



Staff Report to the Zoning Administrator

Application Number: **151080**

Applicant: Matson-Britton Architects
Owner: Geoff and Limay Flavell
APN: 032-232-08

Agenda Date: August 18, 2017
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to remodel an existing 2,125 square foot one story dwelling to include construction of a 160 square foot first floor addition and a 641 square foot second story addition and 476 square feet of uncovered deck and 332 square feet of covered deck. The project will result in a two story 2, 926 square foot single family dwelling. Requires a Coastal Development Permit, a Pleasure Point Design Criteria Exception to allow for a reduction to the required 10 foot second story setback to 5 feet.

Location: The property is located on the south side of Pleasure Point Drive (2970 Pleasure Point Drive), approximately 600 feet southwest of East Cliff Drive and 300 feet east of Rock view Drive within the Live Oak Planning area.

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

Permits Required: Coastal Development Permit, Pleasure Point Design Exception

Technical Reviews: Combined Geology/Geotechnical Report Review (REV161000)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 151080, based on the attached findings and conditions.

Exhibits

- | | | |
|----|--|---|
| A. | Categorical Exemption (CEQA determination) | Report Review Acceptance letter, dated December 2, 2016, by Joe Hanna, County Geologist, and Carolyn Burke, Senior Civil Engineer |
| B. | Findings | |
| C. | Conditions | |
| D. | Project plans | |
| E. | Assessor's, Location, Zoning and General Plan Maps | G. Comments & Correspondence |
| F. | Combined Geology/Geotechnical | |

Parcel Information

Parcel Size: 6,153 Net (less area ocean-ward of bluff) 6,655 square feet gross
Existing Land Use - Parcel: Single story dwelling
Existing Land Use - Surrounding: Single family residential
Project Access: Pleasure Point Drive
Planning Area: Live Oak
Land Use Designation: R-UM (Residential Urban Medium)
Zone District: R-1-5-PP (Single Family Residential- 5000 square feet per unit, Pleasure Point Design Criteria)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Site is located on a coastal bluff and mapped within the VE (storm wave zone) on the Flood Insurance Rate Map (FIRM) by Federal Emergency Management Agency (FEMA). The project was subject to a combined geology/geotechnical report review under a separate application, REV161000. Reports were accepted on this application December 2, 2016 by Joe Hanna, County Geologist, and Carolyn Burke, Senior Civil Engineer, and subject to all recommended conditions of approval prior to issuance of a building permit. Please see Geological Hazards Ordinance Compliance section for discussion regarding this issue. Unless the project requirements can be met, the project may be subject to a Coastal Development Permit Amendment.

Soils: See geology above
Fire Hazard: Not a mapped constraint
Slopes: Site is flat to edge of coastal bluff
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed, existing trees within the front yard to be protected in place during construction
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting/Background

The property is located on the south side of Pleasure Point Drive (2970 Pleasure Point Drive) on a coastal bluff, approximately 300 feet east of Rockview Drive. The site contains an existing 1,843 square foot single story, two bedrooms, one full bath and two half bath single family dwelling with an attached 507 square foot garage constructed in 1961. The existing floor area is 2,125 square feet. An existing floor area ratio table is provided below. The existing structure is considered a non-conforming dwelling due to non-compliance with required 5 foot east side yard setback. An existing 5 foot wide coastal public access walkway, extending from Pleasure Point Drive to the ocean, is located adjacent to the east of the subject property. The public access way was established by the original subdivision that created the Pleasure Point Drive neighborhood. The coastal bluff contains existing shoreline protection improvements consisting of rip rap at the base of the bluff and concrete along the bluff face.

The property is surrounded by existing two story dwellings to the east and west. Properties immediately across the street from the subject property contain Mediterranean style two story dwellings. Most of the remaining Pleasure Point Drive neighborhood contains Mediterranean style dwellings with stucco walls and tile roofs as well as other one and two story dwellings.

Detailed Project Description

The applicant is proposing to complete an interior remodel and to construct first and second floor additions to the existing dwelling including covered and uncovered decking. An approximately 160 square foot entry and stairway area is proposed northwest front corner of the dwelling. An approximately 136 square foot covered porch/2nd story deck is proposed on the west side of the proposed entry addition. The project includes a new approximately 641 square foot second story master bedroom over the central portion of the house and covered and uncovered decking that extends over the rear first floor area of the existing dwelling. The second story master bedroom area is proposed approximately five feet from the west property line requiring a Pleasure Point Design Exception to reduce the required second story 10 foot setback.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 6,153 square feet net, which excludes site area ocean-ward of the bluff top, and is located in the R-1-5-PP (Single Family Residential- 5000 square feet per unit-Pleasure Point Design Criteria) zone district, a designation which allows residential uses. The proposed residential use and remodel is a permitted use within the zone district and the zoning is consistent with the site's R-UM (Residential Urban Medium) General Plan designation. The proposed project meets the site development standards, including the required setbacks, lot coverage, non-conforming modification allowances, and floor area ratio, with exception of the required Pleasure Point Design Criteria setback. A Pleasure Point Design Criteria Exception is included in the project under consideration.

Setback Table				
	Front	Side	Pleasure Point Design Criteria second story side	Rear
Required	20'	5' west, 8' east	10'	25' (geologic setback)
Existing	15'	5' west, 4' ** east	N/A (one story)	25' to top of bluff
Proposed	15' (no change)	5' west* (to second floor addition), 10'-15' east (to second floor addition)	5' west*, 10'-15' east,	25' to top of bluff from proposed addition

* Design Exception findings included

** Nonconforming setback

Floor Area Ratio (FAR)	
Existing dwelling floor area	1843 square feet
Existing garage floor area	+507 square feet
Existing garage floor area credit	-225 square feet
Total Existing floor area	2125 square feet floor area
Proposed first floor entry/stair	+160 square feet
Proposed first floor covered porch/deck	+192 square feet
Proposed Subtotal First Floor area	2477 square feet
Allowed Porch Credit (north)	-140 square feet
Total Proposed First Floor Area	2337 square feet
Proposed second floor bedroom/bath	+641 square feet
Proposed second floor covered deck (west)	+140 square feet
Proposed second floor covered deck (south)	+122 square feet
Proposed second floor uncovered deck (south)	+476 square feet
Gross Square footage	3716 square feet
Allowed covered deck credit (west)	-140 square feet per side
Allowed covered deck credit (south)	-122 square feet per side
Uncovered decks excluded	-476 square feet
Total floor area (FAR)	2,978 square feet/6,153 net lot size = 48 percent FAR, 50 percent allowed

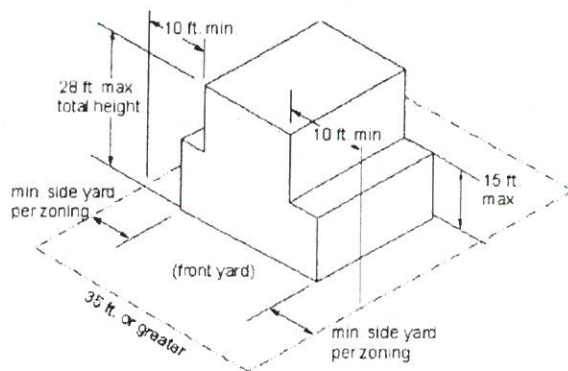
Nonconforming Dwelling Modifications

The existing dwelling is non-conforming to the required 5 foot east side yard setback as noted. Pursuant to the non-conforming structures ordinance, modifications to non-conforming structures are permitted provided that structural changes do not exceed 65 percent structural modification within any five year period. The applicant provided a non-conforming worksheet (Exhibit D) indicating that the proposed remodel and addition will require approximately 30 percent modification. The project is conditioned to provide final construction plans substantiating compliance prior to issuance of a building permit.

Pleasure Point Design Criteria Exception

The Pleasure Point Design Criteria Combining District standards enumerated in County Code Section 13.10.446 (A) (1) (a) require that second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15 feet in height, on lots 35 feet or greater, be set back at least 10 feet from the side yard property line and subject to Figure 13.10.446-1 as shown below. The purpose of the Pleasure Point Community Design PP Combining District setback is to reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses.

Building Envelope Limits for Lots 35 Feet or Greater in Width



The proposed second story setback is 10 to 15 feet on the east side and 5 feet on the west side. The project requires a Pleasure Point Design Criteria exception on the west side.

County Code 13.10.647 allows a design criteria exception when one of the following findings can be made:

- (1) There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the development standards;
or

- (2) The Pleasure Point Community Design “PP” Combining District purposes, found in SCCC 13.10.444, are better achieved by an alternative design; or
- (3) The granting of an exception will result in a superior residential design that is consistent with the Pleasure Point Community Design “PP” Combining District purposes, found in SCCC 13.10.344.

In this case, a design exception has been requested because there is an existing chimney located within 3 feet of the western property line. County Code Section 13.10.323 (E) (1) allows chimneys to extend into the required side yard three feet. Construction of a second story addition meeting the 10 foot second story setback at this location would create an awkward gap between the existing chimney if the second story wall is required to meet the 10 foot setback. Allowing an addition to the five foot setback line, and extending to the existing chimney, would improve the overall appearance of the dwelling in keeping with the intent of the ordinance to create a superior design.

A shadow plan (Exhibit D) was provided for the proposed project so that impacts from the proposed second story could be evaluated on the adjoining residence to the west. The adjacent residence to the west has a garage on the east side of the dwelling that has no windows facing the proposed second story addition. There is also a solid wall above the garage providing a rail for an existing deck located above the garage that is adjacent to a second story element that includes a wall of windows facing east.

Significant shading from the east to west in the winter at 10 am and then from west to east 2 pm on December 21st is common because the sun angle is the lowest at this time of year. The existing one story building would shade the existing garage wall to the west, but because there are no windows on this wall it would not impact the first floor. Shading would be cast across a portion of the second story deck to the west, but have limited shading to the east facing windows of the dwelling on December 21st because the angle that the light casts across the site avoids most of the windows, with exception of the northeast corner of the second story. On June 21st when the sun angle is at its highest, little if any morning shading impacts would occur to the upper deck or windows of the second floor to the west.

Geological Hazards Ordinance Compliance

The subject property is located on a coastal bluff and subject to the Geologic Hazards Ordinance pursuant to County Code Chapter Section 16.10.040 (19). This code requires review and acceptance of technical reports confirming that the proposed work is in compliance with the code. The project was required to complete a geologic and geotechnical report to evaluate the coastal hazards associated with wave run-up analysis and to establish the 100 year geologic setback and the 100 base flood elevation for the proposed additions. Projects subject to geologic report review are required to comply with the report guidelines. Once in compliance with the report guidelines, all recommendations of the accepted reports are required to be included as permit conditions of any building permit required for the project. No development or building may be permitted unless proposed activity is in compliance with the requirements of the geologic hazard ordinance.

The applicant prepared an Engineering Geologic Investigation by Zinn Geology, dated October 27, 2015. A Geotechnical report by Pacific Crest Engineering, Inc., dated December 1, 2015 and a Supplemental Coastal Engineering Analysis by Pacific Crest Engineering, Inc., dated November 3, 2016, were also completed. The reports were accepted by Joe Hanna, County Geologist, and Carolyn Burke, Senior Civil Engineer, on December 2, 2016.

The accepted reports come with recognition that the accepted FEMA (Federal Emergency Management Agency) Flood Insurance Rate Map (FIRM) base flood elevation has been revised to 35 feet, following issuance of a Letter of Final Determination by FEMA with an effective date of September 29, 2017. Although not mapped by FEMA, FEMA has calculated that a Base Flood Elevation (BFE) of 31.8 feet would apply to the project if the existing shoreline protection wall were determined to be intact. The structural integrity of the shoreline revetment work has not been evaluated and corroborated by Environmental Planning staff to date. The project is subject to the combined geology/geotechnical report review recommendations, including a valid Letter of Map Amendment (LOMA) considering the existing revetment and revising the base flood elevation of the subject property from 35 to 31.8 feet. If the applicant cannot receive a LOMA from FEMA, Environmental Planning may not be able to issue the building permit, even if it is consistent with the approved discretionary permit for the project, if out of compliance with the effective FIRM.

Currently, the submitted technical reports state that wave overtopping of the bluff is unlikely when the revetment is incorporated into wave run-up models. While the applicant has not yet submitted a Substantial Improvement Form to clarify the value of the proposed improvements relative to the value of the affected structure, it is Environmental Planning staff's assumption that the proposed improvements are likely significant enough to be considered "Substantial Improvement" per County Code Section 16.10.040(65). If the proposed improvements do meet the threshold of Substantial Improvement and a building permit is not issued prior to FEMA issuance of a LOMA, the structure would need to comply with County Code Section 16.10.070(H) (5) and American Society of Civil Engineers (ASCE) 24 requirements for V-Zone construction, and incorporate elevation of the bottom of the lowest horizontal member of the lowest habitable floor to 36 feet (1 foot above the Preliminary BFE).

The applicant is also required to comply with operational conditions of approval that require seawall monitoring and maintenance to ensure the continued performance of the existing seawall, maintaining the integrity of the 100 year geologic setback determination. This requires regular monitoring inspections and incorporates requirements for reporting, maintenance plan review, and construction requirements for maintenance activities.

To ensure compliance with the effective and applicable standards at the time of building permit issuance, which is dependent upon FEMA acceptance of a LOMA, the proposed project includes all conditions of approval of the acceptance letter as conditions of the Coastal Development Permit. If the project cannot meet the standards in effect at the time of building permit issuance, the project will be subject to a Coastal Development Permit amendment.

Local Coastal Program Consistency

The proposed residential remodel and addition 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 consistent with the existing range of styles. Although the project is located between the shoreline and the first public road the property is not located adjacent to a designated scenic corridor and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water or result in visual impacts.

Environmental Review

A preliminary determination has been made that the project is exempt from the California Environmental Quality Act (CEQA) and a notice of exemption has been attached as Exhibit A. CEQA provides an exemption for remodeling an existing dwelling as enumerated in Class 1, Section 15301 - Existing Facilities.

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

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **151080**, based on the attached findings and conditions.

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

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Sheila McDaniel
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2255
E-mail: sheila.mcdaniel@santacruzcounty.us

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: 151080

Assessor Parcel Number: 032-232-08

Project Location: 2970 Pleasure Point Drive

Project Description: Proposal to remodel an existing 2,125 square foot one story dwelling to include construction of a 160 square foot first floor addition and a 641 square foot second story addition and 476 square feet of uncovered deck and 332 square feet of covered deck. The project will result in a two story 2, 926 square foot single family dwelling. Requires a Coastal Development Permit, a Pleasure Point Design Criteria Exception to allow for a reduction to the required 10 foot second story setback to 5 feet.

Person or Agency Proposing Project: Matson-Britton Architects

Contact Phone Number: (831) 425-0544

- 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 1 -15301 - Existing Facilities

F. Reasons why the project is exempt:

Proposed single family residence remodel and addition.

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

Sheila McDaniel, 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-1-5-PP (Single Family Residential- 5000 square feet per unit, Pleasure Point Design Criteria), a designation which allows residential uses. The proposed residential remodel and addition is a permitted use within the zone district, and the zoning is consistent with the site's R-UM (Residential Urban Medium) 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 although the subject property is located adjacent to an existing public access easement providing access to the ocean, the proposed project does not include improvements within the easement area or obstruct the existing access. Furthermore, the project does not propose any changes to the existing shoreline protection improvements.

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; and although the property is situated on a coastal bluff, this area is not a mapped scenic corridor where improvement might affect sensitive coastal scenic resources. Furthermore, the project complies with the design criteria enumerated in County Code Section 13.20.130 in that the proposed remodel and addition improves the architectural character and appearance of the dwelling without altering the natural conditions of the coastal bluff.

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, the project does not obstruct the existing public access to the ocean that is located to the east of the subject property or propose changes to the existing shoreline protection improvements that might otherwise alter the access down to the ocean. Consequently, the project 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

Application #: 151080
APN: 032-232-08
Owner: Geoff and Limay Flavell

scale, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-5-PP (Single Family Residential- 5000 square feet per unit, Pleasure Point Design Criteria) zone district, and the project is consistent with the Geologic Hazards ordinance as well as the General Plan and Local Coastal Program land use designation, as conditioned. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely 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 and is not encumbered by physical constraints to development. Construction, as conditioned, will comply with prevailing building technology, the California Building Code, and the County Building ordinance, and Geologic Hazards ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residential addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to these amenities. Where the addition does not meet the required 10 foot second story setback required by the Pleasure Point Design Criteria exception findings are provided.

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 residential addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-5-PP (Single Family Residential- 5000 square feet per unit, Pleasure Point Design Criteria) zone district as the primary use of the property will be one residential dwelling that meets all current site standards for the zone district. As a non-conforming dwelling, the proposed project complies with the allowed 65 percent structural modifications allowed (30 percent proposed) in a five year period by the nonconforming regulations. The project is conditioned to require final construction drawings to meet this standard. Where the addition does not meet the required 10 foot second story setback required by the Pleasure Point Design Criteria exception findings are provided.

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-UM (Residential Urban Medium) land use designation in the County General Plan.

The proposed residential addition will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the residential will not adversely shade adjacent properties, and will meet current setbacks for the zone district. Where the addition does not meet the required 10 foot second story setback required by the Pleasure Point Design Criteria exception findings are provided.

The proposed residential addition 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 residential will comply with the site standards for the R-1-5-PP 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. Where the addition does not meet the required 10 foot second story setback required by the Pleasure Point Design Criteria exception findings are provided.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed residential addition is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to affect the number of trips associated with a dwelling (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads or 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 residential addition 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 residential addition 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.

Pleasure Point Design Exception Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification, or
2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity, or

A shadow plan was provided for the proposed project so that impacts from the proposed second story could be evaluated on the adjoining residence to the west. The adjacent residence to the west has a garage on the east side of the dwelling that has no windows facing the proposed second story addition. There is also a solid wall above the garage providing a rail for an existing deck located above the garage that is adjacent to a second story element that includes a wall of windows facing east.

Significant shading from the east to west in the winter at 10 am and then from west to east at 2 pm on December 21st is common because the sun angle is the lowest at this time of year. The existing one story building would shade the existing garage wall to the west, but because there are no windows on this wall it would not impact the first floor. Shading would be cast across a portion of the second story deck to the west, but have limited shading to the east facing windows of the dwelling on December 21st because of the angle that the light casts across the site avoids most of the windows, with exception of the northeast corner of the second story. On June 21st when sun angle is at its highest, little if any morning shading impacts would occur to the upper deck or windows of the second floor to the west.

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

A design exception has been requested because there is an existing chimney located within 3 feet of the western property line. County Code Section 13.10.323 (E) (1) allows chimneys to extend into the required side yard three feet. Construction of a second story addition meeting the 10 foot second story setback at this location would create an awkward gap between the existing chimney if the second story wall is required to meet the 10 foot setback. Allowing an addition to the five foot setback line, extending to the existing chimney, would improve the overall appearance of the dwelling in keeping with the intent of the ordinance to create a superior design. Approval under these circumstances would not be a grant of special circumstances.

Conditions of Approval

Exhibit D: Project Plans

- I. This permit authorizes the remodel an existing 2,125 square foot one story dwelling to include construction of a 160 square foot first floor addition and a 641 square foot second story addition and 476 square feet of uncovered deck and 332 square feet of covered deck. The project will result in a two story 2, 926 square foot 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. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "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. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
 5. Tree protection shall be provided on the plans.
 6. Plans shall include a structural modification plan to be reviewed and approved by Planning Department staff confirming compliance with the maximum 65 percent structural modifications permitted by the non-conforming regulations.
- 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. Requirements include, but are not limited to,
1. Please indicate on the plan how the existing home runoff drains. Sheet C1 indicates the drainage will be similar, however it's not shown on the plan. Please show on the plan the existing drainage patterns on the plan. The swale on the west of the property is located on the neighboring property, who does it serve? Who maintains it? Please clarify.
 2. All new development and redeployment project shall incorporate Best Management Practices (BMPs) to minimize the generation, transport and discharge of pollutants, to prevent excess of pre-development conditions, and to maintain pre-development groundwater recharge consistent with Ordinance 7.79. Interior remodel and maintenance and/or repair projects are specifically excluded from these requirements.
 3. A drainage fee will be assessed on the net increase in impervious area. The fees are currently \$1.17 per square foot, and are subject to increase based on the amount applicable at permit issuance date. Reduced fees (50%) are assessed for semi-pervious surfacing (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials.
- C. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- D. Meet all requirements of the Geologic/Geotechnical Report Review by Joe Hanna, County Geologist, on December 2, 2016 and Carolyn Burke, Senior Civil

Engineer of Engineering Geologic Investigation by Zinn Geology, dated October 27, 2015, Geotechnical report by Pacific Crest Engineering, Inc., dated December 1, 2015, Supplemental Coastal Engineering Analysis by Pacific Crest Engineering, Inc., dated November 3, 2016.

- E. Pay the current fees for Parks and Child Care mitigation for 1 bedroom(s). Currently, these fees are, respectively, \$1,000.00 and \$109 per bedroom.
 - F. Pay the current fees for Roadside and Transportation improvements for 1 bedroom(s). Currently, these fees are, respectively, \$1,000.00 and \$1,000.00 per bedroom.
 - G. 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.
 - H. 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.
 - I. Complete and record a Declaration of Restriction to maintain the garage, with a toilet and sink, as a non-habitable accessory structure. 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. 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. All construction shall be completed in compliance with all recommendations provided in the soils and geology reports. This includes:
 - 1. The applicant shall submit final inspection forms from the geotechnical engineer, engineering geologist, and civil engineer.
 - 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.
- B. Development within the 25'/100-year coastal bluff setback is prohibited.
- C. Existing Seawall Maintenance
 - 1. Monitoring and Reporting. The Permittee shall ensure that the condition and performance of the existing seawall, revetment and all related components is regularly monitored by a licensed civil engineer with experience in coastal structures and processes. Such monitoring evaluation shall at a minimum address whether any significant weathering or damage has occurred that would adversely impact future performance, and identify any structural damage requiring repair to maintain the seawall and revetment in a state adequate to protect the structure in its current location during a 100-year storm event without catastrophic failure, including:
 - (a) the as-built seawall and revetment;

Monitoring reports prepared by a licensed civil engineer with experience in coastal structures and processes, and covering the above-described evaluations, shall be submitted to the Planning Director via the County Geologist for review and approval at five year intervals by July 1st of each fifth year (with the first report due July 1, 2022, and subsequent reports due July 1, 2027, July 1, 2032, July 1, 2037, etc.), for as long as the seawall and revetment exist at this location. The reports shall identify the existing configuration and condition of the seawall and revetment, shall recommend actions necessary to maintain the seawall and revetment in a state adequate to protect the structure in its current location during a 100-year storm event without catastrophic failure, and shall include photographs taken from each of the same vantage points for each report, with the date and time of the photographs and the location of each photographic viewpoint noted on a site plan. Permit applications to authorize actions necessary to maintain the approved project in a structurally sound manner shall be applied for within 30 days of Planning Director approval, unless a different time frame for implementation is identified by the Planning Director.

2. Future Maintenance Authorized. This CDP allows for future armoring maintenance subject to the following:
 - (a) Maintenance. "Maintenance" as it is understood in this condition, means development whose purpose is:
 - 1) to maintain the existing seawall, revetment and all related components in such state adequate to protect the structure in its current location during a 100-year storm event without catastrophic failure.
 - (b) Other Agency Approvals. The Permittee acknowledges that this maintenance condition does not obviate the need to obtain authorization from other agencies for any future maintenance and/or repair episodes.
 - (c) Maintenance Notification. Prior to commencing any maintenance event, the Permittee shall apply for appropriate grading, building or other County-issued permits. The application submittal documents shall include: a detailed description of the maintenance event proposed; any plans, engineering and/or geology reports describing the event; a construction plan; identification of a construction coordinator and his/her contact information (i.e., address, email, phone numbers, etc.); other agency authorizations; and any other supporting documentation (as necessary) describing the maintenance event. The maintenance event shall not commence until the Permittee has obtained all necessary permits from the County and any other applicable agencies. In the event of an emergency requiring immediate maintenance, the notification of such emergency episode shall be made as soon as possible, and shall (in addition to the foregoing information) clearly describe the nature of the emergency; County permits shall be issued under the emergency provisions set forth in County Code Chapters 16.10 and 13.20.
 - (d) Maintenance Coordination. Maintenance events shall, to the degree feasible, be coordinated with other maintenance events proposed in the immediate vicinity with the goal being to limit coastal resource impacts, including the length of time that construction occurs in and around the beach and bluff area, and beach and surf access points. As such, the Permittee shall make reasonable efforts to coordinate the Permittee's maintenance events with other adjacent events, including adjusting maintenance event scheduling as directed by Planning Department staff.
 - (e) Restoration. The Permittee shall restore all beach and rocky shore platform areas and all access points impacted by maintenance

activities to their pre-construction condition or better at the conclusion of any maintenance event. Any native materials impacted shall be filtered as necessary to remove all construction debris from the area within three days of completion of construction. The Permittee shall notify County Planning staff and planning staff of the Coastal Commission's Central Coast District Office upon completion of restoration activities to arrange for a site visit to verify that all restoration activities are complete. If Coastal Commission or County Planning staff identify additional reasonable measures necessary to restore the affected area, such measures shall be implemented as quickly as reasonably possible.

- (f) Noncompliance with CDPs. If the Permittee is not in compliance with the terms and conditions of any Coastal Commission CDPs or other coastal authorizations that apply to the project area at the time that a maintenance event is proposed, then the maintenance event that might otherwise be allowed by the terms of this future maintenance condition shall not be allowed by this condition until the Permittee is in full compliance with those terms and conditions.
- (g) Duration of Covered Maintenance. Should future CDPs be issued that affect the subject seawall and revetment, Conditions 1 and 2 may be modified as necessary by County Planning staff to ensure consistency with any future CDP. These modifications may be processed as a minor variation to this CDP in accordance with County Code Section 18.10.134.

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: _____

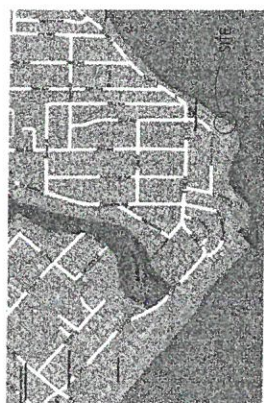
Effective Date: _____

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.

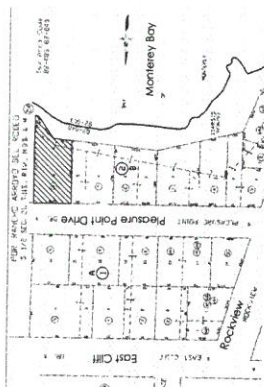
REMODEL & ADDITION

2970 PLEASURE POINT DRIVE, SANTA CRUZ, CA 95062



VICINITY MAP

	6,655 S.F.
	6,153 S.F.
GROSS (APPROXIMATELY)	
NEW (EXCLUDING AREA OCEAN	
WARD OF BLUFF TOP)	
EXISTING:	
FIRST FLOOR CONDITIONED AREA:	1,843 S.F.
GARAGE [507 S.F. - 225 S.F. CREDIT:]	282 S.F.
PROPOSED NEW AREA:	
FIRST FLOOR CONDITIONED AREA:	140 S.F.
SECOND FLOOR CONDITIONED AREA:	641 S.F.
TOTAL NEW CONDITIONED AREA PROPOSED:	801 S.F.
NEW COVERED DECK AREA:	332 S.F.
NEW UNCOVERED DECK AREA:	476 S.F.
PROPOSED NEW AND EXISTING:	
FIRST FLOOR CONDITIONED AREA	2,003 S.F.
NEW [403 S.F.]	
GARAGE (EXISTING 507 S.F. CREDIT):	292 S.F.
SECOND FLOOR CONDITIONED AREA (NEW):	641 S.F.
TOTAL PROPOSED NEW AND EXISTING:	2,936 S.F.



PARCEL MAP

OWNER: GEOF & JIMMY FLAVELL
7881 LEONARD STREET
CUPERTINO, CA 95014

A.P.N.: 032-232-08

PROJECT DESCRIPTION: REMODEL EXISTING ONE STORY RESIDENCE OF THREE BEDROOMS, TWO FULL BATHS, KITCHEN, DINING AREA AND LIVING AREA WITH ATTACHED GARAGE (WITH 1/2 BATH) AND ADD NEW STAIR AND A NEW SECOND FLOOR MASTER BEDROOM, BATH AND MASTER CLOSET. RESULTING IN A THREE BEDROOM RESIDENCE WITH A L.G., A ROOM DINING AREA, LAUNDRY AND 2 AND 1/2 BATHROOMS WITH AN ATTACHED GARAGE (WITH 1/2 BATH).

PROJECT INFORMATION

ARCHITECTS:

MATTHEW BRITTON ARCHITECTS
729 S. BRITTON
SANTA CRUZ, CA 95062
PHONE: 831-425-0544
FAX: 831-425-4195

CIVIL:

PJ ENGINEERING, INC.
3030 BRITTON STREET 42-202
SANTA CRUZ, CA 95060
PHONE: 831-425-3901
FAX: 831-425-1522

SURVEYING:

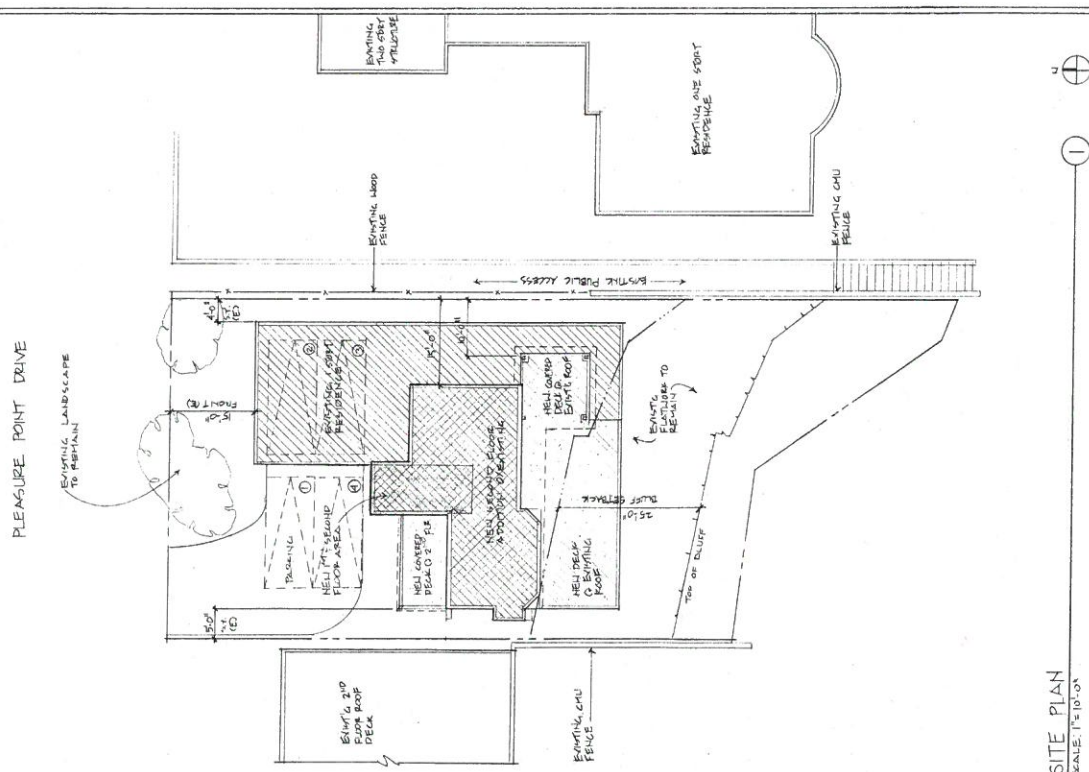
MH ENGINEERING
1000 BOULEVARD
MORGAN HILL, CA 95037
PHONE: 408-777-7381

CONSULTANTS

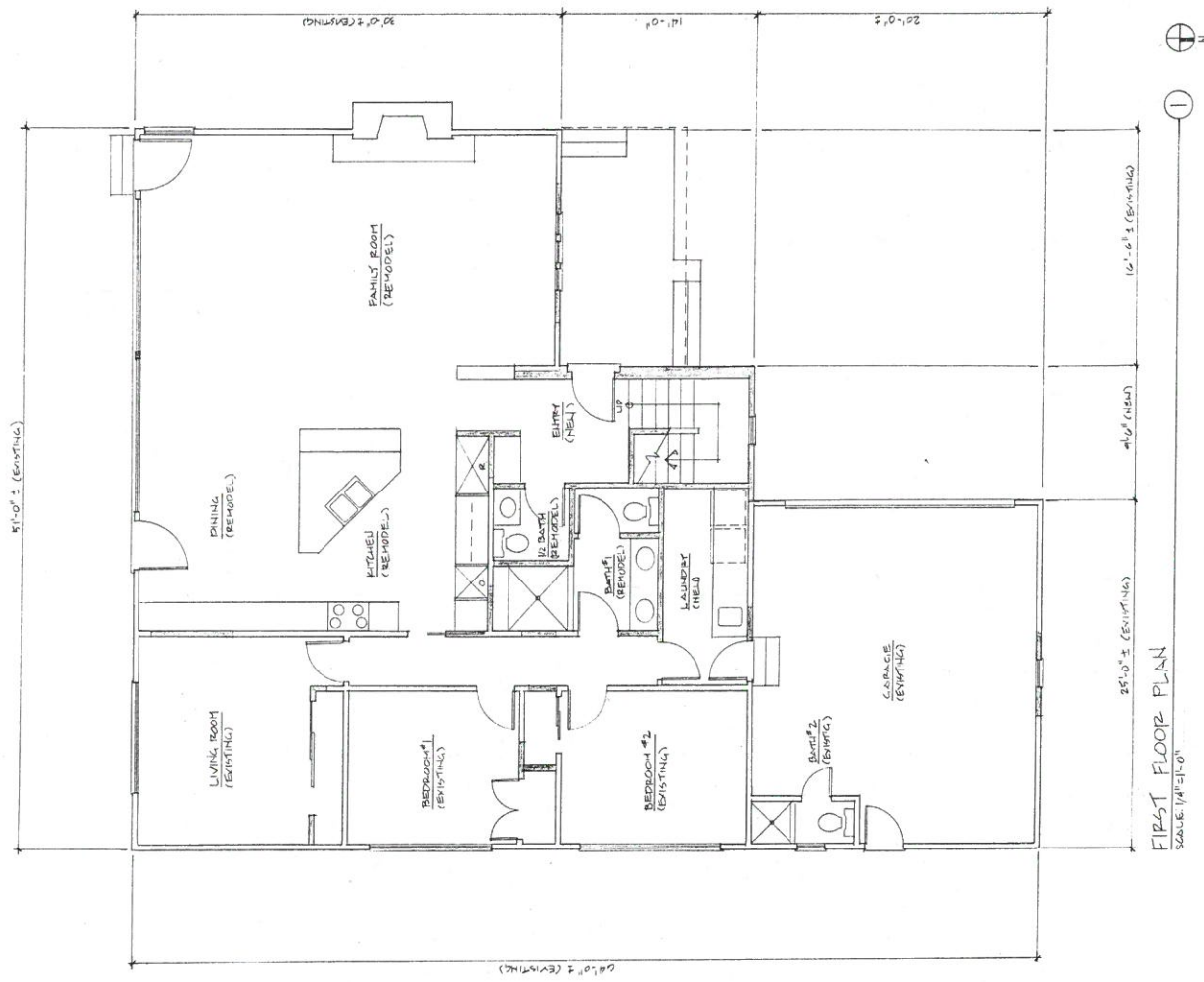
P1	SITE PLAN / PROJECT INFORMATION
P2	FIRST FLOOR PLAN
P3	SECOND FLOOR PLAN
P4	ELEVATIONS
P5	ELEVATIONS
P6	MODIFICATIONS / DEMOLITION PLAN
C1	CIVIL ENGINEERING
C2	CIVIL ENGINEERING
C3	CIVIL ENGINEERING
SU	SURVEY

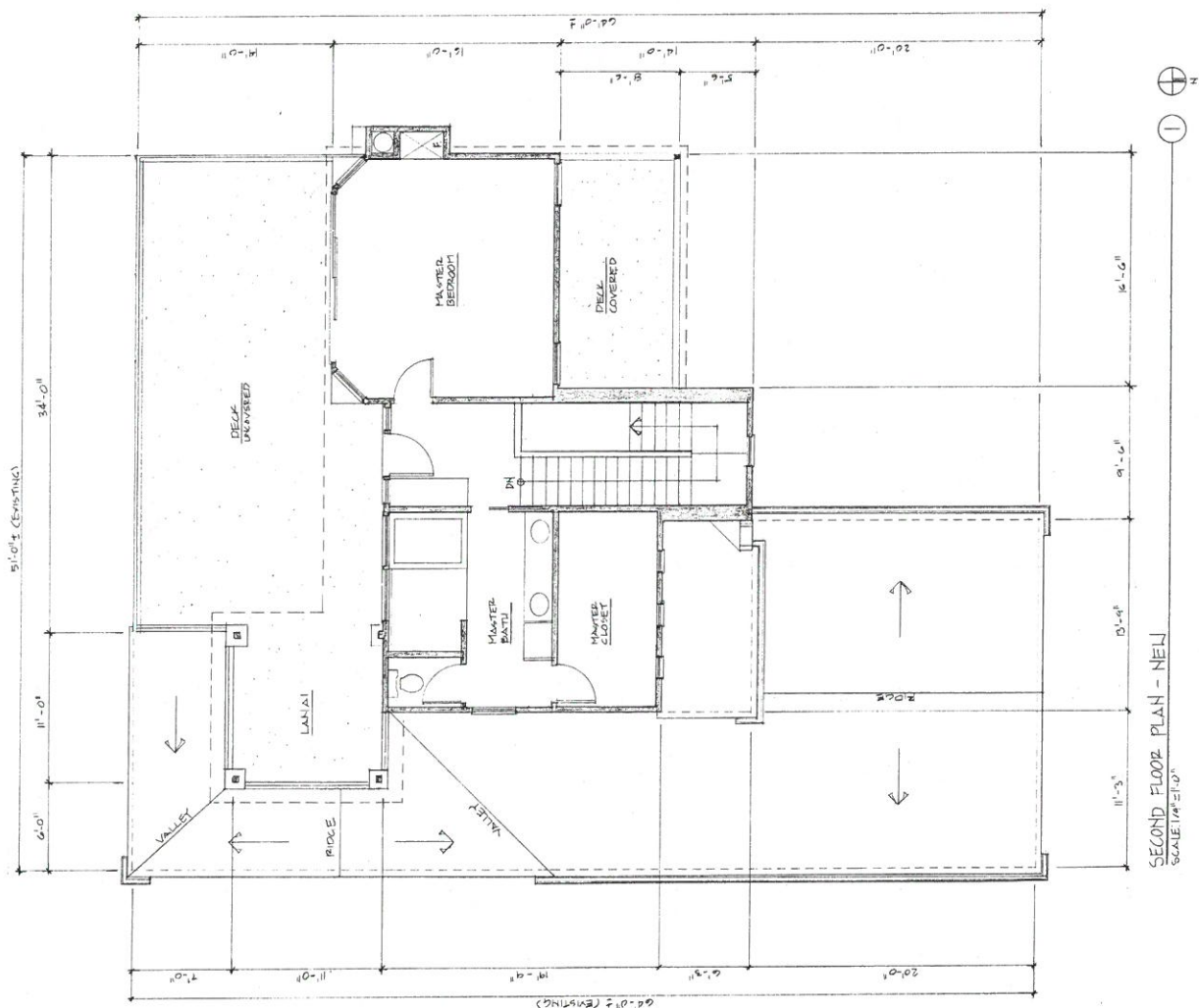
PROJECT CALCULATIONS

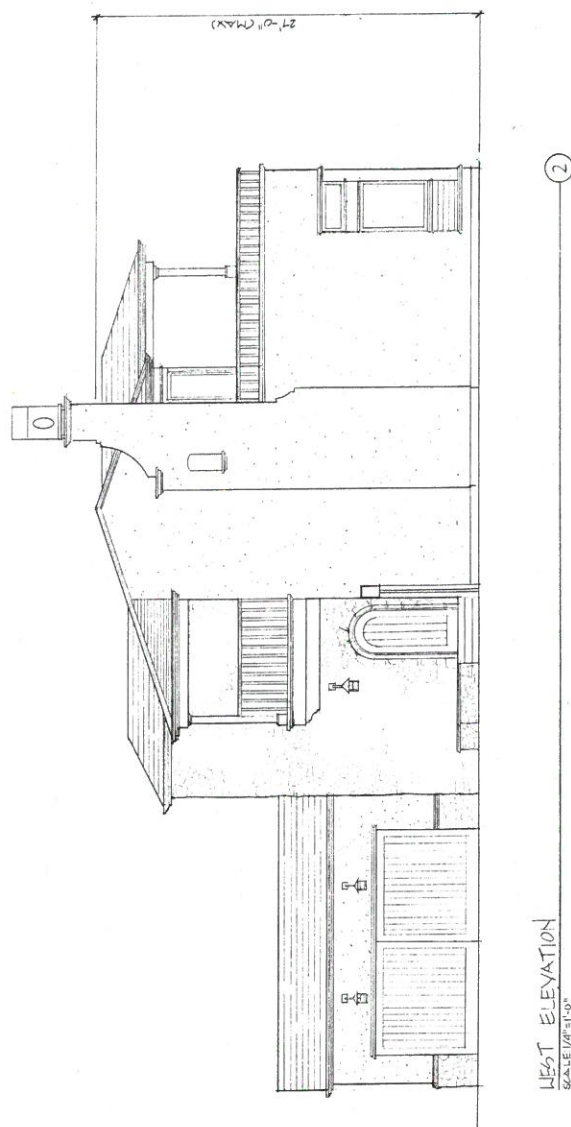
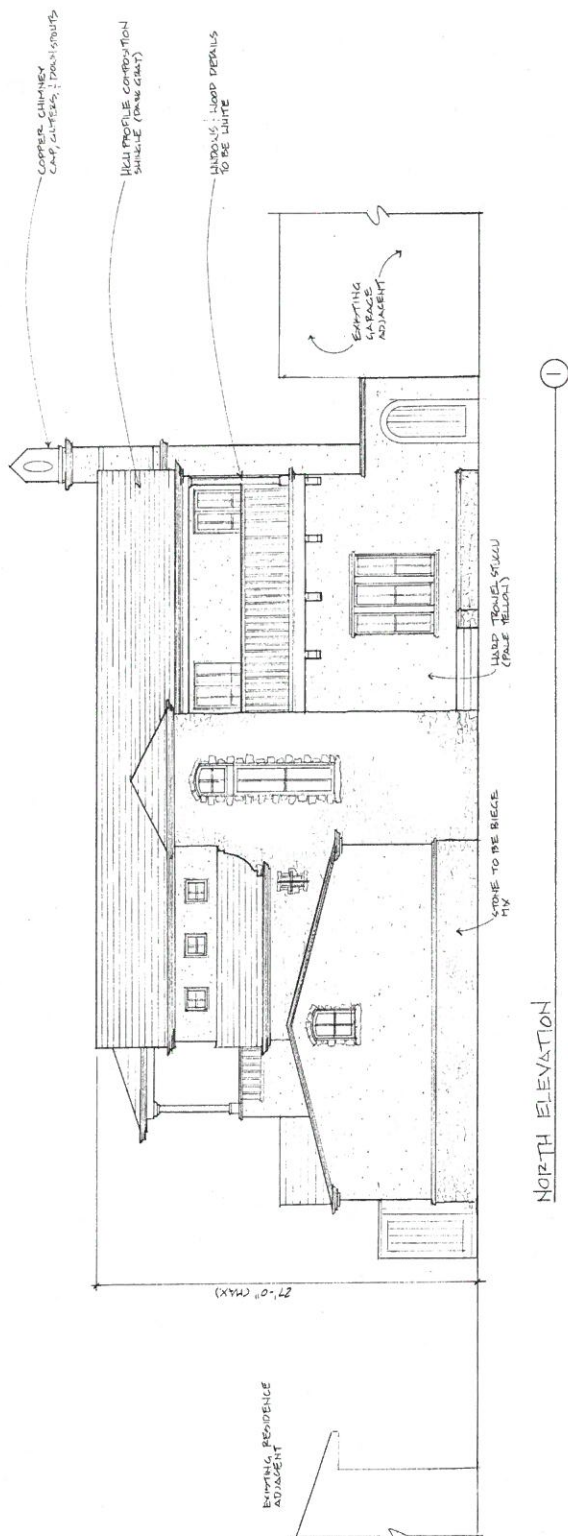
SHEET INDEX

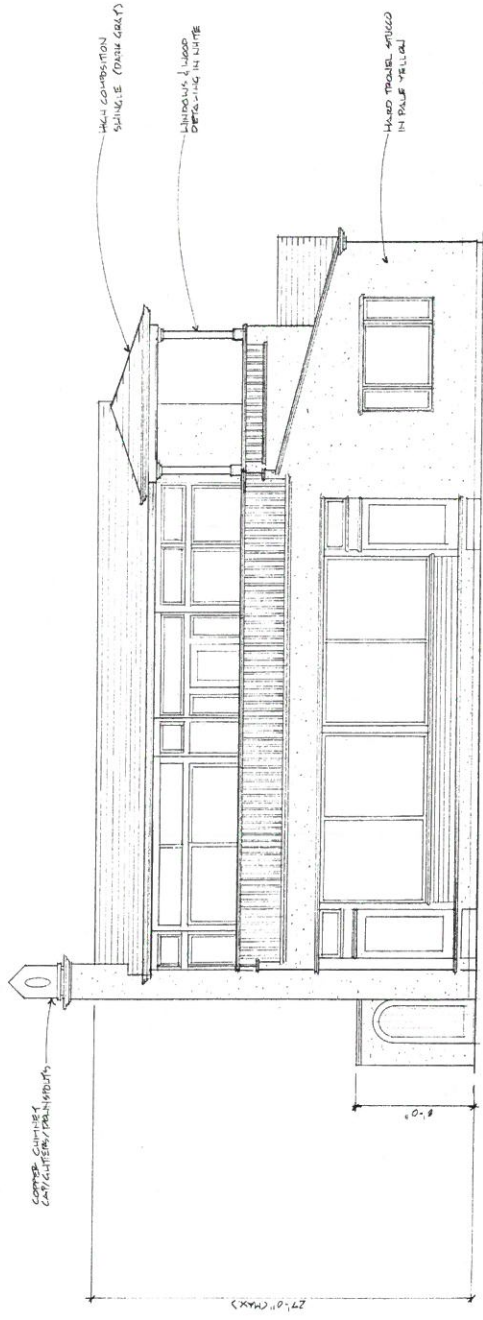


SITE PLAN

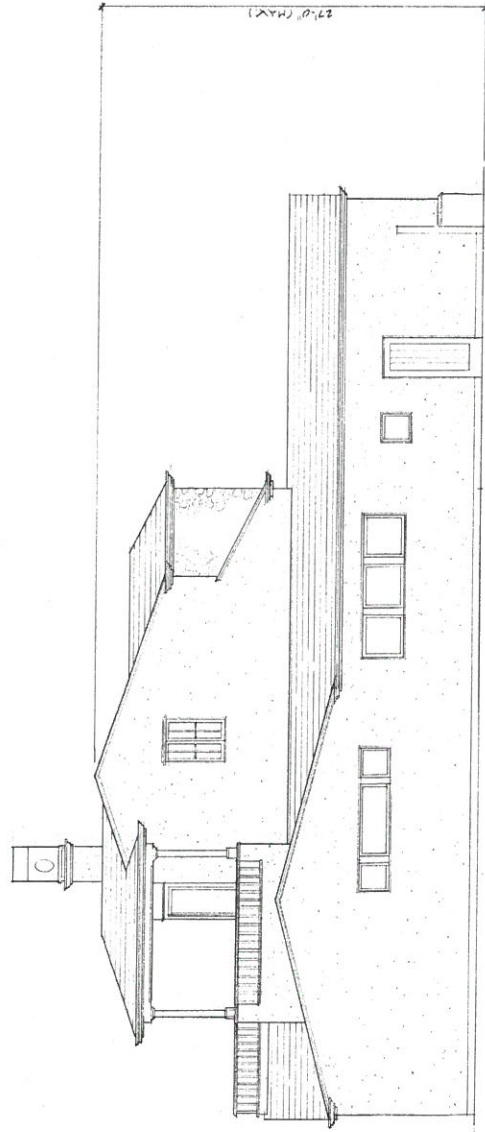








SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



RI Engineering, Inc.

A map of the Humber region in Ontario, Canada. The Humber River is shown flowing from the north towards the south. Various towns and communities are labeled, including Aurora, Richmond Hill, Markham, and Brampton. A rectangle is drawn on the map, indicating the study area, which is located in the central part of the region, near the intersection of the Humber River and the main road network. A north arrow is present in the top right corner.

[illegible]

NOTES:

1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.
2. EARTHWORK VOLUMES FOR RESIDENCE GRADING INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE PROPOSED RESIDENCE. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.
3. ALL EXCESS SOIL FROM ANY GRADING INCLUDE EXCAVATION TO CONSTRUCT DRIVEWAY SHALL BE HAULED OR PLACED IN A COUNTY

	PRE-DEVELOPMENT	POST-DEVELOPMENT	NET
IMPERVIOUS AREA	4,403 SF	4,863 SF	375 SF (INCREASE)
"C" VALUE	0.70	0.73	

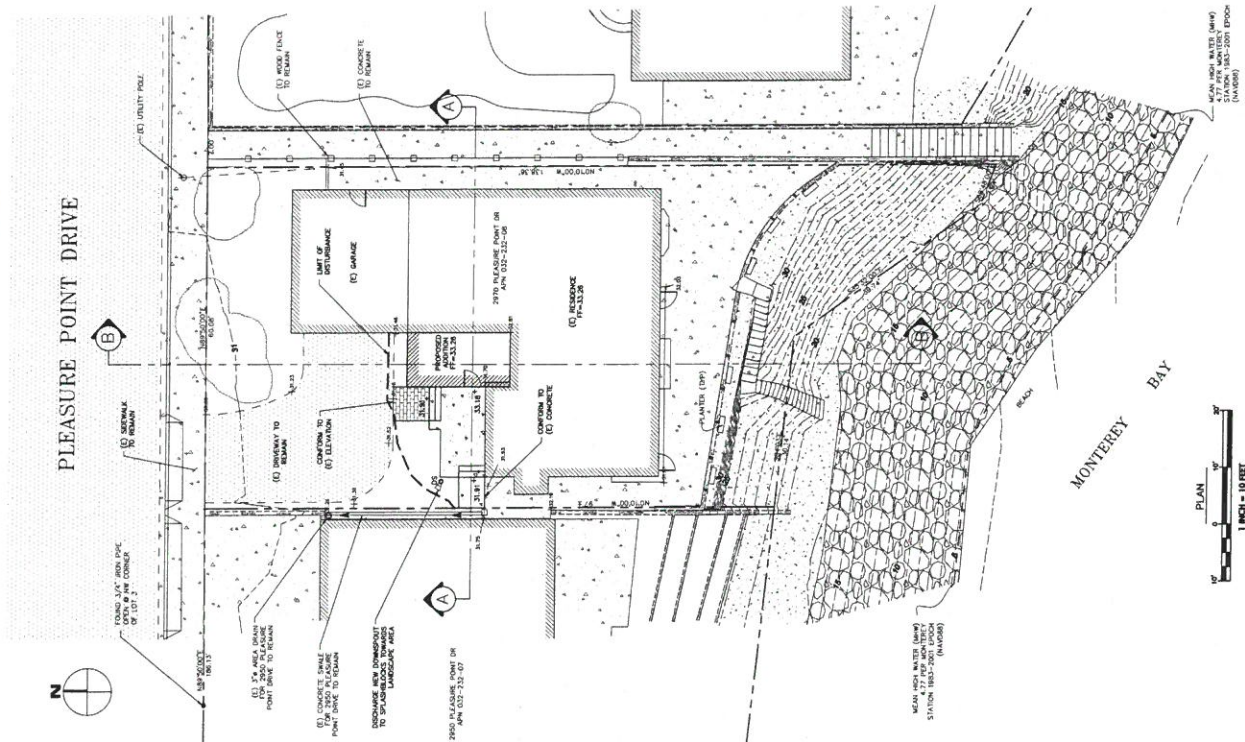
NOTES

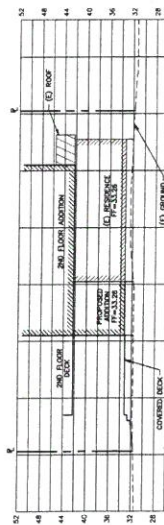
1. COUNTY OF SANTA CRUZ DESIGN CRITERIA 2014
2. DRAINAGE CONDITIONS ARE TO BE SIMILAR TO (1) DRAINAGE CONDITIONS WITH NO SIGNIFICANT CHANGES TO DRAINAGE PATTERNS.
3. NET INCREASE IN IMPERVIOUS AREAS <400 SF, THEREFORE PROJECT IS A "SMALL" PROJECT PER COUNTY OF SANTA CRUZ DESIGN CRITERIA 2014.

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY MH ENGINEERING CO., RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND ELEVATION INFORMATION PRIOR TO CONSTRUCTION.

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE SOUTHERLY LINE OF PLEASURE POINT RD. (FORMERLY EUCALYPTUS AVE.) AS FOUND MONUMENTED AND RECORDED AS NORTH 89°50' EAST AS SHOWN ON THAT MAP OF THE PLEASURE POINT SUBDIVISION FILED FOR RECORD APRIL 24, 1934 IN VOLUME 25 OF MAPS AT PAGE 30, SANTA CRUZ COUNTY RECORDS.

SANTA CRUZ COUNTY BENCHMARK #4-26: STANDARD BRASS CAP ON TOP OF CONCRETE WING WALL @ MORGAN LAKE PARK, 44' SOUTH FROM CENTERLINE OF J CLIFF DRIVE AND 8' EAST OF THE CENTERLINE OF DRAINAGE CULVERT.
D₁ = 15.17 (NAVOD88)





SECTION A-A
SCALE: 1"=10' HORIZONTAL, VERTICAL

TOTAL AREA OF DISTURBANCE = 500 SF

SITE HOUSEKEEPING REQUIREMENTS

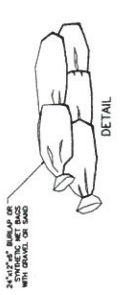
- CONSTRUCTION MATERIALS:**
1. CONSTRUCTION MATERIALS SHALL BE STORED IN A DESIGNATED AREA, SEPARATE FROM THE WORK AREA, AND SHALL BE PROTECTED FROM THE ELEMENTS.
 2. ALL MATERIALS SHALL BE STORED ON A SURFACE OF AT LEAST 18" ABOVE THE GROUND SURFACE.
 3. MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS THEM FROM BEING BLOWN AWAY BY THE WIND.
 4. MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS THEM FROM BEING WASHED AWAY BY RAIN.
 5. MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS THEM FROM BEING DAMAGED BY THE ELEMENTS.
 6. MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS THEM FROM BEING A HAZARD TO THE PUBLIC.
 7. MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS THEM FROM BEING A HAZARD TO THE ENVIRONMENT.
 8. MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS THEM FROM BEING A HAZARD TO THE ADJACENT PROPERTY.
 9. MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS THEM FROM BEING A HAZARD TO THE ADJACENT ROADWAY.
 10. MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS THEM FROM BEING A HAZARD TO THE ADJACENT AIRWAY.

- LANDSCAPE MATERIALS:**
1. LANDSCAPE MATERIALS SHALL BE STORED IN A DESIGNATED AREA, SEPARATE FROM THE WORK AREA, AND SHALL BE PROTECTED FROM THE ELEMENTS.
 2. LANDSCAPE MATERIALS SHALL BE STORED ON A SURFACE OF AT LEAST 18" ABOVE THE GROUND SURFACE.
 3. LANDSCAPE MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS THEM FROM BEING BLOWN AWAY BY THE WIND.
 4. LANDSCAPE MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS THEM FROM BEING WASHED AWAY BY RAIN.
 5. LANDSCAPE MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS THEM FROM BEING DAMAGED BY THE ELEMENTS.
 6. LANDSCAPE MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS THEM FROM BEING A HAZARD TO THE PUBLIC.
 7. LANDSCAPE MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS THEM FROM BEING A HAZARD TO THE ENVIRONMENT.
 8. LANDSCAPE MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS THEM FROM BEING A HAZARD TO THE ADJACENT PROPERTY.
 9. LANDSCAPE MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS THEM FROM BEING A HAZARD TO THE ADJACENT ROADWAY.
 10. LANDSCAPE MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS THEM FROM BEING A HAZARD TO THE ADJACENT AIRWAY.

EROSION CONTROL MEASURES

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
2. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
3. EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED IN A MANNER THAT PREVENTS EROSION FROM OCCURRING.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED IN A MANNER THAT PREVENTS SEDIMENT FROM ENTERING THE ADJACENT WATERWAY.
6. EROSION CONTROL MEASURES SHALL BE INSTALLED IN A MANNER THAT PREVENTS SEDIMENT FROM ENTERING THE ADJACENT AIRWAY.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED IN A MANNER THAT PREVENTS SEDIMENT FROM ENTERING THE ADJACENT PROPERTY.
8. EROSION CONTROL MEASURES SHALL BE INSTALLED IN A MANNER THAT PREVENTS SEDIMENT FROM ENTERING THE ADJACENT ROADWAY.
9. EROSION CONTROL MEASURES SHALL BE INSTALLED IN A MANNER THAT PREVENTS SEDIMENT FROM ENTERING THE ADJACENT AIRWAY.
10. EROSION CONTROL MEASURES SHALL BE INSTALLED IN A MANNER THAT PREVENTS SEDIMENT FROM ENTERING THE ADJACENT PROPERTY.

EROSION CONTROL LEGEND



EROSION CONTROL MEASURES

1. COVER ALL EXPOSED SLOPES.
2. COVER 2' STRIP ALONG SLOPES & 5' STRIP WITH SOIL.
3. COVER WITH AERIAL APPLICATOR GREEN COAT OF EQUAL OR GREATER COVERAGE.

EROSION CONTROL MEASURES

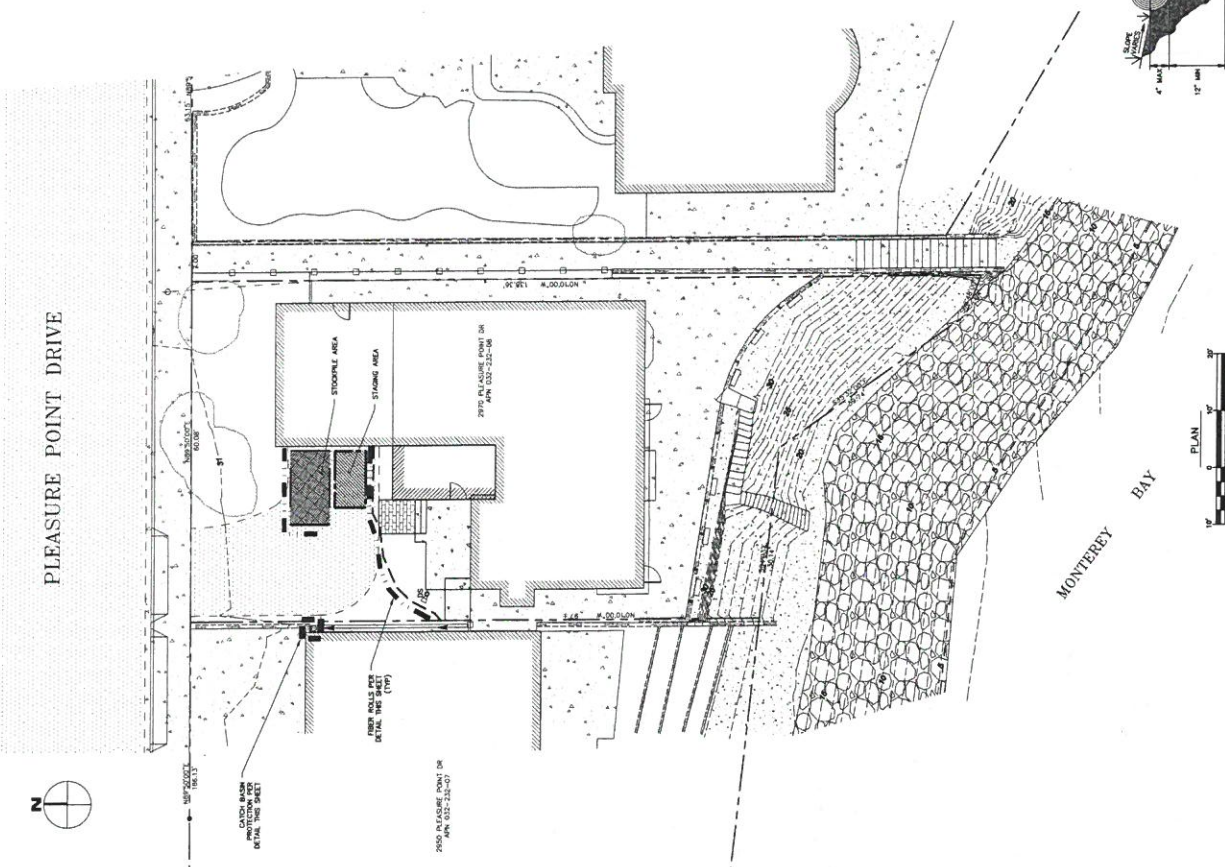
1. COVER ALL EXPOSED SLOPES.
2. COVER 2' STRIP ALONG SLOPES & 5' STRIP WITH SOIL.
3. COVER WITH AERIAL APPLICATOR GREEN COAT OF EQUAL OR GREATER COVERAGE.

EROSION CONTROL MEASURES

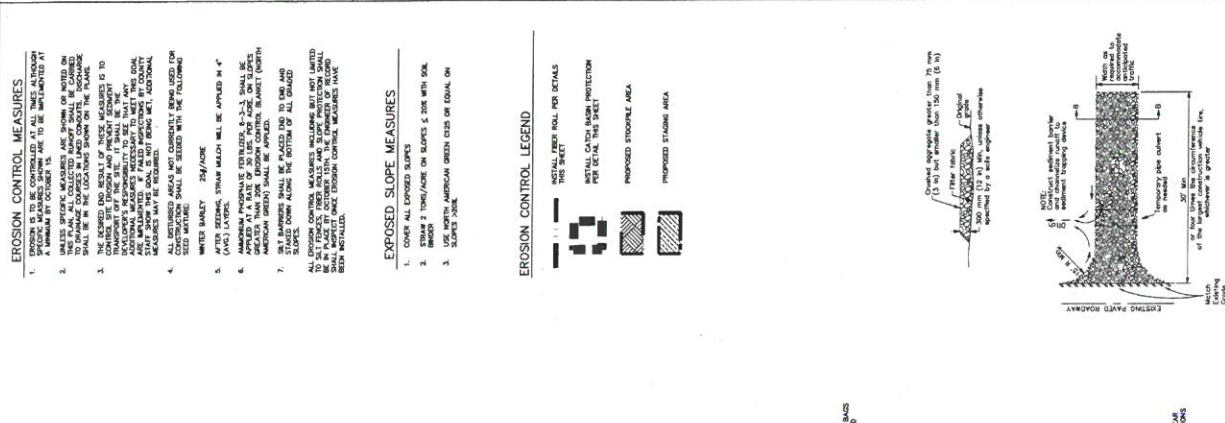
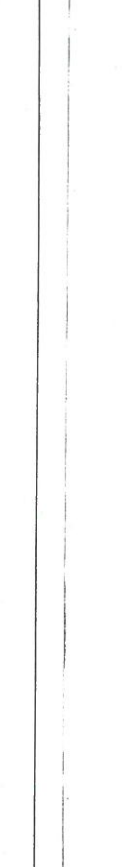
1. COVER ALL EXPOSED SLOPES.
2. COVER 2' STRIP ALONG SLOPES & 5' STRIP WITH SOIL.
3. COVER WITH AERIAL APPLICATOR GREEN COAT OF EQUAL OR GREATER COVERAGE.

EROSION CONTROL MEASURES

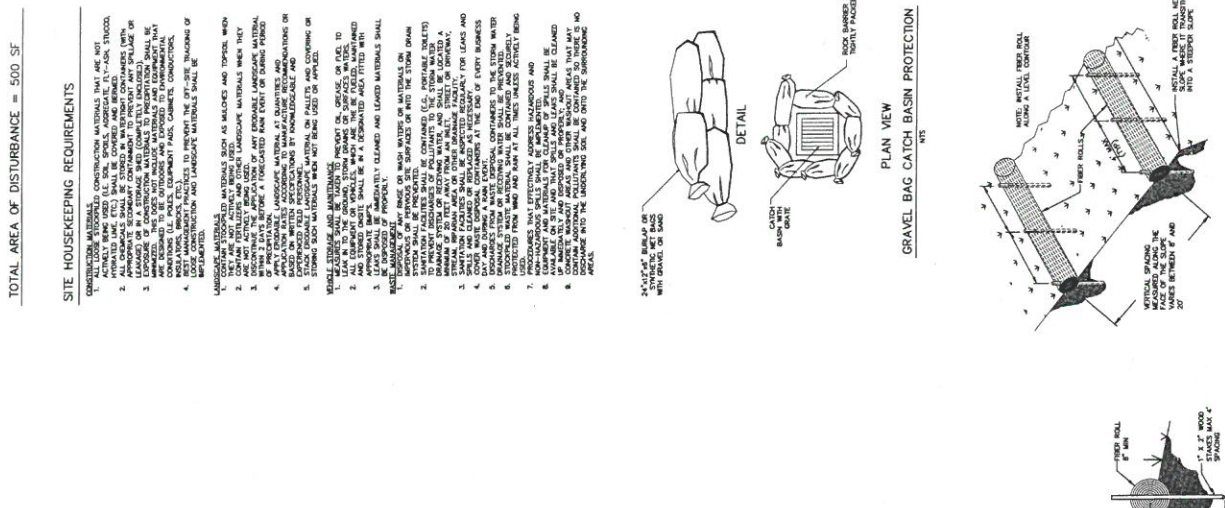
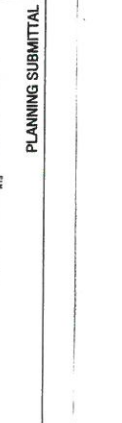
1. COVER ALL EXPOSED SLOPES.
2. COVER 2' STRIP ALONG SLOPES & 5' STRIP WITH SOIL.
3. COVER WITH AERIAL APPLICATOR GREEN COAT OF EQUAL OR GREATER COVERAGE.



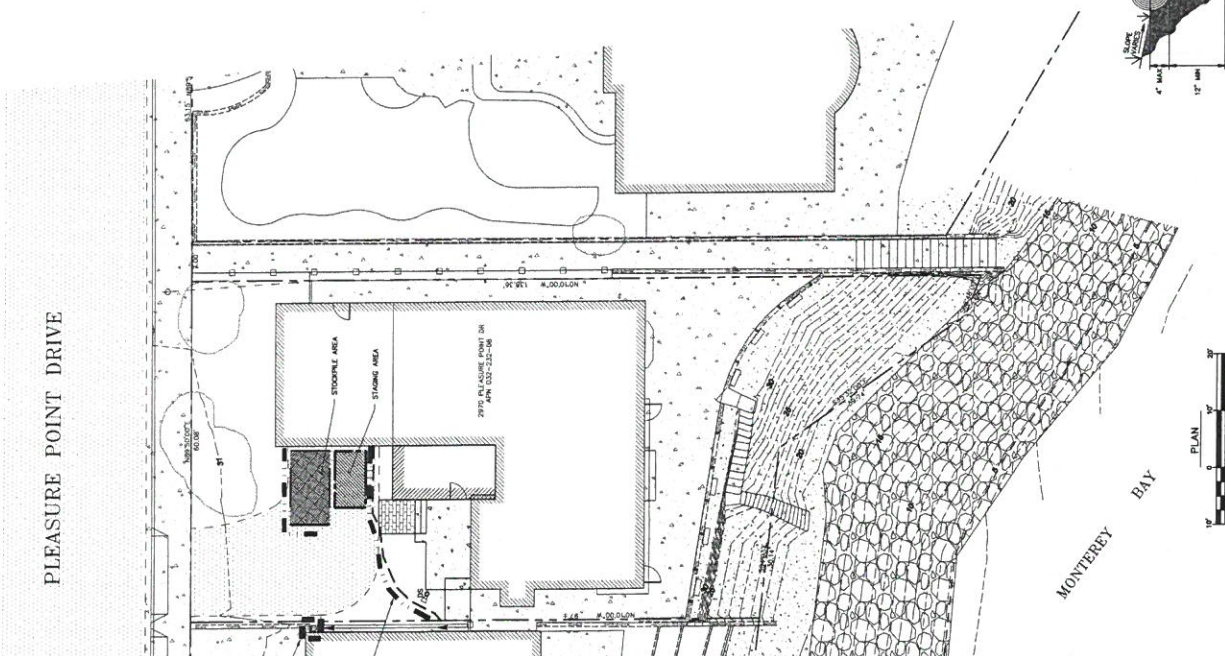
FIBER ROLL DETAIL IN SLOPE AREA



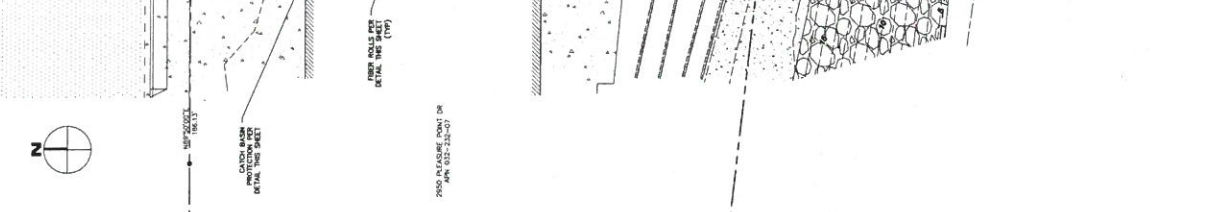
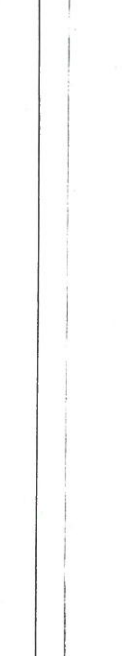
GRAVEL BAG CATCH BASIN PROTECTION



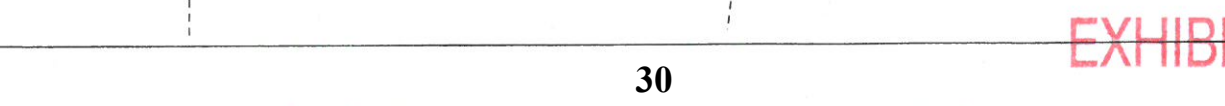
TYPICAL FIBER ROLL INSTALLATION



CONSTRUCTION ENTRANCE DETAIL



STORMWATER POLLUTION CONTROL PLAN



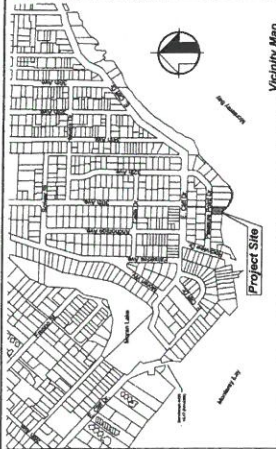
EROSION CONTROL MEASURES



EROSION CONTROL MEASURES

Coastal Development Permit (CDP) Application Number 3-14-0210 (After the fact seawall repairs and improvements)

FILED 214025	SC-107	DATE 6/9/2014	SCALE 1"=10'	DRAWN BY gto	CHECKED BY gto
		APPROVED BY			



Project Information

Applicant: Timothy Kinch
1482 Cherry Garden Lane
San Jose, CA 95125

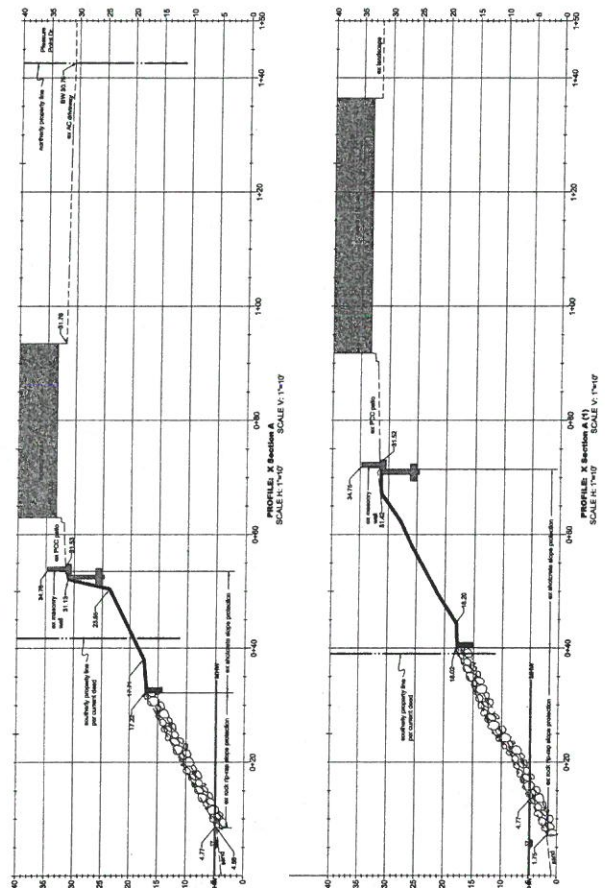
Engineer: MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
(408) 775-7581
atlanta@mhengineering.com

Project Location: 2970 Pleasures Point Drive
San Jose, CA 95128

Proposed Scope of Work

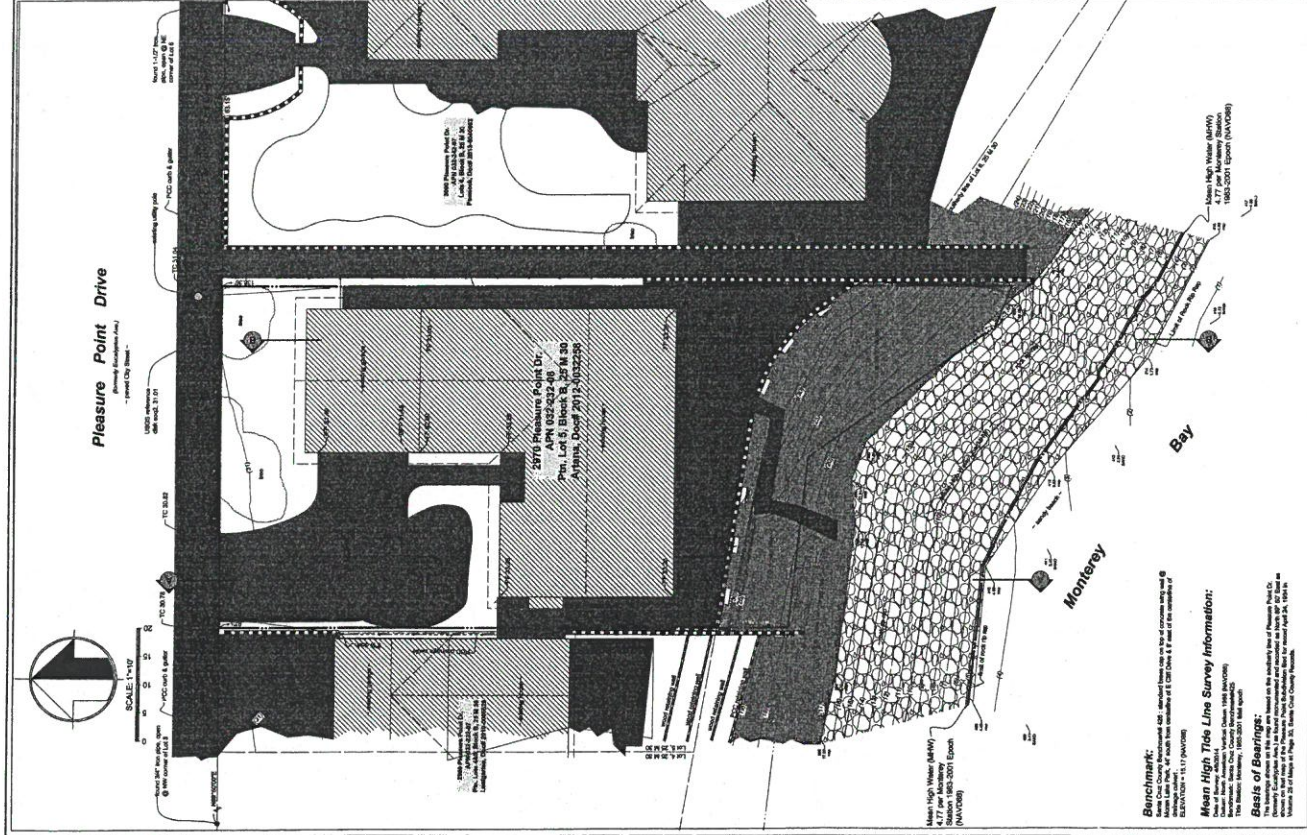
- The entire enclosure using non-hazardous water based "Soycozer" products. Colors Desert Mountain's appearance, and Leather Brown stain be applied in a motion fashion to simulate natural stone knots and veining.
- Install open irrigation system to facilitate uniform finish. Connect finished irrigation line to existing hose at rear of existing house. Provide 6' flexible underground tubing with transition to 1/4" schedule 40 pipe at each pressure.
- All pipes to be cleaned. Water delivered with carbon gel and silver ion treated water from the Desert Mountain Water Treatment Plant. The water will be used to apply Desert Mountain's proprietary Desert® Crystal Brush and ColorMing™ Organics, Silver Carpet. Entire granite seal time at a minimum three (3) periods. Provide adequate water and organic volume required to ensure growth and stability.

L:\Projects\2010\214025\PDS.SoyCreate.web001.jpg

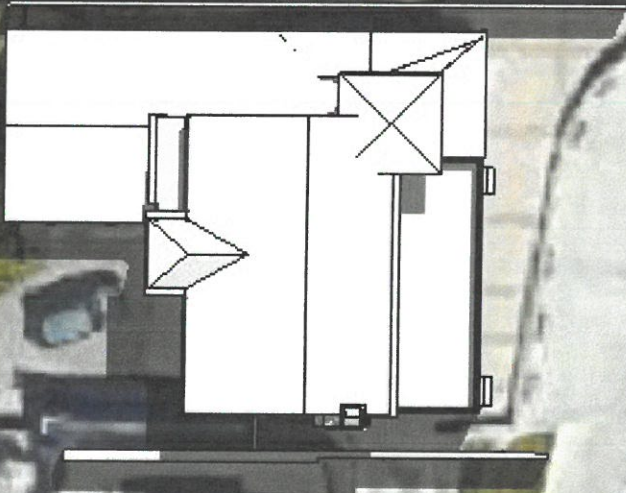


Construction Notes & Best Management Practices

1. At all times while working on the beach, all personnel should wear life jackets.
2. All personnel should wear appropriate PPE (hard hats, safety glasses, etc.).
3. All work shall take place during daylight hours and follow local ordinances for work days and times.
4. All personnel shall be trained in the use of the equipment and shall be properly instructed in the use of the equipment.
5. All personnel shall be trained in the use of the equipment and shall be properly instructed in the use of the equipment.
6. All personnel shall be trained in the use of the equipment and shall be properly instructed in the use of the equipment.
7. All personnel shall be trained in the use of the equipment and shall be properly instructed in the use of the equipment.
8. All personnel shall be trained in the use of the equipment and shall be properly instructed in the use of the equipment.
9. All personnel shall be trained in the use of the equipment and shall be properly instructed in the use of the equipment.
10. All personnel shall be trained in the use of the equipment and shall be properly instructed in the use of the equipment.



Pleasure Point Dr



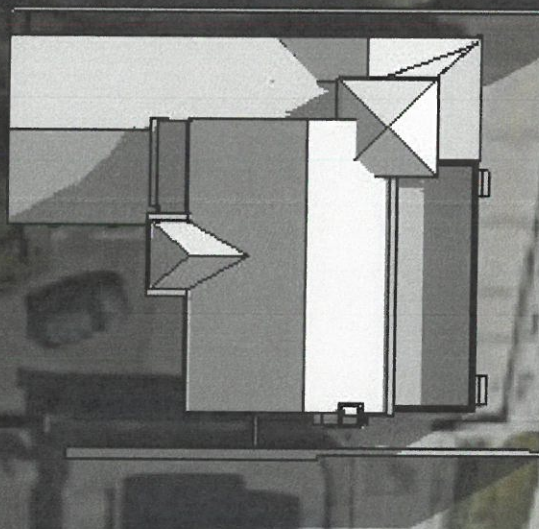
JUNE 21
10AM

EXHIBIT D



EXHIBIT D

Pleasure Point Dr



DECEMBER 21
10AM

EXHIBIT D



DECEMBER 21
2PM

EXHIBIT D 1

Modification Worksheet

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accomodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

How to use this calculator:

For each building component (roof, exterior walls, floor framing or foundation), you may enter either an estimated percentage to be modified or you can enter the actual measurements and use the calculator to obtain the percent modification of that component. Enter values only in the green fields. The result is given in the blue box a the bottom of the spreadsheet.

For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

Roof

Do not enter words or symbols

Enter either

Estimated % of roof to be modified	70%
------------------------------------	-----

or

Area of Existing Roof	SF
Total Modified Area of Roof	SF

Roof Calculation Notes:

Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.

Calculation Tips

Exterior Walls

Enter either

Estimated % of exterior walls to be modified	27%
--	-----

or

Total length of existing exterior walls	LF
Total length of modified exterior walls	LF

Exterior walls Calculation Notes:

Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.

Floors

Enter either

Estimated % of floor area to be modified	10%
--	-----

or

Total area of existing floors	SF
Total area of modified floors	SF

Floor Calculation Notes:

The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.

Foundations

Enter either

Estimated % of foundations to be modified	10%
---	-----

or

Perimeter Foundations	
Total length of existing perimeter foundation	LF
Total length of <u>modified</u> perimeter foundation	LF
Area of first floor supported by perimeter foundation	SF
Slab Foundations	
Total area of <u>existing</u> slab foundation	SF
Total area of <u>modified</u> slab foundation	SF
Area of first floor supported by slab foundation	SF
Pier and Grade Beam Foundation	
Total length of <u>existing</u> pier and grade beam foundation	LF
Total length of <u>modified</u> pier and grade beam foundation	LF
Area of first floor supported by pier and grade beam foundation	SF

Foundation Calculation Notes:

Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;

Modification of a slab is measured as percentage of area.

Where piers are added or reinforced, multiply the number of modified piers by the average spacing. Where one pier or anchor is added, count as a modification of 4'.

Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.

Summary

Roof Modification (15%)	11%
Exterior Wall Modification (65%)	18%
Floor Framing Modification (10%)	1%
Foundation Modification (10%)	1%
	30%

For Planning Staff Only

If structural modifications exceed the level of modification indicated below, a discretionary application is required.

☐ 65% ☐ Other*
☐ 50% ☐ No Maximum*

*Explain: _____

APN: 032-232-08

Owner Name: GEOFFREY HAY FLAVELL

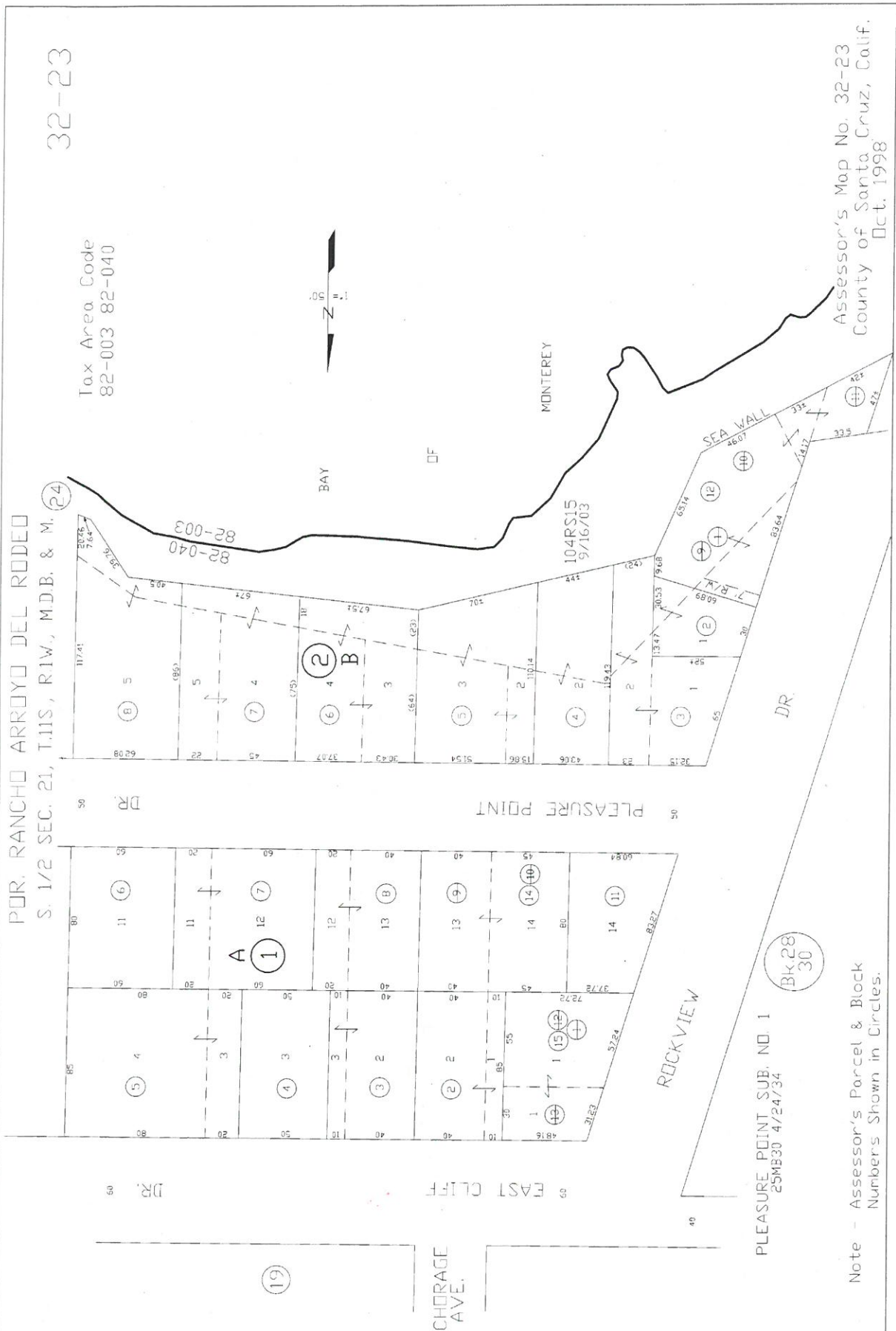
Date: 01/11/10

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project.

Signature Emily Stansell

Print Name EMILY STANSELL

FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998



32-23

Tax Area Code
 82-003 82-040

Assessor's Map No. 32-23
 County of Santa Cruz, Calif.
 Oct. 1998

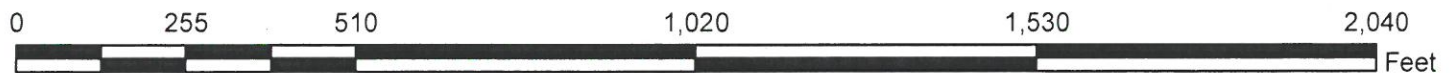
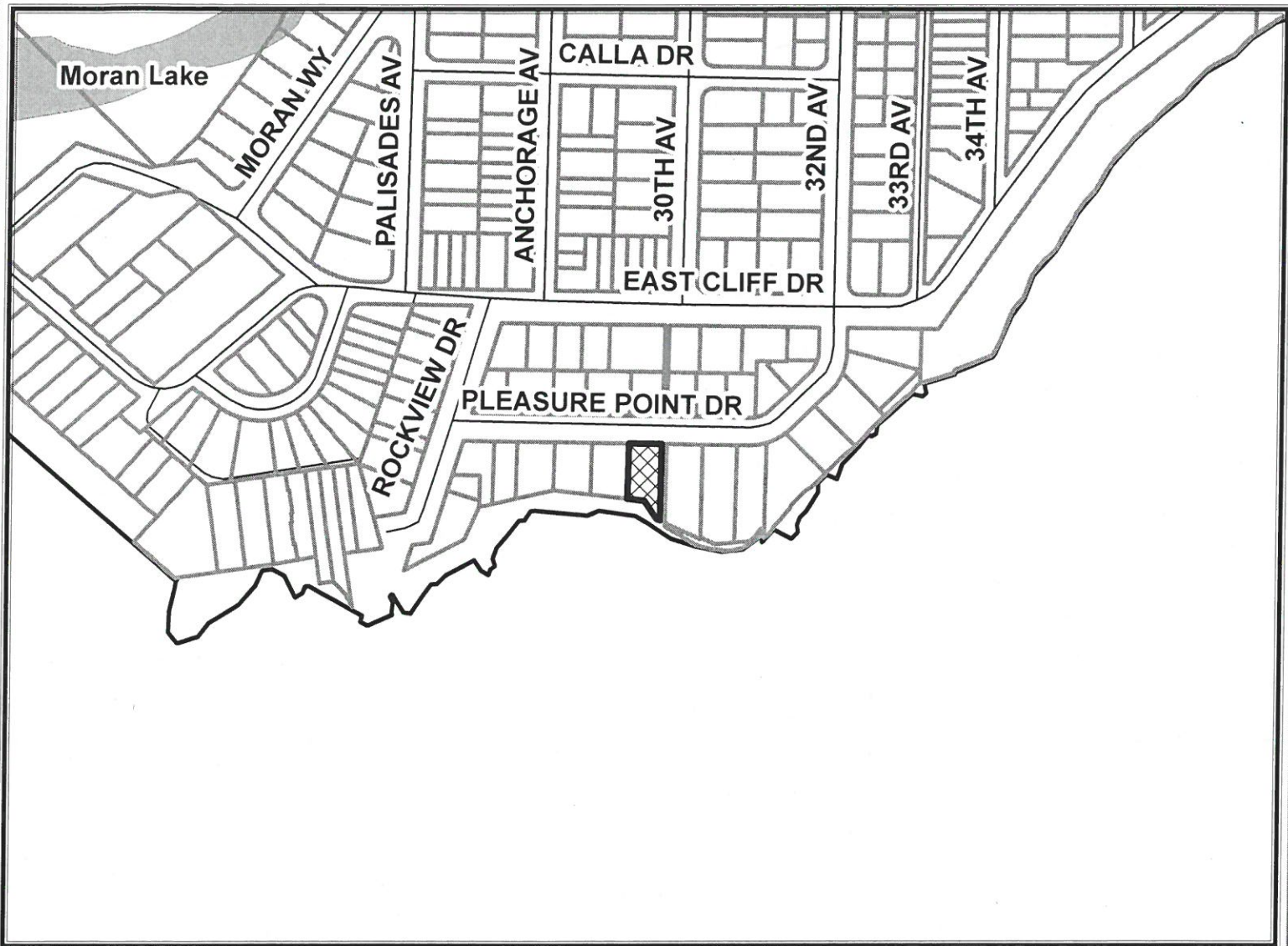
PLEASURE POINT SUB. NO. 1
 25MB30 4/24/34

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






Rev 10/14/03 CB (104RS15)
 Rev 9/19/03 CB (104RS15)
 Electronically Redrawn 7/22/97 fw



Location Map



LEGEND

-  APN: 032-232-08
-  Assessors Parcels
-  Street
-  County Boundary
-  Lakes

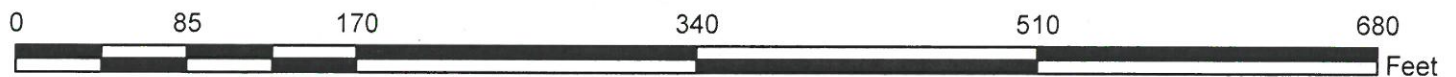
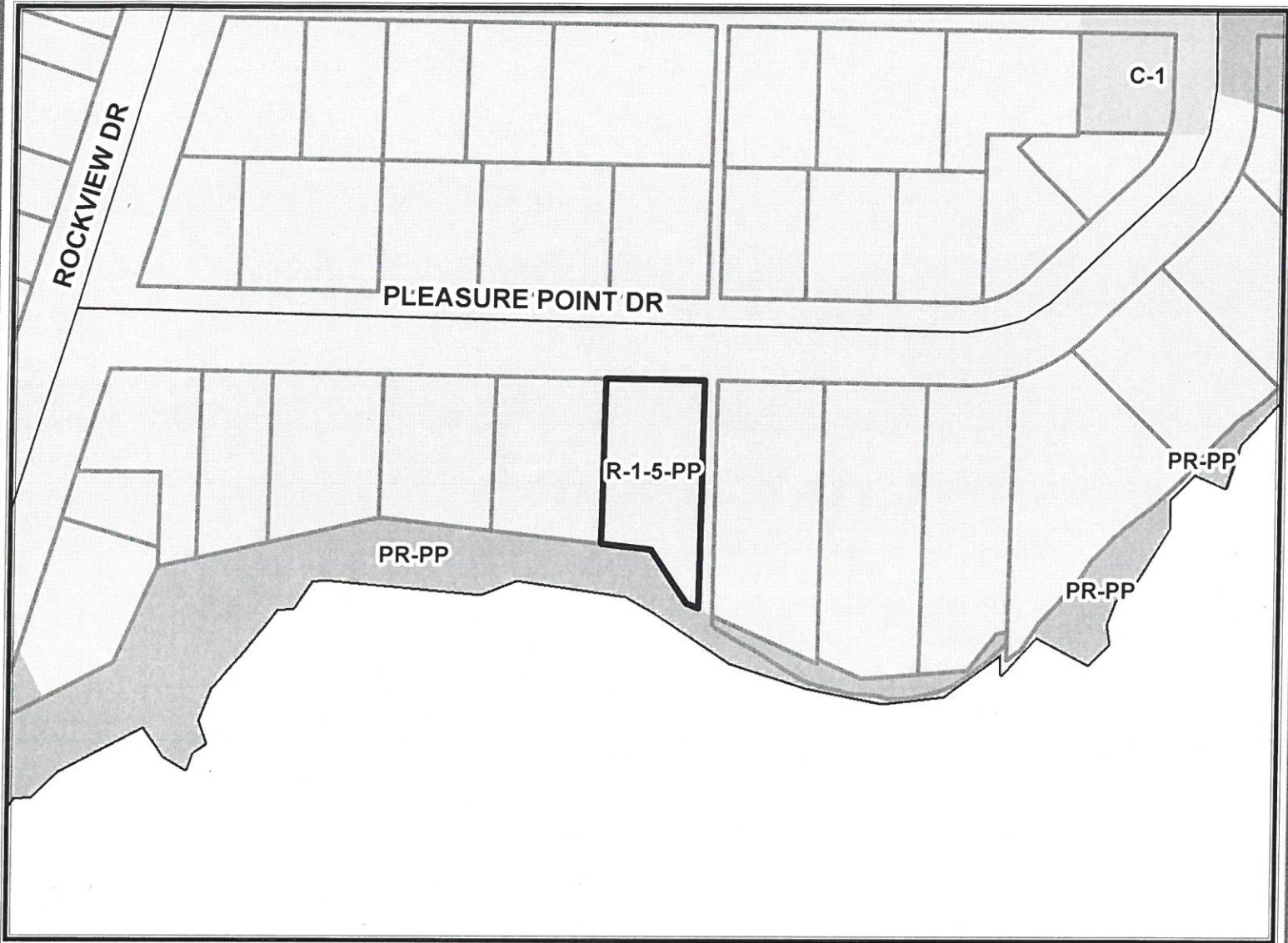


Map Created by
County of Santa Cruz
Planning Department
April 2015

EXHIBIT E



Zoning Map



LEGEND

- APN: 032-232-08
- Assessors Parcels
- Street
- County Boundary
- RESIDENTIAL-SINGLE FAMILY
- COMMERCIAL-NEIGHBORHOOD
- PARK

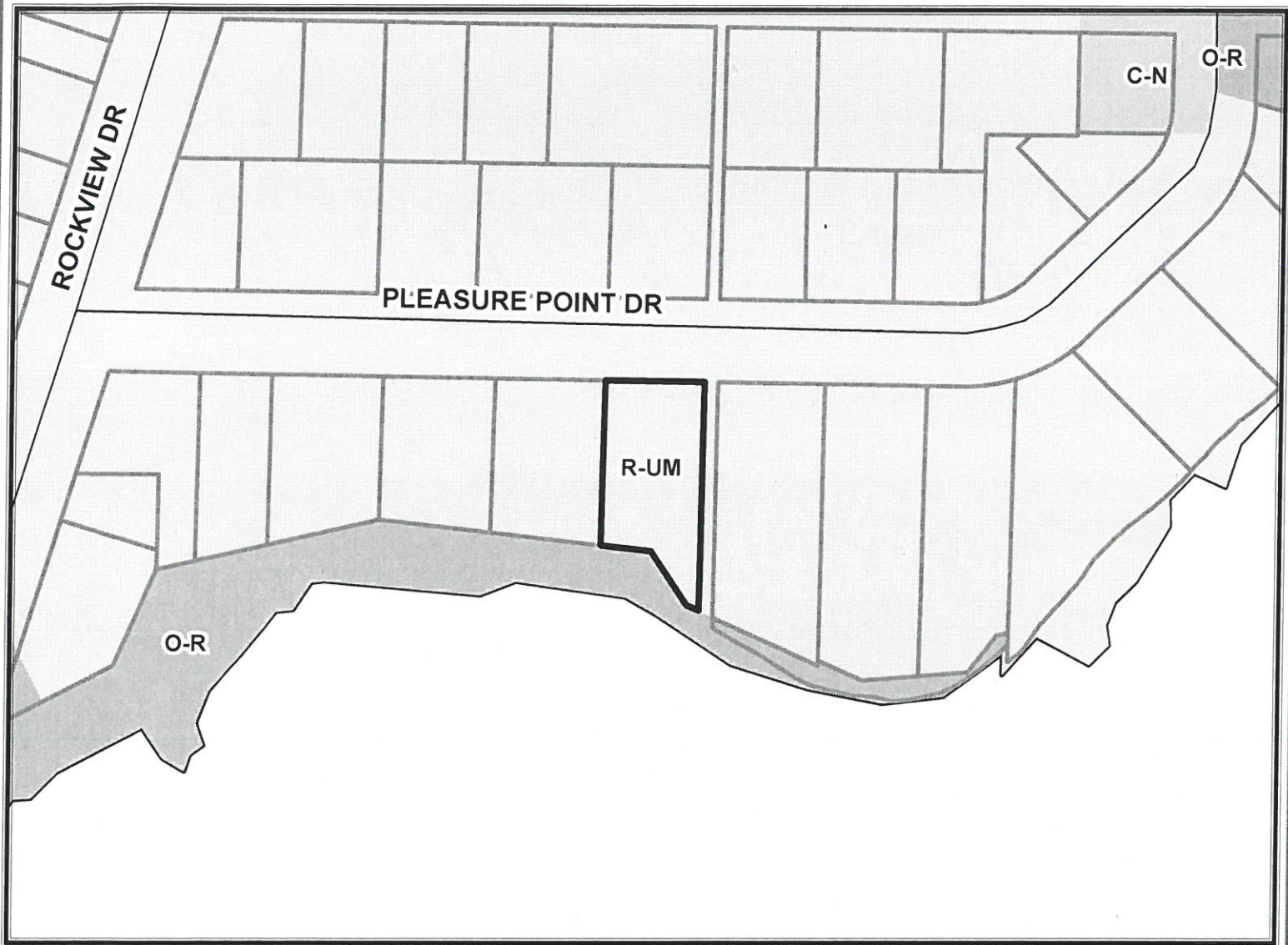


Map Created by
County of Santa Cruz
Planning Department
April 2015

EXHIBIT E



General Plan Designation Map



LEGEND

- APN: 032-232-08
- Assessors Parcels
- Street
- County Boundary
- Residential - Urban Medium Density
- Commercial-Neighborhood
- Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
April 2015

EXHIBIT E



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

December 2, 2016

Geoff Flavell
7881 Leong Court
Cupertino, CA 95014

**Subject: Review of Engineering Geologic Investigation by Zinn Geology
Dated October 27, 2015, Project No. 2015007-G-SC**

**Geotechnical Investigation by Pacific Crest Engineering, Inc.
Dated December 1, 2015, Project No. 1520-SZ68-163**

**Supplemental Coastal Engineering Analysis by Pacific Crest Engineering, Inc.
Dated November 3, 2016, Project No. 1520-SZ68-163**

APN 032-232-08, Application No. REV161000

Dear Mr. Flavell,

The purpose of this letter is to inform you that the Planning Department has accepted the subject reports and provides the following discussion and Conditions of Approval:

Preliminary FIRM

The Preliminary Flood Insurance Rate Map (FIRM) was released by FEMA for review on September 28, 2015. The Preliminary FIRM provides a revised Base Flood Elevation (BFE) data for this property. The maps show the subject site **to be mapped in a VE Zone with a BFE of 35 feet** (referenced to NAVD 88 datum). Although not reflected in the Preliminary FIRM for this site, FEMA calculates a BFE of 31.8 considering the presence of an intact seawall. The Preliminary FIRM and additional information can be viewed here:
<http://www.sccoplanning.com/PlanningHome/Environmental/FloodInformation/FloodMapUpdate.aspx>.

As of June 17, 2016, the appeals period for the Preliminary FIRM has closed, and upon FEMA's issuance of a Letter of Final Determination (LFD) the Preliminary FIRM will become effective BFE data. Prior to issuance of the final FIRM by FEMA, and at your request, the County will continue to process your application utilizing the BFE of 31.8. It is our understanding that you intend to apply to FEMA directly for a Letter of Map Amendment (LOMA) that considers the existing revetment, thereby lowering the BFE for the subject site to from 35 to 31.8 feet NAVD88. However, it is very important that you are aware of the potential impacts of the Preliminary FIRM data on the design and construction of your project. If FEMA issues the Letter

of Final Determination (LFD) before the building permit for your proposed project is issued and you have not received a LOMA from FEMA we may not be able to issue the building permit, even if it is consistent with an approved discretionary permit for your project, if it will be out of compliance with the effective FIRM.

Currently, the submitted technical reports state that wave overtopping of the bluff is unlikely when the revetment is incorporated into wave run-up models. While the applicant has not yet submitted a Substantial Improvement Form to clarify the value of the proposed improvements relative to the value of the affected structure, it is staff's assumption that the proposed improvements are likely significant enough to be considered "Substantial Improvement" per County Code Section 16.10.040(65). If the proposed improvements do meet the threshold of Substantial Improvement and a building permit is not issued prior to FEMA's issuance of the LFD (or FEMA has issued the LFD and has not issued a LOMA), the structure would need to comply with County Code Section 16.10.070(H)(5) and ASCE 24 requirements for V-Zone construction, and incorporate elevation of the bottom of the lowest horizontal member of the lowest habitable floor to 36 feet (1 foot above the Preliminary BFE). Further, the applicant should be aware that if a building permit for the structure is issued prior to FEMA's issuance of the LFD and does not comply with the effective BFE data that is reflected on the final FIRM, the structure may be subject to a lower flood insurance rating, likely resulting in a significantly higher flood insurance premium.

Seawall Monitoring and Maintenance Program

The integrity of the 100-year geologic setback determination for the proposed development is dependent on the continued performance of the existing seawall. In lieu of an engineer's certification of the wall at this time, prior to building permit issuance the applicant shall record a Seawall Monitoring and Maintenance Program (MMP) on the parcel that provides for regular monitoring inspections by a qualified registered civil engineer, and incorporates requirements for reporting, maintenance plan review, and construction requirements for maintenance activities consistent with typical California Coastal Commission conditions for coastal development. This document will be prepared by County staff prior to final approval of the Coastal Development Permit application.

It is our understanding that your civil engineer is prepared to provide a statement regarding the existing condition of the wall, and provide recommendations for any "Year 0" (current) maintenance needs, as well as anticipated future maintenance activities. The engineer's statement will also include an evaluation of the extent of rip rap migration, and an estimate of the corresponding impact to its effectiveness. If necessary, the collection and replacement of the rock will be included in the maintenance and monitoring program, to be completed within 3 years of building permit issuance for the home.

Although the civil engineer's statement regarding seawall maintenance activities is not required prior to the development permit application being deemed complete, we expect that this document would be produced within several weeks of the completeness determination so we may begin development of the MMP.

FEMA Study Consideration of Sea Level Rise

The Supplemental Coastal Engineering Analysis by Pacific Crest Engineering (11/3/16) asserts that FEMA's recent Preliminary Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) ostensibly incorporates sea level rise via the utilization of 50 years of recorded tidal data that consequently reflect historic tidal increases due to sea level rise. Since it is not material to

the further processing of the permit we will not belabor the point, but we would like to make clear that we do not accept this rationale or the assertion that FEMA's Preliminary FIRM/FIS adequately considers Sea Level Rise for the next 100 years.

Conditions of Approval:

The following are minimum conditions of approval, set forth here because they address matters discussed herein. Approvals may be subject to additional conditions, including but not limited to standard conditions and other conditions related to improvements on coastal bluffs.

1. The applicant shall obtain the building permit prior to issuance of the Letter of Final Determination (LFD) by FEMA, or the applicant shall provide a valid Letter of Map Amendment (LOMA), issued by FEMA, that shows the residence is outside the FEMA V Zone. If the applicant does not obtain the building permit before the LFD is issued or does not provide the requisite LOMA, the applicant shall submit a "Substantial Improvement Form" (<http://www.sccoplanning.com/Portals/2/County/Planning/env/Substantial%20Improvement%20Form.PDF>) to establish whether the project meets the definition of Substantial Improvement. If so, the building permit will not be issued, even if it is consistent with this Coastal Permit, if it will be out of compliance with the effective final maps.
2. If the applicant obtains the building permit prior to issuance of the LFD by FEMA, and the structure is built so that it may not comply with the subsequent effective BFE data that is reflected on the final Flood Insurance Rate Map (FIRM), the structure may be subject to a higher flood insurance rating, likely resulting in a higher-risk annual flood insurance premium if the property owner purchases flood insurance (voluntarily, or as required by mortgage lenders). The County expressly disclaims liability of any kind relating to noncompliance of the permitted structure with the final FIRM and/or presence of Geologic Hazards, and the property owner accepts on behalf of himself or herself, all owners of any interest in the property, and all successors in interest to the property, all responsibility for any liability relating in any way to noncompliance of the proposed structure with the final FIRM and/or presence of Geologic Hazards, and shall waive, indemnify and defend the County therefrom. Prior to and as a condition of issuance of the building permit, the applicant shall record of a Notice of Geologic Hazards, Acceptance of Risk, and Liability Release on the parcel, acknowledging these risks. A copy of this document will be provided upon written request to the County Geologist, Joe Hanna.
3. All plan sheets submitted for the building application shall reflect the BFE of 31.8 feet (referenced to NAVD 88 datum).
4. Plans submitted for the building application shall be designed in conformance with all recommendations provided in the soils and geology reports, and shall cite the reports on the plans. Plans shall clearly delineate the 100-year (or 25-foot) setback from top-of-bluff as established in the Geologic Investigation, and reference the supporting technical report.
5. Plans submitted for the building application shall include a civil-engineered 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 navigation to Environmental / Erosion and Stormwater Pollution Control / Construction Site Stormwater BMP Manual.

6. Plans submitted for the building application shall include a drainage plan that complies with the requirements set forth in 2013 California Building Code (CBC) Section 1804.3 and the recommendations of the soils engineer.
7. All decks, stairs, etc. within the 25'/100-year coastal bluff setback are required to be structurally detached from the new home and not require a building permit.
8. Prior to building permit approval the applicant shall submit:
 - A. Two copies of the soils report and any updates;
 - B. Two copies of the geology report and any updates;
 - C. Two copies of the wave run-up analysis and any updates;
 - D. A plan review form, based on final revised plans, signed and stamped by the soils engineer;
 - E. A plan review form, based on final revised plans, signed and stamped by the project geologist;
 - F. One copy of the recorded Notice of Geologic Hazards, Acceptance of Risk, and Liability Release is required prior to building permit issuance (a copy will be provided upon written request to the County Geologist, Joe Hanna);
 - G. One copy of the recorded Seawall Maintenance and Monitoring Program (a copy will be provided upon written request to the County Geologist, Joe Hanna).
9. Prior to building permit final, the applicant shall submit:
 - A. Final inspection forms from the geotechnical engineer, engineering geologist, and civil engineer;
10. All construction shall be completed in compliance with all recommendations provided in the soils and geology reports.
11. Development within the 25'/100-year coastal bluff setback is prohibited.


After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached). Please note: Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms".

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



Carolyn Burke
Senior Civil Engineer

Cc: Sheila McDaniel, Project Planner
Zinn Geology
Pacific Crest Engineering, Inc.
Cove Britton, Mattson-Britton Architects

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,
REVIEWED AND ACCEPTED FOR THE PROJECT**

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

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants

Sheila McDaniel

From: John McMorrow <mcmorrow@silverstonecommunities.com>
Sent: Wednesday, April 26, 2017 8:22 AM
To: Sheila McDaniel
Subject: RE: 03223208 item #151080

Ok - thank you for update.

On Apr 26, 2017 7:40 AM, "Sheila McDaniel" <Sheila.McDaniel@santacruzcounty.us> wrote:

John,

The item has been pulled from the agenda and will be re-noticed at a later date. Please disregard the noticing for the hearing. A notification will go up on the web page this morning.

Thank you,

Sheila McDaniel

Senior Planner

Santa Cruz County Planning Department

(831) 454-2255

From: John McMorrow [mailto:mcmorrow@silverstonecommunities.com]
Sent: Tuesday, April 25, 2017 3:04 PM
To: Sheila McDaniel <Sheila.McDaniel@santacruzcounty.us>
Subject: Re: 03223208 item #151080

ok, thanks

On Tue, Apr 25, 2017 at 3:00 PM, Sheila McDaniel <Sheila.McDaniel@santacruzcounty.us> wrote:

John,

The plans will be scanned onto the website (under the Zoning Administrator Agenda item) approximately a week before the hearing. You may view them there.

Thank you,

Sheila McDaniel

Senior Planner

Santa Cruz County Planning Department

(831) 454-2255

From: John McMorow [mailto:mcmorrow@silverstonecommunities.com]

Sent: Tuesday, April 25, 2017 2:01 PM

To: Sheila McDaniel <Sheila.McDaniel@santacruzcounty.us>

Subject: 03223208 item #151080

Hi Sheila - Great this project is finally going to get approved. Do you have some sort of plans that can be pdf'd to me?

--

John McMorow

2926 Pleasure Point Drive

650.740.0234

--

John McMorrow

President

Silverstone Communities

2995 Woodside Road, Suite 400

Woodside, CA 94062

650.740.0234

www.silverstonecommunities.com

Sheila McDaniel

From: richard.gallivan@gmail.com
Sent: Monday, May 01, 2017 9:29 AM
To: Sheila McDaniel
Subject: Re: Concern about a construction permit

Thank you. I have also reached out to the homeowner to request a review of the plans so let me see how they respond.

Regards,

Rich

On May 1, 2017, at 7:34 AM, Sheila McDaniel <Sheila.McDaniel@santacruzcounty.us> wrote:

Richard,

The item was pulled from the agenda and will be rescheduled and a new notice will go out. It will probably go to hearing in June. Once it is scheduled, the plans will be available on our website approximately 1 week prior to the meeting. If it is necessary to see the plans sooner I can make the plans available for review in the Planning Department records room. Let me know if you would like to see them.

Thank you,

Sheila McDaniel
Senior Planner
Santa Cruz County Planning Department
(831) 454-2255

From: Richard [<mailto:richard.gallivan@gmail.com>]
Sent: Sunday, April 30, 2017 2:41 PM
To: Sheila McDaniel <Sheila.McDaniel@santacruzcounty.us>
Cc: Richard Gallivan <richard.gallivan@gmail.com>
Subject: Fwd: Concern about a construction permit

Hi Sheila,

I just learned from one of our neighbors that there is a review meeting this week in Santa Cruz. I do not know the details at this time and would like to attend if possible as I do have serious concerns about the impact of this project on our views and thus significantly impacting the value of our home (directly across the street). I work in San Francisco but will try to attend. Can you please inform me of the time and location of the planning review which is open to the public?

Regards

Rich Gallivan

Sent from my iPad

Begin forwarded message:

From: Richard <richard.gallivan@gmail.com>
Date: April 30, 2017 at 2:35:12 PM PDT
To: Sheila.McDaniel@co.santa-cruz.ca.us
Subject: Concern about a construction permit

Hi.

We are homeowners at 2965 Pleasure Point Drive. We understand the homeowner across the street from us has applied for a variance to build a second story but with a design criteria exception to the setbacks required under the city's building codes. We are not opposed to the construction per se, but would politely request the opportunity to review the plans as I am concerned that the new construction will block or disrupt the modest ocean views that we currently have. Is there someone we could speak with about reviewing the plans so we can at least understand the scope of the project and how it may impact our home and views?

Thanks

this is in regards to Application # 151080. APN 032-232-08

Rich Gallivan
2965 Pleasure Point Drive

650-862-7311

Rich

Sent from my iPad

Lonnie Johnson

From: Sheila McDaniel
Sent: Monday, August 7, 2017 11:14 AM
To: Geoff Flavell
Cc: Cove Britton; Lonnie Johnson
Subject: FW: Public hearing pertaining to 2970 Pleasure Point Drive

Geoff,

Here is additional correspondence associated with the item.

Lonnie, please attach to the staff report (item 1 for 8/18) if it is not too late. Otherwise, please submit to ZA as late correspondence.

Thank you,

Sheila McDaniel
Senior Planner
Santa Cruz County Planning Department
(831) 454-2255

-----Original Message-----

From: Frank Casanova [mailto:casanova@mac.com]
Sent: Monday, August 07, 2017 10:48 AM
To: Sheila McDaniel <Sheila.McDaniel@santacruzcounty.us>
Cc: Debbie Casanova <debbiecasanova@comcast.net>
Subject: Public hearing pertaining to 2970 Pleasure Point Drive

Dear Sheila,

We are Frank and Debbie Casanova and own the home at 3000 Pleasure Point Drive. We are writing to provide our input on item #1 151080 for the public hearing to be held on 18-August-2017. We live in the house directly next door and down coast from the Flavell's property which is located at 2970 Pleasure Point Drive.

We've had the opportunity to review the Flavell's plans and fully support their intended remodel. A quick drive around the surrounding area as well as down Opal Cliff will show that the Flavell's remodel plans are, by comparison, quite modest in size and scope.

The Flavells are asking for a Pleasure Point Design Criteria Exception which is also fine with us. Our two homes are divided by a public beach access walkway and their request to shift the 2nd floor structure upcoast a few feet and away from the walkway will provide a better experience for the people who use that path as it will be more brightly lit, reveal the view sooner and the public won't feel as if they're walking in a tunnel.

The current Flavell structure is out of character for our Pleasure Point neighborhood and we welcome the remodel as it is modest, well articulated and brings their structure up to par with the rest of the homes on our street.

We respectfully request the Zoning Administrator to approve their plans.

If you have any questions, please feel free to contact me at this email address or call me at 408-425-3304.

Thank you and best regards,

Frank and Debbie Casanova
3000 Pleasure Point Drive

Lonnie Johnson

From: Sheila McDaniel
Sent: Wednesday, August 9, 2017 10:41 AM
To: Lonnie Johnson
Cc: Geoff Flavell
Subject: Late correspondence-151080 August 18th

Lonnie,

Fyi..

Thank you,

Sheila McDaniel
Senior Planner
Santa Cruz County Planning Department
(831) 454-2255

From: Bob Matiasovich [mailto:bobmatiasovich@yahoo.com]
Sent: Wednesday, August 09, 2017 9:59 AM
To: Sheila McDaniel <Sheila.McDaniel@santacruzcounty.us>
Subject: Geoff Flavell proposed project

Dear Ms McDaniel,

My wife and I reside full-time at our home located at 2940 Pleasure Point Drive. We are located just up coast from the Flavell's property. I am writing to provide our input on item #1 151080 for the public hearing to be held on 18-August-2017.

We have had the opportunity to review the Flavell's plans and fully support their remodel request. The Flavells are asking for a Pleasure Point Design Criteria Exception which is also fine with us. Their current home is dated and has always been out of character with the other homes in this area. We welcome the change it will bring to the neighborhood.

We encourage the Santa Cruz Zoning Dept. to approve the Flavell's plans for the house remodel.

Sincerely,
Dr Robert & Katherine Matiasovich