



Staff Report to the Zoning Administrator

Application Number: **211155**

Applicant: Matson Britton Architects - Cove Britton
Owner: Judi & Alex MacDonell
APN: 028-242-25
Site Address: 22702 E. Cliff Drive, Santa Cruz, CA

Agenda Date: April 1, 2022
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing 2,474 square foot single-family dwelling and construct a two-story 6,064 square foot replacement dwelling with an attached 332.5 square foot one-car garage, an attached carport, a 310 square foot covered loggia, covered decks and a 4,463 square foot basement that includes a 283 square foot habitable hallway/bathroom, an attached non-habitable accessory structure (a 1,930 square foot storage room with a half-bathroom) and a 2,250 square foot garage/workshop.

Location: Property located on the south side of East Cliff Drive (22702 E. Cliff Drive) approximately 600 feet south southeast of the intersection with 26th Avenue in Santa Cruz, in the RM-5-PP zone district.

Permits Required: Coastal Development Permit, a Residential Development Permit for a Large Dwelling, a Variance to allow for a garage with a ceiling height of less than 7 feet 6 inches, a Pleasure Point Exception for a reduced second floor setback, a Site Development Permit for a basement containing a non-habitable storage room that exceeds 640 square feet in size, Design Review, and a determination that the project is exempt from the provisions of CEQA.

Supervisory District: 1st District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 211155, based on the attached findings and conditions.

Project Description & Setting

The parcel is located on the southwest side of East Cliff Drive approximately 500 feet northwest of the parking lot at Moran Lake and 600 feet southeast of the intersection with 26th Avenue. The project site is located in a neighborhood with one and two-story single-family homes and townhouses that are located east, west and north of the parcel, with the Monterey Bay to the south. Coastal access to the nearest public beach is approximately 500 feet southeast of the site opposite Moran Lake. The parcel is relatively flat and fronts a coastal bluff to the southwest that has been historically armored by a system of rip rap revetment rock. The revetment extends from Moran Lake Beach northwestwards along the coast to the point where the beach extends further inland at 23rd Avenue.

The parcel is currently developed with a nonconforming 2,474 square foot two-story dwelling with an attached one-story garage. Due to a deeded view easement that exists across the entire northwestern portion of the parcel, the existing dwelling is located close to the southeastern property line and is nonconforming to development standards, in that a portion of the second floor does not comply with development standards for the Pleasure Point Combining District. This is because a small portion of the upper floor exceeds 15 feet in height within the required 10-foot second-story setback.

This application includes a proposal to demolish the existing dwelling and to construct a two-story 6,064 square foot replacement dwelling with an attached 332.5 square foot one-car garage, an attached carport, a 310 square foot covered loggia, covered decks and a 4,463 square foot basement that includes a 283 square foot habitable hallway/bathroom, a 1,930 square foot non-habitable storage room with a half-bathroom and a 2,250 square foot garage/workshop.

Because the property is located within the appeals jurisdiction of the Coastal Zone, the proposed project requires the approval of a Coastal Development Permit. In addition, because the dwelling will exceed 5,000 square feet in floor area, the project requires approval of a Residential Development Permit for a Large Dwelling. The project also requires a Variance to the standards for off-street parking spaces set out in County Code section 13.10.554(A)(3), to allow for a garage that has a vertical clearance of less than 7 feet 6 inches and a Pleasure Point Exception, which is required to allow for a reduction in the required 10-foot setback at portions of the southeast wall at the second floor to 5 feet 3¼ inches and 8 feet 3¼ inches. Furthermore, because the proposed dwelling exceeds 5,000 square feet and is located on a coastal bluff the project is subject to Design Review.

Project Background

The existing dwelling was constructed on the parcel in 1960. In 1979 Planned Development Permit 79-760-PD was approved for a second-story addition which was constructed in 1980 pursuant to Building Permit #63066. In 2006 Building Permit #146318, was issued for the construction of further additions to the dwelling. This work was exempt from Coastal Development Permit requirements in that the proposed additions did not increase net floor area of the dwelling by more than 10% or by more than 250 square feet. The remodel of the dwelling was completed in 2007. A Residential Development Permit was also approved in 2007 to construct a 6-foot-high fence within the required front and street-side yard setback area.

In addition to permits for the dwelling, Grading Permit #1977 was issued in November 1983 to recognize the placement of approximately 200 tons of rip-rap. No subsequent permits have been issued by the County of Santa Cruz for any ongoing maintenance or repairs to the revetement since that time.

Zoning & General Plan Consistency

The subject property, which is a 16,195.9 square foot lot with a net developable area, excluding all areas of the coastal bluff, of 15,301.8 square feet, and is located in the RM-5-PP (Multi-Family Residential - Pleasure Point Combining District) zone districts, a designation that allows residential uses. A 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 Residential) General Plan

Designation. Although a small non-developable portion of the parcel adjacent to the coastal bluff is located within the PR-PP (Parks and Recreation - Pleasure Point Combining District) zone district, all proposed development is located within the RM-5-PP zoned portions of the parcel. Further, a small portion of the project site along the southwest property line is located inside a mapped flood hazard zone, as determined by FEMA; however, all proposed development is located outside the mapped flood zone area.

Site and Development Standards

The proposed single-family dwelling has been designed to meet the RM-5 zone district development standards; however, the parcel is located in the Pleasure Point Community Design "PP" Combining District which provides increased setbacks for upper floor construction to protect neighboring properties. The applicant is requesting exceptions to the Pleasure Point residential development standards to allow for a reduction in the required upper floor setbacks in the PP zone district, based upon the existence of a 53.16-foot-wide view easement that runs across the northwestern portion of the property that limits the available building area of the parcel to an approximately 41-foot wide strip of land located adjacent to the southeastern property line. This reduction in the second floor setbacks would require the approval of a Pleasure Point Exception in accordance with the provisions of SCCC 13.10.477.

The table below illustrates required and proposed site and development standards that are relevant to this project.

Development Standard	Code Requirement	Proposed
Front Yard Setback	Min. 20 feet	22 feet 6 inches
First Floor Side Yard Setback	Min. 5 feet and 8 feet	<u>SE side</u> - 5 feet 3¼ inches <u>NW side</u> - approximately 53 feet 3 inches (limit of view easement)
Second Floor Side Yard	Min. 10 feet (both sides)	<u>SE side</u> - 5 feet 3¼ inches (rear office, wall length 20 feet 7 inches); 8 feet 3¼ inches (front two bedrooms/bathrooms, wall length 40 feet); 13 feet 11¼ inches (remainder of second story, wall length 63 feet 3½ inches) <u>NW side</u> - 53 feet 3 inches (limit of view easement)
Rear Yard Setback	15 feet	25 feet (minimum 25-foot geologic setback from the coastal bluff)
Height of Walls Within 10-foot Second Floor Side Yard	Max. 15 feet	<u>Two-story areas</u> - 25 feet approx. (varies) (total wall length 45 feet 3 ¼ inches) <u>Single-story areas</u> - 13 feet approx. (varies) (total wall length 63 feet 3½ inches)
Height	28 feet max	27 feet 10¼ inches (tallest point)
Lot Coverage	40% max	27.6%
Floor Area Ratio (FAR)	50% max	41.7%

Pleasure Point Exception

According to County Code section 13.10.444(A), one of the main purposes of the Pleasure Point Community Design Combining District is to “Reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses.” To ensure this, within the PP zone district, side-yard setbacks at the second floor of structures located on any lot exceeding 35 feet in width, are required to maintain a minimum setback of 10 feet. As shown by the preceding table, two sections of the southeastern side-yard setback at the second floor do not conform to the required 10-foot setback adjacent to the southeastern property line, in that a proposed office at the second floor, that is located at the coastal bluff setback line, would be located immediately above the lower floor, 5 feet 3¼ inches from the side property line. In addition, two bedrooms at the front of the property would be located 8 feet 3¼ inches from the side property line. The intervening portion of the second floor exceeds the required 10-foot second-floor setback in that the wall at this portion of the second floor would be set back 13 feet 11¼ inches.

The project as currently designed therefore requires the approval of a Pleasure Point Exception in accordance with County Code section 13.10.447, which sets out that Exceptions to the Pleasure Point residential development standards may be granted if the project is found to be consistent with the Pleasure Point Community Design “PP” Combining District purposes, found in County Code section 13.10.444, the findings found in County Code section 18.10.230(A), and at least one of the following additional findings:

- (1) There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the development standards; or
- (2) The Pleasure Point Community Design “PP” Combining District purposes, found in County Code section 13.10.444, are better achieved by an alternative design; or
- (3) The granting of an exception will result in a superior residential design that is consistent with the Pleasure Point Community Design “PP” Combining District purposes, found in County Code section 13.10.444.

As currently proposed, the portion of the second floor located closest to the front property line is 33 feet wide and encroaches into the 10-foot setback at the southeastern property line by 1 foot 8¾ inches. In addition, at the southernmost portion of the second floor of the dwelling, a portion of the second floor is located directly above the lower floor with a setback from the property line of only 5 feet 3¼ inches.

Staff reviewed the proposed project to determine whether the any of the above findings could be made. The site is encumbered by a view easement that restricts the available building envelope. However, the remaining portion of the site, which lies along the southeastern edge of the parcel, is just over 41-feet in width, which is wider than many other lots in the Pleasure Point area where increased a second-floor setbacks would also apply. Therefore, taking into account the required 10-foot setback requirement, which only applies to one side of the proposed building site, the building width at the second floor is restricted to just over 31 feet, which is wider than the available second floor building area available on many parcels in the surrounding Pleasure Point area. It should also be noted that the available building area outside of the view easement is of sufficient size that it still allows for an over 6,000 square foot dwelling, not including the proposed basement area.

Staff has therefore determined that the approval of an Exception would be inconsistent with the purposes of the Pleasure Point Community Design “PP” Combining District. No special existing site or improvement characteristics or circumstances exist that appropriately excuses the proposed development from meeting the development standards for the Pleasure Point Community Design “PP” Combining District. Further, no alternative design solutions or other modifications to the project have been proposed to result in a superior design solution that would reduce the potential visual and shading impacts of the proposed home. In addition, the granting of an exception for the proposed dwelling would not result in a residential design that is superior to one that is consistent with the Pleasure Point Community Design “PP” Combining District purposes. Therefore, the project has been conditioned to require that the design of the proposed second floor be modified to eliminate any encroachment into the required 10-foot second floor setback. A complete list of findings is included with this report.

Parking

As currently designed, the proposed dwelling includes a total of eight rooms that qualify as a bedroom pursuant to County Code section 13.10.700-B. Therefore, in accordance with SCCC13.10.552(A)(1) “Off-Street Parking Space Requirements - Resident Parking”, a total of seven parking spaces are required for the proposed dwelling. As shown on the project plans, a total of eight covered parking spaces will be provided, six within a basement garage, one within an attached surface-level garage and one within an attached carport. In addition, two parking spaces are indicated within the driveway area, therefore sufficient parking will be provided for the proposed dwelling in accordance with County Code.

Basement

The proposed single-family dwelling has been designed with a 4,463 square foot basement which includes an approximately 2,250 square foot garage, a 283 square foot heated hallway and half bathroom, and an approximately 1,930 square foot non-habitable storage room with a second half bathroom. Because the ceiling height within the basement will be less than 7 feet 6 inches in height, the floor area of these areas is not counted toward Floor Area Ratio (FAR) for the property.

As set out in County Code section 16.20.040(C), excavations below finished grade for basements and footings of a building are specifically exempted from the provisions of the County Grading Ordinance, Chapter 16.20. However, to ensure that construction activities and excavation related to the proposed basement will not cause adverse impacts to adjacent properties, prior to any site disturbance the property owner is required, as a condition of approval, to convene a preconstruction meeting attended by Environmental Planning staff, including the County Geologist and Civil Engineer, the project contractor, project geotechnical engineer and geologist, to approve the proposed shoring plan and other work related to the upcoming excavation.

Basement storage area

The basement includes an approximately 1,930 square foot non-habitable storage room that contains a half bathroom. This storage room meets the definition of an attached non-habitable accessory structure. As set out in County Code section 13.10.611, Table 13.10.611-1, a half-bathroom is allowed in a non-habitable accessory structure; however, the size of a non-habitable accessory structure within the urban services line is restricted to a maximum of 640 square feet. Therefore, in accordance with Table 13.10.611-2, a Site Development Permit is required to allow

for the 1,930 square foot area. Because the storage room will be located entirely below grade this structure will not visually impact available open space in the surrounding area and the increased size is therefore considered to be appropriate. Further, a deed restriction will be required to be recorded on title for the parcel, acknowledging that this basement area must be maintained as a non-habitable storage room and that it may not be converted to habitable area unless specifically approved, through an amendment to this Permit, any other applicable discretionary permit and the issuance of a building permit for the conversion. A complete list of Development Permit Findings is included with this report.

Variance For Parking Spaces with Reduced Vertical Clearance

The basement includes a garage that would accommodate up to six parking spaces that would be accessed by a sloped driveway located within the yard area to the west of the proposed dwelling. Because the ceiling height within the garage will be less than 7 feet 6 inches, a Variance has been requested to allow for a reduction in the allowed vertical clearance for a parking space from 7 feet 6 inches, as required by County Code section 13.10.554(A)(3), to approximately 7 feet 5.5 inches for the basement parking spaces.

This neighborhood contains many parcels developed with residences that maximize the available land area on each lot. To maximize the available building area and to minimize disturbance of the view easement that encumbers the northwestern portion of the parcel, the proposed dwelling has therefore been designed to include a basement garage. The request for a minor reduction of the vertical clearance within the proposed basement parking area from 7 feet 6 inches to 7 feet 5.5 inches is considered reasonable since the loss of half an inch in height will not reduce the functionality of the parking spaces. Further, the proposed basement parking area will comply with all current Building code standards for covered and enclosed parking areas. Findings for this Variance can be found in Exhibit B.

Coastal Bluff

According to County Code section 16.10.070(H)(1)(b), new development located on a coastal bluff is required to have a minimum 25-foot setback from the top edge of the coastal bluff or provide the distance necessary to provide a stable building site over a 100-year lifetime of the structure, whichever is greater. Additionally, County Code section 16.10.070(H)(1)(c) stipulates the minimum setback shall be based on the existing site conditions and shall not take into consideration the effect of any proposed protection measures, such as shoreline protection structures, retaining walls, or deep piers. The conclusions of the Geologic Report associated with the project indicate that, since the coastal bluff/rip rap revetement on the property has remained essentially unchanged since the armoring refurbishment in 1983, it is anticipated that the top of the coastal bluff will remain relatively unchanged for the next 100 years. The Geologic Report for the project has been accepted by Environmental Planning staff. Therefore, the project engineers recommend a minimum setback of 25 feet from the top of the bluff/rip rap revetement and the 25-foot setback has been incorporated into the project design.

As proposed, a concrete patio and landscape wall are located within the 25-foot/100-year geologic bluff setback; however, because the proposed patio and 1.5-foot maximum height landscape wall do not specifically require a building permit, these are allowed pursuant County Code section 16.10.070(H)(2), provided they will not unfavorably alter drainage patterns (defined as a change that would significantly increase or concentrate runoff over the bluff edge

or significantly increase infiltration into the bluff). To ensure compliance with this provision, prior to the issuance of a building permit for the proposed dwelling, a letter from the project geologist is required to be submitted, confirming that the patio and landscape wall would not unfavorably alter drainage patterns relative to the adjacent bluff. Further, as a condition of approval of this application, an owner acknowledgement is required attesting that, should the patio and/or landscape wall becomes unstable due to erosion or slope instability, the threat to the patio and/or landscape wall shall not qualify the parcel for a coastal bluff retaining structure or shoreline protection structure. In addition, if the either the patio or retaining wall become a hazard they shall either be removed or relocated, rather than protected in place.

Local Coastal Program Consistency

As conditioned, the proposed single-family dwelling meets the requirements of the County's certified Local Coastal Program in that, with the deletion of those portions of the second floor of the structure that are proposed within the 10-foot setback required within the "PP" Combining District, it will meet all site and development standards for the zone district. The proposed dwelling is therefore properly proportioned in relation to the net developable area of the parcel and is similar in size to the combined floor area of other single-family and multi-family structures located on the surrounding parcels. However, because the northwestern half of the subject parcel is constrained by a view easement, all development is required to be located within a strip of land adjacent to the southeastern property line. If the parcel were not subject to this constraint, it would be possible to build a similarly sized structure utilizing the entire width of the parcel and including an increased yard area adjacent to the coastal bluff, to result in a similar layout for the proposed development as currently exists on the adjacent parcel to the southeast. The proposed dwelling has therefore been designed to be in scale with and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain both single-family and multi-family dwellings. The size and architectural styles of these surrounding dwellings vary, 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 but is not identified as a priority acquisition site in the County's Local Coastal Program. Further, there is no public access to the beach or ocean across the parcel. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Public beach access is available opposite the Moran Lake parking lot, located approximately 500 feet southeast of the subject property. Public beach access is also available at the end of 26th Avenue, located approximately 600 feet northeast of the project site and from other nearby streets that dead-end at the coastal bluff.

The proposed dwelling would be visible from the adjacent beach; however, because of the constrained site, that portion of the structure that would be closest to the bluff would be relatively narrow in relation to the entire width of the parcel. This results in a reduced visual impact in views from the beach, particularly in relation to a similarly sized structure oriented across the entire width of the parcel.

Design Review

The proposed single-family dwelling meets the definition of a Large Dwelling as set out in County Code 13.10.325, in that it would have a total floor area of 11,055.1 square feet, not including covered, unenclosed areas. This total floor area includes 6,591.7 square feet that will be above grade (habitable area and a one-car garage) and 4,463.4 square feet within a subterranean basement. Therefore, the project is subject to design review.

The site of the dwelling is roughly level and, not including the basement area which extends below the footprint of the dwelling, the only significant alteration to the existing grade will be for the driveway that slopes down to access to the basement garage. This driveway will be recessed into the natural topography and will not significantly impact any scenic views across the site. Existing landscaping is limited to hedges and tree planting along the northwestern and southeastern property lines and a small tree immediately adjacent to the existing older dwelling. The remainder of the site consists of an open lawn area. The existing hedges and trees along the northwestern property line will not be affected by the development of the property; however, there is the potential that excavations for the proposed basement will jeopardize the health of the existing trees that are located on the adjacent parcel along the southeastern property line. Therefore, to ensure protection of these trees, as a condition of approval of this permit, the property owner is required to provide a tree protection plan and report, prepared by a licensed arborist, providing recommendations to ensure the ongoing health and vitality of these trees.

With the current proposal, no visually significant landscaping or tree planting is proposed that would soften or screen the proposed structure. This is because the portion of the site that will remain undeveloped is largely constrained by a view easement within which all structures and vegetation is limited to a maximum height of four feet. Therefore, the undeveloped portion of the site will largely remain as an open lawn. Although the project cannot include significant landscaping, the scale of the proposed dwelling is broken up by architectural features that will help reduce the bulk and mass of the structure. These include a varied roofline incorporating curved, flat and shed-roof elements, articulated wall planes with both vertical and horizontal elements and a palette of colors and materials incorporating a variety of natural-toned materials that include weathered wood-effect exterior tiles, stucco and stone.

As proposed, the dwelling is properly proportioned in relation to the net developable area of the parcel and is similar in size to the combined floor area of other single-family and multi-family structures located on the surrounding parcels. The proposed dwelling will have a minimal impact on public views along East Cliff Drive, in that it is set back from the public street by approximately 150 feet, beyond an existing dwelling. The house would be visible from the shoreline; however, that portion of the structure that would be closest to the bluff would be relatively narrow in relation to the entire width of the parcel such that the visual impact of the home will be reduced in public views from the beach. Moreover, the required deletion of the proposed office at the second floor closest to the bluff, where it extends into the required 10-foot second story setback required in the Pleasure Point "PP" Combining District, will result in a reduced impact of the home from the viewpoint of the beach and from neighboring homes to the south. This change, together with the deletion of all portions of the second floor to meet the increased second story setback requirement, will also reduce the size of the dwelling by close to 500 square feet and therefore reduce its potential impact overall. It should also be noted that, although existing homes along this stretch of East Cliff Drive are generally set back away from

the coastal bluff, as afforded by the generous parcel sizes, many new and replacement homes in the vicinity of the project site have been constructed subject to 25-foot geologic setback. On balance, the proposed home is consistent with development pattern in the area.

As required by County Code section 13.10.325(D)(10) the view to adjacent properties from large dwellings is required to be controlled. As currently shown on the submitted plans, the proposed dwelling includes an office space at the southern corner of the dwelling, extending back beyond the rear elevation of the existing house to the southeast. This room, which is proposed to include large windows overlooking the rear of the neighboring dwelling and its backyard area, does not comply with this requirement because of its potential impact on the privacy of the adjacent home. The proposed office also does not meet the required setbacks for the zone district, intended to protect adjacent homes from shading and other impacts; therefore, as previously discussed in this report, the office has been required, as a condition of approval of this permit, to be modified or deleted. As a result, potential impacts on the privacy of the adjacent home from this portion of the structure will be removed. As a further condition of approval, all windows at the second floor, along the southeastern elevation, are required to be located a minimum of 5 feet above the floor level in the upstairs rooms so that they will be above eye level. This revised window layout will protect the privacy of the adjacent house and will be consistent with the design of other windows currently proposed at the upper floor along the southeastern elevation. In addition, the proposed second floor balcony at the rear of the structure is required to be redesigned to be oriented away from the neighboring home or, alternatively, to include a solid screen or other design element that will ensure that the deck does not overlook the adjacent home. Therefore, as conditioned, the proposed dwelling will comply with the requirements of the County Design Review Ordinance.

Public Outreach/Public Comment

Several letters have been received from neighboring property owners, expressing opposition to the proposed project.

One of the main areas of concern is with regard to the project geologic and geotechnical reports, particularly with regard to coastal erosion processes given the presence of sea caves on adjoining properties. The legality of the existing coastal armoring at the site, upon which the 25-foot coastal setback is based, has also been questioned. There are also concerns regarding the proposed basement, particularly regarding how the excavations for this portion of the proposed structure would affect the stability of the site and neighboring properties.

Additional concerns that were raised include the size and design of the proposed dwelling, loss of privacy at adjacent homes and the impact of the structure on views from the adjacent beach because the home extends closer to the ocean than existing homes along this section of East Cliff Drive and that granting a Pleasure Point Exception would be inappropriate. Comments were also made regarding the need for sufficient parking at the proposed dwelling because of the large number of bedrooms proposed.

All neighborhood correspondence received prior to the date of publishing is included as Exhibit H. of this report. Additional correspondence, if received after the date of publishing but prior to the public hearing of the project, will also be included into the public record of this project.

Conclusion

Based upon the conditions of approval of this permit, which include a requirement that the design of the second floor of the proposed dwelling is modified so that the structure will comply with all required setbacks for the zone district, 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 **211155**, 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

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Geologic and Geotechnical report review letters
- H. Other 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: 211155

Assessor Parcel Number: 028-242-25

Project Location: 22702 E. Cliff Drive, Santa Cruz, CA

Project Description: Proposal to demolish an existing 2,474 square foot single-family dwelling and to construct a two-story 6,064 square foot replacement dwelling with a 4,463 square foot basement (garage/storage).

Person or Agency Proposing Project: Matson Britton Architects - Cove Britton

Contact Phone Number: (831)425-0544 Email: cove@matsonbritton.com

- 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. X Categorical Exemption

Specify type: Class 3 – New Construction or Conversion of Small Structures

F. Reasons why the project is exempt:

Construction of a replacement dwelling in a residential zone district.

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

Lezanne Jeffs, 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 RM-5-PP/PR-PP (Multi-Family Residential, 5,000 sq.ft per unit/Parks Recreation and Open Space - Pleasure Point Community Design Combining District) zone district. The proposed dwelling is located entirely within that portion of the property that is zoned RM-5-PP, a designation that allows residential uses. The proposed single-family dwelling is a therefore a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium-Density Residential) General Plan designation.

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

The proposed dwelling has been sited outside an existing deeded view easement that extends over a 53.16-foot-wide strip across the northwestern half of the parcel. Further, no other structure or any landscaping that would exceed 4 feet in height has been proposed within the easement area, consistent with the conditions contained within the recorded deed.

No other easements or restrictions are known to encumber the project site. Therefore, this finding can be made.

- 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, with the deletion of those portions of the second floor of the structure that are proposed within the 10-foot setback required within the "PP" Combining District, as required by the conditions of approval of this permit, the proposed dwelling will meet all site and development standards for the zone district. The structure is therefore consistent with the design criteria in that it is properly proportioned in relation to the net developable area of the parcel. Furthermore, the proposed structure is similar in size to the combined floor area of other single-family and multi-family structures located on the surrounding parcels. Because the northwestern half of the subject parcel is constrained by a view easement, all development is required to be located within a strip of land adjacent to the southeastern property line. As such, if the parcel were not subject to this constraint, it would be possible to build a similarly sized structure utilizing the entire width of the parcel and including an increased yard area adjacent to the coastal bluff, to result in a similar layout for the proposed development as currently exists on adjacent parcels that are unencumbered by a view easement. The proposed dwelling has therefore been designed to be in scale with and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain both single-family and multi-family dwellings. The size and architectural styles of these surrounding dwellings vary, and the design submitted is consistent with the existing range of styles within the surrounding neighborhood

The proposed development site is located on a low coastal bluff adjacent to the beach; however, that portion of the structure that would be closest to the bluff would be relatively narrow in relation to the entire width of the parcel such that the visual impact of the home will be reduced in public views from the beach. Moreover, deletion of a portion of the second floor closest to the bluff to bring the structure into conformance with all required setbacks, which is required as a condition of approval of this permit, will result in a reduced impact of the home from this viewpoint. Furthermore, the colors and materials for the proposed dwelling, which include exterior tiles with a weathered wood appearance, stone and stucco, will be natural in appearance and complementary to the site.

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

The project site is located between the shoreline and the first public road but is not identified as a priority acquisition site in the County's Local Coastal Program. Further, there is no public access to the beach or ocean across the parcel. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Public beach access is available opposite the Moran Lake parking lot, located approximately 500 feet southeast of the subject property. Public beach access is also available at the end of 26th Avenue, located approximately 600 feet northeast of the project site and from other nearby streets that dead-end at the coastal bluff.

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

New development located on a coastal bluff is required to have a minimum 25-foot setback from the top edge of the coastal bluff or to provide the distance necessary to provide a stable building site over a 100-year lifetime of the structure, whichever is greater. The minimum setback required is based on the existing site conditions not taking into consideration the effect of any proposed protection measures, such as shoreline protection structures, retaining walls, or deep piers. The conclusions of the Geologic Report associated with the project indicate that, since the coastal bluff/rip rap revetement on the property has remained essentially unchanged since the armoring refurbishment in 1983, it is anticipated that the top of the coastal bluff will remain relatively unchanged for the next 100 years. The Geologic Report for the project has been accepted by Environmental Planning staff. Therefore, the project engineers recommend a minimum setback of 25 feet from the top of the bluff/rip rap revetement, and this setback has been incorporated into the project design.

As conditioned, the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Residential uses are allowed uses in the RM-5-PP (Multi-Family Residential - Pleasure Point Community Design Combining District) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain both single-family and multi-family dwellings. Size and architectural styles vary in the area, and many new and replacement homes in the vicinity of the project site have been constructed subject to 25-foot geologic setback. Therefore, the design submitted is consistent with the pattern of development within the surrounding neighborhood.

Therefore, this finding can be made.

- 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.**

The project site is located between the shoreline and the first public road but is not identified as a priority acquisition site in the County's Local Coastal Program. Further, there is no public access to the beach or ocean across the parcel. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Public beach access is available opposite the Moran Lake parking lot, located approximately 500 feet southeast of the subject property. Public beach access is also available at the end of 26th Avenue, located approximately 600 feet northeast of the project site and from other nearby streets that dead-end at the coastal bluff.

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.

To ensure that construction activities and excavation related to the proposed basement will not cause adverse impacts to adjacent properties, prior to any site disturbance the property owner is required, as a condition of approval, to convene a preconstruction meeting attended by Environmental Planning staff, the project contractor, geotechnical engineer and geologist, to approve the proposed shoring plan and other work related to the upcoming excavation.

- 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.**

The property is zoned RM-5-PP/PR-PP (Multi-Family Residential, 5,000 sq.ft per unit/Parks Recreation and Open Space - Pleasure Point Community Design Combining District) zone district. The proposed dwelling is located entirely within that portion of the property that is zoned RM-5-PP, a designation that allows residential uses, including non-habitable storage rooms that have a half-bathroom.

Subject to the deletion of those portions of the second floor of the structure that are proposed within the 10-foot setback required within the "PP" Combining District, as required by the conditions of approval of this permit, the primary use of the property will be one single-family dwelling that meets all current site and development standards for the zone district, including setbacks, height, floor area ratio and lot coverage. In addition, with the approval of a Residential Development Permit for a Large Dwelling and for a non-habitable accessory storage room that exceeds 640 square feet, a Variance to allow for a garage with a ceiling height of less than 7 feet 6 inches, and Design Review, the proposed design and 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 purposes of zone district. This finding can therefore be made.

- 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.**

The subject property is designated R-UM (Urban Medium Density Residential) in the Santa Cruz County General Plan, a designation that requires that new residential development is within the density range of 7.3 to 10.8 units per acre (4,000 square feet to 6,000 square feet per unit). For the subject parcel, which is approximately 16,110 square feet (0.37 acre), this would mean that a

minimum of two dwelling units would be required to be constructed to comply with the lowest end of the allowed density range. However, for the project site, due to the lack of adequate access to support the construction of additional units and because over half of the project site is encumbered by a view easement, within which no structures of over 4 feet in height may be constructed, the construction of more than one single-family dwelling is not feasible. Therefore, the proposed residential use has been determined to be consistent with the use and density requirements specified for the R-UM land use designation.

The proposed single-family dwelling with an attached non-habitable storage room with a half-bathroom located within the basement, will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties. This is because, as conditioned, the proposed dwelling will meet all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance). Therefore, the single-family dwelling and basement storage room will not adversely shade adjacent properties and will meet all current site and development standards for the zone district.

The proposed single-family dwelling 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 subject to the deletion of those portions of the second floor of the structure that are proposed within the 10-foot setback required within the "PP" Combining District, as required by the conditions of approval of this permit, the proposed dwelling will meet all site and development standards for the RM-5-PP zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity. The proposed basement storage room will not increase the visual bulk and mass of the structure in that it will be located entirely below the existing grade.

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 single-family dwelling is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (one morning and one evening peak trip per dwelling unit), such an increase will not adversely impact existing roads or intersections in the surrounding area. The basement storage room will not overload utilities or generate any additional traffic.

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.

The proposed dwelling is similar in size to the combined floor area of other single-family and multi-family structures located on the surrounding parcels and has therefore been designed to be in scale with and integrated with the character of the surrounding neighborhood. Because the basement storage room will be located below grade, it will not be visible and will not increase the bulk and mass of the dwelling. The proposed structure is located in a mixed neighborhood containing a variety of architectural styles and the proposed single-family dwelling with a basement storage room 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.

The proposed single-family dwelling meets the definition of a Large Dwelling as set out in County Code 13.10.325, in that it would have a total floor area of 11,055.1 square feet, not including covered, unenclosed areas. This total floor area includes 6,591.7 square feet that will be above grade (habitable area and a one-car garage) and 4,463.4 square feet within a subterranean basement. Therefore, the project is subject to design review.

As proposed, the proposed dwelling is properly proportioned in relation to the net developable area of the parcel and is similar in size to the combined floor area of other single-family and multi-family structures located on the surrounding parcels. Because the proposed dwelling is set back from the public street by approximately 150 feet, beyond an existing dwelling it will have a minimal impact on public views along East Cliff Drive; however, the proposed dwelling would be visible from the shoreline. That portion of the structure that would be closest to the bluff would be relatively narrow in relation to the entire width of the parcel such that the visual impact of the home will be reduced in public views from the beach. Moreover, the required deletion of a portion of the second floor closest to the bluff, where this extends into the required 10-foot second story setback required in the Pleasure Point "PP" Combining District, will result in a reduced impact of the home from this viewpoint and from neighboring homes to the south. This change, together with the deletion of all portions of the second floor that do not comply with the increased second story setback requirement, will also reduce the size of the dwelling by close to 500 square feet and therefore reduce its potential impact overall. Many new and replacement homes in the vicinity of the project site have been constructed to within 25 feet of the coastal bluff; therefore, the proposed home is consistent with development patterns in the surrounding neighborhood when taken as a whole.

The scale of the proposed dwelling is broken up by architectural features that will help reduce the bulk and mass of the structure. These include a varied roofline incorporating curved, flat and shed-roof elements, articulated wall planes with both vertical and horizontal elements and a palette of colors and materials incorporating a variety of natural-toned materials that include weathered wood-effect exterior tiles, stucco and stone. Because the proposed basement will be located entirely below the existing natural grade and is within the footprint of the proposed dwelling, this portion of the proposed structure, which includes a storage room that exceeds the 640 square foot size limit for a non-habitable accessory structure, will not have any impact on scenic views across the site. The sloped driveway that accesses the basement garage within the adjacent yard area also does not impact any public vista.

To control the potential loss of privacy of adjacent homes, the project has been conditioned to required deletion of all portions of the proposed structure that lie within the required setbacks for the zone district. As a result, potential impacts on the neighboring home to the southeast will be significantly reduced. As a further condition of approval, all windows at the second floor, along the southeastern elevation, are required to be located a minimum of 5 feet above the floor level in the upstairs rooms so that they will be above eye level. In addition, the proposed second floor balcony at the rear of the structure is required to be redesigned to be oriented away from the neighboring home or to include a solid screen or other design element that will ensure the ongoing privacy of the adjacent home.

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Therefore, as conditioned, the proposed single-family dwelling and the non-habitable basement storage room will be of an appropriate scale and type of design that will blend with the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

This finding can therefore be made.

Pleasure Point Exception Findings

Exceptions to the Pleasure Point residential development standards may be granted only if the project is found to be consistent with the Pleasure Point Community Design “PP” Combining District purposes, found in County Code section 13.10.444, the findings found in County Code section 18.10.230(A), and at least one of the following additional findings:

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

The site is encumbered by a view easement that restricts the available building envelope. However, the remaining portion of the site, which lies along the southeastern edge of the parcel, is just over 41-feet in width, which is wider than many other lots in the Pleasure Point area where increased second-floor setbacks would also apply. Taking into account the required 10-foot setback, which only applies to one side of the proposed building site along the southeastern, property line, the building width at the second floor is restricted to just over 31 feet, which is wider than the second-floor building area available on many parcels in the surrounding Pleasure Point area. Therefore, no special existing site or improvement characteristics or circumstances exist that appropriately excuses the proposed development from meeting the development standards for the Pleasure Point Community Design “PP” Combining District and this finding cannot be made.

- 2. The Pleasure Point Community Design “PP” Combining District purposes, found in County Code section 13.10.444, are better achieved by an alternative design; or**

There are modifications that can be made to the design that will eliminate the encroachment into the second story side yard setback, and which would eliminate the need for an exception. This particular design, with the encroachment, does not produce better achievement of the Pleasure Point design purposes than any alternative. Therefore, this finding cannot be made.

- 3. The granting of an exception will result in a superior residential design that is consistent with the Pleasure Point Community Design “PP” Combining District purposes, found in County Code section 13.10.444.**

This finding cannot be made, in that the granting of an exception for the proposed dwelling would not result in a superior residential design that is consistent with the Pleasure Point Community Design “PP” Combining District purposes.

Variance Findings

1. **That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.**

To maximize the available building area and to comply with an existing view easement, the proposed dwelling has been designed to include a basement garage. This finding can therefore be made, in that the view easement is a circumstance particular to this lot. The neighborhood contains many parcels developed with residences that maximize the available land area on each lot. The request for a minor reduction of the vertical clearance within the proposed basement parking area from 7 feet 6 inches to 7 feet 5.5 inches is considered reasonable in that half an inch in height will not reduce the functionality of the parking spaces. Further, the proposed basement parking area will comply with all current Building Code standards for covered and enclosed parking areas.

2. **That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.**

The variance will allow the construction of a replacement dwelling on a residentially zoned parcel that is constrained by a view easement that limits development to half of the available site area. The loss of one-half inch in parking height will not reduce the functionality of the parking spaces. The proposed basement garage will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity in that, prior to any site disturbance, the property owner is required, as a condition of approval, to convene a preconstruction meeting attended by Environmental Planning staff including the County geologist or geotechnical engineer, the project contractor, project geotechnical engineer and geologist, to approve the proposed shoring plan and other work related to the upcoming excavation. Therefore, this finding can be made.

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

Other properties in the surrounding neighborhood are developed with single-family and multi-family dwellings that have a similar bulk and mass to the structure that is being proposed. Further, other dwellings in the vicinity of the project site have been constructed to include a basement garage, including garages that do not meet the required vertical clearance. The request for a reduction in the minimum parking space height does not affect the overall height of the proposed structure, nor does it affect the size of the above ground portion of the structure. The developable area of the lot is constrained by a view easement that prohibits the placement of structures with a height greater than four feet. Granting the request allows the applicant to construct a home that is comparable in size to other structures in the neighborhood and to provide sufficient parking in a manner that does not impact the view easement. For these reasons, it would not be a grant of a special privilege for the construction of a basement garage on the subject property. The proposed residential use is consistent with the existing pattern of development in the neighborhood; therefore, this finding can be made.

Conditions of Approval

- Exhibit D: Project plans 15 sheets: 10 sheets prepared by Matson Britton Architects, dated 7/2/2021 (9 revised 10/25/2021 and 1 revised 0/10/2021); 2 sheets prepared by Michael F. Beautz, Surveyor, dated December 2020, and 3 sheets prepared by R. I. Engineering, dated March 2021. Additional information includes a colors and materials sheet and visual simulation views of the proposed development.
- I. This permit authorizes the construction of a replacement single-family dwelling as indicated on the approved Exhibit "D" for this permit, as modified by these conditions of approval. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official for all grading operations (not including for the basement or footings) that exceed 100 cubic yards of material.
 - E. Obtain an Encroachment Permit from the Department of Public Works for any 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, as modified by the following. Any other 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. The second floor shall be modified to eliminate all portions of the dwelling located within the required 10-foot upper floor setback for the Pleasure Point "PP" Community Design Combining District.
3. All upper floor windows at the southeast elevation of the dwelling shall be located a minimum of 5 feet above the floor level at the rooms in which they are located.
4. The proposed second-floor deck at the rear of the dwelling, adjacent to the coastal bluff, shall be redesigned to be oriented away from the neighboring home to the southeast. Alternatively, the deck may be revised to include a solid screen or other design element that will ensure that the deck does not overlook the adjacent home.
5. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. In addition to showing the materials and colors on the elevation, the applicant shall include the approved colors and materials sheet with the submitted plans.
6. Grading, drainage, and erosion control plans.
7. Details showing compliance with Fire Department requirements.
8. Provide a report and a tree preservation plan, prepared by a licensed Arborist, providing recommendations regarding tree protection measures to ensure the health and ongoing vitality of all existing trees along the southeastern boundary of the property on the neighboring parcel. The report shall take into consideration all potential impacts arising from excavations for the proposed basement. The Arborist report shall be approved by the Environmental Planning section prior to permit issuance.
9. A detailed Landscape Plan to show all proposed landscaping/planting within yard areas on the parcel. Unless confined within planters or pots, all planting shall be non-invasive, drought tolerant or native species. Proposed landscaping should require the use of only drip or micro spray irrigation systems.
 - a. All fencing, walls and other barriers within the 25-foot setback from the coastal bluff shall be limited to a maximum height of 3-feet and shall be see-through in design so as to not impede coastal views along the shoreline.
 - b. No structures that require the issuance of a building permit shall be constructed within the 100-year geologic bluff setback from the coastal bluff. In addition, no landscaping within the bluff setback area shall unfavorably alter drainage patterns (defined as a change that would significantly increase or concentrate runoff over the bluff edge or significantly increase infiltration into the bluff.)

- B. Meet all requirements of the County Department of Public Works, Stormwater Management as follows:
1. Revise the plans to show how impervious area coverage is being limited and how alternative semi-impervious surfaces are being incorporated into the project design.
 2. The civil plans show a sump pump will be used to direct runoff from the driveway to a retention system. Pumps are not recommended. If a pump will be used, the least amount of runoff possible should be directed to the pump. Show how on-site runoff from the existing driveway can be captured/separated and provide a watershed area map that shows areas that drain to the pump and mitigation areas and label the square footage of each.
 3. Only surface water shall be directed to the mitigation. Please show retaining wall subdrain systems and their discharge locations.
 4. Provide a separate watershed area map showing the overflow path that will apply if the proposed pump fails, to demonstrate that overflow will not adversely impact neighboring properties.
 5. Figure SWM-24 Runoff Retention by the Storage Percolation Method contains minimum requirements for mitigating the 2-year, 2-hour storm. If an alternative spreadsheet will be used, please ensure that the calculations meet the minimum requirement. The submitted spreadsheet shows a 75% effectiveness value. Please update the analysis to include a 70% effectiveness value or provide justification and operation/maintenance/replacement procedures to support this justification. The effective surface area shall be used to calculate the soil infiltration rate.
 6. Zone 5 fees will be assessed on the net increase in permitted impervious area following the Unified Fee Schedule in place at building permit issuance. Reduced fees (50%) are assessed for semi-impervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials.
- C. Meet all requirements of the Santa Cruz County Sanitation District.
- D. Meet all requirements of the Environmental Planning section of the Planning Department as follows:
1. The project requires excavation and off-haul of a significant amount of soil. To prevent creation of a nuisance or hazard to public or private property, the following conditions of approval are provided:

- a. Prior to building permit issuance, submit a haul route and construction schedule stating the date ranges for earthwork off-haul activities. Include a traffic control plan for construction traffic entering and exiting East Cliff Drive. These submittals may be made with the encroachment permit application for the project, or as a notification directly to Public Works Encroachment staff if an encroachment permit application is not otherwise required for improvements within the County Road right-of-way.
 - b. The property owner is responsible for ensuring that construction activities do not cause adverse impacts to adjacent properties. After building permit issuance and prior to the start of construction, the property owner shall convene a preconstruction meeting attended by Environmental Planning staff, including the County Geologist and Civil Engineer, the contractor, project geotechnical engineer and geologist.
2. The proposed concrete patio and landscape wall are located within the 100-year geologic bluff setback. County Code section 16.10.070(H)(1) states that all development, including that which is cantilevered, and for non-habitable structures, a minimum setback shall be established at least 25 feet from the top edge of the coastal bluff, or alternatively, the distance necessary to provide a stable building site over a 100-year lifetime of the structure, whichever is greater. Per SCCC 16.10.070(H)(2) the proposed patio and 1.5-foot maximum height landscape wall do not specifically require a building permit and therefore may be considered exempt from the development setback provided they do not unfavorably alter drainage patterns (defined as a change that would significantly increase or concentrate runoff over the bluff edge or significantly increase infiltration into the bluff.)
 - a. Provide a letter from the geologist of record that confirms, based on site inspection and review of the proposed plans, that the patio and landscape wall as configured does not unfavorably alter drainage patterns relative to the adjacent bluff; absent this confirmation, the patio and landscape wall cannot be approved as proposed.
 - b. Unless the patio and wall are determined to not be exempt from the provisions of SCCC 16.10.070(H)(1), provide owner acknowledgement of the following: Per SCCC 16.10.070(H)(2)(b) if the patio and/or landscape wall unstable due to erosion or slope instability, the threat to the patio and/or landscape wall shall not qualify the parcel for a coastal bluff retaining structure or shoreline protection structure. In addition, if the either the patio or retaining wall become a hazard, they shall either be removed or relocated, rather than protected in place.

- E. Coastal Hazards Response Alternatives. By acceptance of this permit, the applicant acknowledges and agrees, on behalf of itself and all successors and assigns, that:
1. Requirement for Geotechnical and Coastal Hazards Reports: Ten-foot Trigger. In the event that in the future the blufftop edge recedes to within ten feet of the single-family dwelling, the property owner shall undertake the following:
 - a. Notify the Santa Cruz County Geologist, and
 - b. Retain a licensed geologist or civil engineer with experience in coastal processes and hazard response to prepare a geologic and/or geotechnical assessment that addresses whether all or any portions of the residence and related development are threatened by coastal hazards, and that identifies actions that should be taken to ensure safe use and occupancy.
 - c. Agree to undertake activities to pursue an appropriate response to address safety issues, consistent with these Conditions of Approval and in accordance with adopted and applicable County of Santa Cruz and California Coastal Commission regulations. The geotechnical investigation and geologic and/or geotechnical assessment shall be submitted to the Planning Director, Chief Building Official and County Geologist of Santa Cruz County.
- F. "Notice of Geologic Hazards, Acceptance of Risk, Liability Release, and Indemnification" shall be recorded on the parcel with the format and content of that document to be reviewed and accepted by the County of Santa Cruz prior to recordation. The Notice will provide for property owner (and all successors and assigns) agreement to an acknowledgement of coastal and geologic hazards, an acceptance of and assumption of risk, a waiver of liability against the County, and an indemnification of the County; the final language of such provisions will be consistent with the following:
1. Coastal Hazards. The site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, wave impacts, storm surge, tsunamis, tidal scour, coastal flooding and inundation, earthquakes, landslides, and the interaction of same;
 2. Assume Risks. To assume and accept the risks to the Applicant and the properties that are the subject of this Coastal Development Permit of injury and damage from such coastal hazards in connection with the permitted development;
 3. Waive Liability. To unconditionally waive any claim of damage or liability against the County of Santa Cruz, its officers, agents, and

employees for injury or damage from such coastal hazards in connection with this permitted development;

4. Indemnification. To indemnify and hold harmless the County of Santa Cruz, its officers, agents, and employees with respect to the County's approval of the development against any and all liability, claims, demands, damages, costs, including costs and fees incurred in defense of such claims, expenses, and amounts paid in settlement arising from any injury or damage in connection with the permitted development;
 5. Property Owner Responsible. That any adverse effects to property caused by the permitted development shall be fully the responsibility of the property owner. That cost of abatement and/or future removal of structures shall be the responsibility of the property owner.
- G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - H. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - I. Submit 3 copies of plan review letters prepared and stamped by the project Geologist.
 - J. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single family dwellings.
 - K. Pay the current fees Child Care mitigation. Currently, these fees are \$109 per bedroom for single family dwellings. The definition of a bedroom shall be that contained in County Code 13.10.700-B – Bedroom Definition.
 - L. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling of over 4,001 square feet is \$15 per habitable square foot.
 - M. All fees for Roadside and Transportation improvements shall be also paid if required as a condition of approval of the subsequent building permit.
 - N. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - O. Provide required off-street parking for seven (7) 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.
 - P. Complete and record a Declaration of Restriction to construct a 1,930 square foot

non-habitable storage room with a half-bathroom within the basement of the dwelling. This document will be provided to you following the first review of the building permit application. **You may not alter the wording of this declaration.**

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 and geologic reports.
 - 1. Prior to the completion of the building permit, a Monitoring and Maintenance Agreement for the shoreline protection structure shall be recorded by the property owners. The Monitoring and Maintenance Agreement for the riprap revetment will be developed by Environmental Planning staff.
- 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. If, as a result of the construction of the project, trees located on the neighboring parcel along the southeastern property line subsequently die, these shall be replaced at a ratio of 1:1 at the expense of the owner of APN 028-242-25. Replacement trees shall be a minimum 24-inch box size and shall be the same species as the original tree or an alternative species agreed by both property owners.
- B. 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.

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.

Application #: 211155
APN: 028-242-25
Owner: Judi & Alex MacDonell

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: _____

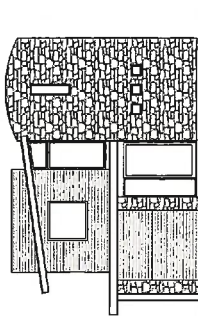
Jocelyn Drake
Deputy Zoning Administrator

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.

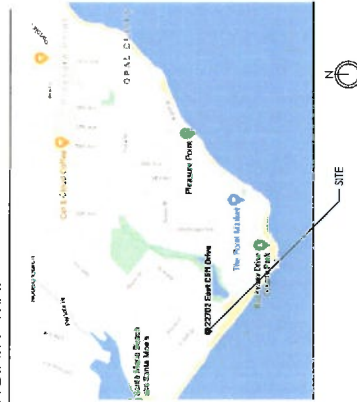
ABBREVIATIONS

A.	AND	H.B.	HOSE BIB
A.A.	ANGLE	H.D.	HORIZONTAL
A.D.	DEGREE	H.H.	HORIZONTAL
A.E.	ANCHOR BOLT	H.I.	HORIZONTAL
A.F.	ANCHOR	I.D.	INSIDE DIAMETER
A.G.	ANCHOR	I.N.	INCHES
A.H.	ANCHOR	I.R.	INSULATION
A.I.	ANCHOR	I.S.	INSULATION
A.J.	ANCHOR	I.T.	INTERIOR
A.K.	ANCHOR	J.T.	JOINT
A.L.	ANCHOR	K.F.	KING POST
A.M.	ANCHOR	L.	LENGTH
A.N.	ANCHOR	L.A.	LINEAR
A.O.	ANCHOR	M.A.	MACHINERY
A.P.	ANCHOR	M.B.	MEMBRANE
A.Q.	ANCHOR	M.F.	MANUFACTURER
A.R.	ANCHOR	M.I.	MINIMUM
A.S.	ANCHOR	M.L.	MISCELLANEOUS
A.T.	ANCHOR	M.T.	METAL
A.U.	ANCHOR	M.W.	MICROWAVE
A.V.	ANCHOR	N.	NORTH
A.W.	ANCHOR	N.I.	NEW TO SCALE
A.X.	ANCHOR	N.O.	NEW TO SCALE
A.Y.	ANCHOR	N.S.	NEW TO SCALE
A.Z.	ANCHOR	N.T.	NEW TO SCALE
B.	BELOW	O.C.	ON CENTER
B.A.	BUILDING	O.D.	OUTSIDE DIAMETER
B.B.	BLOCKING	O.H.	OPPOSITE HAND
B.C.	BLOCKING	O.V.	OVEN
B.D.	BLOCKING	P.	PLATE
B.E.	BLOCKING	P.W.	PLYWOOD
B.F.	BLOCKING	P.K.	PARKING
B.G.	BLOCKING	P.L.	POUND PER
B.H.	BLOCKING	P.S.	POUND PER
B.I.	BLOCKING	P.T.	POUND PER
B.J.	BLOCKING	P.U.	POUND PER
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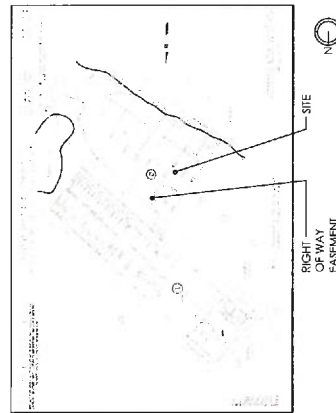
MACDONELL NEW RESIDENCE 22702 E. CLIFF DRIVE SANTA CRUZ, CA 95062



VICINITY MAP



PARCEL MAP



FIRE PROTECTION NOTES

1. THESE PLANS SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE AND 2019 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
2. OCCUPANCY R-3 AND U-1 TYPE V.B. FULLY SPRINKLED, APPROVED AUTOMATIC SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
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. WIRE MESH NOT TO EXCEED 1/2" IS ACCEPTABLE.
6. THE JOB CORP. OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
7. PUBLIC FIRE HYDRANT REQUIRED WITHIN 400 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1500 GALLON FIRE FLOW. AVAILABLE FIRE HYDRANT APPROXIMATELY 400' FROM BUILDING.

CODE COMPLIANCE

THIS RESIDENTIAL CONSTRUCTION COMPLIES WITH TITLE 24 AND THE FOLLOWING CODES:
 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
 2019 CALIFORNIA MECHANICAL CODE (CMC)
 2019 CALIFORNIA PLUMBING CODE (CPC)
 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 2019 CALIFORNIA ENERGY CODE (CEC)
 COUNTY OF SANTA CRUZ ORDINANCES

CONSULTANTS

ARCHITECT:
 MATSON BRITTON ARCHITECTS
 728 N. BRANFLORE
 SANTA CRUZ, CA 95062
 PHONE: 831-425-0844

CIVIL ENGINEER:
 P.I. ENGINEERING, INC.
 303 PORTER STREET, SUITE 42-202
 SANTA CRUZ, CA 95060
 PHONE: 831-425-9901

SURVEYOR:
 MICHAEL BEAUTZ
 565 RISSO CT
 SANTA CRUZ, CA 95062
 (831) 476-3748

GEOLOGIST:
 ZINN GEOLOGY
 112 SAGE HEN AVENUE
 LEWISTOWN, MT 59457
 PHONE: 815-334-4633

GEOTECHNICAL:
 PACIFIC CREST ENGINEERING, INC.
 444 AIRPORT BLVD., SUITE 106
 WATSONVILLE, CA 95076
 PHONE: 831-722-9446

PROJECT CALCULATIONS CONT'D

TOTAL AREA: 4,213.3 S.F.
 BASEMENT LEVEL (INCL. BLEV. GARAGE, STORAGE)
 FIRST FLOOR: 3,206.5 S.F.
 SECOND FLOOR: 3,092.7 S.F.
 TOTAL AREA: 10,472.5 S.F.

PROJECT INFORMATION

OWNER: ALEX AND JUD MACDONELL
 22702 E. CLIFF DRIVE
 SANTA CRUZ, CA 95062

A.P.N.: 028-942-25

ZONING: PRPPT: RM-SAPP

OCCUPANCY GROUP: R-3 & U (PER 2019 CBC)

CONSTRUCTION TYPE: V-3 (SPRINKLERED)

PROJECT DESCRIPTION: NEW CONSTRUCTION OF 2 STORY, 6 BEDROOM, 8.5 BATHROOM RESIDENCE WITH (1) 1-CAR GARAGE AND BASEMENT LEVEL

SHEET INDEX

ARCHITECTURAL DRAWINGS

P1 TITLE SHEET
 P2 PROJECT AREAS
 P3 PROPOSED BASEMENT FLOOR PLAN
 P4 PROPOSED SECOND FLOOR PLAN
 P5 PROPOSED SECOND FLOOR PLAN
 P6 EXTERIOR ELEVATIONS
 P7 EXTERIOR ELEVATIONS

CIVIL DRAWINGS

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

PROJECT CALCULATIONS

GROSS LOT SIZE: 16,195.9 SQ. FT.
 NET LOT SIZE: 15,301.8 S.F. (SEE P1.1)
 MAX LOT COVERAGE 45% OF NET LOT SIZE: 6,885.18 S.F.

CONDITIONED AREAS:

FIRST FLOOR: 3,206.5 S.F.
 SECOND FLOOR: 3,092.7 S.F.
 TOTAL CONDITIONED AREA: 6,542.2 S.F.
 PROPOSED UNCONDITIONED AREAS:
 BASEMENT (HT. LESS THAN 7'-6")
 EXTERIOR AREAS: 4,180.4 S.F.
 LOGGIA: 310.7 S.F.
 1ST FLOOR PATIO: 2566.1 S.F.
 FIRST FLOOR OVERHANG: 247.4 S.F.
 2ND FLOOR DECK: 95.2 S.F.
 PROPOSED LOT COVERAGE:
 4221.1 / 15,301.8 SQ. FT.
 PROPOSED F.A.R.: 27.6%
 BASEMENT INHABITABLE AREA: 283.0 S.F.
 1ST FLOOR COND. + COVERED AREAS* + GARAGE**
 3,206.5 + 18.4 + 107.5 = 3,332.4 S.F.
 2ND FLOOR COND. + COVERED AREAS**
 3,092.7 + 0 = 3,092.7 S.F.
 TOTAL F.A.R.: 41.7%
 (3,332.4 + 3,092.7) / 15,301.8

PARKING:

1 COVERED/9 UNCOVERED = 10 TOTAL

F.A.R. CALCULATIONS:

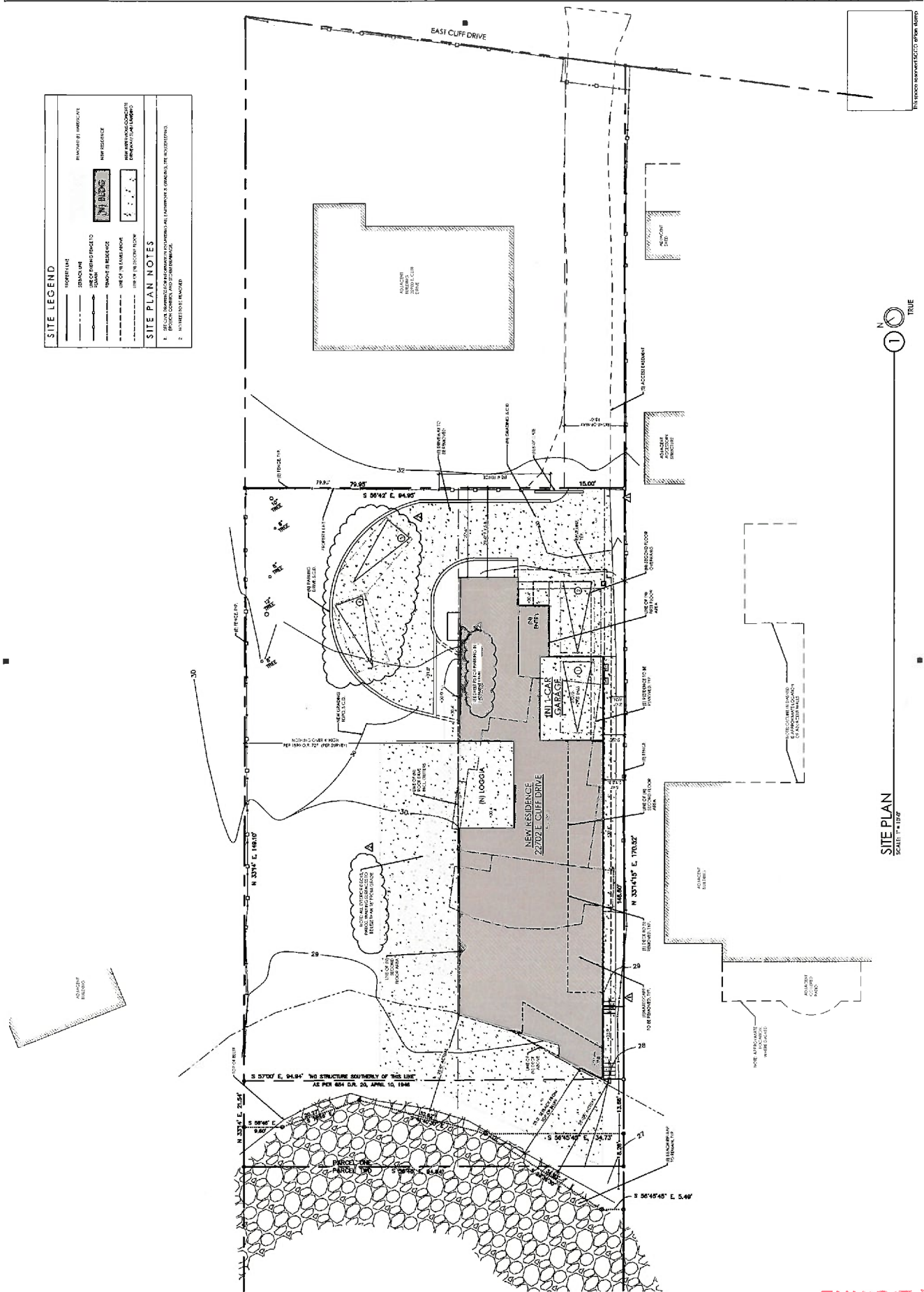
*COVERED LOGGIA: 176.7' x 140 SF = 36,772 = 18.4 SF
 **COVERED AREA AT DRIVEWAY PAST 3-0':
 149.5' x 140' CREDIT X 2 (TWO SIDES) = 0.5 F.
 ***GARAGE: 332.5-225 CREDIT = 107.5 S.F.
 ****COVERED DECK PAST 3-0': 28.4/2 = 14.2 = 0.5 F.



MACDONELL RESIDENCE
 22702 E. CLIFF DRIVE
 SANTA CRUZ, CA 95062
 APRIL 2024-25

TITLE SHEET

P1



DATE

07/20/2021

BY

JRH

PROJECT

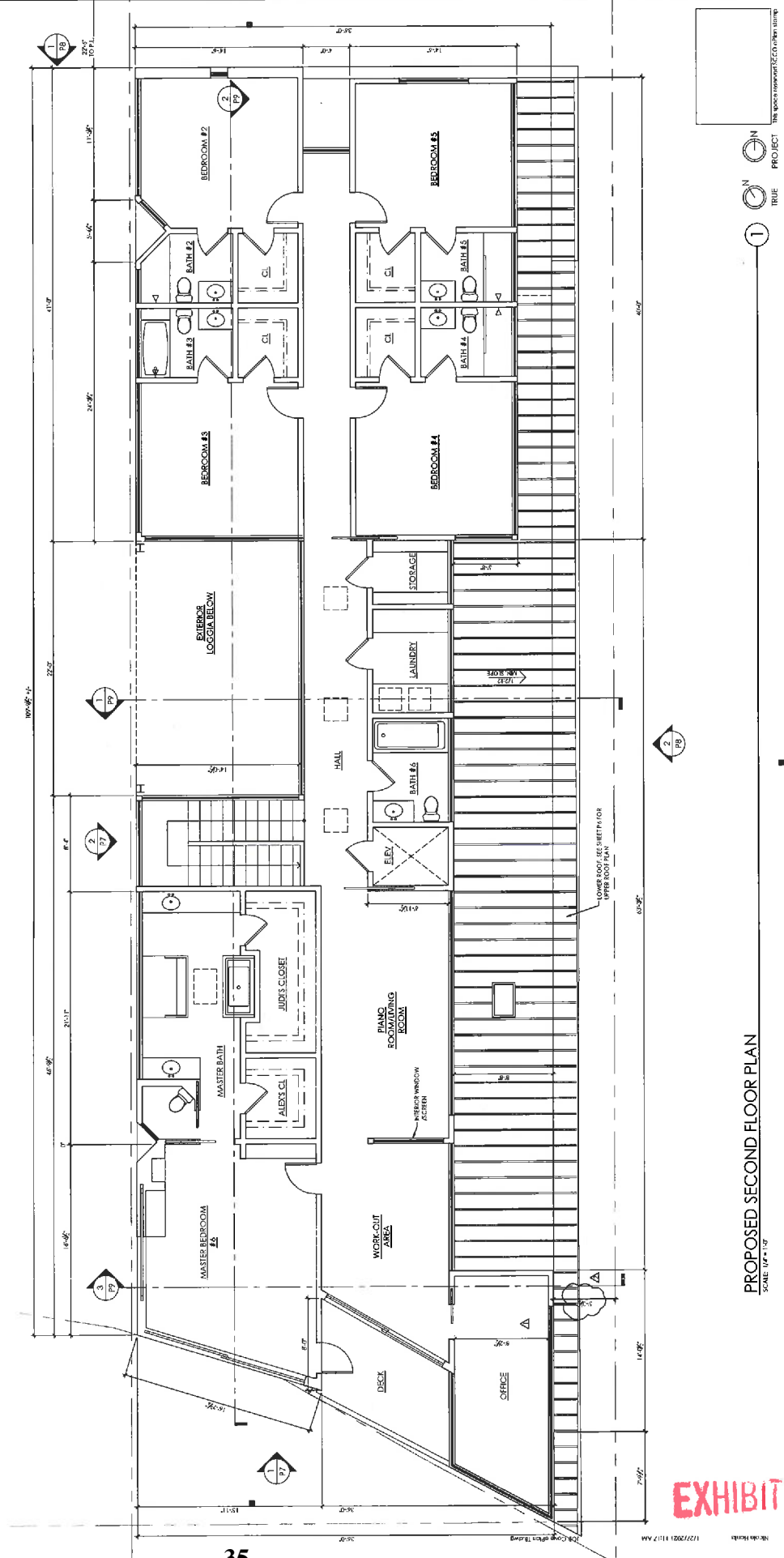
MACDONELL

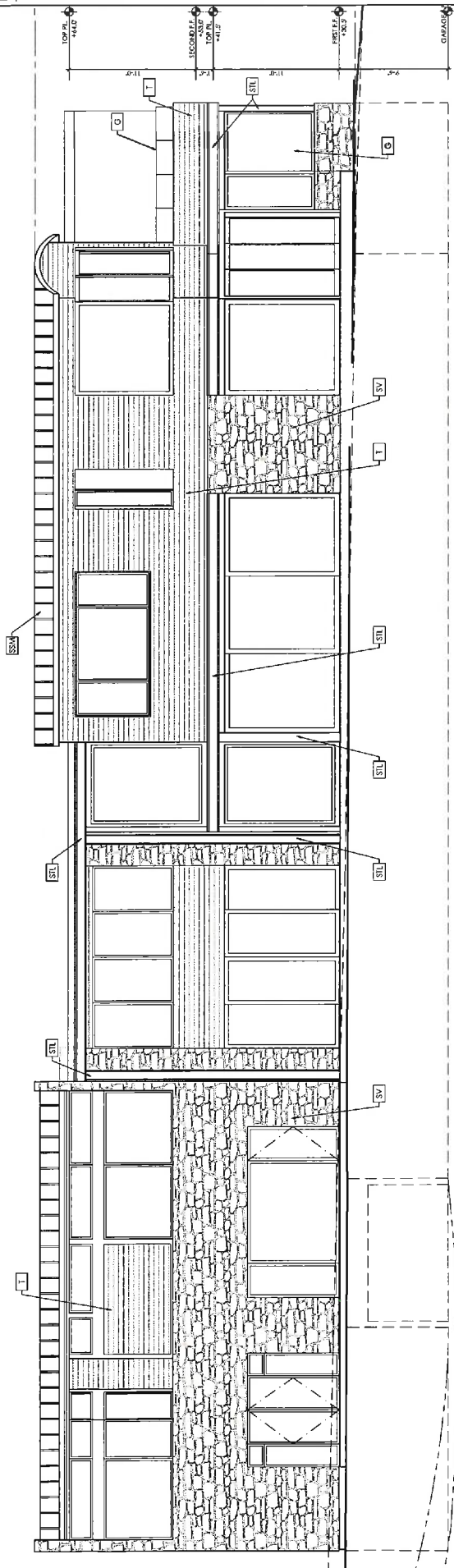
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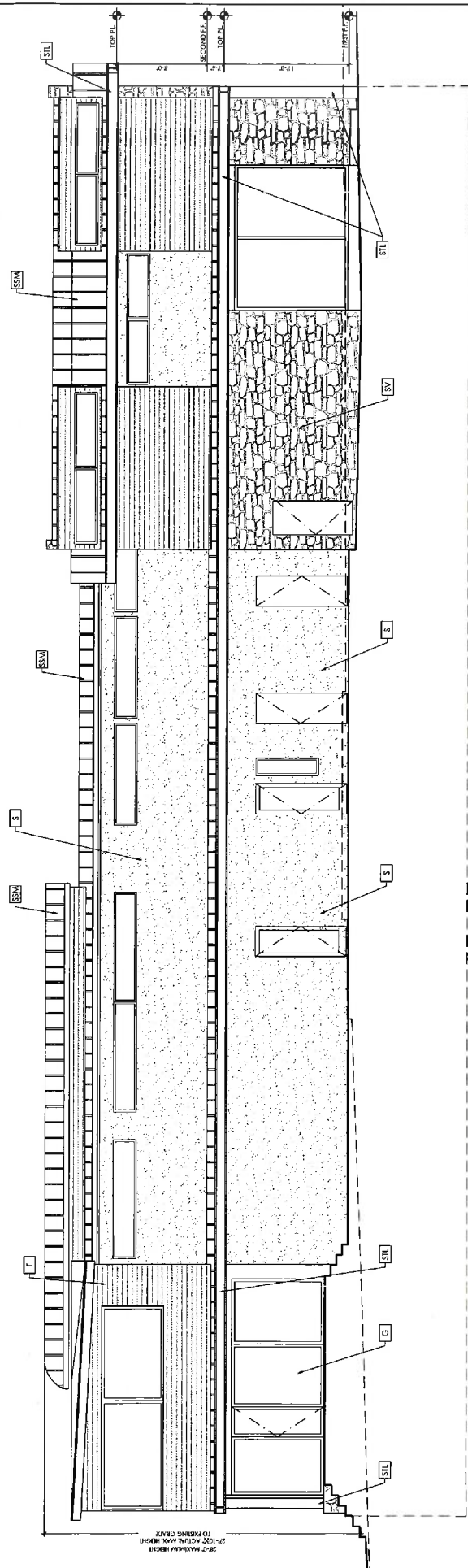
22702 E. CLIFF DRIVE

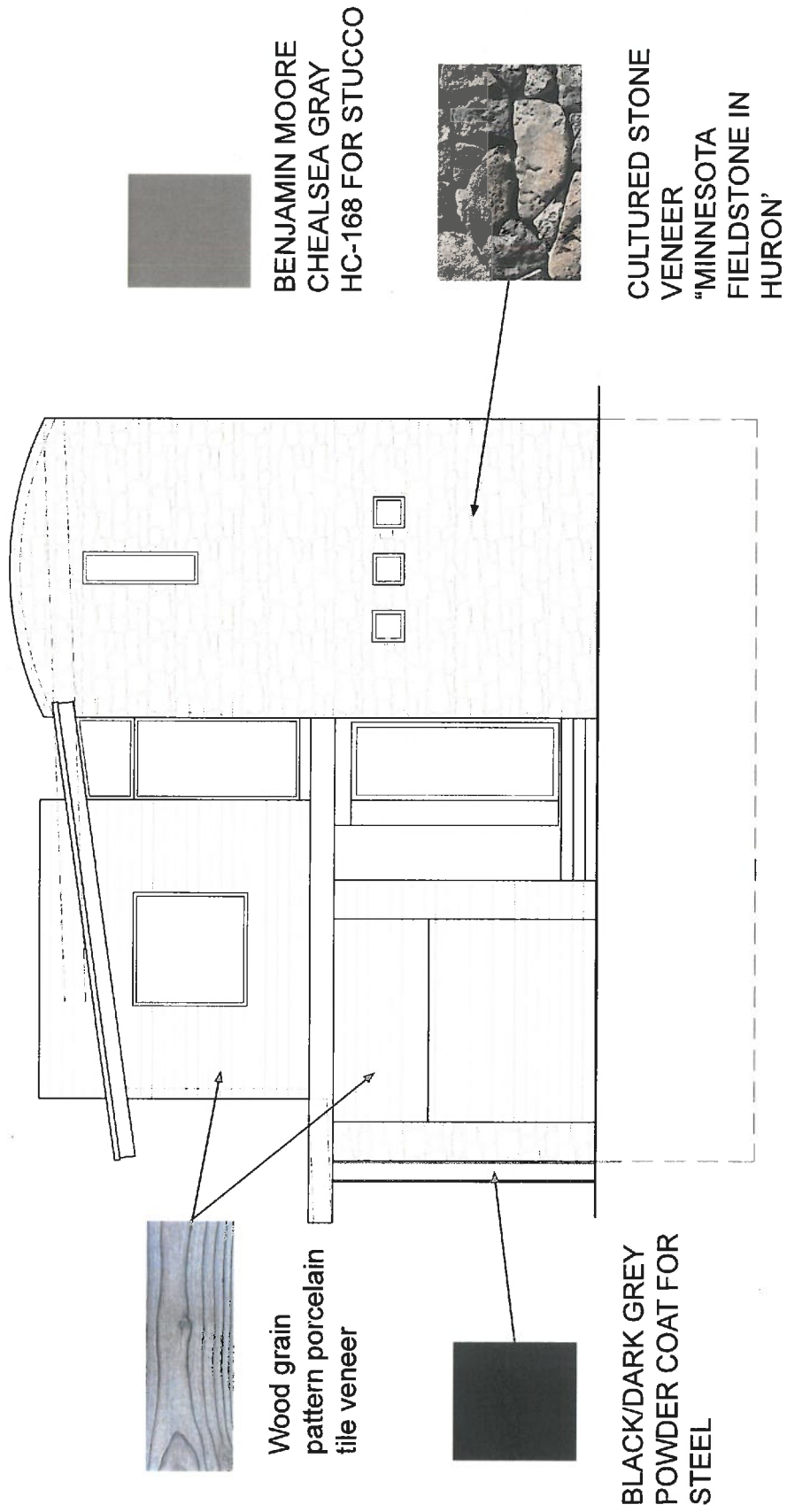






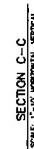
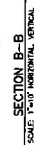
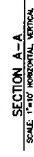
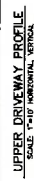
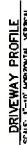


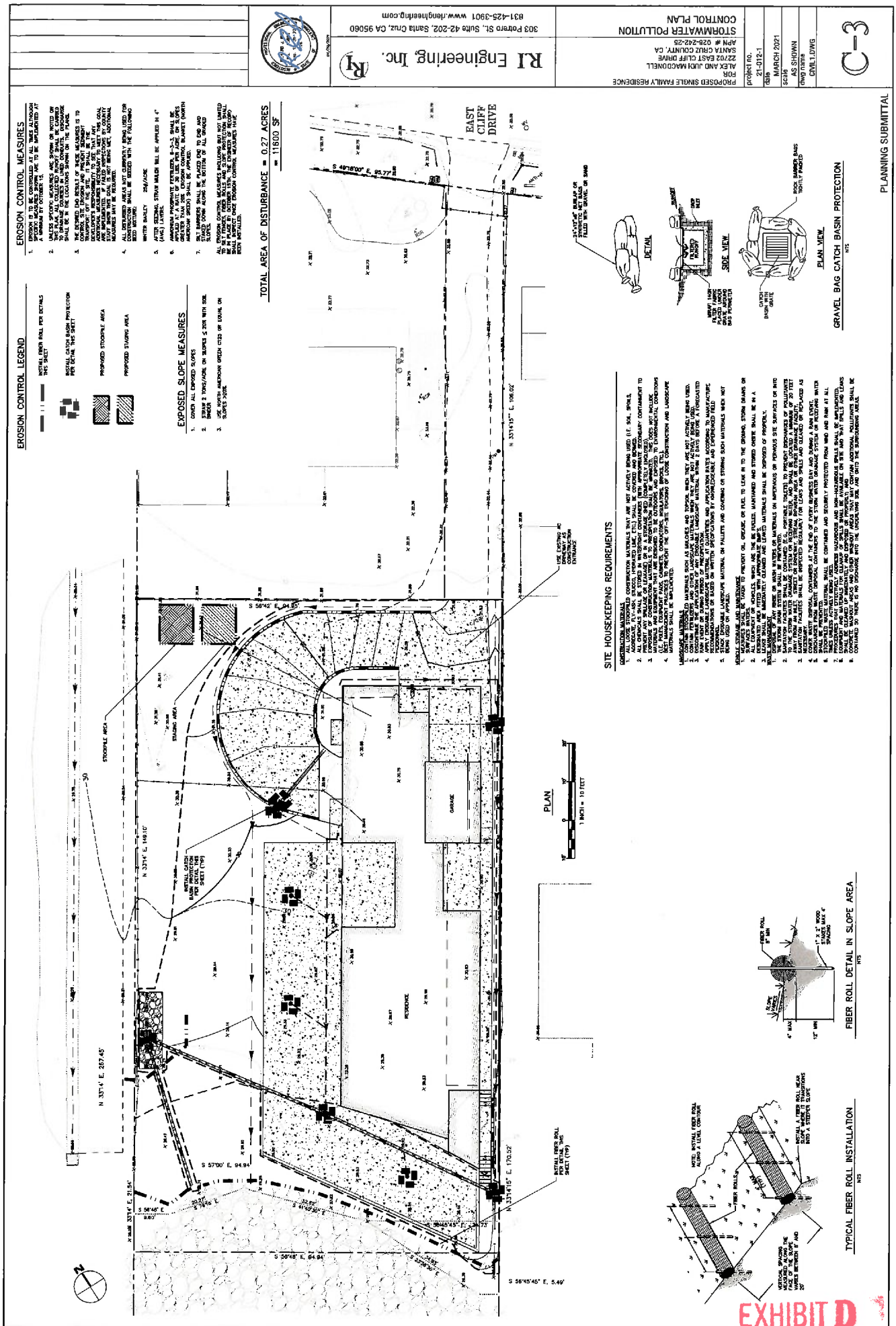




PROFILES AND SECTIONS

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





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.
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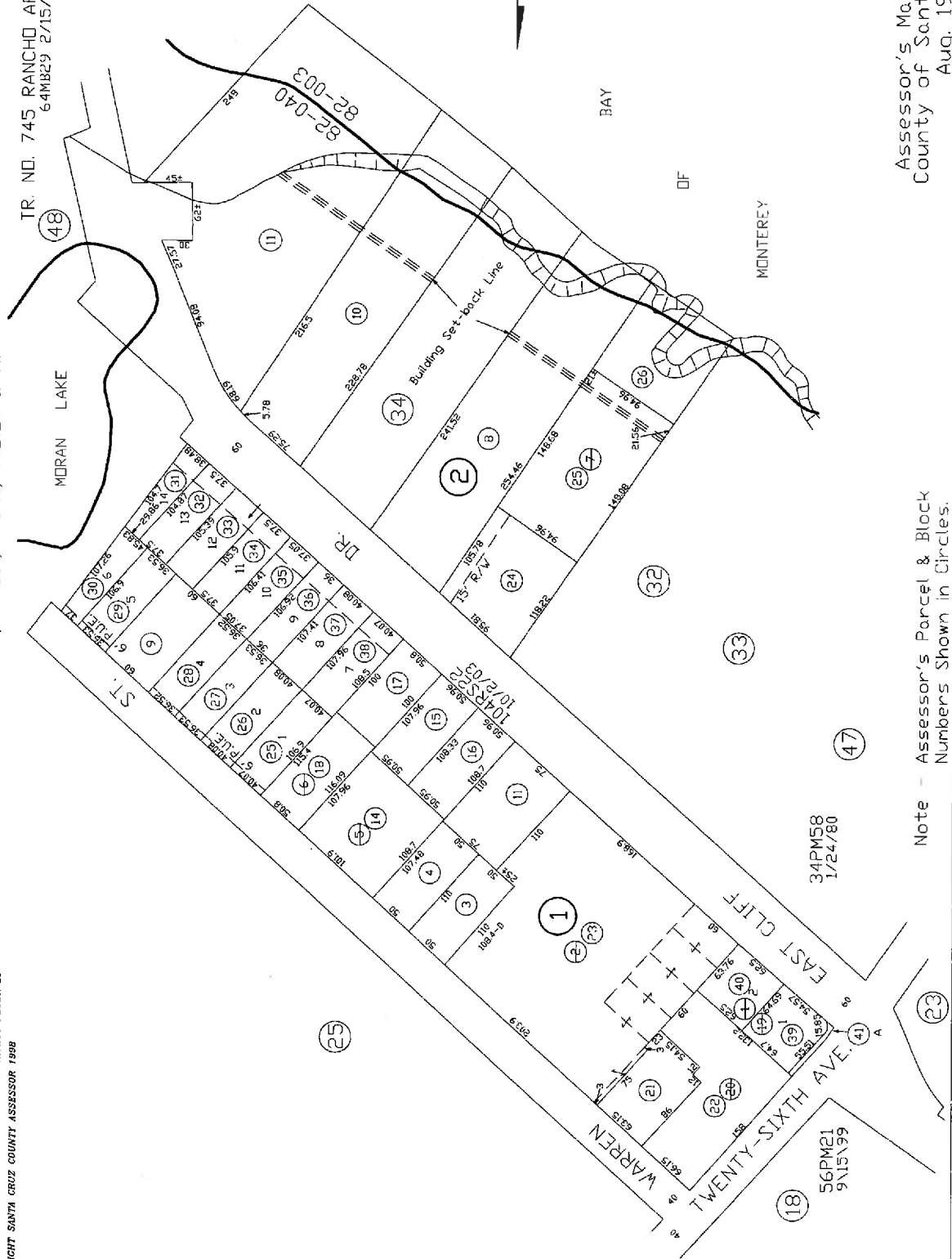
RANCHO ARROYO DEL RODEO

POR. S.W. 1/4 SEC. 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-003 82-040

28-24

TR. NO. 745 RANCHO ARROYO VILLA
64MB29 2/15/77



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

Assessor's Map No. 28-24
County of Santa Cruz, Calif.
Aug. 1998

Electronically Reborn 8/28/98 PW
Rev. 8/28/98 (Rev. to 8/28/98)
Rev. 12/13/95 CB (55MB21, SP 1-39 to 41)
Rev. 10/21/03 CB (1045822)

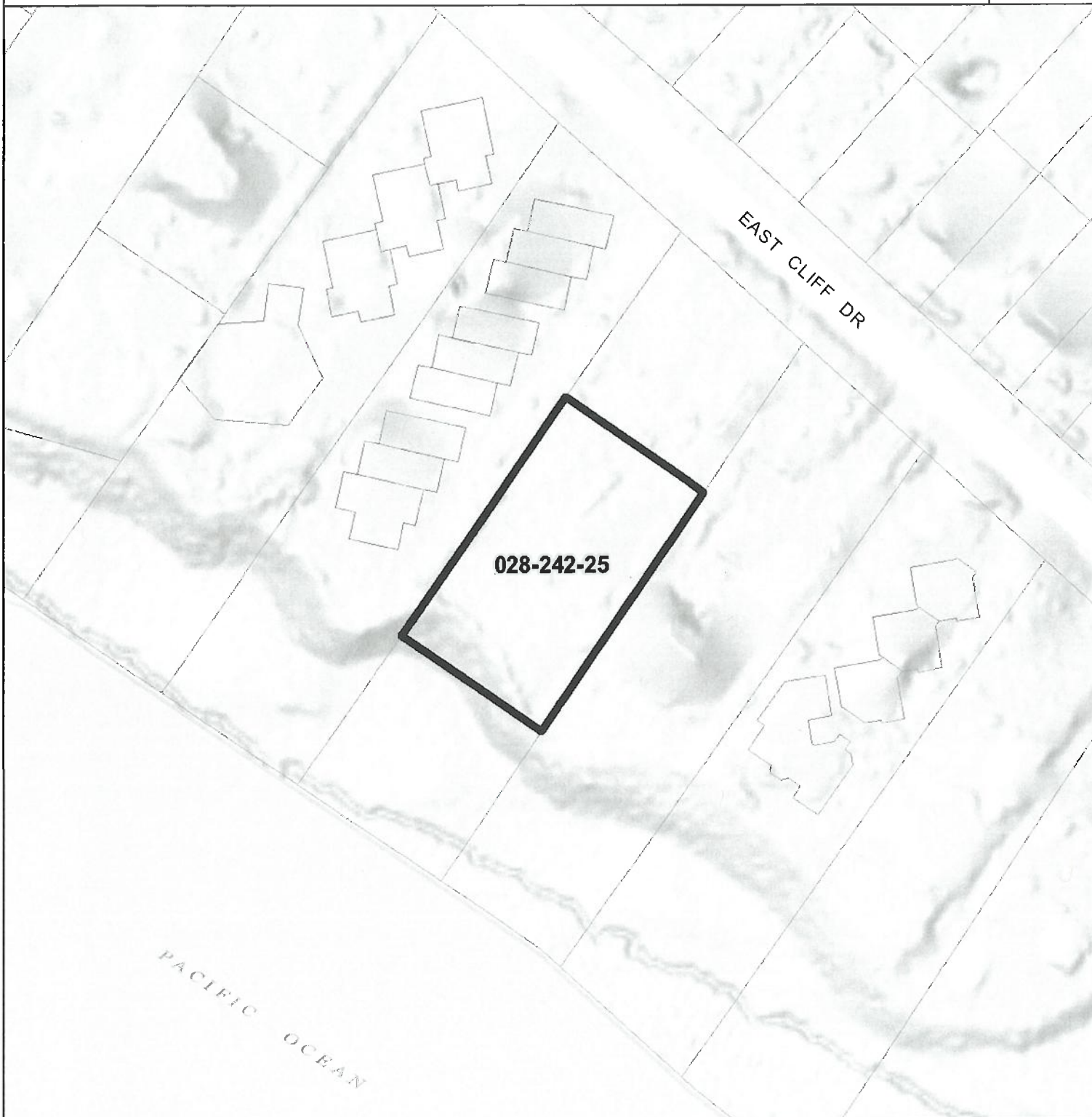


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



Mapped
Area



Parcel: 02824225

-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 21 Mar. 2022



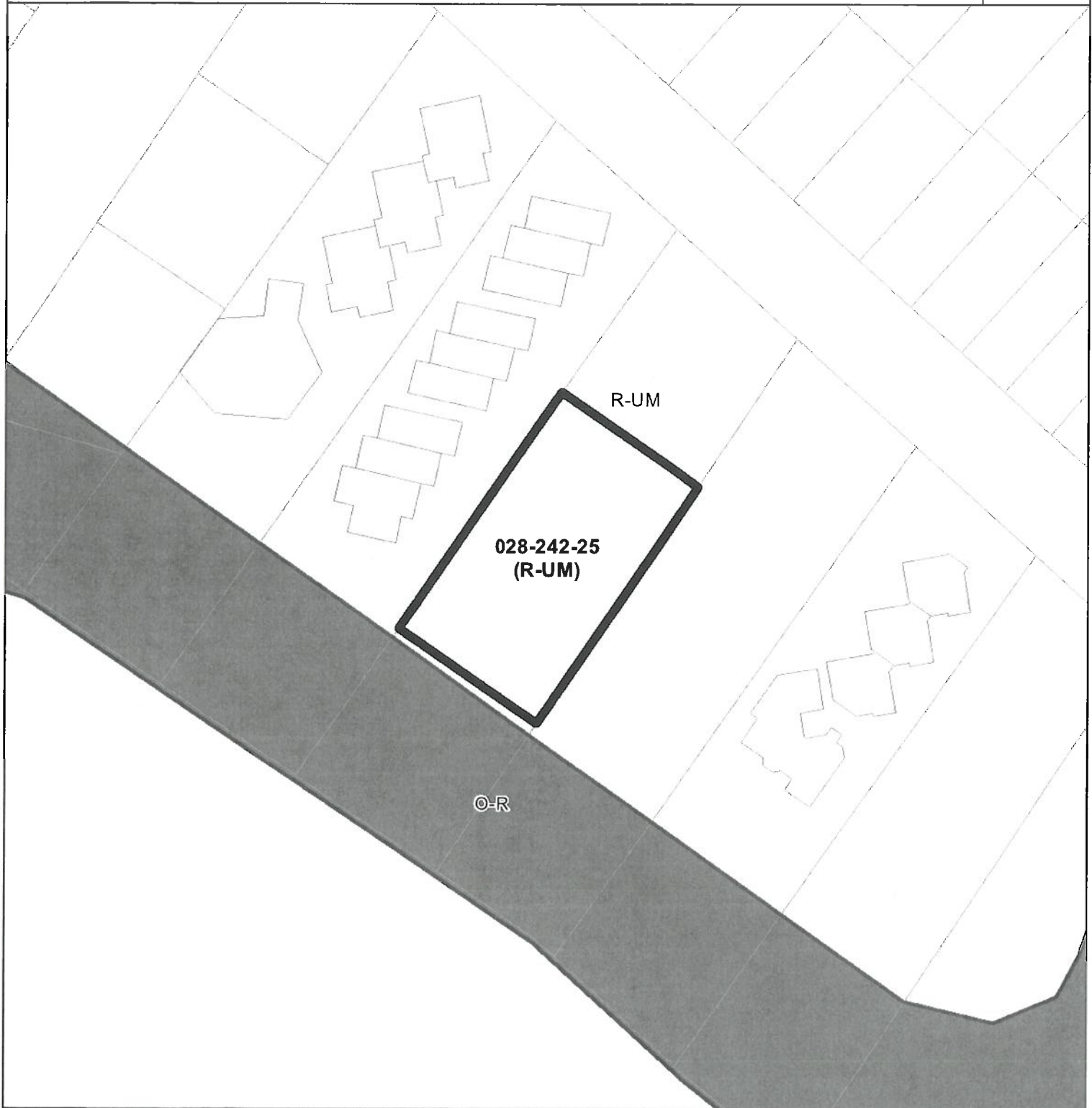
EXHIBIT E



0 25 50
Feet



SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



-  O-R *Parks, Recreation & Open Space*
-  R-UM *Res. Urban Medium Density*

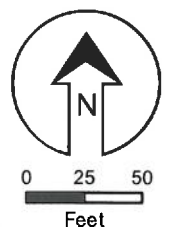


EXHIBIT E

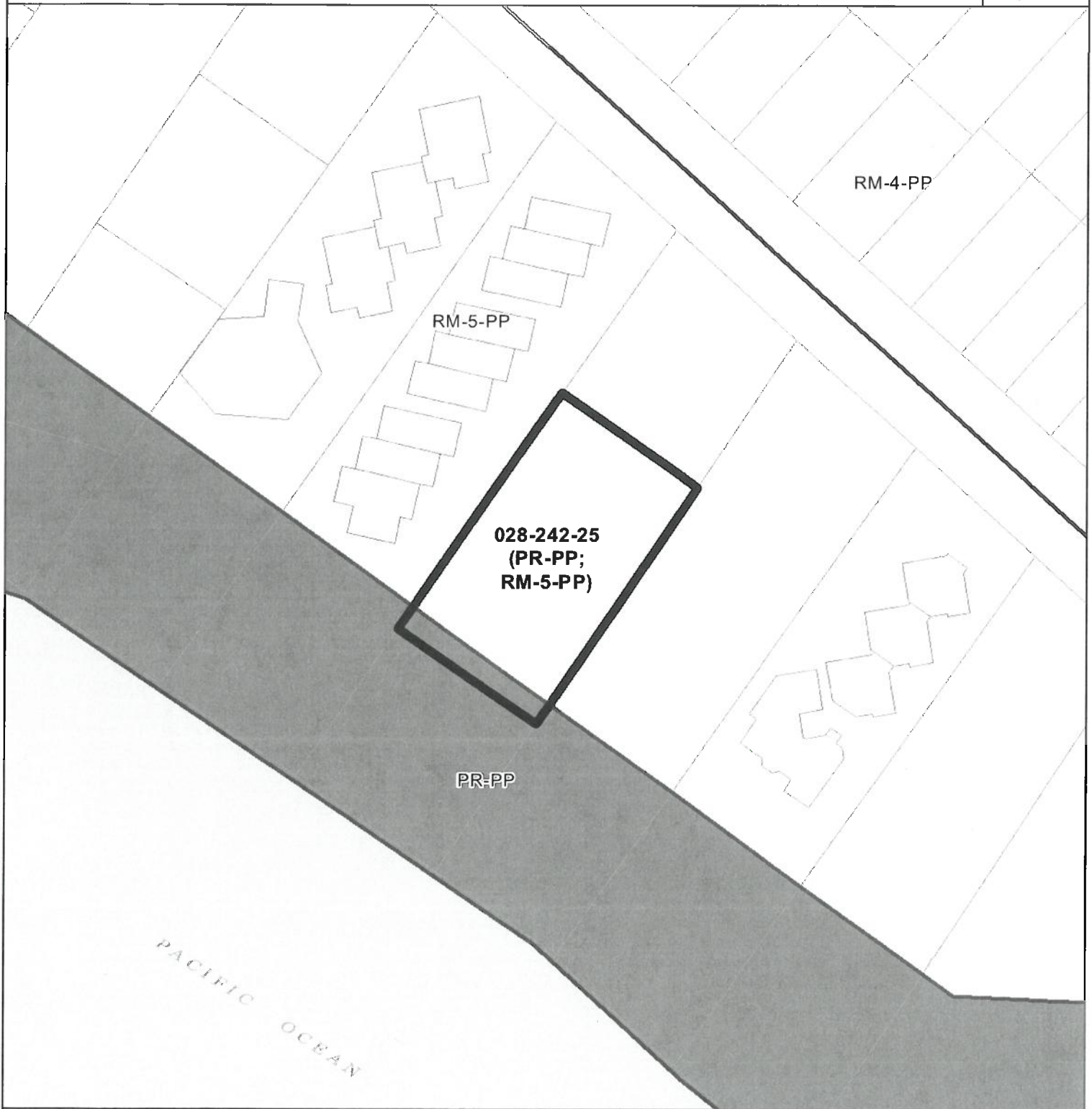


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



Mapped
Area



- PR Parks, Recreation, & Open Space
- RM Residential Multi-Family

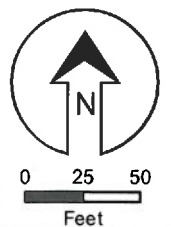


EXHIBIT E

Parcel Information

Services Information

Urban/Rural Services Line: X Inside ___ Outside
Water Supply: Santa Cruz Water Department
Sewage Disposal: Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: Flood Control Zone 5

Parcel Information

Parcel Size: 16,195.9 square feet
Existing Land Use - Parcel: Single-Family Dwelling
Existing Land Use - Surrounding: Multi-Family Residential (includes several single-family dwellings). The Monterey Bay lies to the southwest of the parcel.
Project Access: East Cliff Drive
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium-Density Residential)
Zone District: RM-5-PP/PR-PP (Multi-Family Residential, 5,000 sq.ft/unit/Parks Recreation and Open Space - Pleasure Point Community Design Combining District)
Coastal Zone: X Inside ___ Outside
Appealable to Calif. Coastal Comm. X Yes ___ No

Technical Reviews: Combined Geologic and Soils Report Review, REV211347

Environmental Information

Geologic Hazards: Property is located on a coastal bluff
Fire Hazard: Not a mapped constraint
Slopes: Roughly level/gently sloped toward the coastal bluff
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Earthwork for the proposed basement and footings is exempted.
Tree Removal: No significant trees proposed to be removed
Scenic: Not a mapped resource, property located on a coastal bluff and visible from the adjacent beach.
Archeology: Not mapped/no physical evidence on site



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

12 August 2021

Judi and Alex MacDonell <alexmacdonell5@gmail.com>
22702 East Cliff Drive
Santa Cruz, CA 95062-5360

Subject: Review of Geologic investigation for the MacDonnell Residence at 22702 East Cliff Drive/APN 028-242-25, County of Santa Cruz by Zinn Geology dated 21 April 2021
Job. No. 2020020-G-SC.

Review of Geotechnical Investigation for Proposed New Residence at 22702 East Cliff Drive/APN 028-242-25, Santa Cruz County, California by Pacific Crest Engineering, Inc. dated 9 April 2021 - Project No. 2078-SZ68-H68.

Project Site: 22702 East Cliff Drive
APN 028-242-25
Application No. REV211347

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject reports and the following items shall be required:

1. All project design and construction shall comply with the recommendations of the reports.
2. Final plans shall reference the subject reports by titles, authors, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations.
3. After plans are prepared that are acceptable to all reviewing agencies, please request both your project geologist and geotechnical engineer submit a completed Consultant Plan Review Form (PLG300) to Environmental Planning. The authors of the geology and geotechnical reports shall sign and stamp their completed forms. Please note that the plan review forms must reference the final plan set by last revision date.
4. Both the subject geology and geotechnical reports state the design life of the proposed new blufftop residence is dependent upon the repair and maintenance of the existing riprap revetment. Prior to the completion of the Building Permit, a Monitoring and Maintenance Agreement for the project site shoreline protection structure shall be recorded by the owners.

The Monitoring and Maintenance Agreement for the riprap revetment will be developed by Environmental Planning Staff. Please contact Rick Parks at (831) 454-3168 or Rick.Parks@santacruzcounty.us regarding the Monitoring and Maintenance Agreement.

5. The subject geotechnical report cover letter lists the project site as 22812 East Cliff Drive. Please provide a corrected geotechnical report for County archives.

Any updates to report recommendations necessary to address conflicts between the reports and plans must be provided via a separate addendum to the geotechnical report and/or geology report.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", and "Assistance & Forms".

After building permit issuance the geotechnical engineer and engineering geologist *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

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.

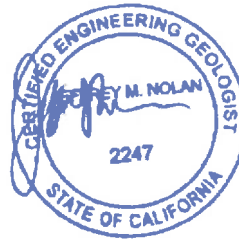
Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

Please contact Rick Parks at (831) 454-3168/email: Rick.Parks@santacruzcounty.us or Jeff Nolan at (831) 454-3175/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
Elizabeth Mitchell, Pacific Crest Engineering
Erik Zinn, Zinn Geology
Cove Britton, Matson-Britton Architects

Attachments: Notice to Permit Holders

**NOTICE TO PERMIT HOLDERS WHEN SOILS AND GEOLOGY REPORTS HAVE BEEN
PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer and engineering geologist to be involved during construction.

1. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* and a *Geologist Final Inspection Form* are required to be submitted to Environmental Planning that includes copies of all observations made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils and geology reports.

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

Dear Lezanne,

We are writing to express our opposition to Application #211155 the demolition of the current structure and proposed development.

The applicant was well aware of the view easements, coastal bluff setbacks, LCP, and the Pleasure Point Combining Zone District when he purchased the property a few years ago. His purchase price reflected the encumbrances of the view easements, coastal restrictions, and setbacks in place. His purchase price would have been substantially higher if the restrictions were lifted and the proposed development with required exemptions were approved for the parcel. If the proposed development was to be approved as is with the exceptions, it would therefore create a substantial and detrimental negative economic impact on the neighborhood properties.

We're asking that you uphold the current policy we have in place. That we honor and acknowledge staying true to the rules and regulations set forth and not allow the unjustified exemptions to be granted. There are many properties the applicant can purchase to meet his desires of excessive dwelling units as he so desires but his current parcel is not one that supports his proposed development plans. The applicant's proposed project to demolish his existing 2474 sq foot residence and replace it with approximately 6260 sq foot two story house with an additional approximately 4463 sq foot basement is not consistent with the Santa Cruz County's LCP in its current form nor consistent with the Pleasure Point Combining Zone District.

To allow the applicant exemptions because he doesn't like the view easement and other restrictions, he purchased will set a precedence that the Pleasure Point Community Plan and LCP policy means nothing when you purchase property within the boundaries and ask for exemptions. It would pave the pathway for the very thing Santa Cruz County and Pleasure Point Code put in place to stop and prevent for future development and purchasing. Allowing the Pleasure Point Exception to reduce the 10-foot second floor setback to be 5 feet would have an overwhelming negative impact to my property on the eastern side. The dramatic monolithic structure of the second story would then be within 5 feet from my property instead of the required 10-foot setback. The proposed Walmart warehouse style structure at the second story height and within 5 feet of my property would only give the applicant complete viewshed into my property where my courtyard and pool are located and I'm raising my kids. He is proposing an exception to encroach within 5 feet, towering over the privacy of my yard. In addition, the design to have windows all along the upper second floor and decks on the eastern side only gives the applicant 5 feet of closer proximity and direct view into my property when he has the entire bluff side and western side with unobstructed views of the ocean and bluffs to have the window views and decks located. It is perplexing and deeply concerning that he wants windows and bedrooms on a massive upper second story eastern side within 5 feet of my property to give himself an additional 5 feet distance to my family and direct views only of which will be my pool and private courtyard.

In current state all the properties from 26th Ave to Moran Lake have structures setback that create unobstructed coastal bluff views and are not substantially visible from the beach. The applicant is proposing to become nonconforming being the only property to build a large dwelling structure out to his fabricated 25-foot setback obstructing everyone's bluff and coastal view from 26th Ave to Moran Lake. This raises LCP consistency issues including with respect to LUP Policies 5.10.2 "Development within Visual Resource Areas", 5.10.4 "Preserving Natural Buffers", and 5.10.7 "Open Beaches and Blufftops". LUP Policy 5.10.2 acknowledges the importance of visual resources and requires that projects

be evaluated against their unique environment (i.e., the surrounding projects and natural context), and LUP Policy 5.10.7 prohibits the placement of new permanent structures that would be visible from the public beach except where allowed on existing parcels of record and "where compatible with the pattern of existing development." These visual resource provisions are further codified in the requisite coastal permit findings (see IP Section 13.20.110(E). The proposed 6,000+ square foot residence set back only 25 feet from the coastal bluff would not be compatible with surrounding residential development and would represent a significant intrusion into the public viewshed. His proposed development would stand out and obstruct all neighboring properties views as well. He would be the only parcel to have development not only obstructing neighboring property views but also in the public's view on the beach between Moran Lake and 26th Ave. This does not reflect the policies of the large dwelling unit permit, LCP Policy, and Pleasure Point Plan. Any proposed residence over 5,000 square feet in size must also meet the required large dwelling permit findings including that the proposed structure is compatible with the surroundings/location/environmental context; that the project meets the coastal permit findings of 13.20 including that it is consistent with all other LCP provisions including those identified above; and that the project includes mitigations such as re-siting/FAR reduction to meet the large dwelling permit findings. Given the significant LCP compliance issues and that the resident directly overlooks the beach, it does not appear that the findings necessary to approve a residence over 5,000 square feet in size can be made, and thus the project should be reduced below 5,000 square feet in addition to relocated landward. Furthermore, the determination Zin and Pacific found there would be "nil" erosion and then Cove stating HKA will keep the revetment in perfect condition when they are both well aware that Coastal Commission doesn't allow you to use an existing seawall to measure erosion for a new house shows a level of either deeply concerning incompetency or blatantly designing a development that is impossible to build as designed. It is astonishing that a long time experienced coastal geologist and coastal architect would come to the determination that a new development 25 foot setback is determined as if there was coastal armoring and as if there would be maintenance allowed to a non-existing armoring. Please reference The LCP which requires that a coastal bluff building site be stable for a minimum of 100 years in its pre-development application condition, and that any development be set back an adequate distance to provide stability for the development's lifetime, and at least 100 years. The minimum 100 years of stability must be established through the use of appropriate setbacks and siting, and shall "not [be] dependent on shoreline or coastal bluff protection structures" (see LUP Policy 6.2.15). Relatedly, LUP Policy 6.2.15 specifies that shoreline protection structures shall be limited to "protect existing structures from a significant threat" (LUP Policy 6.2.16). Thus, the LCP has a two-part minimum 100-year stability requirement: first, there must be a portion of the site in question that itself will be stable for at least 100 years in a pre-development (i.e., no project) scenario without reliance on structural development; and second, any development then introduced onto the site must also be stable for its lifetime measured for at least 100 years without reliance on engineering measures. In this case, the geologic setback line is predicated on the armoring (in this case a riprap revetment) being both maintained and remaining in place for the lifetime of the development.

In addition, the proposed basement, almost the size of my entire house creates another deep concern to not only my property but the neighboring properties as well. The basement would be a substantial landform alteration of a coastal bluff and the LCP Policy 6.3.9 requires site design to minimize grading. In addition, basements have the potential to impact the natural erosion process of coastal bluffs and with the current sea caves present on both sides of adjacent properties of the applicant and near the property line shared with the applicant (my property and the other neighboring property Casitas Del

Mar) the bluff stability is already dangerously impacted. Furthermore, the unresolved issues of Casitas Del Mar may lead to the resolution of removal of all armoring fronting the property combined with the fact that the proposed project would render the applicant's residence a redeveloped structure revoking its existing structure status leading to possible removal of all armoring as well. If the loss of the armoring for both neighboring properties occurs this would cause a catastrophic disaster for my property and all the properties downward creating a potential massive bluff collapse. Please reference LCP Policy 6.2.15 and 6.2.16.



Sincerely,

Pat O'Neill and Amber Jones

Michael A. Guth
Attorney at Law
2-2905 East Cliff Dr., Santa Cruz, CA 95062
(831) 462-8270 email: mguth@guthpatents.com
California Bar 219295 USPTO Reg. No. 45,983

Lezanne Jeffs
Santa Cruz County Planning Department
701 Ocean Street
Santa Cruz, CA 95060

January 31, 2022

Re: Application No. 211155
APN: 028-242-25

Dear Ms. Jeffs,

I am writing to express my strong opposition to extending an exception to the building envelope limits of the Pleasure Point Community Design Combining District to this proposed development. In addition, the proposed design does not conform to the County's site design requirements. The proposed project is also non-compliant to the County's LCP with regard to visual resource protection. Lastly, the amount of excavation proposed in support of a large basement is not compliant to the County LCP.

Pleasure Point Community Design Development Standards

The Pleasure Point Community Design residential development standards, at 13.10.446, require that second story side walls "shall be set back at least 10 feet from the side yard property line." An exception requires that the project be found consistent with the Pleasure Point Community Design Combining District Purposes, as seen in 13.10.447. The first purpose is to reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses. As a person who was involved with the creation of these standards at all steps back to their inception, I can state without hesitation that this proposed project is far, far outside the circumstances for which the exception clause was included in the code. For example, in some portions of Pleasure Point, a side yard may adjoin an alleyway internal to the block, which is a common occurrence. It is to address these types of circumstances that the exception was envisioned to be applied, certainly not to allow for reduced offset along a side yard to side yard situation for a design where the applicant is seeking a 6000+ square foot house design approval.

The exception further requires that there "are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the development standards." There can only be one circumstance under consideration to meet this requirement, and it must be discarded. The only special circumstance is that this parcel is burdened by a view easement. This is a voluntary

circumstance that the owner willingly subjected themselves to in a free market transaction. The owner spent less money buying a lot that was encumbered. The owner now seeks to export this cost, which they themselves were not willing to shoulder, onto the neighbors and onto the community. The idea of finding a special circumstance because an owner willingly bought an encumbered lot that would still allow for a very large home (approx. 4500 sq. ft.) turns the equities on their head. The remaining building envelope is still very large by any measure. Finding a special circumstance imposes upon the neighbors, and in turn upon the community by a weakening of the Pleasure Point Community Design Combining District standards, a burden resulting only from the applicant's willing purchase of an encumbered lot. The existing home is 2474 sq. ft., and the applicant could double the size of this home without seeking an exception. This exception should not be granted.

Compatible Site Design

13.11.072 requires that new development be visually compatible and integrated with the character of the surrounding area. The proposed project pushes out onto the bluff in a way that conflicts with the surrounding properties. A photo across the site of the proposed project illustrates the existing character:



The existing developments do not crowd the bluff in the manner that is proposed in the present application. The project should be further back from the bluff edge than is seen in the present design. Further, this may be required by the applicant having used an improper standard for the geologic setback line. The California Coastal Commission comment letter on this project, dated 11/22/2021, claims that the geology report for this project has taken the existing armoring into account when calculating the geologic setback line. This may then also lead to withdrawing the proposed project

further from the top of bluff. It must be noted that the proposed development is extremely large – a 253% increase over the existing home, and that scaling the project size back would still provide both a large home and represent a significant increase relative to the existing square footage.

Visual Resource Protection

As seen in the photo in the section above, the proposed design would encroach out into an area of the bluff not similarly intruded upon by the neighboring developments. This bluffward intrusion will be visible from the beaches and public view areas. The County's LCP LUP Policy 5.10.7 prohibits such structures if not compatible with the pattern of existing development. The extension of this development, especially along its eastern boundary, is not compatible with the pattern of existing development.

Basement

The bluffs in this area between Moran and Corcoran lagoons have areas of significant erosion well inland into the bluffs, which has been an issue for nearby and even adjacent parcels. The amount of excavation required in the bluff for a 4463 sq. ft. basement is a risky endeavor in this location. The County's LCP requires site design to minimize grading. A one hundred and twenty four foot long subterranean basement down into a coastal bluff can certainly be made smaller, and pushed further back from the bluff, in this proposal.

Summary

The Pleasure Point Community Plan was created in order preserve the character of Pleasure Point, and to ensure that the scale of new developments and improvements is complementary to adjacent buildings, stressing the importance of context sensitive design. The Pleasure Point Community Design Combining District codified site standards and was enacted to implement this vision. A focus of the District standards was a slightly reduced building envelope, especially with regard to side yard setbacks. Exceptions were to be allowed for circumstances sometimes seen in Pleasure Point, but no such circumstance is seen on the site of the proposed development.

The proposed development does not merit exception to the Pleasure Point Community Design Combining District development standards.

Thank you for your consideration of these comments.

Michael A. Guth



Attn: Santa Cruz County Planning Office
Re: Application 211155

To Whom it May Concern:

February 3, 2022

As part of the community on East Cliff Drive, we are writing to express our opposition to Application #211155, the demolition and building of a structure at 22702 East Cliff Drive. While we support the ability of homeowners to protect and remodel their coastal homes, the proposed development raises safety, environmental, and aesthetic concerns that should completely disqualify the application from approval.

We do not believe that the proposed development is consistent with our neighborhood in style or substance. In size alone, the plans would outstrip any other house visible from the 26th Street Beach. There is no attempt to fit into "a compatible community aesthetic," as required by the Santa Cruz County code. This is instead an attempt by the Applicant to maximize the size of the house in every dimension, with significant exemptions that are not justified. Indeed, it will be a major structural intrusion on bluffs where most current properties blend into the coastline. It also raises concerns about visual impacts and sightline for residents and the public alike, given the dramatic increase in height and attempt to build up to the Applicant's property lines.

The demolition of the house at 22702 East Cliff may also have significant implications for the Coastal Development Permits of its neighbors. This project would adversely impact the structure of the bluff, upon which many of our homes rely—especially given the sea caves on both adjacent parcels. The proposed development would create a substantial loss of bluff stability for not only its parcel but the neighboring parcels as well. We also have significant concerns about the implications of the proposed basement, which may impact the structure, stability, and safety of the East Cliff bluff and the 26th Street Beach, a concern notably and alarmingly raised in the Coastal Commission's written comments to your office.

The Applicant has not shown that he is entitled to a setback exemption or that his home is consistent with the structure of the homes around it. As a community, we had no knowledge of this project for the many months it has been under development. While not required under County guidelines, we would have expected that the Applicant and the architect involved would have considered the feelings and wishes of the community in which the home is to be located. We again urge you to reconsider this project, and deny Application #211155.

Sincerely,

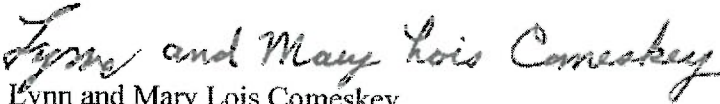

Lynn and Mary Lois Comeskey
22838 East Cliff Drive

EXHIBIT H

February 24, 2022

Attn: Santa Cruz County Planning Officer
Re: Application 211155

Dear Lezanne,

I'm writing to follow up on my letter of January 3, 2022, regarding Application 211155 for a project at 22702 East Cliff Drive. Upon reviewing the documentation regarding the project, including communications between the Applicant's architect and the Planning Office, significant further concerns have arisen, especially with regards to the geotechnical report and grading issues.

First, we would like to express our support for your determination that certain rooms in the Application are "bedrooms." Your determination is supported by SCCC 13.10.700-B. A "bedroom" under 13.10.700-B is "any space in the conditioned (heated) area of a dwelling unit which is 70 square feet and greater in size and which is an exterior room . . . unless" it is one of the enumerated rooms listed in this section.¹ Therefore, the "office," "piano room," and other rooms in the application not labeled "bedrooms" are indeed bedrooms, and must be counted as such for the purpose of allotting parking spaces pursuant to SCCC 13.10.552. Moreover, contrary to the Applicant's architect's assertion to the Planning Officer that she has no justification for her determination, section 13.10.700-B explicitly provides that "[s]ewing rooms, dens, offices, studios, lofts, game rooms, and any other exterior room 70 square feet and greater in size shall be counted as bedrooms regardless of whether they are entered through a door, unless the room is otherwise exempted." The office is a "bedroom"—and the area in the basement with two bathrooms is a "bedroom" as well. Thus, pursuant to SCCC 13.10.552, additional parking spaces are required, or the project should be reduced.²

It also appears, based on records gathered from the California Coastal Commission, that Applicant is in violation of his Coastal Development Permit (CDP) regarding riprap. Applicant's predecessor-in-interest, Chuck Dimmick, received CDP 3-02-013. This CDP requires a maintenance and monitoring report every 5 years. Mr. Dimmick also received an emergency CDP for repairs in 2013 (3-13-004G), which he was working on translating into a regular CDP as required (application no. 3-16-0019). He received an exception allowing him to repair the riprap under the 3-02-013 CDP. But the Applicant did not submit his maintenance and monitoring report until 2019, putting him in violation of the conditions of his permit (which required the report at least before 2018). Nevertheless, as the Coastal Commission staff noted,

¹ This list includes "hall, bathroom, kitchen, living room (maximum of one per dwelling unit), dining room (opening off of the kitchen or living room, maximum one per dwelling unit), family room (opening off of the kitchen or living room, maximum one per dwelling unit), breakfast nook (opening off of the kitchen, maximum of one per dwelling unit), pantry (maximum of one per dwelling unit), laundry room, [and] closet/dressing room opening off of a bedroom." Applicant has already received all of these exemptions he is entitled to.

² The increase of bedrooms through this development constitutes an "intensification of use" under SCCC 13.10.700-I and under SCCC 13.20.040—and certainly a new coastal development permit given that it constitutes a demolition of the existing structure, as noted by the California Coastal Commission's comments on the project.

this project may require removal of all armoring fronting the project because the project entails redeveloping the residence.

Moreover, significant issues with sea caves and permit compliance with the CDPs on either side of the property³ leave the property's riprap status up in the air, and cast *significant doubt* on the Applicant's geologist's determinations that "the hazard potential is low for erosion" and "the proposed residence will be subject to an ordinary risk" (Zinn Geology report page 15). Under SCCC 16.10.070(H)(1)(c), "[t]he determination of the minimum setback shall be based on the existing site conditions and shall not take into consideration the effect of any proposed protection measures, such as shoreline protection structures, retaining walls, or deep piers." This analysis does not take into account the sea caves or increasing erosion on either side of the structure. The 100-year lifetime setback requirement will likely be significantly more than 25 feet suggested by the applicant's geologist.

The applicant's request for an exception to the large dwelling size restrictions of SCCC 13.10.323(E)(3) is also inappropriate. Under SCCC 13.10.325, a large dwelling permit is appropriate if it is compatible with its surroundings, and "will be adequately screened from public view and will not adversely impact public viewsheds, neighboring property privacy or solar access." The project cannot meet these standards and the findings required in section 13.10.325(B). As discussed in my previous letter, this structure may be the largest on East Cliff Drive, and is not compatible with its surroundings. It will have *significant* implications to the privacy of its neighbors, and given the request for a setback exemption, will by no means be "adequately screened from public view"—it will be easily viewable by any individual on the 26th St Beach. Therefore, a large-dwelling permit should be denied.

Furthermore, the proposed structure does not meet the additional conditions regarding design for large-dwelling design guidelines (SCCC 13.10.325(D)). The "building height appearance" is not minimized, and there is scarcely any variation in the height of the roof elements, let alone appropriate setting back of those elements. The project is noncompliant with design standard 8, which requires architectural features to break up massing, and further confirms the building's lack of "compatibility" with the neighborhood. (SCCC 13.10.325(D)(8)). The lack of setback will interfere with public views from the beach under design standard 11 (SCCC 13.10.325(D)(11))—*and* under the blufftop development requirements of 13.20.130(D)(1).

Most significantly, the view to adjacent properties is not only "not controlled" under design standard 10 (SCCC 13.10.325(D)(10)), but proposes *enormous* "second-story windows facing close neighboring properties." The application, in other words, proposes a building that would flout all the relevant criteria for approval of a dwelling of this kind. Under SCCC 13.10.321(A)(5), part of the purpose of the residential zoning code is to "[t]o ensure adequate light, air, privacy, solar access, and open space for each dwelling unit." As submissions from other neighbors have indicated, the proposed development would infringe on the light and privacy of its neighbors, contrary to that purpose. The Application also violates SCCC

³ See Coastal Commission comments of November 22, 2021.

13.10.323(E)(1), preventing encroachments of “second story rooftop decks and landings” that pose the same privacy issues.

Finally, while Applicant’s architect contends the planning office cannot take into account basements in grading, that “exemption” (SCCC 16.20.050) does not exempt the project from County environmental review regulations (Ch 16.01), erosion control ordinance (Ch 16.22), geological hazard ordinance (Ch 16.10), or the sensitive habitat protection ordinance (Ch 16.32). For instance, SCCC 16.10.070 requires any development take place away from “potentially unstable areas as identified through the geologic hazards assessment, full geologic report, soils report or other environmental or technical assessment” and under SCCC 16.22.060, erosion control plans are required. Moreover, SCCC 16.20.050 presents no exemption for garages and the significant driveway slope the Applicant proposes—both of which should be taken into account in grading. We believe the excavation and grading for the project presents significant erosion issues and could be subject to geologic hazards, given the sea caves on either side. The county geologists should carefully review this issue further—and the Planning Director request further “information including, but not limited to, geologic reports, engineered plans, beach sand profiles and structural profiles” under SCCC 16.20.115.

Thank you for consideration of these comments.

Best,

--Quinn Walker

Re: Proposed Development at 22702 East Cliff Drive

To the Planning Commission:

My name is Quinn Walker. My family owns the house at 22700 East Cliff Drive, and I lived there for seven months last year, from June 2020 to January 2021. My grandparents John and Isabel Walker bought the property in 1968, and our family has been going to the house since then. It has a special place in our hearts. During this time, four different families have lived at 22702 East Cliff Drive, and we have had a good relationship with all of them.

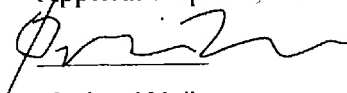
Pat O'Neill, our neighbor at 22720 East Cliff, informed us a few days ago that the Applicant had put up a sign in front of Pat's property indicating he was seeking permits for a significant development on 22702 East Cliff. This came as a complete surprise to us. During my time living there (during which I often had conversations with the Applicant and his wife), they gave no indication that they were contemplating any remodel, let alone a total tear-down. Pat similarly had no knowledge of a potential development. My aunt additionally communicates with the Applicant often, and heard nothing about construction plans. Further, we did not receive any mailed notification of the proposed project from the county or from the applicant or his architect.

Since receiving a copy of the plans on December 29th, we have done an initial review and it appears that: 1) the surveyor has incorrectly mapped the easement of way across our property, 2) multiple structures proposed by the Applicant would interfere with our easement of view, and 3) the project, which includes an extensive basement, has significant implications for the landform. Moreover, the Applicant did not submit information regarding the easements in the proposed plan, as required by Santa Cruz County Code (SCCC) 13.20.110(B).

We additionally believe that the proposal may violate Public Resources Code 30235, which states that “. . . cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses **or to protect existing structures** . . .” (emphasis added). The plan entails *entirely demolishing* the existing structure at 22702 East Cliff—at which point there would no longer be an “existing structure” justifying a cliff retaining wall. Finally, under PRC 30253(b), the basement structure (of over four thousand square feet) in primarily sandstone bluff may “contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area.”

The plans also appear to be contrary to the “strongly suggested guidelines” of the Pleasure Point community plan implemented by the SCCC, which requires setbacks and strongly discourages massive, bulky structures. The proposed plan certainly does not comport with “a compatible community aesthetic as opposed to maximum-sized and bulkier/boxy designs” under SCCC 13.20.130(B)(1), or “scenic character” under (B)(7). It may also implicate the provisions of SCCC 13.20.130(D) raising concerns about “a visually intrusive structure seen from the beach.”

We appreciate your consideration of our concerns. As this is our first impression of the Applicant's plans, we look forward to following up.



Quinn Walker

Lezanne Jeffs

From: Quinn Walker <quinn.walker@gmail.com>
Sent: Tuesday, March 8, 2022 1:26 PM
To: Lezanne Jeffs
Subject: Application #211155
Attachments: Neighbor Letter Signed 8.3.docx

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Good afternoon Lezanne,

Several neighbors have asked me to pass along the attached letter, which they have signed regarding the proposed development at #211155. There may be additional signatories, but I wanted to get it in so you had it.

I'd also like to ask whether the applicant has submitted updated plans/drawings/schematics since the communications we obtained from the planning office on January 24th (I think that was the date, but didn't seem like any new renderings had been submitted in January, so really at any point there). We noted some conflicts between the 3D rendering and blueprints and wanted to see if those had been trued up.

Many thanks,
--Quinn

Attn: Santa Cruz County Planning Office/Lezanne Jeffs
Re: Application 211155

We are writing to express our opposition to Application #211155, the demolition and building of a structure at 22702 East Cliff Drive. While we support the ability of homeowners to remodel their coastal homes, the proposed development raises safety, environmental, and aesthetic concerns that should disqualify the application from approval.

We do not believe that the proposed development is consistent with our neighborhood in style or substance. In size alone, the plans would outstrip any other house visible from the 26th Street Beach. There is no attempt to fit into "a compatible community aesthetic," as required by the Santa Cruz County code. The Application seeks to maximize the size of the house in every dimension, with significant code exemptions unsupported by any rationale. It also raises concerns about visual impacts and sightline for residents and the public alike, given the dramatic increase in height and plans to build up to the Applicant's property lines.

The demolition of the house at 22702 East Cliff may also have significant implications for the Coastal Development Permits of its neighbors. The Coastal Commission has already indicated the proposed demolition could result in the loss of a CDP, and the removal of the adjoining riprap. This would adversely impact the structure of the bluff, upon which many of our homes rely—especially given the sea caves on the adjacent parcels. We also have significant concerns about the implications of the proposed basement, which may impact the structure, stability, and safety of the East Cliff bluff and the 26th Street Beach, an issue also raised by the Coastal Commission.

The Applicant has not shown that the project justifies a setback exemption or that the plan is consistent with the structure of the homes around it. As a community, we had no knowledge of this project for the many months it has been under development. We would have expected that the Applicant and the architect involved would have considered the feelings and wishes of the community. We urge you to take a second look at this project and deny Application #211155.

Signed,

Steve Forer; 22752 E Cliff Dr
Heidi McCarty-Forer; 22752 E Cliff Dr
Fred Ruegg; 22756 E Cliff Drive
Dominique Ruegg; 22756 E Cliff Drive
Mary Blanchard; 22780 E. Cliff Drive
Harry Blanchard; 22780 E. Cliff Drive
Frank Alberti; 22754 East Cliff Drive
Linda Alberti; 22754 East Cliff Drive

Please sign and return in the attached envelope.
Or sign online at <https://forms.gle/LoSdaayTyeV6zRoi9>

To: Lezanne Jeffs / Santa Cruz County Planning Office
Re: Application 211155

We are writing to express our opposition to Application #211155, the demolition and building of a structure at 22702 East Cliff Drive. While we support the ability of homeowners to remodel their coastal homes, the proposed development raises safety, environmental, and aesthetic concerns that should disqualify the application from approval.

We do not believe that the proposed development is consistent with our neighborhood in style or substance. In size alone, the plans would outstrip any other house visible from the 26th Street Beach. There is no attempt to fit into "a compatible community aesthetic," as required by the Santa Cruz County code. The Application seeks to maximize the size of the house in every dimension, with significant code exemptions unsupported by any rationale. It also raises concerns about visual impacts and sightline for residents and the public alike, given the dramatic increase in height and plans to build up to the Applicant's property lines.

The demolition of the house at 22702 East Cliff may also have significant implications for the Coastal Development Permits of its neighbors. The Coastal Commission has already indicated the proposed demolition could result in the loss of a CDP, and the removal of the adjoining riprap. This would adversely impact the structure of the bluff, upon which many of our homes rely—especially given the sea caves on the adjacent parcels. We also have significant concerns about the implications of the proposed basement, which may impact the structure, stability, and safety of the East Cliff bluff and the 26th Street Beach, an issue also raised by the Coastal Commission.

The Applicant has not shown that the project justifies a setback exemption or that the plan is consistent with the structure of the homes around it. As a community, we had no knowledge of this project for the many months it has been under development. We would have expected that the Applicant and the architect involved would have considered the feelings and wishes of the community. We urge you to take a second look at this project and deny Application #211155.

Signature:



Printed Name:

Alexandra Knight

Address:

22705 E Cliff Dr, Santa Cruz CA 95062



Ilan Joseph

EXHIBIT H

Please sign and return in the attached envelope.

Or sign online at <https://forms.gle/LoSdaayTyeV6zRoi9>

To: Lezanne Jeffs / Santa Cruz County Planning Office

Re: Application 211155

We are writing to express our opposition to Application #211155, the demolition and building of a structure at 22702 East Cliff Drive. While we support the ability of homeowners to remodel their coastal homes, the proposed development raises safety, environmental, and aesthetic concerns that should disqualify the application from approval.

We do not believe that the proposed development is consistent with our neighborhood in style or substance. In size alone, the plans would outstrip any other house visible from the 26th Street Beach. There is no attempt to fit into "a compatible community aesthetic," as required by the Santa Cruz County code. The Application seeks to maximize the size of the house in every dimension, with significant code exemptions unsupported by any rationale. It also raises concerns about visual impacts and sightline for residents and the public alike, given the dramatic increase in height and plans to build up to the Applicant's property lines.

The demolition of the house at 22702 East Cliff may also have significant implications for the Coastal Development Permits of its neighbors. The Coastal Commission has already indicated the proposed demolition could result in the loss of a CDP, and the removal of the adjoining riprap. This would adversely impact the structure of the bluff, upon which many of our homes rely—especially given the sea caves on the adjacent parcels. We also have significant concerns about the implications of the proposed basement, which may impact the structure, stability, and safety of the East Cliff bluff and the 26th Street Beach, an issue also raised by the Coastal Commission.

The Applicant has not shown that the project justifies a setback exemption or that the plan is consistent with the structure of the homes around it. As a community, we had no knowledge of this project for the many months it has been under development. We would have expected that the Applicant and the architect involved would have considered the feelings and wishes of the community. We urge you to take a second look at this project and deny Application #211155.

Signature:

Printed Name:

Judy M Cool
John M Earl

Judy M Cool
John M Earl

Address:

22719 East Cliff Drive, Santa Cruz

Thank you for alerting us to this destructive proposal - we've suffered through Pat O'neils rebuild & lost our view of the ocean - when we went to file a complaint they told us he pretty much



Down Santa Cruz, so good luck. It become about
big tax money and the differences between the houses
& have nots. No regard to the environmental impact
or social rights of the neighbors. Thank you again
for your very informative letter. Please keep me
posted.

EXHIBIT H

Please sign and return in the attached envelope.
Or sign online at <https://forms.gle/LoSdaayTyeV6zRoi9>

To: Lezanne Jeffs / Santa Cruz County Planning Office
Re: Application 211155

We are writing to express our opposition to Application #211155, the demolition and building of a structure at 22702 East Cliff Drive. While we support the ability of homeowners to remodel their coastal homes, the proposed development raises safety, environmental, and aesthetic concerns that should disqualify the application from approval.

We do not believe that the proposed development is consistent with our neighborhood in style or substance. In size alone, the plans would outstrip any other house visible from the 26th Street Beach. There is no attempt to fit into "a compatible community aesthetic," as required by the Santa Cruz County code. The Application seeks to maximize the size of the house in every dimension, with significant code exemptions unsupported by any rationale. It also raises concerns about visual impacts and sightline for residents and the public alike, given the dramatic increase in height and plans to build up to the Applicant's property lines.

The demolition of the house at 22702 East Cliff may also have significant implications for the Coastal Development Permits of its neighbors. The Coastal Commission has already indicated the proposed demolition could result in the loss of a CDP, and the removal of the adjoining riprap. This would adversely impact the structure of the bluff, upon which many of our homes rely—especially given the sea caves on the adjacent parcels. We also have significant concerns about the implications of the proposed basement, which may impact the structure, stability, and safety of the East Cliff bluff and the 26th Street Beach, an issue also raised by the Coastal Commission.

The Applicant has not shown that the project justifies a setback exemption or that the plan is consistent with the structure of the homes around it. As a community, we had no knowledge of this project for the many months it has been under development. We would have expected that the Applicant and the architect involved would have considered the feelings and wishes of the community. We urge you to take a second look at this project and deny Application #211155.

Signature:



Printed Name:

Robert Galvin

Address:

22680 East Cliff Drive, #6 Santa Cruz, CA 95062

To: Lezanne Jeffs / Santa Cruz County Planning Office
Re: Application 211155

I am writing to express my opposition to Application #211155, the demolition and building of a structure at 22702 East Cliff Drive. While I do support the ability of homeowners to remodel their coastal homes or construct new homes consistent with local standards, the proposed development raises safety, environmental, and aesthetic concerns that should disqualify the application from approval.

The proposed development is inconsistent with our neighborhood in both style and substance. In size alone, the plans outstrip any other house visible from the 26th Street Beach. There has not been any attempt to fit into "a compatible community aesthetic," as required by Santa Cruz County code. The Application seeks to maximize the size of the house in every dimension, with significant code exemptions unsupported by any rationale. It also raises concerns about visual impacts and sightline for residents and the public alike, given the dramatic increase in height and plans to build up to the Applicant's property lines. No attempt has been made to contact potential neighbors and owners to understand their perception of the impact such a large structure will have. At the very least, any construction must be compliant with all current standards and without any code exemptions.

The demolition of the house at 22702 East Cliff may also have significant implications for the Coastal Development Permits of its neighbors. The Coastal Commission has already indicated the proposed demolition could result in the loss of a CDP, and the removal of the adjoining riprap. This would adversely impact the structure of the bluff, upon which many of our homes rely—especially given the sea caves on the adjacent parcels. We also have significant concerns about the implications of the proposed basement, which may impact the structure, stability, and safety of the East Cliff bluff and the 26th Street Beach, an issue also raised by the Coastal Commission. Any construction must not negatively effect cliff erosion but must improve it.

The Applicant has not shown that the project justifies a setback exemption or that the plan is consistent with the structure of the homes around it. As a member of the local community, I had no knowledge of this project during the many months it must have been under development. I would have expected that the applicant and the architect involved would have considered the feelings and wishes of the community. I urge you to take a second look at this project and deny Application #211155 in its present form.

Signature:



Printed Name:

Dane Elliot

Address:

22660 East Cliff Drive Santa Cruz, CA 95062-5358

Please sign and return in the attached envelope.

Or sign online at <https://forms.gle/LoSdaavTyeV6zRoi9>

To: Lezanne Jeffs / Santa Cruz County Planning Office

Re: Application 211155

We are writing to express our opposition to Application #211155, the demolition and building of a structure at 22702 East Cliff Drive. While we support the ability of homeowners to remodel their coastal homes, the proposed development raises safety, environmental, and aesthetic concerns that should disqualify the application from approval.

We do not believe that the proposed development is consistent with our neighborhood in style or substance. In size alone, the plans would outstrip any other house visible from the 26th Street Beach. There is no attempt to fit into "a compatible community aesthetic," as required by the Santa Cruz County code. The Application seeks to maximize the size of the house in every dimension, with significant code exemptions unsupported by any rationale. It also raises concerns about visual impacts and sightline for residents and the public alike, given the dramatic increase in height and plans to build up to the Applicant's property lines.

The demolition of the house at 22702 East Cliff may also have significant implications for the Coastal Development Permits of its neighbors. The Coastal Commission has already indicated the proposed demolition could result in the loss of a CDP, and the removal of the adjoining riprap. This would adversely impact the structure of the bluff, upon which many of our homes rely—especially given the sea caves on the adjacent parcels. We also have significant concerns about the implications of the proposed basement, which may impact the structure, stability, and safety of the East Cliff bluff and the 26th Street Beach, an issue also raised by the Coastal Commission.

The Applicant has not shown that the project justifies a setback exemption or that the plan is consistent with the structure of the homes around it. As a community, we had no knowledge of this project for the many months it has been under development. We would have expected that the Applicant and the architect involved would have considered the feelings and wishes of the community. We urge you to take a second look at this project and deny Application #211155.

Signature:

Printed Name:

Ray R. Bald RAY R BALD

Address:

2736 WARREN ST.

EXHIBIT H

Please sign and return in the attached envelope.

Or sign online at <https://forms.gle/LoSdaayTyeV6zRoj9>

To: Lezanne Jeffs / Santa Cruz County Planning Office

Re: Application 211155

We are writing to express our opposition to Application #211155, the demolition and building of a structure at 22702 East Cliff Drive. While we support the ability of homeowners to remodel their coastal homes, the proposed development raises safety, environmental, and aesthetic concerns that should disqualify the application from approval.

We do not believe that the proposed development is consistent with our neighborhood in style or substance. In size alone, the plans would outstrip any other house visible from the 26th Street Beach. There is no attempt to fit into "a compatible community aesthetic," as required by the Santa Cruz County code. The Application seeks to maximize the size of the house in every dimension, with significant code exemptions unsupported by any rationale. It also raises concerns about visual impacts and sightline for residents and the public alike, given the dramatic increase in height and plans to build up to the Applicant's property lines.

The demolition of the house at 22702 East Cliff may also have significant implications for the Coastal Development Permits of its neighbors. The Coastal Commission has already indicated the proposed demolition could result in the loss of a CDP, and the removal of the adjoining riprap. This would adversely impact the structure of the bluff, upon which many of our homes rely—especially given the sea caves on the adjacent parcels. We also have significant concerns about the implications of the proposed basement, which may impact the structure, stability, and safety of the East Cliff bluff and the 26th Street Beach, an issue also raised by the Coastal Commission.

The Applicant has not shown that the project justifies a setback exemption or that the plan is consistent with the structure of the homes around it. As a community, we had no knowledge of this project for the many months it has been under development. We would have expected that the Applicant and the architect involved would have considered the feelings and wishes of the community. We urge you to take a second look at this project and deny Application #211155.

Signature:

Printed Name:

Leanne Ryan

LEANNE RYAN

Address:

2750 Warren Street Santa Cruz, CA 95062

Please sign and return in the attached envelope.
Or sign online at <https://forms.gle/LoSdaayTyeV6zRoi9>

To: Lezanne Jeffs / Santa Cruz County Planning Office
Re: Application 211155

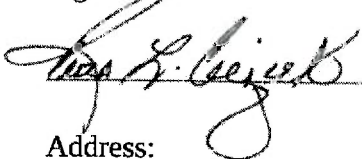
We are writing to express our opposition to Application #211155, the demolition and building of a structure at 22702 East Cliff Drive. While we support the ability of homeowners to remodel their coastal homes, the proposed development raises safety, environmental, and aesthetic concerns that should disqualify the application from approval.

We do not believe that the proposed development is consistent with our neighborhood in style or substance. In size alone, the plans would outstrip any other house visible from the 26th Street Beach. There is no attempt to fit into "a compatible community aesthetic," as required by the Santa Cruz County code. The Application seeks to maximize the size of the house in every dimension, with significant code exemptions unsupported by any rationale. It also raises concerns about visual impacts and sightline for residents and the public alike, given the dramatic increase in height and plans to build up to the Applicant's property lines.

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The Applicant has not shown that the project justifies a setback exemption or that the plan is consistent with the structure of the homes around it. As a community, we had no knowledge of this project for the many months it has been under development. We would have expected that the Applicant and the architect involved would have considered the feelings and wishes of the community. We urge you to take a second look at this project and deny Application #211155.

Signature:



Printed Name:

RYAN L. CRUZICK

Address:

2230 WARBEN ST, SANTA CRUZ, CA 95062

Please sign and return in the attached envelope.
Or sign online at <https://forms.gle/LoSdaayTyeV6zRoi9>

To: Lezanne Jeffs / Santa Cruz County Planning Office
Re: Application 211155

We are writing to express our opposition to Application #211155, the demolition and building of a structure at 22702 East Cliff Drive. While we support the ability of homeowners to remodel their coastal homes, the proposed development raises safety, environmental, and aesthetic concerns that should disqualify the application from approval.

We do not believe that the proposed development is consistent with our neighborhood in style or substance. In size alone, the plans would outstrip any other house visible from the 26th Street Beach. There is no attempt to fit into "a compatible community aesthetic," as required by the Santa Cruz County code. The Application seeks to maximize the size of the house in every dimension, with significant code exemptions unsupported by any rationale. It also raises concerns about visual impacts and sightline for residents and the public alike, given the dramatic increase in height and plans to build up to the Applicant's property lines.

The demolition of the house at 22702 East Cliff may also have significant implications for the Coastal Development Permits of its neighbors. The Coastal Commission has already indicated the proposed demolition could result in the loss of a CDP, and the removal of the adjoining riprap. This would adversely impact the structure of the bluff, upon which many of our homes rely—especially given the sea caves on the adjacent parcels. We also have significant concerns about the implications of the proposed basement, which may impact the structure, stability, and safety of the East Cliff bluff and the 26th Street Beach, an issue also raised by the Coastal Commission.

The Applicant has not shown that the project justifies a setback exemption or that the plan is consistent with the structure of the homes around it. As a community, we had no knowledge of this project for the many months it has been under development. We would have expected that the Applicant and the architect involved would have considered the feelings and wishes of the community. We urge you to take a second look at this project and deny Application #211155.

Signature:

Printed Name:

Frank Alberti

Frank Alberti

Address:

22754 East Cliff Drive, Santa Cruz, Ca
95062

EXHIBIT H

Lezanne Jeffs

From: JOANNA PHILLIPS <jpjoanna@aol.com>
Sent: Friday, March 4, 2022 7:02 PM
To: Lezanne Jeffs
Subject: Re: Alex macdonnell property

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Thank u so much....I will be there

Sent from my iPad

> On Mar 4, 2022, at 5:37 PM, Lezanne Jeffs <Lezanne.Jeffs@santacruzcounty.us> wrote:

>
> Dear Joanna,
>
> Thank you for your email, this will be included into the public record for the project.

>
> With regard to noticing for the upcoming hearing, these have not been sent out yet and will be mailed to surrounding properties ten days before the scheduled hearing date. At this time the hearing is expected to be held on April 1, 2022.

>
> Lezanne
> Lezanne Jeffs
> Principal Planner, Development Review
> Tel: (831) 454 2480; Cell (831) 345 7839
> Email: lezanne.jeffs@santacruzcounty.us

>
>
>
> The Department's Zoning, Building, and Environmental Planning counters
> are open BY APPOINTMENT, Monday through Thursday from 8:00 to 11:30
> AM Either in-person or telephone.
> Self-schedule your appointment here.

>
> -----Original Message-----
> From: JOANNA PHILLIPS <jpjoanna@aol.com>
> Sent: Friday, March 4, 2022 4:20 PM
> To: Lezanne Jeffs <Lezanne.Jeffs@santacruzcounty.us>
> Subject: Alex macdonnell property

>
> ****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open
> attachments or click links from unknown senders or unexpected
> email.****

>
> I live next door to this property and have never received any notice
> from the county about a hearing for the rebuild.....these people don't
> follow rules anytime.....they cross over our lot to go down our stairs
> Never ask....why do you think he will be different now....the drawings

> don't go with the neighbor hood.....way too large.....I don't trust them
> at all.....why didn't we get a notice for a hearing? You end up with a
> NO From all the neighbors....thank you Sent from my iPad

Lezanne Jeffs

From: Cove Britton <cove@matsonbritton.com>
Sent: Monday, March 7, 2022 4:56 PM
To: Lezanne Jeffs
Cc: Callie Walker; John Erskine; Paia Levine; Daniel Zazueta; Derric G. Oliver; Jamie Sehorn; Erik Zinn; Richard J. Irish; Elizabeth Mitchell; Melodye Serino
Subject: Re: 22702 East Cliff - Request for Delay

****CAUTION: This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Callie-

Please do not hesitate contacting me or having your architect do so.

It should be noted:

1. The adjacent home (Pat O'Neill's) is similar in size (when the basement is not counted) from what we can determine (the assessor's records for Pat's house are unclear as it notes two buildings but only notes the square footage of one...and I just haven't gotten to the bottom of it.
2. Under current County code and State legislation, the use of the MacDonell's property can be far denser than proposed.
3. The exceptions being requested are consistent with County code and also reduce the amount of *existing* second floor area that does not comply with the 10 foot second floor setback.
4. Ultimately it is not improbable that someone could develop this property with two story condo units within 5 feet of the property line adjacent to your condos. That is not the situation *now*....but not at all out of the question in the future. Doing this project now makes it far less probable.
5. Technical issues regarding bluff protection make all coastal owners natural allies. The MacDonell property has a recognized and legal bluff protection. It is helpful to them for your property to continue to protect your homes. I have no doubt that is consistent with the Coastal Act and State and Federal laws.

I will say it is not my role to discuss personal issues regarding neighbors nor will I.

I have also cc'd your association's attorney Derek Oliver (or at least past one), and the County Supervisor's office for this district and the technical experts for this project. I believe having very transparent communication is helpful.

On one of my projects a few years ago there was a planner, Alice Dailey, who told the neighbors there would never be two homes on a property if they rejected the proposed single one. Now there are two homes and the neighbors were deeply unhappy with her. I have every *hope* that Lezanne will not make that same error.

That experience, amongst many others, have led me to make things very transparent and to rely on doing things that do not involve hyperbole and are done correctly and without animus and bias.

That can be confirmed with various neighbors including Mr. and Mrs. Steve Laub, Mr. and Mrs. Bob Zollars, Mrs. Tucker, Mr. Gallivan, Mr. and Mrs. Colligan, Mr. and Mrs. Porter, Mr. and Mrs. Gallivan, Mr. and Mrs. Swinton, Mr. and Mrs. Foy, Mr. and Mrs. Cote, Mr. and Mrs. Coghlin, Mr. and Mrs. Salvador, Mr. and Mrs. Reilley, Bridgette O'Neill, and I can go on. Even my wife and I lived on East Cliff at one point as did my father.

So as said, I am available to discuss the project with your architect and of course with your HOA. In fact I request it!

Cheers!

On Mon, Mar 7, 2022 at 12:45 PM Lezanne Jeffs <Lezanne.Jeffs@santacruzcounty.us> wrote:

Hi Callie,

Sorry I didn't get back to you sooner.

As I explained to you the other day, the projected hearing date for this project is currently April 1, 2022, and any materials that are received prior to the date that the staff report is published (March 24, 2022) will be included into the staff report package. If the additional information that you are pursuing from an architect and geologist is not received by March 24, 2022, this can still be submitted at any time before the hearing, or at the hearing itself, and it will still be entered into the public record and will be available to the Zoning Administrator to guide their decision.

If, however, you are unable to provide the materials before or at the hearing, you would still be able to request that the Zoning Administrator continue the application to allow you additional time to provide the additional information. Please note that the ZA may choose to accept this request if it is felt that the additional information is pertinent to the decision being made but that they not required to do so.

Regards,

Lezanne

Lezanne Jeffs

Principal Planner, Development Review

Tel: (831) 454 2480; Cell (831) 345 7839

Email: lezanne.jeffs@santacruzcounty.us



The Department's Zoning, Building, and Environmental Planning counters are open

BY APPOINTMENT, Monday through Thursday from 8:00 to 11:30 AM

Either in-person or telephone.

Self-schedule your appointment [here](#).

From: Callie Walker <walker.callie@gmail.com>
Sent: Wednesday, March 2, 2022 11:06 PM
To: Lezanne Jeffs <Lezanne.Jeffs@santacruzcounty.us>
Subject: 22702 East Cliff - Request for Delay

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Lezanne,

Thanks for taking the time to talk with me regarding the application for 22702 East Cliff Drive -- my family and a few neighbors would like to request extra time before the staff report is submitted.

We recently hired an architect to review the plans and are awaiting that report. We are also in the process of getting a geological report. We plan to submit both reports to the county, preferably before the hearing.

Multiple neighbors (in the Casitas del Mar condos) have informed us that they are currently writing letters to the Planning Department -- they hadn't been informed of the project until we contacted them, which explains the delayed timeline.

I know this is a lot of work for you and we appreciate the time and thoughtfulness you are giving to this application as it affects so many neighbors and has a significant on the environment and the beach.

Best,

Callie

--

Cove Britton
Matson Britton Architects

O. (831) 425-0544