



Staff Report to the Zoning Administrator

Application Number: **04-0023**

Applicant: Marilyn Crenshaw, Architect
Owner: James and Karen Mali
APN: 045-201-13

Agenda Date: October 1, 2004
Agenda Item #: **6**
Time: After 11:00 a.m.

Project Description: Proposal to construct a two-story, 1,897 sq. ft. addition including a master bedroom suite, bedroom, deck, dining room, and expanded garage, and to install a six foot high entry gate.

Location: Property located at the northwest end of Sea Wind Road (345 Sea Wind Road) at about 570 feet northwest from San Andreas Road. Entry is adjacent to Manresa State Beach parking lot

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required: Coastal Development Permit.

Staff Recommendation:

- Approval of Application 04-0023, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | |
|---|-------------------------------|
| A. Project plans | F. Zoning map |
| B. Findings | G. Urban Designer's comments |
| C. Conditions | H. Photo-simulation |
| D. Categorical Exemption (CEQA determination) | I. Native Bluff Planting List |
| E. Assessor's parcel map | |

Parcel Information

Parcel Size:	42,384 square feet (.973 acres) (EMIS Estimate)
Existing Land Use - Parcel:	Single-family dwelling
Existing Land Use - Surrounding:	Manresa Beach State Park to the south and east, railroad tracks to the north, one single-family dwelling to the

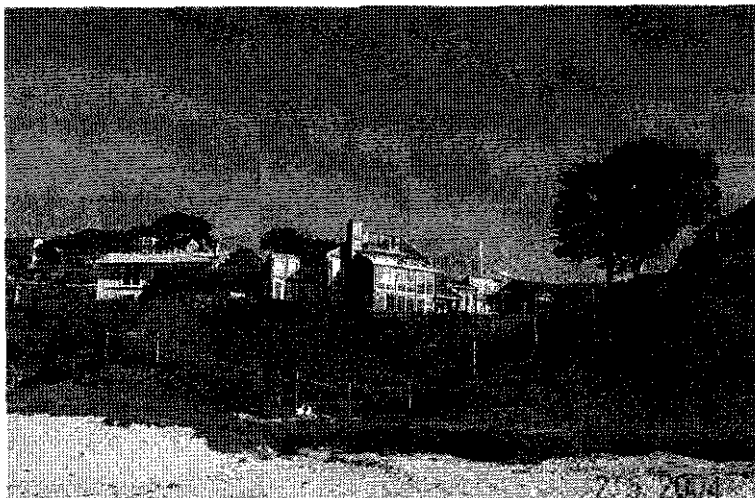
Project Access: west.
Planning Area: Seawind Rd., a private road from San Andreas Road
Land Use Designation: La Selva Beach
Zone District: O-R (Parks, Recreation, and Open Space)
Coastal Zone: PR (**Parks** and Recreation)
Appealable to Calif. Coastal Comm. ☒ Inside ☐ Outside
☒ Yes ☐ No

Environmental Information

Geologic Hazards: Coastal bluff setbacks apply
Soils: Beach sand (Index no. 109), Elkhorn Sandy Loam (Index no. 135)
Fire Hazard: Not a mapped constraint
Slopes: 3% to **30%** slopes
Env. Sen. Habitat: Mapped Monarch butterfly habitat: no impact
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Visible from a public beach
Drainage: Existing drainage adequate
Traffic: Minimal increase in traffic
Roads: Existing roads adequate
Parks: No impact to neighboring State Park land
Archeology: Archeological site review negative

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Existing septic system for **4** bedrooms
Fire District: Aptos/La Selva Fire Protection District
Drainage District: N/A



View of existing single-family dwelling from Manresa **State** Beach.

	PR Zone District Standard*	Proposed
Front yard setback (From end of corridor)	30'	30'
Side yard setbacks	15'	15'
Rear yard setback	15'	15'
Maximum height	28'	28'
Maximum % lot coverage	20%	About 8%
Maximum % Floor Area Ratio	50%	About 13%

*Section 13.10.353(a) states that single-family dwellings must meet residential site standards in 13.10.323(b), with standards based on parcel size. **R-1-16** to **R-1-<1** acre site standards **apply** for this site.

Local Coastal Program Consistency

The proposed two-story addition to an existing single-family dwelling is in conformance with the County's certified Local Coastal Program, in that the addition is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The proposed materials will match the existing residence, which uses weathered natural wood siding to match the coastal character of the surrounding neighborhood. The size of the house is similar to houses on similarly sized coastal properties.

Public access from the neighborhood to the west (across the railroad tracks) to Manresa State Beach crosses the driveway for the subject property. No changes to this access point are proposed, so public access will continue to be maintained. General Public access is also available through the State owned land immediately to the south of the subject property.

The project site is located within a scenic resource area. The materials and required landscaping will minimize the visual impact of addition on the beach and public views of the ocean from the State Park will not be compromised. Condition of Approval ILB.5 requires the submittal of a landscape plan that will further minimize the visual impact of the new addition. This plan shall be consistent with the suggested Native Bluff Planting List established by the California Coastal Commission (Exhibit I).

The project site is not identified as a priority acquisition site in the County's Local Coastal Program.

Coastal Bluff Issues

The proposed location of the addition conforms to Coastal Bluff Setbacks according to the Geotechnical Report by Haro, Kasunich, and Associates and the Engineering Geology Report prepared by Rogers, Johnson, and Associates. The County Geologist approved the addition at its proposed location as the gully closest to the house has been determined to be from previous drainage patterns and not coastal erosion processes.

Design Review

The County's Urban Designer reviewed the plans for compliance with the County's Coastal Zone Design Criteria (Section 13.20.130 of the County Code) and the County's Design Review Ordinance (Chapter 13.11 of the County Code) and found the proposed addition to be in general compliance with these standards except in relation to the mass and bulk. To mitigate the visual impact of the addition, a condition of approval has been added requiring the submittal of a landscape plan showing new vegetation to soften the visual impact to the beach. Besides bulk and mass, the addition will be architecturally compatible with the existing dwelling, and the weathered natural wood siding will harmonize with the coastal setting.

Fence and gate within the front yard setback.

The proposed six foot high gate located within the front yard setback of San Andreas Road will meet all provisions of Section 13.10.325 (Regulations for fences and retaining walls). The location of the gate will allow adequate vehicle sight distance for vehicles exiting the driveway onto San Andrea Road, and will not contain pockets or corners for people with malicious intent to hide. The stone wall and black iron gate will have a low visual impact, and will not be visible from the beach.

Conclusion

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

Staff Recommendation

- APPROVAL, of Application Number **04-0023**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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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.

This finding can be made, in that a single-family dwelling is a permitted use on PR (Parks and Recreation) zoned properties, and the O-R (Urban Open Space) General Plan/ Local Coastal Program LUP designation allows single-family dwellings on legal lots of record if the adjacent General Plan Land Use designation is residential and it is not possible to locate development on a portion of the property not designated O-R (Policy 5.1 1.3).

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

This finding can be made, in that the proposal does not conflict with the existing public access easement across the driveway and will occur within a portion of the property already developed with a single-family dwelling.

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.

This finding can be made, in that the addition is consistent with the variety of architectural styles in the area and will use materials and colors that will match the existing residence and conform to the coastal character of the site (See Urban Designer's Comments, Exhibit G).

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.

This finding can be made, in that the project will not block the existing public access point across the driveway and will not intrude upon the Manresa State Beach which bounds the property to the south and west.

5. That the proposed development is in conformity with the certified local coastal program.

This finding *can* be made, in that the addition is sited and designed to be visually compatible and integrated with the character of the surrounding coastal neighborhood. A landscape plan will be required to mitigate the visual impact of the increased bulk and mass of the addition when viewed from the beach, and the proposed materials will match the existing structure to maintain compatibility with the coastal setting. Coastal bluff setbacks will be met, as the gully closest to the addition has been determined to not be a coastal bluff.

Development Permit Findings

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

This finding can be made, in that the addition will be required to comply with all applicable building, plumbing electrical, and energy codes at the building permit stage. All required setbacks will be met for a single-family dwelling within the PR zone district, allowing access to light, air, and open space for surrounding residences and users of Manresa State Beach.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed addition will meet all PR zone district site standards for a single-family dwelling. A single-family dwelling is a permitted use within the PR zone district, especially if the dwelling pre-dates the zoning as is the case on the subject property. The proposed addition also meets all applicable provisions of the geologic hazards ordinance, including the maintenance of a minimum setback between development and a coastal bluff.

The proposed entry gate will comply with Section 13.10.525 (Regulations for Fences and Retaining Walls) in that the fence and gate will not block visibility of vehicles and pedestrians traveling on San Andreas Road, will be compatible with the neighborhood, and will not block access to light, air, or open space to the roadway as the gate will be about 30 feet from the edge of the traveled roadway.

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

This finding can be made, in that the addition will occur within a developed portion of the site and will not result in a decrease in open space. Policy 5.11.3 of the General Plan allows single-family dwellings on properties with O-R (Urban Open Space) designations if the development occurs on the least obtrusive portion of the site (in this case where development already exists) and adjacent parcels have a residential General Plan/ LCP Land Use Designation.

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

The proposed addition will not result in a single-family dwelling that is 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 PR 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 La Selva Beach.

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

This finding can be made, in that the proposed addition and gate will result in a significant increase in utility requirements, and the additional bedrooms will not generate a noticeable increase in traffic on San Andreas Road.

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

This finding can be made, in that the proposed addition will use the same weathered wood siding as the existing house, which in turn is compatible with the coastal nature of the neighborhood. The colors and materials will be unobtrusive to views from the beach, and all windows will be required to be non-glare (Condition of Approval IV.B.).

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made subject to condition of approval II.B.5 requiring landscaping to minimize the visual impact of the increased bulk and mass on the beach viewshed. The County's Urban Designer found the proposal in compliance with all other applicable design standards (See Exhibit G).

Conditions of Approval

Exhibit A: Project plans, 5 sheets, sheets A-1, A-2, and X-I drawn by Marilyn Crenshaw and dated January 6, 2004, sheets T-1 and T-2 drawn by Bowman and Williams and dated July 2, 2000.

- I. This permit authorizes the construction of an addition to an existing single-family dwelling. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. **Sign**, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
- 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. Drainage and erosion control plans. The drainage plan shall demonstrate that the coastal bluff will not be negatively impacted by runoff from the addition.
 3. Details showing compliance with fire department requirements.
 4. Details specifying the type of photo-voltaic solar energy system proposed on the new addition. Solar panels must be flush with the roof surface, must be non-reflective, and must match the color of the roof.
 5. A detailed landscape and irrigation plan with additional native shrubs and trees in appropriate locations to soften the visual impact of the addition when viewed from the beach. This plan shall be consistent with the California Coastal Commission's Native Bluff Planting list (Exhibit I).
 - C. Submit plan review letters from the geotechnical engineer (**Haro, Kasunich, & Associates**) and geologist (**Rogers, Johnson, & Associates**).

- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements (including fire sprinkler system requirements) and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - F. Pay the current fees for Parks and Child Care mitigation for one additional bedroom.
 - G. Pay the current fees for Roadside and Transportation improvements for one additional bedroom.
 - H. Provide required off-street parking for four 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.
 - I. 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.
 - J. Complete and record a Declaration of Geologic Hazards. **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.
- B. All new windows facing the beach must use non-glare glazing.

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 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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 04-0023

Assessor Parcel Number: 045-201-13

Project Location: 345 Seawind Rd.

Project Description: Construct a 1,897 square foot addition to an existing single-family dwelling

Person or Agency Proposing Project: Marilyn Crenshaw, Architect

Contact Phone Number: (831) 469-0489

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity **is** not subject to CEQA as specified under CEQA Guidelines Section 15060(c).
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☐ **Statutory Exemption** other ~~than~~ a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Existing Structures Exemption (Section 15303)

F. Reasons why the project is exempt:

Construction of an addition of less than 2,500 square feet or 50% of the total floor **area** of existing structure

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

David Keyon, Project Planner

Date: _____

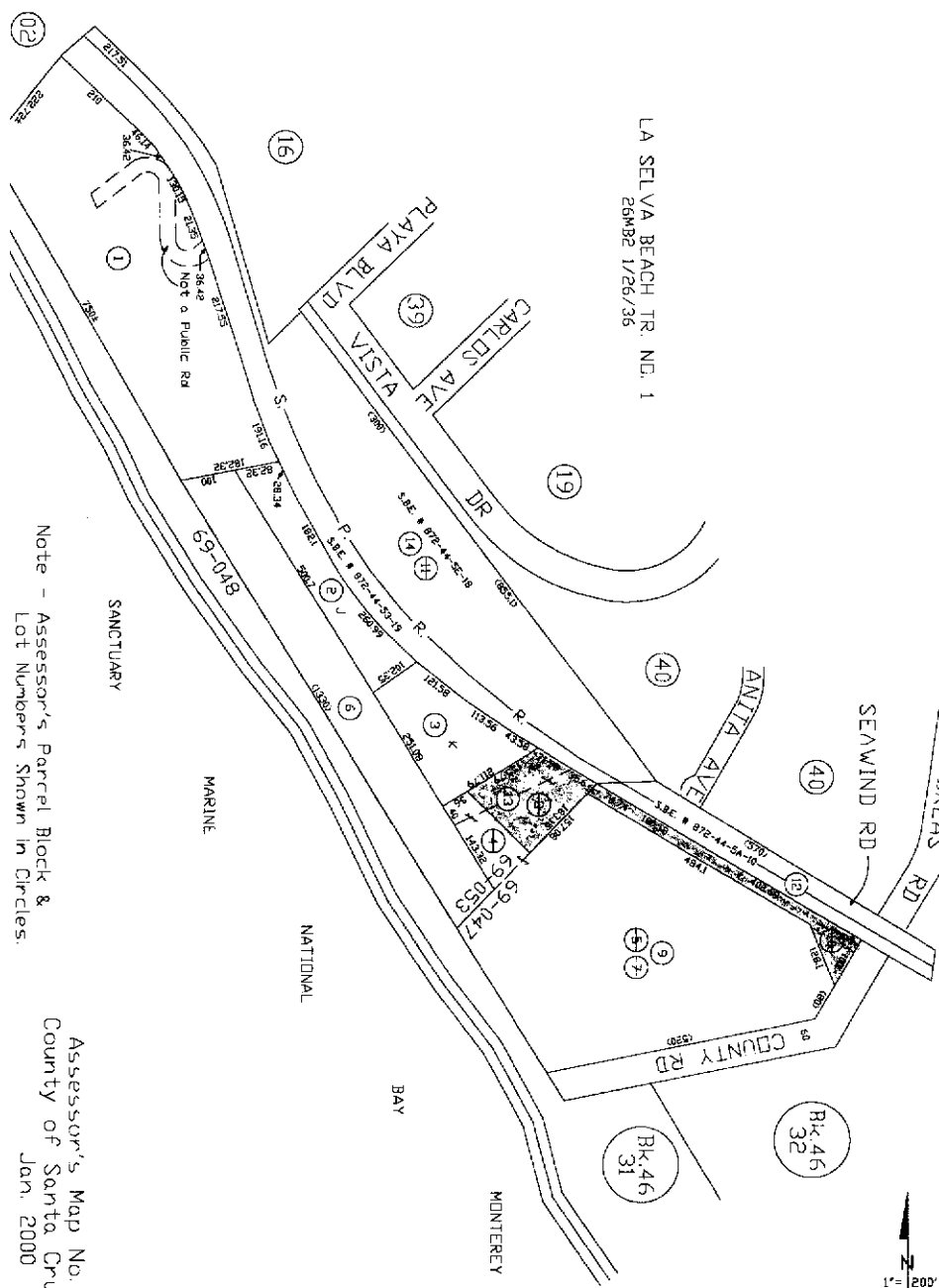
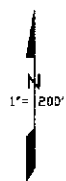
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PUR. SAN ANDREAS RANCHO
 NE 1/4 SEC. 33, T.11S., R.1E., M.D.B. & M.

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Tax Area Code
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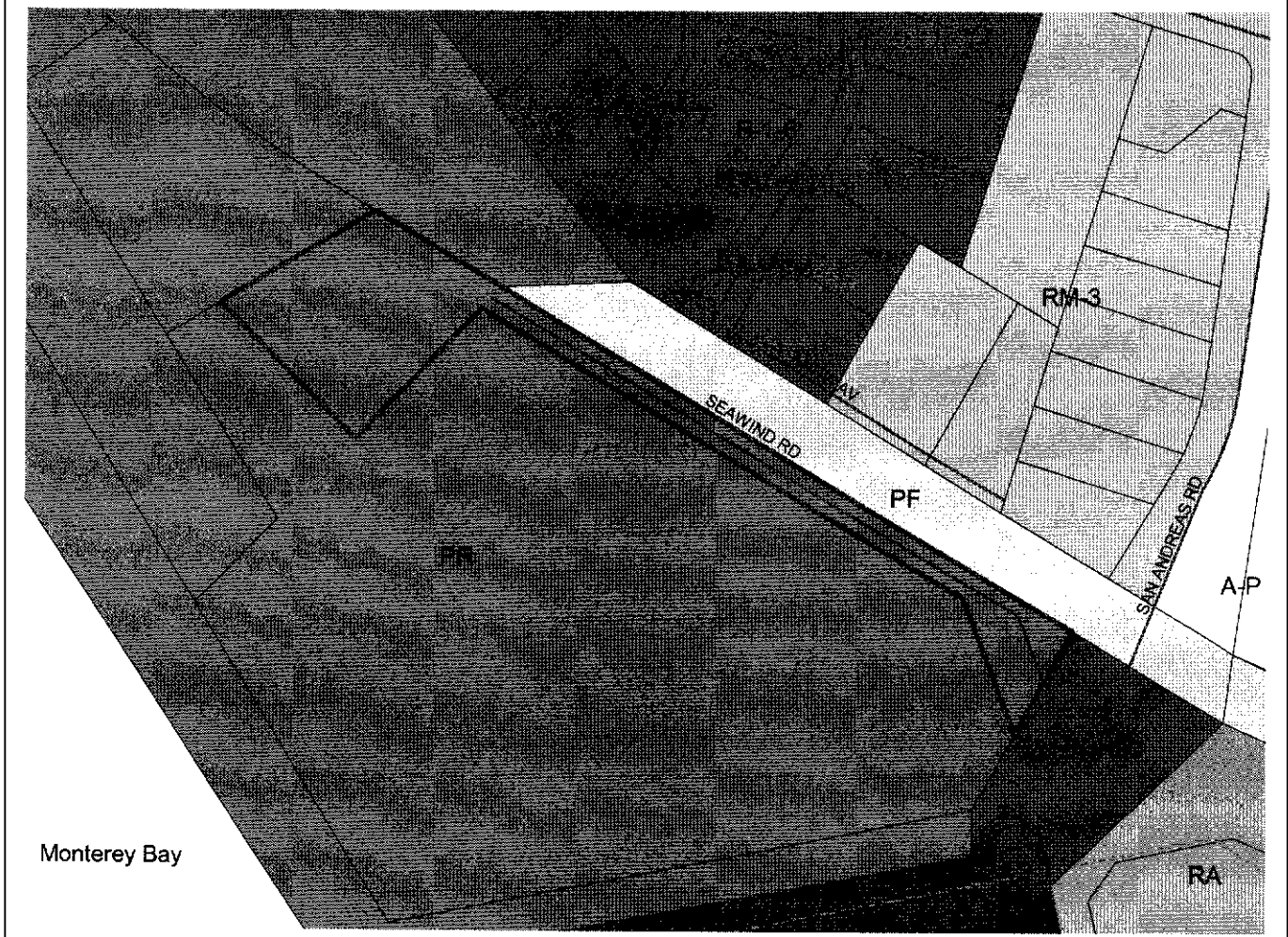


Note - Assessor's Parcel Block &
 Lot Numbers Shown in Circles.

Assessor's Map No. 45-20
 County of Santa Cruz, Calif.
 Jan. 2000

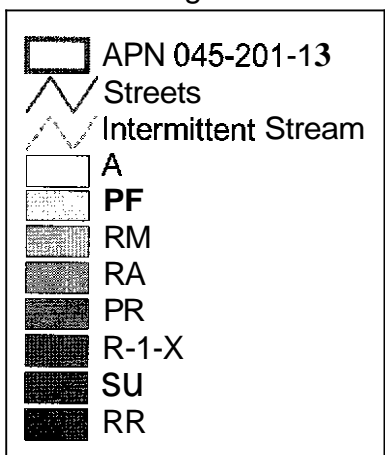
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Zoning Map



500 0 500 Feet

Legend



Map created by Santa Cruz County
Planning Department:
January 2004

INTEROFFICE MEMO

APPLICATION NO: **04-0023**

Date: August 31, 2004

To: David Keyon, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for an addition to a single family residence at 345 Seawind Road Drive, La Selva Beach (Mali/ owner, Crenshaw/ applicant)

COMPLETENESS COMMENTS

- *The architect should clearly delineate the addition in both plan and elevations (pouche?).*
- *The materials should be clearly labeled on the exterior elevations (once only),*

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.	✓		
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.			
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at			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			N/A
Developments shall be located, if possible, on parts of the site not visible or least visible from the public view.			NIA
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			NIA
			N/A
communities)			
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the			NIA
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			NIA

Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			NIA
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			NIA
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			NIA
The visual impact of large agricultural 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).			NIA
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
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			NIA
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			NIA
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			NIA
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			NIA
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			NIA

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			NIA
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, <i>or</i> if infeasible, not visually intrusive			N/A
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)			NIA
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes that harmonize with the character of the area. Natural materials are preferred	✓		

Design Review Authority**13.11.040** Projects requiring design review.

- (a) Single home construction, and associated additions involving 500 square feet or more, within coastal special communities and sensitive sites as defined in this Chapter.

13.11.030 Definitions

- (u) 'Sensitive Site' shall mean any property located adjacent to a scenic road or within the viewshed of a scenic road as recognized in the General Plan; or **located on a coastal bluff**, or on a ridgeline.

Design Review Standards

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
CompatibleSite Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale		✓	<i>See comments below.</i>
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A

Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar	✓		
Noise			
Reasonable protection for adjacent properties	✓		

[illegible]

URBAN DESIGNER'S COMMENTS:

- *The additional mass on the upper story adds to the size of this home as seen from the beach. As a mitigation, I would suggest that a landscape plan be submitted which adds native shrubs and trees in appropriate locations to soften the impact of the bulk of the residence. This plan should be reviewed and approved by the Planning Department prior to issuance of the building permit.*



Mali proposed home

Architect: Marilyn Crenshaw

Rendering: ArchiGraphics

Native Bluff Plant List (Updated 4.18.2002)

[illegible]