



Staff Report to the Zoning Administrator

Application Number: **04-0349**

Applicant: Daryl Woods
Owners: **Jerry & Denise Connery**
APN: 046-231-45

Agenda Date: **11/19/04**
Agenda Item: # **3**
Time: After 10:00 a.m.

Project Description: Proposal to convert the existing unimproved under-floor of a single-family dwelling to two bedrooms, one bathroom, and a living room, to remodel the second floor master bedroom and bath, convert room #2 to bathroom #1; construct a retaining wall in the rear yard about 3 feet high; enlarge the 2nd floor deck off the dining room with an exterior spiral staircase, construct balcony off master bedroom, and add a bay window at bedroom #1.

Location: Property located on the east side of Ocean Mist Way, about 300 feet north from Zils Road, at 86 Ocean Mist Way in Watsonville.

Supervisory District: Second District (District Supervisor: Pine)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Approval of Application 04-0349, 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, General Plan map |
| B. | Findings | G. | Comments & Correspondence |
| C. | Conditions | H. | Site photograph |
| D. | Categorical Exemption (CEQA determination) | I. | Building permit/Assessor record |
| E. | Assessor's parcel map | | |

Parcel Information

Parcel Size: 42,515 square feet
Existing Land Use - Parcel: Single-family residential
Existing Land Use - Surrounding: Single-family residential

Project Access: San Andreas Road to Zils to Ocean Mist
Planning Area: San Andreas
Land Use Designation: A (Agriculture)
Zone District: RA (Residential Agriculture)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards: Not mappedho physical evidence on site
Soils: Baywood loamy sand
Fire Hazard: Not a mapped constraint
Slopes: 2 – 15 percent slopes
Env. Sen. Habitat: Not mappedho physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Traffic: No significant impact
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mappedino physical evidence on site

Services Information

Urban/Rural Services Line: Inside X Outside
Water Supply: San Andreas Mutual Water Company
Sewage Disposal: CSA#12, private septic system
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Non-zone

History

The application was accepted by the Planning Department on July 27,2004.

Project Setting

The project is located in the San Andreas planning area on a gently sloping parcel, surrounded by low-density housing.

Zoning & General Plan Consistency

The subject property is a 42,515 square foot lot, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed remodel and addition to the existing single-family dwelling is a principal permitted use within the zone district. The project is consistent with all development regulations of County Code Section 13.10.323 and the project is consistent with the site's (A) Agriculture General Plan designation.

Local Coastal Program Consistency

The proposed single-family dwelling remodel and addition is in conformance 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. Developed parcels in the area contain single-family dwellings. The project involves the conversion of the under-floor area of the existing residence without major changes in the building footprint other than the added exterior stairway. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site is located between the shoreline and the first public road but is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Public coastal access is available at Sunset State beach and Manresa State Beach in the project vicinity.

Design Review

The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Environmental Review

The project is consistent with the requirements of the California Environmental Quality Act (CEQA) in that it qualifies for an Environmental exemption under Section 15303, conversion of small structures.

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 **04-0349**, 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.

Application#: 04-0349
APN: 046-231-45
Owner: Jeny & Denise Connery

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

Report Prepared By: Joan Van der Hoeven
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Santa Cruz CA 95060
Phone Number: (831) 454-5174
E-mail: pln140@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.

This finding can be made, in that the property is zoned RA (Residential Agriculture), a designation which allows residential uses. The proposed remodel and addition to the existing single-family dwelling is a principal permitted use within the zone district, consistent with the site's (A) Agriculture 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.

This finding can be made, in that 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.

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; 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.

This finding can be made, in that although the project site is located between the shoreline and the first public road, public access is available at Sunset State Beach in the project vicinity. Consequently, the single-family dwelling room addition and remodel 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.

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

This finding can be made, in that the addition and remodel to the existing 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 RA (Residential Agriculture) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses 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 single-family dwelling 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.

This finding can be made, in that the proposed location of the single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district in that the primary use of the property remains 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.

This finding can be made, in that the proposed residential use is consistent with the use **and** density requirements specified for the Agriculture (A) land use designation in the County General Plan. 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), in that the addition to and remodel of the existing single-family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the RA zone district that ensure access to light, air, and open space in the neighborhood.

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 RA 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.

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

This finding can be made, in that the proposed single-family dwelling is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

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 structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed addition to and remodel of the existing single-family dwelling is consistent with the land use intensity and density of the neighborhood.

Conditions of Approval

Exhibit A: Project plans 4 sheets by Daryl Woods, Architect, dated 7-27-04.

- I. This permit authorizes the construction of a room addition and remodel of an existing single-family dwelling to result in a two-story single-family dwelling with four bedrooms. 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 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.
 3. Details showing compliance with fire department requirements.
 - B. Meet all requirements of the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - D. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer if required.
 - F. Pay the current fees for Parks and Child Care mitigation for three bedrooms. Currently, these fees are, respectively, \$800 and \$109 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. The project must comply with all recommendations of any required 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.

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: 11/19/04

Effective Date: 12/03/04

Expiration Date: 12/03/06

Don Bussey
Deputy Zoning Administrator

Joan Van der Hoeven
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: 04-0349

Assessor Parcel Number: 046-231-45

Project Location: 86 Ocean Mist, La Selva Beach

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

Person or Agency Proposing Project: Daryl Woods

Contact Phone Number: (831) 786-8819

- 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:

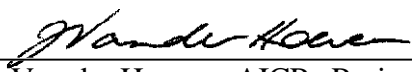
E. ☒ **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Existing small structure

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

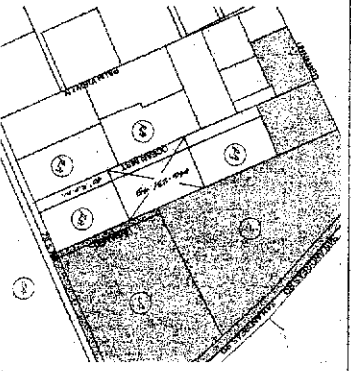

Joan Van der Hoeven, AICP, Project Planner

Date: November 19, 2004

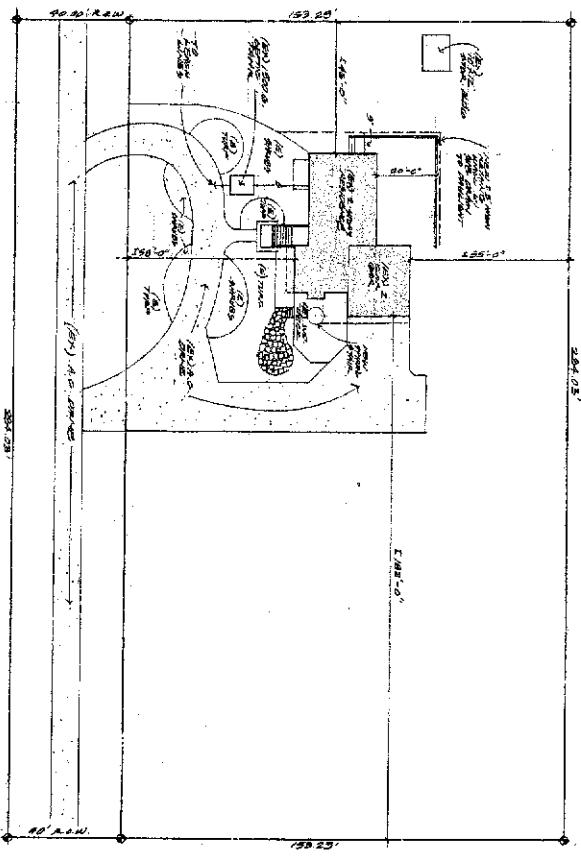
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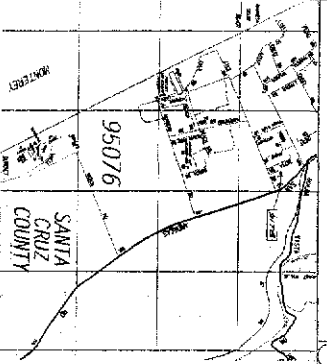
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REMARKS: NOTED



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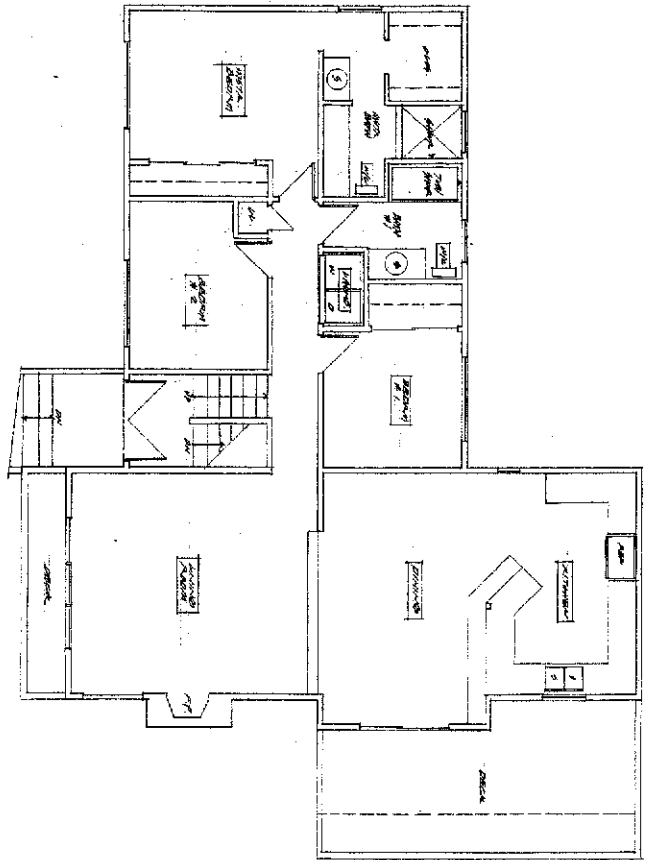
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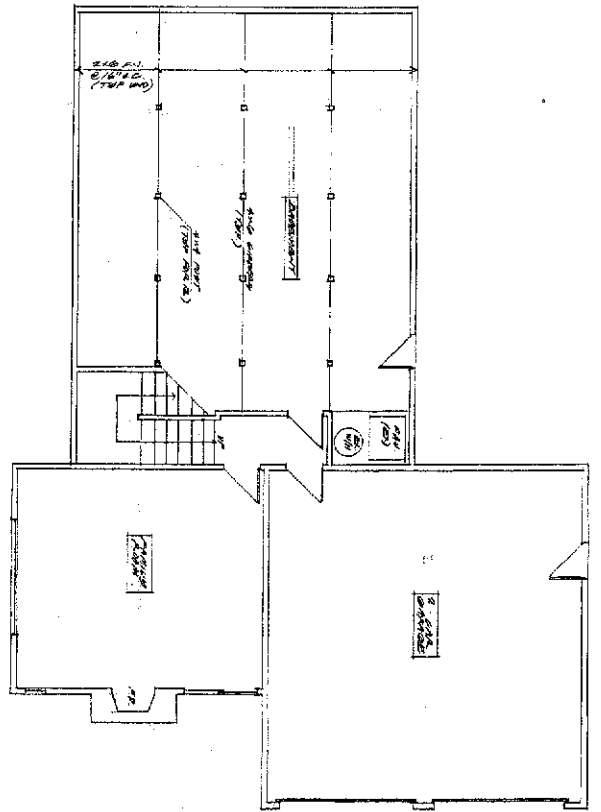
EXHIBIT



EXISTING SECOND FLOOR PLAN

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EXISTING GROUND FLOOR PLAN

40' 0" x 110' 0"

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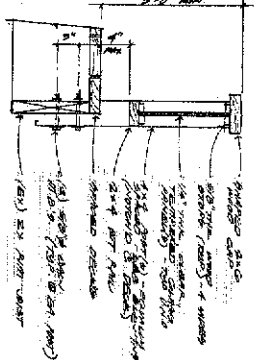
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NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CEILING	100	SQ. FT.	1.00	100.00
2	FLOOR	100	SQ. FT.	1.00	100.00
3	WALL	100	SQ. FT.	1.00	100.00
4	DOOR	10	EA.	10.00	100.00
5	WINDOW	10	EA.	10.00	100.00
6	STAIR	10	SQ. FT.	1.00	10.00
7	ROOF	100	SQ. FT.	1.00	100.00
8	FOUNDATION	100	SQ. FT.	1.00	100.00
9	PAVING	100	SQ. FT.	1.00	100.00
10	LANDSCAPING	100	SQ. FT.	1.00	100.00

7' 11" x 24" EXISTING REQUIREMENTS

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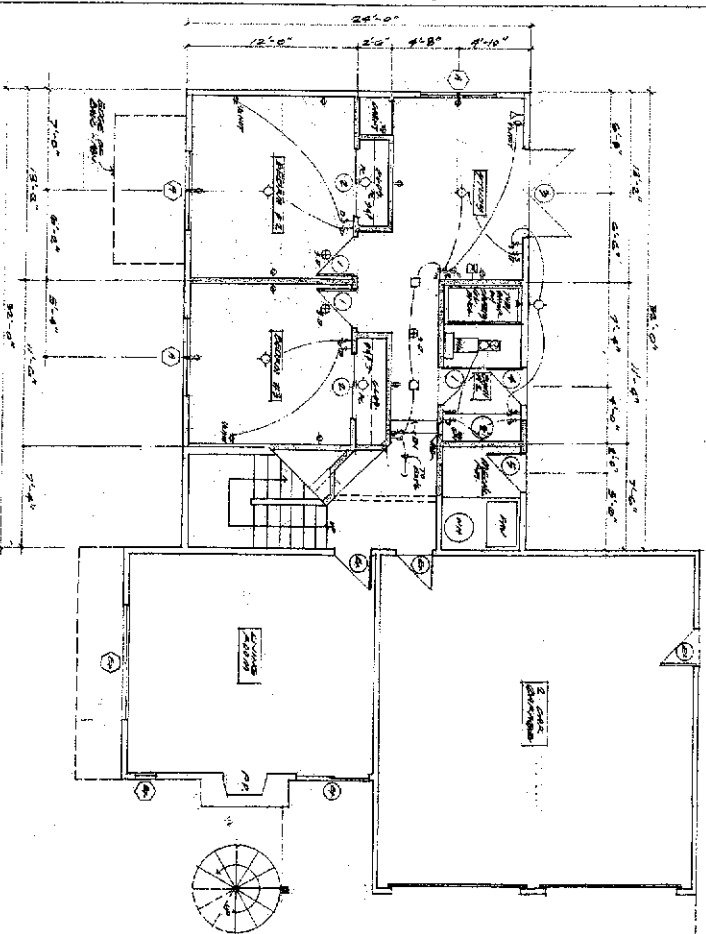
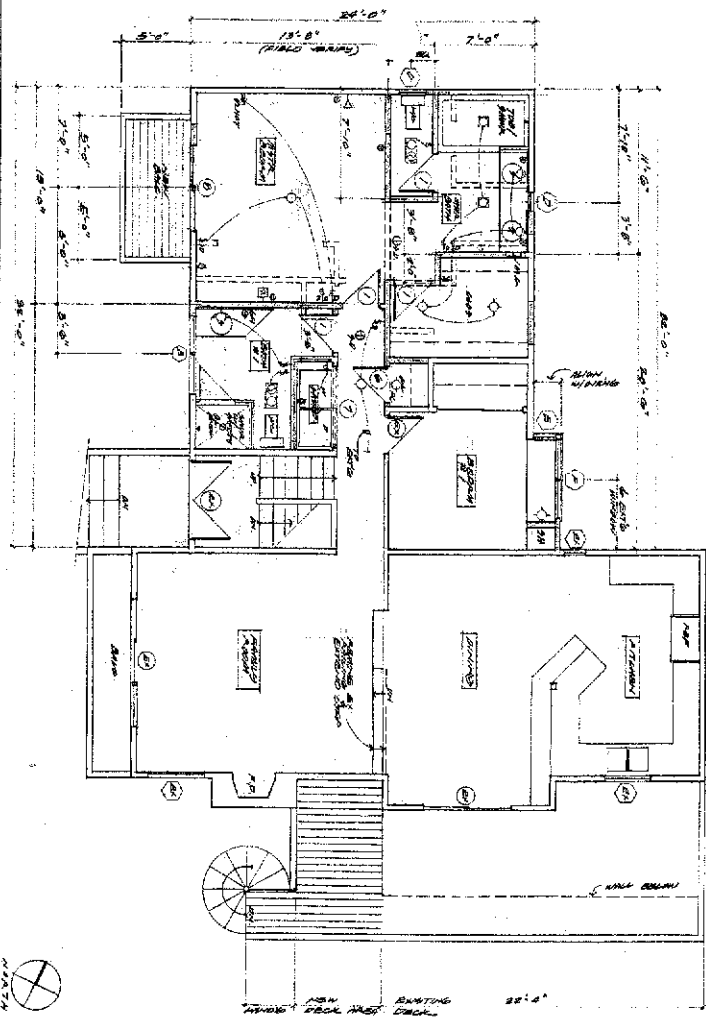
CROSS SECTION OF WALL AND FOUNDATION

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EXHIBIT

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 189. PRINT ZIP _____
 190. PRINT PHONE _____
 191. PRINT DATE _____
 192. PRINT SIGNATURE _____
 193. PRINT NAME _____
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 214. PRINT PHONE _____
 215. PRINT DATE _____
 216. PRINT SIGNATURE _____
 217. PRINT NAME _____
 218. PRINT ADDRESS _____
 219. PRINT CITY _____
 220. PRINT STATE _____

EDUCATIONAL ACHIEVEMENT

1200R

67

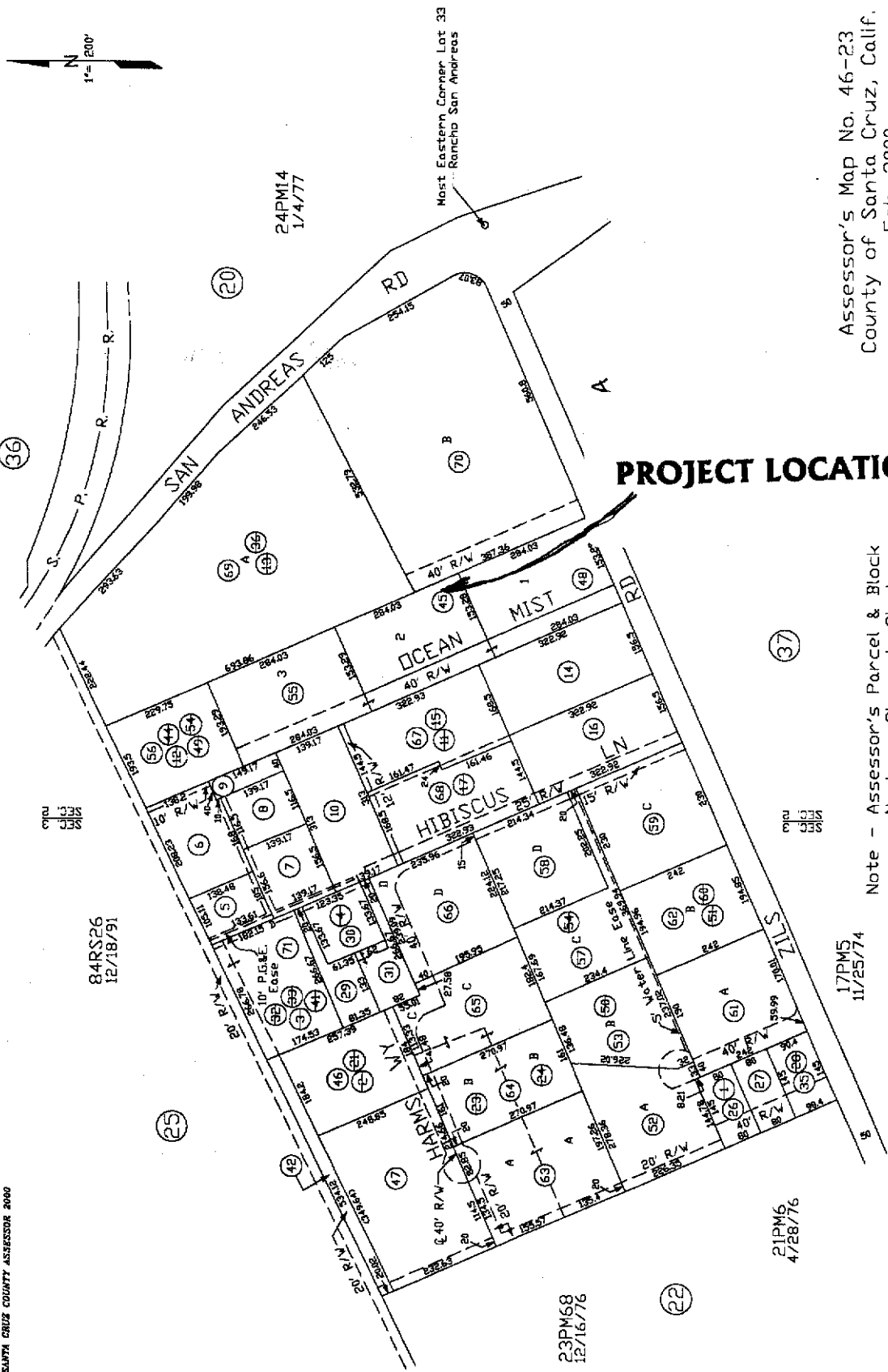
222 Avenue
F. A. Bell Blvd.
Culver
Ky 40301
Buyer Service Activities
812-596-8214
812-786-0874

FOR TAX PURPOSES ONLY
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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PLUK, SAN ANDREAS RANCHO
 SECS. 2 & 3, T.12S., R.1E., M.D.B. & M.

Tax Area Code
 69-278

46-23



PROJECT LOCATION

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

17PM5
 11/25/74

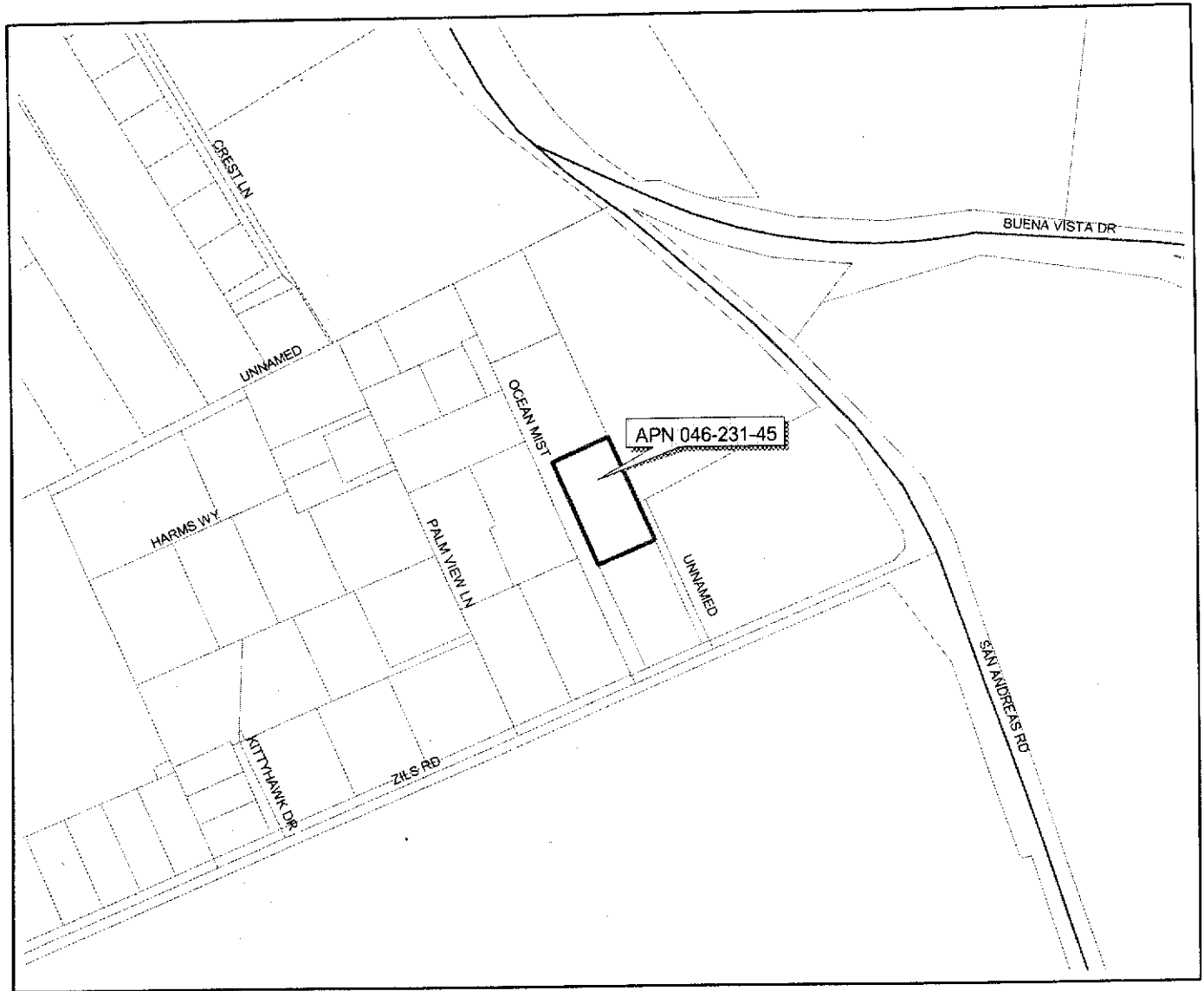
21PM6
 4/28/76

23PM68
 12/16/76

EXHIBIT E

Electronically prepared 2/10/03 KSA
 Rev 3/20/00 CB (Added Ocean Mist)
 Rev 6/23/00 CG (Don't Remove R/W from 1-14 & 57)
 Rev 5/30/01 MWH (Changed page refs)

Location Map



1000 0 1000 Feet

Map created by Santa Cruz County
Planning Department:
August 2004



Zoning Map



200 0 200 400 600 Feet

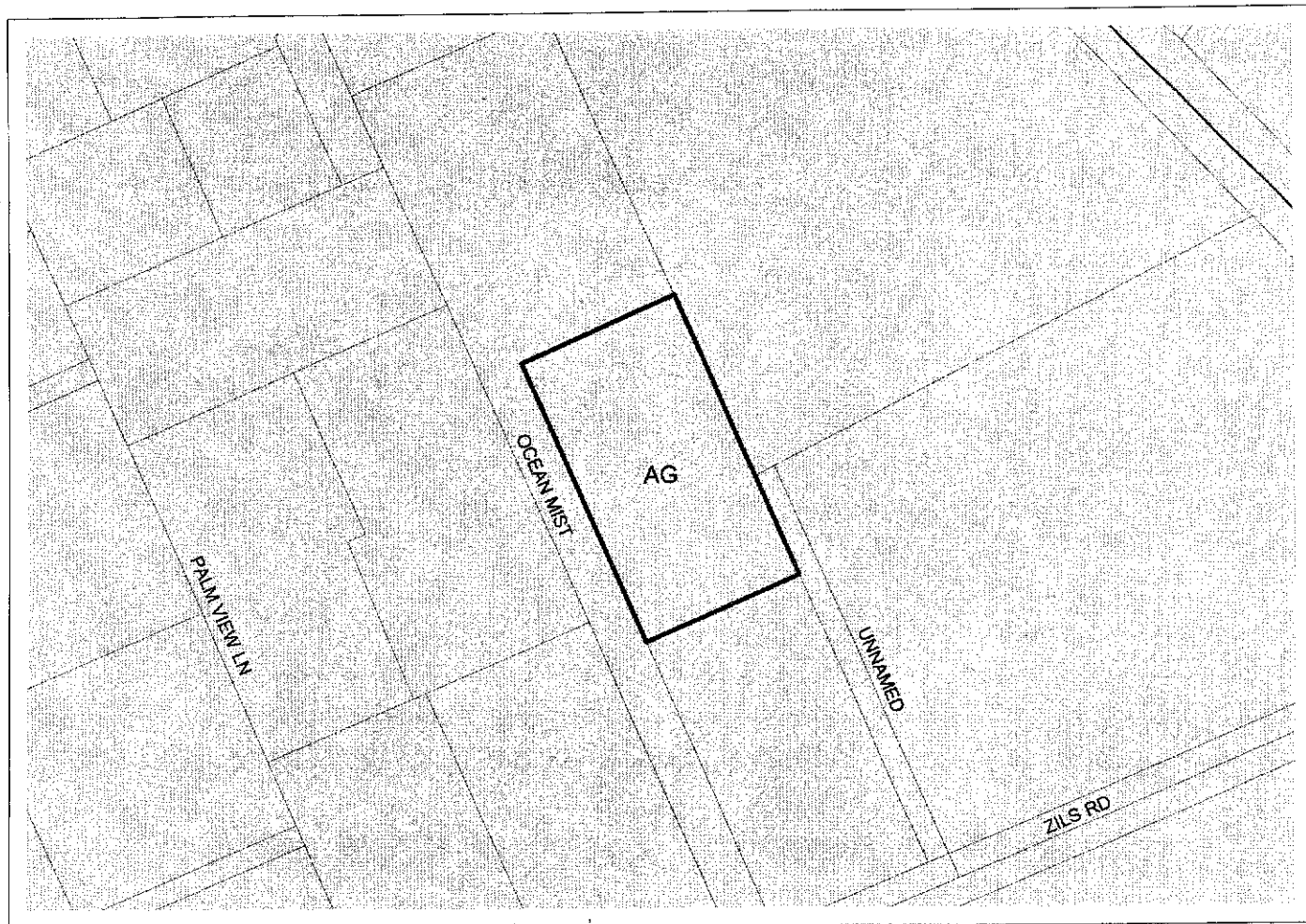
Legend

	APN 046-231-45
	Streets
	A
	CA
	RA



Map created by Santa Cruz County
Planning Department:
August 2004




General Plan Map



200 0 200 400 600 Feet

N
A

Legend

	APN 046-231-45
	Streets
	Agriculture

Map created by Santa Cruz County
Planning Department:
August 2004

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: Joan Van Der Hoeven
Application No.: 04-0349
APN: 046-231-45

Date: October 20, 2004
Time: 14:46:45
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON AUGUST 13, 2004 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON AUGUST 13, 2004 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. Obtain a grading permit if required.
2. Obtain a building permit for the proposed retaining wall
3. Submit a detailed erosion control plan for review.

Project Review Completeness Comments

===== REVIEW ON AUGUST 30, 2004 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Project Review Miscellaneous Comments

===== REVIEW ON AUGUST 30, 2004 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Dpw Drainage Completeness Comments

===== REVIEW ON AUGUST 18, 2004 BY JOHN G LUMICAO =====
NO COMMENT

Dpw Drainage Miscellaneous Comments

===== REVIEW ON AUGUST 18, 2004 BY JOHN G LUMICAO =====
Show a construction detail of the retaining wall and where the suddrain will discharge.

Dpw Road Engineering Completeness Comments

===== REVIEW ON AUGUST 17, 2004 BY TIM N NYUGEN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON AUGUST 17, 2004 BY TIM N NYUGEN =====
If access is gained from the adjacent parcel, reference information regarding deeded



15:37:53 Wed Oct 20, 2004

10/20/04
15:37:23

C O U N T Y O F S A N T A C R U Z
C H A R A C T E R I S T I C I N Q U I R Y S C R E E N

VIAPNP014LI
VIAPNS014LI

PARCEL NO..... : 046 231 45
ASSESSEE NAME... : CONNERY JERRY D & DENISE D H/W JT
SITUS..... : 86 OCEAN MIST LA SELVA BCH
MAILING ADDRESS: 52 ZILS RD
 LA SELVA BEACH CA 95076
USE CODE..... : SINGLE RESIDENCE

STRUCTURE DATA

MAIN BUILDING...SQFT: 1744	NO. UNITS.....: 1	POOL.....: NO
YEAR BUILT(EST): 1976	HEAT.....: CENTRAL	SPA.....: NO
TOTAL ROOM COUNT.....: 7	CONCRETE.SQFT:	DECKS.....SQFT: 249
NO. BEDROOMS.....: 1	GARAGE...SQFT: 540	NO. FIREPLACES: 2
NO. BATHROOMS(F/H)...: 2 / 0	CARPORT..SQFT:	ROOF.....: COMP.
MISC OTHER BUILDINGS: NO		

LAND DATA

WATER..... : PUBLIC
SANITATION....: SEPTIC PARCEL SIZE (COMPUTER EST.).....SQFT: 42514.600
PARCEL NO..... : 046 231 45

NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THIS DATA.

KEY NEW PARCEL NUMBER AND HIT ENTER, OR PA2 TO EXIT. PF1=BASE INFO PF7=VALUE

OWNER

BLOMQUIST, EARL

PARCEL NUMBER

LOCATION

52 Zills Rd, La Selva Beach

TYPE

1 BR, 2 bath, study, sew rm
misc rm SFD w/att gar.

32,600.

BUILDING		PLUMBING AND GAS		ELECTRIC	
NAME		NAME		NAME	
Andre V. Fodor 688-5739		Andre Fodor		Andre Fodor	
PERMIT NUMBER	DATE	PERMIT NUMBER	DATE	PERMIT NUMBER	DATE
41298	2-27-75	41298	2-27-75	41298	2-27-75

mech: 41298, 2-27-75

INSPECTIONS

BUILDING		PLUMBING AND GAS		ELECTRIC	
FOUNDATION		ROUGH		ROUGH	
		OK 5-28-75 HB		OK 5-28-75 HB	
FRAME		VENT		FINISH	
OK 5-28-75 HB					
STUCCO WIRE OK 5-28-75 HB		OK 8-7-75 Dave		OK 8-7-75 Dave	
SCRATCH OK 6-16-75 HB		GAS - ROUGH		FIXTURES, ETC.	
LATH					
S/R OK 6-10-75 HB		GAS - P.T.			
FLUES					
FINISH COMPLETE		GAS - FINISH		SERVICE CLEARED	
OK 8-7-75 Dave		O.K. 8-8-75 DF		O.K. 8-8-75 DF	

BUILDING INSPECTION JOB RECORD

BLO - 3 (REV.)

*BLOMQUIST, Earl

REMARKS ON REVERSE

PD 8-11-75 FD

Earl Blomquist

A LANDSCAPING		B GRADING & DRAINAGE		C SIGNS & LIGHTING	
A1	PLANTING	B1	ROUGH GRADING	C1	SIGNS
A2	IRRIGATION	B2	FINISH GRADING	C2	EXTERIOR LIGHTS
A3	FENCING	B3	EROSION CONTROL		
		B4	DRAINAGE STRUCTURES		

D PAVING		E PUBLIC WORKS		F OTHER AGENCIES	
D1	BASE	E1	DRIVEWAYS	F1	FIRE DEPARTMENT
D2	SURFACE	E2	ENCROACHMENTS	F2	SANITATION
D3	STRIPING	E3	DRAINAGE STRUCTURES OFF SITE	F3	ENVIRONMENTAL HEALTH
D4	CURBS AND SWALES			F4	WATER DISTRICT

SPECIAL CONDITIONS:

APPROVED - OCCUPANCY PERMITTED