



## Staff Report to the Zoning Administrator

Application Number: **04-0050**

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**Applicant:** Sam Benavides  
**Owner:** Green Eyes, LLC  
**APN:** 038-191-24

**Agenda Date:** November 19, 2004  
**Agenda Item #:** 5  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to re-construct an existing three-story single-family dwelling to include the removal of all habitable features from the lower floor, a complete interior and exterior remodel, the addition of about 500 sq. ft. of habitable space, and the demolition and reconstruction of outdoor decking.

**Location:** Property located on the south side of Las Olas Drive just past the private entry gate and 1/2 mile west from the Seacliff State Park entrance (at 725 Las Olas Dr.).

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

**Permits Required:** Amendment to Coastal Development Permit and Variance 86-0368

### Staff Recommendation:

- Approval of Application 04-0050, 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                              | E. Assessor's parcel map     |
| B. Findings                                   | F. Zoning map                |
| C. Conditions                                 | G. Urban Designer's Comments |
| D. Categorical Exemption (CEQA determination) | H. Comments & Correspondence |

### Parcel Information

Parcel Size:	10,877 square feet
Existing Land Use - Parcel:	Single-family dwelling
Existing Land Use - Surrounding:	Single-family dwellings to the west, bluff to the north, Seacliff State Beach to the east, Monterey Bay to the south.

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Project Access: Las Olas Dr., a private road  
Planning Area: Aptos  
Land Use Designation: R-UL, O-R (Urban Low Residential, Existing Parks and Recreation)  
Zone District: R-1-8 (Single-family residential, 8,000 square foot minimum lot size)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

#### Environmental Information

Geologic Hazards: Coastal wave run-up zone, landslide hazards from bluff  
Soils: Beach Sand (109), Danville Loam (125)  
Fire Hazard: Not a mapped constraint  
Slopes: Building site is flat (2% slope)  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Coastal scenic area  
Drainage: Existing drainage adequate  
Traffic: No increase in traffic  
Roads: Existing roads adequate  
Parks: Minimal increase in visual impact to neighboring campground  
Archeology: Not mapped/no physical evidence on site

#### Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: Santa Cruz County Sanitation District  
Fire District: Aptos/La Selva Fire Protection District  
Drainage District: No Drainage District

#### History

A single-family dwelling has existed on site since before 1956, likely since the 1930's when many homes along Las Olas Drive were originally constructed. During the winter of 1982, severe storms and landsliding damaged the house beyond repair, requiring the structure to be demolished. A Coastal Development permit and Variance granted in August 1987 allowed the construction of a four-bedroom single-family dwelling of three stories and 30 feet in height with non-habitable space on the lower level (Permit 86-0368). This resulted in the construction of the existing structure, which has subsequently undergone the un-permitted conversion of the lower level into habitable space.

Site Standards	R-1-8 Zone District Standards	Existing SFD	Proposed
Front yard setback	20'	About 7'*	About 7'*
Side yard setbacks	5' and 8'	5' <del>east</del> , 10' west	5' east, 15' west
Rear yard setback	15'	About 85'	About 90'
Maximum height	28'	30'	30'
Maximum % lot coverage	30%	29.8%	27%
Maximum % F.A.R.	50%	About 43%	47%

\* Front yard setback to edge of traveled roadway for Las Olas Drive, not edge of property line

### Variances

The proposed remodel and addition requires an amendment to the Variances granted under permit 86-0368 to allow construction of a third story addition with a maximum height of 30 feet. FEMA flood elevation requirements constitute the special circumstances for granting these variances, and extending the scope of these variances to allow an additional 500 square feet on

the third story can be justified. Other homes on Las Olas Drive have obtained variances for three stories at heights greater than 28 feet (one example being permit 96-0826 at 789 Las Olas Drive), so the granting of the requested variance amendment will not constitute the granting of a special privilege in relation to other properties in the neighborhood.

### **Local Coastal Program Consistency**

The proposed remodel and addition complies with the adopted General Plan/Local Coastal Program (GP/LCP) policies for development located within scenic resource areas and within geologically hazardous areas. Specifically, the proposal meets GP/LCP policies 5.10.2 (Development within Visual Resource Areas), 5.10.3 (Protection of Public Vistas), and 5.10.7 (Open Beaches and Blufftops) in that the bulk and mass will not be significantly greater than the existing structure and exterior colors will be earth-tone to minimize visual impacts (Condition of Approval B.1.). Though the addition will result in more mass on the beach side of the house, this additional mass will be offset through the incorporation of earth-tone colors. Other homes of a similar size, bulk, mass, and scale have been constructed on the west end of Las Olas Drive, including the house at 773 Las Olas and the house currently under construction at 789 Las Olas Drive. These houses are, respectively, 1,100 feet and 1,500 feet west of the project site.

The proposal complies with GP/LCP Policy 6.2.10 (Site Development to Minimize Hazards) in that the lower floor will be returned to non-habitable space as approved under Coastal Development Permit 86-0368 to minimize hazards resulting from coastal flooding. For this portion of the County, FEMA determined the 100-year wave run up flood zone to be 25 feet above mean sea level, and the lowest members of the lowest habitable floor will remain at 26'-9" above mean sea level to comply with FEMA flood elevation requirements (Condition of Approval B.3.).

### **Design Review**

The proposed remodel and addition has been reviewed by the County's Urban Designer for compliance County Code sections 13.11.070 (the County's Design Review Ordinance) and 13.20.130 (the Coastal Zone Design Criteria). The proposal meets all applicable standards, including those for protecting the public viewshed and compatible building design (see Exhibit

XX)

### **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 04-0050, 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](http://www.co.santa-cruz.ca.us)**

Report Prepared By: David Keyon  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3561  
E-mail: [david.keyon@co.santa-cruz.ca.us](mailto: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.

This finding can be made, in that the property is zoned R-1-8 (Single-family residential, 8,000 square foot minimum lot size), a designation which allows residential uses. The proposed addition and remodel will not alter the single-family residential use of the site, and will remain consistent with the site's (R-UL, 0-R) Urban Low Residential, Existing Parks and Recreation General Plan designation. The beach portion of the site with a GP/LCP designation of Existing Parks and Recreation will remain undeveloped.

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 easements, including those used for public access. Adequate public access to the beach is available from Seacliff State Beach immediately to the east of the project site. The proposed remodel and addition will comply with development restrictions related to FEMA flood elevation requirements.

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 proposed re-construction and addition will be compatible with the Las Olas Drive neighborhood in terms of bulk, mass, and scale when recently approved homes are taken into consideration. While the current house is considerably taller than homes in the immediate vicinity, this is primarily due to the fact that most homes on the eastern end of Las Olas Drive have not been flood elevated to meet FEMA regulations. In the future, many homes along Las Olas will have the same height, bulk, and scale as the proposed project and the existing residences at 773 and 789 Las Olas Drive. The house will be required to be re-painted in earth-tone colors to minimize visual impact.

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 interfere with existing public access recreation facilities in the vicinity. Adequate public access exists at Seacliff State Beach, immediately adjacent to the subject parcel. An existing 10 foot tall fence and trees provides a visual buffer between the residence and the RV camping spaces for Seacliff State Beach.

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

This finding can be made in that the proposal complies with all applicable policies in the General Plan/Local Coastal Program, including Policies 5.10.2 (Development within Visual Resource Areas), 5.10.3 (Protection of Public Vistas), and 5.10.7 (Open Beaches and Blufftops). The site is already developed with a three-story house of 30 feet in height, and the proposed reconstruction and addition will not significantly alter the bulk, mass, or scale of the house and will therefore not result in a significant change in visual impact to the beach. The house will use wood siding and will be required to use earth-tone colors (see color board on file with the Planning Department for approved colors), and will therefore have less visual impact than the existing house.

The proposal will also meet all applicable LCP policies for construction in geologically hazardous areas and floodplains, specifically policies 6.2.10 (Site Development to Minimize Hazards) and 6.4.8 (Elevation of Residential Structures). The underfloor will be converted back to non-habitable space to comply with FEMA regulations, and the habitable area of the house will once again be elevated above the 25 foot wave run up zone as approved under Coastal Permit and Variance 86-0368.

## Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made in that the FEMA flood elevation requirements for structures within the Coastal High Hazard Area (Flood Zone-V) still present a special circumstance as evidenced in the Variance findings for 86-0368 to allow the construction of a three-story house of 30 feet in height. This finding still applies for the proposed 500 square foot addition to the third story, as any addition must occur on the third story and must be constructed at a height greater than 28 feet to obtain adequate ceiling height.

2. That the granting of such variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity.

This finding can be made in that the third-story addition and remodel will not result in a significant increase in bulk, mass, and scale over the existing dwelling and will therefore meet the general intent and purpose of the zoning ordinance.

3. That the granting of such variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made in that similar Variances have been granted for three-story homes of similar height on Las Olas Drive, including the house at 773 Las Olas and the house currently under construction at 789 Las Olas Drive. These houses are, respectively, 1,100 feet and 1,500 feet west of the project site. Due to FEMA flood elevation requirements for Coastal Hazard Areas, in the future more homes of a similar height can be expected as existing homes are replaced with homes which conform to FEMA requirements.



## 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 and re-model will be required to comply with all applicable building, plumbing, and electrical codes prior to final of the building permit. After project completion, the house will meet all applicable FEMA regulations for houses within a Coastal Hazard Area as the lower level will be non-habitable and the lowest member of the lowest habitable floor will be above 26 feet m.s.l. (**25** foot m.s.l. for the wave-run up zone plus one additional foot).

The only potential for material injury to adjacent properties will be a slight increase in morning shadows for the adjacent property to the west. However, the increase in shade will be minimal as the height, mass, and scale of the structure will be similar to the existing house and a side yard setback in excess of the **R-1-8** zone district standard will be maintained.

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 remodel and addition will be consistent with the purpose of the **R-1-8** zone district as the principal use of the site will remain one single-family dwelling. With the exception of height and number of stories (for which previous Variances have been granted and Variance findings made), all **R-1-8** zone district site standards will be met.

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 addition and remodel will result in a single-family dwelling that will remain consistent with the property's R-UL General Plan/LCP designation. No development activity is proposed for the portion of the site designated **0-R** (existing parks and recreation).

The proposed addition and remodel will result in a single-family dwelling that 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 height and size of the structure will be comparable to recently constructed homes toward the west end of Las Olas Drive. As more homes in the neighborhood comply with FEMA requirements, many homes on parcels in the vicinity will have a similar size and height.

The project will comply with other General Plan/LCP policies with regards to scenic resources and geologic/flood hazards, as discussed in Coastal Development Finding **5**.

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

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 all existing utilities will continue to be available to the site and demand for services will not be significantly higher than current conditions. As the proposal involves the reduction of one bedroom, the level of traffic generated may decrease.

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 addition and remodel will result in a single-family dwelling that is compatible with the Las Olas Drive neighborhood. While the house is already the largest dwelling on the eastern end of Las Olas, larger homes of similar height and mass exist toward the west end of Las Olas Drive. Due to the flood hazards present in the neighborhood, it can be assumed that over the years more houses will be elevated to meet FEMA requirements and these houses of a similar height, bulk, mass, and scale of the subject residence. Due to the removal of habitable space on the lower level and the removal of one bedroom, the land use intensity of the site will decrease.

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, in that the proposed remodel and addition has been reviewed by the County's Urban Designer for compliance County Code sections 13.11.070 through 13.11.076 (the County's Design Review Ordinance). The proposal meets all applicable standards, including those for protecting the public viewshed and compatible building design.

## Conditions of Approval

Exhibit A: Project plans, 9 sheets, drawn by Sam Benavides, AIS, dated 8/10/04.

- I. This permit authorizes the reconstruction, remodel, and construction of a third story addition to an existing single-family dwelling, resulting in a single-family dwelling of three stories and four bedrooms with a maximum height of 30 feet. 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.
  - C. Obtain ~~an~~ Encroachment Permit from the Department of Public Works for all 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. Exterior colors must be earth tone to complement the surrounding natural environment,
    2. A drainage plan showing the following information:
      - a. Topographic information (such as contours, spot elevations, or drainage arrows with labels) showing existing and proposed drainage patterns.
      - b. Clarify what portions of the patio and decks are impervious.
      - c. A description of the condition of the drainage pipe outlet.
    3. Details showing compliance with ~~the~~ following FEMA and County flood regulations:
      - a. The building plans must indicate the elevation of the lowest habitable floor areas relative to mean sea level and native grade. The lowest habitable floors and the top of the highest horizontal structural

members (joist or beam) which provides support directly to the lowest habitable floor and elements that function as a part of the structure such as furnace or hot water heater, etc. shall be elevated above ~~the~~ 100-year wave inundation level. Elevation at this site is a **minimum** of 25 feet above mean sea **level**. Locations for furnaces, hot water heaters shall also be shown.

- b. The garage doors and walls shall function as breakaway walls. The garage doors and walls shall be certified by a registered civil engineer or architect and meet the following conditions:
  - i. Breakaway wall collapse shall result from a water load **less** than that which would occur during the base flood, and
  - ii. The elevated portion of the building shall not incur any structural damage due to the effects of wind and water loads acting simultaneously in the event of a base flood.
  - iii. Any walls on the ground floor not designated as breakaway shall be demonstrated to be needed for shear or structural support and approved by Environmental Planning.

4. Details showing compliance ~~with~~ fire department requirements.

- C. Meet all requirements of and pay Zone Six (6) 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. 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.
- F. 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.
- G. 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. All windows facing the beach must be non-reflective to minimize glare

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.

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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

\_\_\_\_\_  
David Keyon  
Project Planner

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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: 04-0050

Assessor Parcel Number: 038-191-24

Project Location: 725 Las Olas Drive

**Project Description: Remodel and addition to existing single-family dwelling**

**Person or Agency Proposing Project: Sam Benavides**

**Contact Phone Number: (831) 655-1763**

- 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: Minor alteration and addition to an existing single-family dwelling (15301)

**F. Reasons why the project is exempt:**

Interior and exterior alterations, remodel, and addition.

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

\_\_\_\_\_  
David Keyon, Project Planner

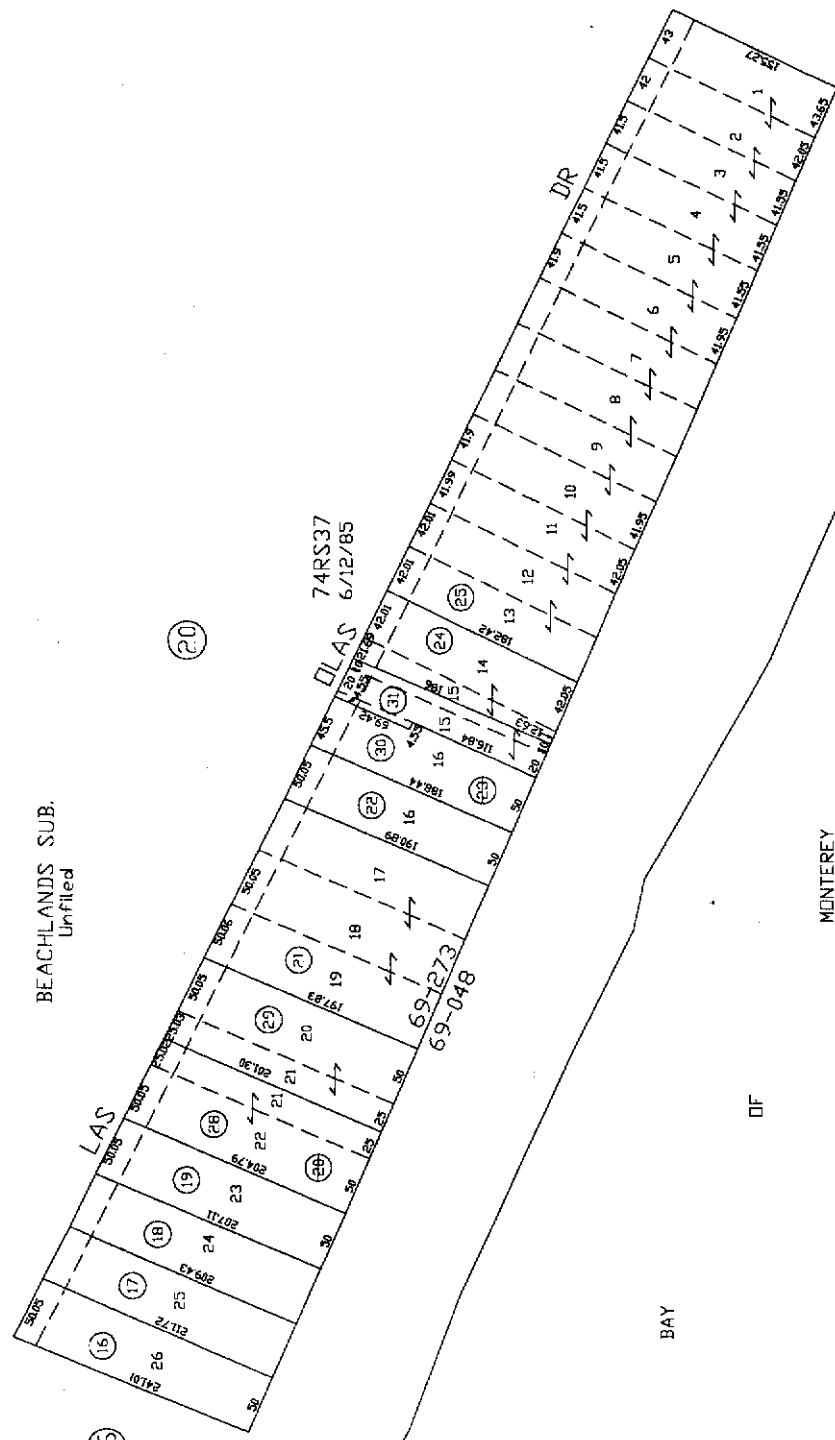
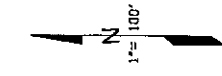
Date: \_\_\_\_\_

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APTOS RANCH  
 POR. SEC. 13, T11S., R1W., M.D.B. & M.

Tax Area Code  
 69-048 69-273

38-19



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

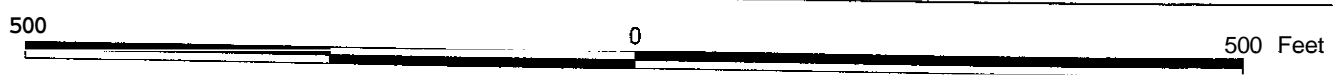
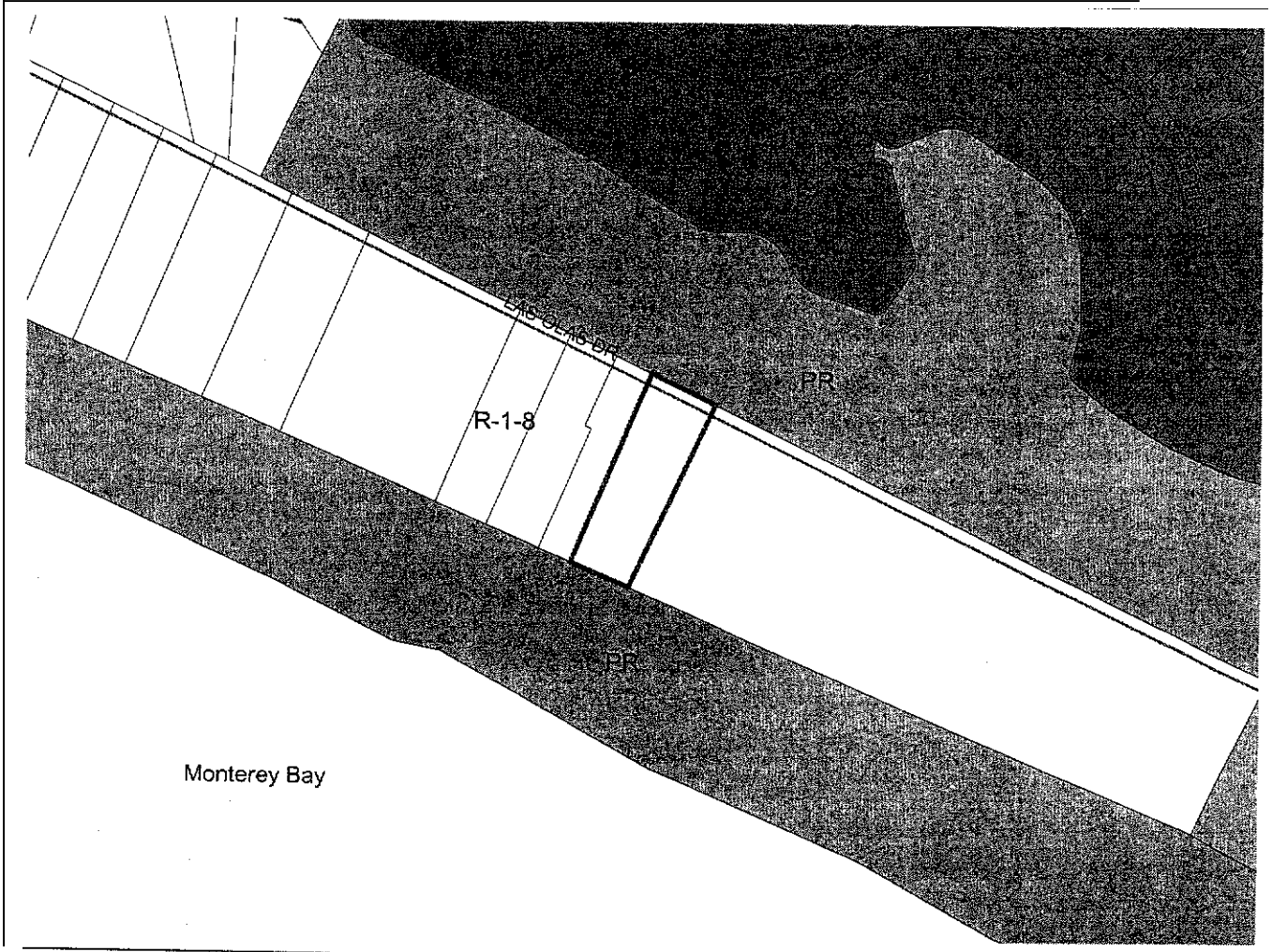
Assessor's Map No. 38-19  
 County of Santa Cruz, Calif.  
 Sept. 1950

10-11-1985  
 Rev 4/27/01 nvm (changed page refs)  
 Rev 5/4/98 KSA (CA)  
 10-11-1985

EXHIBIT

E

# Zoning Map



## Legend

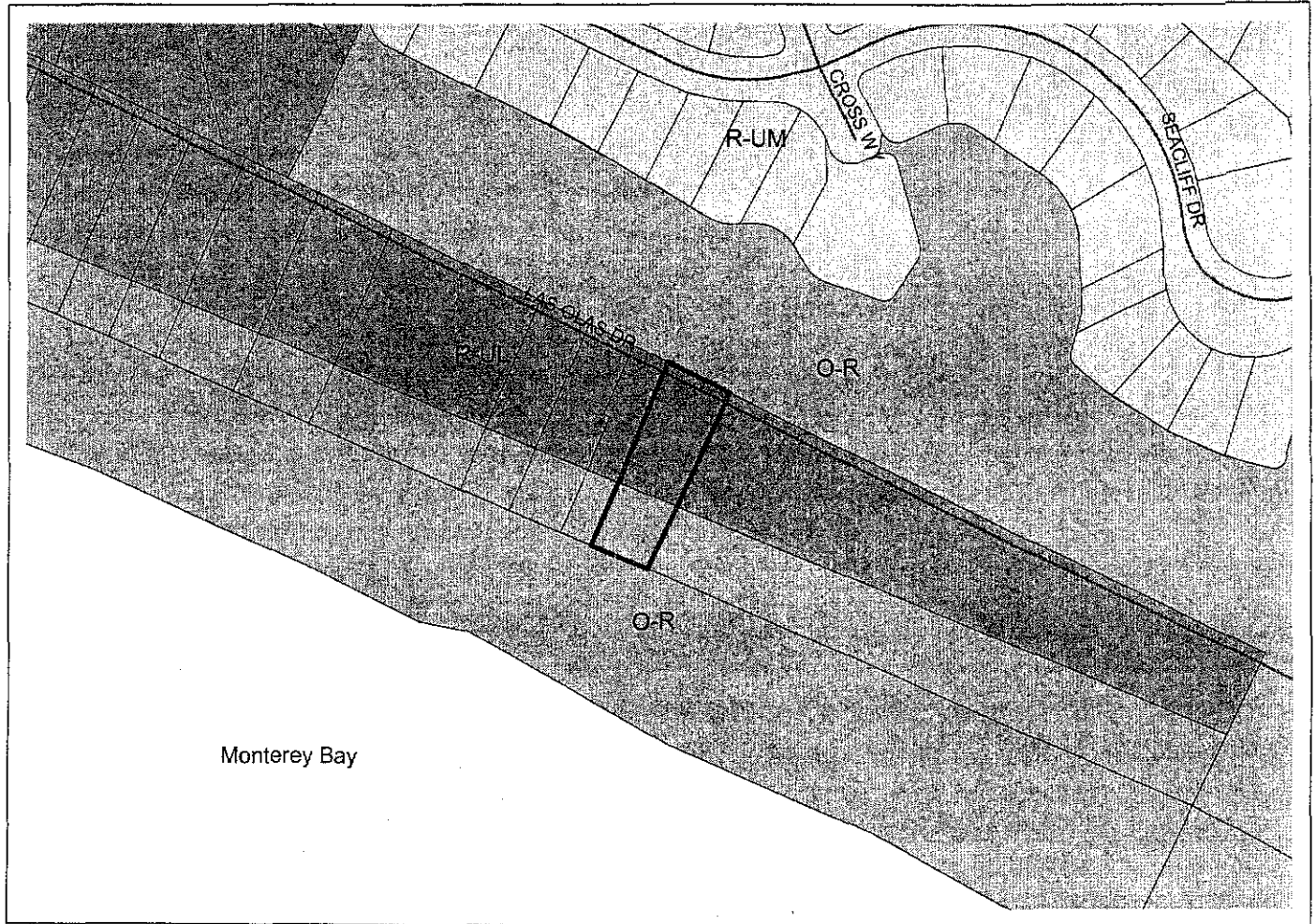
	APN 038-191-24
	Streets
	R-1-4
	R-1-8
	PR



Map created by Santa Cruz County  
Planning Department:  
February 2004



# General Plan Map



500 0 500 Feet

## Legend

	APN 038-191-24
	Streets
	Parks and Recreation
	Residential - Urban Low Density
	Residential - Urban Medium Density



Map created by Santa Cruz County  
Planning Department:  
February 2004

# INTEROFFICE MEMO

APPLICATION NO: 04-0050 (3<sup>rd</sup> routing)

Date: August 20, 2004

To: David Keyon, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for an remodel to a single family residence at 725 Las Olas Drive, Santa Cruz  
(Green Eyes, LLC / owner, Samuel Benavides / applicant)

## GENERAL PLAN / ZONING CODE ISSUES

### Desian Review Authority

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

### Desian Review Standards

**13.20.130** Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code ( J )	Does not meet criteria ( J )	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 vegetation shall be minimized.			N/A
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter and where circumstances require their removal, appropriate replacement of the building site or other or nuisance species			N/A
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			N/A

<b>Ridgeline Development</b>			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			<b>NIA</b>
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			<b>NIA</b>
<b>Landscaping</b>			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area	✓		
<b>Rural Scenic Resources</b>			
<b>Location of development</b>			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			<b>NIA</b>
Development shall not block view of the shoreline from scenic road turnouts, rest stops or vista points			<b>NIA</b>
<b>Site Planning</b>			
Development shall be sited and 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)			<b>N/A</b>
Screening and landscaping suitable to the site shall be used to soften the viewshed			<b>N/A</b>
<b>Building design</b>			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			<b>N/A</b>
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			<b>N/A</b>
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			<b>NIA</b>
cluster			

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			N/A
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).			N/A
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			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)			N/A
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	✓		

Desian 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.

Desian Review Standards**13.11.072** Site design.

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

Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Reasonable protection for adjacent properties		NIA	

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
Building silhouette	✓		
Spacing between buildings			N/A
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
<b>Scale</b>			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
<b>Building Articulation</b>			
Variation in wall plane, roof line, detailing, materials and siting	✓		
<b>Solar Design</b>			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		

**URBAN DESIGNER'S COMMENTS:**

- *A photo simulation from the entry gate, directly looking at the house from the beach as well as up the beach looking back at the house should be required*