

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.:	03-0201
APN:	046-402-06
APPLICANT:	Dennis Anderson
OWNER:	Craig and Monica Matthews
PROJECT DESCRIPTION:	Proposal to demolish an existing garage and construct a two-story attached room addition with basement connected to an existing two-story single-family dwelling.
LOCATION:	25 Anita Avenue. La Selva Beach
PERMITS REQUIRED:	Amendment to Coastal Development Permit 01-0219
ENVIRONMENTAL DETERMINATION:	Categorically Exempt
COASTAL ZONE:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
APPEALABLE:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<u>PARCEL INFORMATION</u>	
PARCEL SIZE:	8,905 sq. ft
EXISTING LAND USE:	
PARCEL:	residential
SURROUNDING:	residential
PROJECT ACCESS:	Anita Avenue
PLANNING AREA:	La Selva Beach
LAND USE DESIGNATION:	R-1-6 (Single Family Residential / 6,000 sq. ft. min.)
ZONING DISTRICT:	R-UL District (Residential Urban Low Density)
SUPERVISORIAL DISTRICT:	District 2 (Ellen Pirie, Supervisor)

ENVIRONMENTAL INFORMATION

- | | |
|-----------------------|------------------------------------|
| a. Geologic Hazards | a. Notmapped |
| b. Soils | b. 130 / 135 |
| c. Fire Hazard | c. Low |
| d. Slopes | d. flat site |
| e. Env. Sen. Habitat | e. Yes |
| f. Grading | f. No site grading proposed |
| g. Tree Removal | g. No trees proposed to be removed |
| h. Scenic | h. Yes |
| i. Drainage | i. Existing drainage adequate |
| j. Traffic | j. NIA |
| k. Roads | k. Existing roads adequate |
| l. Parks | l. Existing facilities adequate |
| m. Sewer Availability | m. Existing |
| n. Water Availability | n. Existing |
| o. Archeology | o. Notmapped |

SERVICES INFORMATION

Inside Urban/Rural Services Line:
Water Supply:
Sewage Disposal:
Fire District:

 X Yes No
Soquel Water District
Santa **Cruz** Sanitary
Aptos/La Selva Fire Protection District

HISTORY

This application was received on May **29,2003** and deemed complete on October **8,2003**.

ANALYSIS AND DISCUSSION

General -

The property is a **8,905** sq. ft. lot, located in the R-1-6 (Single Family Residential/6,000 sq. ft. minimum) zone district, a designation that allows residential uses. The proposal is to demolish **an** existing detached garage in the rear of the property and to construct a two story attached structure. The project is consistent with the site's R-UL (Residential Urban Low Density) General Plan designation.

SITE DEVELOPMENT STANDARDS TABLE

	R-1-6 Standards	Proposed Residence and Addition
Front yard setback:	20 feet	27'-0"
Side yard setback:	5 and 8 feet	5'-0" and 9'-0"
Rear yard setback:	15 feet	15'-6"
Lot Coverage:	30 % maximum	28 %
Building Height:	28 feet maximum	25'-4"
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	43 %
Parking	4 bedrooms – 3 (18' x 8.5')	One in garage three uncovered

Building Design –

This lot is within the Coastal Zone, and therefore the project is subject to Chapter 13.20 (Coastal Zone).

The separation of the structure into two parts assists in lessening the impact of the total 4,030 sq. ft. The overall design of each portion of the residence shows a concern for the breaking down of the massing into smaller units.

A Condition of Approval has been added which requires the applicant to record a deed restriction which would prevent this addition from being used as a second unit.

Conclusion –

Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area. As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

RECOMMENDATION:

Staff recommends:

1. **APPROVAL** of Application Number **03-0201**, based on the attached findings and conditions.
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Comments from reviewing agencies
- F. Location map
- G. Zoning map
- H. General Plan map
- I. Assessors Parcel map
- J. Design Review Evaluation

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.

Report Prepared By: Lawrence Kasparowitz
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
(831) 454-2676
pln795@co.santa-cruz.ca.us

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.

The location of the proposed addition 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 in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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 project site is located in the R-1-6 (Single Family Residential / 6,000 sq. ft. minimum) zone district. The proposed location of the addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project is located in the R-UL (Residential Urban Low Density) land use designation. The proposed residential use is consistent with the General Plan in that it meets the density requirements specified in the General Plan.

The proposed addition will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development

standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the addition will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The residence with the proposed addition, will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residence will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is replacement of an existing residence on a developed lot.

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 residence with the proposed addition will complement and harmonize with the existing residences 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 in the vicinity, in that the proposed structure is two stories, in a mixed neighborhood of one and two story homes and the residence with the proposed addition 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 development is consistent with the Design Standards and Guidelines of the County Code in that the residence with the proposed addition will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROJECT IS A USE ALLOWED IN ONE OF THE BASIC ZONE DISTRICTS, OTHER THAN THE SPECIAL USE (SU) DISTRICT, LISTED IN SECTION **13.10.170(d)** AS CONSISTENT WITH THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LUP DESIGNATION.

The property is zoned R- 1-6 (Single Family Residential – 6,000 square foot minimum), a designation which allows residential uses. The proposed residential addition is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low 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 proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. THAT THE PROJECT IS CONSISTENT WITH THE DESIGN CRITERIA AND SPECIAL USE STANDARDS AND CONDITIONS OF THIS CHAPTER PURSUANT TO SECTION **13.20.130** et seq.

The proposal is consistent with the design and use standards pursuant to Section 13.20.130 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; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

4. THAT THE PROJECT CONFORMS WITH THE PUBLIC ACCESS, RECREATION, AND VISITOR-SERVING POLICIES, STANDARDS AND MAPS OF THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTER 2: FIGURE **2.5** AND CHAPTER **7**, AND, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL ZONE, SUCH DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER **3** OF THE COASTAL ACT COMMENCING WITH SECTION **30200**.

The project site is located between the shoreline and the first public road, but does not provide public access. Consequently, the residential addition 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.

CONDITIONS OF APPROVAL

Exhibit A: plans submitted by Dennis Anderson, Architect with revision dated November 3, 2003.

- I. This permit authorizes the demolition of an existing garage and construction of a two-story attached room addition with basement. 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.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. 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 "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Grading, drainage, and erosion control plans.
 2. Details showing compliance with fire department requirements.
 - C. Meet all requirements of and pay applicable drainage plan check fees to the County Department of Public Works for parcels located outside flood control zones.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer..
 - G. 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.
 - H. 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.

- I. Complete and record a Declaration of Restriction that the rear structure:
1. will not contain a kitchen or food preparation facilities.
 2. will not be rented, let or leased as a separate, independent dwelling unit as defined in County Code Section 13.10.700-D. The structure may only be rented as part of the primary dwelling unit for a single-housekeeping unit, which shares kitchen or food preparation facilities, (i.e. similar to renting a bedroom in a home). The purpose of a Single-Family-Dwelling Zone District is to allow one dwelling unit on a parcel for a single housekeeping unit which shares kitchen or food preparation facilities.

YOU MAY NOT ALTER THE WORDING OF THIS DECLARATION.

Follow the instructions to record and **return** the form to the Planning Department.

- 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 16.42.100 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 16.42.100, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval

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APN: 045-402-06
Owner: Craig and Monica Matthews

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("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against **the** COUNTY, it officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment **of** this development approval which is requested by the Development Approval Holder.

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

**PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE
UNLESS YOU OBTAIN THE REQUIRED PERMITS
AND COMMENCE CONSTRUCTION.**

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Lawrence Kasparowitz
Project Planner

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.

NOTICE OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of **CEQA** as specified in Sections 15061 - **15329** of CEQA for the reason(s) which have been checked on this document.

Application No.: 03-0201
Assessor Parcel No.: 045-402-06
Project Location: 25 Anita Avenue, La Selva Beach
Project Description: Proposal to demolish an existing garage and construct a two-story room addition with basement for an existing two-story single-family dwelling.
Person Proposing Project: Dennis Anderson
Contact Phone: 831-457-8348

- A. ☐ The proposed activity is not a project under **CEQA** Guidelines, Sections 1928 and 501.
B. ☐ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.
C. ☒ Statutory Exemption other than a Ministerial Project.
Specify type:

D. Categorical Exemption

- | | |
|--|---|
| <input type="checkbox"/> 1. Existing Facility | <input type="checkbox"/> 20. Changes in Organization of Local Agencies |
| <input type="checkbox"/> 2. Replacement or Reconstruction | <input type="checkbox"/> 21. Enforcement Actions by Regulatory Agencies |
| <input checked="" type="checkbox"/> 3. New Construction of Small Structure | <input type="checkbox"/> 22. Educational Programs |
| <input type="checkbox"/> 4. Minor Alterations to Land | <input type="checkbox"/> 23. Normal Operations of Facilities for Public Gatherings |
| <input type="checkbox"/> 5. Alterations in Land Use Limitations | <input type="checkbox"/> 24. Regulation of Workmg Conditions |
| <input type="checkbox"/> 6. Information Collection | <input type="checkbox"/> 25. Transfers of Ownership of Interests in Land to Preserve Open Space |
| <input type="checkbox"/> 7. Actions by Regulatory Agencies for Protection of the Environment | <input type="checkbox"/> 26. Acquisition of Housing for Housing Assistance Programs |
| <input type="checkbox"/> 8. Actions by Regulatory Agencies for Protection of Nat. Resources | <input type="checkbox"/> 27. Leasing New Facilities |
| <input type="checkbox"/> 9. Inspection | <input type="checkbox"/> 28. Small Hydroelectric Projects at Existing Facilities |
| <input type="checkbox"/> 10. Loans | <input type="checkbox"/> 29. Cogeneration Projects at Existing Facilities |
| <input type="checkbox"/> 11. Accessory Structures | <input type="checkbox"/> 30. Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances |
| <input type="checkbox"/> 12. Surplus Govt. Property Sales | <input type="checkbox"/> 31. Historical Resource Restoration/Rehabilitation |
| <input type="checkbox"/> 13. Acquisition of Land for Wild-Life Conservation Purposes | <input type="checkbox"/> 32. In-Fill Development Projects |
| <input type="checkbox"/> 14. Minor Additions to Schools | |
| <input type="checkbox"/> 15. Minor Land Divisions | |
| <input type="checkbox"/> 16. Transfer of Ownership of Land to Create Parks | |
| <input type="checkbox"/> 17. Open Space Contracts or Easements | |
| <input type="checkbox"/> 18. Designation of Wilderness Areas | |
| <input type="checkbox"/> 19. Annexation of Existing Facilities Lots for Exempt Facilities | |

E. ☐ Lead Agency Other Than County:

Date: _____

Lawrence Kasparowitz, Project Planner

EXHIBIT D

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Larry Kasparowitz
Application No.: 03-0201
APN: 045-402-06

Date: December 1, 2003
Time: 11:02:21
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 17, 2003 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 17, 2003 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. A soils report completed by a licensed geotechnical engineer will be required for this project.

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JUNE 11, 2003 BY CARISA REGALADO =====
No offsite adverse impacts apparent. Plans accepted as submitted.

If needed, further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/drain.htm>

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions.

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JUNE 11, 2003 BY CARISA REGALADO =====
No comment.

Dpw Road Engineering Completeness Comments

===== UPDATED ON JUNE 19, 2003 BY GREG J MARTIN =====

The driveway to the garage should be 12 feet wide. The surface of the driveway and parking area should be paved with 2 inches of asphalt concrete over 6 inches of aggregate base. A curb should be placed along the driveway to ensure that vehicles don't hit the building. The fence may be used in the front yard however it should be set 22 feet from the property line. The width of the driveway at the front of the property should be 12 feet for the driveway & 9 feet for each parking space. The additional room is required due to the unusual parking configuration. Normally this parking configuration would not be allowed, however since it is a private street and it is consistent with neighboring properties it shall be considered acceptable with the aforementioned conditions. ===== UPDATED ON JUNE 19, 2003 BY GREG J MARTIN

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
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APN: 045-402-06

Date: December 11, 2003
Time: 11:02:21
Page: 2

Please contact Greg Martin at 831-454-2811 if you have any questions. ===== UP-
DATED ON AUGUST 28, 2003 BY GREG J MARTIN =====
No comment.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JUNE 19, 2003 BY GREG J MARTIN =====
===== UPDATED ON AUGUST 28, 2003 BY GREG J MARTIN =====
No comment.

Environmental Health Completeness Comments

===== REVIEW ON JUNE 17, 2003 BY JIM G SAFRANEK =====
Applicant must obtain a sewage disposal permit to upgrade to a 4 bedroom sfr.
(Previous clearance was for a non-bedrm addition, 3 bedrooms max.). Applicant can
proceed through discr. permit stage of project and apply for septic system upgrade
application at time of building permit. js
===== UPDATED ON AUGUST 28, 2003 BY JIM G SAFRANEK =====

Environmental Health Miscellaneous Comments

===== REVIEW ON JUNE 17, 2003 BY JIM G SAFRANEK =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

LATEST COMMENTS HAVE **NOT** YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JUNE 13, 2003 BY ERIN K STOW =====
DEPARTMENT NAME: Aptos/La Selva Fire Dept. Approved with the following conditions:
FIRE FLOW requirements for the subject property are 1000 GPM. Note on the plans the
REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be ob-
tained from the water company.
SHOW on the plans a public fire hydrant within 250 feet of any portion of the
property, along the fire department access route, meeting the minimum required fire
flow for the building. This information can be obtained from the water company.
The required fire flow is not available. To mitigate the lack of the required fire
flow, the entire structure shall be protected by an automatic fire sprinkler system
through all portions of the structure, complying with the currently adopted edition
of NFPA 130 and adopted standards of the Aptos/La Selva Fire Protection District.
If the flow does meet the 1,000 G.P.M requirement, provide proof from the Water Dis-
trict.

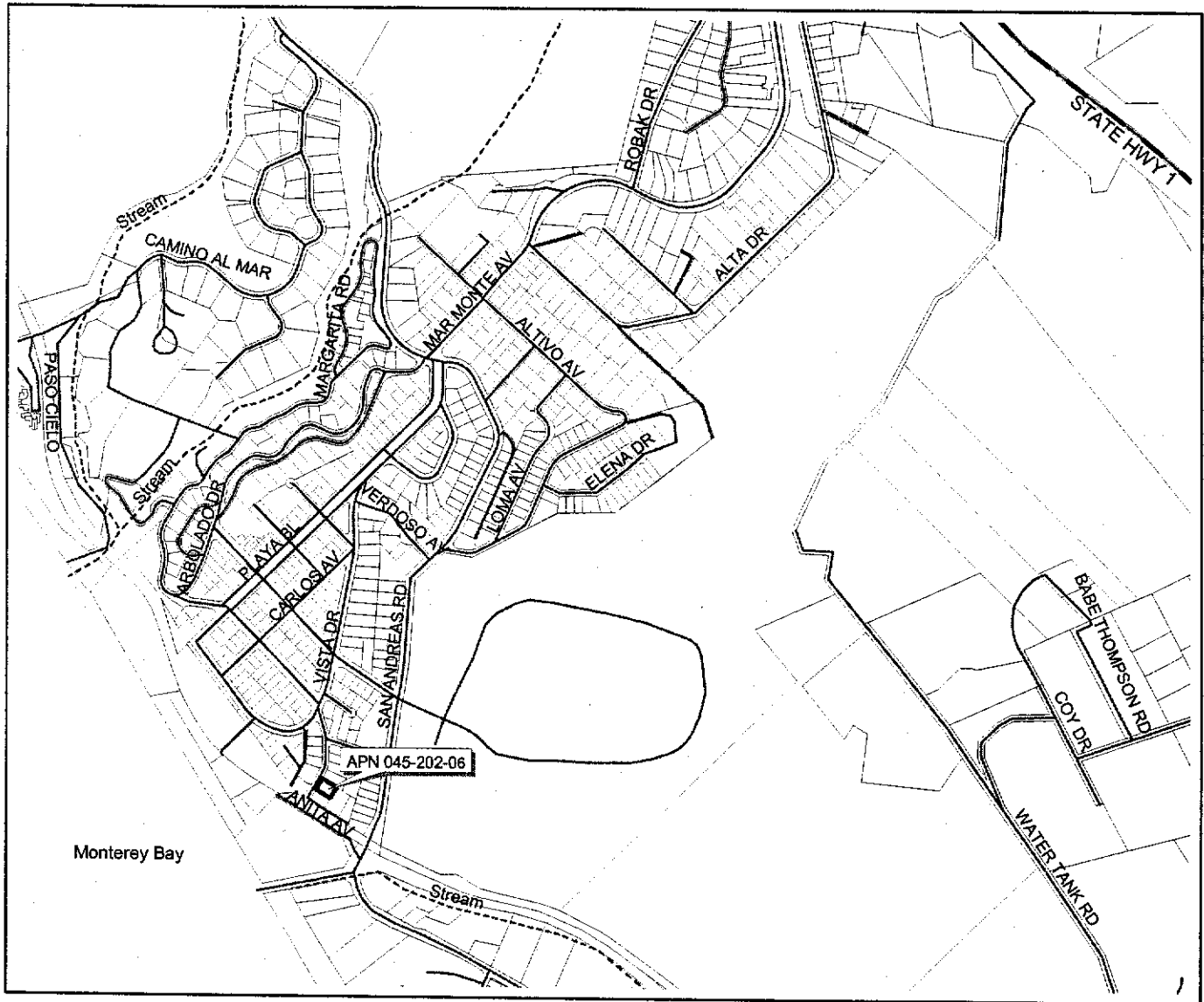
Aptos-La Selva Beach Fire Prot Dist Miscellaneous

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JUNE 13, 2003 BY ERIN K STOW =====
NO COMMENT

EXHIBIT. E

Location Map



0.25 0 0.25 0.5 Miles

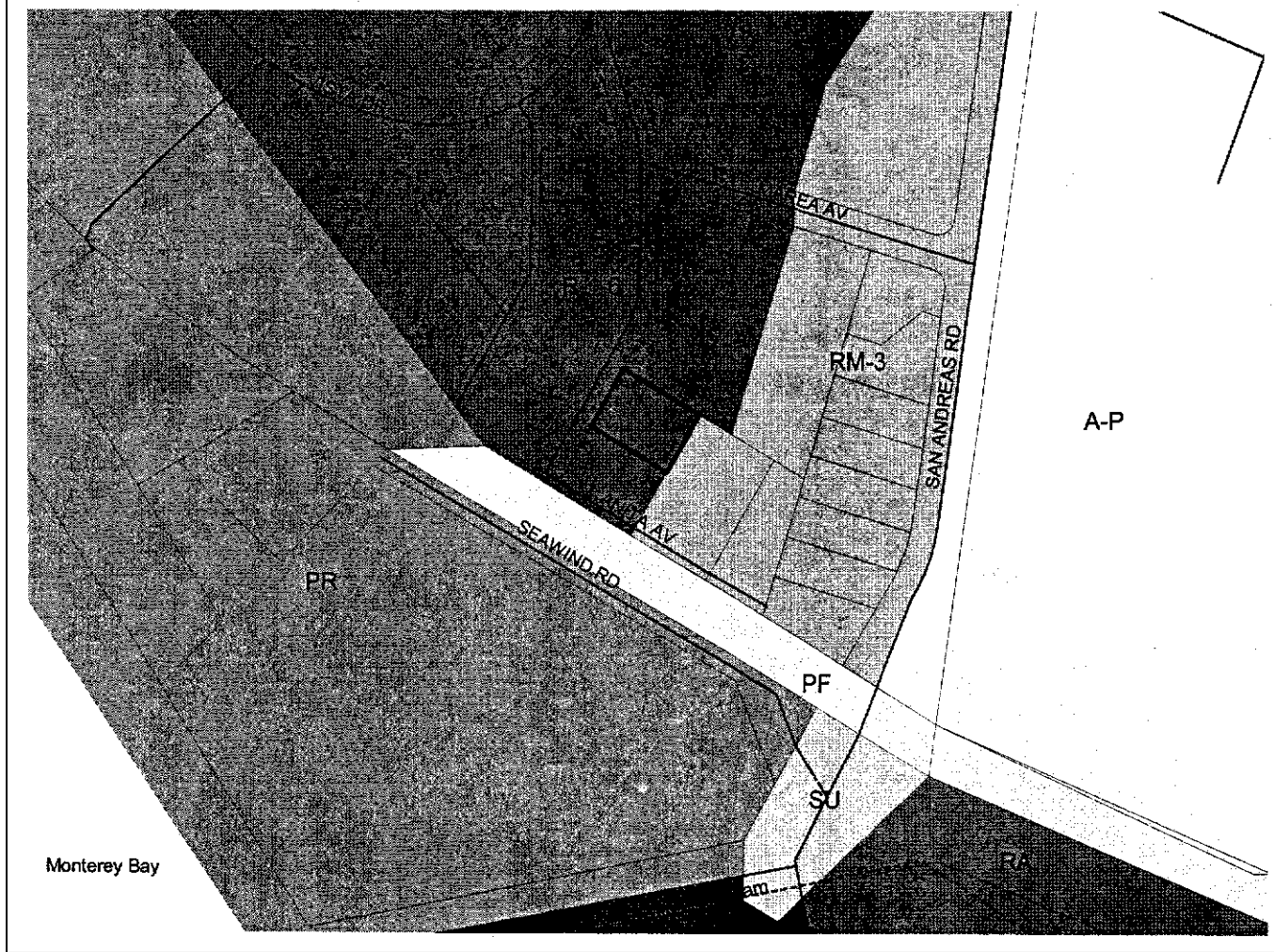
Map created by Santa Cruz County
Planning Department:

June 2003



EXHIBIT F

Zoning Map



500 0 500 Feet

Legend

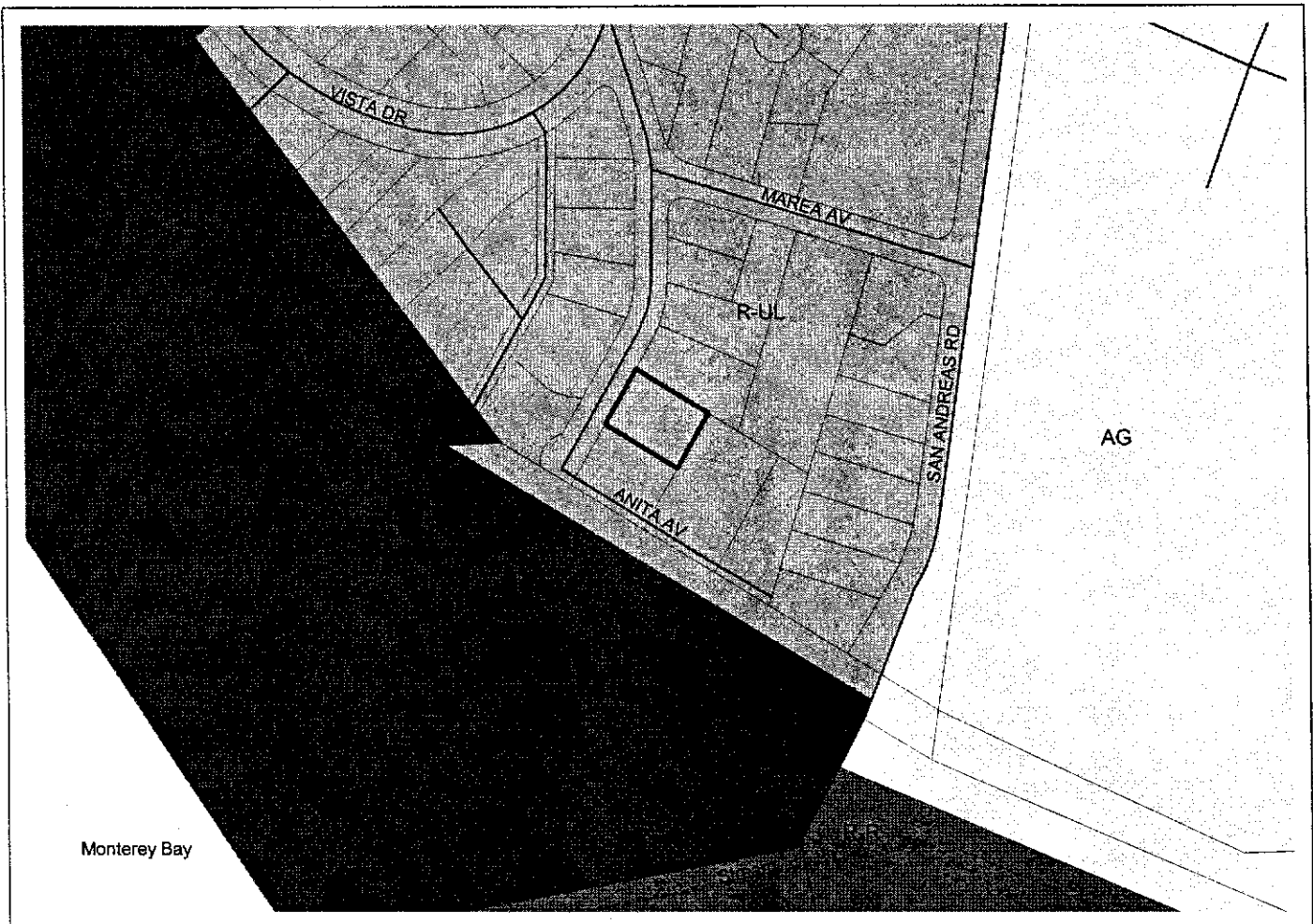
	APN 045-402-06
	Parcel boundaries
	Streets
	Intermittent Stream
	A
	PF
	SU
	RM
	PR
	RA
	R-1-6
	RR



Map created by Santa Cruz County
Planning Department:
June 2003

EXHIBIT G

General Plan Map



500 0 500 Feet

Legend

- APN 045-402-06
- Parcel boundaries
- Streets
- Intermittent Stream
- Agriculture
- Residential - Urban Low Density
- Rural Residential
- Parks and Recreation



Map created by Santa Cruz County
Planning Department:
June 2003

EXHIBIT

FOR TAX PURPOSES ONLY

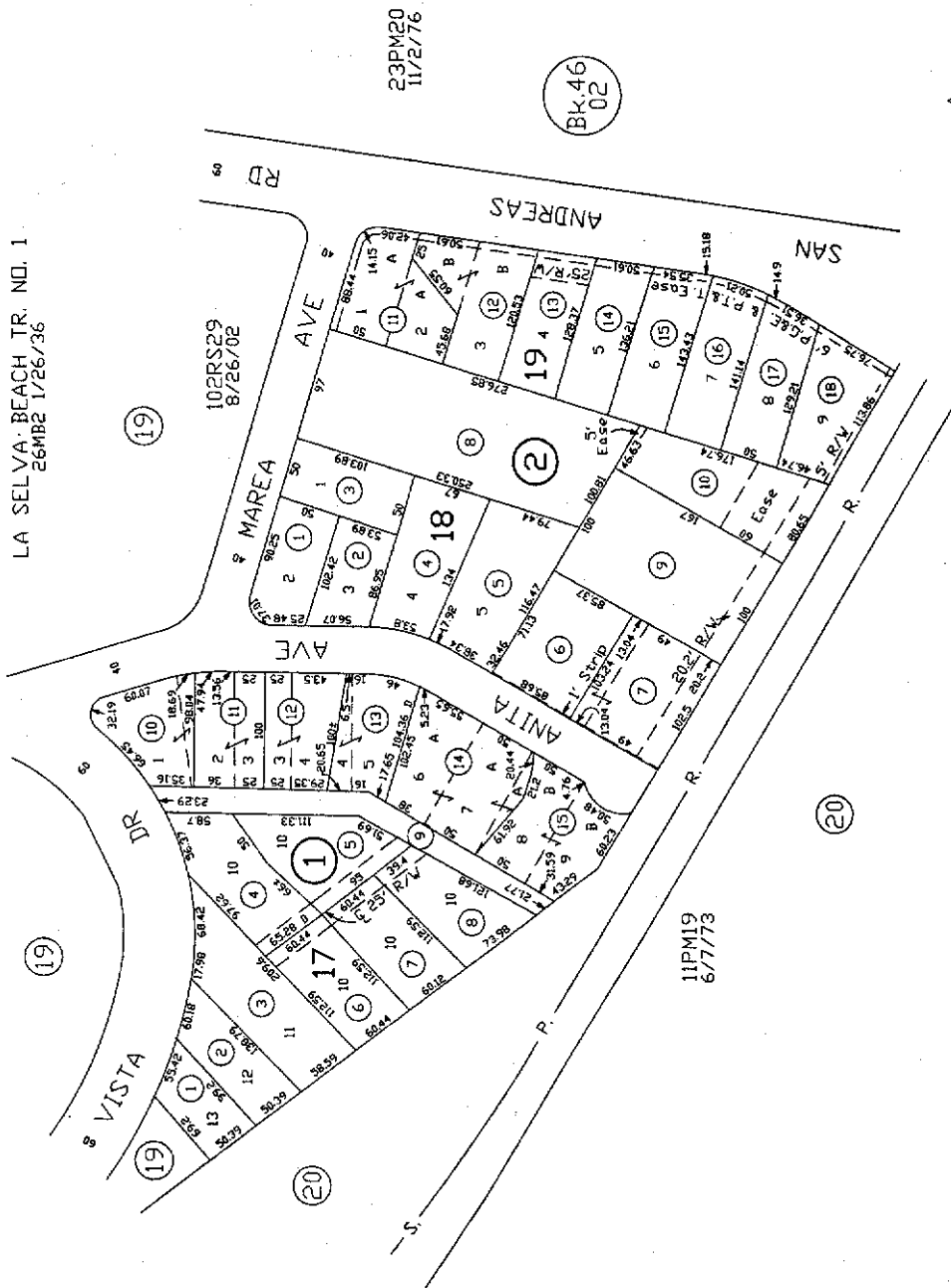
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POR. SAN ANDREAS RANCHO
N.E. 1/4 SEC. 33, T.11S., R.1E., MD.B. & M.

Tax Area Code
69-375

45-46



Note - Assessor's Parcel & Block

Assessor's Map No. 45-40
County of Santa Cruz, Calif.
Jan. 2000

Digitally scanned 1/10/99 KSA
1/10/00 KSA (from Pg. 19)
2/29/02 num (1048235)
12/27/02 DD (corr pg. 102PM29)
2/25/03 num (102RS29)

EXHIBIT 1

INTEROFFICE MEMO

APPLICATION NO: 03-0201

Date: June 4, 2003

To: Cathleen Carr, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a detached addition to an existing residence at 25 Anita Avenue, Aptos (Craig and Monica Matthew / Dennis Anderson, applicant)

GENERAL PLAN / ZONING CODE ISSUES

Design Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.			N/A
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.			N/A
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			N/A

Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			NIA
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			NIA
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			NIA
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A

Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an			N/A
structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A

In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive	✓		
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)	✓		
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred	✓		