



Staff Report to the Zoning Administrator

Application Number: **171315**

Applicant: Cove Britton/Margo Alleman
Owner: Bob and Patsy Zollars
APN: 028-304-75

Agenda Date: August 3, 2018
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to construct a two-story, 2,684 square-foot residence and attached 225 square-foot garage on a vacant lot in the R-1-5-PP zone district. Requires a Coastal Development Permit.

Location: Property located on the south side of East Cliff Drive, approximately 560 feet southwest of the intersection of Moran Way and East Cliff Drive.

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

Permits Required: Coastal Development Permit

Technical Reviews: Geologic and Geotechnical Report Review

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application Number **171315** based on the attached findings and conditions.

Exhibits

- | | |
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| A. Categorical Exemption (CEQA determination) | E. Boundary and Topographic Map |
| B. Findings | F. Colors and Materials Exhibit |
| C. Conditions | G. Assessor's, Location, Zoning and General Plan Maps |
| D. Project Plans | |

Parcel Information:

Parcel Size:	6,750 square feet (gross); 5,397 square feet (net)
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Single-family Residential
Project Access:	East Cliff Drive
Planning Area:	Live Oak - Pleasure Point
	R-1-5-PP (Single-Family Residential, 5,000 square feet -

Land Use Designation: Pleasure Point Combining District)
Zone District: O-R, R-UM (Parks and Recreation, Urban Medium Density)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal X Yes No
Comm.

Environmental Information:

Geologic Hazards: Located on a Coastal Bluff; Geotechnical Report reviewed and accepted
Soils: Geologic Report reviewed and accepted
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Minimal grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource - visible from public beach
Drainage: Preliminary drainage plan approved by the Department of Public Works - Stormwater Division
Archeology: Not mapped/no physical evidence on site

Services Information:

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

Project Setting: The project site consists of a vacant parcel located on the south side East Cliff Drive, approximately 560 feet southwest of the intersection of Moran Way and East Cliff Drive. The property is bounded by Monterey Bay to the south and single-family residential development to the west, east, and north. Moran Lake Beach, accessible to the public, is located three parcels to the west of the subject parcel.

The project site is bordered by East Cliff Drive (to the north) and an existing rip rap revetment, installed along the coastal bluff (to the south). The revetment extends from Moran Lake Beach to a point that extends into the bay off South Palisades Avenue. According to historical research conducted by the project engineer, the revetment appears to have been initially placed in 1966.

Background: Over the years, the rip rap revetment that borders the project site has been maintained by the previous property owner. Review of the County's permit records reveal that the County of Santa Cruz issued an Emergency Coastal Permit and Grading Permit in 1983. This permit allowed for the placement of 800 tons of rip rap to repair storm damage to the existing revetment. There are no records on file indicating that a formal Coastal Permit was applied for following issuance of the Emergency Coastal Permit; however, years later, in 1999, a Coastal Development Permit and Grading Permit was issued to both recognize the previously placed rip

rap approved via the Emergency Coastal Permit, as well as to allow for the placement of an additional 250 tons of rip rap.

A Geologic Report, prepared by Roger E. Johnson and Associates, was reviewed by the County Geologist in conjunction with the 1999 permits. The Geologic Report indicates that the revetment was soundly constructed as of 1999. A Final Local Action Notice (FLAN) was mailed to, and received by, the California Coastal Commission on January 21, 1999. Several conditions of approval were applied to the 1999 Coastal Development Permit, one of which was a requirement for the property owner to obtain approval from the Coastal Commission for any work performed below mean high tide. Based on a recent survey, prepared by Hanagan Land Surveying Inc., no portion of the revetment was placed below mean high tide; therefore, the condition of approval appears to have been cautionary in nature, as no work below mean high tide occurred at that time. In addition, a second condition of approval applied to the 1999 permit required the property owner to record a maintenance agreement.

In 2017, engineers with Zinn Geology and Pacific Crest Engineering conducted field surveys of the project site. They determined that the site, including the revetment, has remained virtually unchanged since the issuance of the Coastal Development and Grading Permits in 1999. Further, as reflected in their reports, the engineers conclude that they did not observe any errant, or fugitive, boulders (rip rap) below the toe of the revetment. In addition, the revetment remains intact and has effectively halted retreat of the bluff. In its existing condition, the revetment is therefore sufficient to proceed with development of the parcel. In addition, pursuant to the analysis by the project engineers, the revetment does not require any maintenance or repair at this time. Accordingly, no work is proposed on the revetment as part of the project being analyzed under this permit.

Because the revetment is located above mean high tide, all permitting relative to the revetment shall be processed by the County. As is the case with all rip rap revetments located throughout the County, errant or fugitive boulders, which are essentially boulders that have migrated from their original placement as part of a revetment, will occasionally end up in areas below mean high tide. In such cases, a permit from the Coastal Commission would be required for retrieval of the boulders, as Coastal Commission staff is tasked with the enforcement and permitting relative to such cases. Staff is not aware of any such enforcement associated with the subject parcel at this time.

Zoning & General Plan Consistency: The project site, approximately 5,397 square feet in size, is zoned R-1-5 PP (Single-family Residential, 5,000 square-foot lot size, Pleasure Point Combining District), a designation which allows residential uses. The proposed residential land use is a principal permitted use within the zone district and the zoning is consistent with the parcel's O-R, R-UM (Parks and Recreation, Urban Medium Density) General Plan designation (all proposed development is located on the R-UM portion of the parcel). A portion of the project site is located inside a mapped flood hazard zone, as determined by FEMA, however all proposed development is located outside the mapped flood zone area.

Regarding setbacks, pursuant to County Code section 16.10.070(H)(1)(c), the determination of the minimum geologic setback is based upon existing site conditions at the time of application submittal, which therefore allows for consideration of the existing approved protection structures (County Code sets out only that no *proposed* protection structures may be taken into

consideration). The conclusions of the Geologic Report associated with the project are based upon the assumption that the existing coastal protection structure at the property (in this case the rip rap revetment), if in good condition, will be retained and maintained (as required by the recorded maintenance agreement). Accordingly, a minimum setback of 25 feet from the top of bluff/revetment, which is the minimum setback required by County Code section 16.10.070(H)(1)(b), was recommended by the project engineers and has been incorporated into the project design.

The proposed development, which consists of a new single-family residence and attached garage, has been designed to meet the R-1-5 zone district development standards, as well as the Pleasure Point Combining District site standards. The proposed project does not necessitate approval of any exceptions to the County's standards.

A summary of the required and proposed site and development standards that are relevant to this project is summarized in the table below:

Development Standard	Required	Proposed
Front Yard Setback	15 feet	20 feet (garage)
Side Yard Setbacks	5 feet (both sides)	5 feet (both sides)
Second Floor Side Yard (PP)	10 feet	10 feet
Rear Yard Setback	25 feet	25.5 feet (from grade) 25 feet (from finished grade)
Lot Coverage	40% Max.	32%
Floor Area Ratio (FAR)	50% Max.	50%
Height	28 feet Max.	25 feet (from grade)
Parking Requirement	3 spaces	3 spaces

Local Coastal Program Consistency: The proposed residence conforms to the County's certified Local Coastal Program (LCP) in that the structure is sited and designed to be visually compatible, and in character, with the surrounding neighborhood. Further, the design of the proposed residence is consistent with the height, bulk, and massing of the neighboring residences in the neighborhood, in which all residential structures are subject to the Pleasure Point Combining District site standards. The surrounding neighborhood is characterized by parcels, which range in size from 5,809 to 10,170 (gross) square feet, developed with single-family residences and site improvements typical of residential development. The residence to the west is one story and the residence to the east is two stories. Most of the neighboring parcels are developed with either attached or detached garages and driveway parking; street parking is not available along East Cliff Drive along the stretch of road adjacent to the project site.

The project site is not identified as a priority acquisition site in the County's Local Coastal Program. The project site is, however, located between the shoreline and the first public road; therefore, the County may require new or improved public access in conjunction with development of the site. In this case it is not feasible, nor would it be practical, to provide public access, either vertically or horizontally, on the subject property. Further, it is not typical for lateral access to be provided through single-family residential properties. There is no parking location along Est Cliff Drive adjacent to the project site and, in any case, vertical access would simply lead to the

revetment on the Monterey Bay side of the parcel.

The revetment must remain intact in order to maintain its purpose as a shoreline protection feature. Removal of any portion of the rip rap that comprises the revetment would eventually lead to destabilization of the coastal bluff and thereby the structures adjacent to the bluff. It is therefore not feasible to do so.

Regarding visual impacts, the proposed project is consistent with the visual resource protection policies of the Local Coastal Program in that proposed residence and associated site improvements would be constructed on an existing developed street (East Cliff Drive) located in an urbanized area of Santa Cruz County. Further, at 25.5 feet tall, the newly proposed structure is designed to reach a maximum height well below the permitted 28-foot height limit. In addition, the structure features a design that incorporates a stepped in second story, flat roofs, and natural materials in a subdued palette, which will serve to minimize the visual impacts of the structure, as viewed from both the street and the bay.

Environmental Review: As proposed, the project qualifies for an exemption under the California Environmental Quality Act (CEQA). Construction of a single-family residence and associated site improvements is consistent with the exemption CEQA Guidelines, Section 3, New Construction or Conversion of Small Structures (15303).

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 171315 based on the attached findings and conditions.

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

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

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CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 171315

Assessor Parcel Number: 028-304-75

Project Location: East Cliff Drive, approximately 560 feet southwest of the intersection of Moran Way and East Cliff Drive.

Project Description: Proposal to construct a new 2,684 square foot single family residence on a residential parcel. The project entails minimal grading. No sensitive habitat or hazards on site.

Person or Agency Proposing Project: Cove Britton/Margo Allman

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**

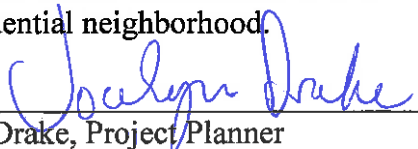
Specify type:

Section 15303 – Class 3 - New Construction or Conversion of Small Structures

Class 3 covers new construction or conversion of small structures in urbanized areas, including construction of single-family residences.

Reasons why the project is exempt:

The project entails construction of a new single-family residence on a residentially zoned parcel located in a residential neighborhood.


Jocelyn Drake, Project Planner

Date: August 3, 2018

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. The property is zoned R-1-5 (Single-family Residential, 5,000 square-foot lot size, Pleasure Point Combining District), a designation which allows residential uses. The proposed single-family residence is a principal permitted use within the zone district, and the zoning is consistent with the site's O-R, R-UM (Parks and Recreation, Urban Medium Density) General Plan designation. No portion of the proposed project is located in the portion of property located in the O-R 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; no such easements or restrictions are known to encumber the project site.

- 3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to Section 13.20.130 and Section 13.20.140 et seq.**

This finding can be made. The development project is consistent with the surrounding neighborhood in terms of architectural style, height, and massing. The project site is surrounded by similarly sized parcels developed to an urban density, including single and two-story residences constructed along the shoreline, abutting the rip rap revetment. The design of the proposed residence incorporates site and architectural design features, such as increased side yard setbacks at the second story, varied wall and roof planes, and flat roofs, all of which will serve to reduce the visual impact of the structure. Further, the material and color palette, consisting of natural colors and materials, is compatible with the surrounding neighborhood and the natural beach environ in which the project site is located. Finally, the bulk and massing of the second story will be located on the eastern portion of the structure; therefore, impacts to the neighboring single-story residence to the west will be minimized.

The proposed development project is consistent with the visual resource protection policies of the Local Coastal Program in that the proposed residence will be built on an existing developed street in an urbanized area of Santa Cruz County. The proposed residence will not extend seaward of the 25-foot rear setback, as established by the project engineer (in accordance with County Code) and, upon construction, the placement of the residence will be in line with the existing neighboring residences built along East Cliff Drive between Moran Lake Beach and South Palisades Avenue. In addition, the proposed residence will not be visible from any public viewpoint, including Moran Lake Beach.

- 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 proposed project will not interfere with existing public access to the beach, ocean, or other nearby body of water because no public access to the beach crosses the site at this time. Further, the proposed project does not qualify as a “replacement after disaster structure”, as set out in County Code section 13.20.

The proposed project was therefore evaluated for any feasible opportunity in which public access to the shoreline could be provided or increased. Upon evaluation, staff determined that it is not feasible, nor is it advisable, to develop public access, vertically or horizontally, on the subject parcel. The parcel is not large enough to accommodate vertical public access between East Cliff Drive and Monterey Bay, and even if it were, any access created in this location would lead directly to an existing rip rap revetment. Because the revetment cannot be deconstructed without compromising the integrity of the coastal bluff, it is not feasible to remove any portion of the revetment. In addition, there is no street parking available along the frontage of East Cliff Drive. A public beach is presently located three parcels (190 linear feet) to the west of the project site (Moran Lake Beach).

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 residence is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. The proposed residence and attached garage has been designed to comply with yard setbacks as established for the R-1-5 PP zoning district, as well as the site standards established on parcels within the Pleasure Point Combining District and Geologic Hazards ordinance. Further, the project will not constitute a scenic impact in that the residence has been designed to include a stepped in second story, flat roofs, and subdued materials and colors so as not to detract from the existing scenic beauty of the coastline.

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, 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 site is located in a residential neighborhood, an area designated for residential uses. Construction of the new residence will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources. Further, the design of the proposed project is based upon Geological and Geotechnical Reports, prepared by licensed

professionals, to ensure that the proposed development, including construction of a single-family residence, has been specifically designed for the coastal bluff location on which it is situated.

In addition, the proposed project will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the proposed residence is designed in conformance with the general intent and purposes of the Pleasure Point Community Design Combining District, which is to reduce the visual and shading impacts of new and expanded residences on neighboring parcels. The proposed residence has been designed to comply with both the R-1-5 and Pleasure Point Community Design standards. Therefore, the proposed dwelling will not deprive neighboring parcels of these amenities.

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

This finding can be made, in that the proposed location of the single-family residence, and the conditions under which it would be operated or maintained, will be consistent with all pertinent County ordinances. The purpose of the R-1-5 PP (Single-family Residential, 5,000 square-foot lot size, Pleasure Point Combining) zone district is to allow for the continued residential use, and the development of parcels, in a residential manner. As proposed, the primary use of the property will be residential. The proposed development, including the parking, is designed to meet the current site standards for the zone district; however, upon analysis it is unclear if the proposed outdoor fireplace and hearth will exceed the height limit permitted for accessory structures located in a setback. Because this issue is minor, it can be deferred and addressed as part of the building permit review. Accordingly, a condition of approval is proposed to require details of the proposed hearth as part of the building permit plan set.

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 O-R, R-UM (Parks and Recreation, Urban Medium Density) land use designation in the County General Plan. No portion of the proposed development is located Further, the proposed residential structure will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties. As designed, the second story of the proposed residence would be stepped in from the side yard property line by 10 feet. In addition, the bulk of the second story is oriented toward the eastern portion of the parcel, which abuts a second story residence to the east, and minimized on the western portion of the parcel, adjacent to the single-story neighbor to the west.

The proposed residential structure will be properly proportioned to the parcel size and is consistent with the character of the neighborhood; therefore, the project conforms to the County's policies that address proportionality, as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed project will result in a residential design that could be approved on any similarly sized lot near the project site.

A specific plan has not been adopted for this portion of the County; however, the project site is located within the Pleasure Point Combining District; therefore, the district site standards apply to

the project. In accordance with the Pleasure Point site standards, the project is designed to feature a second story stepped back from the side yard property lines by 10 feet and a below grade garage designed to minimize its prominence (as viewed from the front elevation facing East Cliff Drive).

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 residence would be constructed on an existing residential lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day. 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 residence will be located in a neighborhood developed with residential structures in a variety of architectural styles. The proposed residence is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed residence is designed to be compatible with the scale and visual aesthetic of development in the surrounding neighborhood. The neighboring residences primarily consist of two story structures consisting of natural materials in a neutral color palette. The proposed project design incorporates site and architectural features, such as increased side setbacks on the second story, varied wall and roof planes, and a partially subterranean garage. Regarding materials, the residence will feature stucco siding in a neutral color, shiplap siding (painted white) and stone veneer accents (in a neutral beige tone). Further, the rear setback of the residence (25 feet) complies with both County Code and the recommendation of the project engineers. Upon construction, the residence will also result in uniformity along the coastline, in that the neighboring residences located along the south side of East Cliff Drive are sited 25 feet (or in some cases less) from the existing rip rap revetment. Finally, construction of the new residence will not result in a visually prominent or out of place structure, as viewed from the public road, Monterey Bay, or Moran Lake Beach.

Conditions of Approval

Exhibit D: Project plans, 14 sheets, prepared by Mattson Britton Architects, dated 01/26/18 and Boundary and Topographic Survey, prepared by Hanagan Land Surveying, dated 04/16/18.

- I. This permit authorizes the construction of two-story residence on the property located on a vacant lot on East Cliff Drive, APN 028-304-75, as indicated on the approved Exhibits "D" and "E" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official, as applicable.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, as applicable.
- 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:
 - B. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
 - C. 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.
 - D. Grading, drainage, and erosion control plans.

- E. A roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features, is required. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.
- F. Details showing compliance with Fire Department requirements. If the proposed structure is located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- G. Meet all requirements of, and pay, applicable drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- H. Meet all requirements of the Santa Cruz County Water District. Proof of water service availability is required prior to application for a Building Permit.
- I. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
- J. Meet all requirements and pay any applicable plan check fee to the Central Fire Protection District.
- K. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer, as applicable.
- L. Pay the current fees for Parks and Child Care mitigation for three bedrooms. Currently, the fee is \$109.00 per bedroom.
- M. Pay the current fees for Roadside and Transportation improvements for two bedrooms.
- N. 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.
- O. A landscape plan shall be included as part of building permit plan set.
- P. Meet all Environmental Planning Division requirements, including the following:
 - 1. Code section 16.10.070(H) states that all development, including that which is cantilevered shall meet the minimum 25-foot bluff setback.
 - 2. Comments from California Coastal Commission staff includes a request for providing public access; please note that if improvements for public access are proposed, updates to the soils and geology reports will be required to provide recommendations for design and construction of those improvements.

3. As stated in the comments from the Coastal Commission, the rock was placed on County property beyond the limits of the property lines. Typically, an encroachment permit from the department of Public Works would be required to place the rock on County property.
4. Plan review letters from the project geotechnical engineer and geologist shall be submitted prior to approval of the building permit application.
- Q. Meet all Department of Public Works – Drainage Division requirements, including the following:
 1. Runoff from the northern half of the property has minimal onsite water quality features to minimize potential pollutants of concern. Please revise the proposed drainage system along this section of the property to include further water quality design. Reference Part 3 Section C.3 a, b, & c of the CDC for guidance.
 - a. Please update the original stormwater report and include a response to comment #1.
 2. Please provide an analysis for all of the proposed points of discharge. Please demonstrate that release rates will not cause adverse stability or erosion problems both onsite & along the overflow paths.
 - a. Please demonstrate by quantification that the site is maintaining pre-development release rates given that proposed drainage system will depend on sump pumps at both control points.
 3. This project is within an established Flood Control District as part of the Santa Cruz County and shall be charged a fee based on the total new permitted impervious area created. The current fee is \$1.27 per square foot but is subject to change based on the most updated fee amount applicable at the time of permit issuance. The County of Santa Cruz currently has four Zones with the associated fee rate (Zone 5 established in 1969, Zone 6 established in 1986, Zone 7a established in 2005, & Zone 8 established in 1977).
 - i. This project may be eligible for fee credits for existing impervious areas previously permitted or built prior to the established flood control zone if acceptable documentation is presented. (Acceptable documentation can be in the form of an assessor's record, survey record, permit record, dated aerial photograph(s), or another official record that can confirm a previously permitted structure.) Otherwise County staff will utilize the most relevant aerial photos to establish credit if no additional information is furnished by the applicant.
 - ii. A 50% credit is given to all projects that implement semi-pervious surfaces such as: pervious/porous/permeable pavers, porous concrete, porous asphalt, baserock, etc.
 4. Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans: In order to clear the Hold, one of these options has to be exercised:

- i. The civil engineer must inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient.
 - ii. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.
 - iii. The civil engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license and phone number. The civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold, if the submittal is satisfactory.
- R. The conditions of approval applied to the Coastal Development Permit number 98-0670 remain in effect. In the event work is proposed to the existing rip rap revetment on the property that is not covered by Permit number 98-0670, a new Coastal Development Permit will be required.
- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. 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 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.

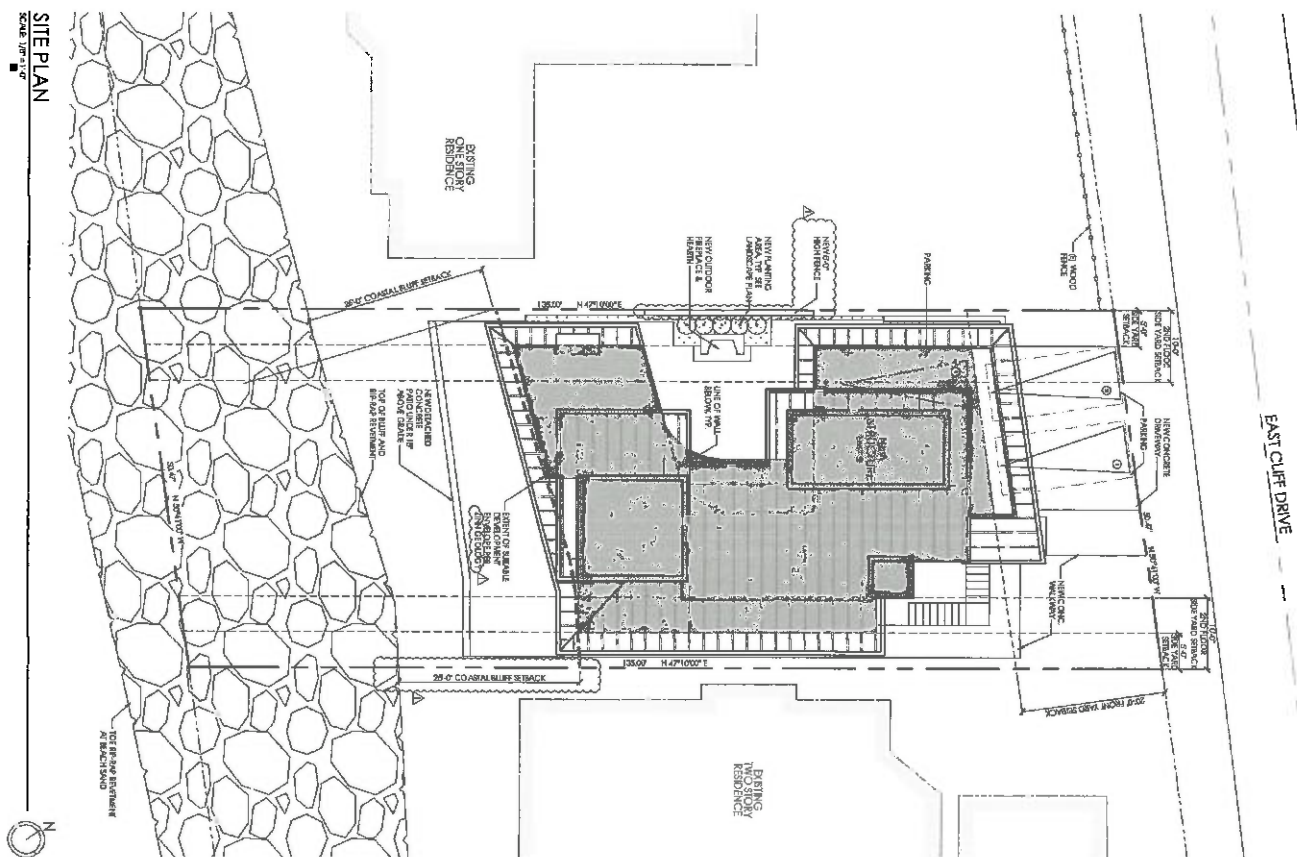
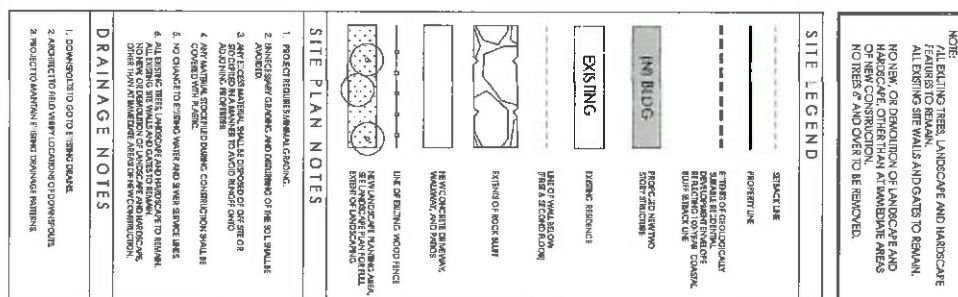
Approval Date: _____

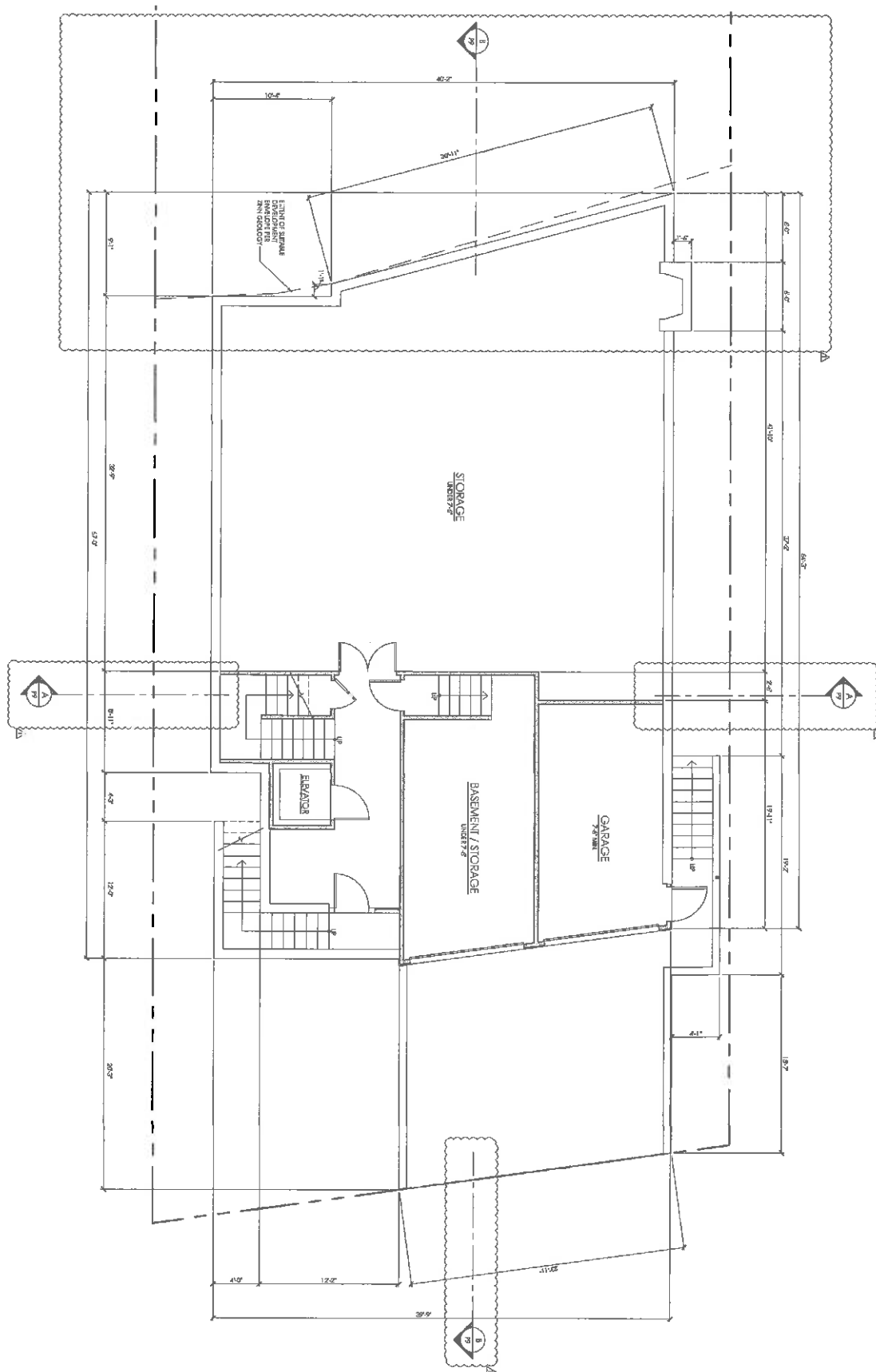
Effective Date: _____

Expiration Date: _____

Zoning Administrator Signature: _____

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.





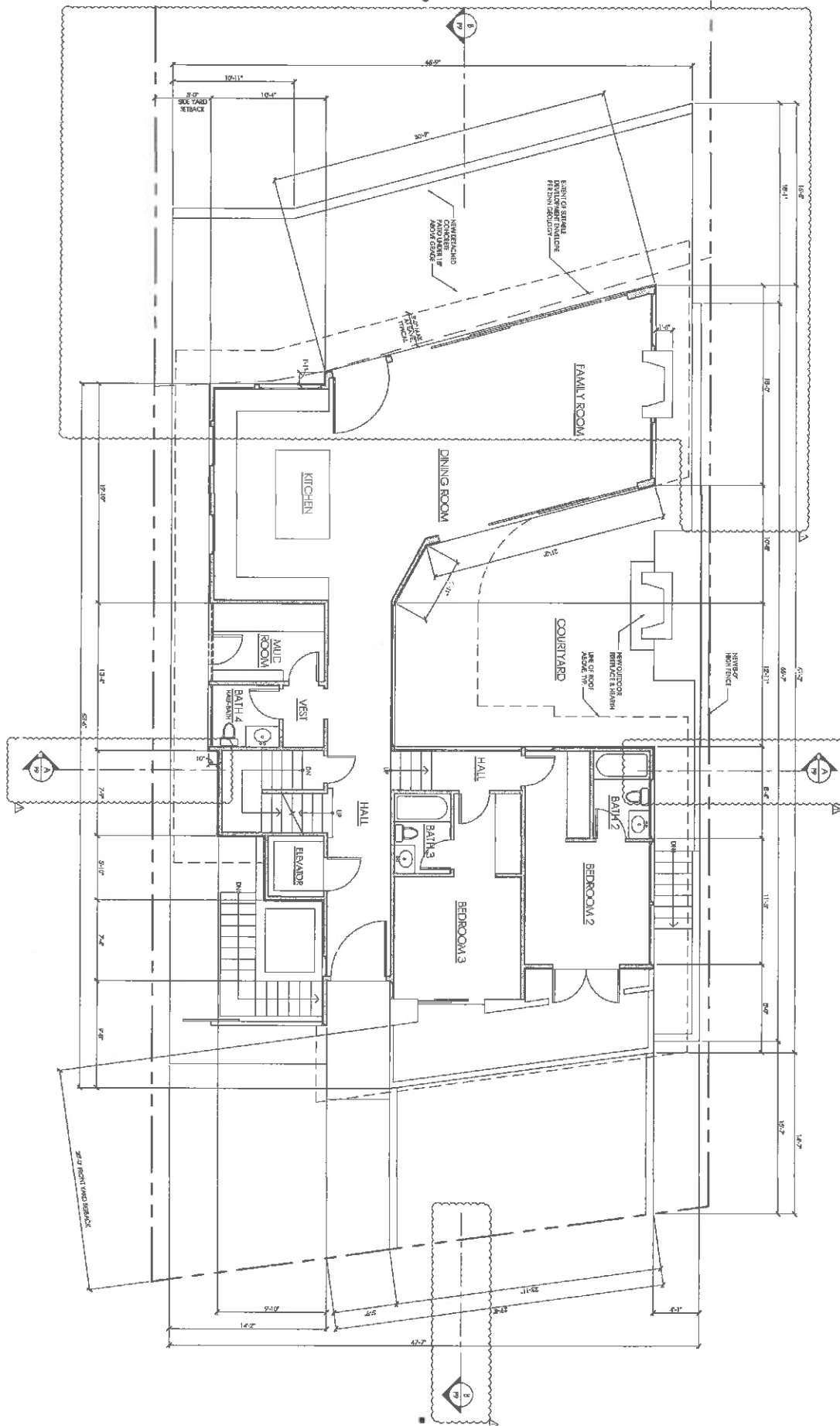
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

8C.22E: $114^\circ = 150^\circ$

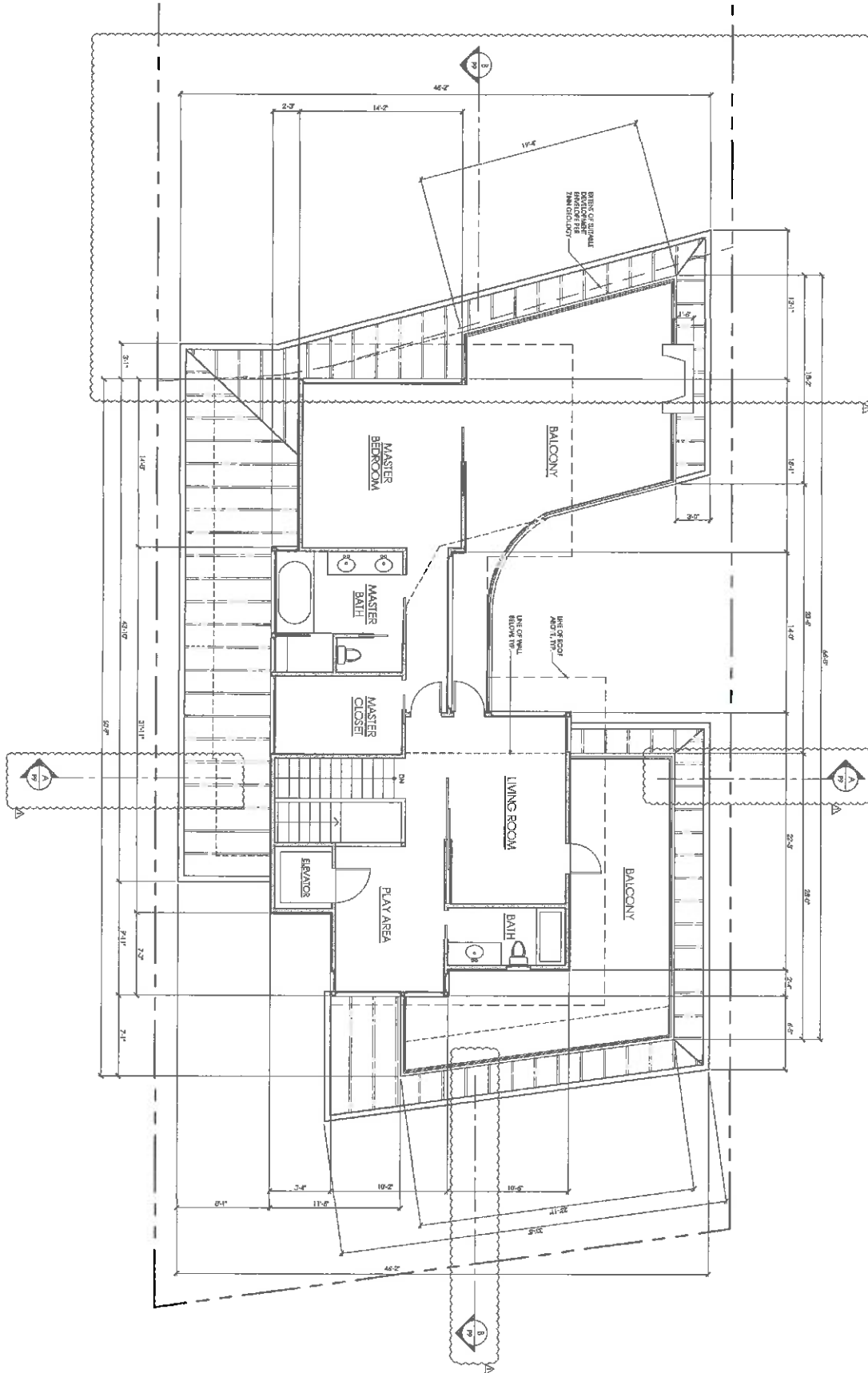


FIRST FLOOR PLAN

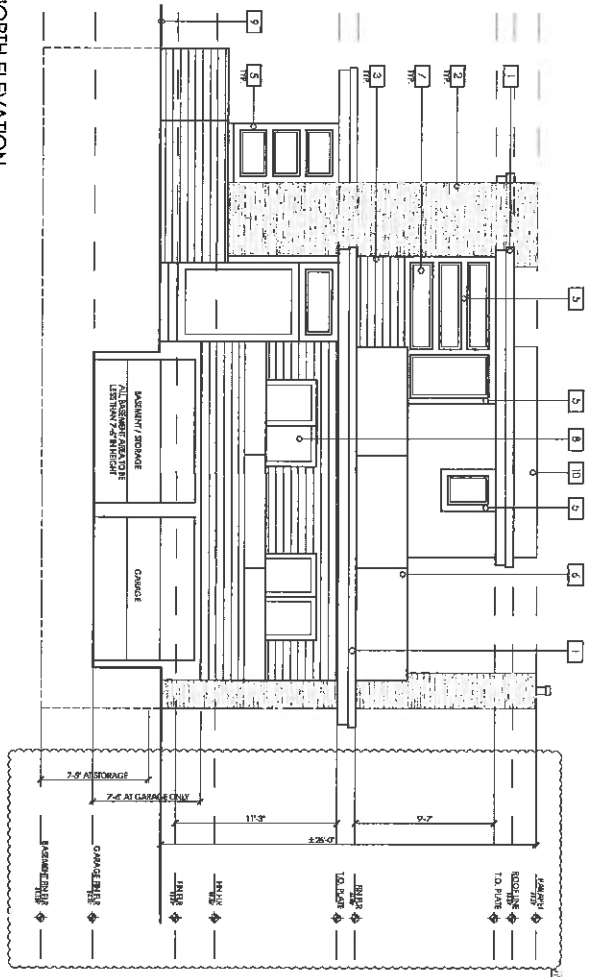
SCALE 1/8"=1'-0"



SECOND FLOOR PLAN AND PARTIAL ROOF PLAN
SCALE 1/8"=1'-0"

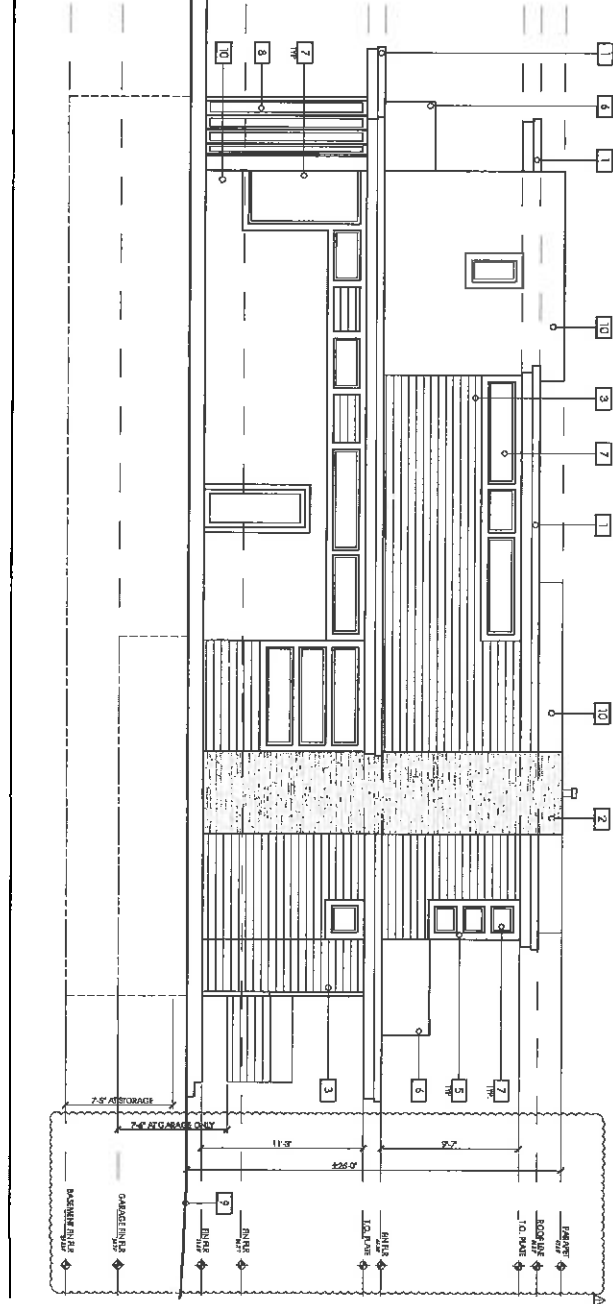


ELEVATION LEGEND	
1	CORNER ROOF
2	MITER UNIVERSAL ROOF
3	ROOF LAYOUT FLOOR
4	ROOF SHIP LAYOUT - MAIN ROOF
5	IN DIVISIONARY C/A CLIMBERS
6	IN DIVISIONARY C/A CLIMBERS
7	UNPAVED GLASS SLAB
8	PAVED GLASS SLAB
9	GLASS SLAB DOOR
10	IN GLASS
11	STUCCO



NORTH ELEVATION
ZONE 17-110

EAST ELEVATION
ZONE 17-110



ZOLLARS RESIDENCE
NEW STRUCTURE
EAST CLIFF DRIVE
SANTA CRUZ, CA 95062
APN: 020-304-75

EXTERIOR ELEVATIONS

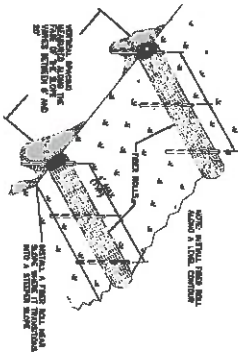


P7

SITE HOUSEKEEPING REQUIREMENTS

1. All work is done

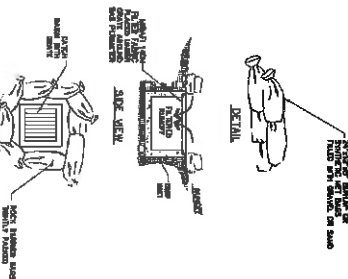
1. RECORDING OF THE PROCEEDINGS shall be made by the stenographer, who shall be sworn to the accuracy of the transcript. The stenographer shall be paid for his services by the court.
2. EXHIBITS shall be marked and numbered by the court, and the same shall be filed with the transcript. The exhibits shall be retained by the court until the case is finally disposed of.
3. DEPOSITIONS shall be taken by the court, and the same shall be filed with the transcript. The depositions shall be taken in the presence of the parties, and the same shall be sworn to by the deponent.
4. INTERVIEW shall be conducted by the court, and the same shall be filed with the transcript. The interview shall be conducted in the presence of the parties, and the same shall be sworn to by the interviewee.
5. EXAMINATION shall be conducted by the court, and the same shall be filed with the transcript. The examination shall be conducted in the presence of the parties, and the same shall be sworn to by the witness.
6. TESTIMONY shall be given by the witness, and the same shall be filed with the transcript. The testimony shall be given in the presence of the parties, and the same shall be sworn to by the witness.
7. CONCURRENCE shall be given by the court, and the same shall be filed with the transcript. The concurrence shall be given in the presence of the parties, and the same shall be sworn to by the court.
8. DISSENT shall be given by the court, and the same shall be filed with the transcript. The dissent shall be given in the presence of the parties, and the same shall be sworn to by the court.
9. REMARKS shall be given by the court, and the same shall be filed with the transcript. The remarks shall be given in the presence of the parties, and the same shall be sworn to by the court.
10. ADJUDICATION shall be given by the court, and the same shall be filed with the transcript. The adjudication shall be given in the presence of the parties, and the same shall be sworn to by the court.



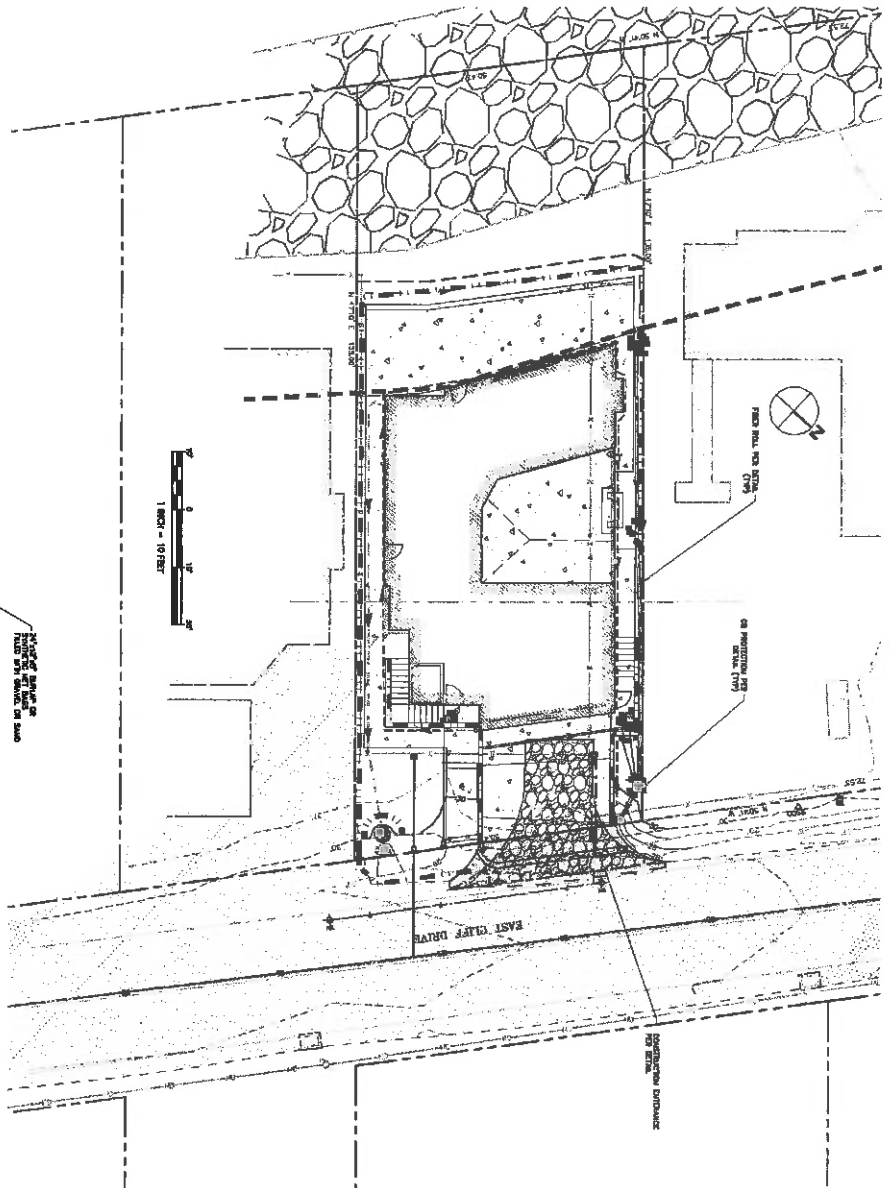
TYPICAL FIBER ROLL INSTALLATION



FIBER ROLL DETAIL IN SLOPE AREA



GRAVEL BAG CATCH BASIN PROTECTION



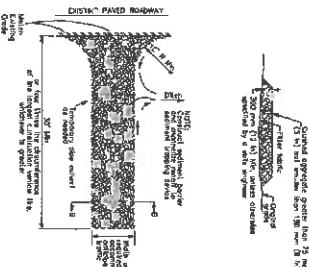
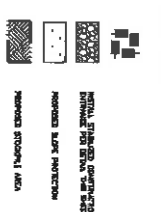
EROSION CONTROL MEASURES

- [illegible]

EXPOSED SLOPE MEASURES

1. COVER ALL EXPOSED BLOBS
2. STEAR 2 TONGUERS ON BLOBS & PUSH WITH SIDE BRUSH
3. USE ROOFING MATERIAL BRUSH FIRST OR CRACK ON GUTTER SIDE

EROSION CONTROL LEGEND



CONSTRUCTION ENTRANCE DETAIL

REVISD PER COUNTY COMMENTS 1/17/18



RI Engineering, Inc.

303 Paterno St., Suite 42-202, Santa Cruz, CA 95060
631-425-3901 www.rtiengineering.com

**SINGLE FAMILY RESIDENCE
FOR
ZOLLAR FAMILY
22806 EAST CLIFF DRIVE
SANTA CRUZ COUNTY, CA
APH 028-304-75**

**STORMWATER POLLUTION
CONTROL PLAN**

date	17-108-1
case	OCTOBER 2017
AS. SHOWN	
drug name	
CANAL 2.5MG	



Basis of Bearings
 The basis of bearings for this map has been established between fixed monuments, as shown on map T-107 New York, California No. 27, Non Recorded Map, S-11121-1 Santa Cruz County Records.

Basis of Elevation
 County Benchmarks No. 436, Elevation = 637.44 MSL and 441, Elevation = 637.44 MSL, are used as the basis of elevation for this map. The contour interval is 1 foot.

THE MAP AND INSTRUMENT
 ELEVATION = 637.44 MSL

MONTREY BAY



Boundary & Topographic Map, The Lands Of:
Sisters of the Holy Family
 22806 East Cliff Drive, Santa Cruz, CA 95062



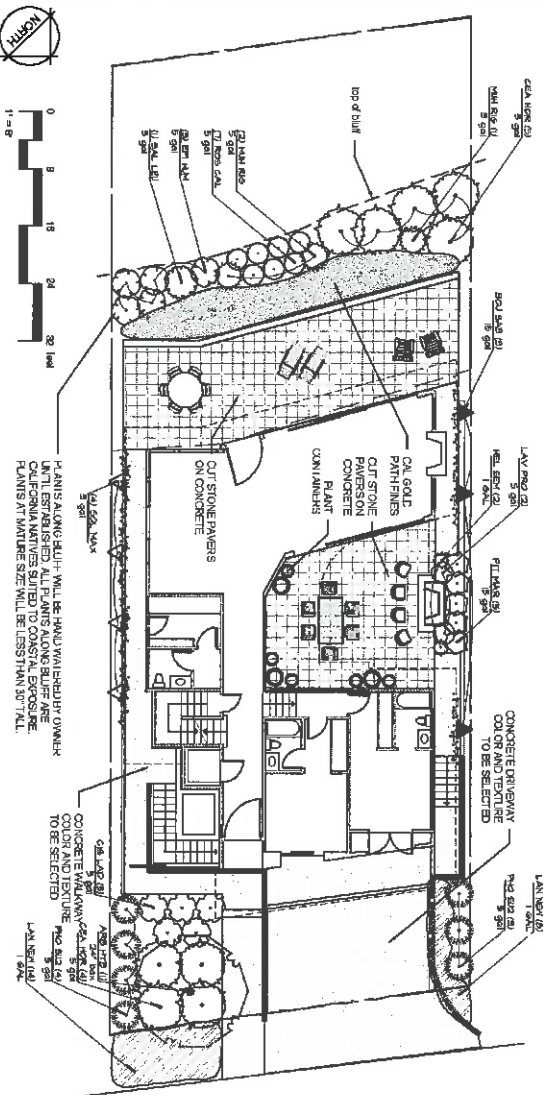
HANAGAN LAND SURVEYING, INC.
 305 G ROQUEL AVE., SANTA CRUZ, CA 95062
 PHONE 831-488-5489

REVISION
 APPROVED

Paul Hanagan LS 7197



ZOLLARS RESIDENCE 2826 EAST CLIFF DRIVE SANTA CRUZ, CALIFORNIA



PLANT SCHEDULE

SYMBOL	PLANT NAME	PLANT SPECIES	PLANT SIZE	PLANT QUANTITY	PLANT NOTES
1	AGAVE	AGAVE	24" DIA.	1	AGAVE
2	AGAVE	AGAVE	24" DIA.	1	AGAVE
3	AGAVE	AGAVE	24" DIA.	1	AGAVE
4	AGAVE	AGAVE	24" DIA.	1	AGAVE
5	AGAVE	AGAVE	24" DIA.	1	AGAVE
6	AGAVE	AGAVE	24" DIA.	1	AGAVE
7	AGAVE	AGAVE	24" DIA.	1	AGAVE
8	AGAVE	AGAVE	24" DIA.	1	AGAVE
9	AGAVE	AGAVE	24" DIA.	1	AGAVE
10	AGAVE	AGAVE	24" DIA.	1	AGAVE
11	AGAVE	AGAVE	24" DIA.	1	AGAVE
12	AGAVE	AGAVE	24" DIA.	1	AGAVE
13	AGAVE	AGAVE	24" DIA.	1	AGAVE
14	AGAVE	AGAVE	24" DIA.	1	AGAVE
15	AGAVE	AGAVE	24" DIA.	1	AGAVE
16	AGAVE	AGAVE	24" DIA.	1	AGAVE
17	AGAVE	AGAVE	24" DIA.	1	AGAVE
18	AGAVE	AGAVE	24" DIA.	1	AGAVE
19	AGAVE	AGAVE	24" DIA.	1	AGAVE
20	AGAVE	AGAVE	24" DIA.	1	AGAVE
21	AGAVE	AGAVE	24" DIA.	1	AGAVE
22	AGAVE	AGAVE	24" DIA.	1	AGAVE
23	AGAVE	AGAVE	24" DIA.	1	AGAVE
24	AGAVE	AGAVE	24" DIA.	1	AGAVE
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26	AGAVE	AGAVE	24" DIA.	1	AGAVE
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82	AGAVE	AGAVE	24" DIA.	1	AGAVE
83	AGAVE	AGAVE	24" DIA.	1	AGAVE
84	AGAVE	AGAVE	24" DIA.	1	AGAVE
85	AGAVE	AGAVE	24" DIA.	1	AGAVE
86	AGAVE	AGAVE	24" DIA.	1	AGAVE
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89	AGAVE	AGAVE	24" DIA.	1	AGAVE
90	AGAVE	AGAVE	24" DIA.	1	AGAVE
91	AGAVE	AGAVE	24" DIA.	1	AGAVE
92	AGAVE	AGAVE	24" DIA.	1	AGAVE
93	AGAVE	AGAVE	24" DIA.	1	AGAVE
94	AGAVE	AGAVE	24" DIA.	1	AGAVE
95	AGAVE	AGAVE	24" DIA.	1	AGAVE
96	AGAVE	AGAVE	24" DIA.	1	AGAVE
97	AGAVE	AGAVE	24" DIA.	1	AGAVE
98	AGAVE	AGAVE	24" DIA.	1	AGAVE
99	AGAVE	AGAVE	24" DIA.	1	AGAVE
100	AGAVE	AGAVE	24" DIA.	1	AGAVE

PLANTING NOTES

1. All existing trees, shrubs and ground covers to remain shall be protected and maintained in good health. All trees to be removed shall be removed and replaced at the Contractor's expense and be approved by the Landscape Architect.
2. If topsoil is mixed, spread 2-4 inches of 1/2 inch Redwood sawdust compost over surface of soil and incorporate two top 12-24 inches of topsoil. If topsoil is not mixed, spread 2-4 inches of 1/2 inch Redwood sawdust compost over surface of soil and incorporate two top 12-24 inches of topsoil. If topsoil is not mixed, spread 2-4 inches of 1/2 inch Redwood sawdust compost over surface of soil and incorporate two top 12-24 inches of topsoil.
3. After amending soil, grade all areas smooth with no localized depressions exceeding 5' Vch. All areas shall surface drain with 15 percent minimum slope away from all buildings, paving or other structures.
4. Quantities are for staking in bidding only. Contractor shall verify all quantities.
5. Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
6. All plants shall be planted with root balls or main pins in a dry hole.
7. Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend bottom!!! mix bagged material.
8. All newly planted material shall be watered by deep soaking within 3 days of planting.
9. All plants shall remain in place for 3 weeks of new bank clip top dressing (muck).
10. Contractor shall be responsible for irrigating all new plant material until the entire project has been approved and accepted by Owner.
11. Thirty days after planting Contractor shall re-water and strengthen all trees as necessary to be approved by Landscape Architect.

IRRIGATION NOTES

1. All irrigation systems shall be designed and installed by a licensed professional engineer. The system shall be designed to provide adequate water to all plants and shrubs in the landscape.
2. All landscape areas shall have a three-inch layer of mulch on all exposed soil surfaces.
3. No turf or high water use plants (based on MUCOLS IV) will be used.
4. All irrigation systems shall be designed to provide adequate water to all plants and shrubs in the landscape.
5. Tree burlaps shall be included on separate circles to isolate the irrigation to the trees and provide deep watering to promote a deeper root system.
6. The drip system will incorporate pressure compensating drippers with 1" application rate that maintains the soil type.
7. An automatic irrigation controller shall be installed along with a rain sensor device to efficiently irrigate all new planting areas and plant material.
8. All irrigation systems shall be designed to provide adequate water to all plants and shrubs in the landscape.
9. Irrigation schedule shall be adjusted seasonally based on plant needs.
10. Irrigation schedule shall be adjusted seasonally based on plant needs.
11. Irrigation system to be inspected regularly and maintained in good working condition.
12. Reports to be made using vertical or improved plans.
13. Landscape maintenance schedule to be followed.

REVISIONS



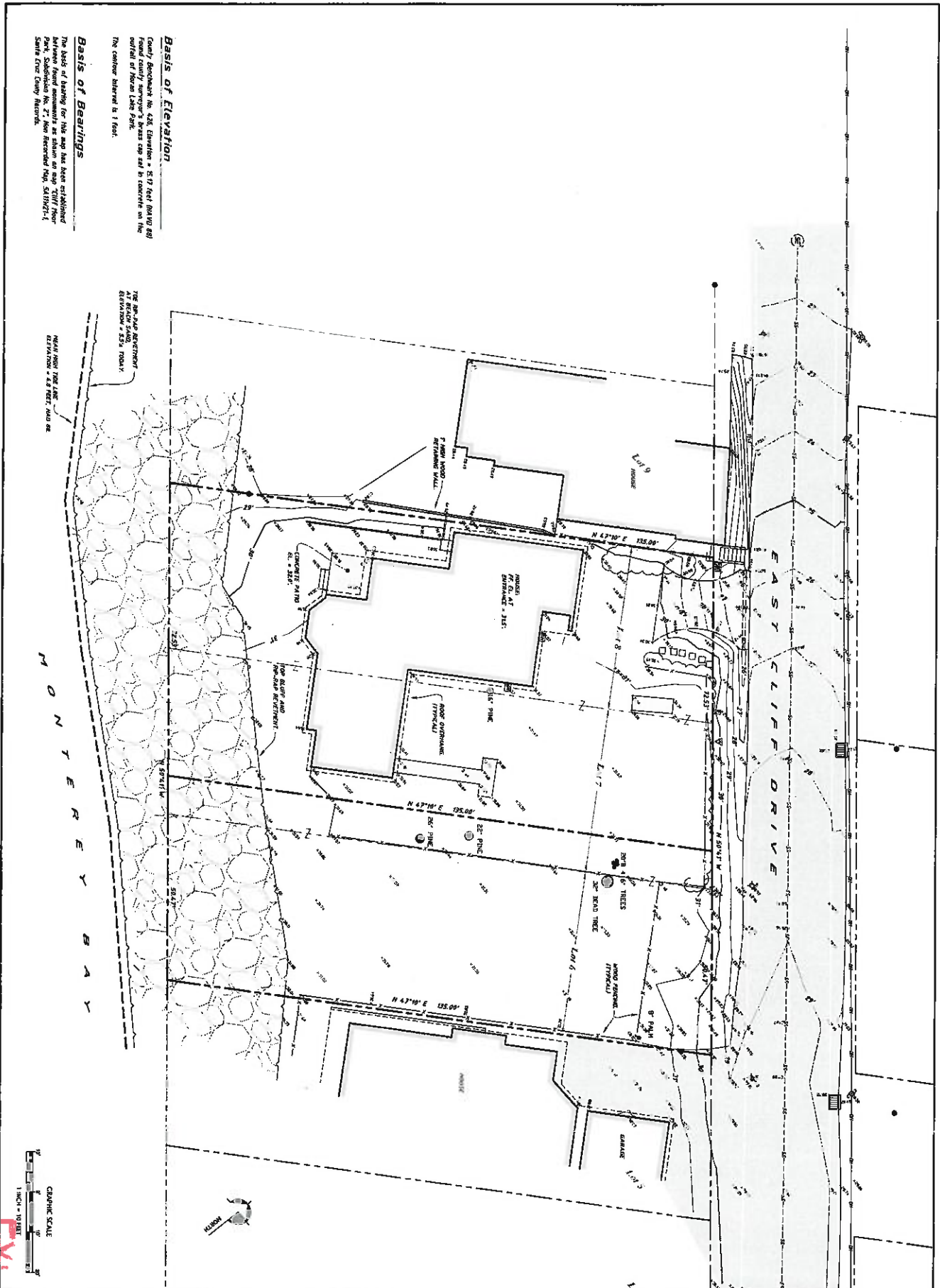
PRELIMINARY LANDSCAPE PLAN

JOB NO. 201741
SCALE 1/8" = 1'-0"
DRAWN BY JCMA
CHECK JCMA
DATE 10.10.2017
SHEET L-1.0

© Michael Aronson Landscape Architect - 2017
THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF MICHAEL ARONSON LANDSCAPE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF MICHAEL ARONSON LANDSCAPE ARCHITECT IS PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Basis of Elevation
County Records No. 426, Elevation = 51.7 feet (NAVD 83)
The corner of the concrete cap set in concrete on the
north of the lot line.
The corner is 1 foot.

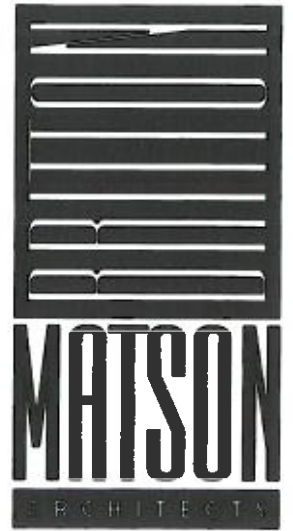
Basis of Bearings
The basis of bearings for this map has been established
between fixed monuments as shown on map 10077 (Pier
Park, Subdivision No. 2, Map Recorded Map, 5/18/2014)
Santa Cruz County Records.



A.P.N. 028-304-74 & 75		Boundary & Topographic Map, The Lands Of:		HANAGAN LAND SURVEYING, INC.		REVISION 4-26-2018 Addition of Mean High Tide Line.	
DATE 11/17/2015		DESIGN		555-S BOQUEL AVE., SANTA CRUZ, CA 95062 PHONE 831-489-0488		APPROVED	
SCALE 1" = 10'		DRAWN P. Hanagan		22806 East Cliff Drive, Santa Cruz, CA 95062		Paul Hanagan LS 7797	

ZOLLARS RESIDENCE

EAST CLIFF DRIVE
SANTA CRUZ, CA 95062
A.P.N.: 028-304-75



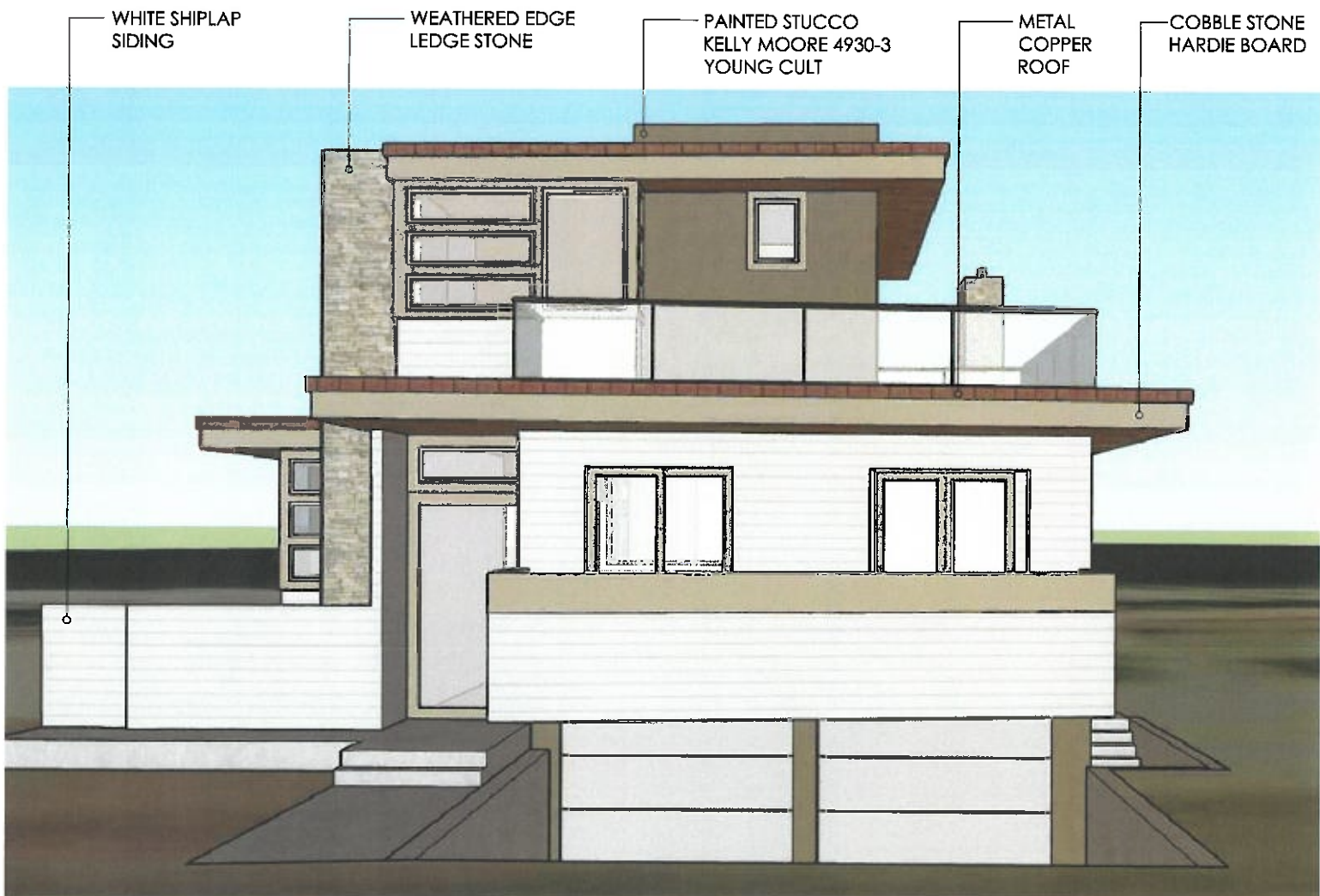
COLORS AND MATERIALS

728 N BRANCIORTE

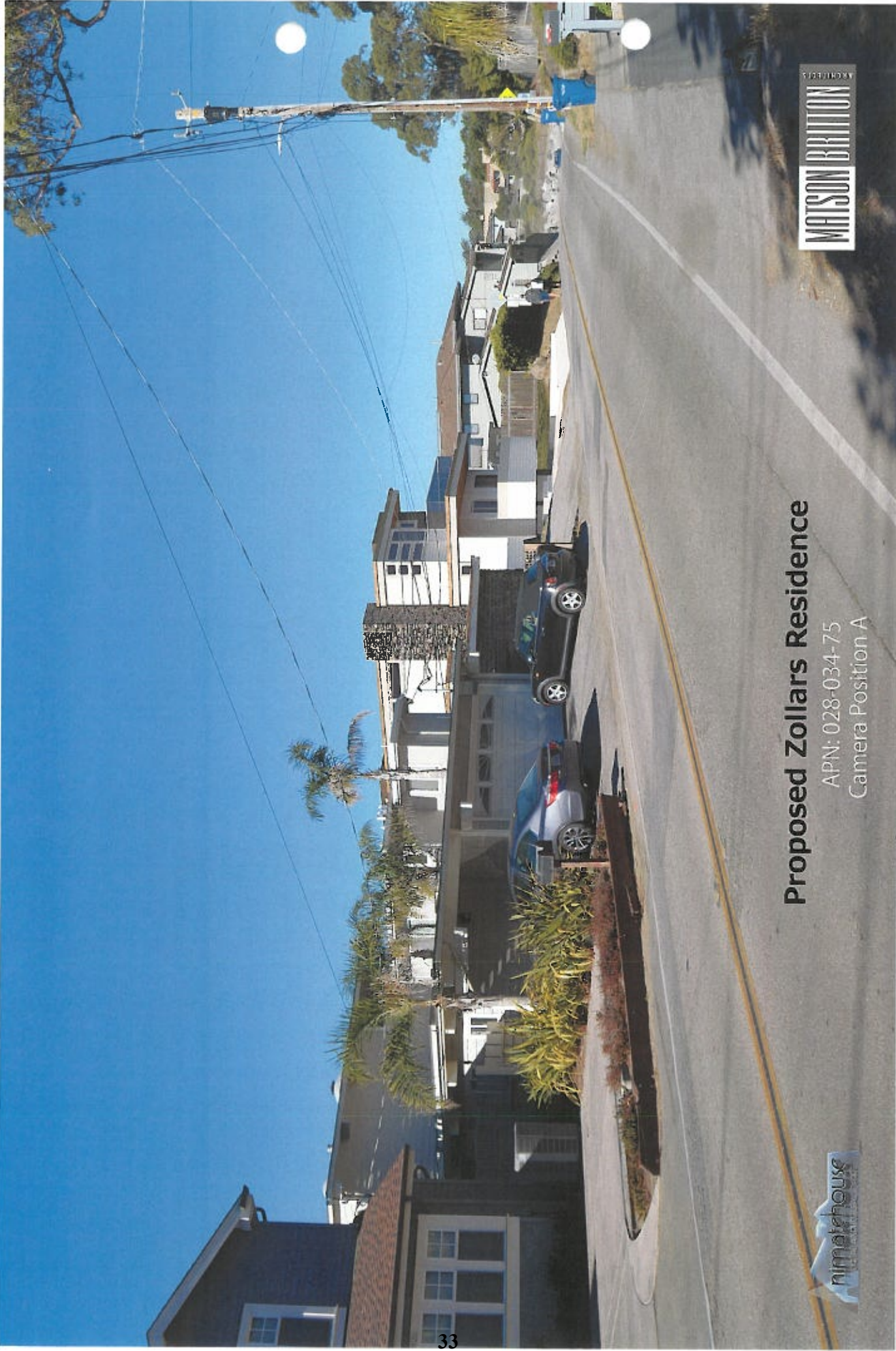
SANTA CRUZ

CA 95062

831-425-0544







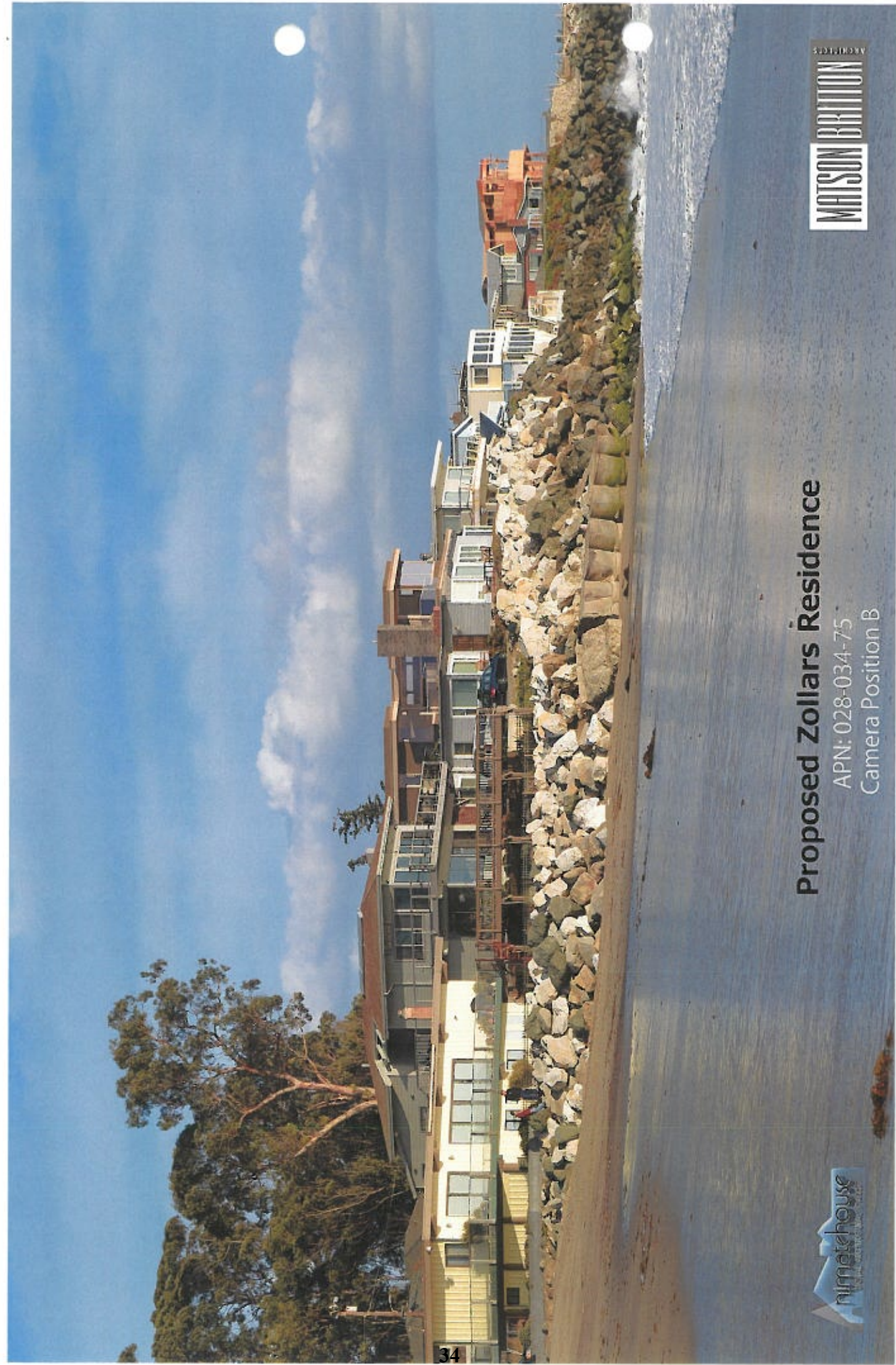
Proposed Zollars Residence

APN: 028-034-75

Camera Position A

ARCHITECT
MATSON BRITTON

nimatehouse

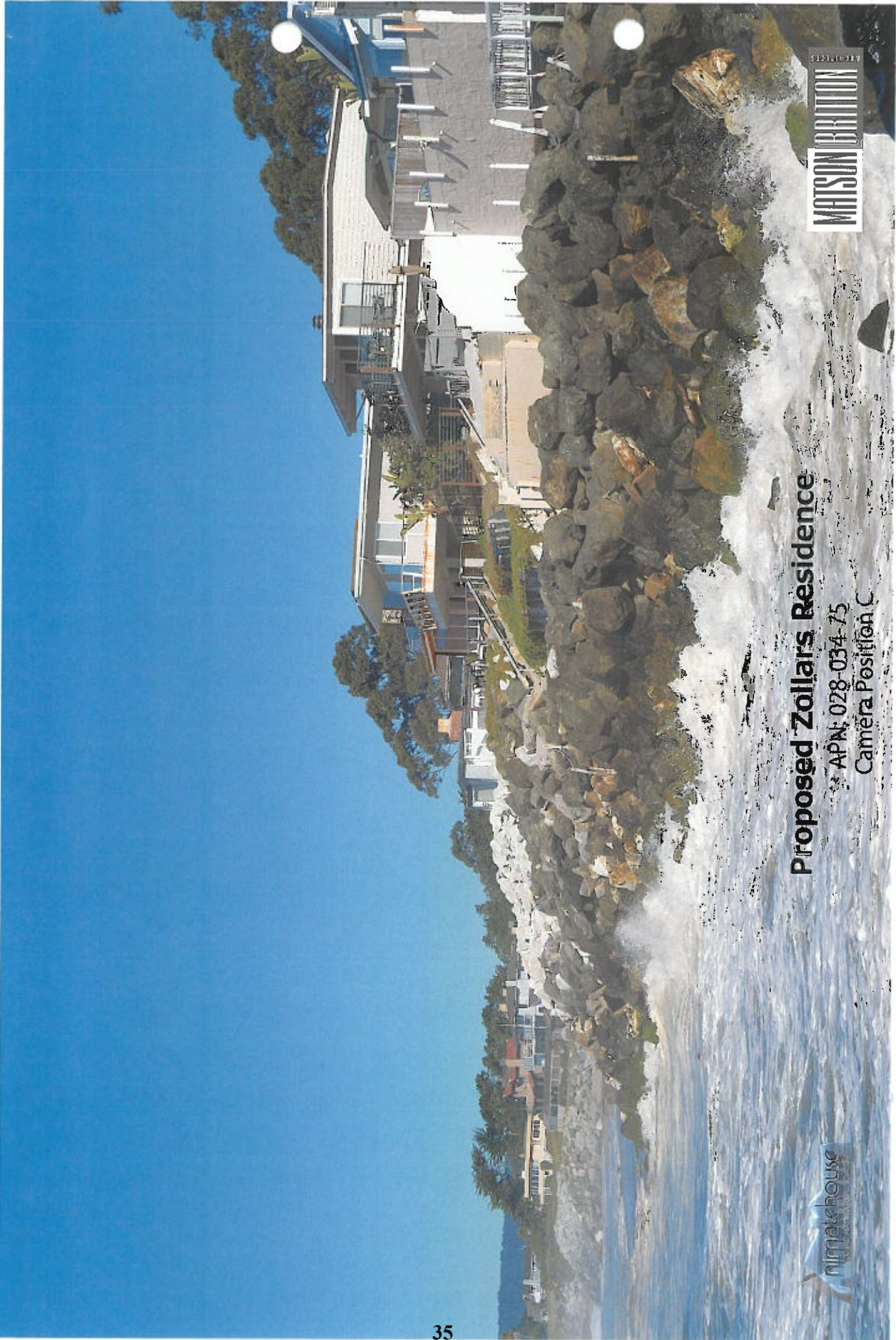


Proposed Zollars Residence

APN: 028-034-75

Camera Position B





Proposed Zollars Residence

APN: 028-034-75

Camera Position C

MATSON BRITTON
SIOUX FALLS, SD

nimatehouse



June 21 10am



June 21 2pm



December 21 10am



December 21 2pm

26MB6

6/20/1936

63PM3
10/28/2016

57PM26
4/16/2002

22

MORAN

WY

**Moran Lake
Ped. Path Easement**

MORAN

PALISADES

AVE

108RS18
12/27/2005

Bk.32
19

BAY
OF
MONTEREY

75

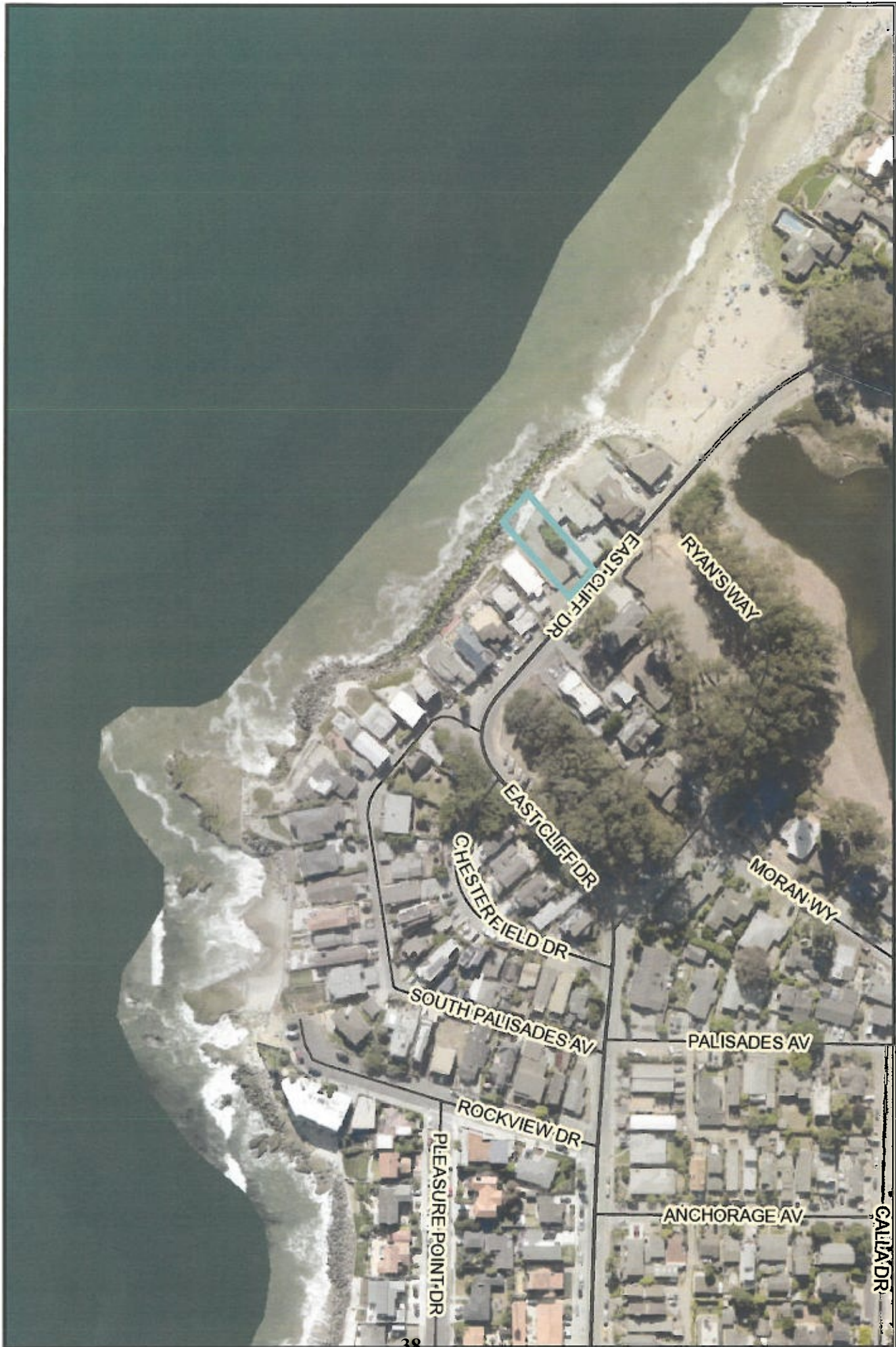
EAST CLIFF DR 40

ROCKVIEW

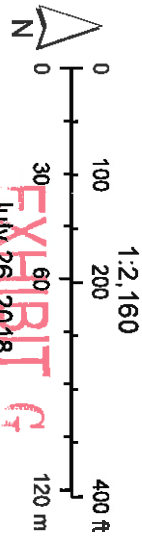
CLIFF MOOR PARK 3
18MB57



Location Map



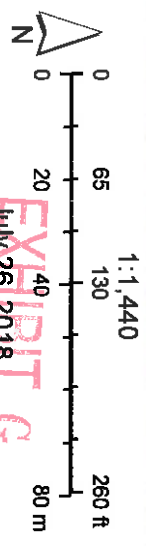
- Streets**
- Alley
 - Business Route
 - Driveway
 - Levee
 - Major Road
 - Ramp
 - State Highway
 - Street
 - Unnamed



Zoning Map



- Streets**
- Alley
 - Business Route
 - Driveway
 - Levee
 - Major Road
 - Ramp
 - State Highway
 - Unnamed
 - Zoning (text)



General Plan Map



- Streets**
- Alley
 - Business Route
 - Major Road
 - Street
 - Driveway
 - Levee
 - Ramp
 - State Highway
 - Unnamed
 - Gen'l Plan (BW text)

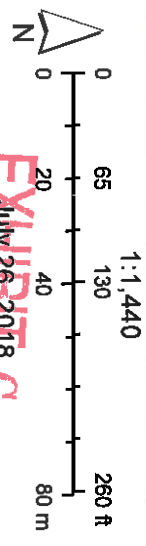


EXHIBIT G
 July 26, 2018