



Staff Report to the Zoning Administrator

Application Number: 181353

Applicant: Matson Britton Architects
Owner: William & Heidi Rielly
APN: 032-232-04
Site Address: 2914 Pleasure Point Drive

Agenda Date: February 1, 2019
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing 2,000 square foot two story single family dwelling and construct a replacement 1,644 square foot three story single family dwelling with a 225 square foot garage and 638 square feet of non-habitable storage at the first floor. Requires a Coastal Development Permit, variance to allow for three stories and increase the allowed 50% floor area ratio to approximately 67%, Design Review to increase the allowed 28 foot height to 30 feet 8 inches, Pleasure Point Exception to reduce the required 10 foot side yard setback to 5 feet and a determination that the project is exempt from review under CEQA.

Location: Property located on the south side of Pleasure Point Drive approximately 60 feet from the intersection with Rockview Drive in Pleasure Point (2914 Pleasure Point Drive).

Permits Required: Coastal Development Permit, Variance, Pleasure Point Design Exception

Supervisory District: First District (District Supervisor: John Leopold)

Staff Recommendation:

- Determine that the proposed action is exempt from further Environmental Review under the California Environmental Quality Act. CEQA Section 15270 states that "CEQA does not apply to projects which a public agency rejects or disapproves."
- Denial of Application 181353, based on the attached findings.

Project Description & Setting

The property is located on the south side of Pleasure Point Drive (2914 Pleasure Point Drive) on a coastal bluff, approximately 60 feet east of Rockview Drive. The site contains an existing 1,400 square foot two story single family dwelling, constructed in 1937. The coastal bluff contains existing shoreline protection structures consisting of rip rap at the base of the bluff and concrete retaining wall along the bluff face. The top of the bluff sits at an elevation of approximately 30 feet. Flood mapping places the subject property within the FEMA VE flood zone with a Base Flood Elevation of 35 feet.

The subject property, while not specifically designated as a scenic resource in the General Plan, is highly visible from a public viewshed and beach. 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. In addition, most of the dwellings both immediately adjacent to the property and in the remaining neighborhood do not exceed the 28' height limit.

Variance

The property is zoned for residential uses and located inside the Urban Services Line (USL), an area which allows a maximum of two stories per SCCC 13.10.323 and General Plan Policy 8.6.3. Due to the project location within the VE Flood zone, the applicant requests a variance to increase the allowed number of stories to three. As proposed, the first story of the home would be non-habitable to comply with FEMA requirements for development within the flood plain and consist of a garage, entry, and storage. Though the first story is non-habitable, the area is included in the calculation for Floor Area Ratio (FAR). Per SCCC 13.10.323, the garage and entry have a ceiling height of 7 feet 6 inches and per SCCC 13.10.323 all areas which contain a ceiling height of 5 feet or greater count toward FAR. As proposed, the project requires a variance to increase the allowed 50% FAR to approximately 67%.

Under State law and SCCC 13.10.230, a variance may be approved where, because of special circumstances applicable to a property, strict application of the zoning ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical zoning classification. In addition, a finding must be made that the granting of a variance will be in harmony with the general intent and purpose of zoning objectives, and will not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and zone.

As noted above, the property is surrounded by existing two story dwellings to the east and west and immediately across the street, and most of the remaining neighborhood contains one and two story dwellings.

Design Review

The proposed project includes a request to increase the allowed 28 foot height for the R-1-5 zone district to 30 feet 8 inches. The request for increased height is a result of increasing the number of stories as outlined above. As indicated in SCCC 13.10.323(E)(5)(b), building heights up to a maximum of 33 feet may be authorized subject to Design Review.

It is noted that the subject parcel is located in the FEMA VE flood zone with a Base Flood Elevation of 35 feet. Redevelopment of the project site would require the horizontal structural members of the habitable floor to be placed a minimum of 1 foot above the based flood elevation (elevation 36 feet or 6 feet above grade) to comply with FEMA requirements.

Due to the location of the proposed development on a coastal bluff, increasing the height to exceed the 28 feet maximum in the R-1-5 zone district is not supported. The result of the request for increased height would result in a home which is inconsistent with the surrounding character of the neighborhood which consists primarily of one and two story homes and a maximum height of 28 feet.

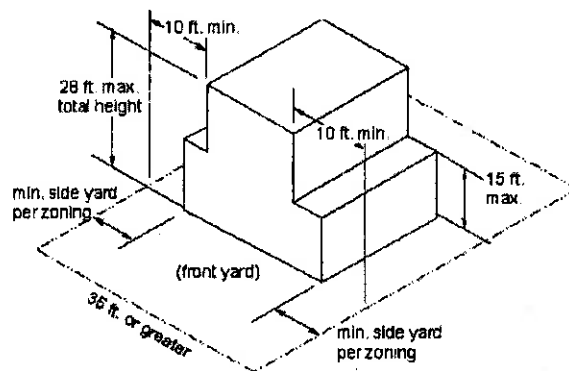
of the neighborhood which consists primarily of one and two story homes and a maximum height of 28 feet.

Pleasure Point Design Criteria Exception

SCCC 13.10.444 states that “The purposes of the Pleasure Point Community Design PP Combining District are to: (A) Reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses; (B) Encourage community interaction and orientation towards the street by providing an incentive for the creation of more front porches in Pleasure Point; and (C) Reduce the visual impact of automobile-oriented features on residential building facades and in front yards.”

The purpose of the Pleasure Point Design Criteria Combining District second story setback standards, provided in County Code Section 13.10.446(A)(1)(a), is to reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses. The standards 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.

Building Envelope Limits for Lots 35 Feet or Greater in Width



As proposed, portions of the proposed home which exceed 15 feet in height would be setback a minimum of 5 feet on both sides. The applicant has requested a reduction in the required side yard setback due to a reduced developable area and to address FEMA requirements. The reduction to the side yard setback requires a Pleasure Point Design Criteria exception pursuant to SCCC 13.10.447.

Exceptions may be granted if the project is found consistent with the purposes set forth in SCCC 13.10.444, development permit findings are made, and at least one of the additional findings in SCCC 13.10.447 are made, which include “special existing site or improvement characteristics or circumstances” that excuse the project from meeting the standards, such as “the absence of adjacent residential parcels that could potentially be shaded”; a determination that the purposes set forth in SCCC 13.10.444 are better met by an alternative design; or a determination that the exception will result in a “superior residential design” that is consistent with the purposes set forth in SCCC 13.10.444.

Local Coastal Program Consistency

As proposed, the three story home which exceeds the allowed FAR is not in conformance with the County's certified Local Coastal Program, in that the structure is not sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. While larger homes exist in the vicinity, the proposed design is out of proportion to that of the parcel size.

Further, the project site is located between the shoreline and the first public road and situated on a coastal bluff overlooking a public beach and public access way which is considered a scenic location. Size and architectural styles vary in the area however, the design submitted is inconsistent with the type of development found along this stretch of coastline with respect to number of stories. Further, the Pleasure Point Design criteria requires side walls to be set back further than the lower floor to ensure availability of light air and open space and reduce massing at the upper portion of homes. As proposed, the project would not conform to the design standards set forth in the Pleasure Point Community Plan.

Conclusion

As proposed, the project is inconsistent with several applicable codes and policies of the Zoning Ordinance and General Plan/Local Coastal Program. Specifically, Coastal Development Permit Findings cannot be made, therefore it is not necessary to further evaluate the appropriateness of the other approvals being requested. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposed action is exempt from further Environmental Review under the California Environmental Quality Act. CEQA Section 15270 states that "CEQA does not apply to projects which a public agency rejects or disapproves."
- **DENIAL** of Application Number **181353**, based on the attached findings.

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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Exhibits

- A. Statutory Exemption (CEQA determination)
- B. Findings
- C. Visual Simulations and Shadow Study
- D. Project Plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel Information
- G. Site Photos
- H. Comments & Correspondence

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 181353
Assessor Parcel Number: 032-232-04
Project Location: 2914 Pleasure Point Drive

Project Description: Demolition of an existing single family dwelling and construction of a replacement single family dwelling

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. X **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. _____ **Categorical Exemption**

F. Reasons why the project is exempt:

15270. PROJECTS WHICH ARE DISAPPROVED

- (a) CEQA does not apply to projects which a public agency rejects or disapproves.
(b) This section is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved.
(c) This section shall not relieve an applicant from paying the costs for an EIR or Negative Declaration prepared for his project prior to the Lead Agency's disapproval of the project after normal evaluation and processing.

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

Nathan MacBeth, Project Planner

Date: _____

EXHIBIT A

Coastal Development Permit Findings

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

This finding cannot be made, in that the design of the proposed development is not consistent with the character of the surrounding neighborhood and will result in adverse impacts to a significant public viewshed.

The coastal design criteria set forth in SCCC 13.20.130 and 13.20.140 et seq encourages designs that do not maximize site standards, incorporate smaller second story elements that are setback from the first floor, encourages the use of pitched roofs rather than flat roof design, and requires projects be sited and designed so that upper stories do not cantilever toward, loom over, or otherwise adversely impact significant viewsheds (including public access ways) and community character.

The project is situated on a coastal bluff overlooking a public beach and public accessway considered a significant public viewshed. Residential development in the area consists of one and two story homes with a maximum height of 28 feet, subject to the Pleasure Point Community Design standards.

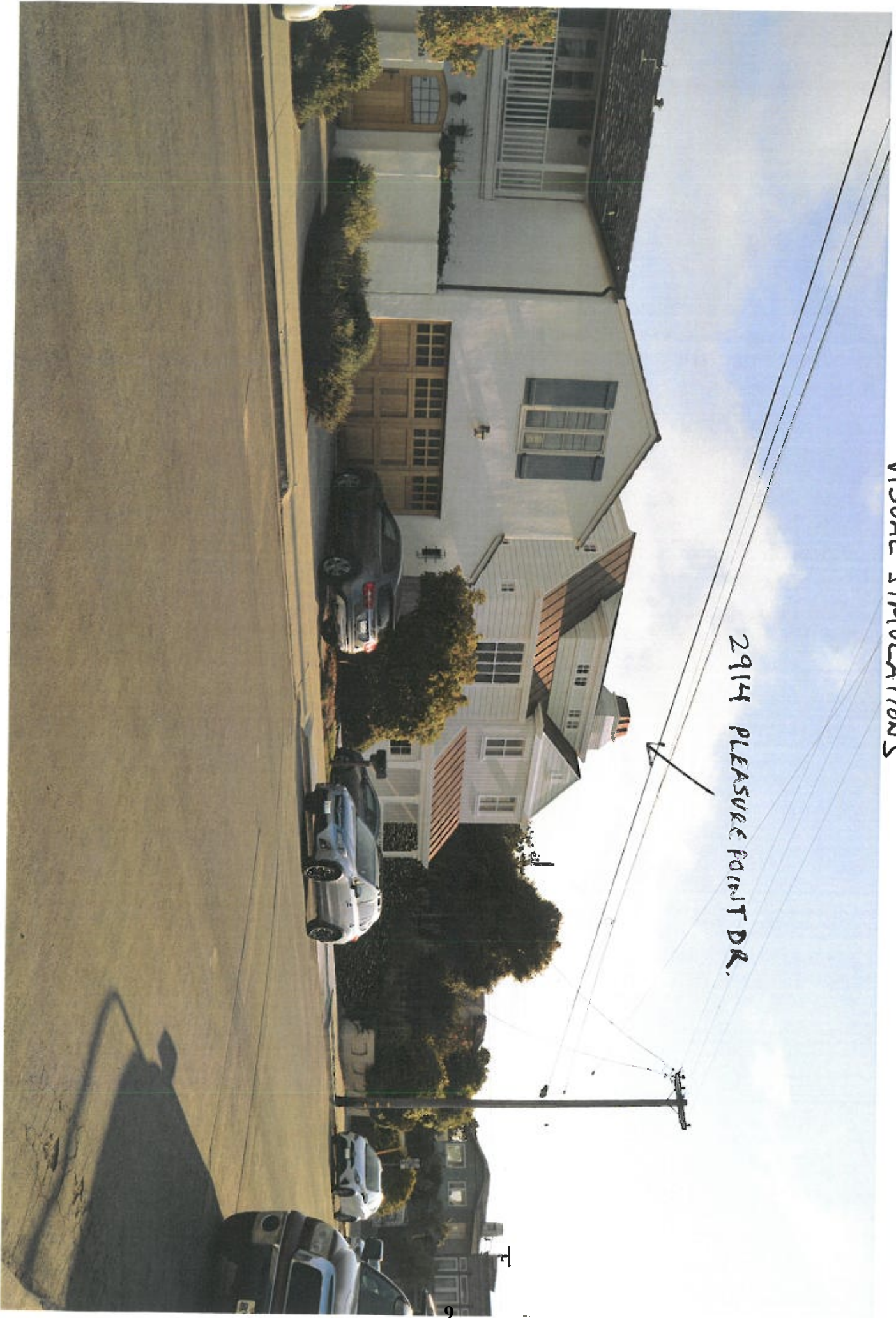
As proposed, the project intends to exceed the maximum height of 28 feet (30 feet 8 inches), exceeds the maximum floor area ratio of 50% (67%), exceed the maximum two stories (three stories), proposes a flat roof design on the seaward side of the home with third story elements which cantilever beyond the extent of the exterior wall of the second floor, and contains second and third story elements which encroach into the required setback for side walls exceeding 15 feet in height. Collectively, the project will result in adverse impacts to a significant public viewshed and community character; therefore, this finding cannot be made.

Visual Simulations & Shadow Study

Application Number 181353

VISUAL SIMULATIONS

2914 PLEASURE POINT DR.



Visual Simulations

2914 PLEASURE POINT DR.





June 21 10am



June 21 2pm



December 21 10am

December 21 2pm

Project Plans

Application Number 181353

RIELLY RESIDENCE

NEW RESIDENCE

2914 PLEASURE POINT DRIVE

SANTA CRUZ, CA 95062

VICINITY MAP



PARCEL MAP



PROJECT INFORMATION

OWNER: HEDD AND BILL RIELLY
2914 PLEASURE POINT DRIVE
SANTA CRUZ, CA 95062
C32-232-04

A.P. N.: R-3 (PER 2016 CDC)
ZONING: R-1-S-PP
OCCUPANCY GROUP: V-4 SPRINKLERED

CONSTRUCTION TYPE: A NEW 3-STORY, 3-BEDROOM RESIDENCE WITH 3 BATHROOMS AND AN ATTACHED GARAGE.

PROJECT DESCRIPTION: A NEW 3-STORY, 3-BEDROOM RESIDENCE WITH 3 BATHROOMS AND AN ATTACHED GARAGE.

UTILITY DISTRICTS: CITY OF SANTA CRUZ WATER DISTRICT
SANTA CRUZ COUNTY SANITATION DISTRICT

SHEET INDEX

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P3	SECOND AND THIRD FLOOR PLAN
P4	PLAN OF FINISHES
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P6	EXTERIOR ELEVATIONS
P7	EXTERIOR ELEVATIONS
P8	GRADING AND DRAINAGE PLAN
P9	DETAILS
P10	STORMWATER POLLUTION CONTROL PLAN
P11	SURVEY PLAN

CODE COMPLIANCE

THIS RESIDENTIAL CONSTRUCTION COMPLIES WITH TITLE 24 AND THE FOLLOWING CODES:
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA FIRE CODE (FC)
2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2016 CALIFORNIA BUILDING CODE (CBC)

FIRE PROTECTION NOTES

1. THESE PLANS SHALL COMPLY WITH 2016 CALIFORNIA BUILDING CODE AND 2016 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
2. OCCUPANCY R-3, TYPE V-4, FULLY SPRINKLERED.
3. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
4. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
5. ALL CHIMNEYS SHALL BE APPROVED WITH AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY. FIRE BRICK NOT TO EXCEED 1/2" IS ACCEPTABLE.
6. THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
7. PUBLIC FIRE FIGHTING REQUIRED WITHIN 400 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1200 GALLON FIRE FIGHTING WATER FLOWANT APPROXIMATELY 400 FT. FROM BUILDING.

CONSULTANTS

ARCHITECTS:

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SANTA CRUZ, CA 95062
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FAX: (831) 425-1522

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HANAYAN LAND SURVEYING, INC.
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FAX: (831) 425-4793

GEOLOGIST:

ZINN GEOLOGY
2231 40TH AVENUE
SANTA CRUZ, CA 95062
PHONE: (831) 504-4833

GEOTECHNICAL ENGINEER:

ELIZABETH LAMICHEL
444 AIRPORT BLVD SU 106
WATSONVILLE, CA 95076
PHONE: (831) 722-9188

PROJECT CALCULATIONS

3 PARKING SPACES PROVIDED, 1 COVERED

LOT COVERAGE

TOTAL FARE

GARAGE CREDIT:

TOTAL:

LOT COVERAGE

3RD FLOOR:

2ND FLOOR:

1ST FLOOR:

NET AREA (100% OF LOT SIZE):

MAX LOT COVERAGE (40% OF LOT SIZE):

MAXIMUM FLOOR AREA (90% OF LOT SIZE):

1ST FLOOR:

2ND FLOOR:

3RD FLOOR:

NET AREA (100% OF LOT SIZE):

MAX LOT COVERAGE (40% OF LOT SIZE):

MAXIMUM FLOOR AREA (90% OF LOT SIZE):

1ST FLOOR:

2ND FLOOR:

3RD FLOOR:

NET AREA (100% OF LOT SIZE):

MAX LOT COVERAGE (40% OF LOT SIZE):

MAXIMUM FLOOR AREA (90% OF LOT SIZE):

1ST FLOOR:

2ND FLOOR:

3RD FLOOR:

NET AREA (100% OF LOT SIZE):

MAX LOT COVERAGE (40% OF LOT SIZE):

MAXIMUM FLOOR AREA (90% OF LOT SIZE):

1ST FLOOR:

2ND FLOOR:

3RD FLOOR:

NET AREA (100% OF LOT SIZE):

MAX LOT COVERAGE (40% OF LOT SIZE):

MAXIMUM FLOOR AREA (90% OF LOT SIZE):

1ST FLOOR:

2ND FLOOR:

3RD FLOOR:

NET AREA (100% OF LOT SIZE):

MAX LOT COVERAGE (40% OF LOT SIZE):

MAXIMUM FLOOR AREA (90% OF LOT SIZE):

1ST FLOOR:

2ND FLOOR:

3RD FLOOR:

NET AREA (100% OF LOT SIZE):

MAX LOT COVERAGE (40% OF LOT SIZE):

MAXIMUM FLOOR AREA (90% OF LOT SIZE):

1ST FLOOR:

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3RD FLOOR:

NET AREA (100% OF LOT SIZE):

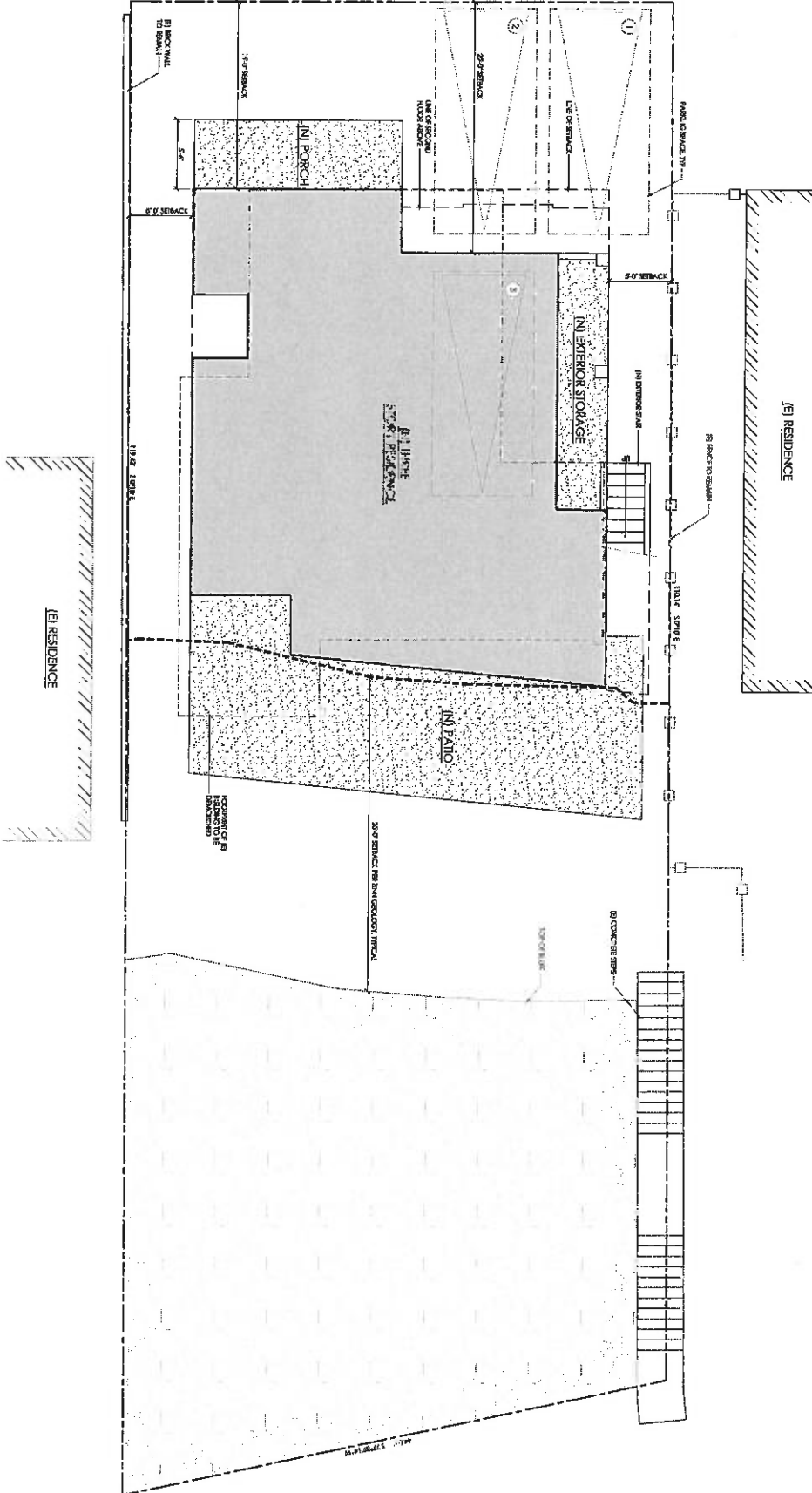
MAX LOT COVERAGE (40% OF LOT SIZE):

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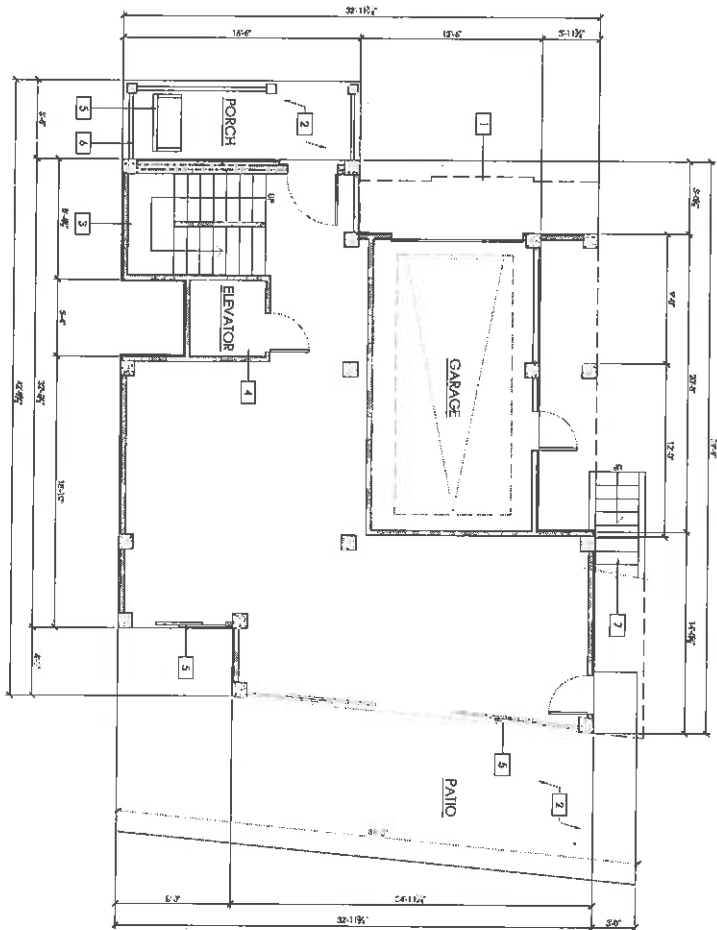
1ST FLOOR:

SITE PLAN

SCALE 1/4" = 1'-0"



SITE LEGEND		SITE PLAN NOTES
PROPOSED NEW RESIDENCE	PROPOSED EXISTING	
SETBACK LINE	EXISTING DRIVE	1. PROPOSED NEW RESIDENCE, EXISTING DRIVE, AND EXISTING DRIVE
10' SETBACK TO REAR	EXISTING DRIVE	2. EXISTING DRIVE, EXISTING DRIVE, AND EXISTING DRIVE
10' SETBACK TO SIDE	EXISTING DRIVE	3. EXISTING DRIVE, EXISTING DRIVE, AND EXISTING DRIVE
10' SETBACK TO FRONT	EXISTING DRIVE	4. EXISTING DRIVE, EXISTING DRIVE, AND EXISTING DRIVE
10' SETBACK TO DRIVE	EXISTING DRIVE	5. EXISTING DRIVE, EXISTING DRIVE, AND EXISTING DRIVE
10' SETBACK TO DRIVE	EXISTING DRIVE	6. EXISTING DRIVE, EXISTING DRIVE, AND EXISTING DRIVE
10' SETBACK TO DRIVE	EXISTING DRIVE	7. EXISTING DRIVE, EXISTING DRIVE, AND EXISTING DRIVE
10' SETBACK TO DRIVE	EXISTING DRIVE	8. EXISTING DRIVE, EXISTING DRIVE, AND EXISTING DRIVE
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10' SETBACK TO DRIVE	EXISTING DRIVE	10. EXISTING DRIVE, EXISTING DRIVE, AND EXISTING DRIVE



FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"



PLAN KEYNOTES

1. 1" x 6" GRIP ROSS RAFTERS
2. 2" x 12" GRIP ROSS RAFTERS
3. 3" x 12" GRIP ROSS RAFTERS
4. 4" x 12" GRIP ROSS RAFTERS
5. 5" x 12" GRIP ROSS RAFTERS
6. 6" x 12" GRIP ROSS RAFTERS
7. 7" x 12" GRIP ROSS RAFTERS

WALL LEGEND

1. 3/4" EXTERIOR WOOD
2. 3/4" EXTERIOR WOOD
3. 3/4" EXTERIOR WOOD
4. 3/4" EXTERIOR WOOD
5. 3/4" EXTERIOR WOOD
6. 3/4" EXTERIOR WOOD
7. 3/4" EXTERIOR WOOD

RIELLY RESIDENCE
NEW RESIDENCE
2914 PLEASURE POINT DRIVE
SANTA CRUZ, CA 95062
032-292-04

FIRST FLOOR PLAN



P3

DAVID A. RIELLY

ARCHITECT

11/1/04/18

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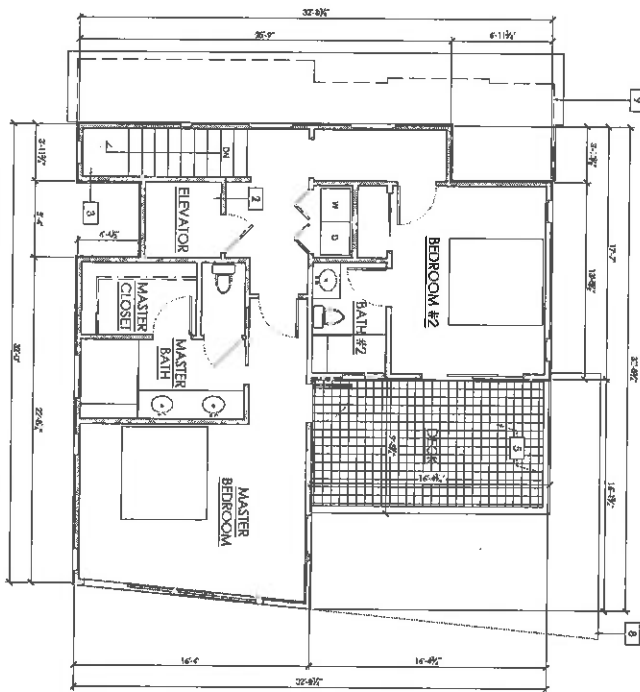
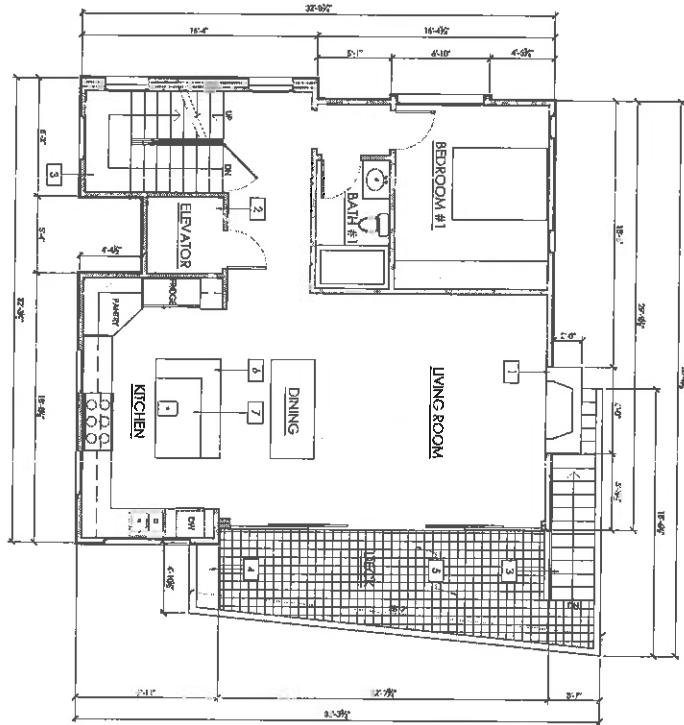
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THIRD FLOOR PLAN

SECOND FLOOR PLAN

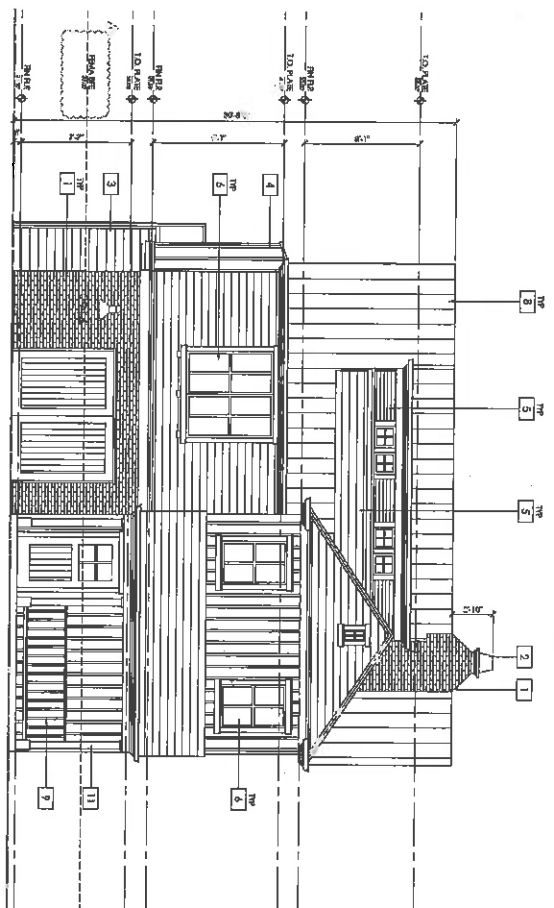


RIELLY RESIDENCE
NEW RESIDENCE
2914 PLEASURE POINT DRIVE
SANTA CRUZ, CA 95062
032-292-04

SECOND AND THIRD
FLOOR PLAN

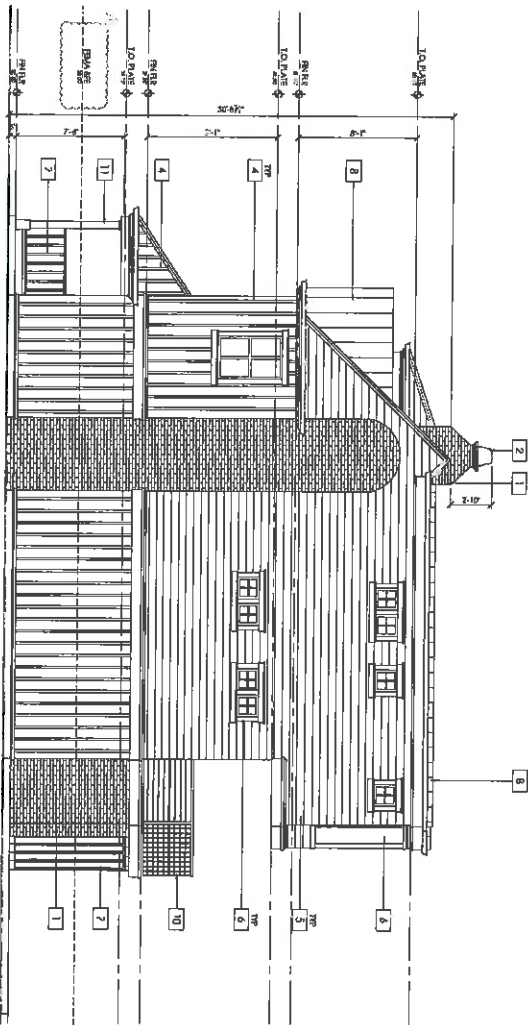


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81 82 83 84 85 86 87 88 89 90
91 92 93 94 95 96 97 98 99 100



NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

ELEVATION KEYNOTES

- 1 BRICK - MAIN WALL
- 2 COPPER CHIMNEY CAP
- 3 SIPS
- 4 ROUGH SIPS SAVED - PAINT WHITE
- 5 HORIZONTAL LAM. PC - PAINT WHITE
- 6 WINDOW W/IN WOOD TRIM - PAINT WHITE
- 7 DOOR W/IN WOOD TRIM - PAINT WHITE
- 8 COPPER STAINLESS STEEL ROOF
- 9 6" KICK WOOD Siding
- 10 4" KICK WOOD Siding
- 11 WOOD SHED



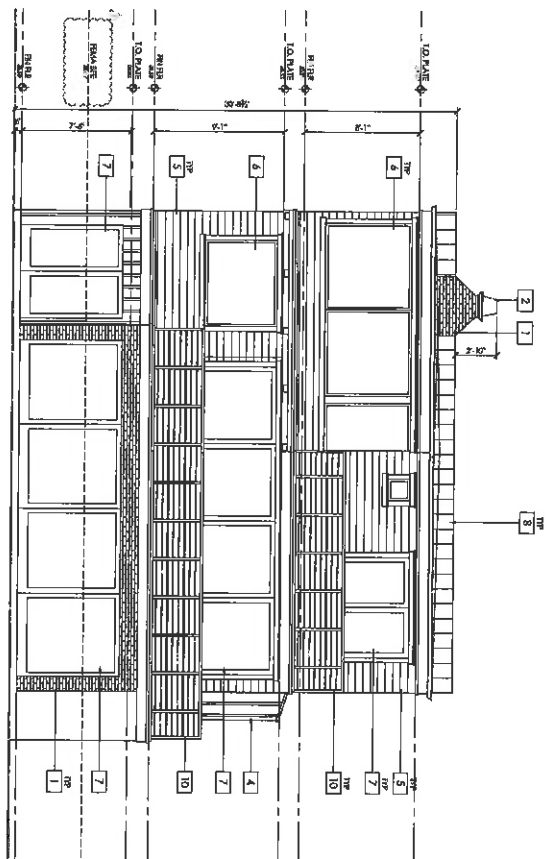
224 N. BRANDENBURY
SANTA CRUZ, CA 95062
TEL: (408) 292-0400
FAX: (408) 292-0401
WWW.MASONARCHITECTS.COM

RIELLY RESIDENCE
NEW RESIDENCE
2914 PLEASURE POINT DRIVE
SANTA CRUZ, CA 95062
032-292-04

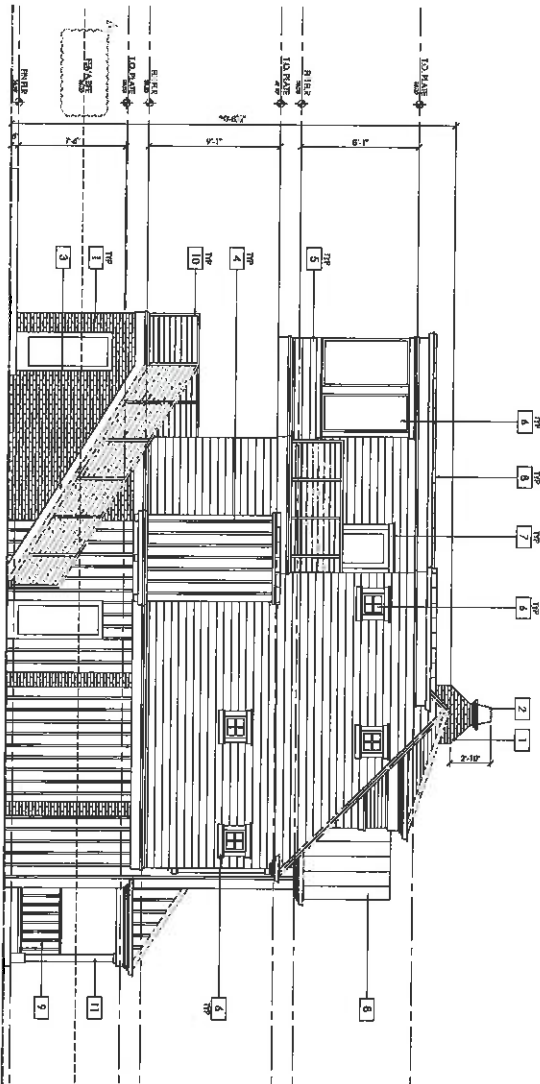
EXTERIOR ELEVATIONS



11/04/18
M.A.
O.E.
R.B.L.V.
P6



SOUTH ELEVATION



EAST ELEVATION

ELEVATION KEYNOTES

1. BRICK, 1/2" x 1/2" x 1/2"
2. CLAY TILE, 1/2" x 1/2" x 1/2"
3. STONE
4. ROOFING AND SATELLITE - 1/2" x 1/2"
5. METEOROLOGICAL LAMP - 1/2" x 1/2"
6. WINDOW WITH WOOD TRIM - 1/2" x 1/2"
7. DOOR WITH WOOD TRIM - 1/2" x 1/2"
8. CORNER STAINLESS STEEL ROOF
9. 4" x 4" WOOD TRIM
10. 4" x 4" WOOD TRIM
11. WOOD TRIM

RIELLY RESIDENCE
NEW RESIDENCE
2914 PLEASURE POINT DRIVE
SANTA CRUZ, CA 95062
032-282-04

EXTERIOR ELEVATIONS



11/10/18
MA
REILLY

P7

1. THE CONTRACTOR SHALL

- # EARTHWORK AND GRADING
1. The purpose of this manual is to provide the user with the information necessary to design and construct earthwork and grading projects. The manual is intended for use by the user as a reference and is not intended to be a substitute for professional judgment.
2. The manual is divided into two main sections: Design and Construction. The Design section contains information on the design of earthwork and grading projects, including the selection of materials, the design of the earthwork and grading, and the design of the drainage system. The Construction section contains information on the construction of earthwork and grading projects, including the selection of equipment, the construction of the earthwork and grading, and the construction of the drainage system.
3. The manual is intended to be used by the user as a reference and is not intended to be a substitute for professional judgment. The user should consult with a professional engineer or architect for advice on the design and construction of earthwork and grading projects.
4. The manual is intended to be used by the user as a reference and is not intended to be a substitute for professional judgment. The user should consult with a professional engineer or architect for advice on the design and construction of earthwork and grading projects.
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1. **WEEK 2001. CONCEPT OF AN OLYMPIAN**

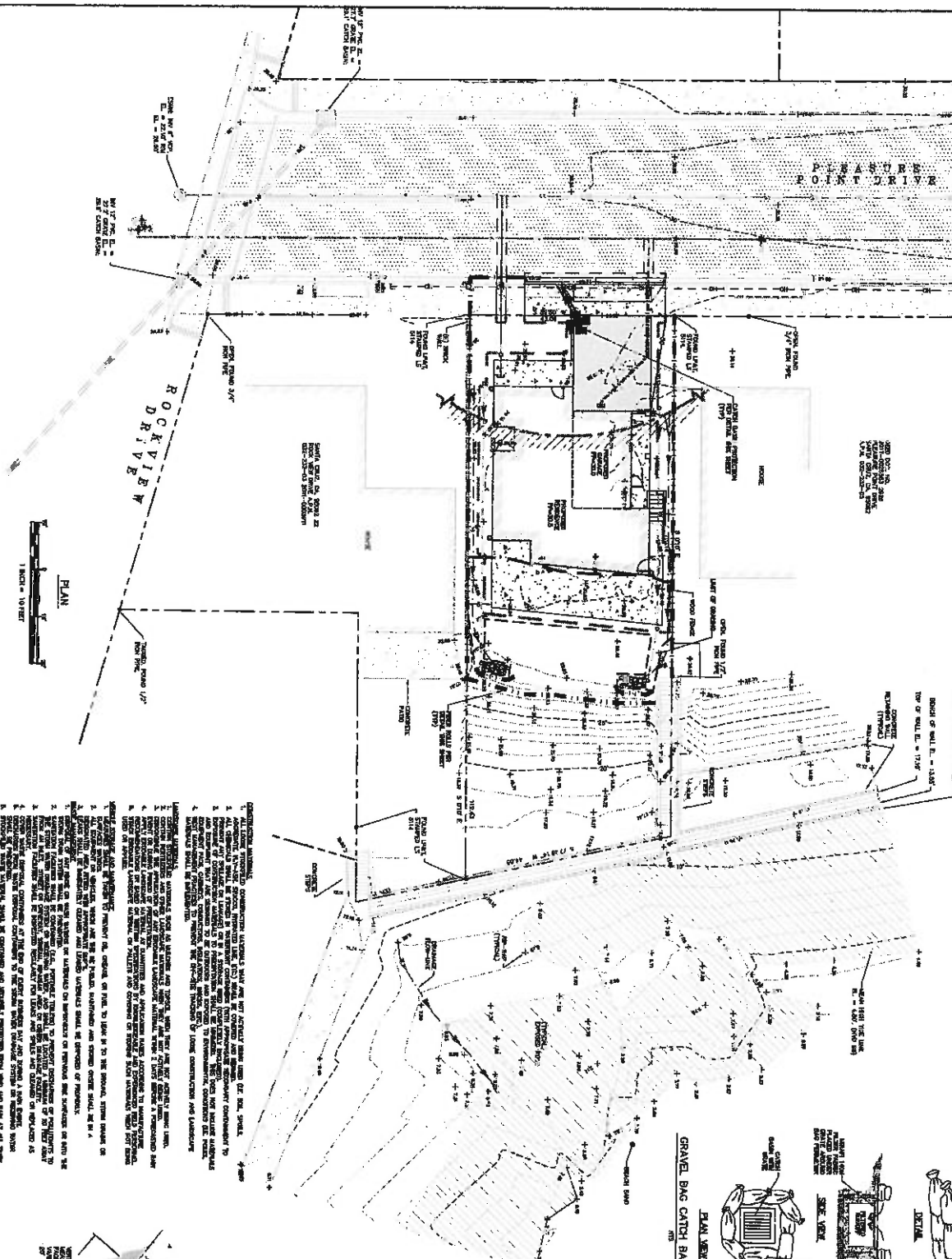
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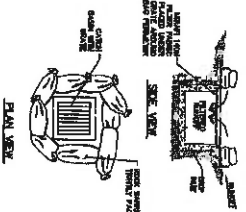
- EXPOSED SLOPE MEASURES**
1. COVER ALL EXPOSED SLOPES
 2. MINIMUM 3' HIGH/10' ON SLOPES 2:1 OR STEEPER
 3. MINIMUM 4' HIGH/10' ON SLOPES 1:1 OR STEEPER
 4. MINIMUM 5' HIGH/10' ON SLOPES 1:1 OR STEEPER



PLAN

- CONSTRUCTION MEASURES**
1. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH A MINIMUM 3' HIGH/10' ON SLOPES 2:1 OR STEEPER.
 2. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH A MINIMUM 4' HIGH/10' ON SLOPES 1:1 OR STEEPER.
 3. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH A MINIMUM 5' HIGH/10' ON SLOPES 1:1 OR STEEPER.
 4. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH A MINIMUM 6' HIGH/10' ON SLOPES 1:1 OR STEEPER.
 5. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH A MINIMUM 7' HIGH/10' ON SLOPES 1:1 OR STEEPER.
 6. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH A MINIMUM 8' HIGH/10' ON SLOPES 1:1 OR STEEPER.
 7. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH A MINIMUM 9' HIGH/10' ON SLOPES 1:1 OR STEEPER.
 8. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH A MINIMUM 10' HIGH/10' ON SLOPES 1:1 OR STEEPER.
 9. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH A MINIMUM 11' HIGH/10' ON SLOPES 1:1 OR STEEPER.
 10. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH A MINIMUM 12' HIGH/10' ON SLOPES 1:1 OR STEEPER.

GRAVEL BAG CATCH BASIN PROTECTION



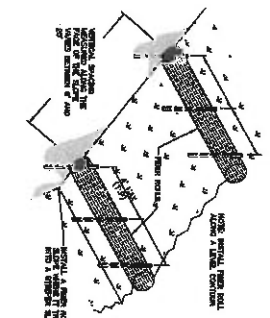
EROSION CONTROL LEGEND

1. EROSION CONTROL MEASURES SHALL BE INSTALLED WITHIN 10 DAYS OF THE DATE OF THE PERMIT TO EXCAVATE.
2. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. EROSION CONTROL MEASURES SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.
4. EROSION CONTROL MEASURES SHALL BE REPLACED IF DAMAGED OR REMOVED.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

FIBER ROLL DETAIL IN SLOPE AREA



TYPICAL FIBER ROLL INSTALLATION



C-3

CIVIL SITE IMPROVEMENTS
FOR
MILAM AND HEDRICK RIELLY
2914 PLEASURE POINT DRIVE
SANTA CRUZ COUNTY
APN 032-232-04

STORMWATER POLLUTION
CONTROL PLAN

R.I. Engineering Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rengineering.com



COUNTY OF SANTA CRUZ, OCTOBER 2018

RIELLY RESIDENCE

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



728 N BRANCI FORTE
SANTA CRUZ
CA 95062
831-425-0544



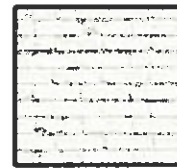
GLASS GUARDRAIL WITH
BLACK METAL FRAME



COPPER STANDING SEAM
ROOF WITH PATINA



HARDIE BOARD SMOOTH
SIDING, PAINTED WHITE



BRICK, PAINTED
WHITE TYPICAL



BOARD AND BATTEN
SIDING, PAINTED WHITE



Assessor's, Location, Zoning and General Plan Maps

Application Number 181353

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

POR. RANCHO ARROYO DEL RODEO
 S. 1/2 SEC. 21, T. 11S., R. 1W., M.D.B. & M.

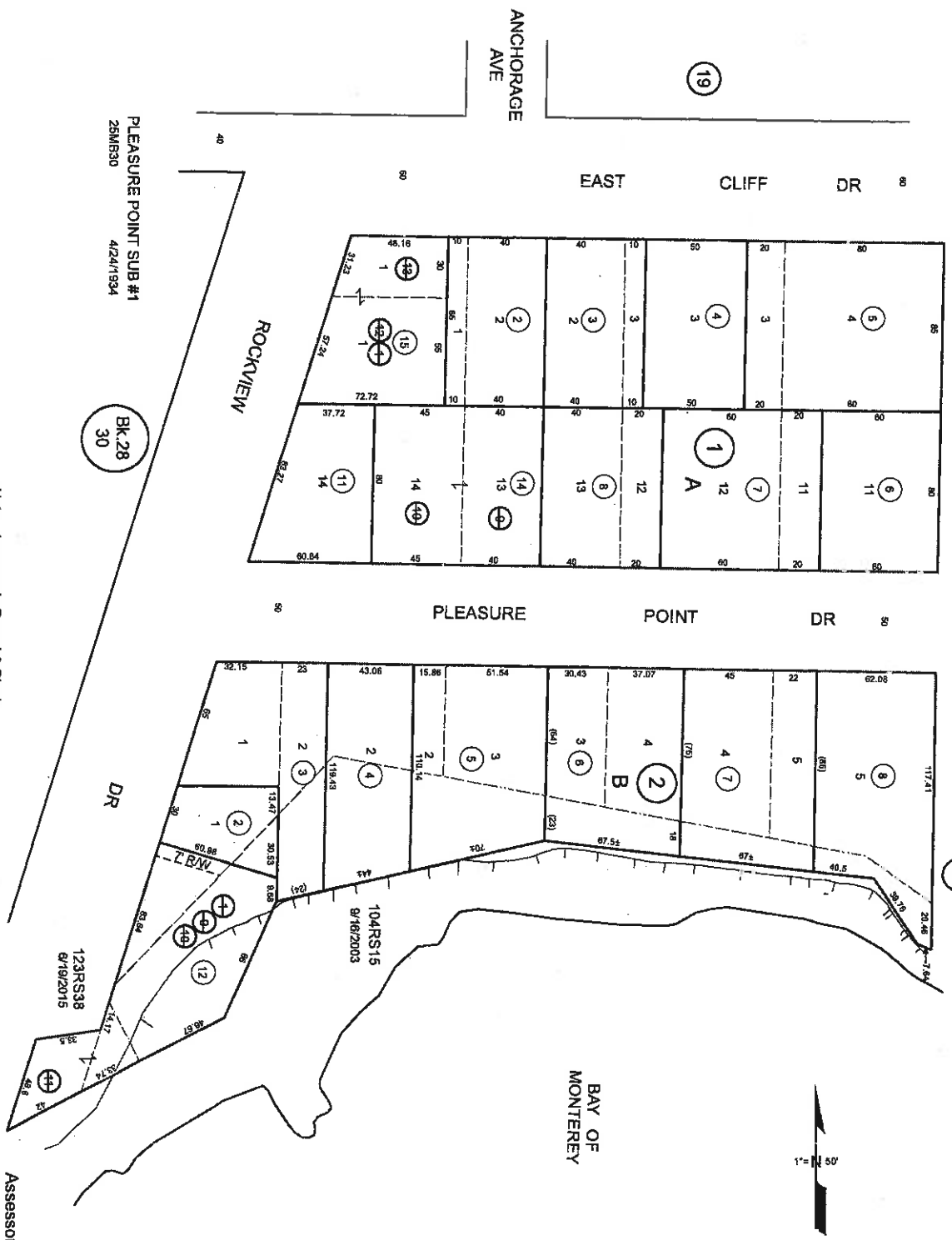
Tax Area Code
 82-040

32-23

Electronically Redrawn 7/22/87 rw
 Rev 9/5/80 CB (Comb Form, 2-12)
 Rev 10/4/83 CB (104RS15)
 Rev 2/16/11 CB (123RS38)

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

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





Parcel Location Map

Santa Cruz County Planning Department

Parcel Number
032-232-04
Jan. 16, 2019



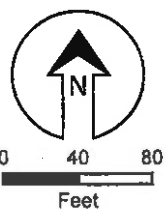
032-232-04



Location Overview

Symbol Key

— Street





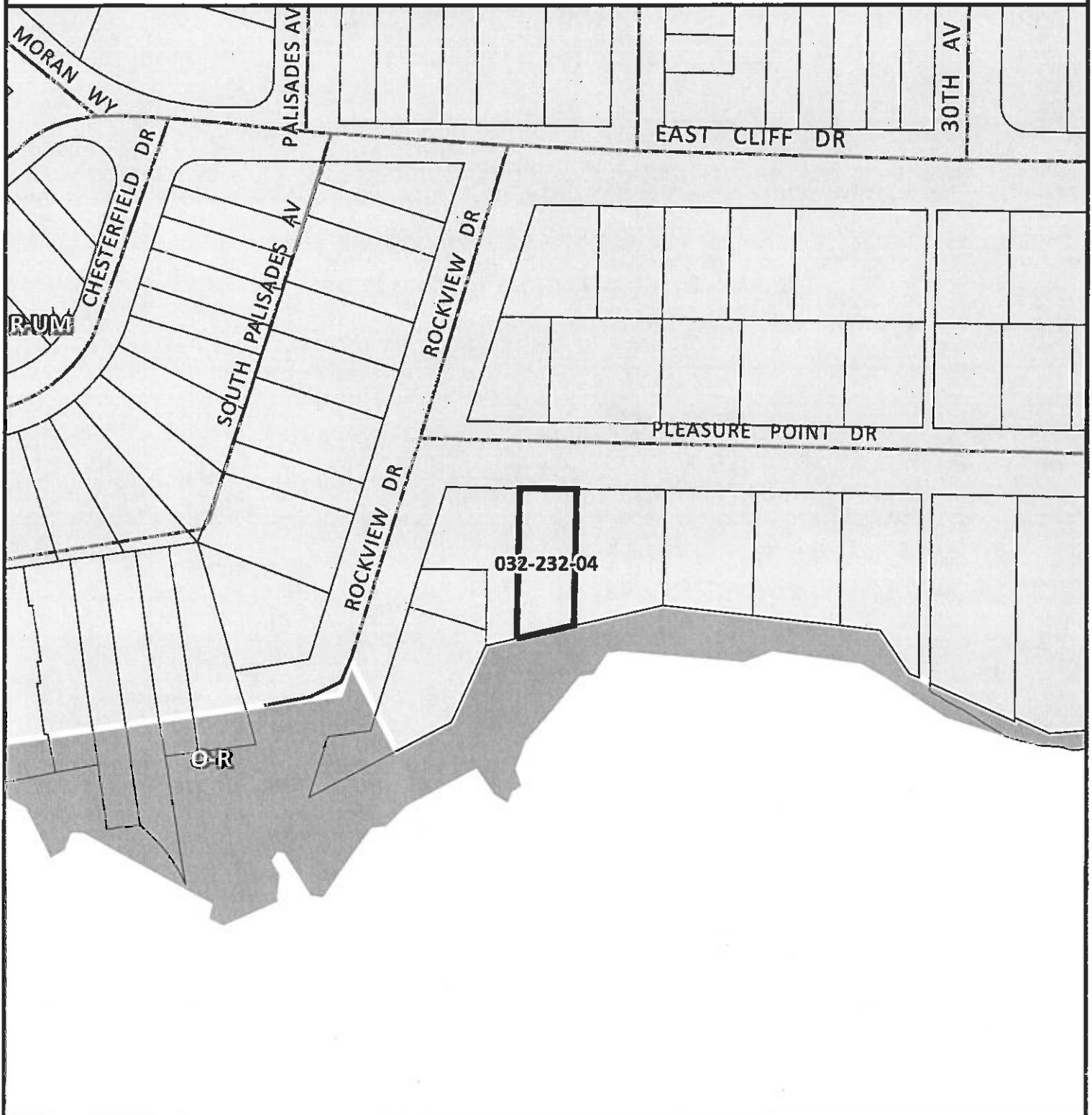
Parcel General Plan Map

Santa Cruz County Planning Department

Parcel Number

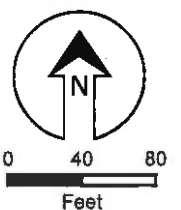
032-232-04

Jan. 16, 2019



General Plan

- O-R - Parks and Recreation
- R-UM - Residential - Urban Medium Density





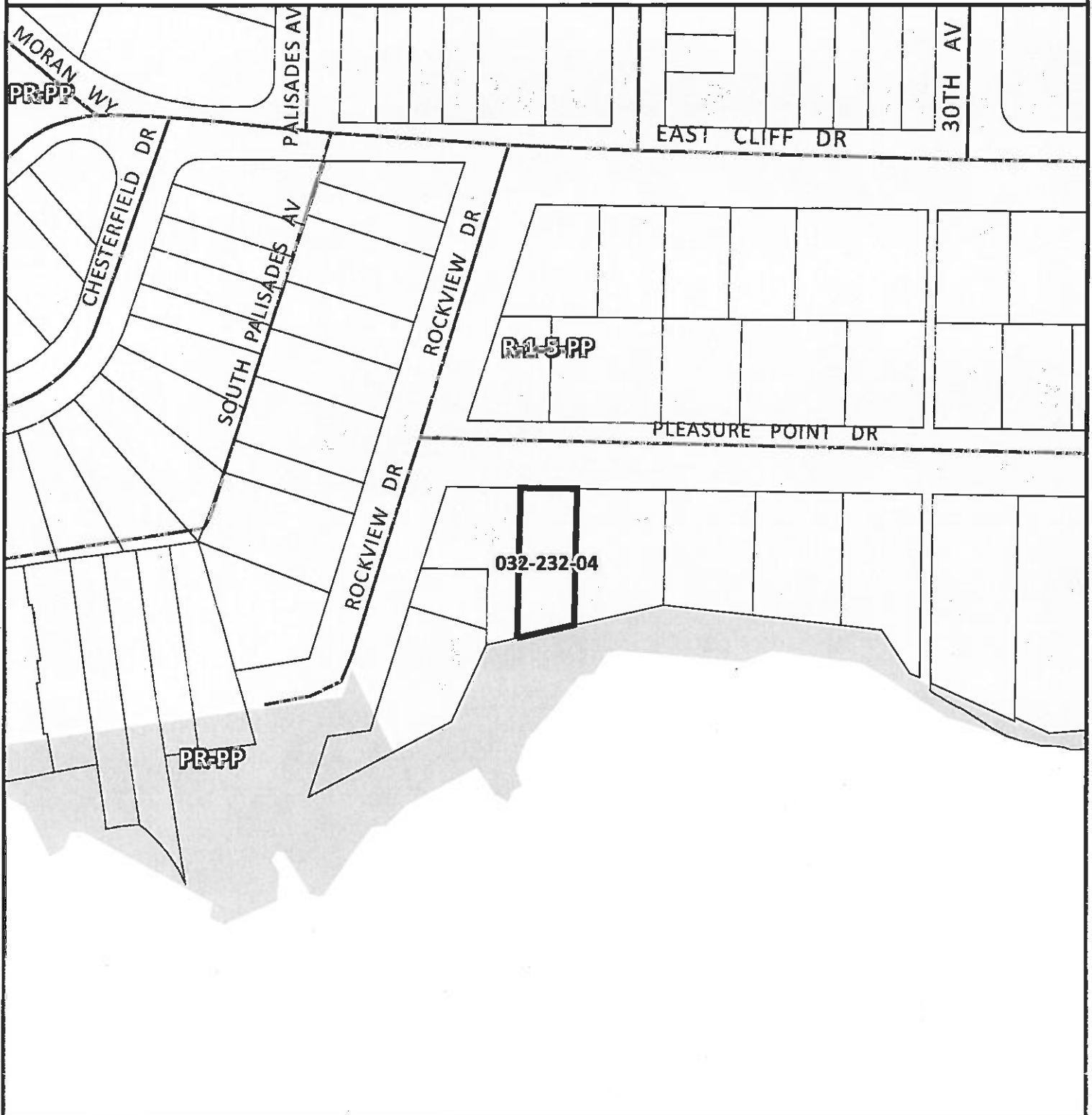
Parcel Zoning Map

Santa Cruz County Planning Department

Parcel Number

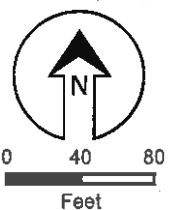
032-232-04

Jan. 16, 2019



Zoning

- (PR) Parks, Recreation, and Open Space
- (R-1) Single-Family Residential



Parcel Information

Services Information

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

Parcel Information

Parcel Size: 3,391 net square feet (5,000 gross square feet)
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Pleasure Point Drive
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Residential)
Zone District: R-1-5- PP (Single Family Residential - 5,000 square feet per unit, Pleasure Point Combining District)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm.: ☒ Yes ☐ No

Technical Reviews

Combined Geotechnical and Geologic reports accepted (REV181144)

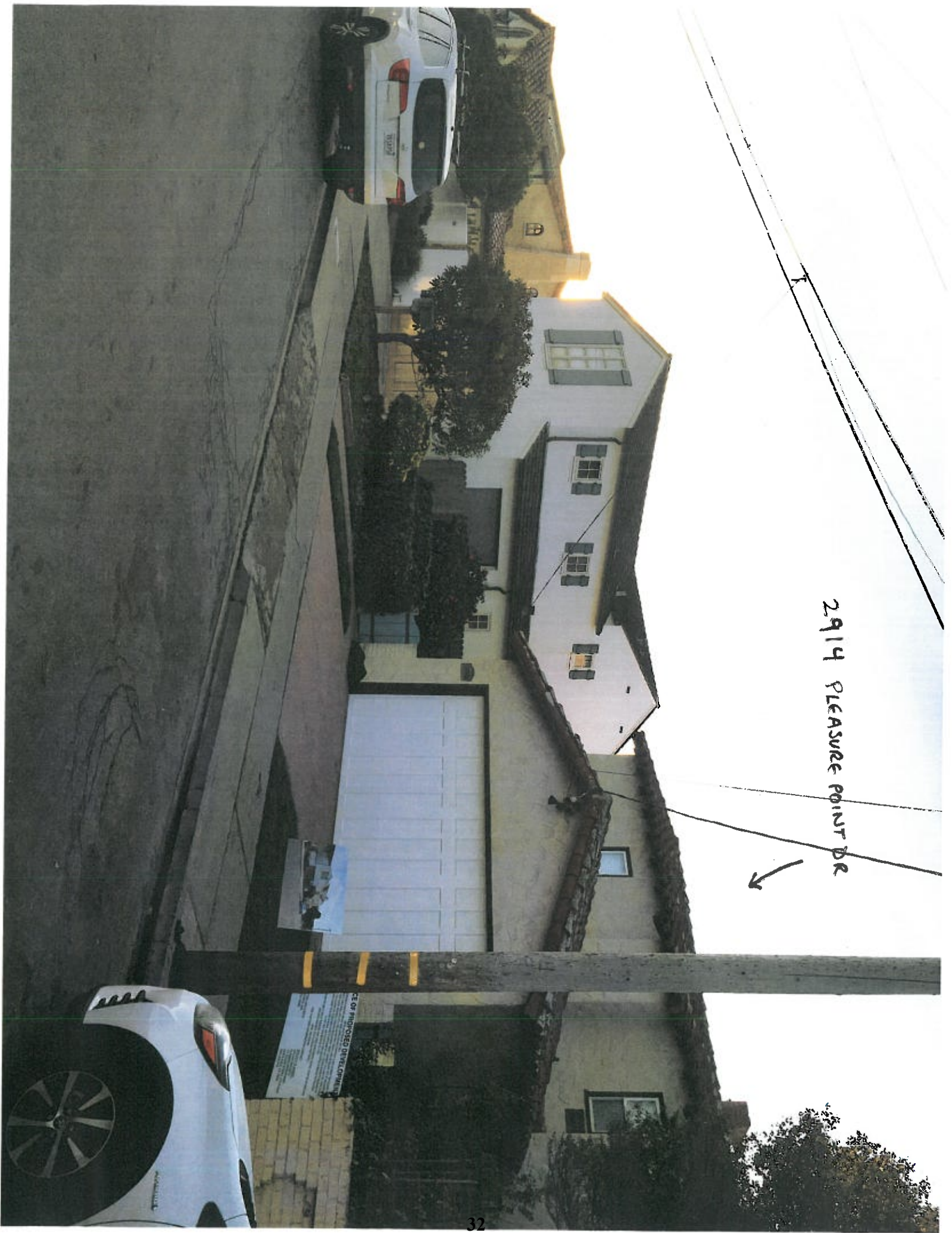
Environmental Information

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).
Fire Hazard: Not a mapped constraint
Slopes: Site is flat to the 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
Scenic: Not a mapped resource but site is visible from public beach
Archeology: Not mapped/no physical evidence on site

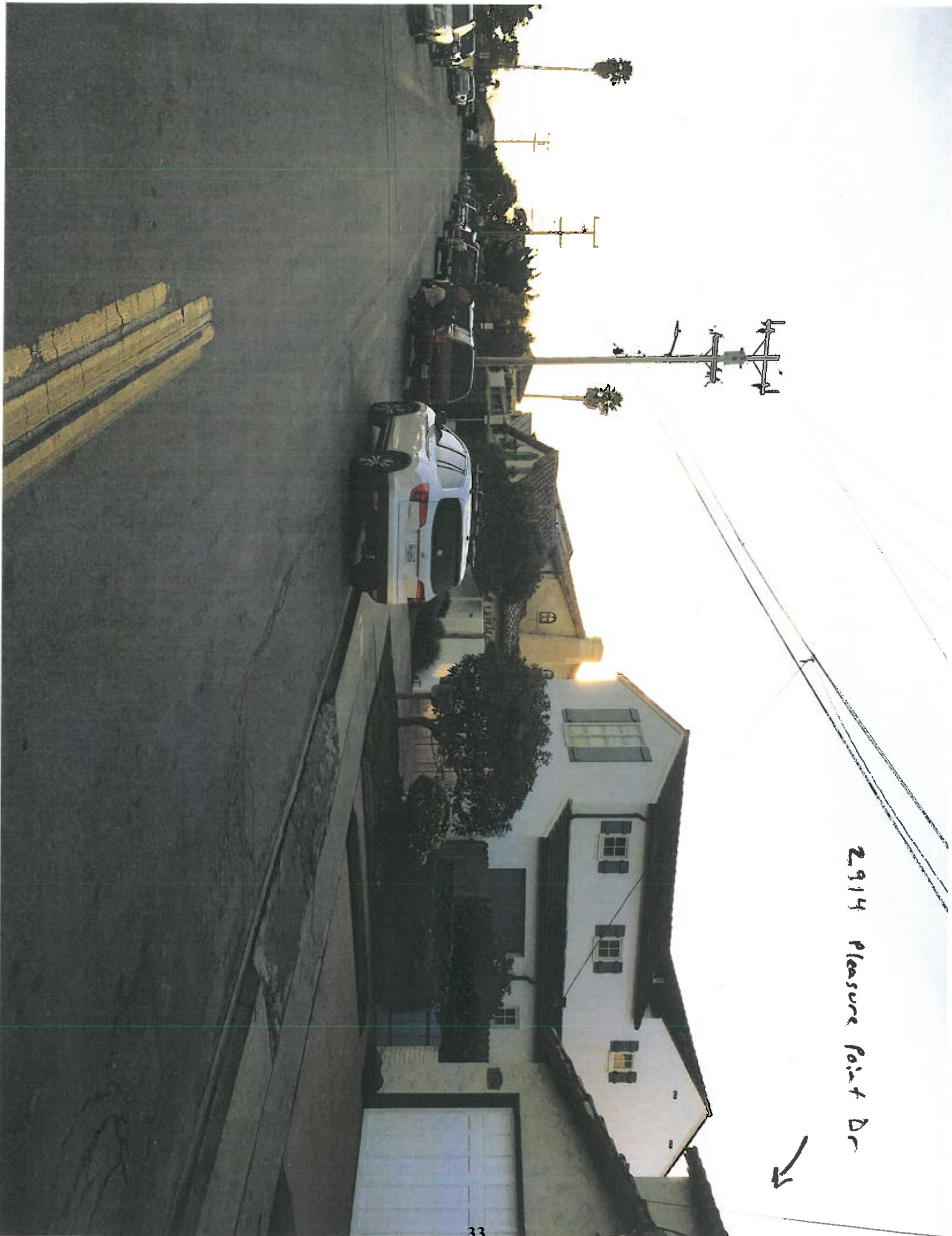
Site Photos

Application Number 181353

2914 PLEASURE POINT DR



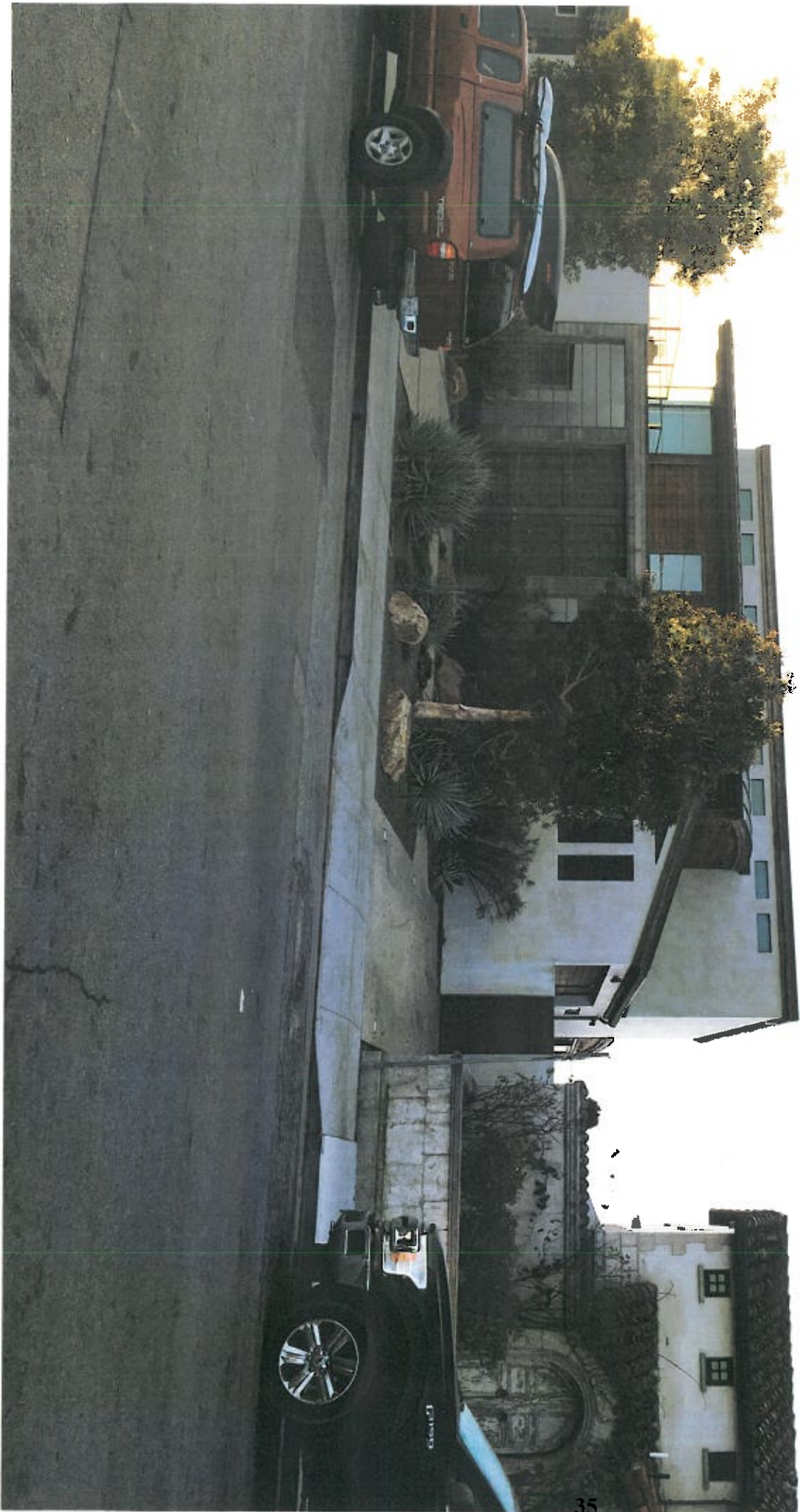
2914 Pleasure Point Dr



EAST ON PLEASURE POINT DR

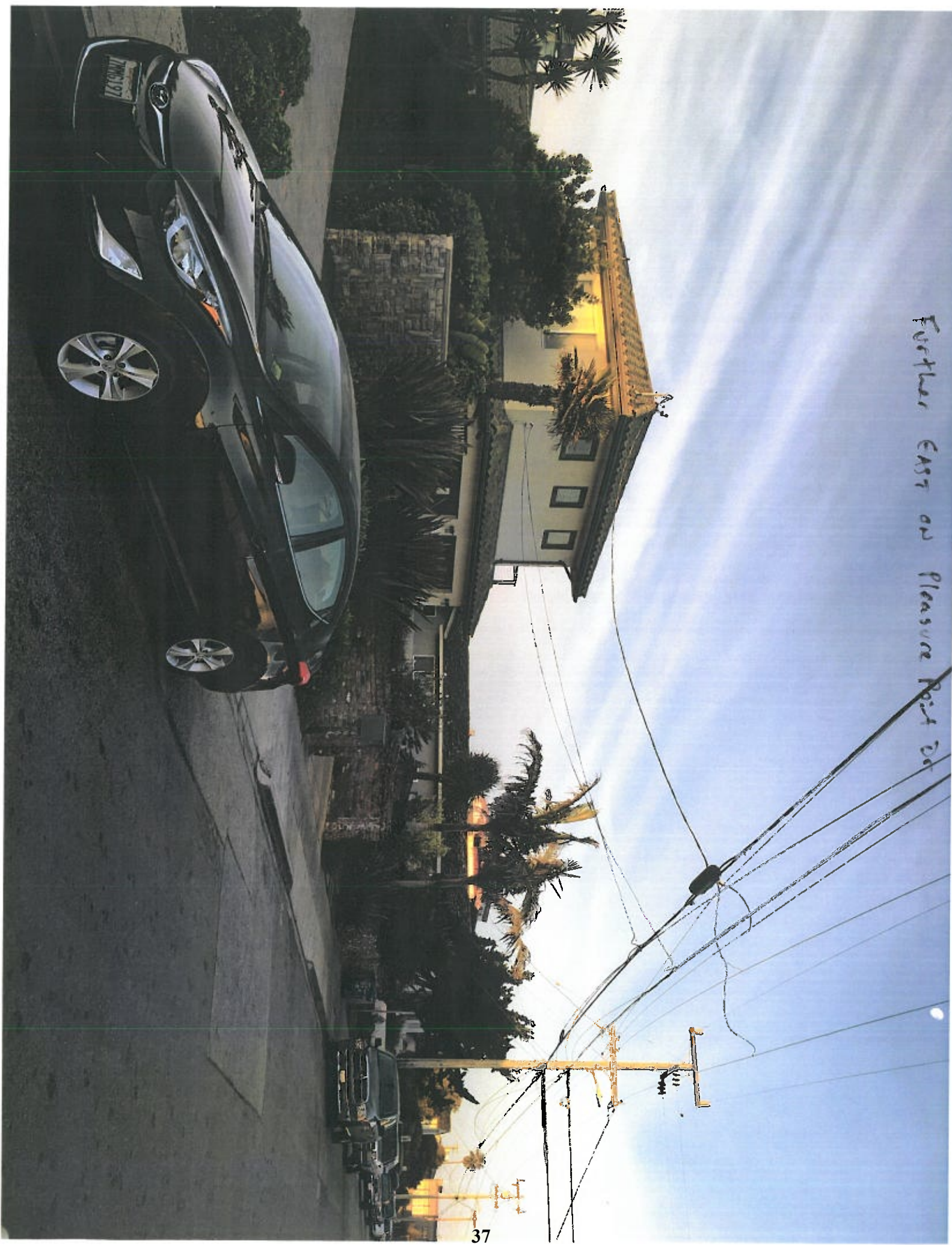


EAST ON PLEASURE POINT DR



2914 Pleasure Point Dr

Further East on Pleasure Point Rd



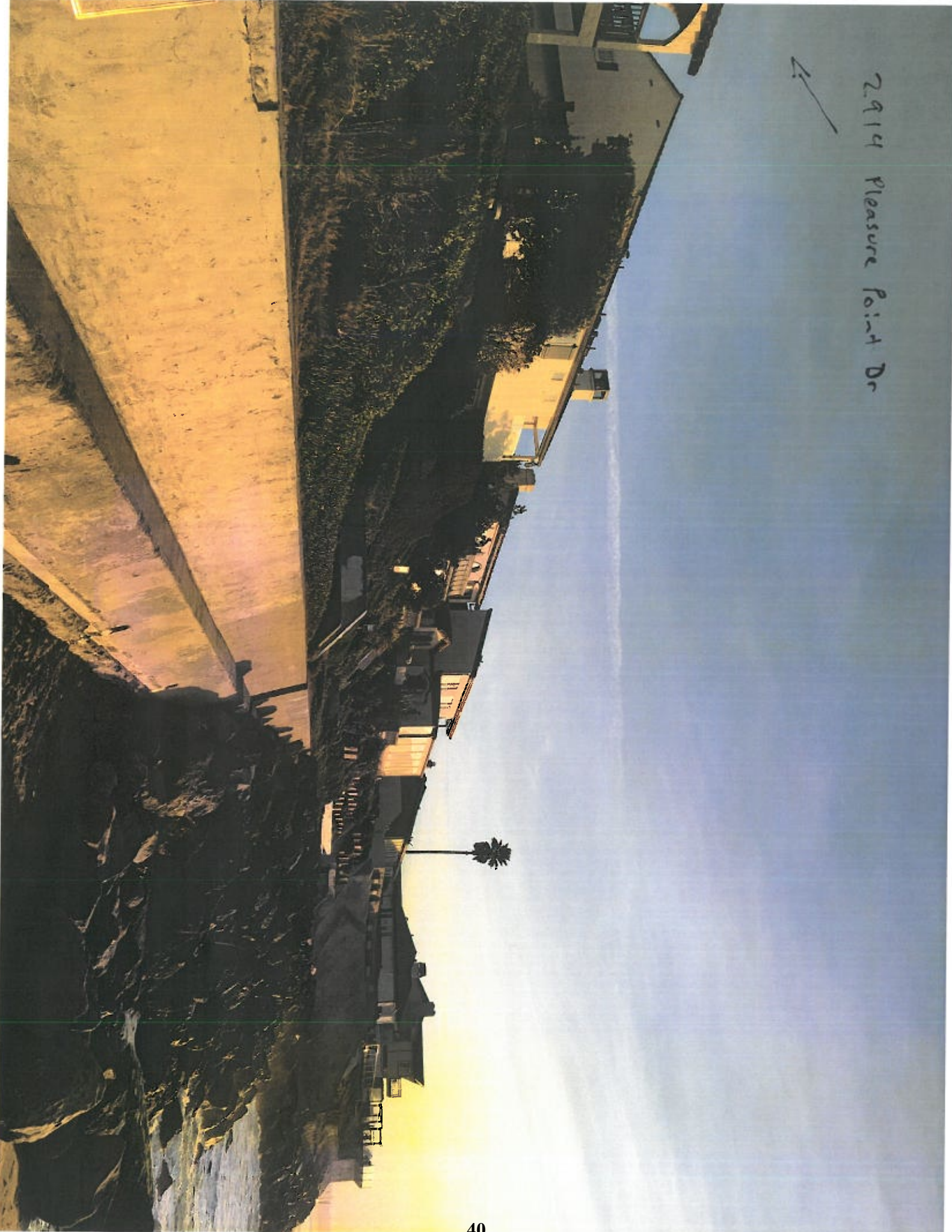
2914 Pleasure Point Dr



2914 Pleasure Point Dr



2914 Pleasure Point Dr







Comments & Correspondence

Application Number 181353

Nathan MacBeth

From: Alison Paul <alisonpaul2002@yahoo.com>
Sent: Tuesday, January 15, 2019 10:00 AM
To: Nathan MacBeth
Subject: 2914 Pleasure Point Drive

Dear Nathan:

This email concerns Project Application # 181353, for 2914 Pleasure Point Drive in Santa Cruz.

A public notice on the property states that the owners/architects are asking for variances, which would include reducing the required building property line set back on both side yards from 10 feet to 5 feet.

Such a reduction would create a tunnel effect on both sides of the home., decreasing light and open space. Aesthetically the 10 foot side setback is a required standard for good reasons!

In addition, a reduction to a 5 foot setback puts the homes on either side in more fire jeopardy. I have 2 personal experiences with fire breaking out in the ground floors of homes next door to me in Santa Cruz county. Each time flames were leaping 10-15 feet before fire trucks arrived. It was the total 20' side setback between 2 properties that saved the homes I was in from fire damage.*

I would like to receive mailed notices in the future regarding this project application.

Thank you,

Alison Paul
3920 Glen Haven Road
Soquel, CA 95073

alisonpaul2002@yahoo.com
831-247-0748

* The fire damaged homes met electrical code requirements. On Coastview Drive it was an uninterruptible power supply that had stopped working correctly and overheated, catching a curtain on fire. On Glen Haven Road, it was a short in garage decorative lights.

Nathan MacBeth

From: pleasure_point_1@yahoo.com
Sent: Tuesday, January 15, 2019 5:54 PM
To: Nathan MacBeth; john.leopold@santacruzco.us; Dan.Carl@coastal.ca.gov
Subject: 2914 Pleasure Point Dr APN; 032-232-04 on Historic Pleasure Point Dr
Attachments: 20190111_172420.jpg; ptplung.jpg; rockv.jpg

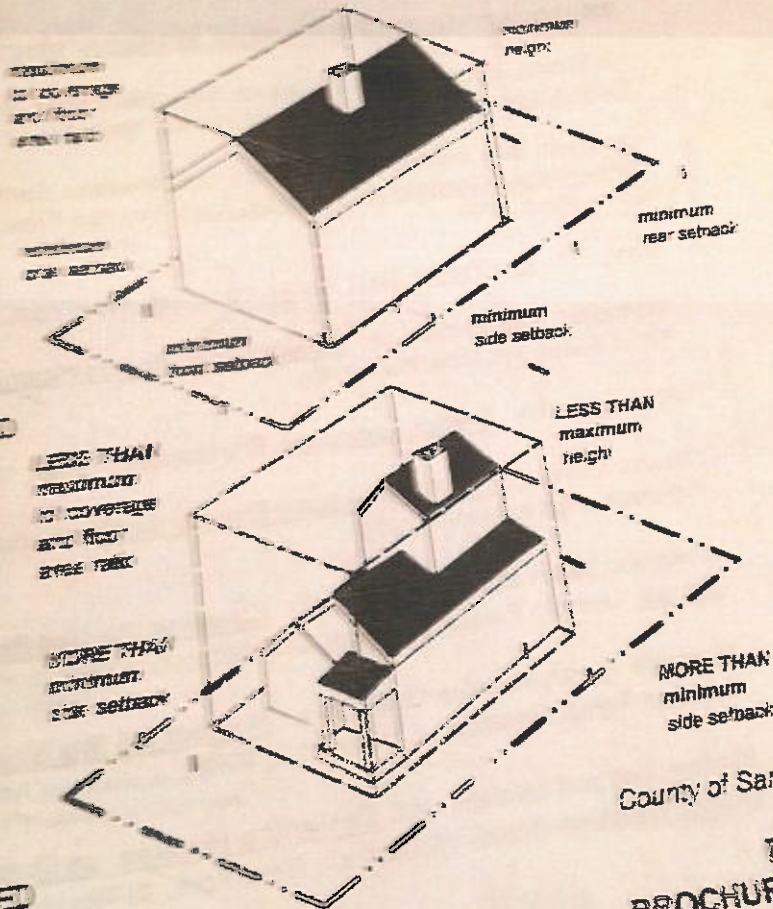
What do you think about them not following the rules for Cove Brenton? He said he was going to do this to Pleasure Pt and it looks like he is/ The Coastal Commission would not support Neighborhood Compatibility without a Pleasure Pt Plan.

I helped get us one even though RDA brought all the Developers to the table and it was watered down, now he wants to ignore it. What will the CCC do now? The Planning Dept does not seem to care. What is there excuse now?

ZONING MAXIMUMS

Designing to the maximum - all setbacks, height limit, lot coverage and floor area ratio - is not recommended. The neighborhood and area of influence should be considered for compatibility.

NOTE: SETBACKS, HEIGHT, LOT COVERAGE AND FLOOR AREA RATIO ARE THE MAXIMUMS FOR THE ZONING DISTRICT. THEY ARE NOT RECOMMENDED.



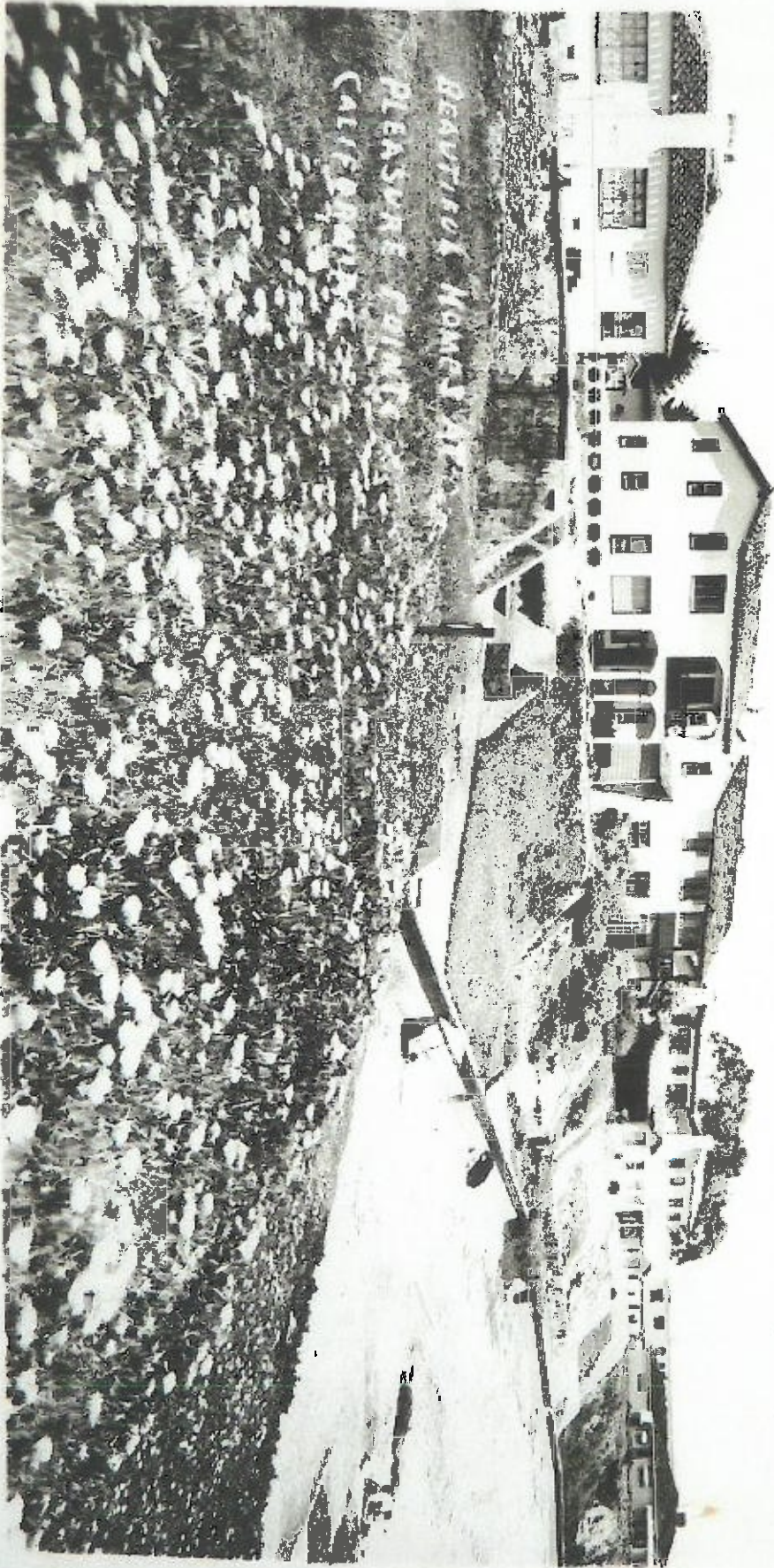
County of Santa Cruz

DESIGN BROCHURE NO. 5

2914 Pleasure Pt dr



2914 Pleasure Point Dr



Nathan MacBeth

From: pleasure_point_1@yahoo.com
Sent: Saturday, January 19, 2019 5:38 PM
To: Nathan MacBeth; john.leopold@santacruzco.us
Subject: 2914 Pleasure Point Dr APN; 032-232-04 on Historic Pleasure Point Dr
Attachments: pleasure Pt dr Plunge.jpg

: 2914 Pleasure Point Dr APN; 032-232-04 on Historic Pleasure Point

My concerns have to do with Neighborhood Compatibility and views from the coast at Rockview Beach

Neighborhood Compatibility calls for less than allowed size, not greater Scale and Bulk

The Major exemptions to our building sizes, lot Coverage and set backs is not in line with the Pleasure Pt Plan as well.

This applicant is pushing way beyond what is allowed, again!

It will become a precedence that will lead to more exemptions for them in the future.

This is in the Historic Pleasure Pt development

The House next door was done by them without need for over looming the neighborhood

Please protect the special coastal community of Pleasure Pt and protect the Pleasure Pt plan

People have walked on the Sea wall in front of this property for decades.

They have also used the whole area to the stairs at the end of the Public access at 30th Ave.

The Rip Rap in front of the sea wall was emergency permitted I think in the 80's, when the house fell in the ocean at Moran.

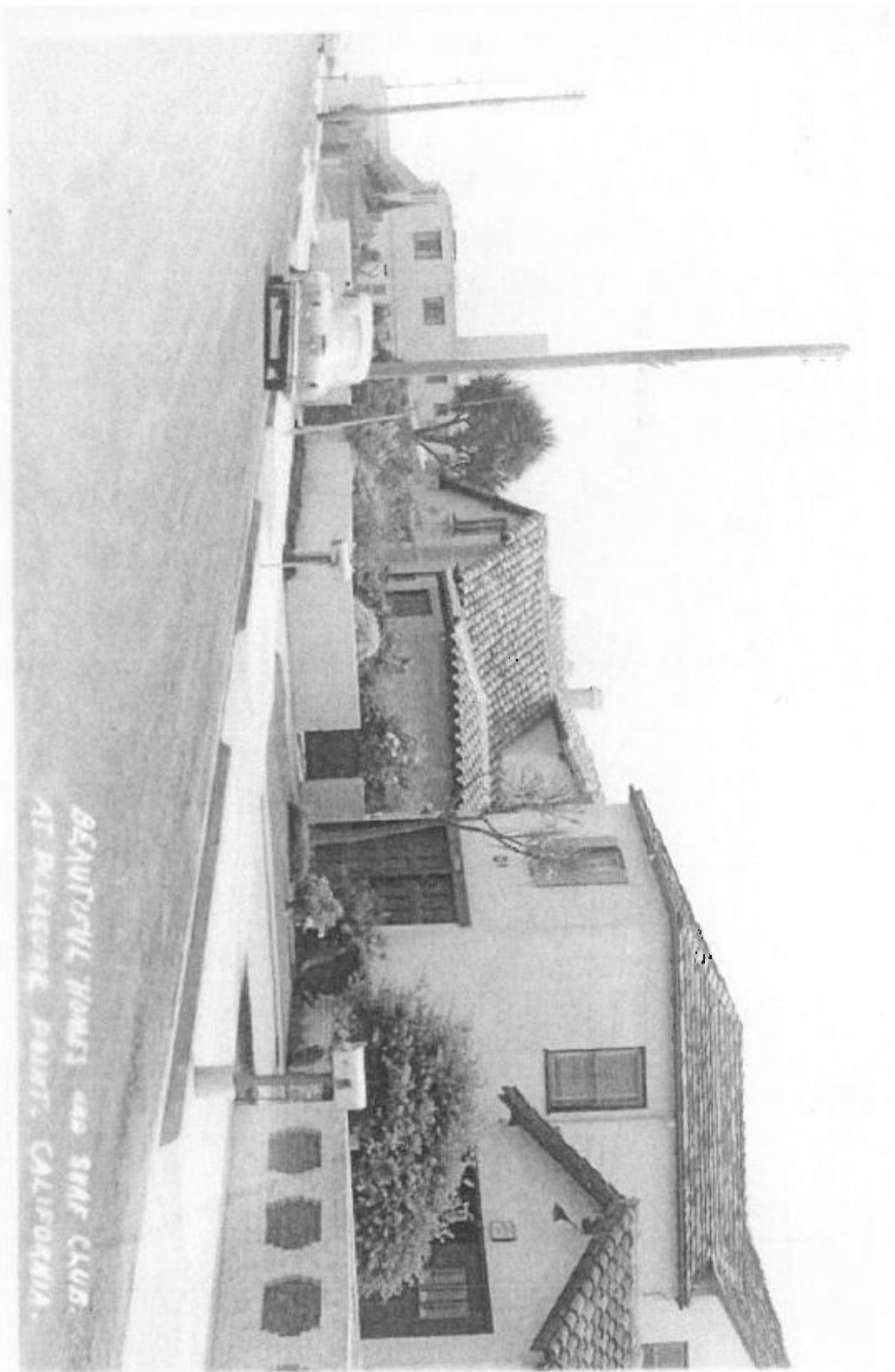
The Moran site was saved by Prescriptive Rights, when they tried to develop it years later

Thank you for your work.

It looks like you realize that it is being over built for the location

Thank you
Charles Paulden

2914 Pleasure Point Drive



BEAUTIFUL HOMES AND SWAN CLUB
AT PLEASURE POINT, CALIFORNIA.

Nathan MacBeth

From: Margaret Perrone <margaret.perrone@gmail.com>
Sent: Monday, January 21, 2019 9:20 PM
To: Nathan MacBeth
Cc: Peter Perrone
Subject: Please approve the 2914 Pleasure Point Drive new home project

Dear Nathan -

We are Bill and Heidi Rielly's next-door neighbors, and we're writing to let you know that we fully support their planned home at 2914 Pleasure Point Dr. We think their home will be an attractive addition to the street and is a huge improvement over the structure that is currently on the property. Houses in Santa Cruz will need to adapt to the projected sea level rise, and we support doing so in a thoughtful way while still staying true to the neighborhood. The Rielly's plans strike this balance very nicely. What Bill and Heidi have been able to accomplish with the design is a pleasant surprise given the FEMA regulations they had to take into consideration. We are very happy with the way the house appears to be a two-story from the street despite it being built to meet the flood requirements. We really love the front porch and how it gives a friendly neighborhood feel.

We hope you will approve the Rielly's new home.

Thank you,

Margaret and Pete Perrone

Nathan MacBeth

From: Gillingham III, John R. <gillinghamj@msx.umsi.edu>
Sent: Tuesday, January 22, 2019 4:45 PM
To: Nathan MacBeth
Subject: 2914 Pleasure Point Drive
Attachments: reilly1.docx

Dear Mr. MacBeth,

My wife, Barbara, and I live next door to Bill and Heidi Reilly at 22 Rockview, and have owned our property for nearly twenty years. We wholeheartedly support our neighbors' plans for their new home, which represents a remarkable design success, given the constraints of the new FEMA regulations. The appearance of their new house, if approved, is consistent with the style of the neighborhood--- a fact often commented upon by those who enjoy walking along Pleasure Point Drive on their way to the beach at Rockview.

I'm sure that your office recognizes that the new permitting process may call for certain adjustments. The Reillys have made an impressive effort to come up with a plan which, while providing for a pleasant home meets the necessary safety requirements. They have been extremely cooperative and forthcoming in their relationships with us and are well-liked in the local community.

My wife and I support the Reilly's plans without reservation and are confident that their new home will be a valuable neighborhood asset. We hope that their plans meet with your approval.

Yours truly,

The Gillinghams (John and Barbara)

Nathan MacBeth

From: Sherrie Besson <dsjbbesson@gmail.com>
Sent: Tuesday, January 22, 2019 5:55 PM
To: Nathan MacBeth
Subject: 2914 Pleasure Point Dr., Santa Cruz, Public Hearing on Feb. 1, 2019
Attachments: Letter re. 2914 Pleasure Point Dr..pdf

Dear Mr. Macbeth:

I've attached a letter that I would like to be taken into consideration at the hearing on February 1, 2019 regarding the replacement dwelling request for 2914 Pleasure Point Drive, Santa Cruz.

If you have any questions, please feel free to contact me.
Thank you.

Sincerely,

Sherrie A. Besson
408-710-0458

Sherrie A. Besson
5050B Hecker Pass Rd.
Gilroy, CA 95020
408-710-0458
dsjibesson@gmail.com

January 22, 2019

Attn: Nathan MacBeth, Project Planner
County of Santa Cruz

Subject: Item #2, 181353, 2914 Pleasure Point Dr., Santa Cruz 95062, APN: 032-232-04

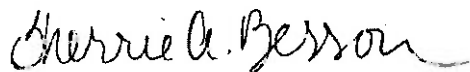
To Whom it May Concern:

I am writing in opposition to the proposal to construct a replacement dwelling as requested at 2914 Pleasure Point Dr., Santa Cruz. I am a property owner in the area.

The Pleasure Point community is a vibrant neighborhood in which we all live and coexist, and we do so by adhering to the existing zoning ordinances, set in place to make our neighborhood comfortable, livable, and safe. We all may make compromises in our living situations to adhere to established ordinances and laws, but by doing so, we enjoy a sense of aesthetic and comfort within our immediate neighborhood and the surrounding coastal environment.

In the replacement dwelling proposal at 2914 Pleasure Point Dr., I counted at least 5 variance and exception requests. If granted, these changes would negatively affect our quality of life in the neighborhood, severely impinging on our aesthetics and sense of place. I strongly urge that the proposed variances and exceptions requested to the replacement dwelling at 2914 Pleasure Point Dr., Santa Cruz, are not approved.

Sincerely yours,



Sherrie A. Besson

Nathan MacBeth

From: Richard <richard.gallivan@gmail.com>
Sent: Tuesday, January 22, 2019 8:24 PM
To: Nathan MacBeth
Cc: Mary Gallivan
Subject: New Home at 2914 Pleasure Point Drive

Dear Nathan,

We live on Pleasure Point Dr. and support the plans Bill and Heidi Rielly have submitted for their home construction at 2914 Pleasure Point Drive. The Rielly family's proposed home is compatible with the neighborhood and will fit in nicely and will be a positive addition to the overall feel of Pleasure Point Drive. Bill and Heidi went through many permutations of potential plans so that they could have an attractive home while also meeting the requirements set forth by FEMA's flood elevation rules. We especially appreciate the care that was taken in designing the home to look attractive from all angles.

We urge you to approve the Rielly's new home. Approving their application is the fair thing to do, given all of the considerations and regulations. Their plan addresses the FEMA rules and ensures their home will be able to endure future changes to sea levels and weather systems. As a Pleasure Point Drive resident, we feel it to be a sensible plan that is a net positive addition to the neighborhood. We look forward to seeing their new home out of our front windows as it will be a nice upgrade to the neighborhood.

The Rielly's have our unequivocal support for their home re-build project and we urge you to please approve their submission with haste. Please feel free to reach out to Mary or me with any questions.

Regards,

Richard and Mary Gallivan

2965 Pleasure Point Drive
Santa Cruz, CA 95062
650-862-7311 mobile
831-431-6242 home

Nathan MacBeth

From: Frank Casanova <casanova@mac.com>
Sent: Wednesday, January 23, 2019 10:30 AM
To: Nathan MacBeth
Cc: Debbie Casanova
Subject: Rielly Residence

Hi Nathan,

My name is Frank Casanova and my wife Debbie and I own 3000 Pleasure Point Drive. I'm writing to you in support of Bill and Heidi Rielly's proposed construction project at 2914 Pleasure Point Drive.

We've seen the proposed plans as posted on their property and we've read through the Notice of Public Hearing and it's easy to see they're adding value to the Pleasure Point community. Their proposed home represents a significant improvement over the current structure and as property owners ourselves, we appreciate that.

While we can't make the Public Hearing itself, if we could, I'd voice my opinion as a "yes" in support of their new home.

If you have any questions about this, please feel free to contact me directly at this email address: casanova@mac.com.

Thank you,
Frank and Debbie Casanova
3000 Pleasure Point Drive
Santa Cruz

Nathan MacBeth

From: Jennifer Jordan <jnfrjordan@gmail.com>
Sent: Wednesday, January 23, 2019 11:40 AM
To: Nathan MacBeth
Subject: 2914 Pleasure Point Dr.

Hello Nathan,

I live on Rockview Drive and am a neighbor of the Riellys. I am writing in support of their new home proposed for 2914 Pleasure Point Drive. I love the design and think it looks *significantly* better than the existing house.

It will look great in the neighborhood and I ask that you support its approval.

With gratitude,

Jen Jordan