

STAFF REPORT TO THE ZONING ADMINISTRATOR

and to construct a 2nd-story addition of approximately 841 square feet and **an** attached garage of 236 square feet. Requires a Coastal Permit.

LOCATION: Property located on the east side of Coates Drive (313 Coates Drive), about 250 feet south of the intersection of Coates Drive and Seacliff Drive.

PERMITS REQUIRED: Coastal Development Permit

ENVIRONMENTAL DETERMINATION: Exempt-Catagory 3

COASTAL ZONE: ☒ Yes ☐ No APPEALABLE TO CCC: ☒ Yes ☐ No

PARCEL INFORMATION

PARCEL SIZE: 3,200 square feet

EXISTING LAND USES

Parcel: One story single-family dwelling
Surrounding: One and two story single-family dwelling to the north, west, and south, State Park lands to the east (access to Seacliff State Beach).

PROJECT ACCESS: Coates Drive (a local County maintained road)

PLANNING AREA: Aptos

LAND USE DESIGNATION: R-UM (Urban Medium Residential)

ZONING DISTRICT: R-1-4 (Single-family residential, 4,000 square foot minimum parcel size)

SUPERVISORIAL DISTRICT: Supervisorial District 2 (Supervisor Ellen Pirie)

ENVIRONMENTAL INFORMATION

- | | |
|----------------------|-----------------------------------------------------|
| a. Geologic Hazards | a. Not mapped/no physical evidence on site |
| b. Soils | b. Danville Loam (soil index number 125) |
| c. Fire Hazard | c. Not a mapped constraint |
| d. Slopes | d. 0-2% for building site, site slopes down to rear |
| e. Env. Sen. Habitat | e. Not mapped/no physical evidence on site |
| f. Grading | f. No grading proposed |
| g. Tree Removal | g. No trees proposed to be removed |
| h. Scenic | h. Not a mapped resource |
| i. Drainage | i. Existing drainage adequate |

- | | |
|-----------------------|--------------------------------------------------|
| j. Traffic | j. No increase in traffic anticipated |
| k. Roads | k. Existing roads adequate |
| l. Parks | l. Existing park facilities adequate |
| m. Sewer Availability | m. Sewer service currently available to the site |
| n. Water Availability | n. Water service currently available to the site |
| o. Archeology | o. Not mapped/no physical evidence on site |

SERVICES INFORMATION

Inside Urban/Rural Services Line: ☒ Yes ☐ No

Water Supply: Soquel Creek Water District

Sewage Disposal: Santa Cruz County Sanitation District

Fire District: Aptos/ La Selva Fire Protection District

Drainage District: Zone 6 Flood Control/ Water Conservation District

HISTORY

According to assessor's records, the existing single-family dwelling on site was constructed in 1948. In 1988, a Coastal Development Permit was granted for the demolition of a portion of the dwelling and construction of a 750 square foot addition to result in a single-family dwelling of two bedrooms and one bathroom. The single-family dwelling remains in this state today.

ANALYSIS AND DISCUSSION

Project Description

The proposed project entails the demolition of an existing kitchen and dining room, the remodeling of the remaining portion of the dwelling, the addition of a one-car garage, and the construction of a second story to include a kitchen, family room, bathroom, and master bedroom. The second story will also include 374 square feet of open decking and a spiral staircase connecting the rear deck to ground level. The project will result in a two story single-family dwelling of 1,600 square feet with an attached 236 square foot garage.

The remodeled and expanded single-family dwelling will have stucco finish on the first story and wood siding on the second story, and a corrugated metal roof treated with a non-reflective finish.

Zoning and General Plan

The subject parcel is zoned R-1-4 (single-family residential with a minimum lot size of 4,000 square feet). The actual parcel size is 3,200 square feet as established by past surveys, below the minimum parcel size for the zone district.

The property has a General Plan Land Use Designation of R-UM (Urban Medium Residential), and the proposed remodel and addition to a single-family dwelling is consistent with the purpose of this designation.

Site Standards

The proposed addition and remodel will meet all required site standards of the R-1-4 zone district (County Code Section 13.10.323), including lot coverage, floor area ratio, and setbacks. The following table details these site standards and how the proposal complies with them:

Site Standards	R-1-4 Zone District Standard	Proposed
Front yard setback	15' minimum (20' to garage)	20'
Side yard setbacks	5' minimum	5' each side
Rear yard setback	15' minimum	15'*
Maximum height	28' maximum	26'
Maximum % lot coverage	40% maximum	38%
Maximum % Floor Area Ratio	50% maximum	50%

Coastal Issues

The project site is not located between **the** beach and the first public road, and will therefore not impede coastal access. The proposed single-family dwelling may be partially visible from a small portion of Seacliff State Beach, but the visual impact will be minimal since the house is located in a developed area approximately 450 feet from the beach and the corrugated metal roof will be required to be treated with a non-reflective coating.

Parking

The proposed remodel and addition will result in a three-bedroom single-family dwelling, requiring three parking spaces under Section 13.10.552 of the County Code. Three off-street parking spaces will be provided, one in the garage and two in **the** driveway.

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.

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **03-0437**, 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. Assessor's parcel map
- F. Zoning map
- G. General Plan map

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: David Keyon
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3561 (or, david.keyon@co.santa-cruz.ca.us)

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-1-4 (Single-family residential, 4,000 square foot minimum parcel size), a designation which allows residential uses. The proposed remodel and addition will result in a two-story single-family dwelling, a principal permitted use within the zone district. The proposed project is consistent with the site's (R-UM) Urban Medium Residential General Plan designation as the use of the property will remain residential.

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 proposed addition and remodel complies with the design criteria and special use standards in Section 13.10.130(b) of the County Code in that:

- The resulting single-family dwelling will be visually compatible with the surrounding neighborhood since it will use wood siding and stucco, materials that *are* common on houses on the neighborhood. The corrugated metal roof will be specially treated to be non-reflective and will not be painted, so it will be innocuous to the neighborhood character.
- No grading or site disturbance is proposed.
- All new landscaping will be required to be compatible with existing vegetation and non-invasive.

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 the 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 the public recreation policies of Chapter 3 of the Coastal Act commencing with Section 30200.

The project site is not located between the shoreline and the first public road. Consequently, the 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 as adequate coastal access is available to Seacliff State Park along State Park Drive

5. **That the proposed development is in conformity with the certified Local Coastal Program.**

The proposed project is in conformity with the County's certified Local Coastal Program in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential **uses** are allowed uses in the R-1-4 (Single-family residential, 4,000 square foot minimum parcel size) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain two-story single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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 proposed remodel and addition of a second story to an existing single-family dwelling and the conditions under which it will be operated or maintained will not be detrimental to the health, safety, or welfare of persons in the surrounding neighborhood in that:

- The house is located within **an** area designated for residential development.
- The expanded house will be required to comply with all requirements of the Aptos/ La Selva Fire Protection District.
- The addition and remodel will be required to comply with all applicable building, plumbing, and electrical codes.

The addition and remodel will not result in a structure that is inefficient or wasteful of energy as the project will be required to comply with all applicable energy codes.

The addition and remodel will not be materially injurious to properties or improvements in the vicinity since it will meet all site standards and will be visually compatible with the neighborhood. Though the second story addition will partially block sunlight to the northern neighbor during the winter months, access to natural light will still be available for most of the day.

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-1-4 (Single-family residential) zone district. The location of the proposed addition to an existing single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4 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 Urban Medium Residential (R-UM) land use designation. The proposed residential use is consistent with the General Plan in that it meets the density requirements specified in General Plan Objective (Urban Medium Residential).

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

The proposed single-family dwelling 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 single-family dwelling will comply with the site standards for the R-1-4 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 project site is located outside the Seacliff Village Plan area.

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 expanded and remodeled single-family dwelling will not overload utilities nor will it generate an increase in traffic since it will not increase the density or intensity of use on the site. The existing use is one single-family dwelling and the proposed use is one single-family dwelling.

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 addition and remodel will complement and harmonize with the existing and proposed land uses in the vicinity in that the use of the site will remain one single-family dwelling in a neighborhood of single-family dwellings. The remodeled and expanded single-family dwelling will be compatible with the physical design of the surrounding neighborhood since it will use wood siding and stucco, materials that are common on houses on the neighborhood. The corrugated metal roof will be specially treated to be non-reflective and will not be painted, so it will be innocuous to the neighborhood character.

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 addition and remodel does not require design review under Section 13.11 (the Design Review Ordinance) of the County Code.

CONDITIONS OF APPROVAL

Exhibit A: Project plans, two sheets, drawn by Jean Nilsson, Architect, dated 9/24/03.

- I. This permit authorizes the demolition of a portion of an existing single-family dwelling, the remodeling of the remaining portion, the construction of a second story and one-car garage, and approximately 374 square feet of uncovered decks. 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.
 - D. 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 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. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 4. Details showing treatment for the corrugated metal roof to make the roof non-reflective and rust resistant.
 5. Details requested by the Santa Cruz County Sanitation District
 - a. Show the proposed location of the on-site sewer lateral(s), clean-out(s), and connection(s) to the existing public sewer.
 - b. Show all existing and proposed plumbing fixtures on the floor plans. Completely describe all plumbing fixtures according to table 7-3 of the Uniform Plumbing Code.

- c. Describe which downspouts along the sides of the house (the northeast and southwest sides) are new. Demonstrate that runoff from all new downspouts will not impact adjacent properties.
 - C. Meet all requirements of and pay Zone six drainage fees to the County Department of Public Works, Drainage. Drainage **fees** will be assessed on the net increase in impervious area.
 - D. Meet all requirements and pay any applicable plan check **fee** of the Aptos/ La Selva Fire Protection District.
 - E. Pay the current fees for Parks and Child Care mitigation for one additional bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - F. Pay the current fees for Roadside and Transportation improvements for one additional bedroom. Currently, these fees are, respectively, \$667 and \$667 **per** bedroom.
 - G. Provide required off-street parking for three 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.
- 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. 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.
- B. The corrugated metal roof must be treated and maintained to be non-reflective and rust resistant.

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

David Keyon
Project Planner

Appeals: Any properly 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.: 03-0437

Assessor Parcel No.: 038-216-25

Project Location: 313 Coates Drive

Project Description: Proposal to remodel and construct a 2nd story addition to an existing single-family dwelling

Person or Agency Proposing Project: Nancy Scarborough

Contact Phone: (831) 688-4786

- 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 Working 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

David Keyon, Project Planner

Date: _____

EXHIBIT D

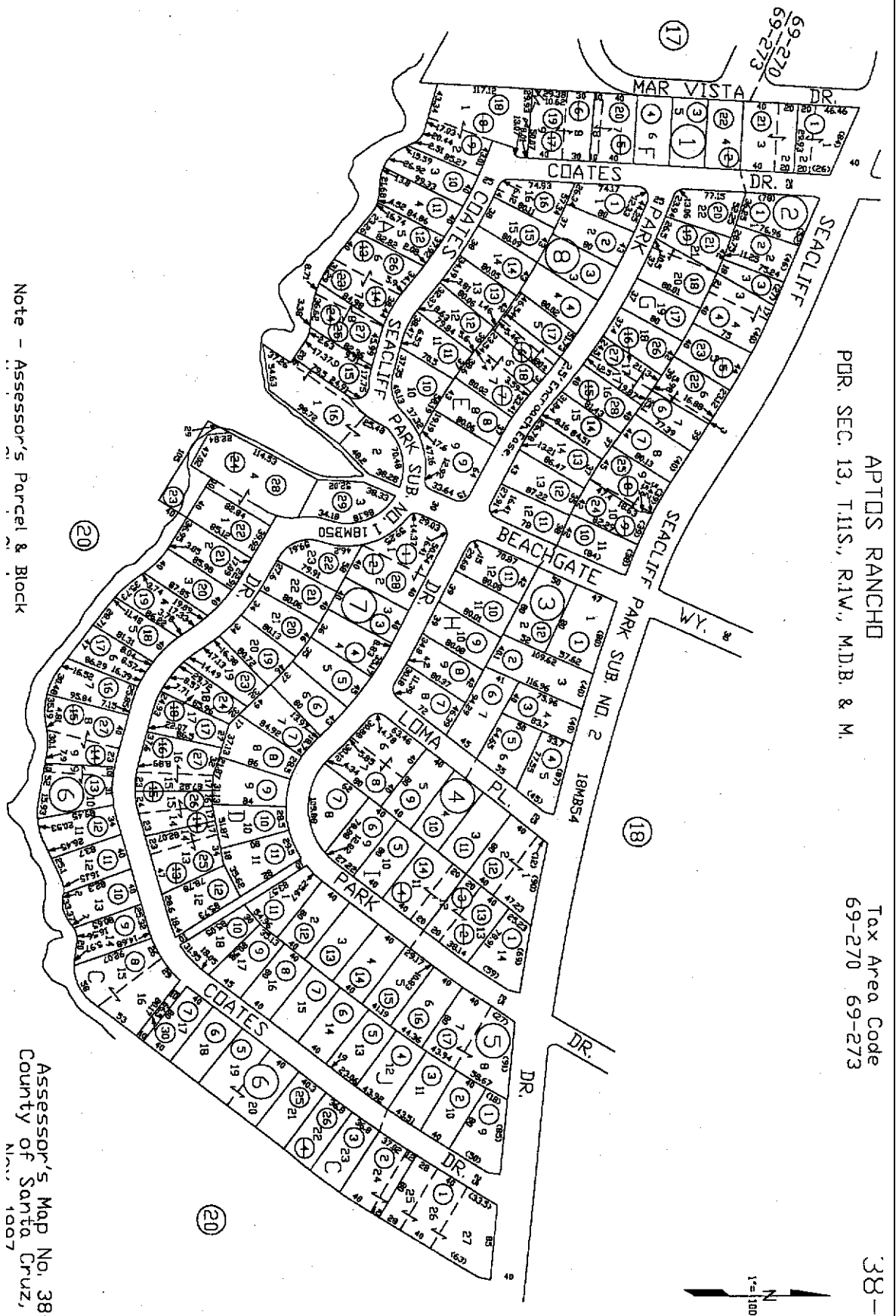
Electronically Redrawn 11/14/97 wrp
 v. 5/4/98 KSA (CA)
 v. 5/19/99 CB (Tax Consolidation)
 v. 12/7/99 CB (9-0062648, LBA 1-25 & 27)
 v. 4/27/01 nwn (changed page refs.)

FOR TAX PURPOSES ONLY

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Note - Assessor's Parcel & Block

Assessor's Map No. 38-21
 County of Santa Cruz, Calif
 1007



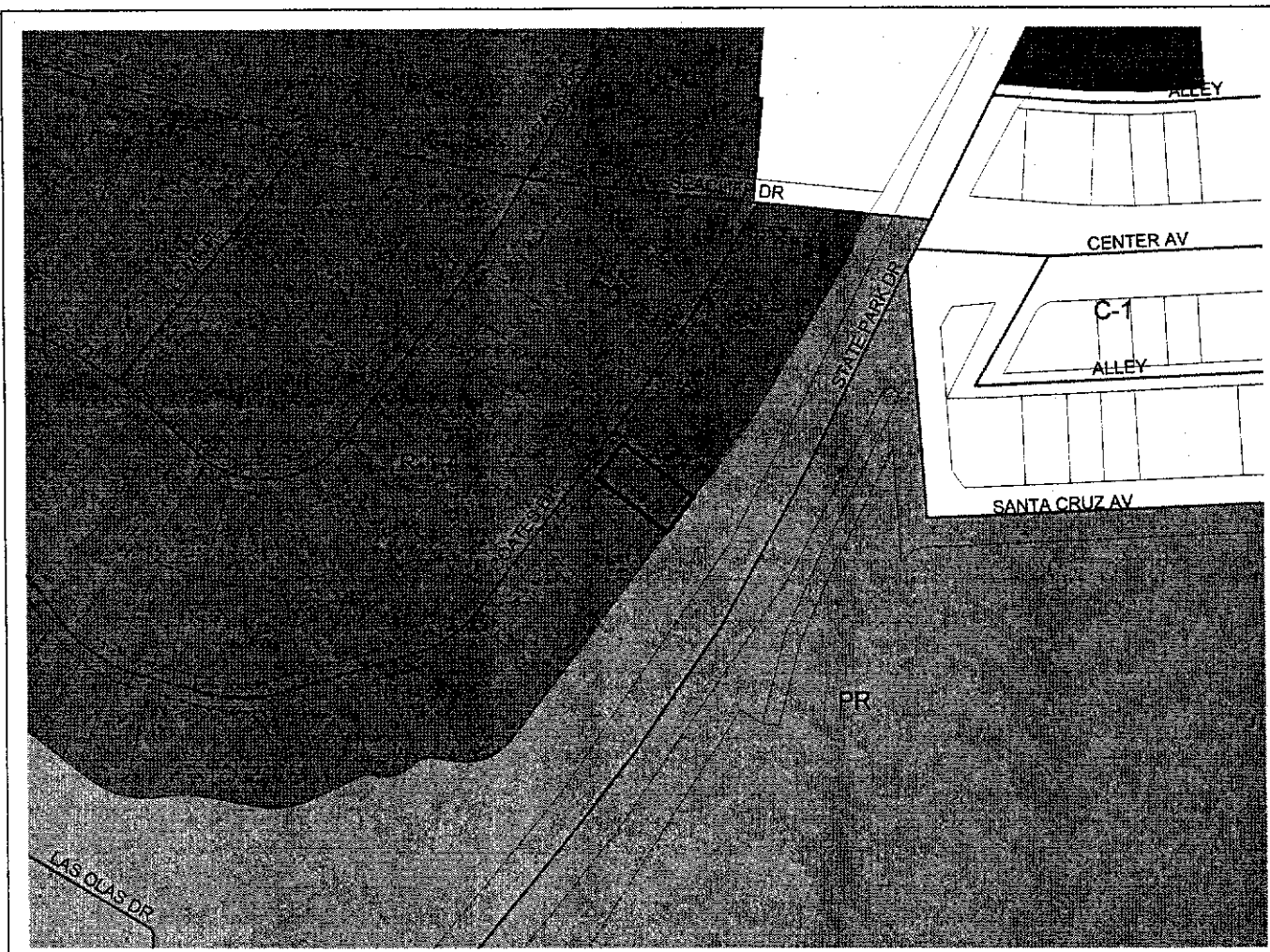
APTOS RANCHO
 PDR. SEC. 13, T.11S, R.1W, M.D.B. & M.

Tax Area Code
 69-270 69-273

38-21

EXHIBIT E

Zoning Map



500 0 500 Feet

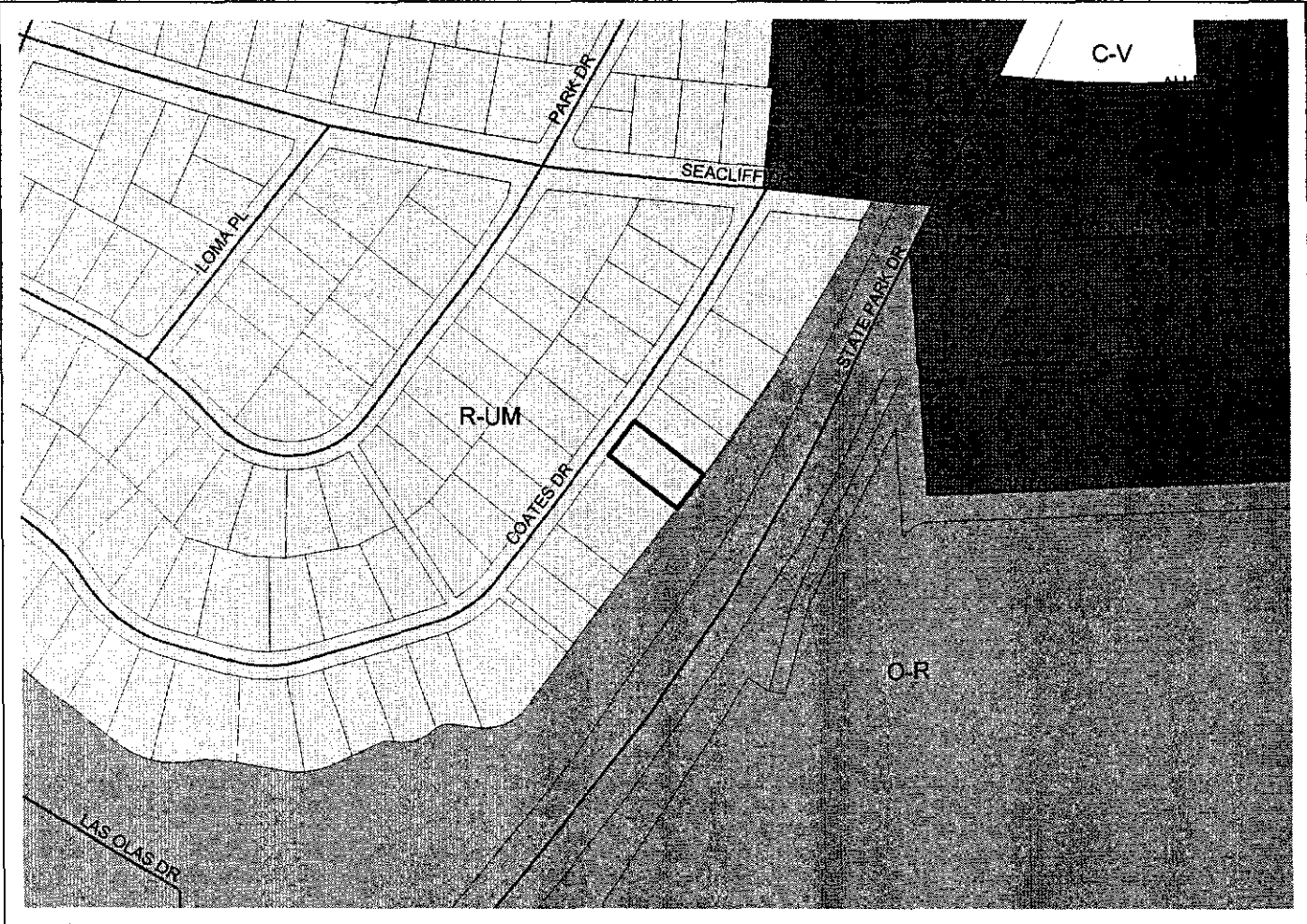
Legend

	APN 038-216-25
	Parcel boundaries
	Streets
	R-1-X
	VA
	PR
	C-1

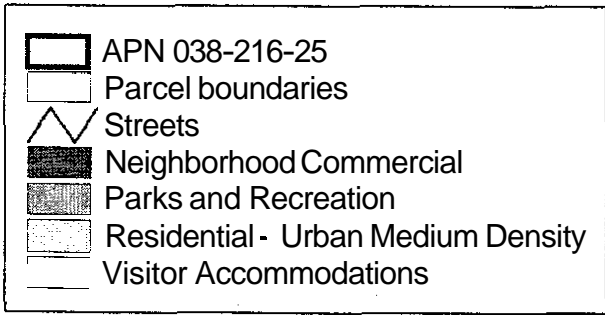


Map created by Santa Cruz County
Planning Department:
October 2003

General Plan Map



Legend



Map created by Santa Cruz County
Planning Department
October 2003