Applicant: Warren TamashiroAgenda Date: 2/7/2025Owner: Cameron BunceAgenda Item #: 3APN: 045-393-05Time: After 9:00 a.m.

**Site Address:** 511 Playa Blvd.

**Project Description**: Proposal to construct a 439 square foot habitable addition, a 275 square foot second-story deck and 502 square foot attached garage at an existing nonconforming 1,975 square foot two story single-family dwelling, convert the existing 345 square foot garage to habitable area and remodel the entire structure.

Application Number: 241341

**Location**: Property located on the southeastern corner of Playa Blvd and Vista Drive (511 Playa Blvd).

Permits Required: Requires a Coastal Development Permit and Minor Site Development Permit.

**Supervisorial District**: 2nd District (District Supervisor: Kim De Serpa)

#### **Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approve Application 241341, based on the attached findings and conditions.

#### **Project Description & Setting**

The subject property was created from lot 8.5 and part of lot 8.4 of Subdivision La Selva Beach on Monterey Bay recorded in October 1935 (Map 026M02). It is located at the eastern corner of Playa Blvd and Vista Drive in a residential neighborhood that includes an eclectic mix of one and two-story dwellings that exhibit a wide range of architectural styles as well as materials and colors. The neighborhood also includes an increasing number of newer and updated dwellings sporting more contemporary architectural styles. Additionally, across the Vista Drive there is an open park area that is zoned PR, which extends to the coastal bluff and includes a walking path and benches from which there are extensive views of the Monterey Bay and Pacific Ocean. The bluff in this area is approximately 100 feet high and includes a rail line that was graded into the cliff face approximately 25 feet below the park. An extensive sandy beach is located at the base of the bluff.

Currently, the subject property is developed with an existing 1,975 square foot, two-story single-family dwelling with an attached 345 square foot garage, that was constructed in 1950, prior to Building Permit requirements. The house currently operates as a vacation rental under Permit 111552, which is currently valid until December 15, 2025 (see additional information below). The

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house is set close to Vista Drive and is oriented to take advantage of views over the adjacent open space to the ocean but is located such that the front yard of the structure is along Playa Boulevard to the northwest. Because the house is located closer to Vista Drive and because lot narrows toward Playa Boulevard, a small portion of the existing structure is nonconforming to the required 10-foot street-side yard setback. Many other older homes in the neighborhood are also developed with legal nonconforming dwellings that were also built before building and zoning permit requirements.

The proposed project would result in a remodel of the existing single-family dwelling, including conversion of the 345 square foot garage to a bedroom, and construction of additions that include a 439 square foot second floor addition, a 275 square foot second-story deck and a 502 square foot attached replacement garage. As the property is located within the Coastal Zone and partially within the appeals jurisdiction and within a mapped scenic area, a Coastal Development Permit is required in addition to a Site Development Permit.

#### **Zoning & General Plan Consistency**

The subject property is a 7,295 square foot lot, located in the R-1-6 (Single-family Residential – 6,000 square feet per unit) zone district, a designation which allows residential uses. A singlefamily residential dwelling is a principally permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Residential – Low Density) General Plan designation. The R-1-6 zone district is summarized in the table below, which includes a comparison of the required, existing, and proposed site and development standards relevant to the project:

| Development<br>Standards         | R-1-6 Zone District                         | Existing  | Proposed  |
|----------------------------------|---|---|---|
| Front Setback (Playa)            | 20 feet                                     | 20 feet   | 20 feet   |
| Side Setbacks                    | Interior: 5 feet<br>Street (Vista): 10 feet | Interior: 24 feet 11 inches<br>Street: 8 feet 3 inches* | Interior: 5 feet 5.5 inches<br>Street: 8 feet 3 inches* |
| Rear Setback                     | 15 feet                                     | 21 feet 11 inches                                       | 18 feet   |
| Maximum<br>Height                | 28 feet                                     | 19 feet 6 inches  | 23 feet 6 inches  |
| Number of Stories (Max.)         | 2 stories                                   | 2 stories   | 2 stories   |
| Setback to<br>Garage<br>Entrance | 20 feet                                     | 23 feet 8.75 inches                                     | 20 feet 0.5 inches                                      |
| Parking<br>Spaces<br>Required    | 4 bedrooms:<br>3 parking spaces             | 2 parking spaces**                                      | 3 parking spaces  |
| Floor Area<br>Ratio (Max.)       | 50%   | 27%   | 42%   |
| Lot Coverage (Max.)              | 40%   | 27%   | 32%   |

<sup>\*</sup>The existing nonconforming street-side setback will be retained as allowed under SCCC 13.10.262

<sup>\*\*</sup>The number of bedrooms was originally 3 which requires only 2 parking spaces.

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Other Code sections and standards that apply to the proposed project include the following:

#### SCCC 13.10.262 Nonconforming Structures

Per County Code section 13.10.262 – "Nonconforming Structures", structural alterations may be made to an existing nonconforming structure without additional permit requirements, where such modifications do not constitute reconstruction, which is defined by County Code 13.10.260(B)(6), as modifications that alter 65% or more of the major structural components. Further, conforming additions that do not increase the nonconforming dimensions of the structure may be constructed. The proposed project results in a total modification of less than 65%, therefore the proposed project is not considered a reconstruction of the existing nonconforming structure. Further, all proposed additions will conform to the site and development standards for the R-1-6 zone district. Therefore, additional nonconforming structure findings are not required.

#### SCCC 13.11 Site Development Standards

According to SCCC 13.11.037-1: Site Development Permit Chart, proposed additions that exceed 500 square feet require a Site Development Permit because the property is located on a sensitive site (SCCC 13.11.030(I)). The property is located within a sensitive site in that it is partially within the mapped scenic area. The property is also located in the La Selva General Plan area and within the Rural Services line. The proposed project has been designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood and is therefore considered appropriate. A complete list of Findings for the Site Development Permit is included with this report (Exhibit B).

#### SCCC 13.10.694 Vacation Rentals

The existing dwelling operates as a vacation rental under Permit 111552, which expires on December 15, 2025. Because the proposed remodel and addition results in a dwelling with four bedrooms, an Amendment and Time Extension to Permit 111552 will be required to be submitted prior to December 15, 2025, or prior to final inspection clearance of the required building permit for the proposed addition (whichever is sooner), if the vacation rental use is to continue.

#### **Design Review**

The proposed additions to an existing single-fmaily dwelling comply with the requirements of the County Design Review Ordinance, in that the proposed remodeled dwelling has been designed to incorporate site and architectural design features that will reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The second story addition is low profile and will be set back further from Vista Drive than the existing one-story portion of the dwelling. In addition, there will be a new deck that replaces an existing second-story deck, that will further break up the façade and lessen the impact of the new second floor. The replacement garage, which will be accessed from Playa Boulevard, will be located on the northeast side of the dwelling and will not be visible from the adjacent open space or from the beach beyond. The proposed remodel of the existing garage to habitable area also means that the existing driveway at Vista Drive can be removed. This area will then be planted, which will further screen and soften the dwelling in views from Vista Drive and from the park opposite. In addition, the exterior of the remodeled dwelling will be finished using nautical colors blue and white, consistent with several

other homes in the coastal neighborhood, which will reduce the visual impact of the proposed

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#### **Local Coastal Program Consistency**

development on surrounding land uses.

The proposed additions to the existing single-family dwelling are in conformance with the County's certified Local Coastal Program, in that the proposed additions to the structure have been sited and designed to be visually compatible and in-scale with the character of the existing dwelling and with surrounding neighborhood. The proposed additions to the existing two-story dwelling will result in a structure that is similar in size to the neighboring two-story homes located both on Playa Boulevard and Vista Drive. Developed properties in the area contain one- and two-story single-family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. Further, the proposed additions and remodel will not impact any public views of the ocean and will not be visible from the beach in that it is located approximately 175 feet inland from the top of the steep coastal bluff and around 330 feet from the beach below.

The project site is not located between the shoreline and the first public road (Vista Drive) and is not identified as a priority acquisition site in the County's Local Coastal Program. Public access to the shoreline is provided at Manresa State Beach, approximately 1,380 feet southeast of the property, which can be accessed via Vista Drive and Vista Lane, or by trails within the park opposite and by then following the rail line. In addition, there is beach access approximately 1,020 feet northwest of the subject property available to La Selva Beach residents via a private gated parking area located at the end of Breve Avenue. Therefore, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

#### **Public Outreach/Public Comment**

One public comment has been received by staff by a neighbor, who opposes the proposed additions because the property is a vacation rental that takes away housing stock from county residents (see Exhibit H). The County allows for the operation of vacation rentals with a permit. This vacation rental is operating under an active vacation permit number 111552, which will expire on December 15, 2025. Additionally, the applicant requested a continuance to change the scope of the application to include the amendment of 111552 and renewal.

#### Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

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#### **Staff Recommendation**

• Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

• APPROVAL of Application Number 241341, 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 Division, 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: <a href="https://www.sccoplanning.com">www.sccoplanning.com</a>

Report Prepared By: Alexandra Corvello

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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. Soils Report Review (REV241171)
- H. Comments & Correspondence

## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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.

|  | Sumber: 241341<br>el Number: 045-393-05  |  |  |  |
|--|--|--|--|--|
|  | on: 511 Playa Blvd.  |  |  |  |
| Project Description: Proposal to construct one and two-story additions and to remodel an existing two-story single-family dwelling |  |  |  |  |
| Person or Ag   | ency Proposing Project: Warren Tamashiro   |  |  |  |
| Contact Pho  | ne Number: 831-459-8955  |  |  |  |
| A<br>B   | The proposed activity is not a project under CEQA Guidelines Section 15378. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).                                     |  |  |  |
| C<br>D   | Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.  Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285). |  |  |  |
| E. <u>X</u>  | Categorical Exemption  |  |  |  |
| Specify type:  | 15303 – New Construction, 15301 – Existing Facilities  |  |  |  |
| F. Reaso   | ns why the project is exempt:  |  |  |  |
| Minor additio  | ns and remodeling of an existing dwelling that is located within an area zoned for es.   |  |  |  |
| In addition, no  | one of the conditions described in Section 15300.2 apply to this project.  |  |  |  |
| 41 1 6   | Date:  |  |  |  |
| Alexandra Co   | rvello. Project Planner  |  |  |  |

#### **Coastal Development Permit Findings**

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

This finding can be made, in that the property is zoned R-1-6 (Single-family Residential, minimum 6,000 square foot lot), a designation which allows residential uses. A single-family dwelling is a principal permitted use within the zone district, and the proposed conforming additions to the structure and remodel of the original garage to habitable area will not result in a change in the existing use. The zoning is consistent with the site's R-UL (Urban Residential – Low Density) General Plan designation.

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

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

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style. The site is surrounded by lots developed to an urban density, with one and two-story structures, and the colors will be natural in appearance and complementary to the site. Further, the development site is not on a prominent ridge and is set back approximately 175 feet from the top of the nearby bluff and approximately 330 feet from the closest beach area.

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

This finding can be made, in that the project site itself is not identified as a priority acquisition site in the County Local Coastal Program. However, the parcels across the street that make up the blufftop park are identified in Appendix G as a priority site.

Public access to the shoreline is provided at Manresa State Beach, approximately 1,380 feet southeast of the property, which can be accessed via Vista Drive and Vista Lane, or by trails within the park opposite and by then following the rail line. In addition, there is beach access approximately 1,020 feet northwest of the subject property available to La Selva Beach residents via a private gated parking area located at the end of Breve Avenue. Therefore, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

(E) That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed in the R-1-6 (Single-family Residential -6,000 square feet per unit) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the

area contain one- and two-story single-family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

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

This finding can be made, in that the project site is not located between the shoreline and the first public road (Vista Drive). Consequently, the proposed additions to an existing single-family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

(G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.

This finding can be made, in that there are no conflicts among the required Coastal Development Permit findings.

#### **Discretionary Permit Findings**

(a) Health and Safety. The proposed location of the project and the conditions under which it would be developed, 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 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 that the project 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 be materially injurious to properties or improvements in the vicinity.

(b) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed extended and remodeled single-family dwelling, and the conditions under which it would be operated or maintained, will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-6 (Single-family Residential – 6,000 square feet per unit) zone district as the primary use of the property will continue to be one single-family dwelling that except for a small portion of the existing structure that is nonconforming to the street-side yard setback from Vista Drive, meets all current site standards for the zone district.

Although the existing dwelling is nonconforming to the street side setback at the first floor, the proposed modifications of the existing structure will not exceed a total of 65%. Therefore, the proposed project does not constitute a reconstruction of the existing nonconforming structure. Furthermore, all proposed additions will conform to the site and development standards for the zone district. The project therefore complies with the provisions of SCCC 13.10.262, Nonconforming Structures regulations.

(c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the existing residential use is in substantial conformance with the use and density requirements specified for the R-UL (Urban Residential – Low Density) land use designation in the County General Plan and no additional units will be constructed as a result of the project. The proposed additions and remodel of the existing single-family dwelling will not adversely impact on the light, solar opportunities, air, and/or open space available to other structures or properties in the vicinity in that they will comply with all site and development standards for the zone district that ensure access to these amenities.

The proposed additions and remodel of the existing single-family dwelling will be properly proportioned to the parcel size and the character of the neighborhood, as specified in the General

Plan, in that the proposed additions will comply with all applicable site standards and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

(d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

(e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed additions and remodel of the existing single-family dwelling will not result in a significant change to the existing residential unit on the lot. The expected level of traffic generated by the proposed project is therefore anticipated to be the same as existing levels with only 1 peak trip per day (1 peak trip per dwelling unit). As such, the proposed additions and remodeling of the existing dwelling will not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

(f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed additions to the existing single-family dwelling will result in a two-story single-family dwelling that is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

(g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding can be made, in that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

#### **Site Development Permit Findings**

(a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed additions and remodel of the existing single-family dwelling are designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood. The second story addition is centered on the property and located back from both streets. There are many two-story single-family dwellings in the neighborhood and the height of the structure is not at or greater than 28 feet. Many of the other older homes in the neighborhood are also developed in similar ways, therefore the proposed minor additions will be in character with the surrounding neighborhood.

(b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed additions and remodel of the existing single-family dwelling are in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project is in a highly developed area and is not visible from the beach below. While it is visible from a public walking area on the bluff, it will not clash with the other developed lots and dwellings. In addition, there will be a new deck that replaces an existing secondstory deck, that will further break up the façade and lessen the impact of the new second floor. The replacement garage, which will be accessed from Playa Boulevard, will be located on the northeast side of the dwelling and will not be visible from the adjacent open space or from the beach beyond. The proposed remodel of the existing garage to habitable area also means that the existing driveway at Vista Drive can be removed. This area will then be planted, which will further screen and soften the dwelling in views from Vista Drive and from the park opposite. In addition, the exterior of the remodeled dwelling will be finished using nautical colors blue and white, consistent with several other homes in the coastal neighborhood, which will reduce the visual impact of the proposed development on surrounding land uses. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses.

#### **Conditions of Approval**

Exhibit D: Project plans, prepared by x-variable design, dated 12.13.24.

- I. This permit authorizes the construction of a 439 square foot habitable addition and 502 square foot attached garage at an existing 1,975 square foot two story single-family dwelling that will be remodeled, which includes converting the existing 345 square foot garage into habitable area as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    - 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Obtain an Encroachment Permit from the Department of Public Works for all offsite work performed in the County road right-of-way, including for the removal of the brick walkway, concrete and wood curb and other work as required.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    - 1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
    - 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. All materials used for the exterior elevation of the remodeled dwelling that face Vista Drive shall be non-reflective.
    - 3. Grading, drainage, and erosion control plans as required.
    - 4. Details showing compliance with fire department requirements.

- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
  - 1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
  - 2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
  - 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
- C. Obtain Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- D. Meet all requirements of the Environmental Planning section of the Santa Cruz County Planning Division.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- F. Submit a copy of plan review letters prepared and stamped by the project Geotechnical Engineer.
- G. Pay the current fees for Parks mitigation. The current impact fee is charged at \$7.20 per square foot.
- H. Pay the current fees Child Care mitigation. The current impact fee is charged at \$0.88 per square foot.
- I. Pay the current fees for Roadside and Transportation improvements for 1 bedroom.
- J. Pay the current Affordable Housing Impact Fee. The fees are based on unit size. For a dwelling unit between 3,001 and 4,000 square feet the impact fee is \$10.00 per habitable square footage.
- K. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- L. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

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

#### IV. Operational Conditions

- A. The proposed remodeled dwelling with four bedrooms shall not be rented as a vacation rental under Vacation Rental Permit 111552, which expires on December 15, 2025, or at the time that the building permit for the remodel/additions is finalized, whichever comes first. If an ongoing vacation rental use is desired, an application for an Amendment and Time Extension to Vacation Rental Permit 111552 shall be submitted and all required fees paid, prior to the expiration of Permit 111552.
- 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. <u>Settlement</u>. 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. <u>Successors Bound</u>. 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.

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.

| Owner: Cameron Bunce |                             |   |
|----------------------|-----------------------------|---|
| Approval Date:       |                             | - |
| Effective Date:      |                             | - |
| Expiration Date:     |                             | - |
|                      |                             |   |
|                      | Deputy Zoning Administrator |   |
|                      |                             |   |
|                      |                             |   |

Application #: 241341 APN: 045-393-05

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.

ISSUE DESCRIPTION: SCHEMATIC DESIGN 22 APR 2024

DISCRETIONARY APP.

24 JUL 2024

↑ DISCRETIONARY RESP.

13 DEC 2024

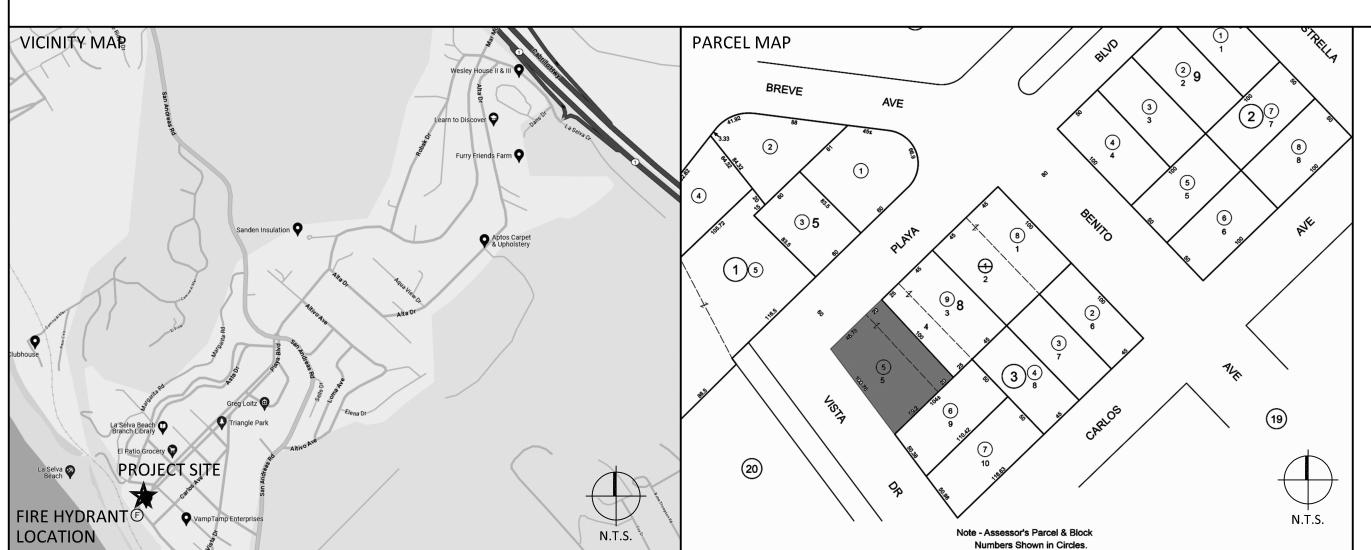
### **DESIGN REVISION NOTE:**

1) CANTILEVERED ENTRY ROOF ADDED AT ENTRY. LESS THAN 6' ENCROACHMENT INTO FRONT YARD SETBACK.

2) CANTILEVERED TRELLIS ADDED ABOVE DINING ROOM DOOR. LESS THAN 3'

ENCROACHMENT INTO THE SIDE YARD SETBACK. 3) FLOOR AREA UPDATED TO INCLUDE COVERED ENTRY.

# BUNCE REMODEL / ADDITION



### PROJECT INFORMATION

PROJECT DESCRIPTION: ADDITION AND REMODEL TO AN EXISTING TWO-STORY 1,721 SQ.FT. S.F.D. WITH ATTACHED 338 SQ.FT GARAGE. ADDITION TO INCLUDE CONVERTING (E) GARAGE TO BEDROOM, CONSTRUCT 502 SQ.FT. ATTACHED GARAGE, 439 SQ.FT. SECOND FLOOR ADDITION AND INCREASE SECOND FLOOR DECK 85 SQ.FT. ADDITION/REMODEL TO RESULT IN 4 BEDROOM,  $3\frac{1}{2}$  BATH, KITCHEN, DINING, LIVING AND

PROJECT ADDRESS: LA SELVA BEACH, CA 95076 PARCEL NUMBER: 045-393-05

ZONING DESIGNATION: **CONSTRUCTION TYPE** TYPE V-B, NON-SPRINKLERED

**OCCUPANCY TYPE: BUILDING HEIGHT:** (E) BLDG. HEIGHT = 19'-6" (N) BLDG. HEIGHT = 23'-6" FIRST FLOOR: 1,473 SQ.FT. 1,818 SQ.FT. +345 SQ.FT. SECOND FLOOR: 248 SQ.FT. 687 SQ.FT. +439 SQ.FT. ATTIC AREA (GREATER THAN 7'): 0 SQ.FT. 0 SQ.FT. NO CHANGE

(7,299 - 0) = 7,299 SQ.FT. PROPOSED LOT COVERAGE: (2,354 SQ.FT. / 7,299 ) = .322 or 32% (1,975 SQ.FT. / 7,299 ) = .270 or 27% EXISTING F.A.R.: PROPOSED F.A.R.: ) (3,041 SQ.FT. / 7,299 ) = .416 or 42%

REFERENCE CODES: THESE PLANS CONFORM TO THE 2022 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, FIRE, GREEN BUILDING STANDARDS, ENERGY CODE, EXISTING BUILDING CODES AND 2022 SANTA CRUZ COUNTY

### **CONTACT INFORMATION**

#### OWNER DONALD R. BUNCE TRUST ERIC J. GOBLER TRUSTEE: CAMERON BUNCE 7 RIDGE WAY, P.O. BOX 474 13820 ROYAL DORNOCH SQUARE MT. HERMON, CA 95041 SAN DIEGO, CA 92128

WARREN TAMASHIRO (x)-VARIABLE DESIGN 1100 EL RANCHO DRIVE SANTA CRUZ, CA 95060 T: (831) 459-8955 wkt@xvariabledesign.com

SHANNON CHROME' CMAG ENGINEERING, INC. P.O. BOX 640 COVERED PORCH: 171 SQ.FT. 312 SQ.FT. +141 SQ.FT. APTOS, CA 95001

T: (831) 475-1411

(ENTRY PORCH CREDIT: -37 SQ.FT. -53 SQ.FT.

GARAGE: 345 SQ.FT. 502 SQ.FT. +157 SQ.FT.

LUKE BEAUTZ, C.E., L.S. LUKE BEAUTZ SURVEYING 608 CABRILLO AVENUE SANTA CRUZ, CA 95065 T: (831) 425-1796

# **DRAWING INDEX**

A0.1 TITLE SHEET / SITE PLAN A0.2 MODIFICATION EVALUATION A0.3 MODIFICATION EVALUATION A0.4 PHOTO RENDERING

PARCEL SURVEY TOPOGRAPHIC SURVEY A1.1 EXISTING/DEMOLITION SITE

A1.2 PROPOSED SITE PLAN A1.3 STORMWATER MANAGEMENT

A2.1 FIRST FLOOR EXISTING & DEMOLITION PLAN A2.2 SECOND FLOOR EXISTING & DEMOLITION PLAN

A2.3 PROPOSED FIRST FLOOR PLAN A2.4 PROPOSED SECOND FLOOR PLAN A2.5 PROPOSED ROOF PLAN

A3.1 BUILDING SECTIONS A4.1 EXISTING EXTERIOR ELEVATIONS A4.2 EXISTING EXTERIOR ELEVATIONS A4.3 PROPOSED EXTERIOR ELEVATIONS

A4.4 PROPOSED EXTERIOR ELEVATIONS L1.0 LANDSCAPE PLAN L2.0 IRRIGATION PLAN

TITLE SHEET

ALLIDEAS, DESIGNS, AND PLANS REPRESENTED BY THIS DRAWING SET ARE OWNED BY AND THE PROPERTY OF X-VARIABLE DESIGNS AND WERE DEVELOPED FOR USE OI OR CONNECTION WITH THE SPECIFIED PROJECT. NOW OF SUCH IDEAS, DESIGNS, AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, HEM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN PERMISSION OF X-VARIABLE DESIGN. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OT THE JOB, AND THE DESIGNER MUST BE NOTIFIED OF AN VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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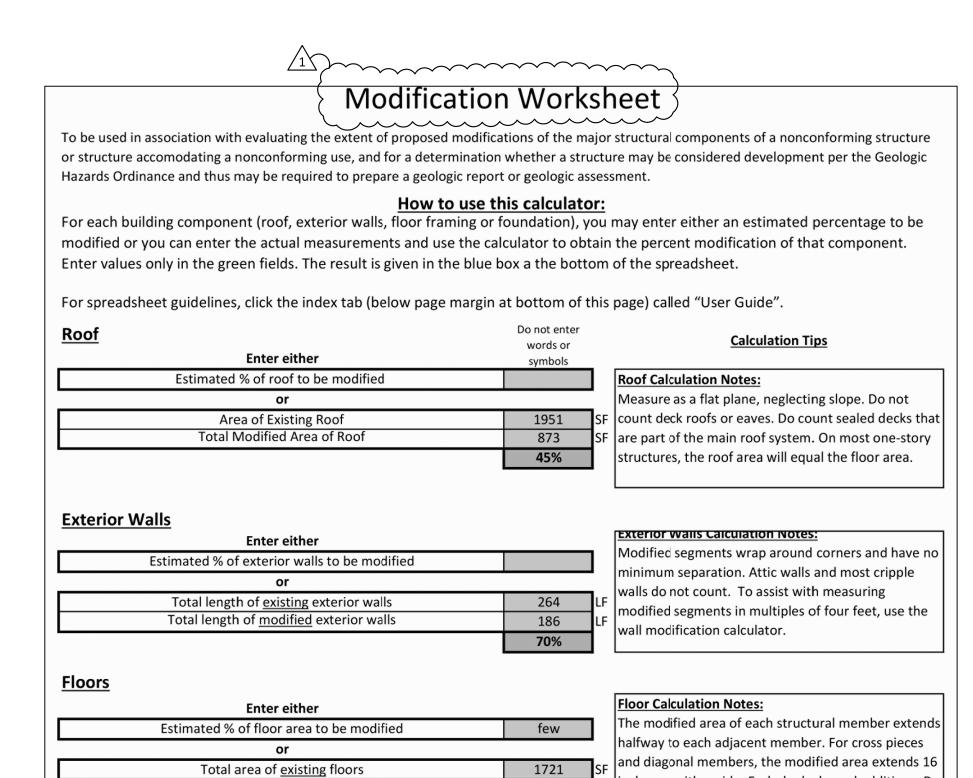
| ISSUE DESCRIPTION:                |
|-----------------------------------|
| SCHEMATIC DESIGN<br>22 APR 2024   |
| DISCRETIONARY APP.<br>24 JUL 2024 |
| DISCRETIONARY RESP. 8 NOV 2024    |
|                                   |

Z

 $\Box$ 

MODIFICATION **EVALUATION** 

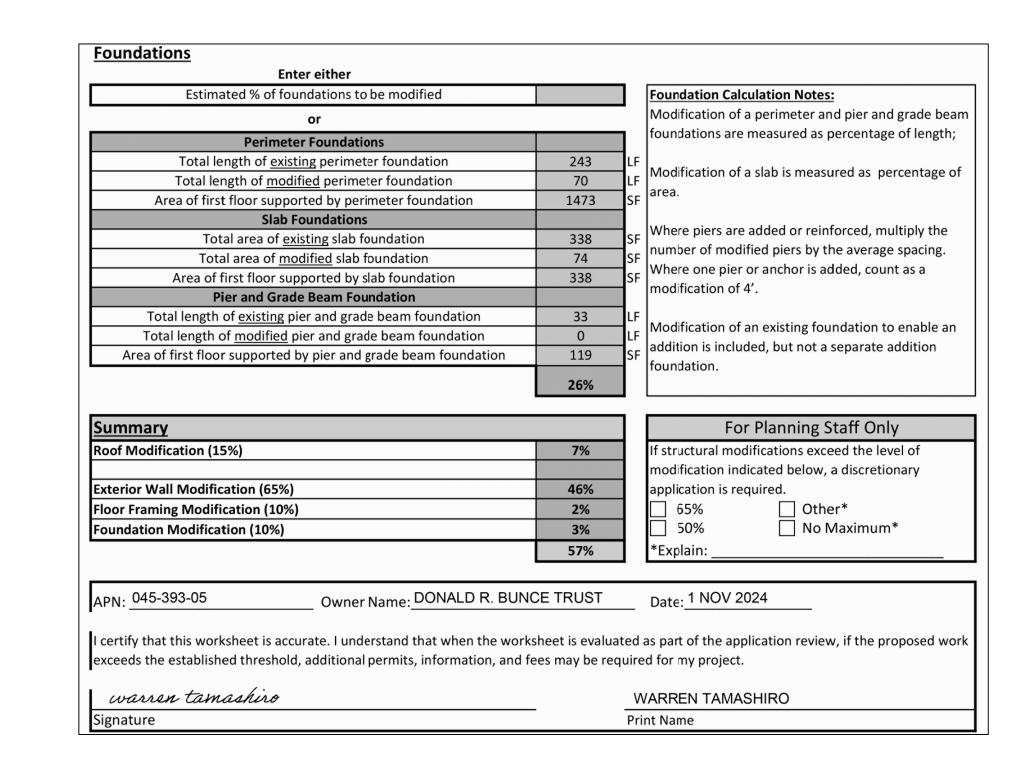
> A0.2 APN: 045-393-05

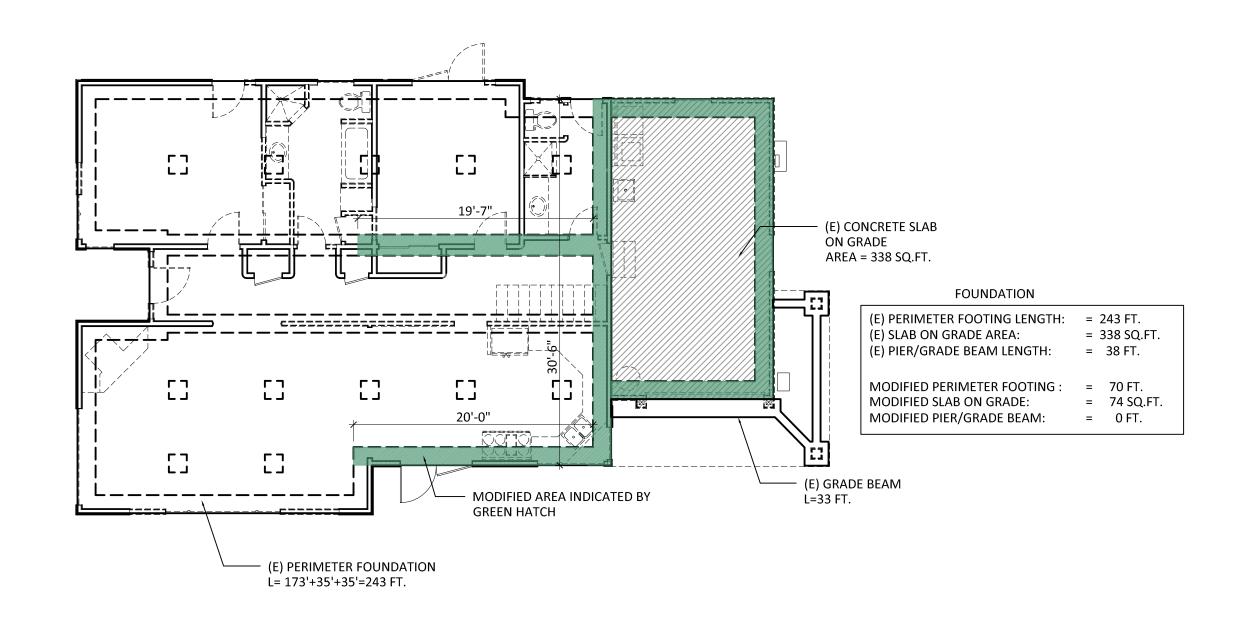


297

17%

Total area of modified floors





FOUNDATION MODIFICATION DIAGRAM

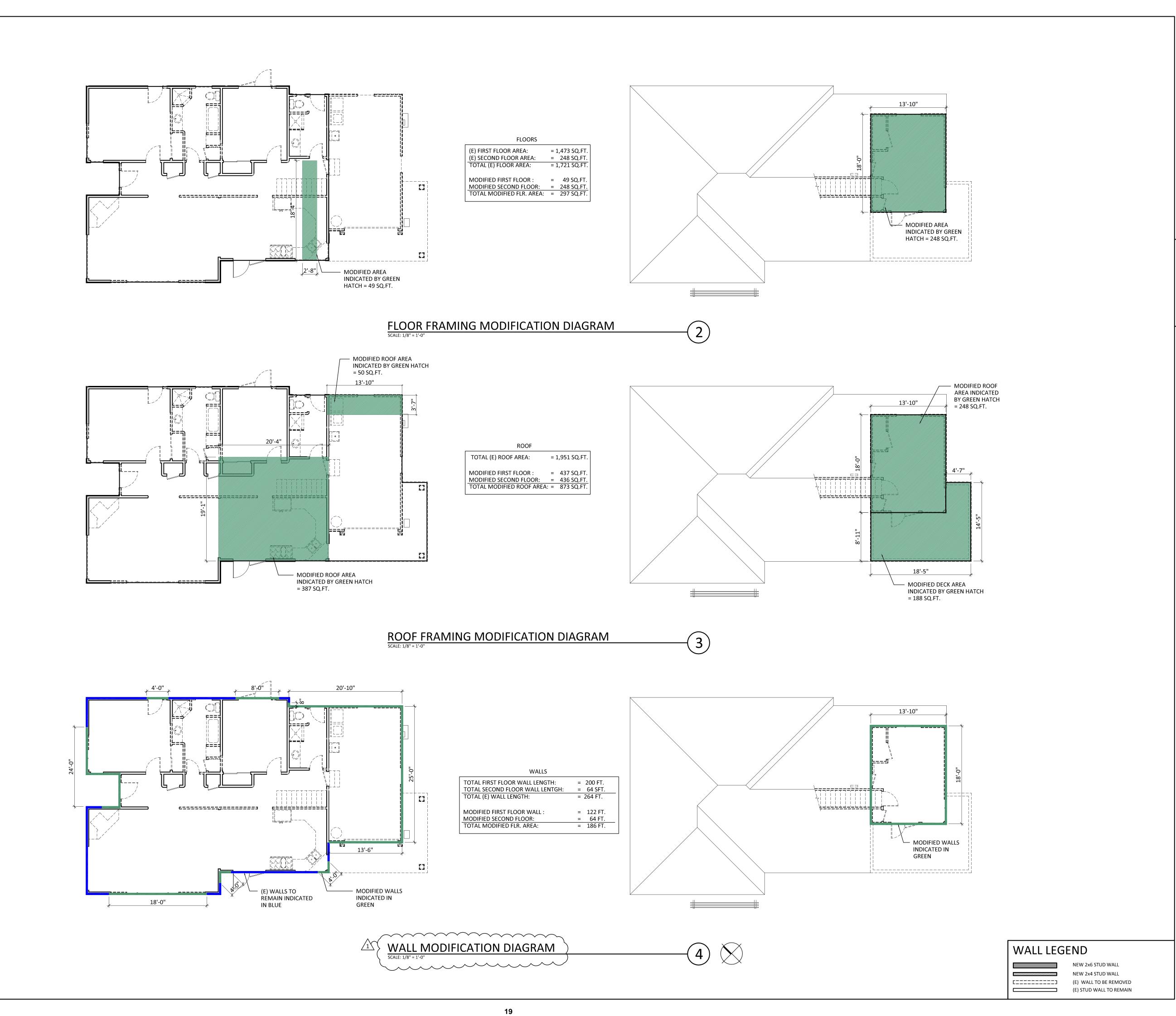
inches on either side. Exclude decks and additions. Do

not use FAR guidelines.





18



APN: 045-393-05

A0.3

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REMOI

BUN

ISSUE DESCRIPTION:

SCHEMATIC DESIGN
22 APR 2024

DISCRETIONARY APP.
24 JUL 2024

DISCRETIONARY RESP.1 8 NOV 2024

MODIFICATION EVALUATION

YYA E BEA

S11 PLA SELVA

EXISTING PHOTO & PROPOSED RENDERING

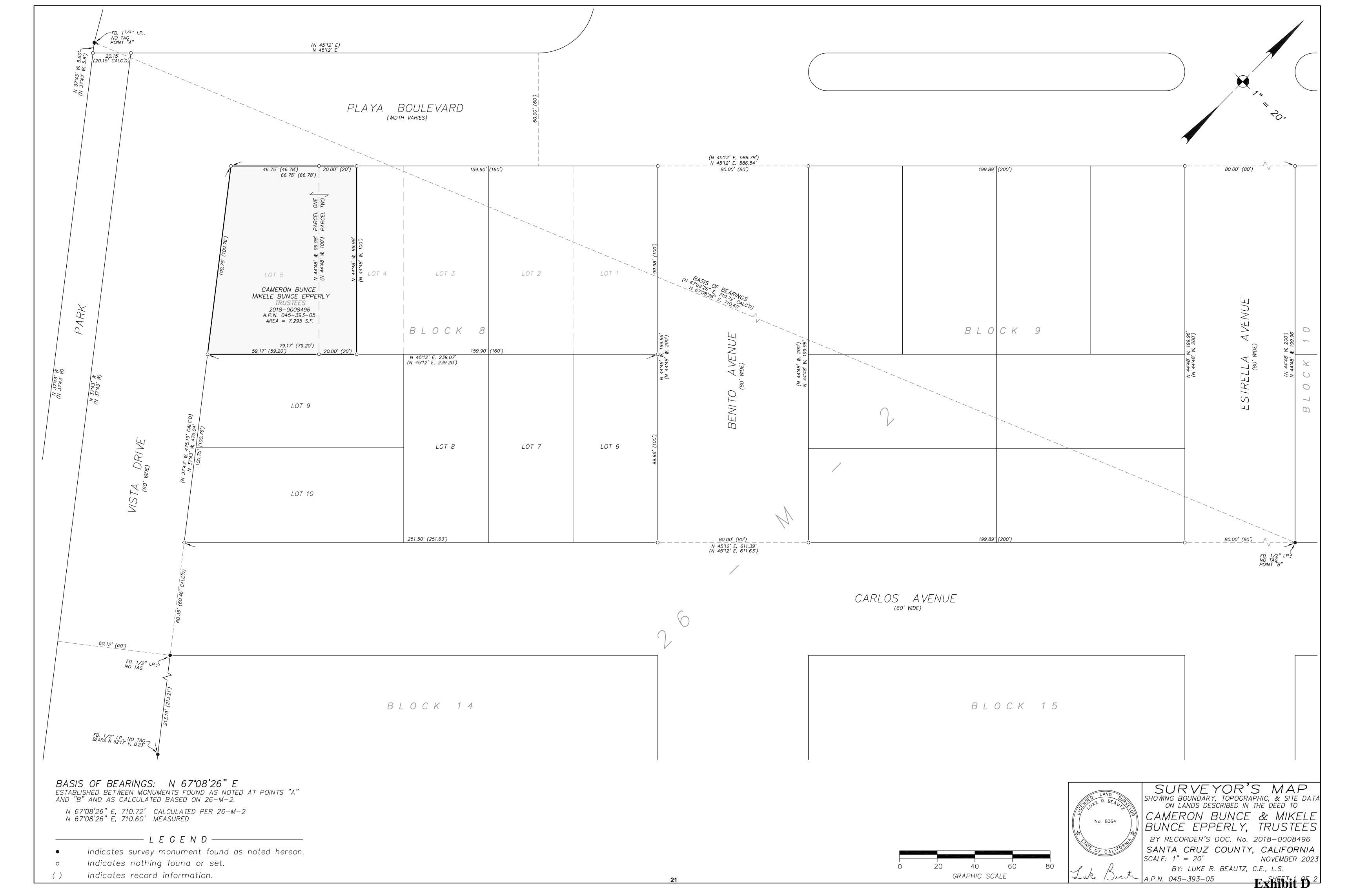


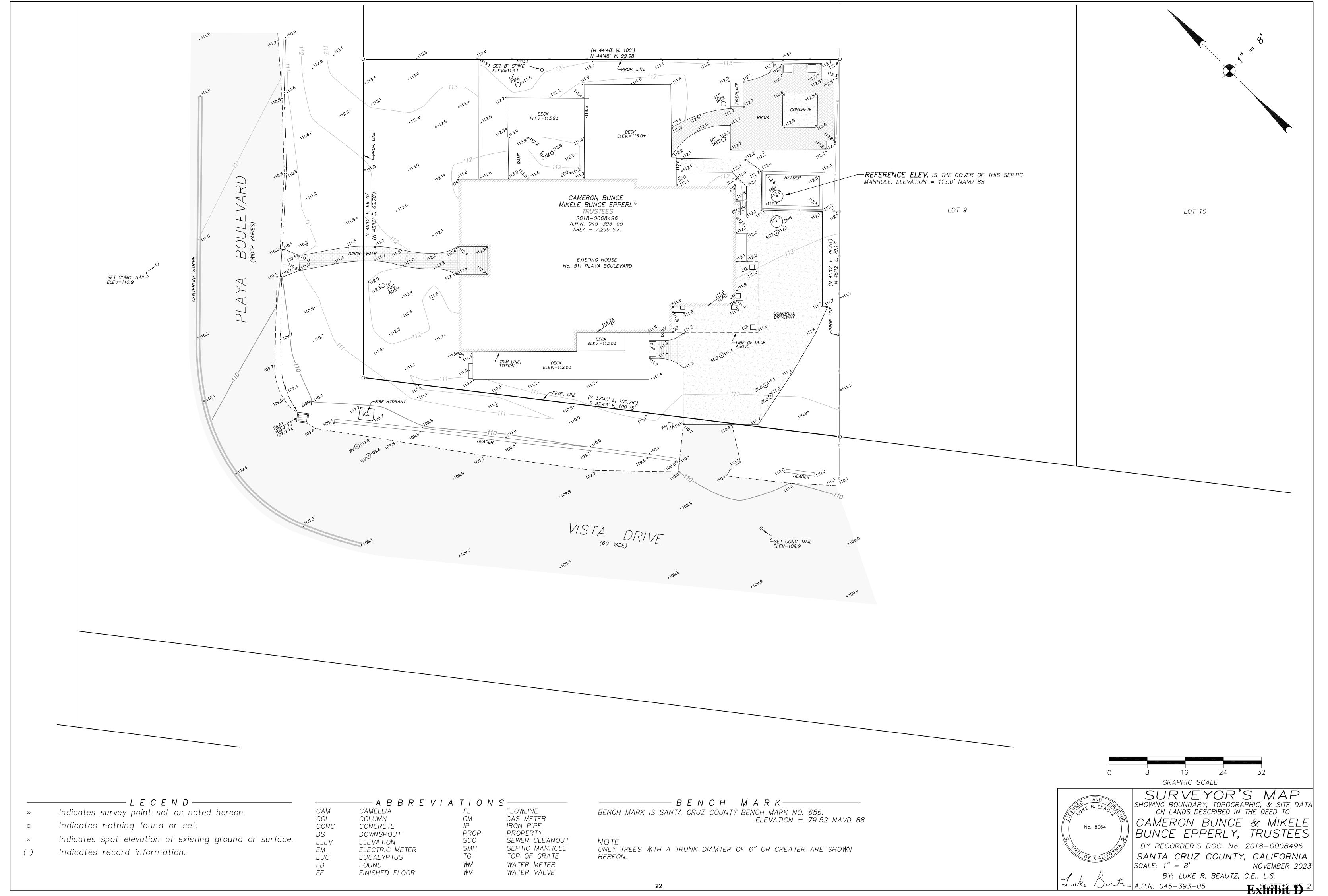


**EXISTING PHOTO** 



PROPOSED RENDERING





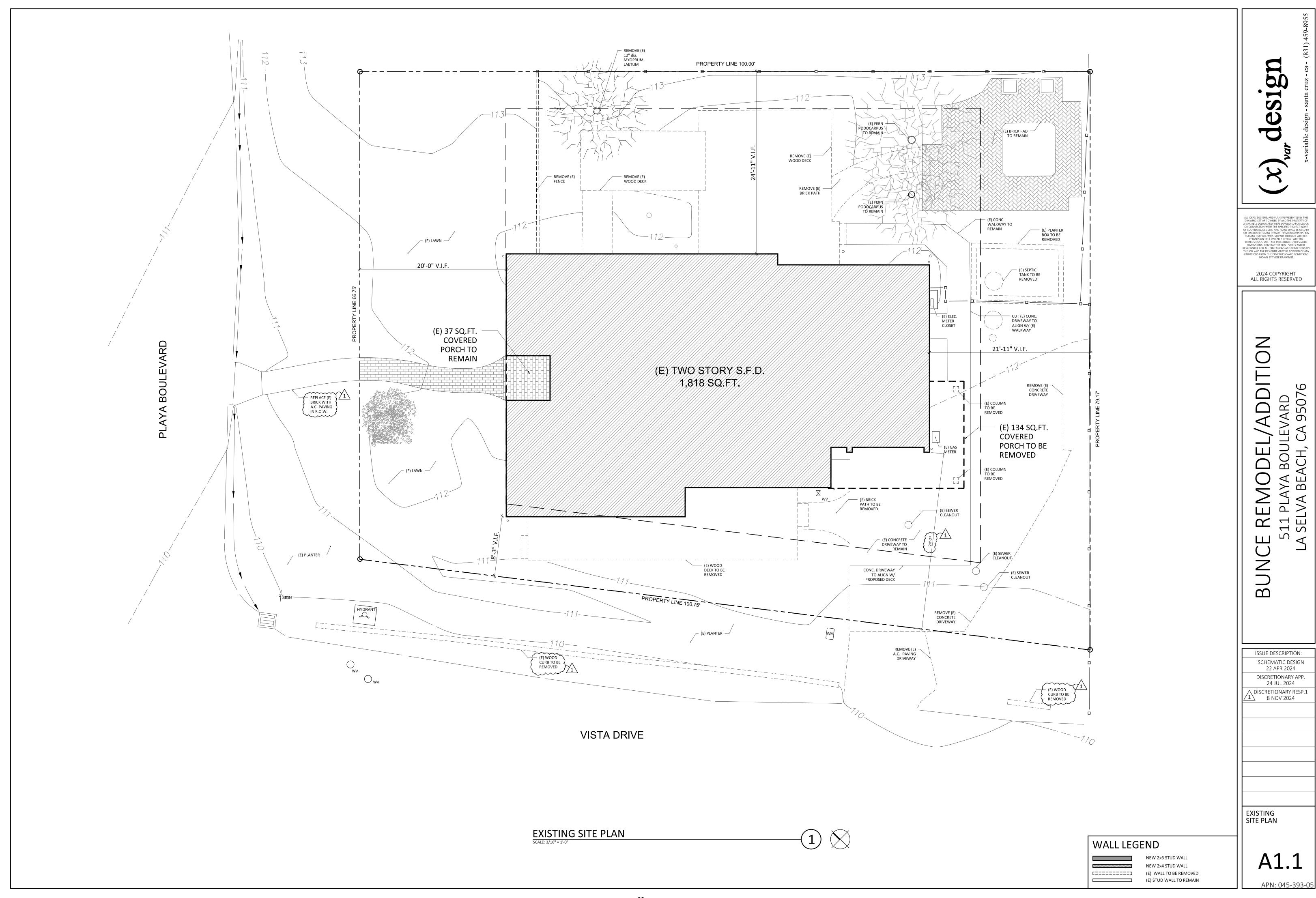


Exhibit D

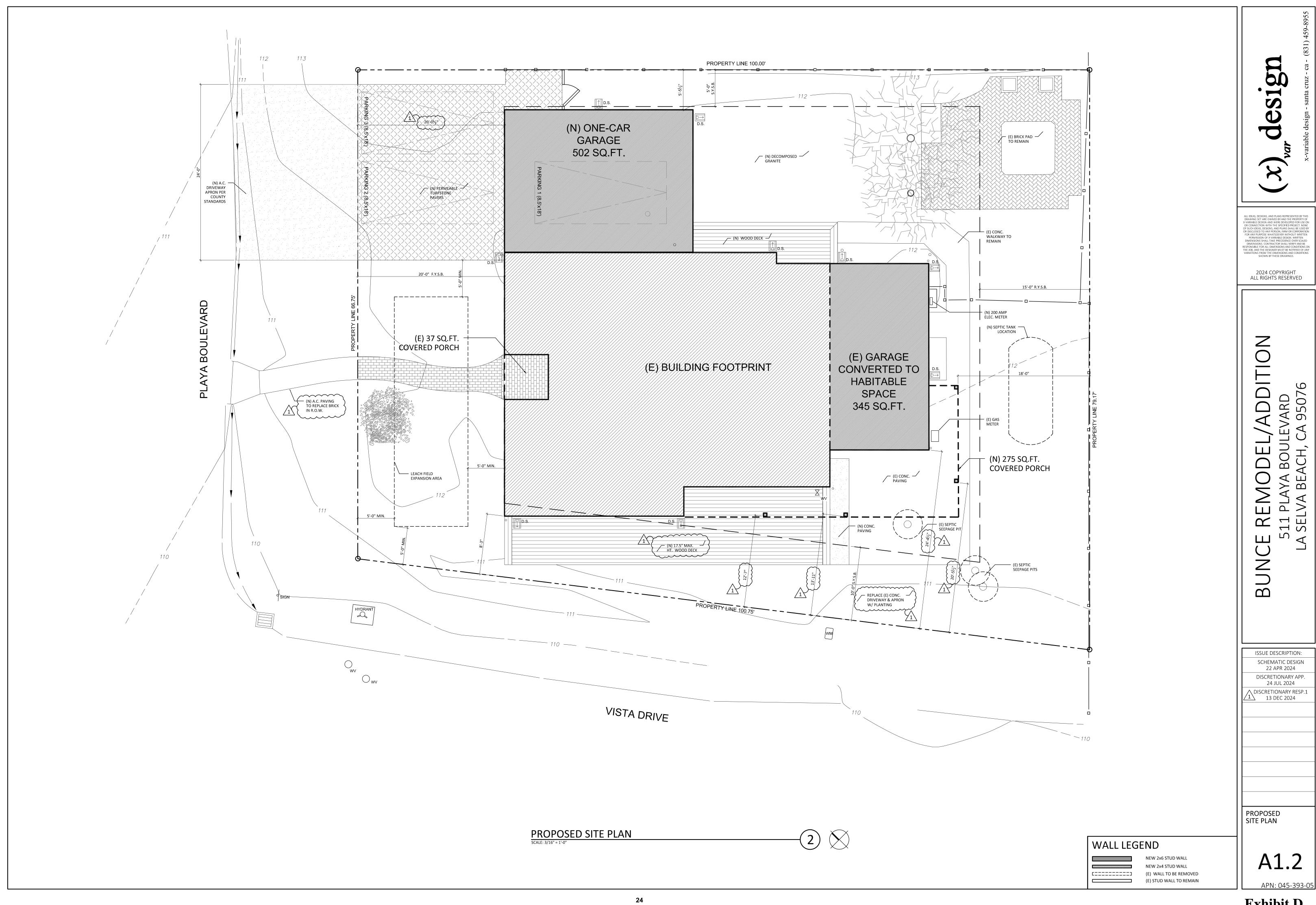
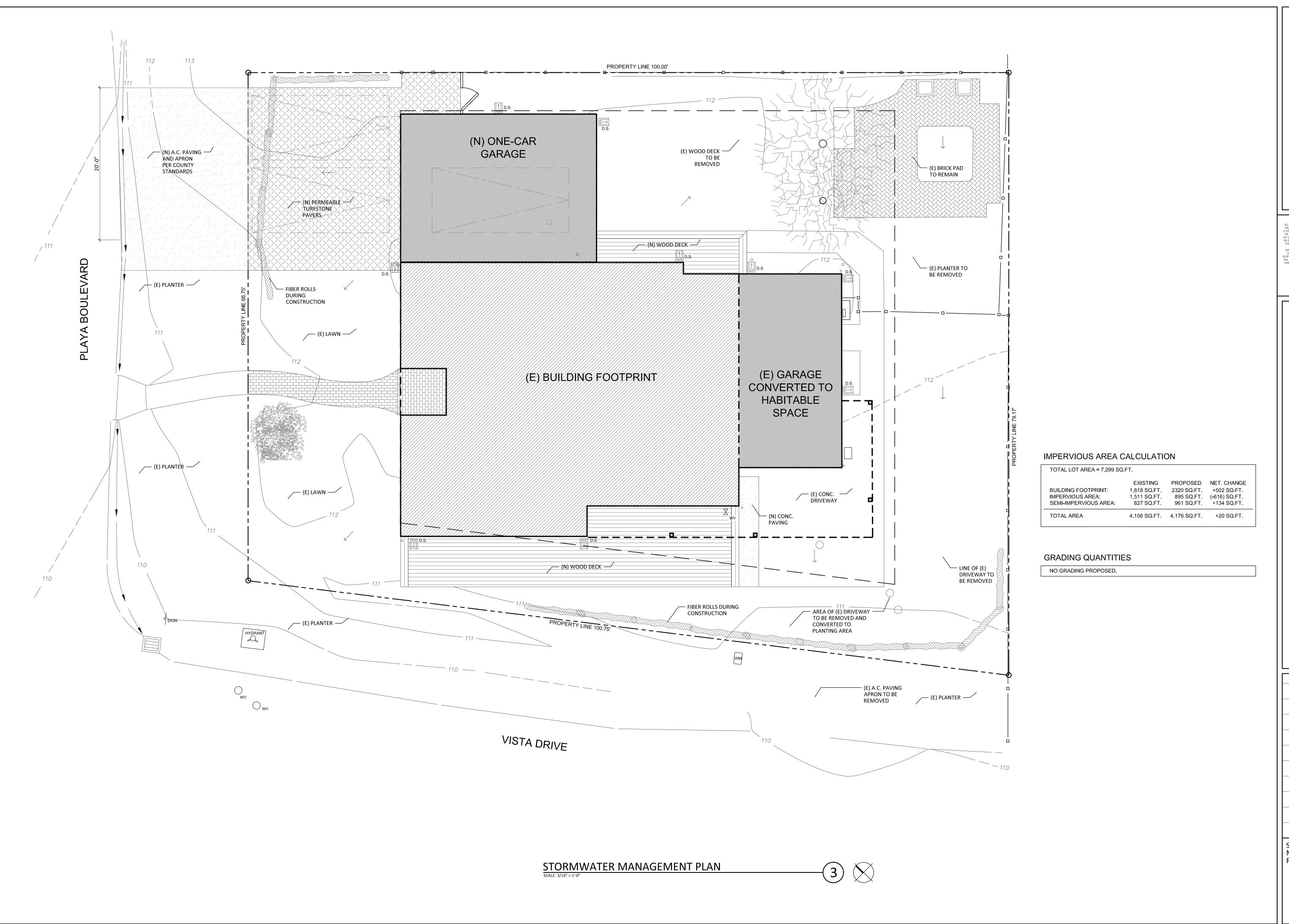


Exhibit D



511 PLAYA BOUL SELVA BEACH, ( REMODEL

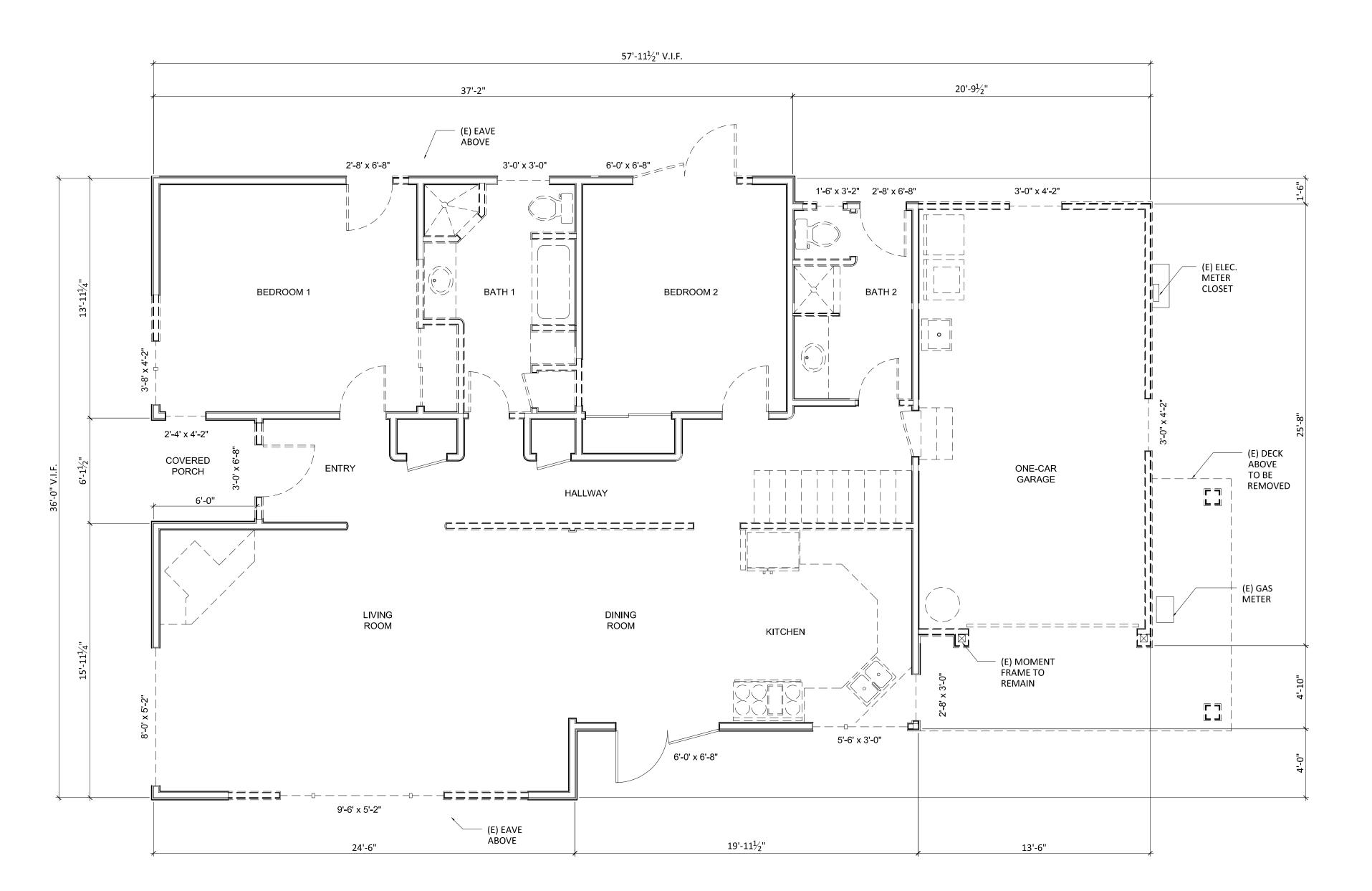
ISSUE DESCRIPTION: SCHEMATIC DESIGN 22 APR 2024 DISCRETIONARY APP. 24 JUL 2024 DISCRETIONARY RESP.1

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8 NOV 2024

STORMWATER MANAGEMENT PLAN

A1.3



REMOI S11 PLA SELVA

ISSUE DESCRIPTION: SCHEMATIC DESIGN 22 APR 2024

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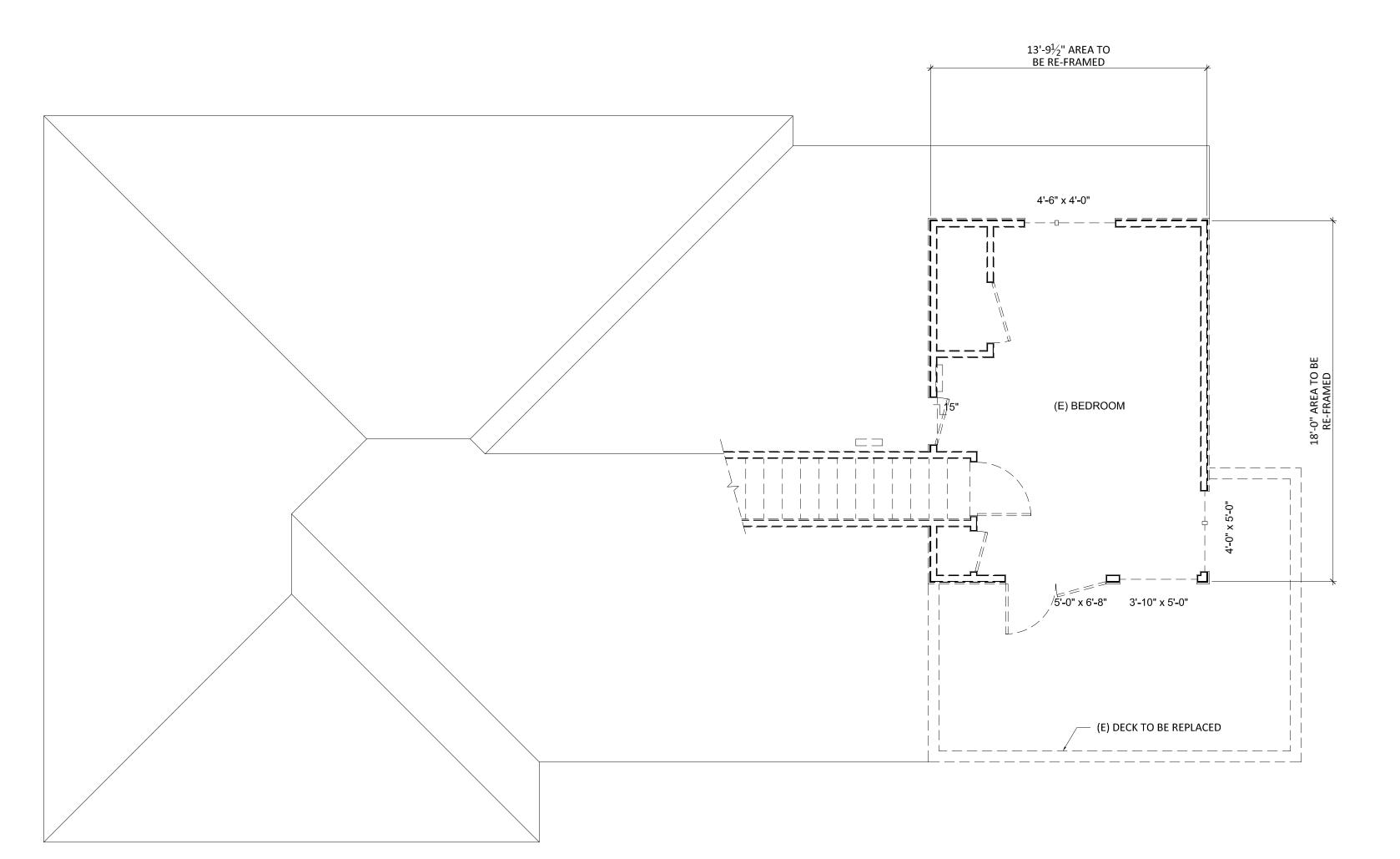
DISCRETIONARY APP. 24 JUL 2024

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FIRST FLOOR EXISTING & DEMOLITION PLAN

A2.1

FIRST FLOOR EXISTING & DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



TION 511 PLAYA BOULE SELVA BEACH, CA REMOI BUNCE

ISSUE DESCRIPTION: SCHEMATIC DESIGN 22 APR 2024

DISCRETIONARY APP. 24 JUL 2024

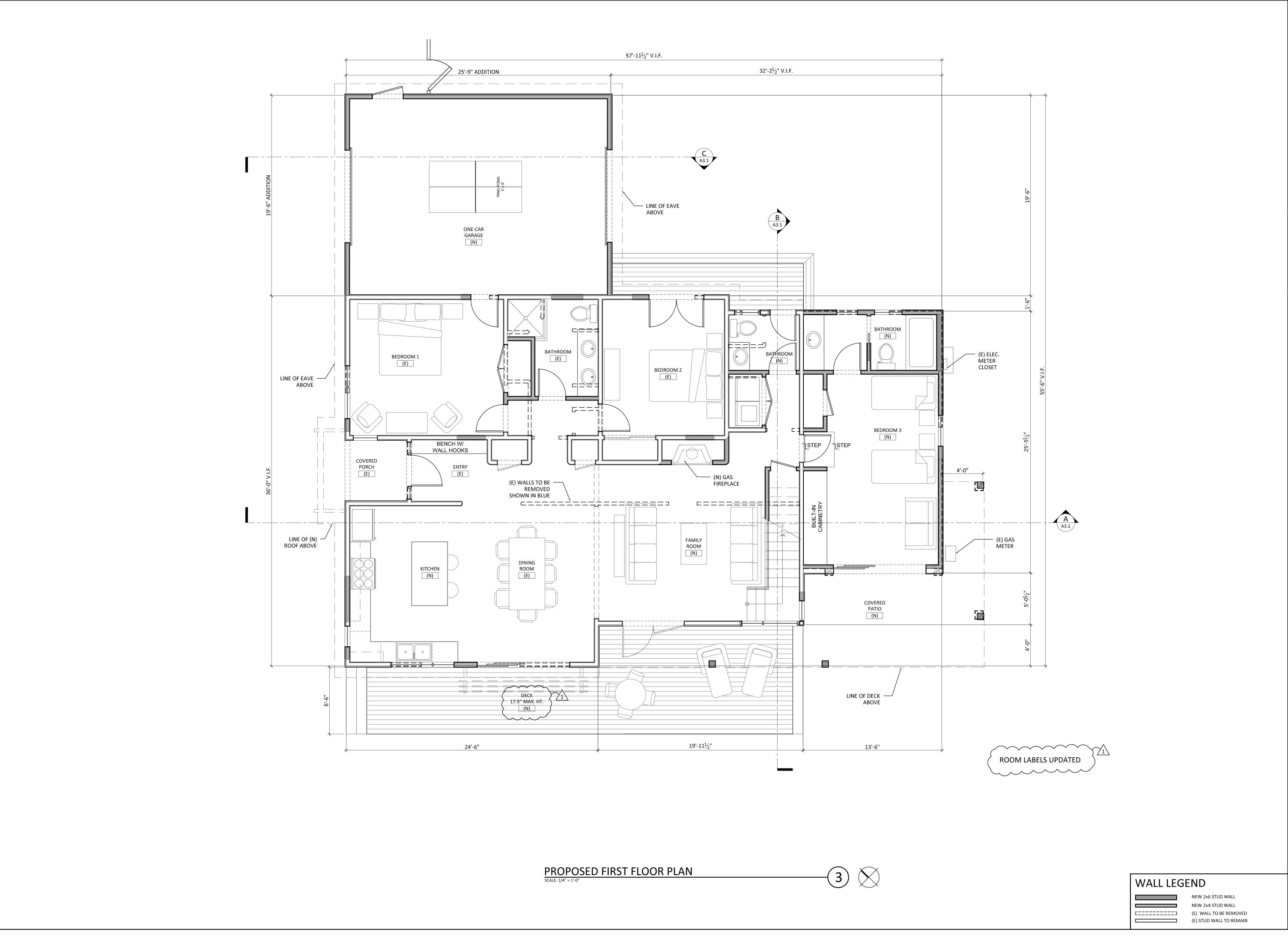
DISCRETIONARY RESP.1 8 NOV 2024

SECOND FLOOR EXISTING & DEMOLITION PLAN

A2.2 APN: 045-393-05

SECOND FLOOR EXISTING & DEMOLITION PLAN

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



REMOI S11 PLA SELVA

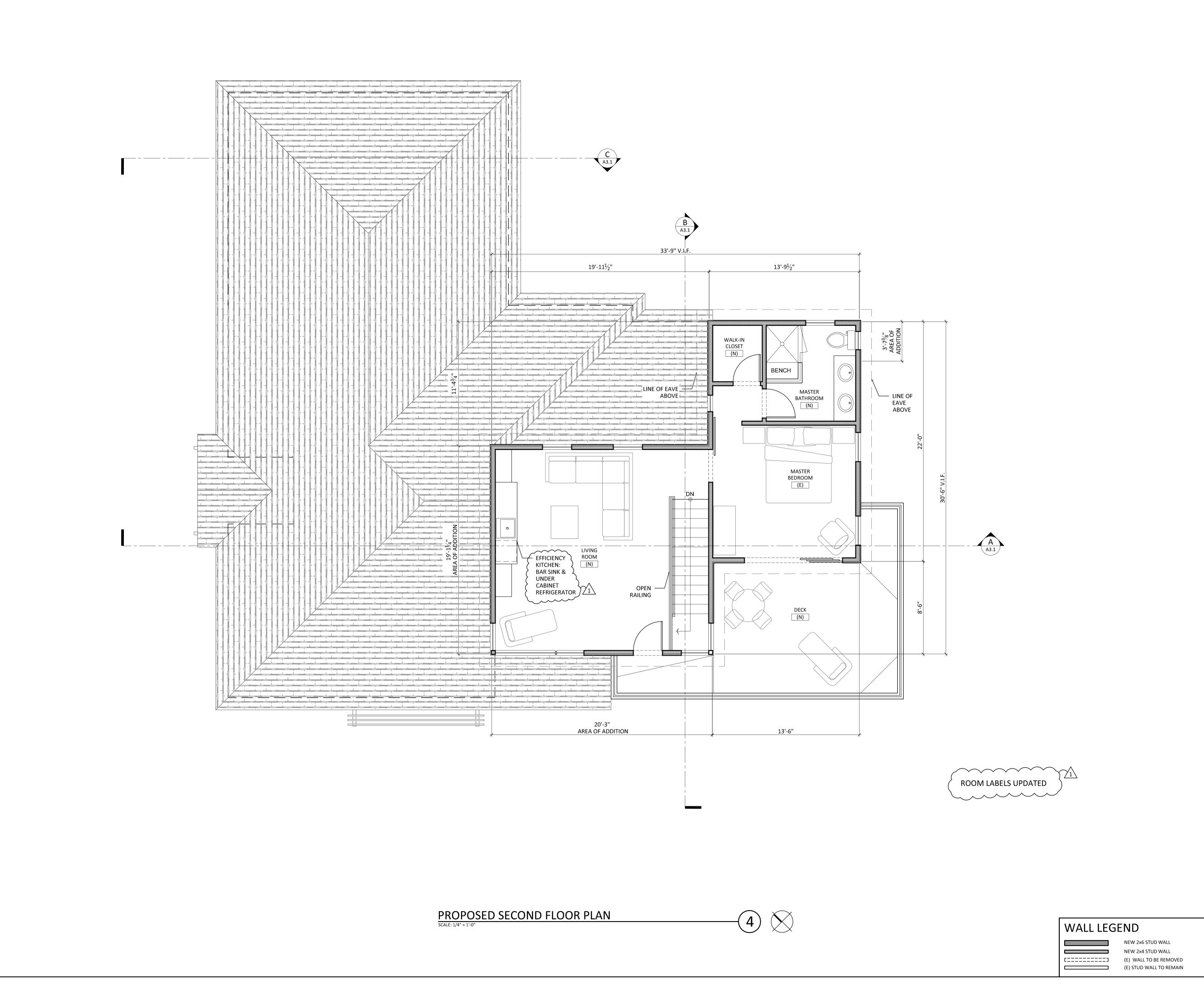
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BUNCE

PROPOSED FIRST FLOOR PLAN

A2.3

APN: 045-393-05



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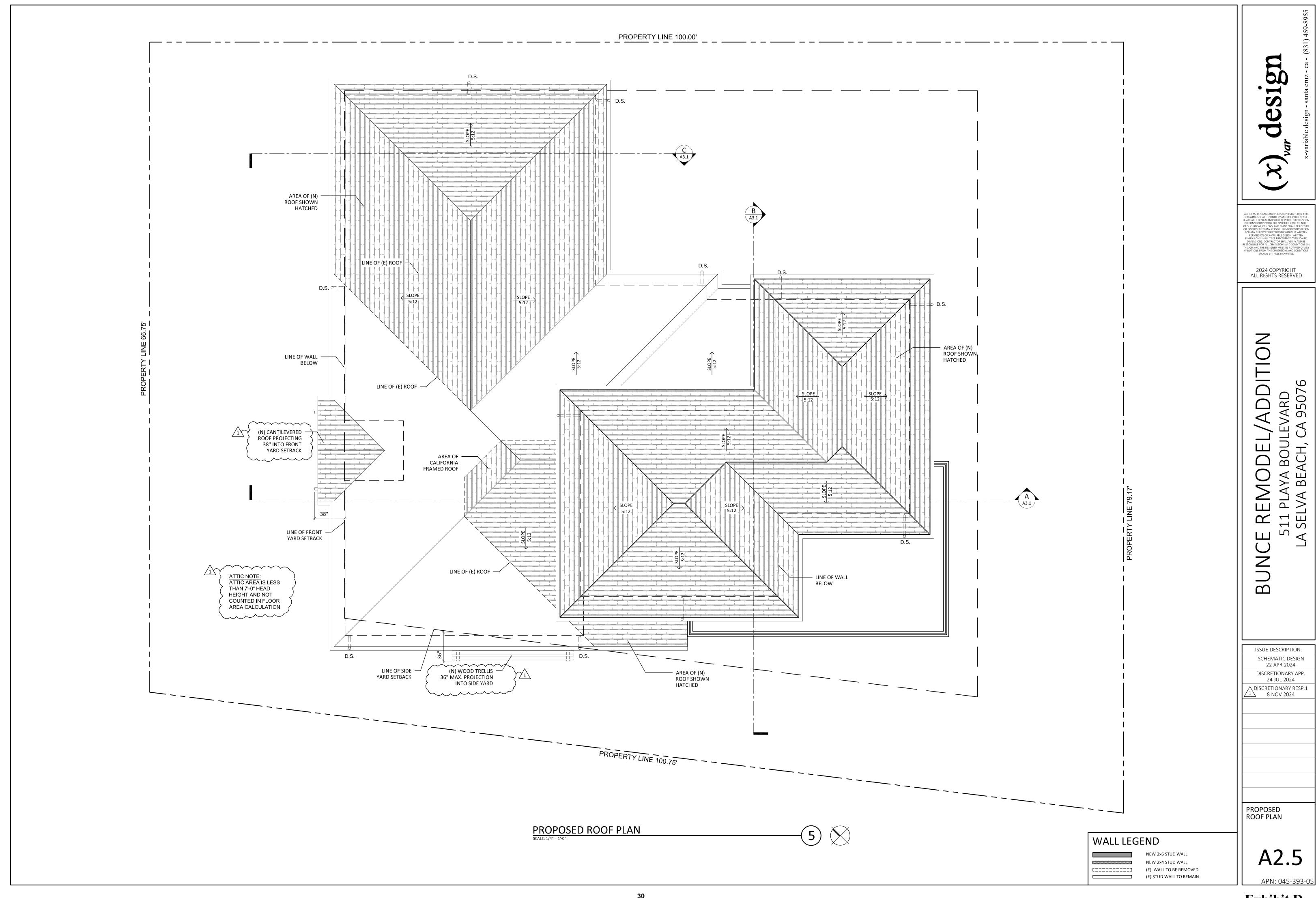
YYA BOI BEACH REMOI S11 PLA SELVA BUN

ISSUE DESCRIPTION: SCHEMATIC DESIGN 22 APR 2024 DISCRETIONARY APP. 24 JUL 2024

DISCRETIONARY RESP.1 8 NOV 2024

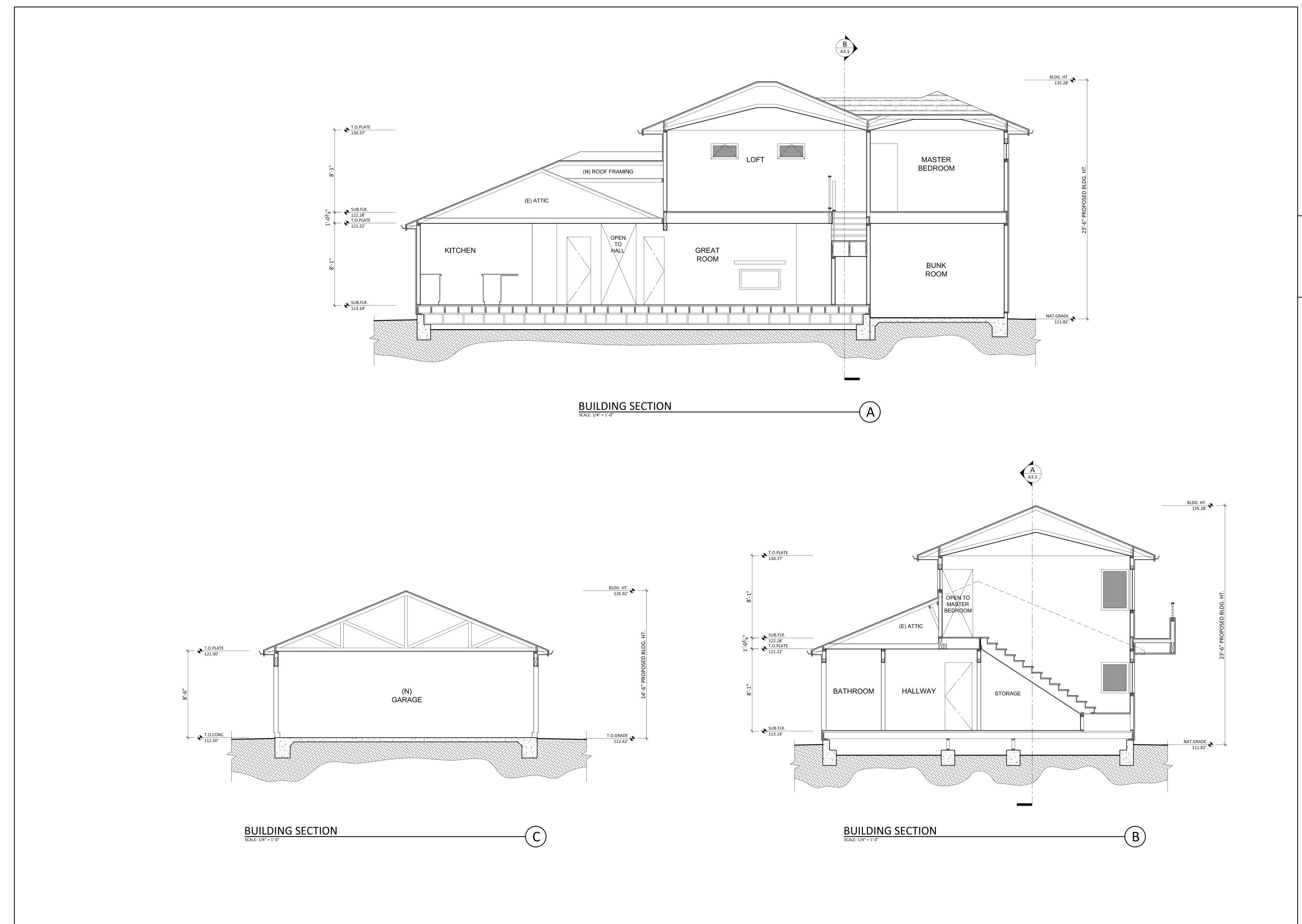
PROPOSED SECOND FLOOR PLAN

A2.4 APN: 045-393-05



YYA E BEA S11 PLA SELVA

SCHEMATIC DESIGN DISCRETIONARY APP.



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REMO 511 PLA SELVA BUNCE

ISSUE DESCRIPTION: SCHEMATIC DESIGN 22 APR 2024 DISCRETIONARY APP. 24 JUL 2024

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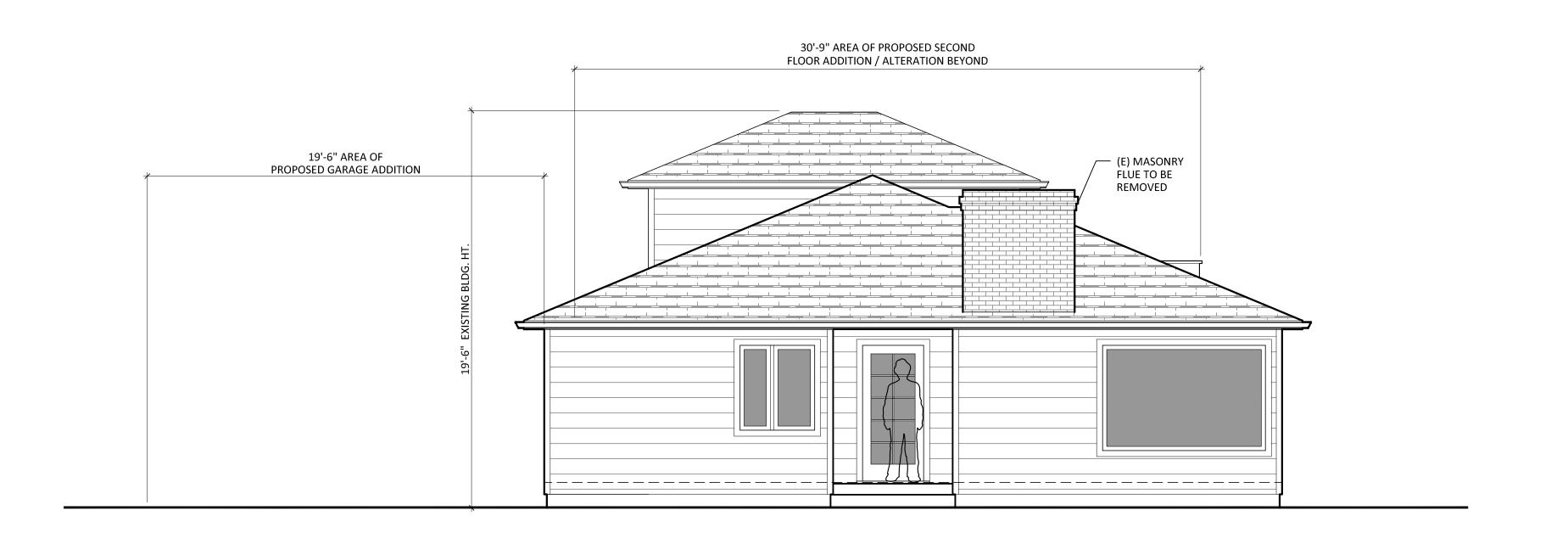
BUILDING SECTIONS

A3.1

# 34'-0" AREA OF SECOND STORY ADDITION / ALTERATION (E) BLDG. HT. (E) MASONRY -FLUE TO BE REMOVED ASPHALT SHINGLE -ROOF PAINTED CEMENT -FIBER LAP SIDING PAINTED WHITE WOOD -DOORS & WINDOWS PAINTED WHITE -TRIM AND ACCENTS NAT.GRADE 111.82'

EXISTING SOUTH ELEVATION

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



EXISTING WEST ELEVATION

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

7

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ADDITION REMOI

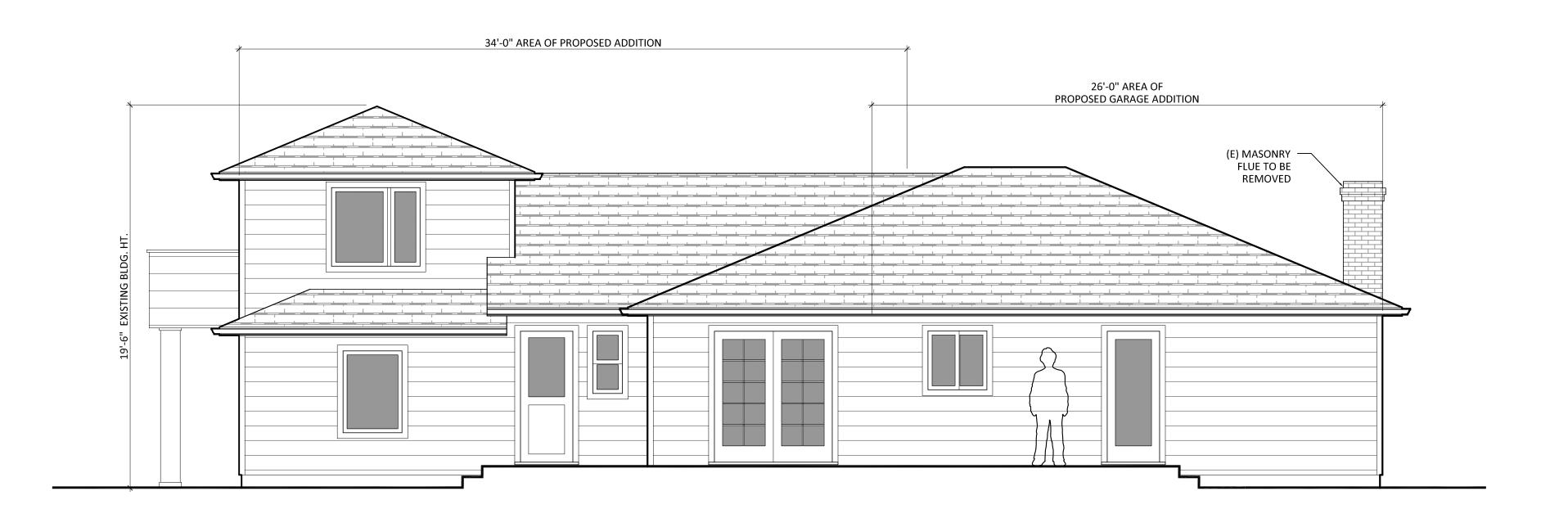
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BUN

24 JUL 2024 DISCRETIONARY RESP.1 8 NOV 2024

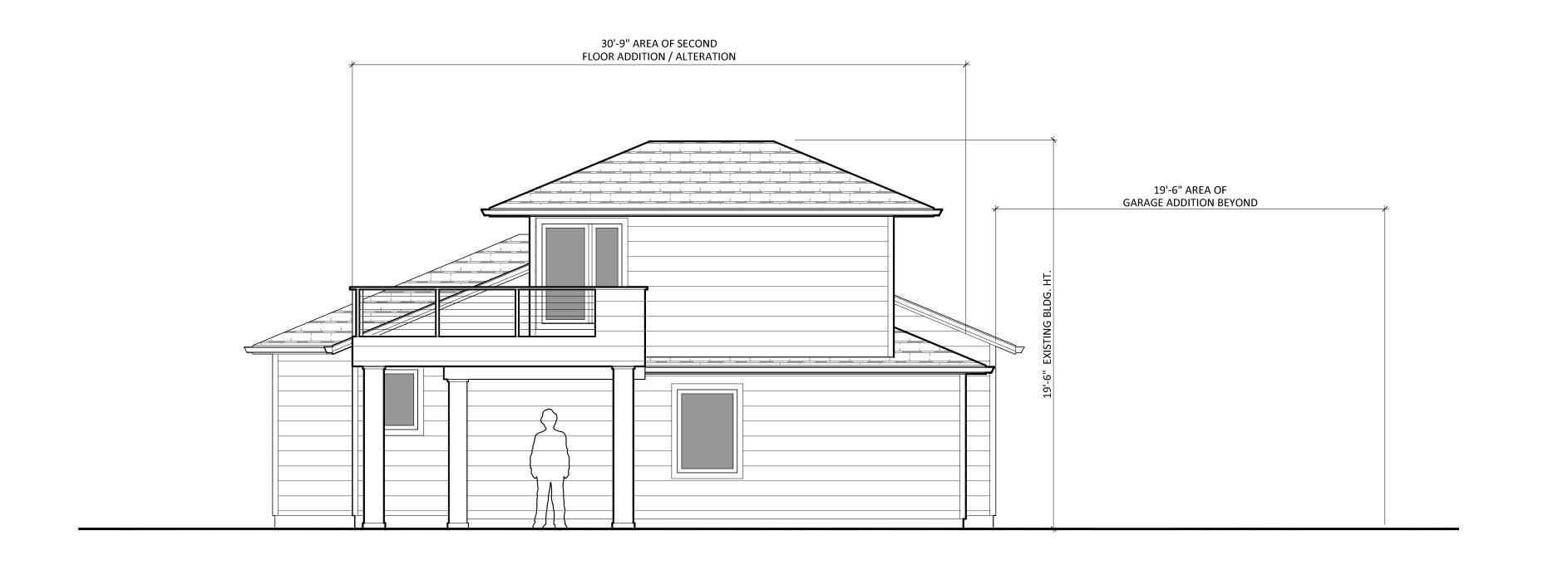
EXISTING EXTERIOR ELEVATIONS

APN: 045-393-05



EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0" 3



EXISTING EAST ELEVATION

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

de

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ADDITION REMOI

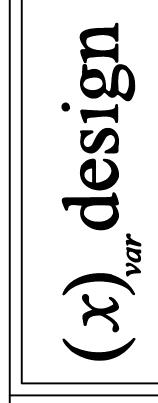
ISSUE DESCRIPTION: SCHEMATIC DESIGN 22 APR 2024 DISCRETIONARY APP. 24 JUL 2024

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DISCRETIONARY RESP.1 8 NOV 2024

EXISTING EXTERIOR ELEVATIONS

A4.2



/ADDITION

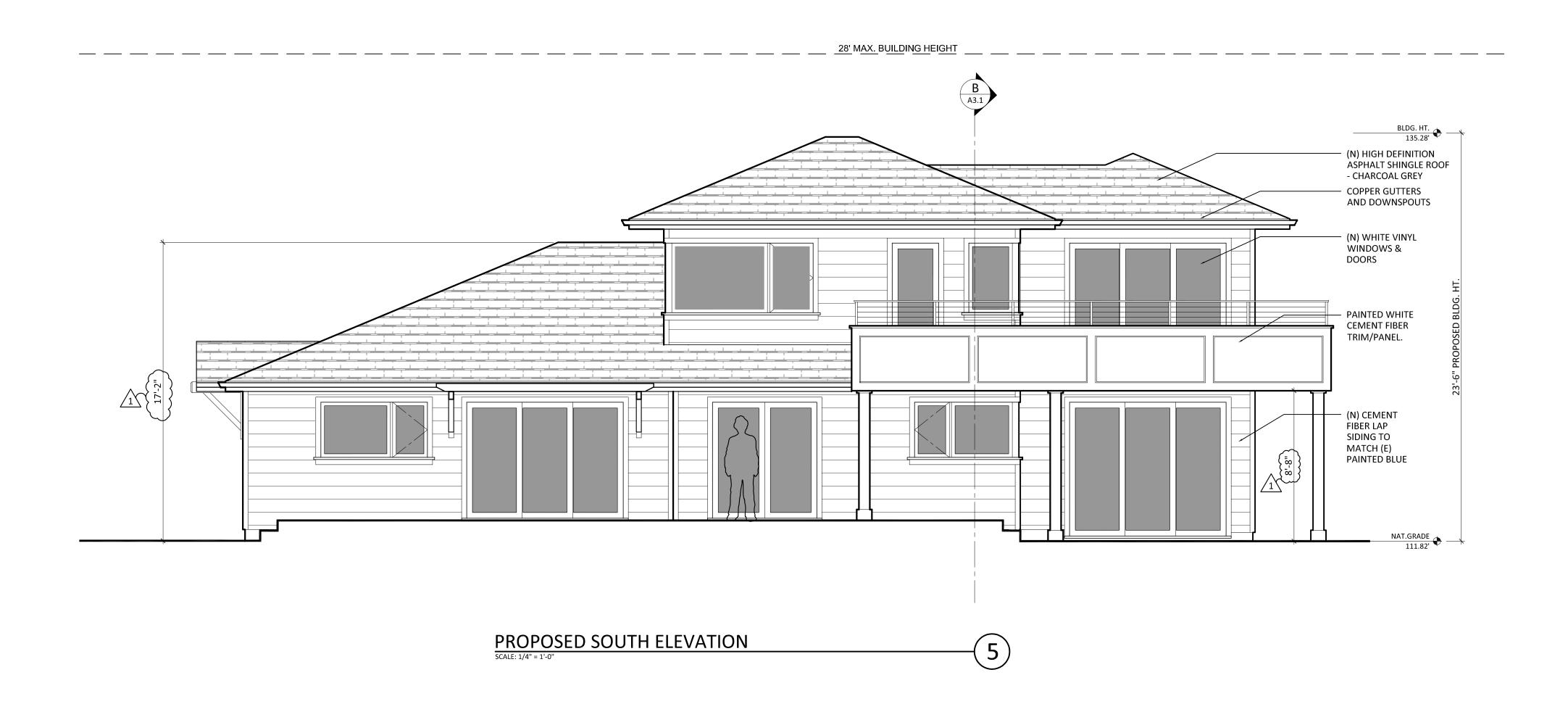
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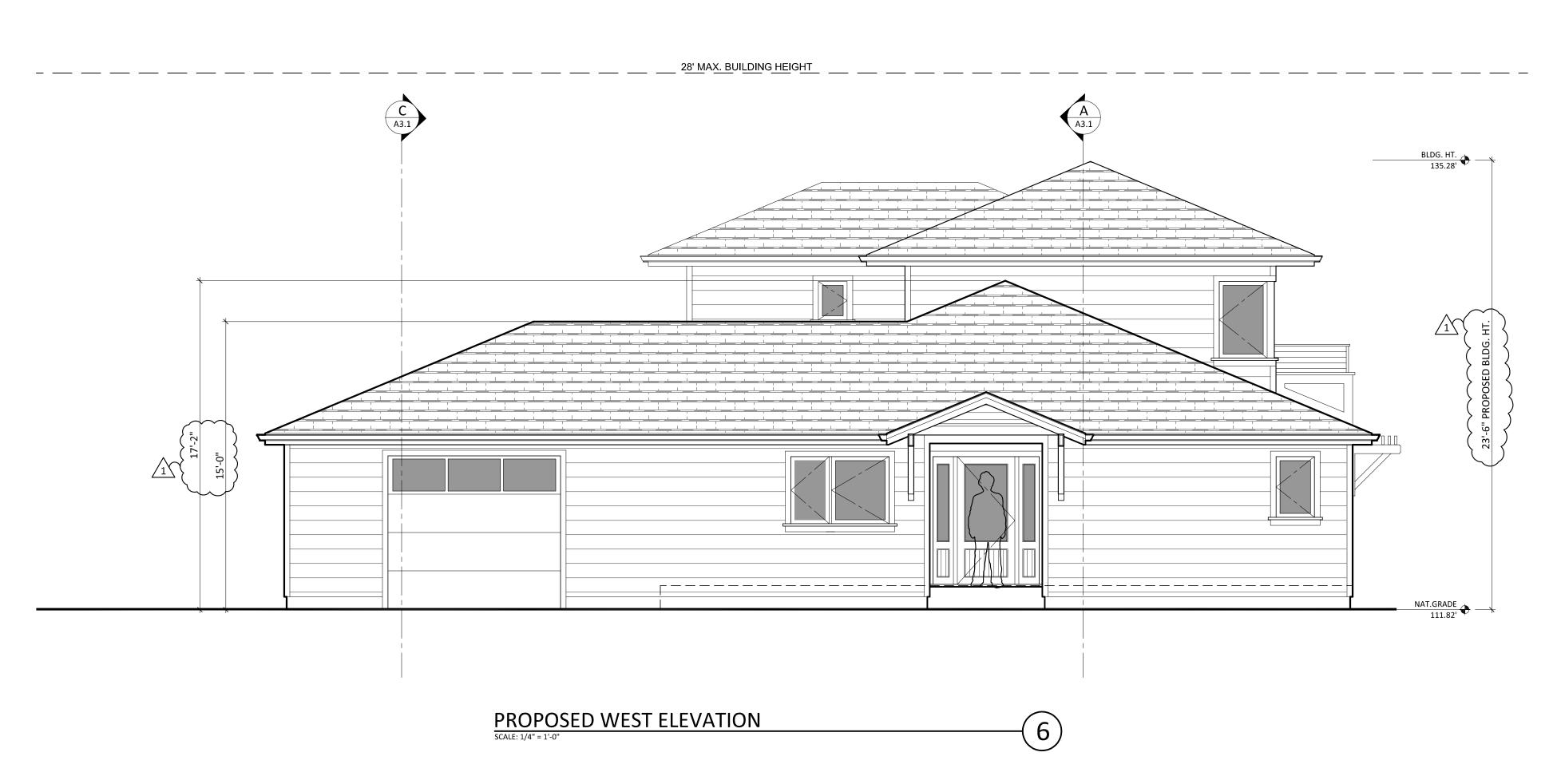
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DISCRETIONARY RESP.1 13 DEC 2024

PROPOSED EXTERIOR ELEVATIONS







REMOI BUNCE

ISSUE DESCRIPTION: SCHEMATIC DESIGN 22 APR 2024

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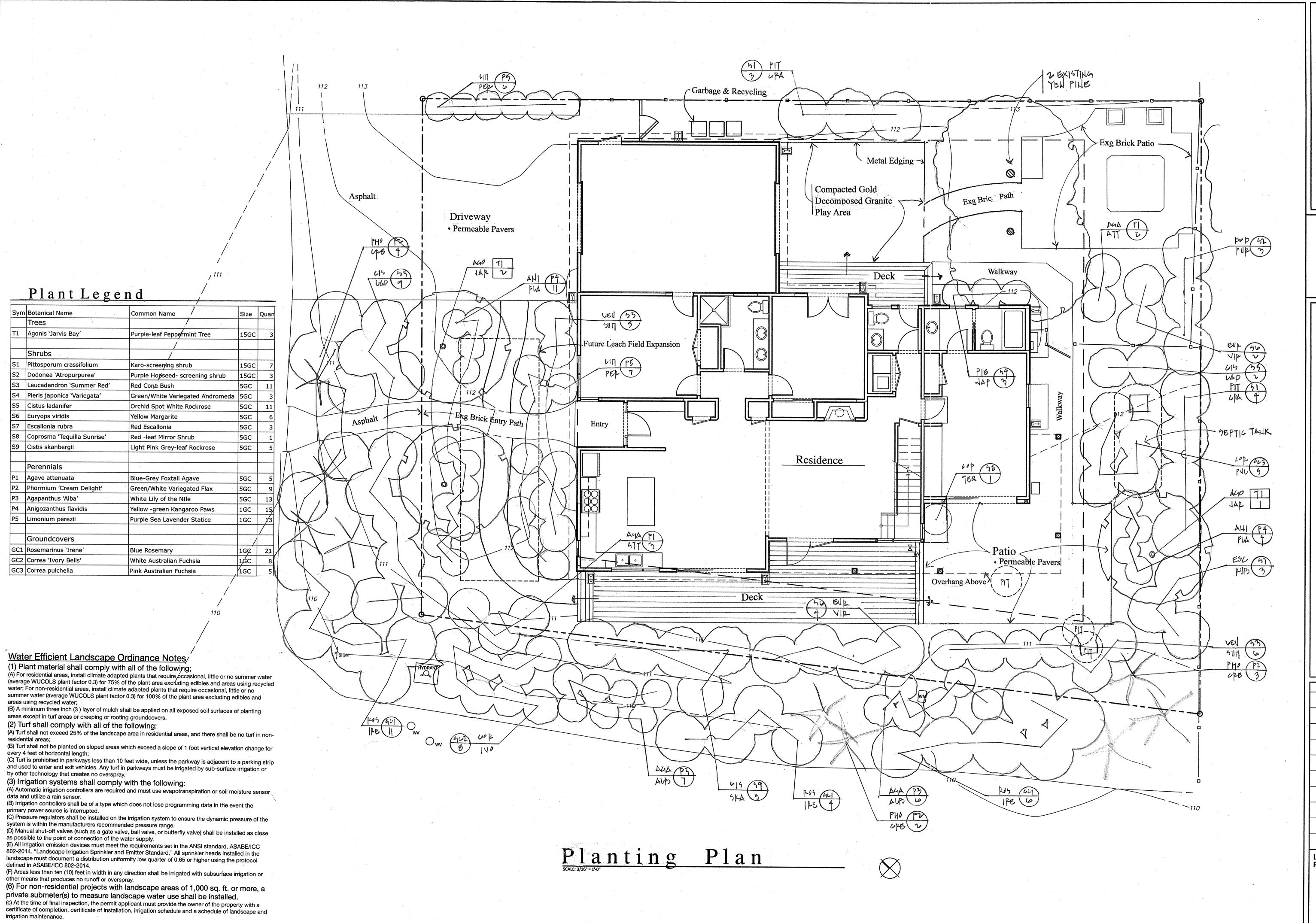
PROPOSED EXTERIOR ELEVATIONS

A4.4 APN: 045-393-05

PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0" 28' MAX. BUILDING HEIGHT\_\_\_\_

28' MAX. BUILDING HEIGHT





Ellen Cooper Landscape Architect Ca. Lic. #2937 831 426-6845

> Planting Plan

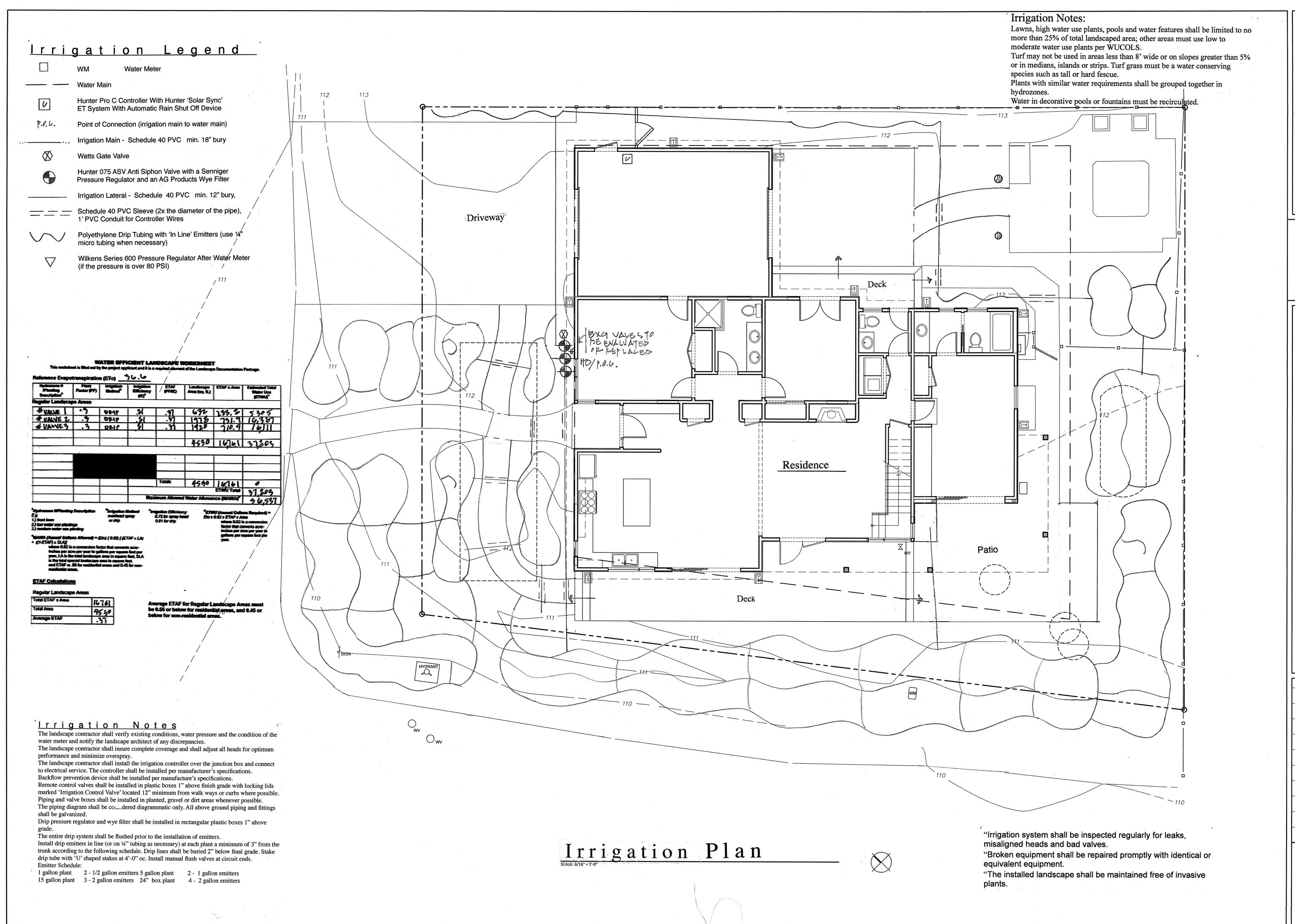
BUNCE REMODEL/ADDITION 511 PLAYA BOULEVARD LA SELVA BEACH, CA 95076

ISSUE DESCRIPTION:

LANDSCAPE PLAN

L1.0

APN: 045-393-05 **Exhibit D** 



Ellen Cooper Landscape Architect Ca. Lic. #2937 831 426-6845

Irrigtion Plan

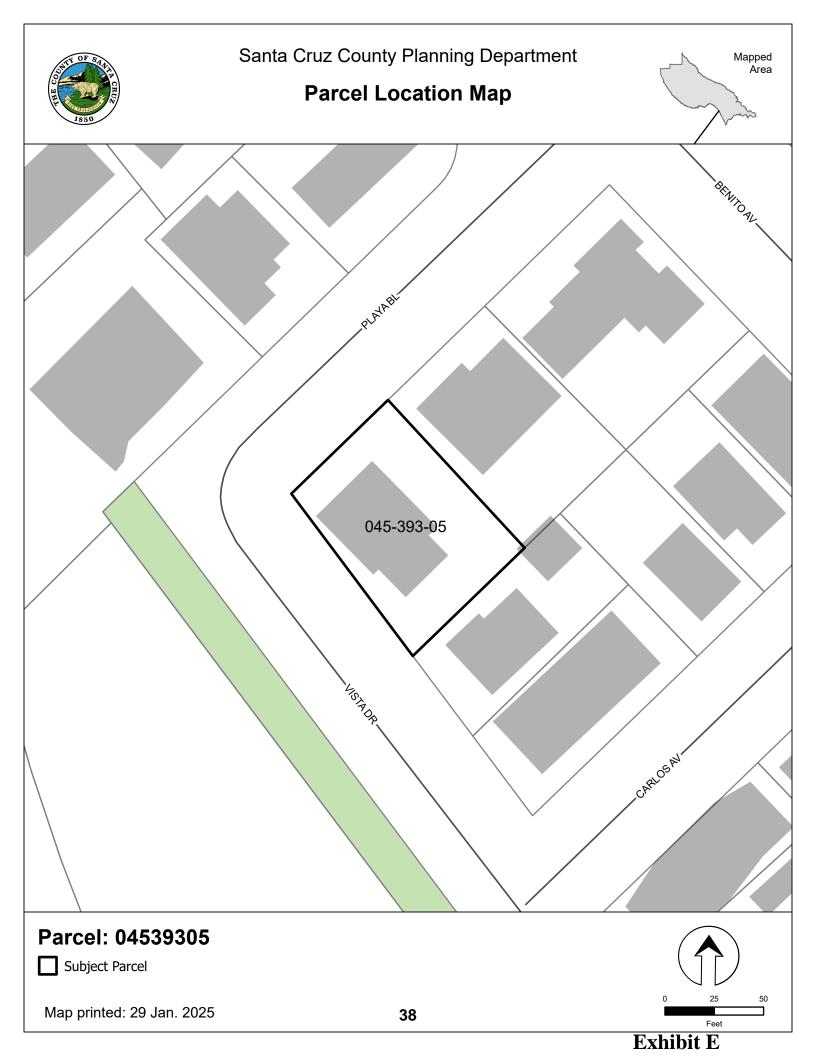
BUNCE REMODEL/ADDITION 511 PLAYA BOULEVARD LA SELVA BEACH, CA 95076

ISSUE DESCRIPTION:

LANDSCAPE

L2.0

APN: 045-393-05 **Exhibit D** 

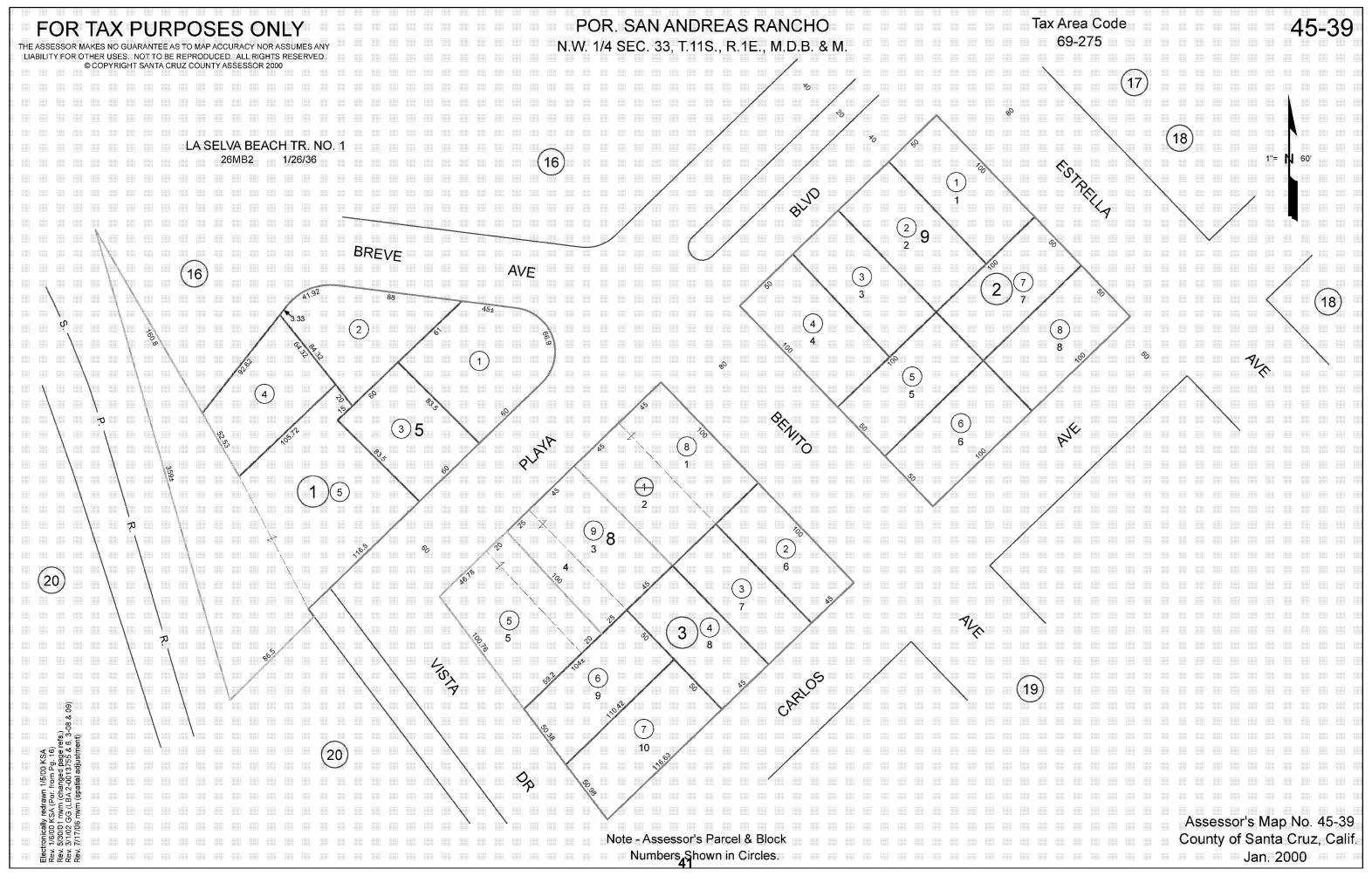




**Exhibit E** 



**Exhibit E** 



#### **Parcel Information**

#### **Services Information**

Urban/Rural Services Line:XInsideOutsideWater Supply:Soquel Creek Water DistrictSewage Disposal:Septic Maintenance DistrictFire District:Central Fire Protection District

Drainage District: N/A

#### **Parcel Information**

Parcel Size: 7,295 square feet

Existing Land Use - Parcel: R-1-6 Single-Family Residential Existing Land Use - Surrounding: R-1-6 Single-Family Residential

Project Access: Playa Blvd Planning Area: La Selva

Land Use Designation: R-UL (Urban Residential – Low Density)

Zone District: R-1-6 (Single-Family Residential, 6,000 square foot

minimum size)

Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Yes X No

Comm.

**Technical Reviews**: REV241171 Geotechnical Soils Report

#### **Environmental Information**

Geologic Hazards: Not mapped/no physical evidence on site

Fire Hazard: Not a mapped constraint

Slopes: N/A

Env. Sen. Habitat: Not mapped/no physical evidence on site

Grading: No grading proposed

Tree Removal: No trees proposed to be removed

Scenic: Mapped resource

Archeology: Not mapped/no physical evidence on site

#### Subject:

Review of the Geotechnical Investigation, Proposed Addition and Remodel of Existing Residence, 511 Playa Boulevard, La Selva Beach, Santa Cruz County, CA/APN 045-393-05 report dated 15 December 2023 by CMAG Engineering, Inc. - Project No. 23-142-SC

Project Site: 511 Playa Boulevard APN 045-393-05 Application No. REV241171

The Planning Division has accepted the subject geotechnical engineering report for the proposed project. The following items shall be required:

- 1.All project design and construction shall comply with the recommendations of the subject report;
- 2. Final plans shall reference the subject geotechnical investigation report by title, author, and date. Final Plans should also include a statement that the project shall conform to the report's recommendations; and
- 3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The Consultants Plan Review Form (Form PLG-300) is available on the Planning Department's web page. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by the last revision date.

Our acceptance of the report is limited to its technical content. Other project issues such as fire safety, etc. may require resolution by other agencies

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: Assistance and Forms (santacruzcountyca.gov)

After building permit issuance the soils engineer must remain involved with the project during construction.

Exhibit G

#### **Alexandra Corvello**

From: John W Hunt <jwhunt@ucdavis.edu>
Sent: Saturday, January 25, 2025 4:39 PM

To: Alexandra Corvello

**Cc:** Second District; jwhunt@ucdavis.edu

**Subject:** Strongly Opposed to over-developing a VACATION RENTAL in La Selva Beach

Follow Up Flag: Follow up Flag Status: Flagged

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

Hello Alexandra,

Thank you for sending notice about the proposed development of 511 Playa Blvd. in La Selva Beach. Item #3 241341.

#### I STRONGLY OPPOSE IT.

#### This property is a VACATION RENTAL!

I know there is an effort to provide additional housing to residents and workers in Santa Cruz County. This, however, is a commercial development that is trying to squeeze in more rental space to make more money off of our community.

Vacation rentals do the opposite of what is needed in County planning. Vacation rentals take away housing stock from county residents, drive up home prices, bring partiers into the neighborhood, and do nothing to support local efforts to improve the community, such as those done by the all-volunteer Improvement Association and the Recreation District. Vacationers do not volunteer in the community and take away housing from people who would.

This is a commercial profit grab at the expense of our community. ADUs, garage conversions and additions were not meant to line the pockets of the vacation rental industry. I'm sick of it, and strongly oppose this proposal.

John Hunt 21 Benito Ave, LSB One block away 831-566-0044

Cc: Supervisor Kim De Serpa

--

28 January 2025

re: 511 Playa Boulevard Remodel/Addition

Application #: 241341

Dear Alexandra Covello,

The Owners would like to request a Continuance to include the additional permit type amending the Existing Vacation Rental Permit to reflect the proposed Remodel & Addition.

If you have any questions or need anything else, please contact me.

Thank You for your time.

Sincerely,

warren tamashiro

Warren Tamashiro x-variable Design