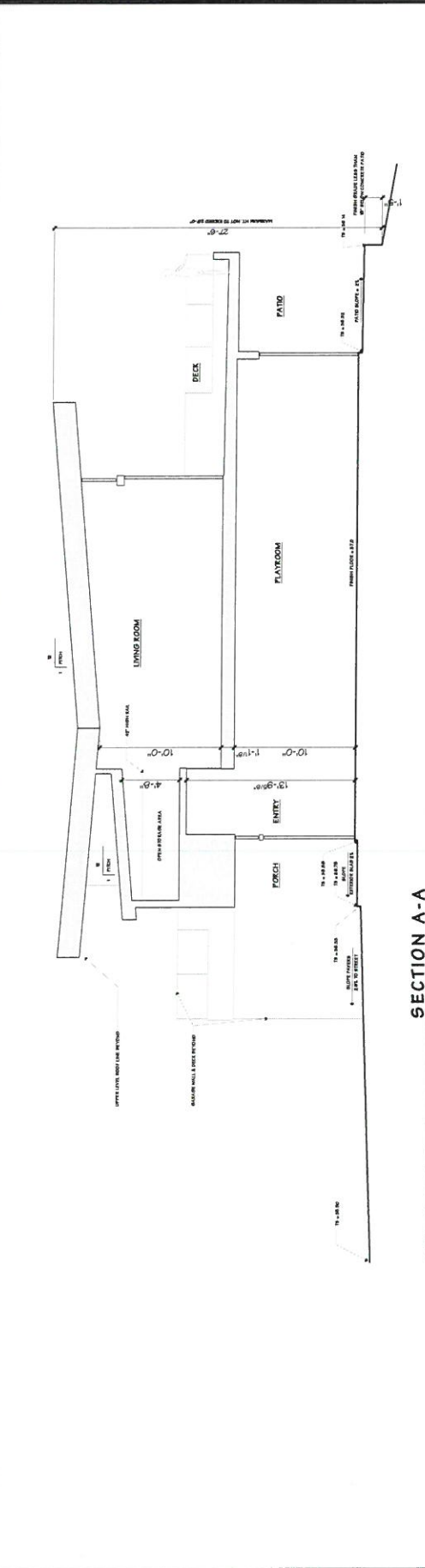
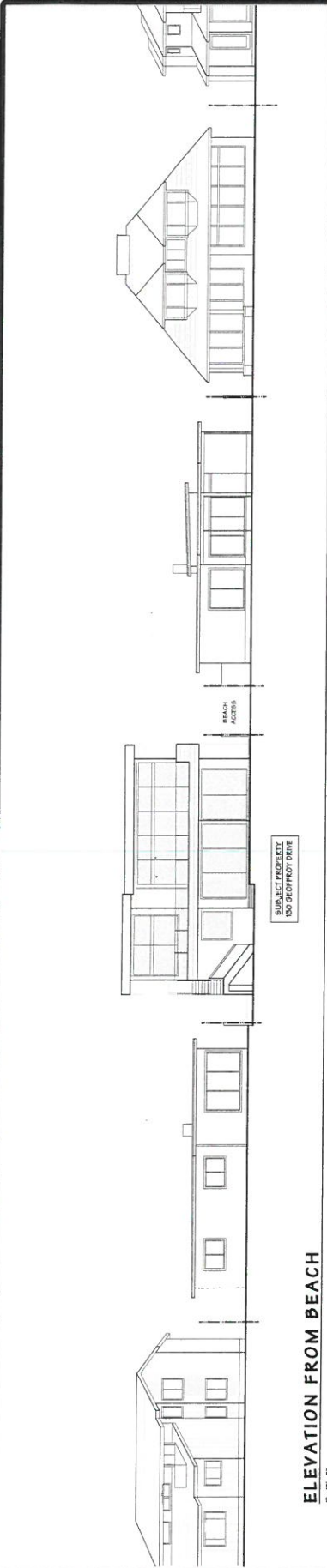


STEPHANIE
BARNES-CASTRO
ARCHITECT



BURNETTE RESIDENCE
150 GEOFFROY DRIVE
SANTA CRUZ, CA 95062
APN# 028-212-03

SUBMITTAL DATE	05-24-18
DATE	05-24-18
BY	STEPHANIE BARNES-CASTRO
FOR	THE CLIENT
PROJECT	BURNETTE RESIDENCE
SHEET	A7

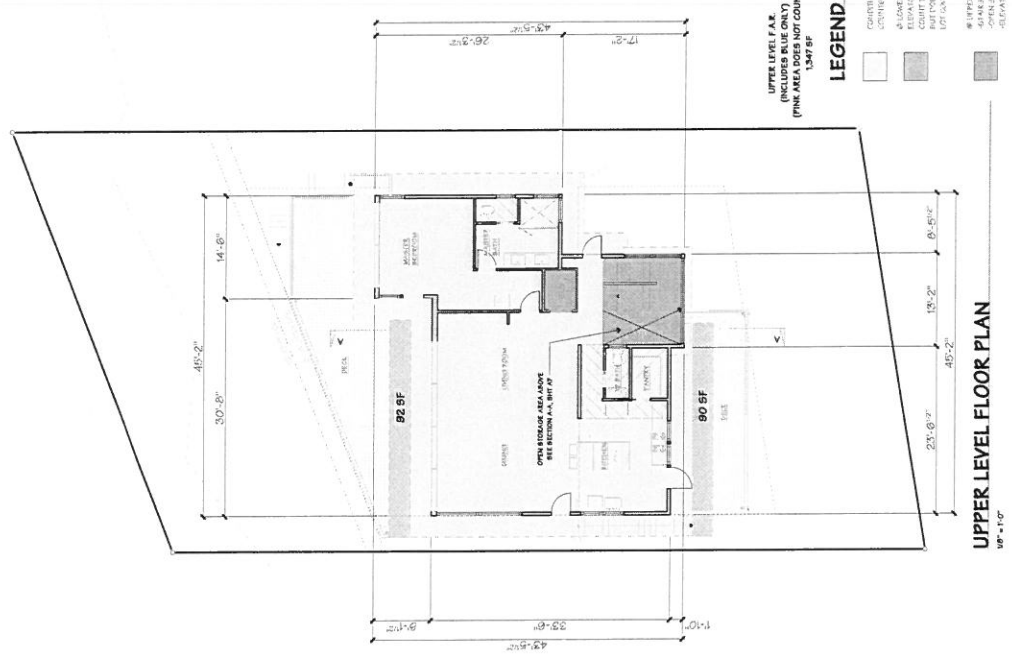


SECTION A-A
1/8" = 1'-0"

FRONT YARD FENCE DETAIL
3/4" x 1'-0"

CONCRETE BLOCK WALL DETAIL W/ STUCCOWOOD FINISH
3/4" x 1'-0"

EXHIBIT D



21

CONC	CONCRETE	INV	INVERT
DS	DOWN SPOUT	MTR	METER
ELEC	ELECTRIC	PROP	PROPERTY
ELEV	ELEVATION	RET	RETAINING
FF	FOUND	SS	SANITARY SEWER
FD	FINISHED FLOOR	SSMH	SANITARY SEWER MANHOLE
FF	GAS	TC	TOP OF GRADE
G	IRON PIPE	WM	WATER METER

Prior to the issuance of any permit for the demolition of the existing residence, a sewer lateral abandonment permit shall be obtained from the Santa Cruz County Sanitation District, and the lateral shall be abandoned per Fig. SS-15 of the Santa Cruz County (Sanitation District) Design Criteria. Prior to demolition work, the contractor shall locate and cap the existing sewer lateral and then call for a sewer lateral abandonment inspection. If a new lateral is necessary, it shall be installed per Fig. SS-12 of the Santa Cruz County (Sanitation District) Design Criteria.

[illegible]

BASIS OF BEARINGS
N 67°39'35" E. 542.87'
(N 67°39'35" E. 542.87')
A FD. 1/2" IP. W/ REMNANTS
TAG AT THE MOST SOUTHERLY
CORNER OF LOT 32 POINT "B"

MCBRIDE TRUST
2011-0035998
A.P.N. 028-212-05
L O T 2 5
2 8 - M - 4 8

REFERENCE ELEV. IS THE CENTER OF THIS
SANITARY SEWER MANHOLE COVER. ELEVATION =
ELEV. N.A.S. 88

LOT 23

LEGEND-

- Indicates survey monument found as noted hereon.
- o Indicates nothing found or set.
- * Indicates spot elevation of existing ground or surface.
- () Indicates record data based on 28-M-48.
- Indicates existing impervious area to be removed.
Total = 4,500 s.f.

ELEVATION BENCH MARK
IS SANTA CRUZ COUNTY BENCH MARK No. 7A, A STANDARD BRASS CAP SET IN THE SOUTHWESTERN CONCRETE MEDIAN AT THE INTERSECTION OF EAST CLIFF DRIVE, PORTOLA DRIVE, & 17th AVENUE, AND LOCATED APPROXIMATELY 25' WEST FROM THE CENTERLINE OF 17th AVENUE AND 40' SOUTH FROM THE CENTERLINE OF EAST CLIFF DRIVE.

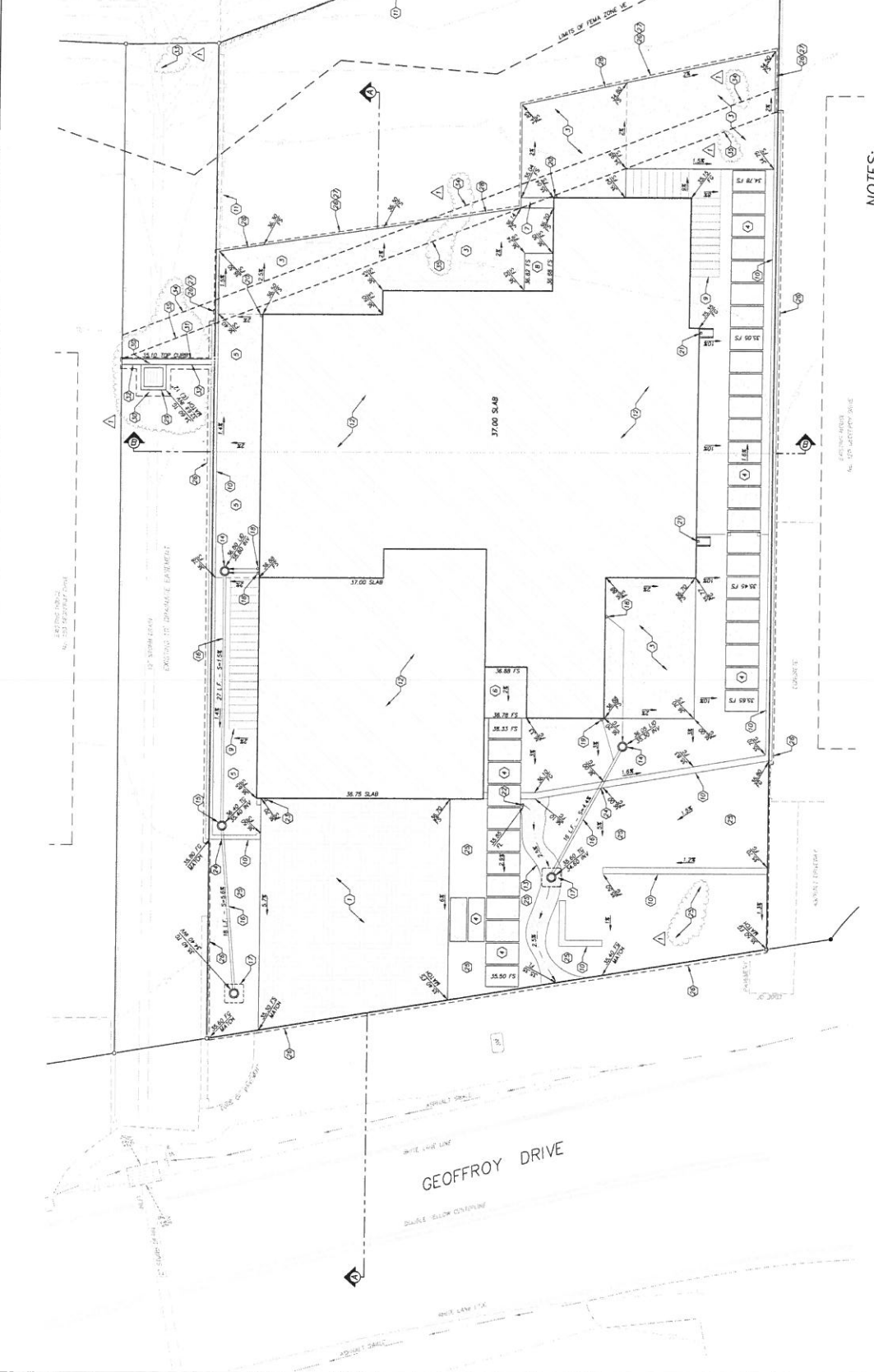
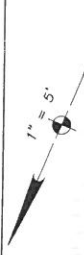
BASIS OF BEARINGS: N 67°39'35" E
ESTABLISHED BETWEEN MONUMENTS FOUND AS NOTED AT POINTS
"A" AND "B" AND AS CALCULATED BASED ON 28-M-48.

N 67°39'35" E, 542.87'	CALCULATED
N 67°39'35" E, 542.87'	MEASURED

IMPROVEMENT PLAN
SHOWING PRELIMINARY GRADING, DRAINAGE, AND
EROSION CONTROL FOR A NEW HOUSE ON
LOT 24 28-M-48

TRACT NO 57
"SANTA MARIA CLIFFS"
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 8'
BY: LUKE R. BEAUTZ, C.E., L.S.
A.P.N. 028-212-03
SHEET C2

EXISTING SITE/DEMOLITION PLAN




NOTES:

1. CONCRETE PATIO AREAS SHALL BE FINISHED WITH A 1" THICK SLAB OF CONCRETE. CONCRETE SHALL BE PLACED AND FINISHED WITHIN THE TOLERANCE OF THE CONTRACT DOCUMENTS. CONCRETE SHALL BE PLACED AND FINISHED WITHIN THE TOLERANCE OF THE CONTRACT DOCUMENTS.

2. CONCRETE PATIO AREAS WITHIN THE COASTAL BLUFF SETBACK ARE REQUIRED TO BE STRUCTURALLY DETACHED FROM THE NEW HOME.

3. ALL NEW CONCRETE PATIO AREAS ARE TO BE LESS THAN 18" ABOVE EXISTING GRADE.



IMPROVEMENT PLAN
SHOWING PRELIMINARY GRADING, DRAINAGE, AND EROSION CONTROL FOR A NEW HOUSE ON
LOT 24 TRACT NO 57 28-M-48
"SANTA MARIA CLIFFS"
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 5'
BY: LUKE R. BEUTZI, C.E., L.S. 57284
APN 028-212-03
SHEET 03

- REFERENCE NOTES**
- (1) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (2) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (3) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (4) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (5) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (6) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (7) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (8) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (9) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (10) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (11) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (12) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (13) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (14) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (15) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (16) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (17) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (18) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (19) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (20) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (21) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (22) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (23) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (24) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (25) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (26) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (27) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.
 - (28) INITIAL PERMITS INTERLOCKING PAPER BLOCK DRIVEWAY PER MANUFACTURER'S RECOMMENDATIONS.

PRELIMINARY GRADING AND DRAINAGE PLAN

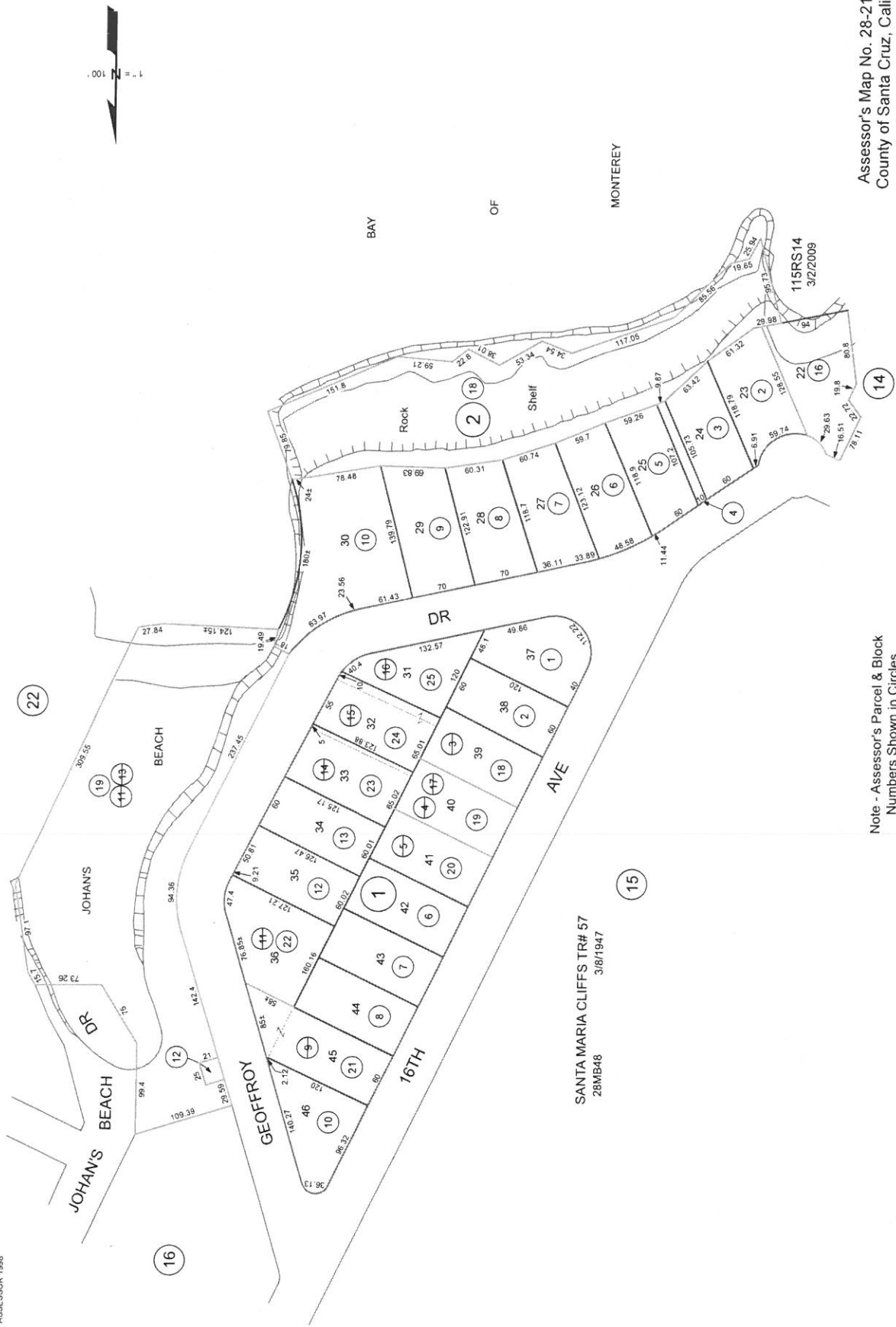
FOR TAX PURPOSES ONLY

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POR. N. 1/2 SEC. 20,
T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

28-21



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

Assessor's Map No. 28-21
County of Santa Cruz, Calif.
Aug. 1998

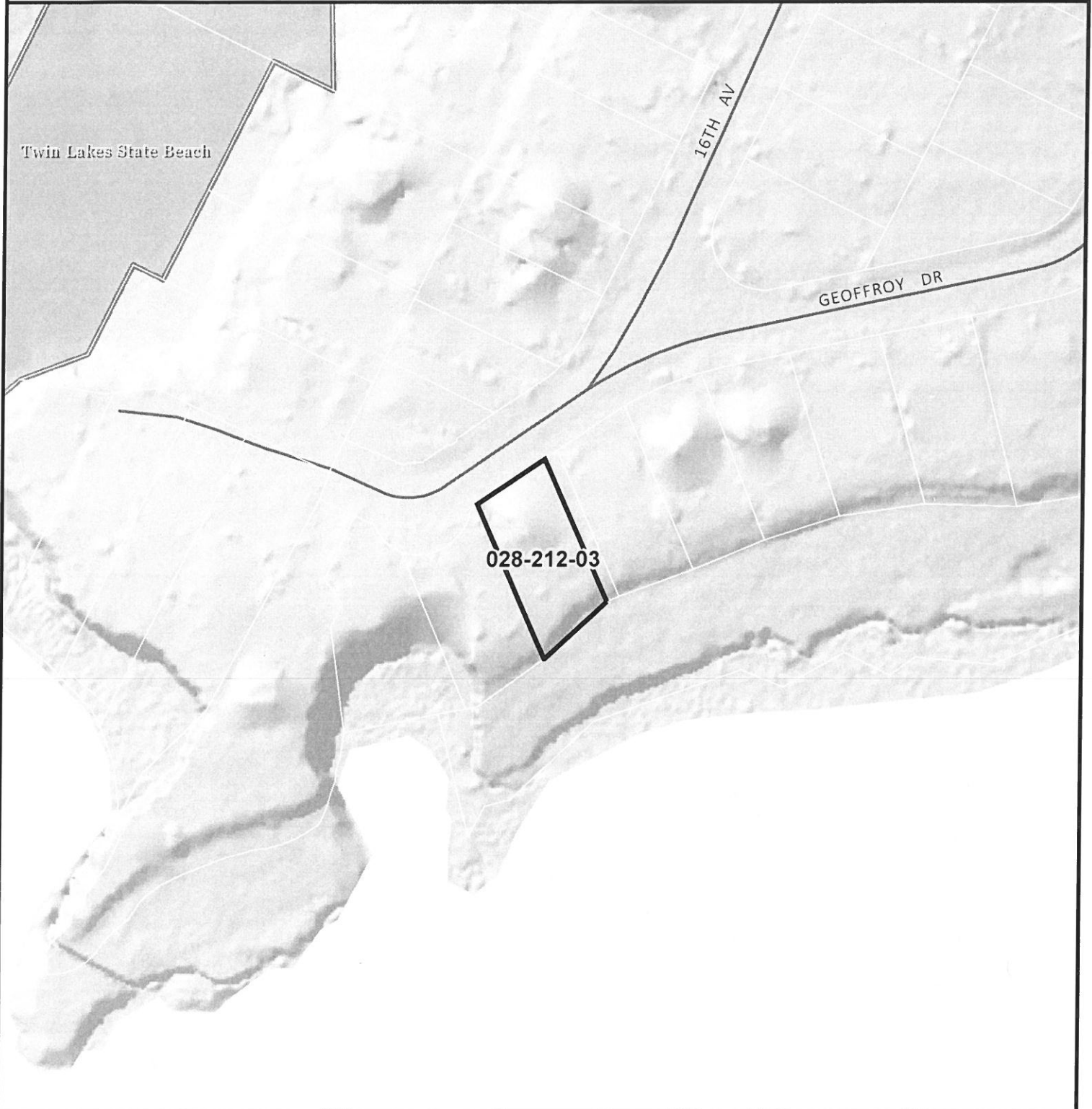
Electronically drawn 8/27/98 RW
Rev 8/27/98 (Per to pg 14) W
Rev 6/29/98 CB (4-0004610 to 12, Sp 1-18 to 20)
Rev 7/27/11 CB (Sp 11-0008513, 2-19)
Rev 7/27/11 CB (Sp 11-0008514, 2-19)
Rev 7/27/11 CB (Sp 11-0008514, 2-19)
Rev 10/28/15 AR (15-0004317 Rev 1-21 & 22)
Rev 3/7/17 16 (16-0004001 LBA, 1-24 & 25)
Rev 3/7/17 16 (16-0004002 LBA, 1-23 & 24)



Parcel Location Map

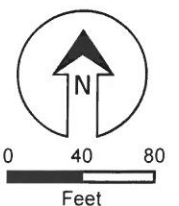
Santa Cruz County Planning Department

Parcel Number
028-212-03
May. 11, 2017



Symbol Key

- Street
- Park





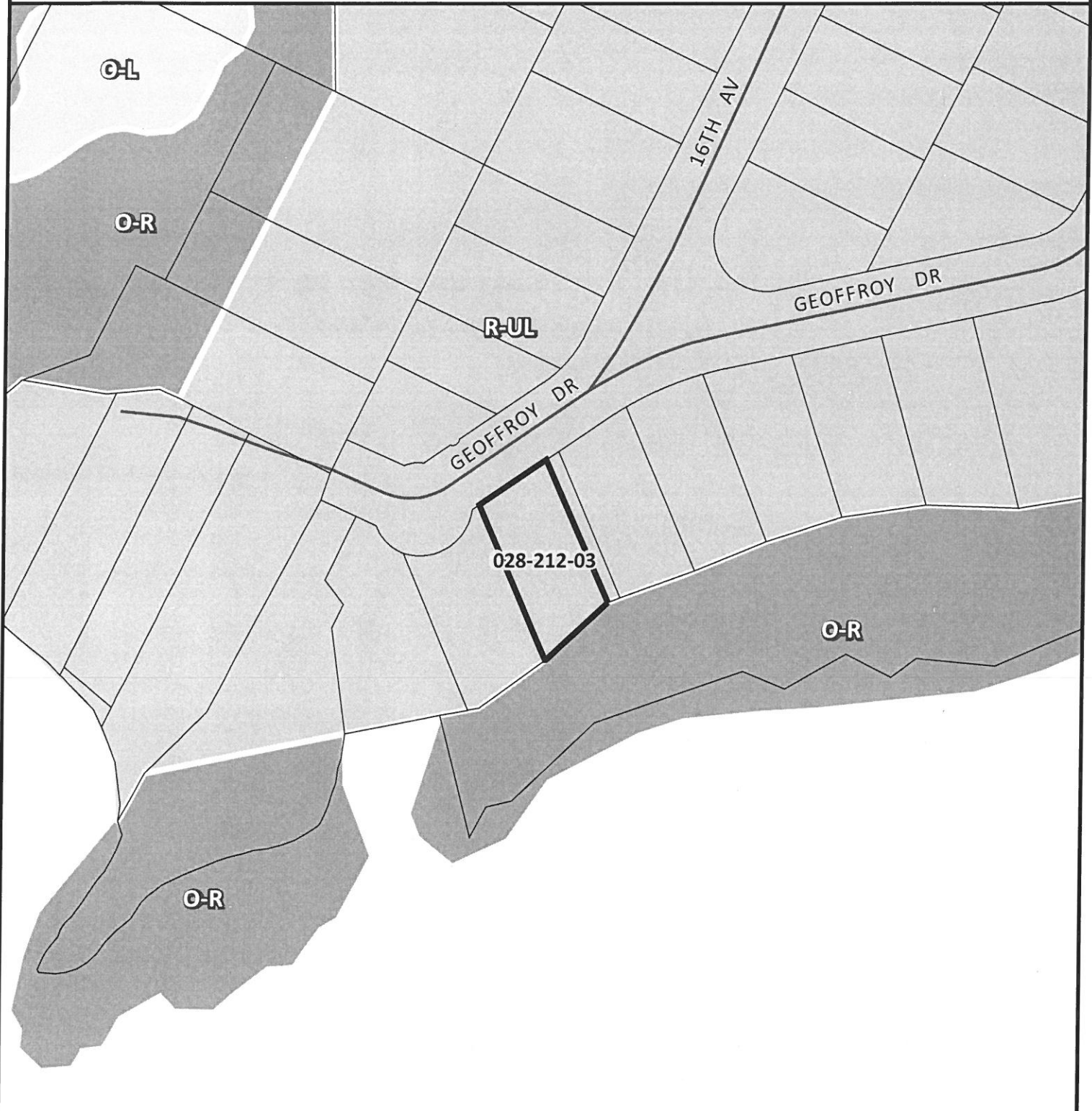
Parcel General Plan Map

Santa Cruz County Planning Department




Parcel Number

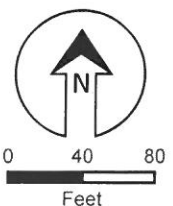
028-212-03

May. 11, 2017



General Plan

-  O-L - Lake
-  O-R - Parks and Recreation
-  R-UL - Residential - Urban Low Density

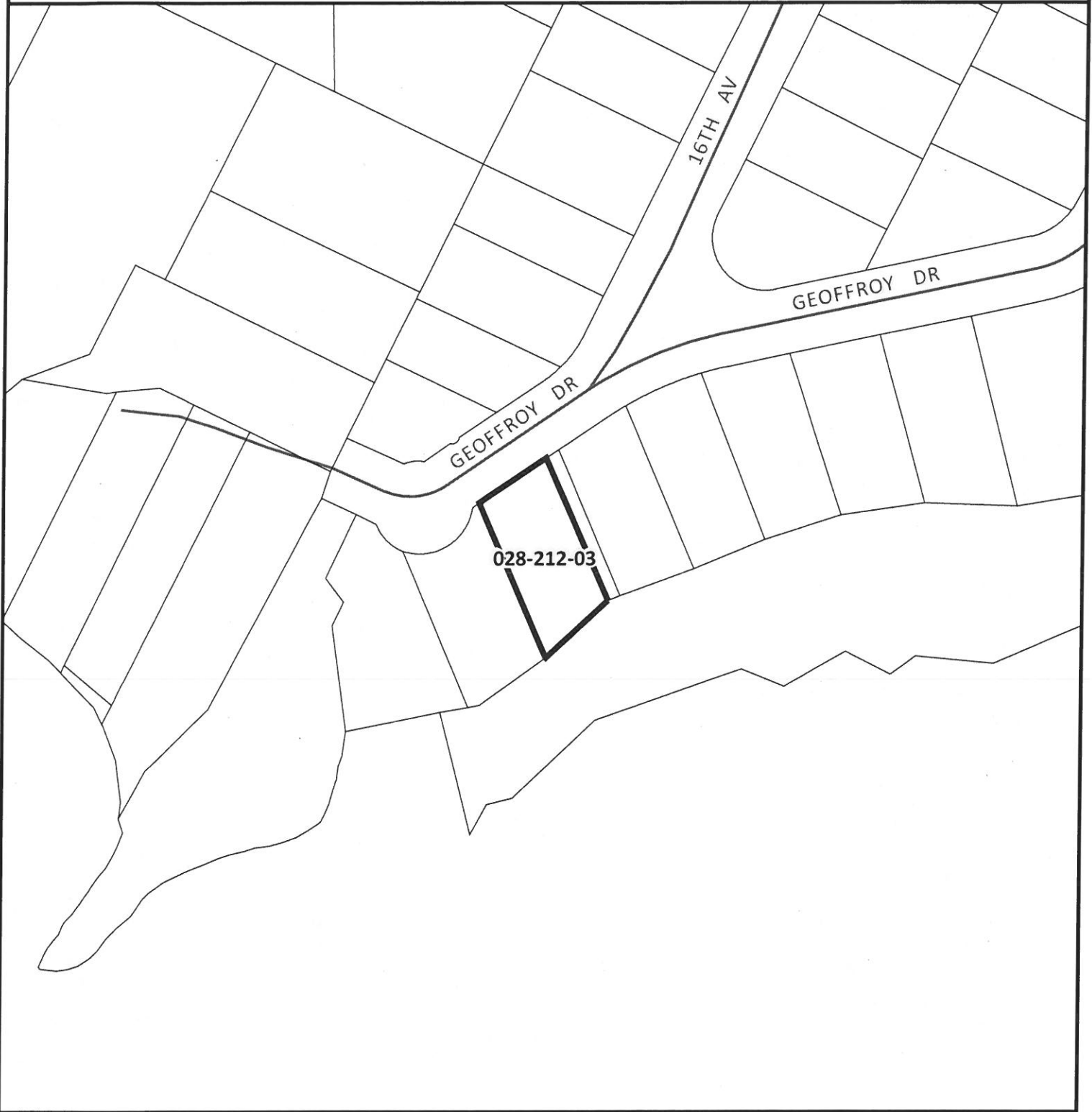




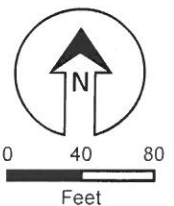
Parcel Zoning Map

Santa Cruz County Planning Department

Parcel Number
028-212-03
May. 11, 2017



Zoning



CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



May 26, 2017

Wanda Williams
Zoning Administrator
Planning Department
701 Ocean Street
Santa Cruz, CA 95060

Subject: Zoning Administrator Hearing 6/2/17 (Application 161363: 130 Geoffroy Drive)

Dear Ms. Williams:

Application Number 161363 is scheduled for the June 2, 2017 Zoning Administrator hearing. We previously made extensive comments on the project, including with respect to the project's geologic hazards setback, consistency with the LCP's visual resource protection policies, and most importantly—how the project intends to meet the mandatory public access finding (e.g.: to provide public access) given its location between the sea and the first through public road. (See attached comment letter dated November 14, 2016.) In addition, we previously requested information related to the permitting history for the private staircase and wooden retaining wall in the rear of the property, and the ownership/ permitting history of the deteriorated public accessway immediately adjacent to the property. At this time we have not been provided this information. We therefore request that the matter be continued so that the above-referenced issues can be completed and/or addressed prior to any Zoning Administrator approval given the project's location and the potentially significant public access implications.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Rainey Graeven".

Rainey Graeven
Coastal Planner
Central Coast District Office

cc: Randall Adams

Graeven, Rainey@Coastal

From: Graeven, Rainey@Coastal
Sent: Monday, November 14, 2016 4:12 PM
To: randall.adams@santacruzcounty.us
Cc: 'sbc@sbcarch.com'
Subject: Comments on Application No. 161363

Dear Randall,

Thank you for the opportunity to comment on the above-referenced Coastal Permit application. Please include these comments as part of the administrative record for this project, and distribute to the applicant and appropriate staff.

Project Description:

The project proposes to demolish an existing one-story 1,712 square foot single-family dwelling and replace it with a new two-story, 3,026 single-family dwelling.

Project Location:

The project is located on the coastal bluff adjacent to Twin Lakes State Beach at 130 Geoffroy Drive.

Comments:

1. It appears that there is a private staircase and a wooden retaining wall in the backyard. Please provide the permitting history for both the staircase and the retaining wall. In addition, it appears that there is a public accessway at the downcoast end of the property. Please also provide information related to its permitting history.
2. Please depict the public right-of-way in future project plans, and ensure that there is no development within the public right-of-way.

Compliance Issues:

1. **Coastal hazards setback.** Because the project proposes new development, it must be sited and designed to avoid the need for shoreline protection. LUP Policy 6.2.10 (Site Development to Minimize Hazards); IP Section 16.10.070(H). The project plans denote two setback lines—a 28.5' setback line and a 30.5' setback line. Please clarify which setback line is the setback for the proposed development. Please also ensure that the setback is adequate to provide stability for the development's *100 year lifetime* (or a minimum of 25 feet, whichever is greater) *without reliance on engineering measures*. Please also provide a copy of the geologic report that includes the methodology for determining the setback.
2. **Mandatory Public Access Finding:** The Coastal Act and LCP require that new development between the sea and the first public road provide public access. See Coastal Act Section 30212; IP Section 13.20.110(F). Because the project proposes new development between the sea and the first public road please explain how the project will provide public access, including with respect to vertical and/or lateral access easements, lateral access connections, rip-rap removal, etc.
3. **Visual resource protection.** The project appears to significantly increase the bulk and massing of the existing structure, and should therefore be evaluated for consistency with LCP policies protecting public views **from the beach**. See, e.g. LUP Policies 5.10.3 (Protection of Public Vistas), 5.10.4 (Preserving Natural Buffers), 5.10.6

damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such coastal hazards; and

- (e) **Property Owner Responsible.** That any adverse effects to property caused by the permitted development shall be fully the responsibility of the property owner.

XX. Coastal Hazards Response. By acceptance of the CDP, the Applicant acknowledges and agrees, on behalf of itself and all successors and assigns, that:

- (a) **Intent of CDP.** The intent of this CDP is to allow for the approved development to be constructed and used consistent with the terms and conditions of the CDP for only as long as the approved development remains safe for occupancy and use without additional measures beyond ordinary repair and/or maintenance to protect it from coastal hazards. The intent is also to ensure that development is removed and the affected area restored under certain circumstances (including as further described and required in this condition), including that endangered development is required to be removed as described in this condition.
- (b) **Shoreline Protective Structures Prohibited.** Shoreline protective structures that protect the approved development (including but not limited to seawalls, revetments, retaining walls, tie backs, caissons, piers, groins, etc.) shall be prohibited.
- (c) **Section 30235 and LCP Waiver.** Any rights to construct such shoreline protective structures, including rights that may exist under Public Resources Code Section 30235, the Santa Cruz County Local Coastal Program, or any other applicable law are waived.
- (d) **Reporting Requirement/Ten-foot Trigger.** In the event the blufftop edge recedes to within ten feet of residential development, but no government agency has yet ordered that the residence not be occupied, the Applicant shall retain a licensed geologist or civil engineer with experience in coastal processes and hazard response to prepare a geotechnical investigation that addresses whether any portions of the residence and related development are threatened by coastal hazards. The report shall identify all those immediate or potential future ordinary repair and/or maintenance measures that could be applied to address the threat without shoreline protective structures, including but not limited to removal or relocation of threatened development. The investigation shall be submitted to the Executive Director and appropriate local government officials for review and approval. If the approved geotechnical investigation concludes that the residence or any portion of the residence is unsafe for occupancy, the Applicant shall submit a Removal and Restoration Plan (see subsection (e) below).

Removal and Restoration. If an appropriate government agency or the above-referenced approved geotechnical investigation determines that any portion of the approved development is not to be occupied or used due to any coastal hazards, and such safety concerns cannot be abated by ordinary repair and/or maintenance, the Applicant shall remove such development or portions of such development. Prior to removal, the Applicant shall submit two copies of a Removal and Restoration Plan to the [Planning] Director for review and approval. If the Director determines that an amendment to the CDP or a separate CDP is legally required, the Applicant shall immediately submit the required application, including all necessary supporting information to ensure it is complete. The Removal and Restoration Plan shall clearly describe the manner in which such development is to be removed and the affected area restored so as to best protect coastal resources, and shall be implemented immediately upon Director approval, or County approval of the CDP or CDP amendment application, if necessary.

Please let me know if you have any question regarding the above comments.

Sincerely,

Rainey Graeven
Coastal Program Analyst, Central Coast District