



## Staff Report to the Zoning Administrator

Application Number: **191105**

**Applicant:** Matson Britton Architects

**Owner:** Paul & Stephanie Riehle

**APN:** 033-171-11

**Site Address:** 4260 Opal Cliff Drive, Santa Cruz

**Agenda Date:** July 10, 2020

**Agenda Item #:** 2

**Time:** After 9:00 a.m.

**Project Description:** Proposal to remodel an existing single family dwelling to include application of new finish materials and construct an approximately 900 square foot first and second floor addition. Requires a Coastal Development Permit.

**Location:** Property located on Opal Cliff Drive (4260 Opal Cliff Drive) approximately 840 feet northwest of the intersection with 41st Avenue

**Permits Required:** Coastal Development Permit

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

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 191105, based on the attached findings and conditions.

### Project Description & Setting

The subject property is located on the south side of Opal Cliff Drive approximately 300 feet west of the intersection with Portola Drive in the Live Oak Planning area. The project site is developed with an existing 1,500 square foot one-story single family dwelling with attached garage. The home was originally constructed in 1946. The parcel is relatively flat with the exception of the coastal bluff located at the rear of the property.

Existing development in the vicinity consists of single family construction on lots of similar size. Several newer homes exist on the street and there is a mix of architectural designs and styles due to the varying age of construction in the neighborhood.

The subject property is a parcel of approximately 9,700 square feet of net site area, located in the R-1-5 (Single family residential - 5,000 square feet minimum) zone district, a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Density

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

## Residential) General Plan designation.

The project proposes to retain the existing dwelling to the extent feasible (modifying less than 65% of the major structural components) and construct an 900 square foot first and second story addition to include expansion of the existing garage and entryway, remodel of the interior of the existing home, construction of a single story roof top deck over portions of the existing home and application of new finish materials. As proposed and conditioned, the project would fall below the thresholds to be considered "Development" pursuant to SCCC 16.10. The project requires a Coastal Development Permit due to the location of the project site being within the Coastal Appeals Jurisdiction, as mapped, and the proposed scope of work does not qualify for an exemption pursuant to SCCC 13.20.

A geology report prepared by Zinn Geology has been submitted for review and accepted by the County Geologist. As indicated in the report and depicted on the project plans (Exhibit D) the 100-year geologic setback has been established to ensure that the proposed additions comply with the Certified LCP and Geologic Hazards ordinance. Modifications to portions of the existing home located within the established geologic setback would not exceed 65% of the major structural components.

## **Zoning & General Plan Consistency**

The subject property is approximately 9,700 net square feet in size and zoned, located in the R-1-5 (Single Family Residential, 5,000 square foot minimum) zone district, a designation which allows residential uses. Single family dwellings are a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Residential Density) General Plan designation.

## **Design Review**

The proposed remodel and additions to the single family dwelling comply with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as variation in wall plain and a mix of finish materials consisting of panel siding, smooth stucco, and natural stone to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

## **Local Coastal Program Consistency**

The proposed project is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles. The project site is located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

## **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 **191105**, 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.sccoplanning.com](http://www.sccoplanning.com)**

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## **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans & color/materials
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Report review letters
- H. Comments & Correspondence

# 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: 191105  
Assessor Parcel Number: 033-171-11  
Project Location: 4260 Opal Cliff Drive

**Project Description: Construction of an addition and remodel of an existing 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. ☐ Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).  
E. ☒ Categorical Exemption

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

**F. Reasons why the project is exempt:**

Modifications to an existing single family dwelling in an area designated for residential uses

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

\_\_\_\_\_  
Nathan MacBeth, Project Planner

Date: \_\_\_\_\_

**EXHIBIT A**

## Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-5 (Single Family Residential, 5,000 square foot minimum), a designation which allows residential uses. Single family dwellings are a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Residential Density) General Plan designation.

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

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

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

This finding can be made, in that the project is consistent with the surrounding neighborhood in terms of architectural style. The site is surrounded by lots developed to an urban density. The site is situated on a bluff top and will not be readily visible from any nearby public viewshed. The project will involve resurfacing the existing home with muted gray stucco, panel siding, and stone veneer which will be natural in appearance and complementary to the site. The proposed additions to the first and second floor will be modest in comparison to the existing home and properly situated between the required front and side yard setbacks and the more restrictive 100-year geologic setback. As proposed, the project will comply with all site standards for the zone district.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program. Existing public beach access is available at Private's Beach, approximately 1,100 feet east of the project site and a public parking lot and stairs to a popular surf break and beach/ocean area is located approximately 1,000 feet west of the project site.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the proposed remodel is designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-5 (Single Family Residential, 5,000 square foot minimum) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is located between the shoreline and the first public road. As proposed, the project will not interfere with existing public access to the beach, ocean, or any nearby body of water in that public beach access is available at Private's Beach, approximately 1,100 feet east of the project site and a public parking lot and stairs to a popular surf break and beach/ocean area is located approximately 1,000 feet west of the project site. The project site is not identified as a priority acquisition site in the County Local Coastal Program.

## **Development Permit Findings**

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

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources. A Geotechnical Report prepared by Pacific Crest Engineering dated August 31, 2016 and Geology Report prepared by Zinn Geology revised April 17, 2019 were reviewed and accepted by county staff under application REV191042. Upon completion of the project, final letters from the project geotechnical engineer and engineering geologist are required to ensure the project has been constructed in compliance with all recommendations provided in the geotechnical and geologic reports.

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 dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-5 (Single Family Residential, 5,000 square foot minimum) zone district as the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

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

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the R-UM (Urban Medium Residential Density) land use designation in the County General Plan.

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

The proposed first and second story additions will result in a single family dwelling that will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the R-1-5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed project, the construction of first and second story additions and the remodel of an existing single family dwelling, would be constructed on an existing developed lot. The project is not anticipated to result in an increase in level of traffic and the site is currently served by utilities. Consequently, the project will not result in adverse impacts existing roads or intersections in the surrounding area or overload utilities.

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

This finding can be made, in that the proposal is located in a mixed neighborhood containing a variety of architectural styles, and the proposed project, the remodel of a single family resid 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 project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

## Conditions of Approval

Exhibit D: Project plans, prepared by Matson Britton Architects, revised 10/18/19.

- I. This permit authorizes the construction of an addition and remodel of an existing single family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
    2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
    3. Grading, drainage, and erosion control plans.

4. Details showing compliance with fire department requirements.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management section.
    1. The project shall be designed to retain the 25-year storm for all runoff from the new and/or replaced impervious areas. Final construction details and supporting quantification calculations shall be completed by a registered engineer and accepted by the Department of Public Works prior to approval of the building permit
    2. Pay Flood Control District 5 drainage fees. Drainage fees will be assessed on the net increase in impervious area.
  - C. Meet all requirements of the Soquel Creek Water District. Proof of water service availability is required prior to application for a Building Permit.
  - D. 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.
  - E. Meet all requirements of the Environmental Planning section of the Planning Department.
    1. To ensure compliance with SCCC 16.10 (Geologic Hazards Ordinance), final plans shall include a reduction to the proposed habitable square footage (approximately 110 square feet). Conversion of proposed habitable space to non-habitable (e.g. laundry/mudroom) shall be an acceptable method of complying with this condition.
  - F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
  - G. Submit copies of plan review letters prepared and stamped by the project Geotechnical Engineer and project Geologist.
  - H. Pay the current Affordable Housing Impact Fee. The fees are based on net new square footage. Please contact the Housing Division for a list of the current fees.
  - I. Provide required off-street parking for a minimum of 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development

approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Annette Olson  
Deputy Zoning Administrator

**EXHIBIT C**

Application #: 191105  
APN: 033-171-11  
Owner: Paul & Stephanie Riehle

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

REMODEL / ADDITION  
4260 OPAL CLIFF DRIVE  
SANTA CRUZ, CA 95062

**ARCHITECTURAL DRAWINGS**

P1	TITLE SHEET
P2	SITE PLAN
P3	EXISTING / DEMOLITION FLOOR PLAN
P4	PROPOSED FIRST FLOOR PLAN
P5	PROPOSED SECOND FLOOR PLAN
P6	EXTERIOR ELEVATIONS
P7	EXTERIOR ELEVATIONS
P8	PROPOSED MODIFICATION PLAN

Civil Drawings

C1 GRADING & DRAINAGE PLAN  
C2 DETAILS  
C3 STORMWATER POLLUTION CONTROL PLAN

NEW FIRST FLOOR: 287 SQ.FT.  
GARAGE TO REMAIN: 296 SQ.FT.  
NEW GARAGE: 147 SQ.FT.

TOTAL LOT COVERAGE  
2,324 S.F. / 9,701 S.F. =  
MAX. FLOOR AREA RATIO (FAR) 50% OF NET LOT SIZE  
9,701 S.F. X .50 =

FIRST FLOOR CONDITIONED AREA TO REMAIN  
NEW FIRST FLOOR CONDITIONED AREA  
NEW SECOND FLOOR CONDITIONED AREA

## TOTAL SQ.FT. (W/ CREDITS TAKEN)

## PROJECT CALCULATIONS

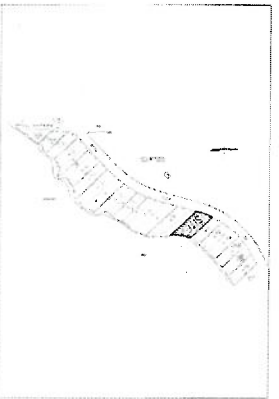
## ABBREVIATIONS

5	LA	AND	118	HOSS 33
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7	LA	AND	120	HOSS 35
8	LA	AND	121	HOSS 36
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95	LA	AND	208	HOSS 123
96	LA	AND	209	HOSS 124
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98	LA	AND	211	HOSS 126
99	LA	AND	21	

## VICINITY MAP



## PARCEL MAP

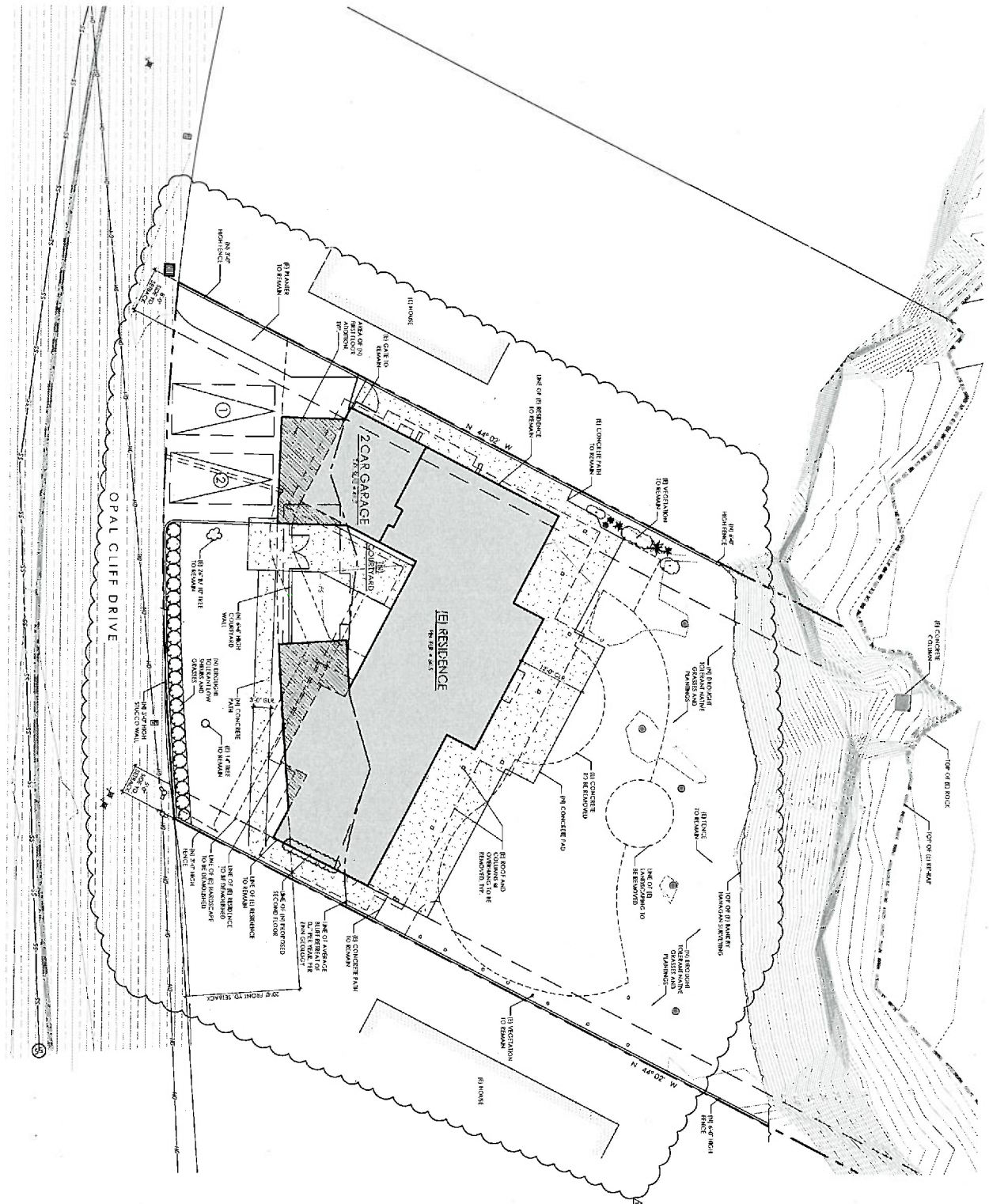


### FIRE PROTECTION NOTES

## CONSULTANTS

## PROJECT CALCULATIONS

**SITE PLAN**  
SCALE: 1/8" = 1'-0"



SITE LEGEND	
	PROPOSED LINE
	EXISTING LINE
	LINE OF ADJACENT SUBMITTAL
	LINE OF ADJACENT SUBMITTAL
	EXISTING LANDSCAPE WITH REMOVAL WALL & CONCRETE FILLING AREA
	PROPOSED FILLING
	AREA OF NEW 1ST FLOOR ADDITION
	CONCRETE DRIVEWAY
	NEW CONCRETE DRIVEWAY

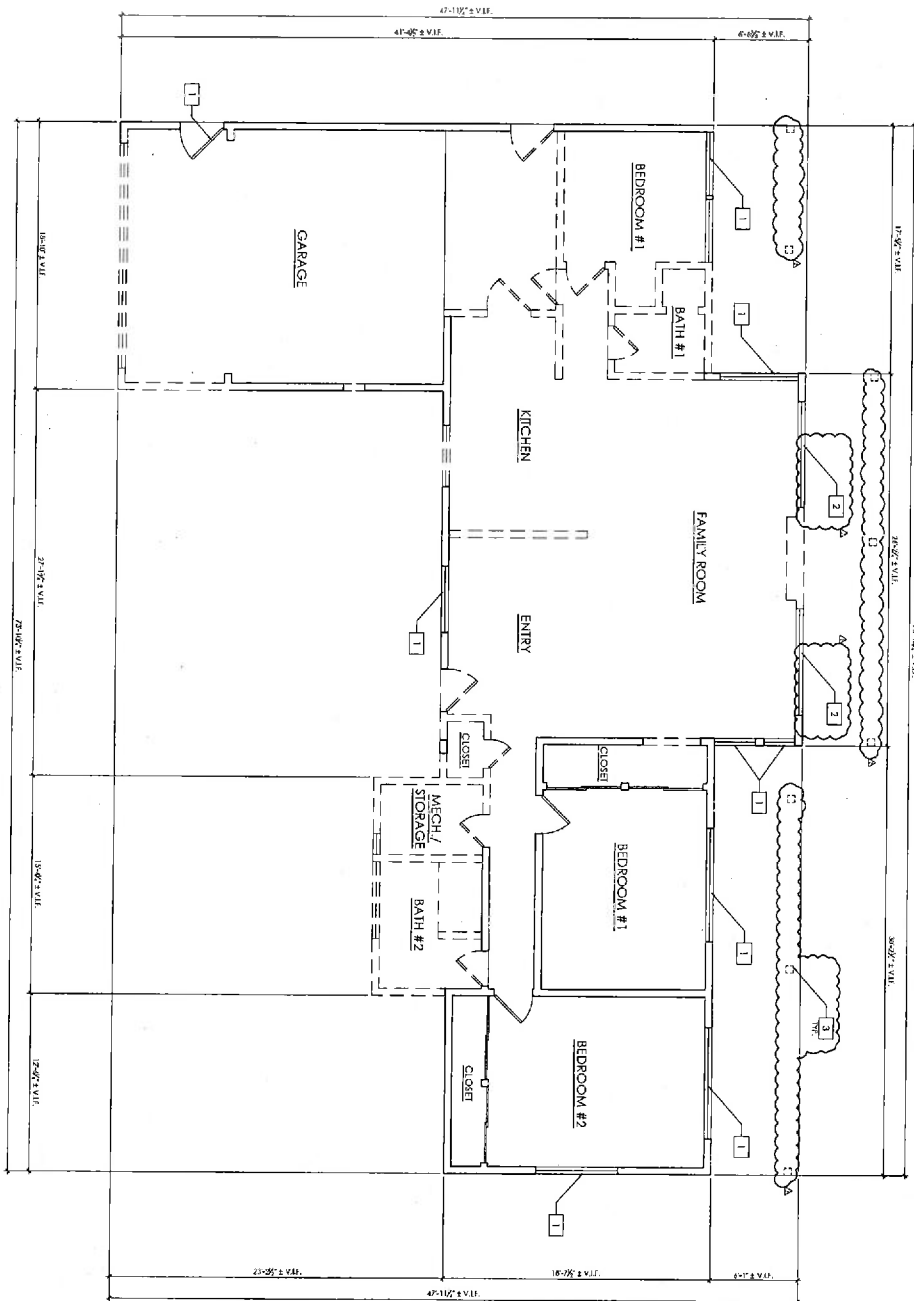
**REHLE RESIDENCE**  
REMODEL / ADDITION  
4260 OPAL CLIFF DRIVE  
SANTA CRUZ, CA 95062  
APN: 053-171-11

**SITE PLAN**







**DATE:** 07/26/19  
**BY:** LC  
**REVISION:**

**P2**

**MR. MICHAEL J. REHLE**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA  
LICENSE NO. 45678

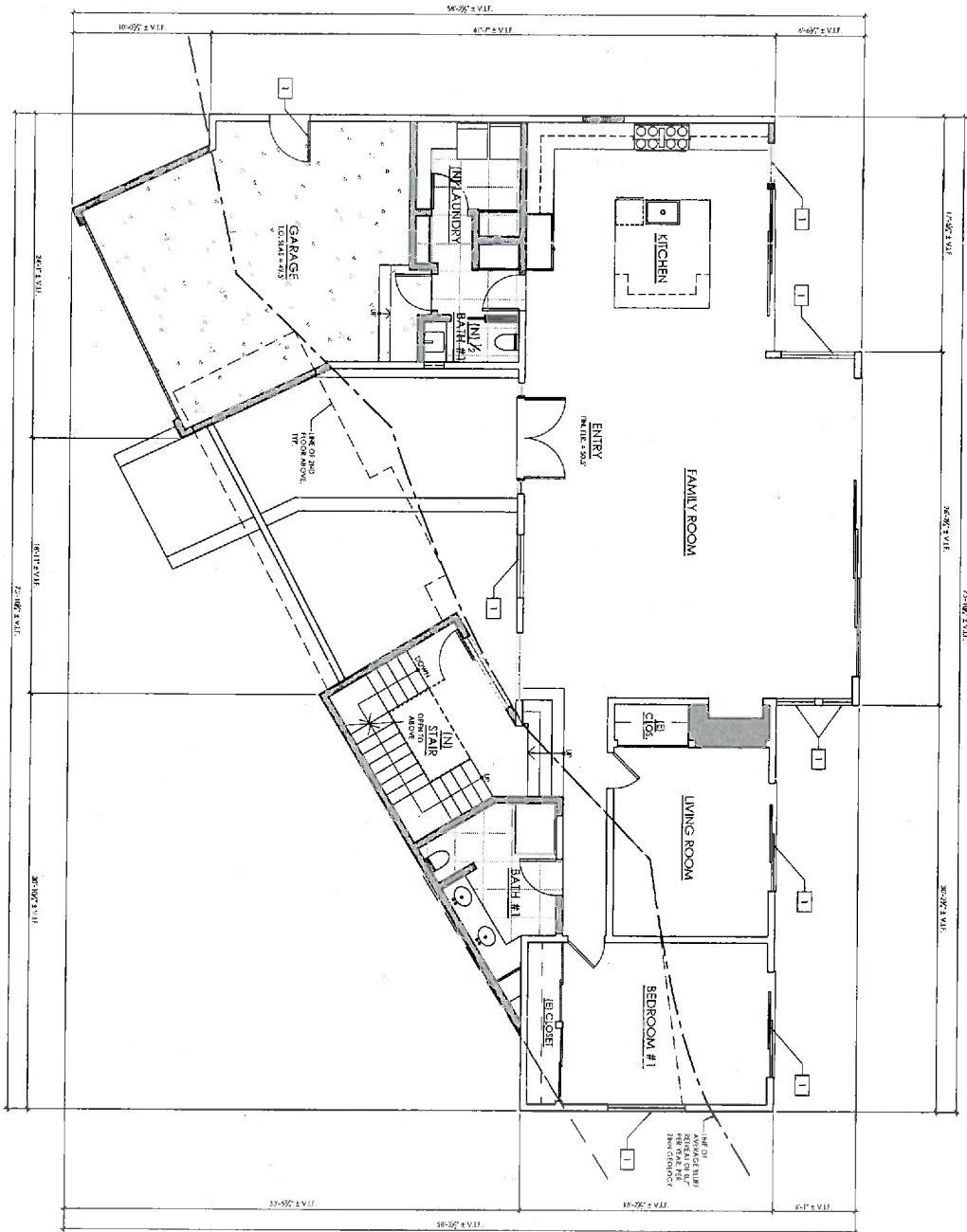


LEGEND

	(1) 2nd WANTS TO BE REMOVED
	(2) 2nd WANTS TO BE REMOVED
	(3) WINDOW TO BE REMOVED REMAIN AS NOTED
	(4) FLOOR TO BE REMOVED
	(5) WINDOW TO BE REMOVED
	(6) FLOOR TO BE REMOVED

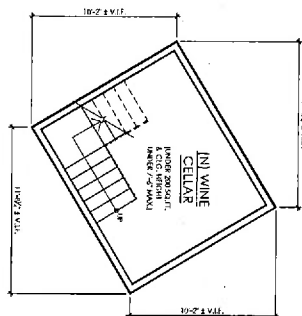
FLOOR PLAN NOTES

PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



A

PROPOSED UNDER  
FLOOR STORAGE  
SCALE: 1/8" = 1'-0"



FLOOR PLAN NOTES	
1	REVISION OR DOOR TO BE SEE ARCHITECTURAL NOTE
2	NEW WINDOW
3	NEW WINDOW
4	NEW WINDOW

WALL LEGEND	
1	INT. WALL
2	EXT. WALL TO REMAIN

FLOOR PLAN LEGEND	
1	CEILING
2	CEILING

A

PROPOSED FIRST FLOOR PLAN

RIEHLE RESIDENCE  
REMODEL / ADDITION  
4260 OPAL CLIFF DRIVE  
SANTA CRUZ, CA 95062  
APH: 085-171-11

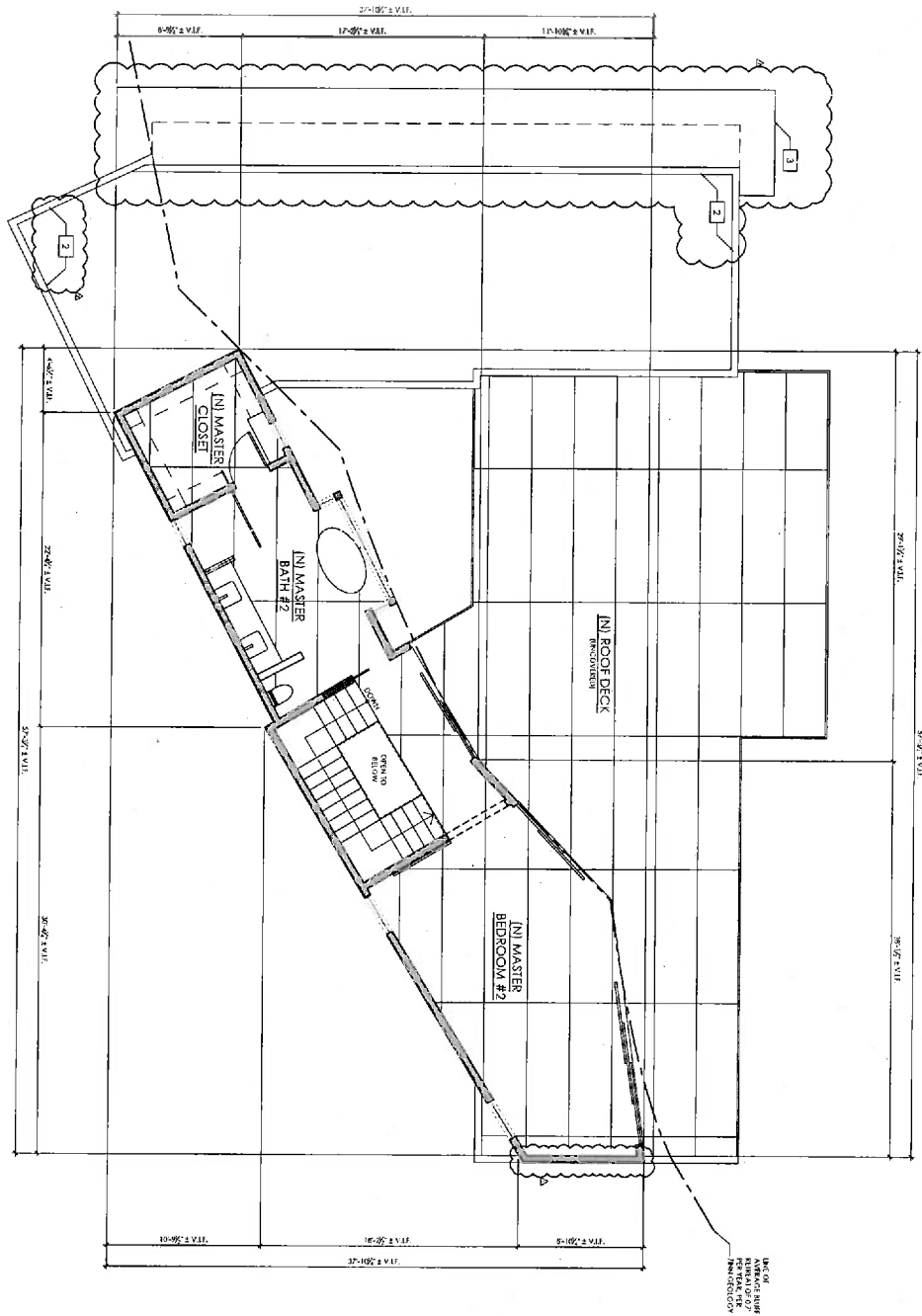
P4

07/26/19

REHE

PROPOSED SECOND FLOOR PLAN

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



A

FLOOR PLAN NOTES	
1	NEW WINDOW OR DOOR TO BE SET AND LOCATION NOTED.
2	NEW MASTER BEDROOM
3	NEW MASTER BATH ROOM

WALL LEGEND	
---	PER WALL
---	PER WALL TO REMAIN

FLOOR PLAN LEGEND	
---	CONCRETE FLOOR
---	CONCRETE FLOOR

A

**P5**

**PROPOSED SECOND FLOOR PLAN**

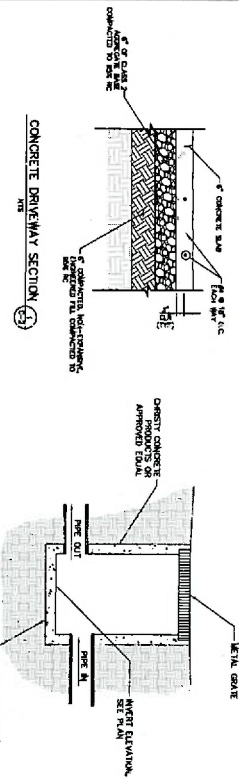
**RIEHL RESIDENCE**  
 REMODEL / ADDITION  
 4260 OPAL CLIFF DRIVE  
 SANTA CRUZ, CA 95062  
 APN: 035-171-11



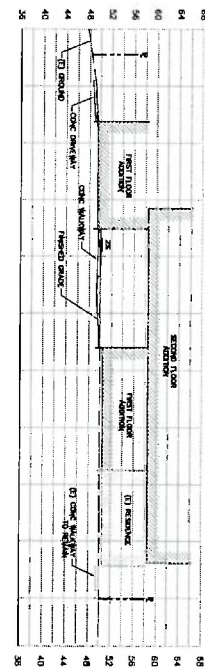




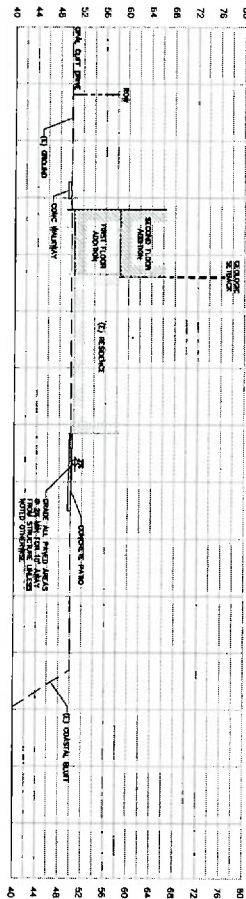




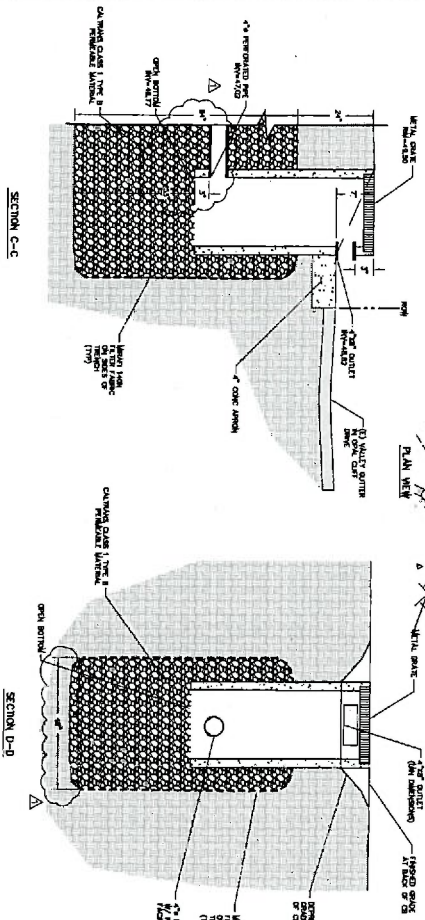
TYPICAL CATCH BASIN DETAIL  
WITH 1/2" METAL GRATE AND 4" CONCRETE NON-REINFORCED BASE  
ELEVATIONS AND P.E. DIMENSIONS



SECTION B-B  
SCALE 1/4" HORIZONTAL, VERTICAL



SECTION A-A  
SCALE 1/4" HORIZONTAL, VERTICAL



SECTION C-C

SECTION D-D

BUBBLE UP CATCH BASIN  
WITH 1/2" METAL GRATE AND 4" CONCRETE NON-REINFORCED BASE

PLANNING SUBMITTAL

C-2

RESIDENTIAL REMODEL  
FOR  
PAUL AND STEPHANIE RIEHLE  
4260 OPAL CLIFF DRIVE  
SANTA CRUZ, CA  
APN: 033-171-11

DETAILS

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



REVISD RETENTION TRENCH FOR 25-YEAR STORM 3/4/2020

EXHIBIT D

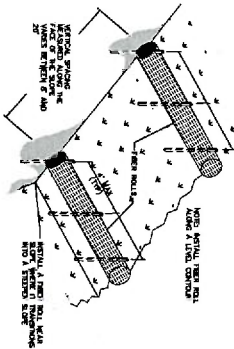
TOTAL AREA OF DISTURBANCE = 0.20 ACRES

# SITE HOUSEKEEPING REQUIREMENTS

1. ALL EXPOSED MATERIALS, INCLUDING MATERIALS THAT ARE NOT COVERED BY THE FINAL GRADE, SHALL BE COVERED WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL. THE COVER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. EXPOSED MATERIALS SHALL BE COVERED WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL. THE COVER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. EXPOSED MATERIALS SHALL BE COVERED WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL. THE COVER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. EXPOSED MATERIALS SHALL BE COVERED WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL. THE COVER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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8. EXPOSED MATERIALS SHALL BE COVERED WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL. THE COVER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
9. EXPOSED MATERIALS SHALL BE COVERED WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL. THE COVER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
10. EXPOSED MATERIALS SHALL BE COVERED WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL. THE COVER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

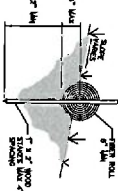
TYPICAL FIBER ROLL INSTALLATION

NS



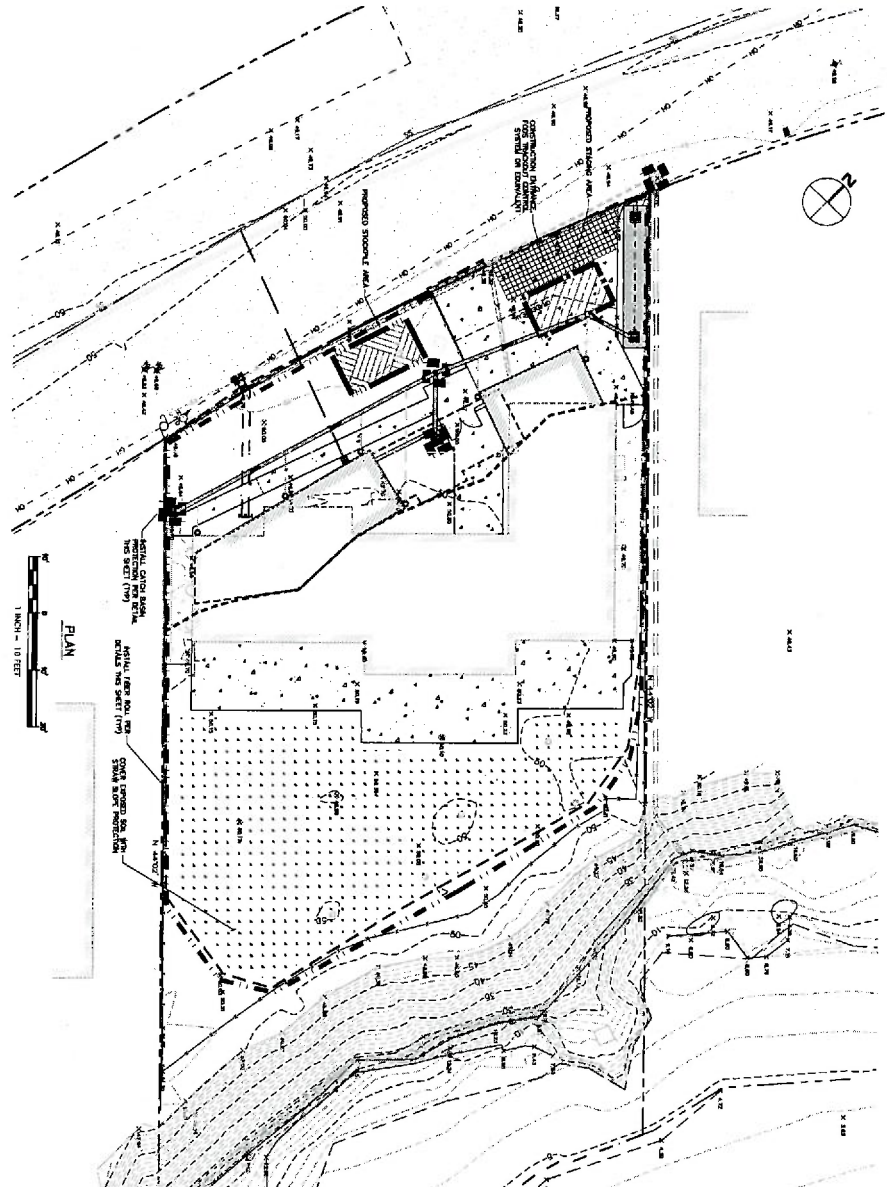
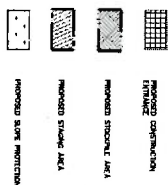
FIBER ROLL DETAIL IN SLOPE AREA

NS



EROSION CONTROL LEGEND

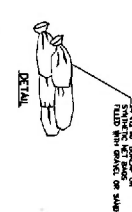
NS



- ## EROSION CONTROL MEASURES
1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  3. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  4. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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  9. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  10. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

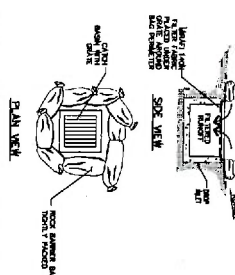
## EXPOSED SLOPE MEASURES

1. COVER ALL EXPOSED SLOPES WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL.
2. COVER ALL EXPOSED SLOPES WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL.
3. COVER ALL EXPOSED SLOPES WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL.
4. COVER ALL EXPOSED SLOPES WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL.
5. COVER ALL EXPOSED SLOPES WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL.
6. COVER ALL EXPOSED SLOPES WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL.
7. COVER ALL EXPOSED SLOPES WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL.
8. COVER ALL EXPOSED SLOPES WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL.
9. COVER ALL EXPOSED SLOPES WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL.
10. COVER ALL EXPOSED SLOPES WITH A MINIMUM OF 18" OF TOPSOIL OR AN EQUIVALENT MATERIAL.



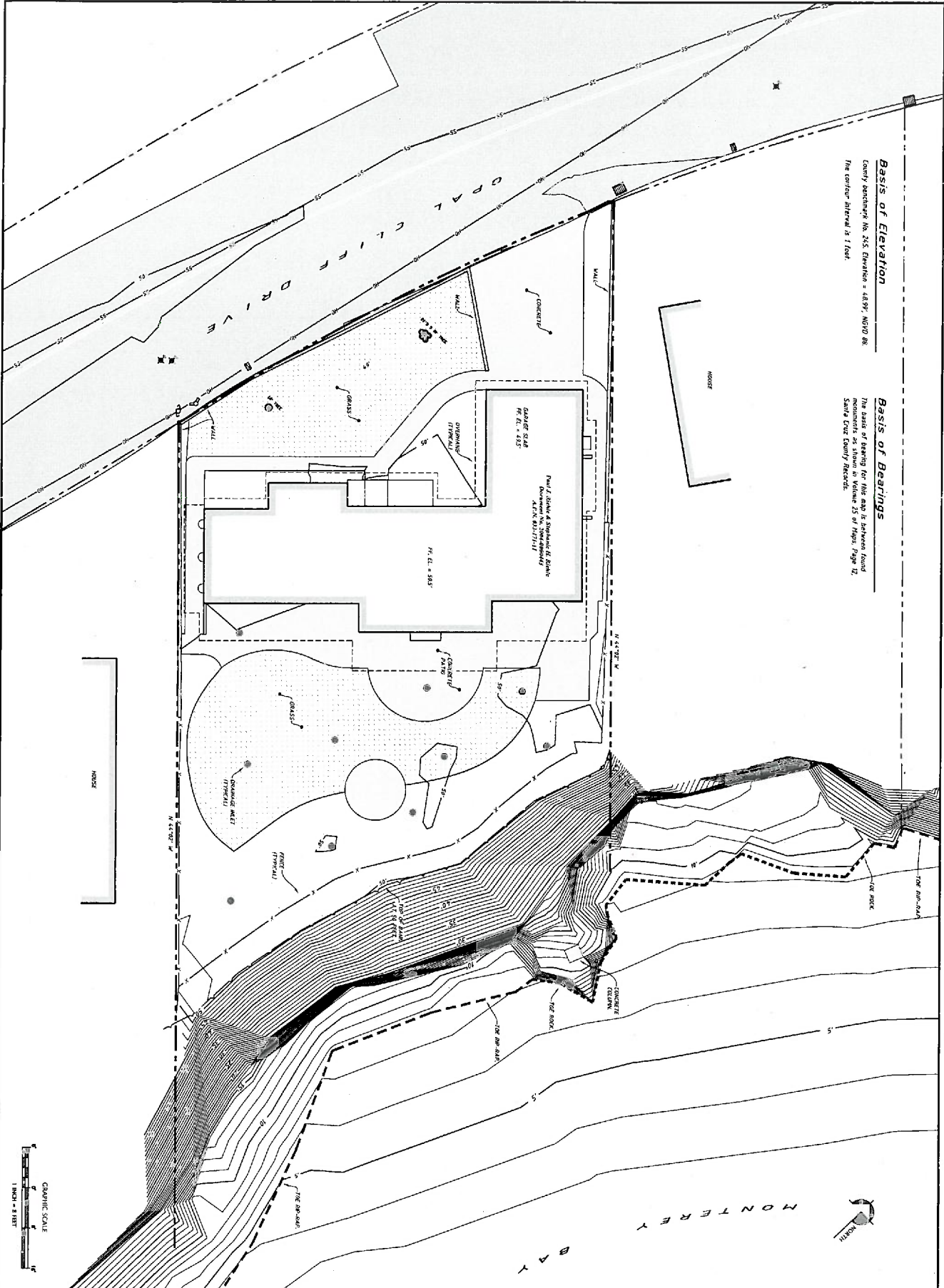
GRAVEL BAG CATCH BASIN PROTECTION

NS



PLANNING SUBMITTAL

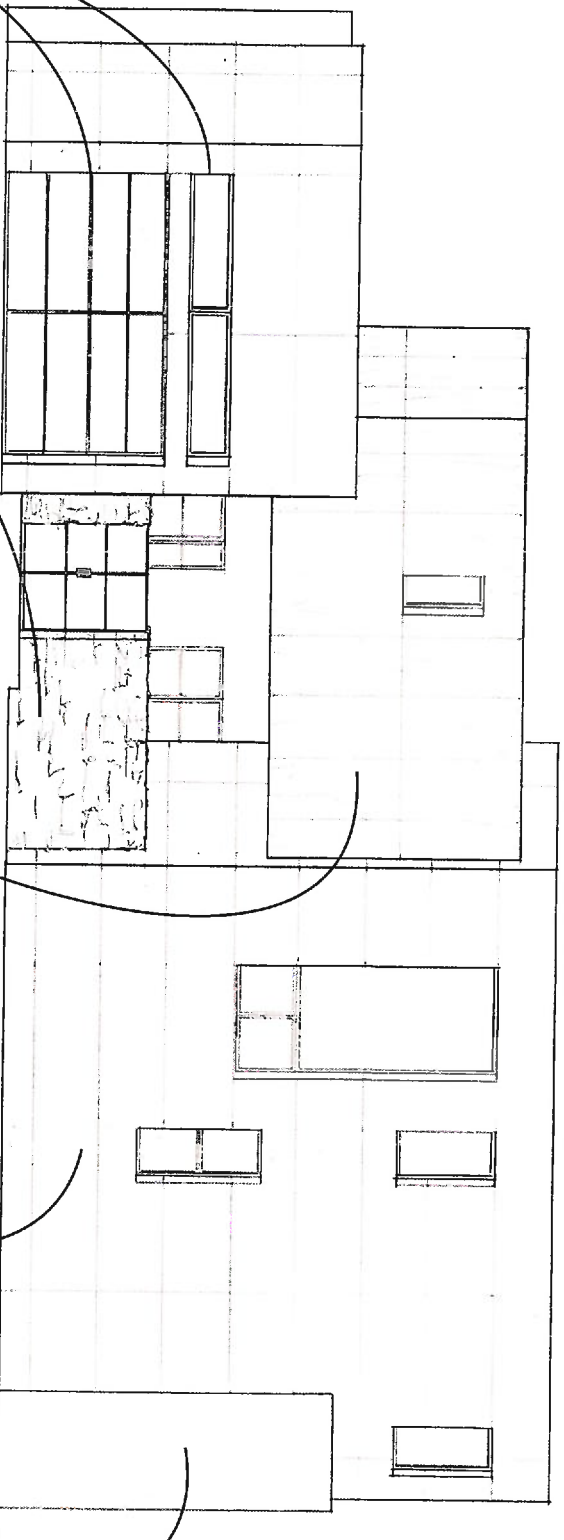
<p><b>C-3</b></p>	<p>PROJECT NO. 16-077-1</p> <p>DATE: FEBRUARY 2020</p> <p>SCALE: AS SHOWN</p> <p>DWG. TITLING: CIVIL/PLANS</p>	<p>RESIDENTIAL REMODEL FOR PAUL AND STEPHANIE RIEHLE</p> <p>4260 OPAL CLIFF DRIVE</p> <p>SANTA CRUZ, CA 95060</p> <p>APN: 033-171-11</p> <p>STORMWATER POLLUTION CONTROL PLAN</p>	<p>RI Engineering, Inc.</p> <p>303 Polero St., Suite 42-202, Santa Cruz, CA 95060</p> <p>831-425-3901 www.riengineering.com</p>	<p>REVISOR: 1.00</p> <p>DATE: 12-18-2019</p> <p>BY: [Signature]</p>	<p>REVISOR: 1.00</p> <p>DATE: 12-18-2019</p> <p>BY: [Signature]</p>
	<p>REVISOR: 1.00</p> <p>DATE: 12-18-2019</p> <p>BY: [Signature]</p>				



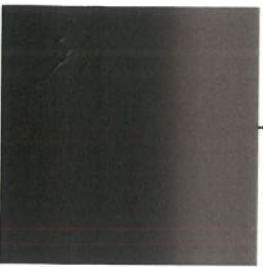
SHEET 033-171-11 DATE 7-13-2016 SCALE 1" = 8' DRAWN J. Hanagan	DESIGN Paul & Stephanie Riehle 4260 Opal Cliff Drive, Santa Cruz, CA 95062	HANAGAN LAND SURVEYING, INC. 305-C SOQUEL AVE., SANTA CRUZ, CA 95062 PHONE 831-468-3458	REVISION APPROVED Paul Hanagan LS 7797	
--	--	---	--	--

# RIEHLE RESIDENCE

4620 OPAL CLIFF DRIVE  
SANTA CRUZ, CA 95062



BLACK ANODIZED  
ALUMINUM-  
DOORS/ WINDOWS



ROUGH CUT  
STONE VENEER-  
LIMESTONE MIX



SINTERCLAD  
PANEL SIDING-  
GRAY



SINTERCLAD  
PORCELAIN TILE-  
ANTRACTIA



HARD TROWEL  
STUCCO-GRAY

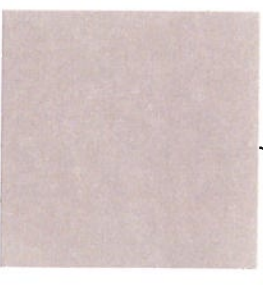
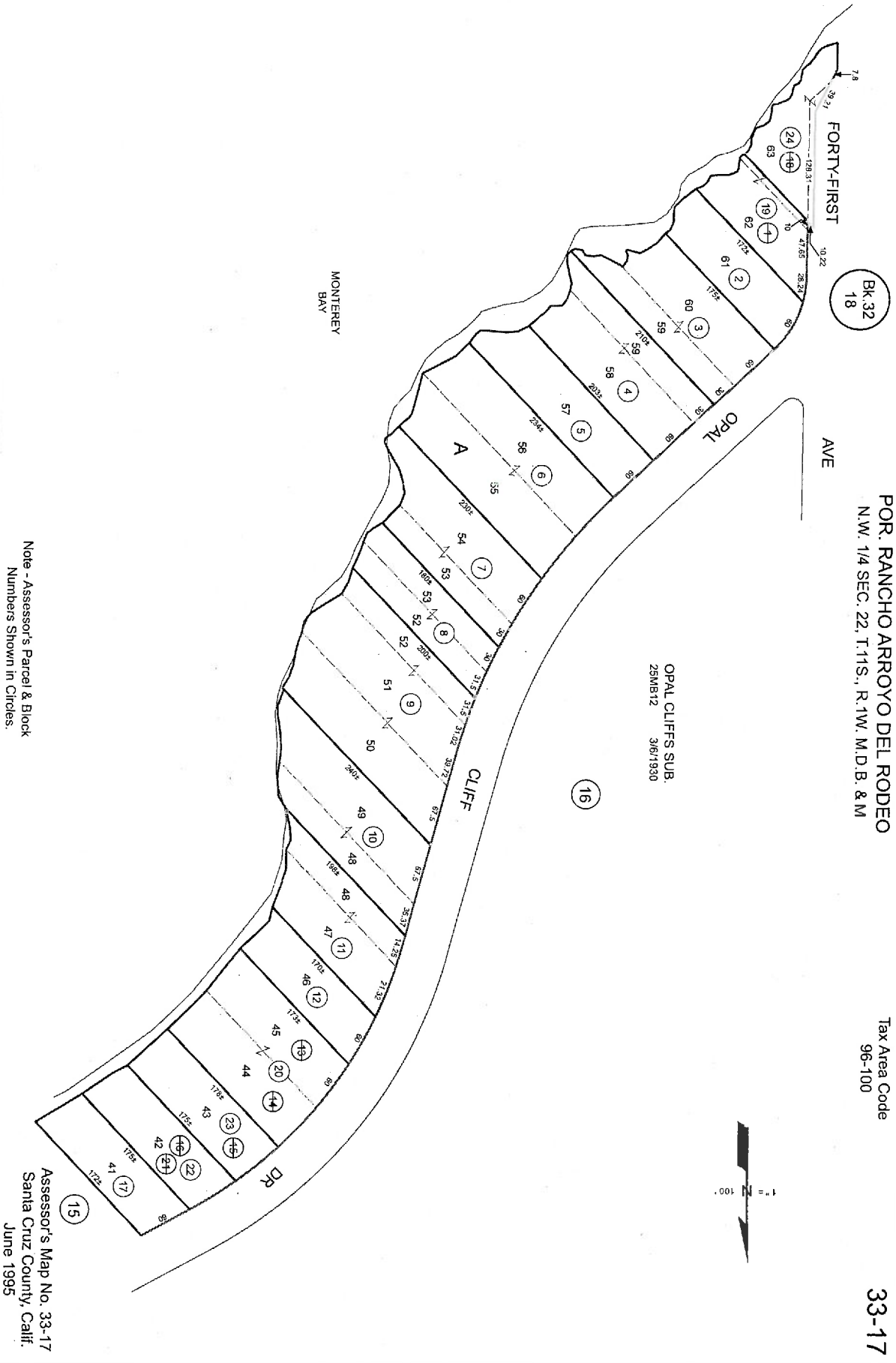


EXHIBIT 7

Electronically drafted 6/6/95 KSA  
 Rev. 9/26/96 CB (Cor. to Bk & Pg Ref)  
 Rev. 4/9/98 GG (CA consolidation)  
 Rev. 4/13/01 mvm (changed page refs.)  
 Rev. 5/11/15 CS (Renamed TCA 96-068)  
 Rev. 8/11/15 CB (14-000894, LBA 1-24)  
 Rev. 10/25/18 jg (Cor. block)

# 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 1995



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

**POR. RANCHO ARROYO DEL RODEO**  
 N.W. 1/4 SEC. 22, T.11S., R.1W. M.D.B. & M

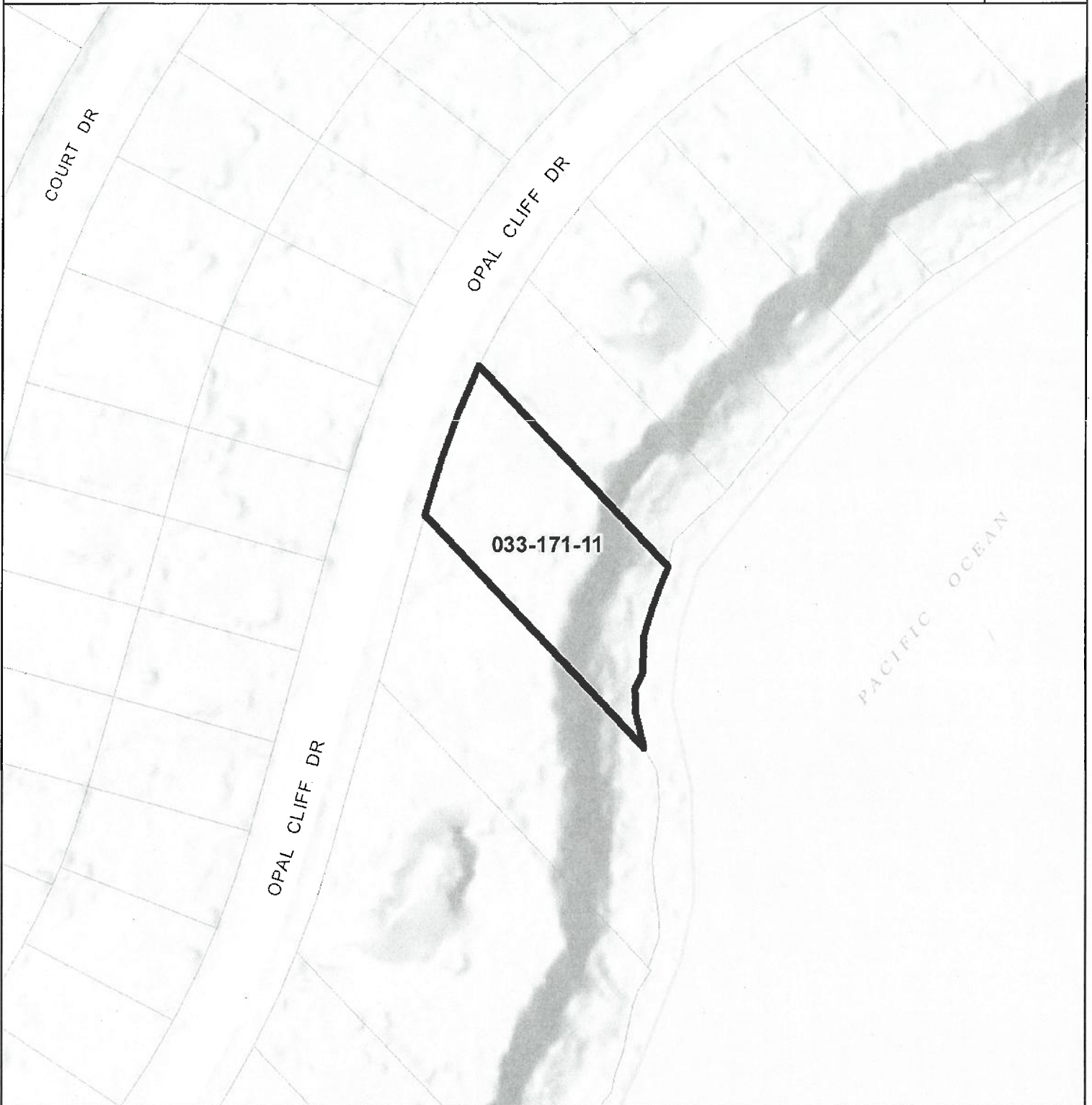
**Tax Area Code**  
 96-100

**33-17**

**EXHIBIT E**



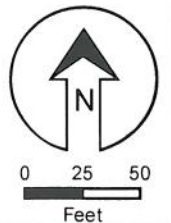
## Parcel Location Map



**Parcel: 03317111**

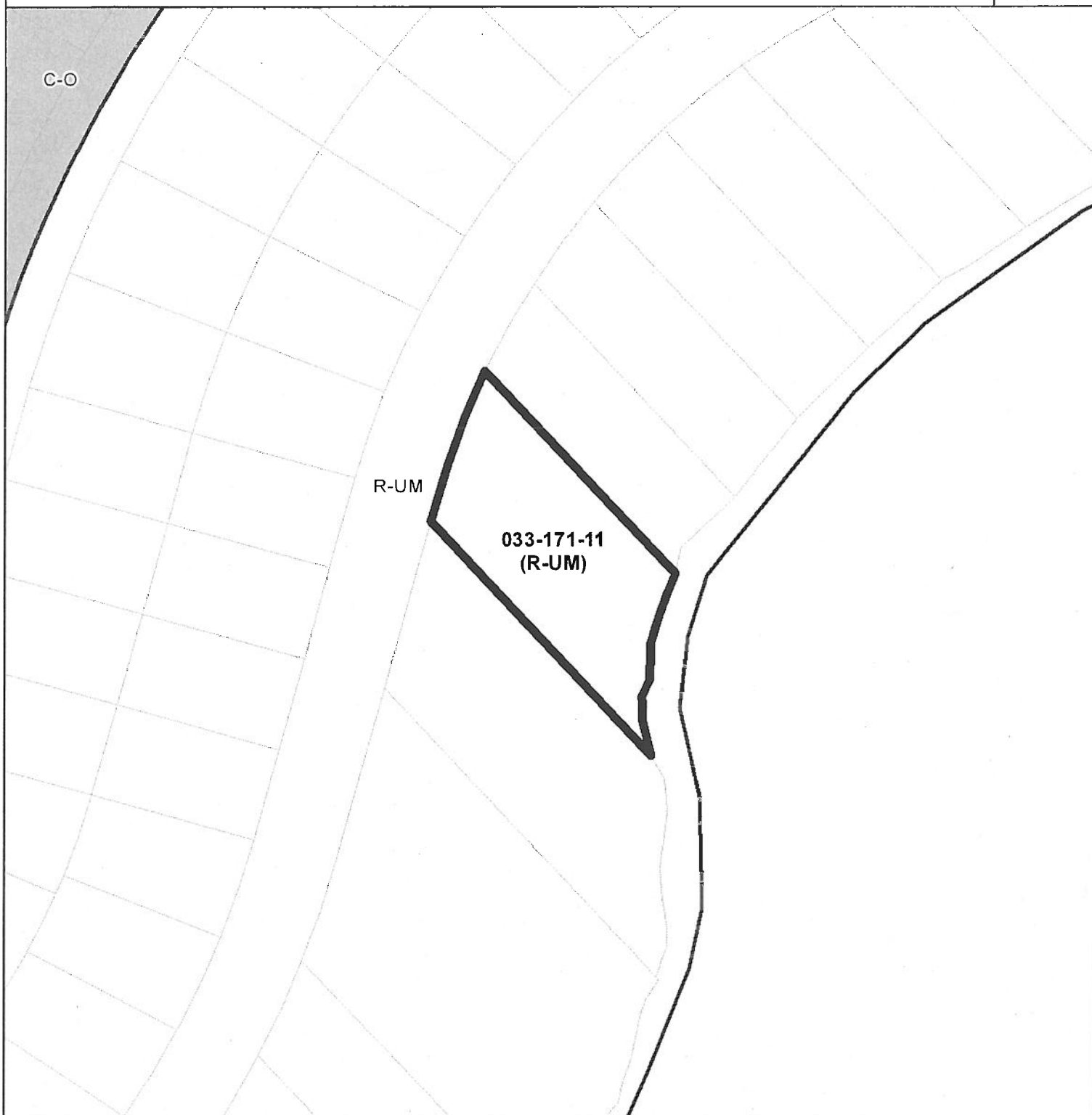
-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 10 Apr. 2020

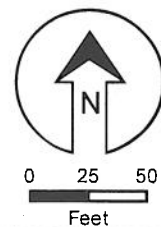




# Parcel General Plan Map

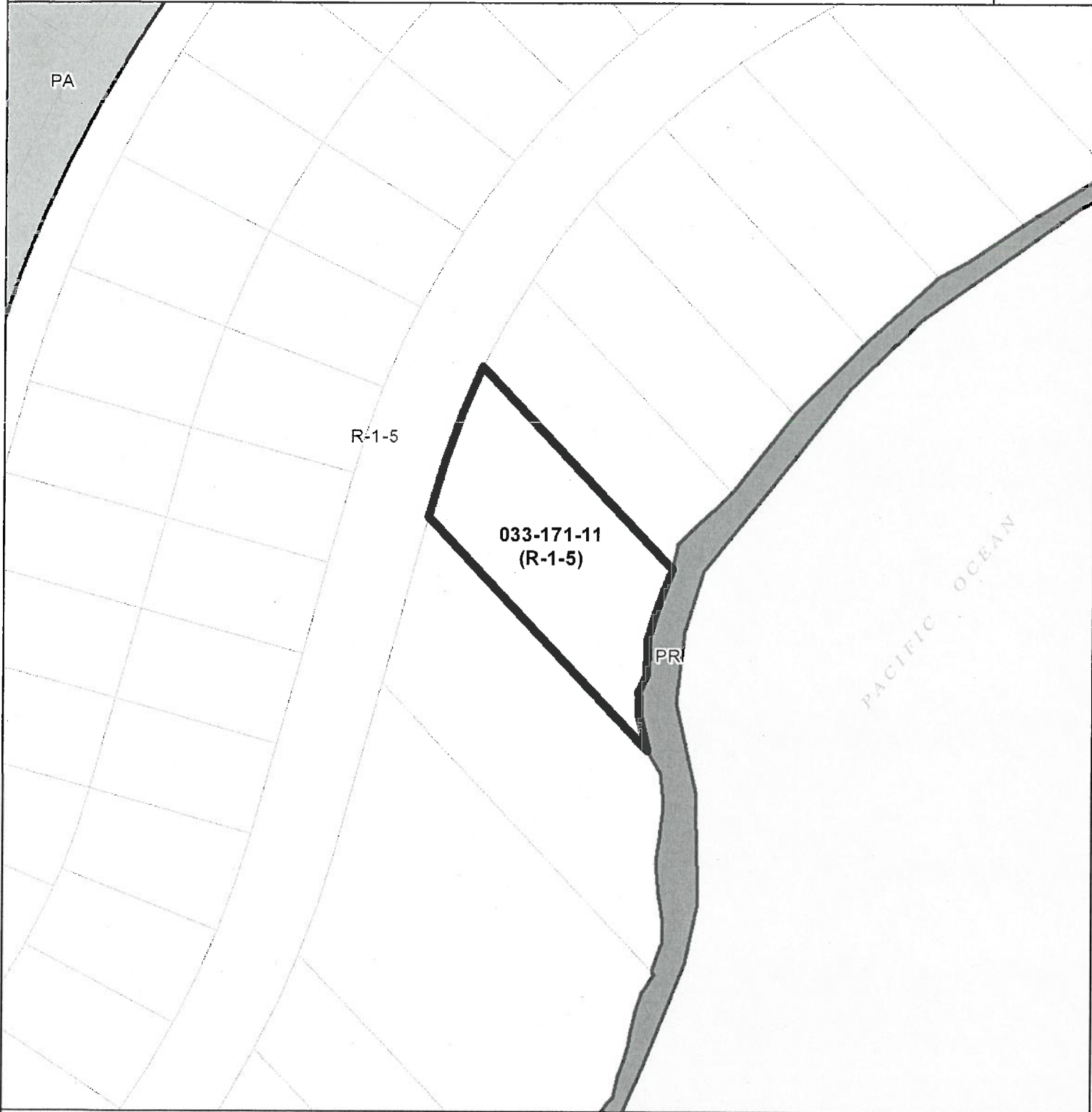


- C-O Commercial Office
- R-UM Res. Urban Medium Density

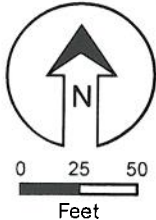




# Parcel Zoning Map



- PA Professional/Admin Office
- PR Parks, Recreation, & Open Space
- R-1 Single-Family Residential



## Parcel Information

### Services Information

Urban/Rural Services Line:   X   Inside      Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: County Sanitation District  
Fire District: Central Fire Protection District  
Drainage District: Flood Control District 5

### Parcel Information

Parcel Size: 9,700 net square feet  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential  
Project Access: Opal Cliff Drive  
Planning Area: Live Oak  
Land Use Designation: R-UM (Urban Medium Residential Density)  
Zone District: R-1-5 (Single Family Residential (5,000 square foot minimum))  
Coastal Zone:   X   Inside      Outside  
Appealable to Calif. Coastal Comm.   X   Yes      No

### Technical Reviews:

Geotechnical (soils) and Geologic Reports reviewed and accepted (REV191042)

### Environmental Information

Geologic Hazards: Coastal Bluff  
Fire Hazard: Not a mapped constraint  
Slopes: Flat site with coastal bluff at the rear  
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  
Archeology: Not mapped



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY, PLANNING DIRECTOR

16 May 2019

Stephanie and Paul Riehle  
c/o Matson Britton Architects  
728 N. Branciforte Dr.  
Santa Cruz, CA 95060

Subject: Review of the Geologic Investigation - Lands of Riehle, 4260 Opal Cliff Drive by Zinn  
Geology revised 17 April 2019 - Job #2012001-G-SC; and

Review of the Geotechnical Investigation for Proposed Residential Development at  
4260 Opal Cliff Drive by Pacific Crest Engineering dated 31 August 2016  
Project # 1671-SZ69-A53

Project Site: 4260 Opal Cliff Drive  
APN 033-171-11  
Application No. REV191042

Dear Mr. & Ms. Riehle:

The purpose of this letter is to inform you that the Planning Department has accepted the subject reports with the following qualifications:

1. The geologic report contains non-technical information consisting of summaries of the project history and meetings with the California Coastal Commission and the County of Santa Cruz Planning Department. Acceptance of the technical reports is not meant to imply that we endorse the non-technical portions of the reports. We would like to point out that there is presently no means of granting an exception to the setback requirements contained in the County's Local Coastal Program (LCP). Granting of setback exceptions may be possible in the future, provided the California Coastal Commission approves currently proposed amendments to our LCP and those amendments are then formally adopted by the County of Santa Cruz Supervisors. Questions regarding the status of the proposed LCP amendments may be directed to David Carlson at 831-454-3173;
2. For clarity, we request that the project geologist add a 100-year setback line based on the cliff retreat scenario cited in the 17 April 2019 Geologic Investigation to the Geologic Site Map - Plate 1. Please submit a revised copy of Plate 1 to the County Geologist; and
3. The 31 August 2016 Geotechnical Investigation references the 2013 California Building Code. The project geotechnical report will need to be updated to the current building code for a building permit application.

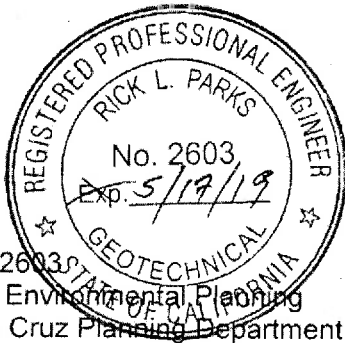
Review of the Geologic Investigation - Lands of Riehle, 4260 Opal Cliff Drive by Zinn Geology revised 17 April 2019; and  
Review of the Geotechnical Investigation for Proposed Residential Development at 4260 Opal Cliff Drive by Pacific Crest Engineering dated 31 August 2016  
APN 033-171-11  
16 May 2019

Our acceptance of the reports is limited to their technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

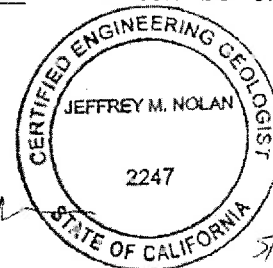
Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: [http://www.sccoplanning.com/html/devrev/plnappeal\\_bldg.htm](http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm)

Please contact Rick Parks at (831) 454-3168/email: [Rick.Parks@santacruzcounty.us](mailto:Rick.Parks@santacruzcounty.us) or Jeff Nolan at (831) 454-3175/[Jeffrey.Nolan@santacruzcounty.us](mailto:Jeffrey.Nolan@santacruzcounty.us) if we can be of any further assistance.

Respectfully,



Rick Parks, GE 2603  
Civil Engineer – Environmental Planning  
County of Santa Cruz Planning Department



Jeffrey Nolan, CEG 2247  
County Geologist – Environmental Planning  
County of Santa Cruz Planning Department

Cc: Environmental Planning, Attn: Jessica deGrassi  
Planning Department, Attn: Nate MacBeth  
Zinn Geology  
Pacific Crest Engineering  
Owners: Stephanie and Paul Riehle



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY, PLANNING DIRECTOR

September 10, 2019

Stephanie and Paul Riehle  
c/o Matson Britton Architects  
728 N. Branciforte Dr.  
Santa Cruz, CA 95060

Subject: Review of: Update to coastal geologic investigation for proposed residential development, 4260 Opal Cliff Drive, Santa Cruz County, California, County of Santa Cruz APN 033-171-11; by Zinn Geology, dated 12 August 2019, Job #2012001-G-SC.

Project Site: 4260 Opal Cliff Drive  
APN 033-171-11  
Application No. REV191042

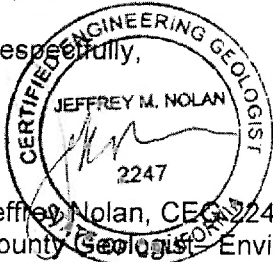
Dear Mr. & Ms. Riehle:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report. Our acceptance of the reports is limited to their technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: [http://www.sccoplanning.com/html/devrev/plnappeal\\_bldg.htm](http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm)

Please contact Jeff Nolan at (831) 454-3175/[Jeffrey.Nolan@santacruzcounty.us](mailto:Jeffrey.Nolan@santacruzcounty.us) if we can be of any further assistance.

Respectfully,



Jeffrey Nolan, CEG 2247  
County Geologist - Environmental Planning  
County of Santa Cruz Planning Department

Cc: Environmental Planning, Attn: Jessica deGrassi  
Planning Department, Attn: Nate MacBeth  
Zinn Geology  
Pacific Crest Engineering  
Owners: Stephanie and Paul Riehle

**CALIFORNIA COASTAL COMMISSION**

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



June 17, 2020

Jocelyn Drake, Zoning Administrator  
Santa Cruz County Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor  
Santa Cruz, CA 95060  
[Jocelyn.Drake@santacruzcounty.us](mailto:Jocelyn.Drake@santacruzcounty.us)

**Subject:** June 19, 2020 Zoning Administrator Hearing for CDP Application No. 191105  
(Riehle Residence, 4260 Opal Cliff Drive)

Dear Ms. Drake:

Thank you for the opportunity to comment on the above-referenced application, currently scheduled for a Zoning Administrator (Z.A.) hearing on June 19, 2020. We have previously commented on the proposed redevelopment of the blufftop residence, including the subject application and the prior iteration of the project, County Application 161293. These comments, hereby incorporated by reference, included concerns related to the geologic stability of the site, the extent of redevelopment, and the dilapidated shoreline armoring and former stairway pillar on the beach area seaward of the proposed redeveloped residence. It is also worth noting that we have worked extensively with the Applicant on Coastal Commission CDP Application 3-17-0603, an application for a vertical seawall along the base of the bluff fronting the property, whose status remains active and unfilled. In terms of the subject application, we would like to reiterate specific concerns previously noted related the redevelopment of the existing residence, the geologic stability of the site, and the existing shoreline armoring's dilapidated condition.

First, we would like to note that the proposed application entails extensive redevelopment (including more than 50% redevelopment of individual major structural components), and thus the proposed residence, upon construction, will no longer be entitled to shoreline armoring under the Coastal Act. Thus, in practical terms, this means that the Applicant should either withdraw CDP application 3-17-0603 (the aforementioned application for a new shoreline armoring structure) or provide the outstanding items necessary to file the application as complete (for which staff would be recommending denial for the reasons outlined above).

Secondarily and relatedly, with respect to the geologic stability of the site, the proposed application entails extensive redevelopment of the residence, including significant modifications to the major structural components, which the Applicant's geologist estimates could be threatened in approximately 22 years and undermined in approximately 35 years (see "Geologic Investigation" dated April 17, 2019). The scope

EXHIBIT H

of proposed modifications appears inconsistent with several LCP policies, which are rooted in Coastal Act Section 30253, and require that new development be sited and designed to avoid the need for shoreline armoring for its expected life. In this case, by contrast, the Applicant is instead knowingly accepting that the proposed redeveloped structure may be threatened in the relatively near-term. Accordingly, if the project is ultimately approved (which would appear inconsistent with the LCP), at a minimum the project should be conditioned to include acceptance and assumption of coastal hazards risk conditions in light of the fact that the proposed residence, upon approval of the subject application, will no longer be entitled to shoreline armoring for the reasons described above.

Finally, regarding the nuisance condition at the base of the bluff, there is a precarious/remnant stairway pillar as well as fugitive rock/riprap and former seawall pieces scattered along the beach area, including exposed, rusted rebar and other detritus materials (see Attachment A), which presents a serious danger to beach users, occupies valuable beach space, and is inconsistent with LCP policies that protect natural beach aesthetics. The stairway pillar and remnants of former shoreline armoring structures pose significant safety issues similar to other dilapidated armoring that has injured beach users,<sup>1</sup> presents a potential liability to the property owner and the County, and it appears to constitute a public nuisance. We would therefore urge the County to require that the nuisance condition be abated, either pursuant to the County's inherent police powers, under Implementation Plan Section 13.10.279, or as a part of the subject application (i.e., prior to issuance of the CDP for the house redevelopment, the Applicant shall submit a completed application to the Coastal Commission for removal of the detritus materials along the beach area).

Thank you for your time and consideration.

Sincerely,



Rainey Graeven  
Coastal Planner  
Central Coast District

Attachment A: (Photos of Beach)

Cc (sent electronically):  
Stephanie Riehle, Applicant

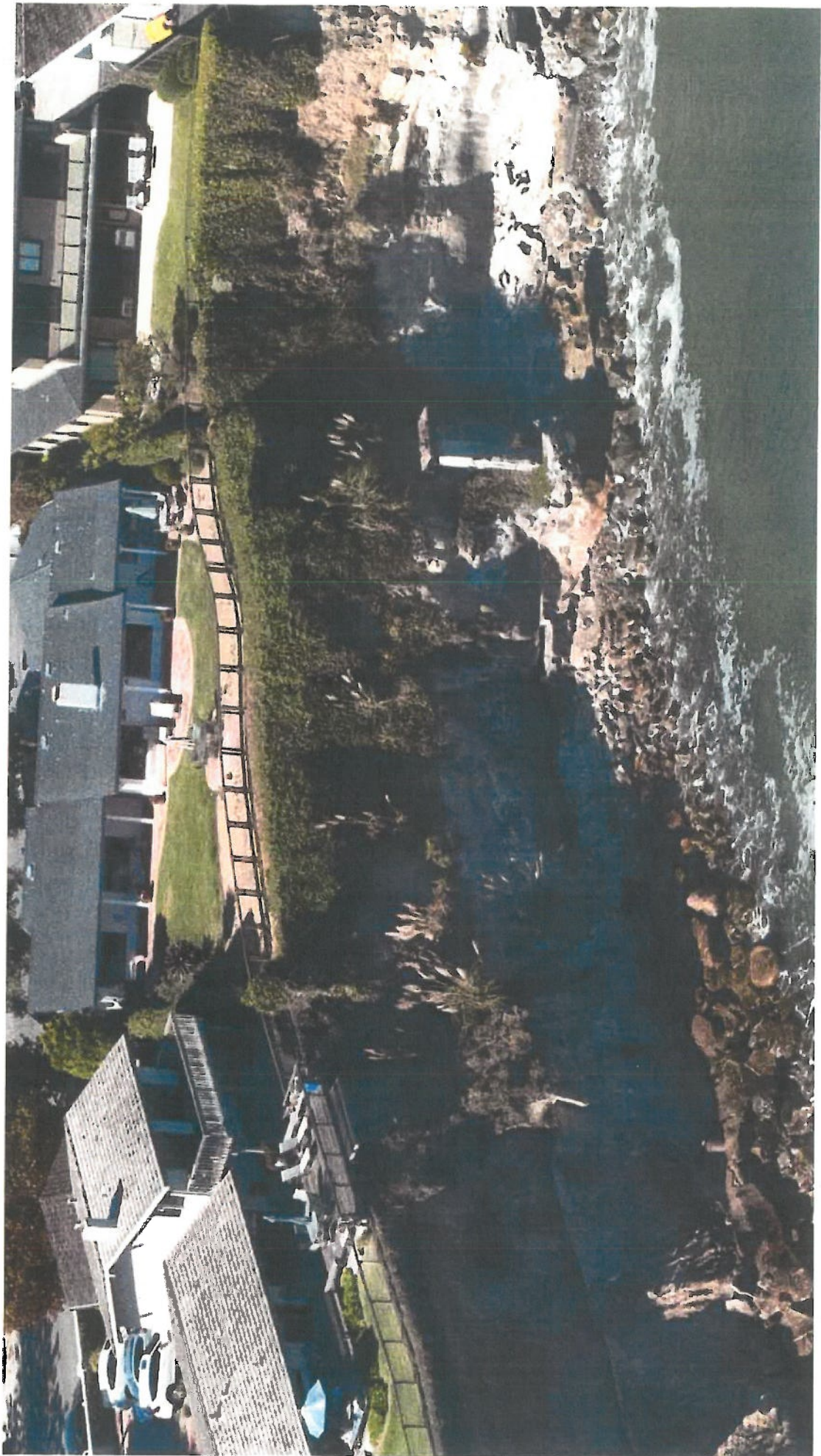
<sup>1</sup> See, e.g. <https://www.santacruzsentinel.com/2016/04/08/impaled-pleasure-point-surfer-sues-county/>.

Erik Zinn, Applicant's Geologist

Jessica deGrassi, County Environmental Planner

Jason Heath, County Counsel

Enrique Sahagun, County Risk Manager



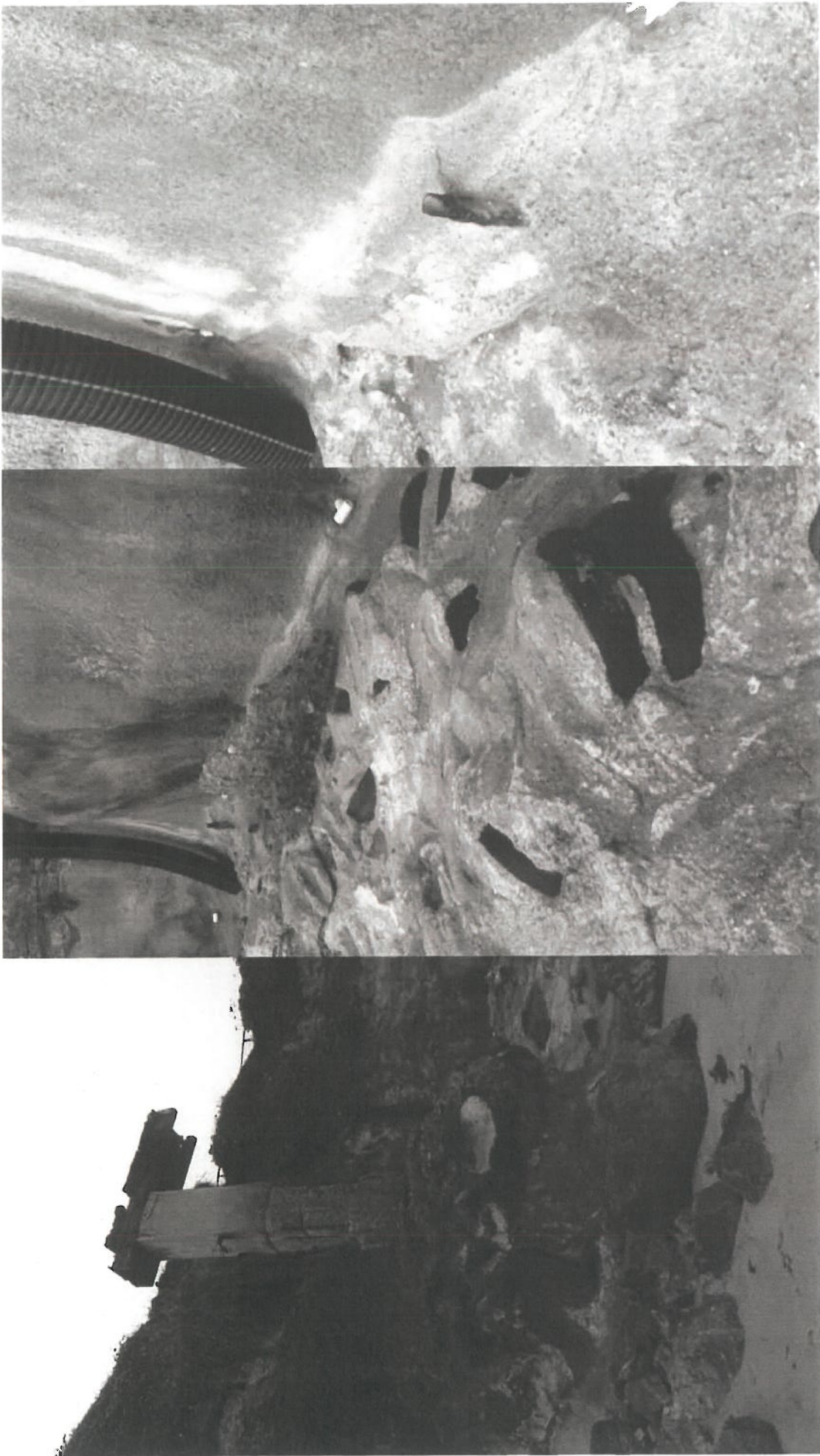




EXHIBIT H

