



Staff Report to the Zoning Administrator

Application Number: **04-0262**

Applicant: Jim Stroupe, Architect

Owner: Harold Lucht

APN: 046-281-49

Agenda Date: January 21, 2005

Agenda Item #: **2**

Time: after 10:00 a.m.

Project Description: Proposal to construct a new single family dwelling with a single car garage.

Location: Sand Dollar Drive, Manresa Beach

Supervisory District: Second District (District Supervisor: Ellen Pine)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Approval of Application 04-0262, 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 | H. Discretionary Application Comments |
| B. Findings | I. Soil Report review letter |
| C. Conditions | J. Site Photos |
| D. Categorical Exemption (CEQA determination) | K. Sand Dollar Beach map and standards |
| E. Location map | L. Urban Designer memo |
| F. General Plan map | M. Homeowners Association minutes |
| G. Zoning map | |

Parcel Information

Parcel Size:	3,271 sq. ft.
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	single family residential
Project Access:	Sand Dollar Drive
Planning Area:	La Selva Beach
Land Use Designation:	R-UL (Residential Urban Low Density)
Zone District:	RM-4 (4,000 sq. ft. min. site area)
Coastal Zone:	<u>X</u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes <u> </u> No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: 105
Fire Hazard: Not a mapped constraint
Slopes: 10-15%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Grading proposed to create internal garage
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Traffic: N/A
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X 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: 6

History

This application was received on June 3, 2004 and deemed complete on December 8, 2004.

Project Setting

This is a vacant parcel in the Sand Dollar Beach Subdivision, located adjacent to Manresa State Beach. The rear of the lot is State Park property.

Zoning & General Plan Consistency

The subject property is a 3,271 square foot lot, located in the RM-4 (4,000 sq. ft. min. site area) zone district, a designation that allows residential uses. The Sand Dollar Beach Subdivision was approved with it's own setbacks, coverage and height requirements (Exhibit K). The table below summarizes the subdivision requirements and the conformance of the proposed residence with the requirements.

SITE DEVELOPMENT STANDARDS TABLE

	Sand Dollar Beach Standards	Proposed Residence
Front yard setback:	6 feet	10'-0" (20'-0" to garage door)
Side yard setbacks:	Roof overhang only	5'-6"
Rear yard setback:	5 feet	10'-0"
Maximum Height:	17 feet above high point of lot	17 feet above high point of lot
Parking	one covered and one uncovered	two in garage two uncovered



view of lot with adjacent houses.

Local Coastal Program Consistency

The proposed single family dwelling 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. Size and architectural styles **vary** widely in the area, and the design submitted is not inconsistent with the existing range. The project site is not located between the shoreline and the first public road and 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.

Design Review

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will blend in with the architectural characteristics of the existing development and surrounding land uses.

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located within the Urban Services line, is already served by existing water and sewer utilities, and no change of use is proposed.

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 **04-0262**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Application#: 04-0262
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Owner: Harold Lucht

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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

Report Prepared By: Lawrence Kasparowitz
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2676
E-mail: pln795@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 RM-4 (4,000 sq. ft. min. site area), a designation that allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UL) Residential Urban Low Density 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 the project site is located between the shoreline and the first public road, however the single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RM-4 (4,000 sq. ft. **min.** site area) 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. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

Development Permit Findings

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

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 RM-4 (4,000 sq. A. min. site area) zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

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

This finding *can* be made, in that the proposed residential use is consistent with the use and density requirements specified for the Residential Urban Low Density (R-UL) 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 single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The 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 Sand Dollar Beach Subdivision, and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing undeveloped 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 single family dwelling is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed single family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Architectural plans prepared by James Stroupe, Architect dated February 2004, with revisions dated October 29, 2004.

- I. This permit authorizes the construction of a new two-story single family dwelling on a vacant lot. 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 a Grading Permit from the Santa Cruz County Building Official.
 - D. 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.
 2. Grading and drainage plan designed by a licensed Civil Engineer. Provide calculations to support the final drainage design.
 3. A detailed erosion control plan.
 4. Details showing compliance with fire department requirements.
 - C. Meet all requirements of and pay Zone 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. Submit **3** copies of a soils report (including slope stability analysis) prepared and stamped by a licensed Geotechnical Engineer. Submit a final Geotechnical **plan** review letter approving the drainage plan and stating that it will not cause any erosion or stability problems on this site or downstream from this site.
 - F. Pay the current fees for Parks and Child Care mitigation for three bedrooms.
 - G. Pay the current fees for Roadside and Transportation improvements for one unit.
 - H. 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.
 - 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.
- 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.
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Application # 04-0262
APN 046-281-49
Owner: Harold Lucht

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

Please note: This permit expires two years from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Lawrence Kasparowitz
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

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: 04-0262
Assessor Parcel Number: 046-281-49
Project Location: Sand Dollar Drive, Manresa Beach

Project Description: Proposal to construct a new single family dwelling with a single car garage.

Person Proposing Project: Jim Stroupe, Architect

Contact Phone Number: (925) 363-3977

- 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).
E. X Categorical Exemption

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

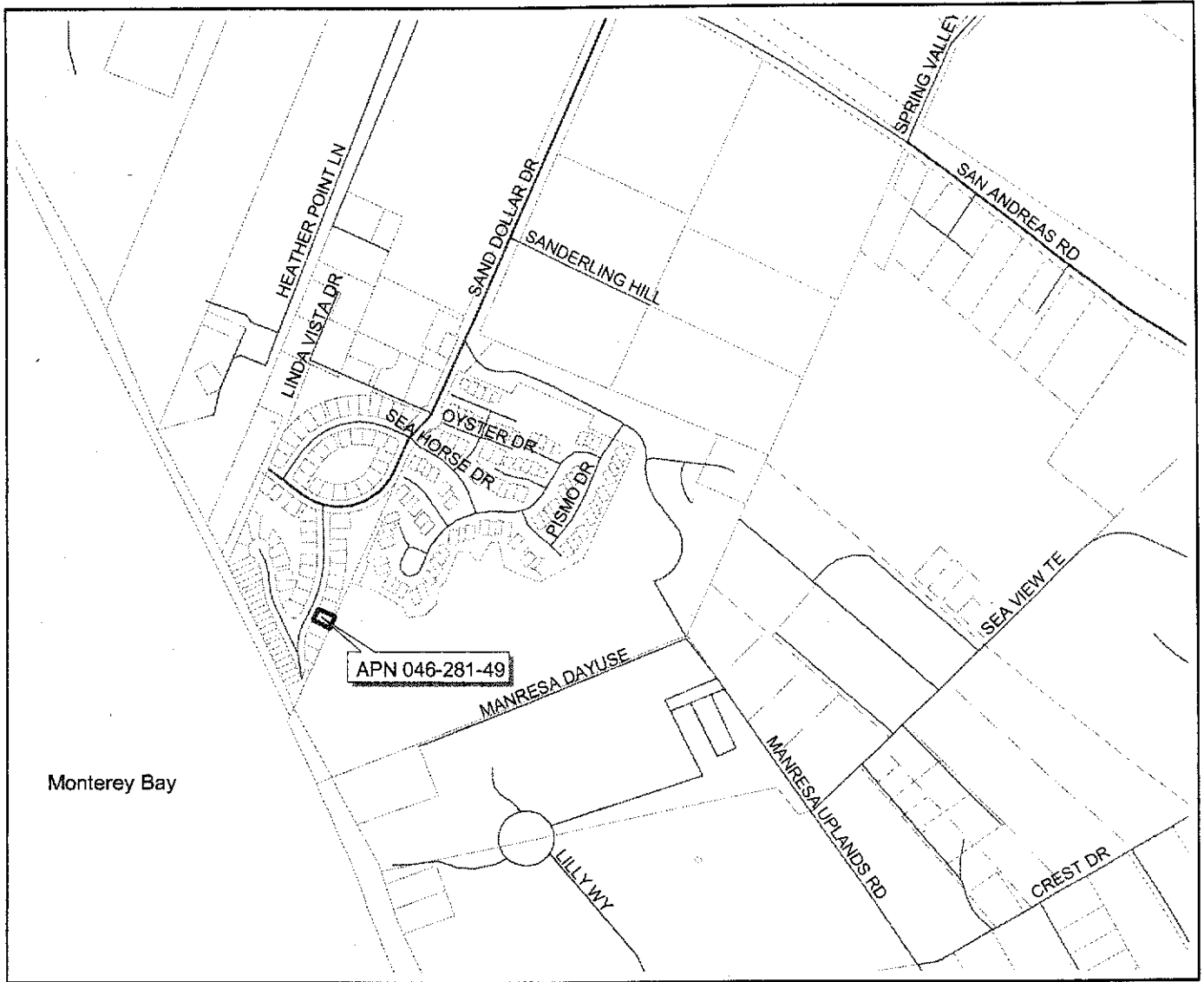
F. Reasons why the project is exempt: *New single family dwelling in a developed area*

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

Lawrence Kasparowitz, Project Planner

Date: _____

Location Map



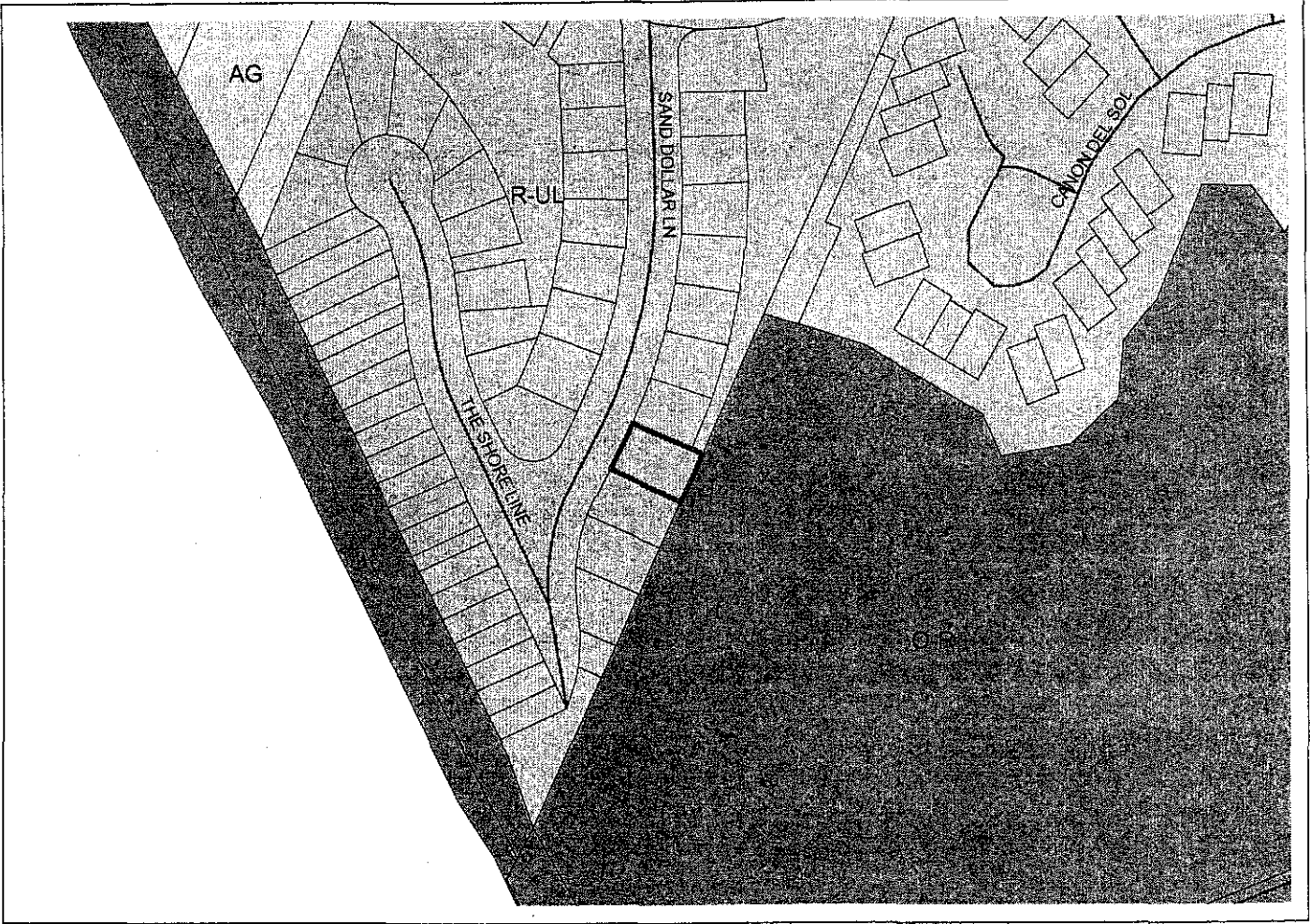
1000 0 1000 2000 Feet

Map created by Santa Cruz County
Planning Department:
June 2004



EXHIBIT E

General Plan Map



200 0 200 400 600 Feet

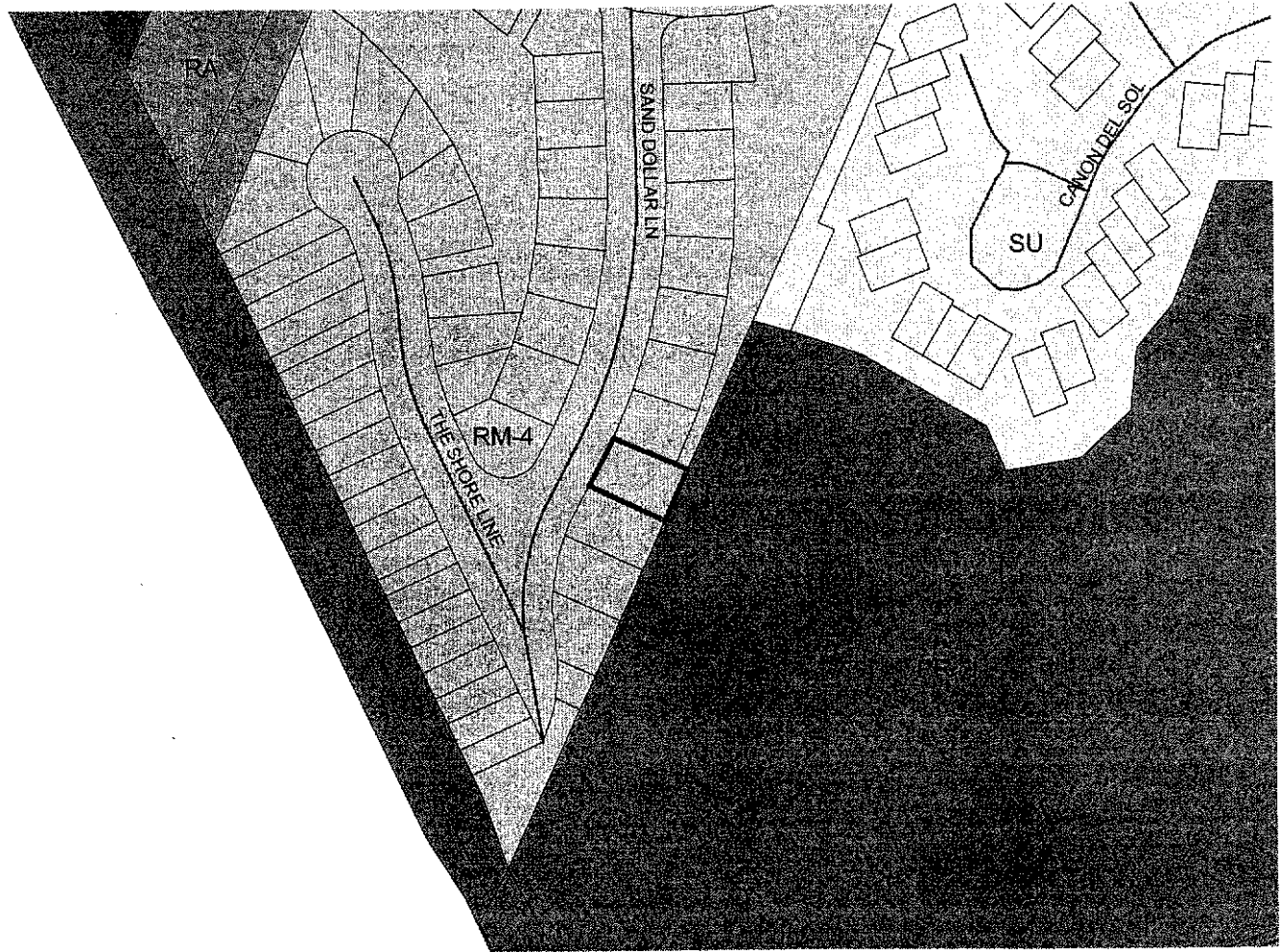
Legend

	APN 046-281-49
	Streets
	Agriculture
	Residential - Urban Low Density
	Parks and Recreation










Map created by Santa Cruz County
Planning Department:
June 2004

Zoning Map



200 0 200 400 600 Feet

Legend

-  APN 046-281-49
-  Streets
-  CA
-  PR
-  RA
-  RM
-  SU



Map created by Santa Cruz County
Planning Department:
June 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: Larry Kasparowitz
Application No.: 04-0262
APN: 046-281-49

Date: December 8, 2004
Time: 13:04:57
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 30, 2004 BY ROBERT S LOVELAND =====

1. A Geological Hazard Assessment (GHA) is required for this project. Please submit two copies of your "Plot Plan", your project planner will add this review to the project. Time will be charged to this project for the GHA. ===== UPDATED ON DECEMBER 8, 2004 BY ROBERT S LOVELAND =====

The GHA has been completed. A soils report (including slope stability analysis) completed by a California licensed geotechnical engineer is required. The soils report can be submitted at the building permit stage.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 30, 2004 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. A detailed erosion control plan is required
2. A soils report (including slope stability analysis) completed by a California licensed geotechnical engineer is required.
3. A grading/drainage plan designed by a licensed civil engineer is required
4. Obtain a grading permit from the Planning Department should one be required.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JUNE 24, 2004 BY JOHN G LUMICAO ===== 1. Drainage plans directs all roof and surface storm runoff to the street drainage system. The subject property is in a designated GROUNDWATER RECHARGE Zone. Santa Cruz General plan requires onsite retention of all runoff due to additions of impervious area, where feasible. If retaining storm runoff onsite is not feasible submit a letter from a geotech or a civil engineer stating the reasons.

2. If it is not feasible to retain runoff onsite and the drainage plans submitted is accepted as the favorable plan, show or illustrate the manner the pipes are discharge to the street. Are there any energy dissipators or equivalent structures to diminish the velocity produce.

3. Are offsite drainage structures capable of handling additional runoff from the project?

===== UPDATED ON SEPTEMBER 27, 2004 BY JOHN G LUMICAO ===== NO COMMENT

===== UPDATED ON NOVEMBER 22, 2004 BY JOHN G LUMICAO =====
NO COMMENT

EXHIBIT H

Project Planner: Larry Kasparowitz
Application No. : 04-0262
APN: 046-281-49

Date: December 8, 2004
Time: 13:04:57
Page: 2

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JUNE 24, 2004 BY JOHN G LUMICAO ===== See completeness comments.

===== UPDATED ON SEPTEMBER 10, 2004 BY JOHN G LUMICAO =====
Provide overflow pipes for the retention pits.

===== UPDATED ON SEPTEMBER 27, 2004 BY JOHN G LUMICAO =====

1) Please submit the final Geotechnical plan review letter approving the drainage plan and stating that it will not cause any erosion or stability problems on this site or downstream from this site.

2. Provide calculations to support the drainage design

3. Provide an overflow discharge outlet for the retention basins. ===== UPDATED ON NOVEMBER 22, 2004 BY JOHN G LUMICAO =====

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JUNE 10, 2004 BY RUTH L ZADESKY =====

Show driveway plan view and centerline profile.

Show existing ground and driveway elevations on profile.

Show existing roadside improvements, ie. curb and gutter or valley gutter or . . ."

===== UPDATED ON SEPTEMBER 8, 2004 BY RUTH L ZADESKY =====

===== UPDATED ON NOVEMBER 2, 2004 BY RUTH L ZADESKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JUNE 10, 2004 BY RUTH L ZADESKY =====

Driveway to conform to County Design Criteria Standards.

Encroachment permit required for all off-site work in the County road right-of-way

===== UPDATED ON SEPTEMBER 8, 2004 BY RUTH L ZADESKY =====

===== UPDATED ON NOVEMBER 2, 2004 BY RUTH L ZADESKY =====

No comment.

Aptos-La Selva Beach Fire Prot Dist Completeness C

===== REVIEW ON JUNE 22, 2004 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept, APPROVED

A 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

EXHIBIT H

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 04-0262
APN: 046-281-49

Date: December 8, 2004
Time: 13:04:57
Page: 3

===== UPDATED ON NOVEMBER 4, 2004 BY ERIN K STOW =====
DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED
All Fire Department building requirements and fees will be addressed in the Building Permit phase.
Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

===== REVIEW ON JUNE 22, 2004 BY ERIN K STOW =====
NO COMMENT
===== UPDATED ON NOVEMBER 4, 2004 BY ERIN K STOW =====
NO COMMENT

EXHIBIT H



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 310, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, DIRECTOR

August 10, 2004

Jim Stroupe
67 Janin Place
Pleasant Hill, CA 94523

Subject: GEOLOGIC HAZARDS ASSESSMENT, APN 046-281-49
LOCATION: sand dollar lane
PERMIT APPLICATION NUMBER: 04-0262
OWNER: Harold Lucht

Dear Jim Stroupe,

I performed a site reconnaissance of the parcel referenced above on July 27, 2004, where a new single family dwelling on a vacant lot is proposed. The parcel was evaluated for possible geologic hazards due to its location adjacent to steep slopes of a large arroyo. This letter briefly discusses my site observations, outlines permit conditions and any requirements for further technical investigation, and completes the hazard assessment for this property.

Completion of this hazards assessment included a site reconnaissance, a review of maps and other pertinent documents on file with the Planning Department, and an evaluation of aerial photographs. The scope of this assessment is not intended to be as detailed as a full geologic or geotechnical report completed by a state registered consultant.

SITE CONDITIONS

The parcel is a vacant lot located within an older land division called Sand Dollar Beach, outside of La Selva Beach. The rear property line falls within the arroyo, which has eroded heavily over time creating very steep slopes within 15 feet of the proposed location of the new single family dwelling. This arroyo trends to the southwest, extending from Manresa State Beach landward for approximately 500 feet. The parcel gently slopes to the southwest with a 25% slope.

SEISMIC HAZARDS

This property is located in a seismically active region of northern California, as the October 17, 1989 earthquake amply demonstrated. The subject parcel is located approximately 5 miles southwest of the San Andreas Fault zone.

EXHIBIT 1

Jim Stroupe
7/28/04

2

Although the subject property is situated outside of any mapped fault zones, very strong ground shaking is likely to occur on the parcel during the anticipated lifetime of the proposed dwelling and, therefore, proper structural and foundation design is imperative. In addition to the San Andreas, other nearby fault systems capable of producing intense seismic shaking on this property include the San Gregorio, Zayante, Sargent, Hayward, Butano, and Calaveras faults, and the Monterey and Corralitos fault complexes. In addition to intense ground shaking hazard, development on this parcel could be subject to the effects of seismically-induced landsliding during a large magnitude earthquake occurring along one of the above-mentioned faults.

SLOPE STABILITY HAZARDS

A "Preliminary Map of Landslide Deposits in Santa Cruz County" was prepared in 1975 as part of the County's General Plan. This interpretive map was prepared from aerial photographs and was designed only for "regional land use evaluations." The map indicates areas where questionable, probable, or definite past instability is suspected. While not a susceptibility map indicating potential site-specific stability problems, when utilized in conjunction with other published data and documents the map is a useful planning resource.

A portion of the map is attached which shows the parcel located outside an area where, prior to 1975, instability is suspected to have occurred. A survey of aerial photographs and observations noted during my site visit suggest that there is a possibility for shallow erosional slumping. Slopes in excess of 50% are present within 15 feet of the proposed development envelope to the east.

The potential risk associated with slope failure at this location can be maintained at a reasonable level if appropriate setback is achieved based on the results of quantitative slope stability analysis performed by your geotechnical engineer, and an engineered drainage plan is developed by your engineer for your proposal. Your geotechnical engineer should obtain geologic input for the slope stability analysis from a state-registered engineering geologist. A separate full geologic report is not required by the County for this development proposal.

REPORT REQUIREMENTS

Based on my site visit and review of pertinent maps and other documents, further geologic evaluation in the form of a full geologic report is not indicated for your proposed development on this parcel. However, a geotechnical (soils) investigation performed by a state registered geotechnical engineer is required prior to the Planning Department approval of your proposal. The investigation must include, but not necessarily be limited to, a thorough evaluation of the following concerns:

Jim Stroupe

7/27/04

3

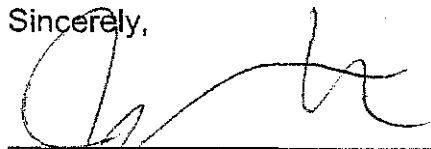
- A. Development of appropriate foundation design parameters reflecting the seismic shaking potential at the site. A pier and grade beam foundation or a reinforced interior and exterior grade beam foundation may be appropriate for this development proposal.
- B. Potentially problematic drainage at the development site must be addressed by an engineered drainage plan.
- C. Slope stability at the proposed homesite must be addressed. Appropriate setbacks from potentially problematic slopes must be specified by your geotechnical engineer.

When completed, please submit two copies of the soils report with the building permit application submittal to the Building Counter for review in conjunction with your application.

Final building plans submitted to the Planning Department will be checked to verify that the project is consistent with the conditions outlined in the soils report prior to issuance of a building permit.

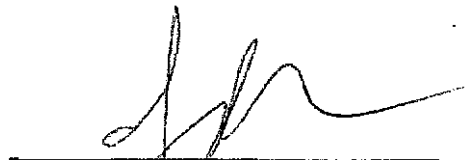
If you have any questions concerning these conditions, the hazards assessment, or geologic issues in general, please contact me at 454-3162. It should be noted that other planning issues not related specifically to geology may alter or modify your development proposal and/or its specific location.

Sincerely,



JOE HANNA
County Geologist
CEG #1313

8/13/04



JESSICA DE GRASSI
Resource Planner
Environmental Planning

Cc Larry Kasparowitz, Planner

EXHIBIT I

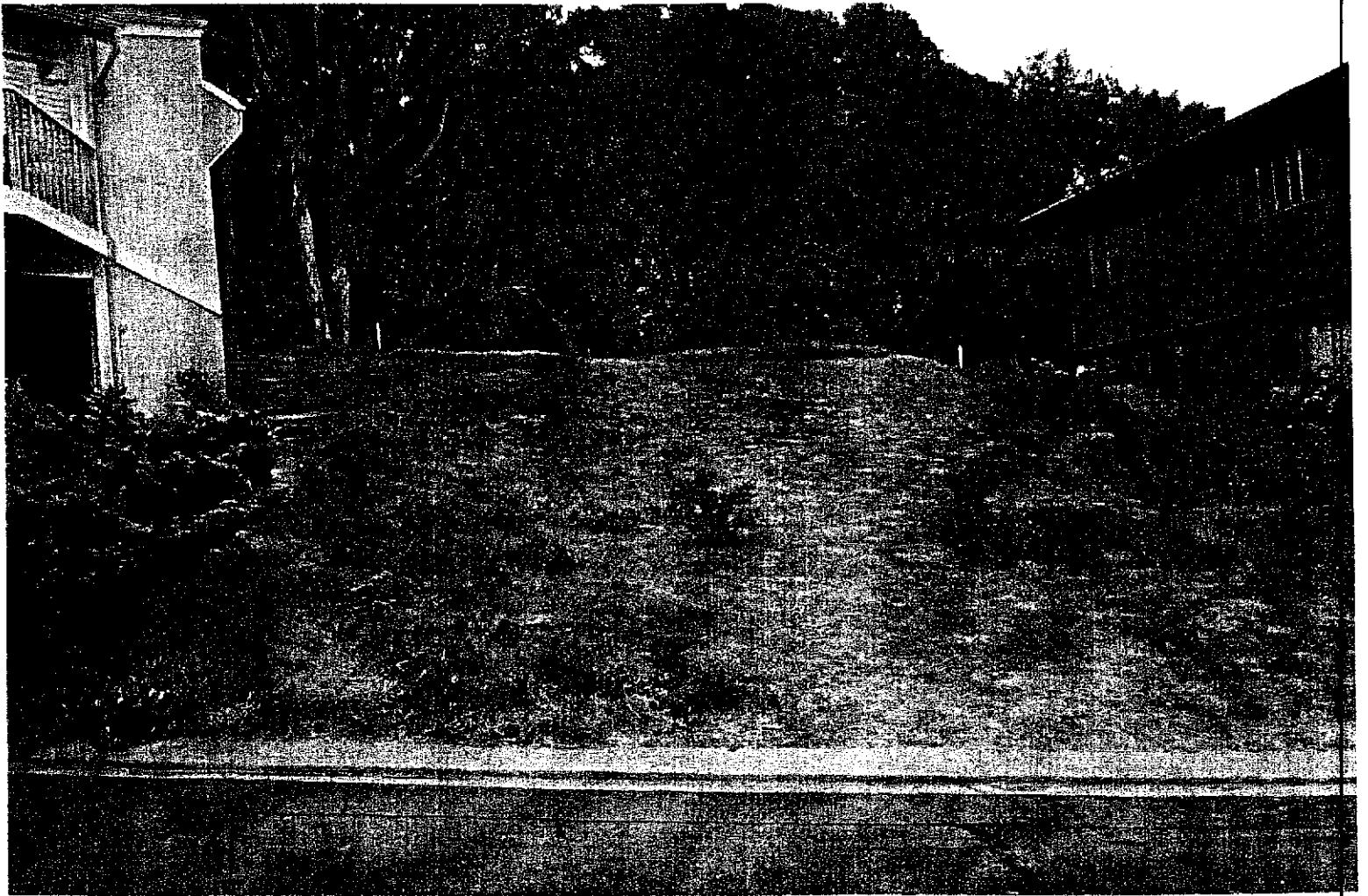


EXHIBIT J



EXHIBIT J

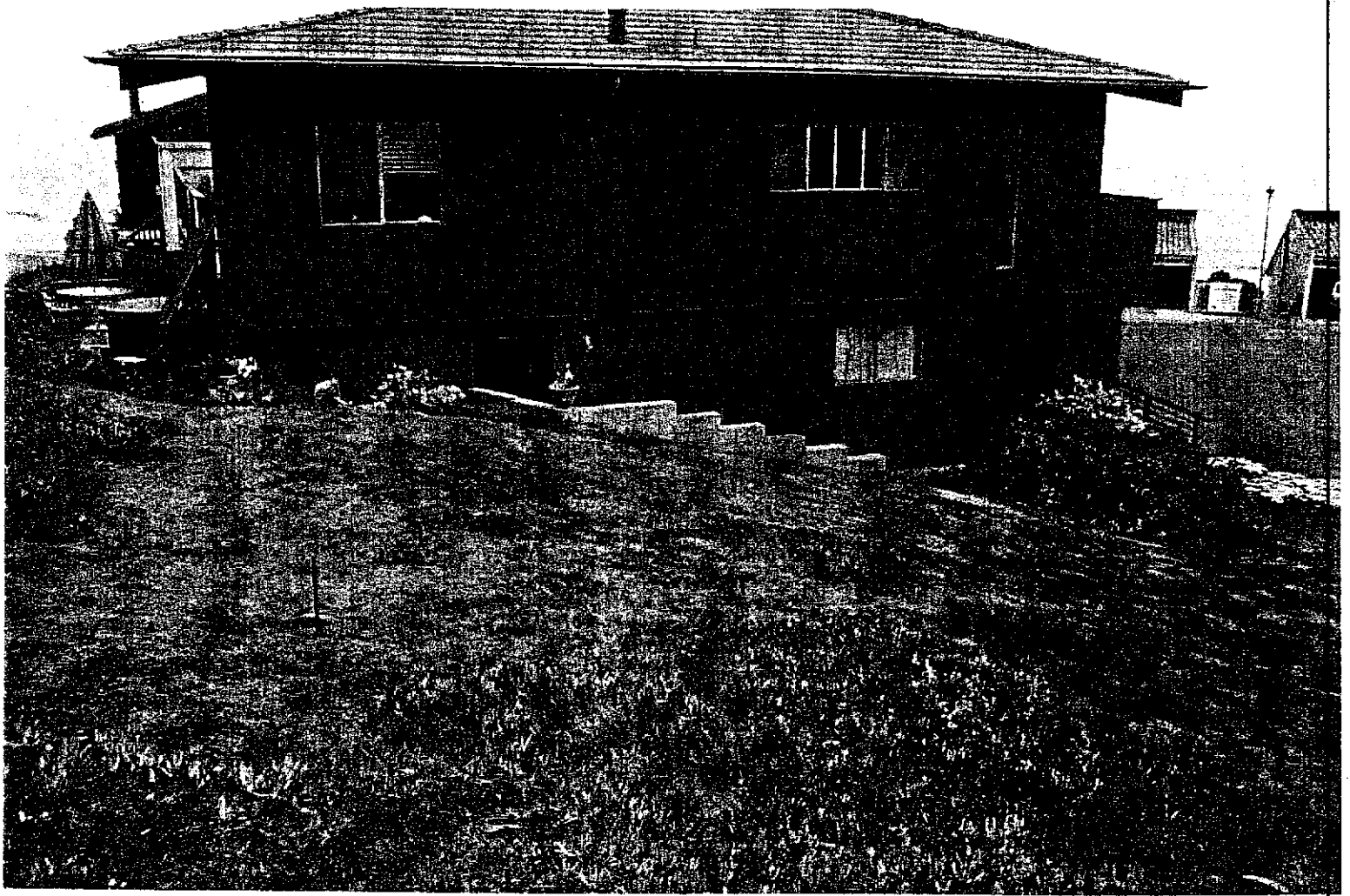


EXHIBIT J

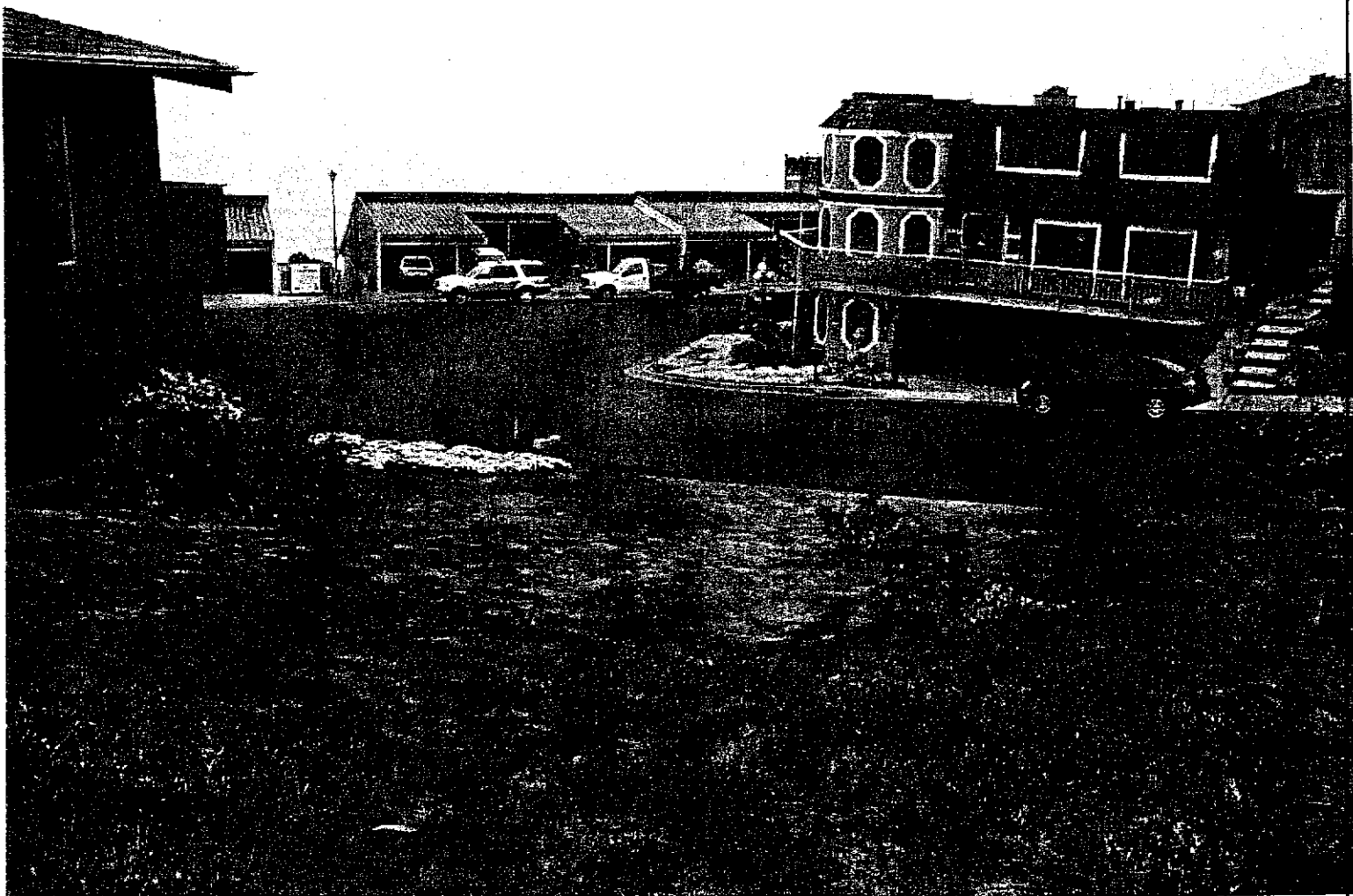
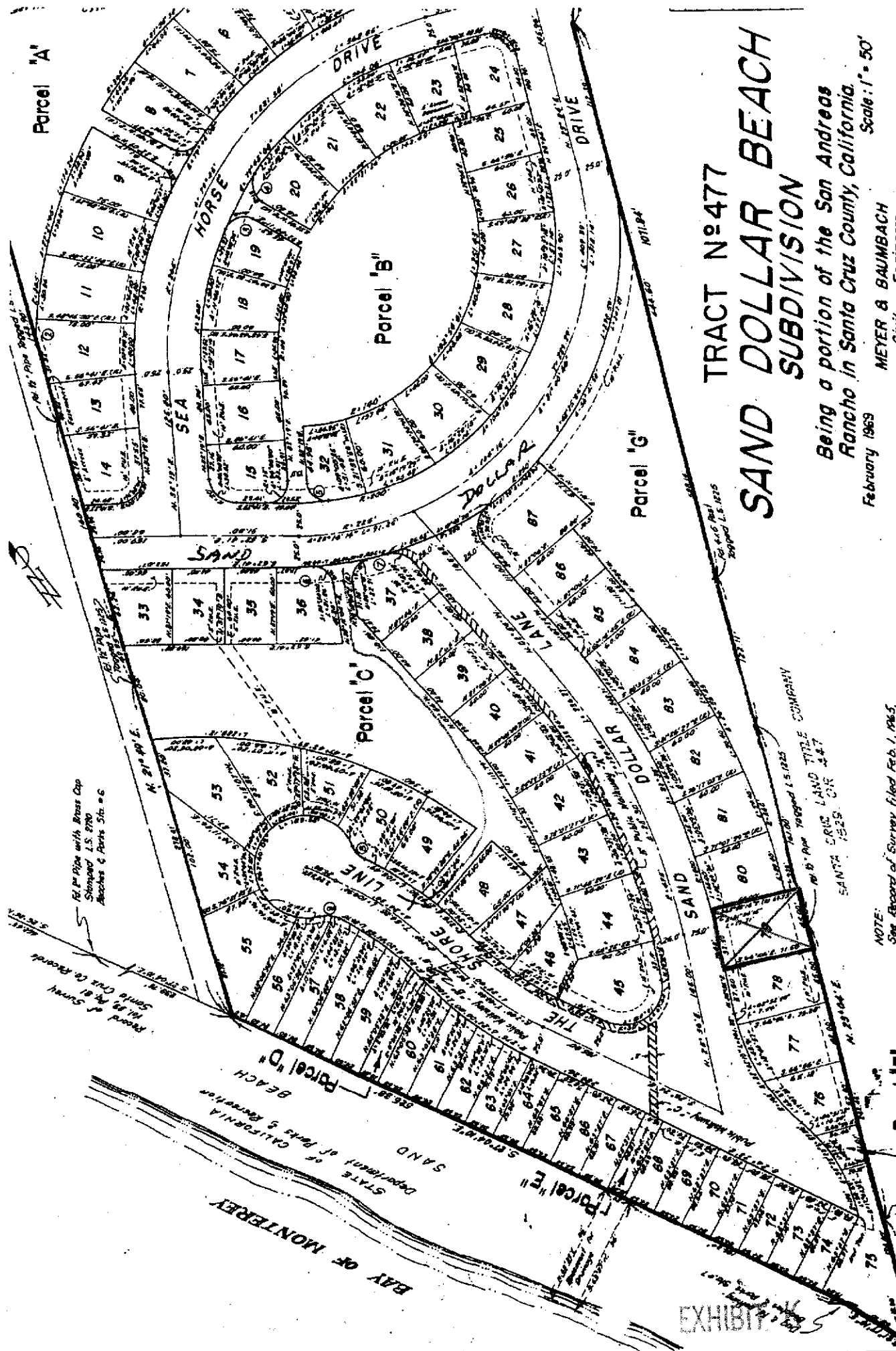


EXHIBIT J



TRACT No. 477 SAND DOLLAR BEACH SUBDIVISION

Being a portion of the San Andreas
Rancho in Santa Cruz County, California.
February 1969
Scale: 1" = 50'

MEYER & BAUMBACH
Engineers

NOTE:
See Record of Survey filed Feb. 1, 1965.

EXHIBIT

ZONING: RM-4-~~PD~~

A

(NOT)

RM-4-PD

PD permits not required (10000 sq ft or less)

SAND DOLLAR BEACH

RM 3000

(MINIMUM) OFF / STREET PARKING AUTHORIZED 2ND FLOOR AND ROOF PROJECTIONS

R E A R	COVERED	UNCOVERED	FRONT	SIDE	REAR	
N O N E	ONE	ONE	N O N E	N O N E	N O N E	A
ONE AT LOTS 49-52 INCLUSIVE FIVE MIN LOTS 53/54 AT PROJECT PL	ONE	ONE	6 FEET	ROOF OVERHANG ONLY	5 FEET	B
N O N E	ONE	ONE	ROOF OVERHANG ONLY	ROOF OVERHANG ONLY	5 FEET	C
DISTRICT REQUIREMENTS OF T.M.N. ONE AT LOT 48	ONE	ONE	R-M DISTRICT REQUIREMENTS	HOOF OVERHANG ONLY	R-M DISTRICT REQUIREMENTS	D
ONE AT LOTS 80/87 INCLUSIVE T.M.N. AT LOTS 76/79 INCLUSIVE	ONE	ONE	6 FEET	ROOF OVERHANG ONLY	5 FEET	E
N O N E	ONE	ONE	6 FEET	ROOF OVERHANG ONLY	ROOF OVERHANG ONLY	F
ONE AT LOTS 16-23 INCLUSIVE FIVE MIN AT LOT 24	ONE	ONE	6 FEET	ROOF OVERHANG ONLY	5 FEET	G
ONE AT LOTS 1-4 AND 12-14 NONE AT LOTS 5-11	ONE	ONE	6 FEET	ROOF OVERHANG ONLY	5 FEET	H

check old PD permits
or discuss for PD

EXHIBIT K

4-

MEMORANDUM

Application No: **04-0262**

Date: August 2, 2004

To: Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new residence at Sand Dollar Drive, Manresa Beach

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	✓		
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	3		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	3		

EXHIBIT L

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

Natura materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an			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	✓		<i>Colors should be evaluated to blend into the landscape as seen from the beach.</i>

N/A

Sand Dollar Beach Homeowners Association

Draft Minutes as at 11/16/04 – approved 11/21/04

Board Meeting: Sunday, October 10, 2004.

Held at Dan's home, **655 Sand Dollar Lane**: Time 9.32am to 1.06pm

Board members present: Bill Russell, Lou Pavlina, **Dan** Halloran, Karen Strellitz, and Cynthia Haines-Devogelaere

Also Present: Don Breuner, Mary Ann Basler, Jack Basler, Harold Lucht, Jane Sinclair, Nancy Lenihan and Claire Hildreth.

The meeting was called to order at 9.40am.

1) Minutes-

The minutes from the 9/12/04 Board **Meeting** (version 10/7/04), were approved.

2) Treasurer's Report -

Lou **confirmed** that barring any currently unforeseen expenses, the 2004 SDBHOA **expenses** would be within budget at the year end.

The 2005 budget was reviewed later in the **meeting**.

3) Architecture Committee Report -

Don circulated an updated **ARC** Review form and outlined the changes from the original form. For example, sections have been added to specify a time for the **work** to be completed, and a process **has** been defined for enlisting the immediate neighbors' objections, if any. There was discussion on **how** to deal with applications from **owners who** do not solicit neighbors' feedback, **and how** to deal with the situation where neighbors do not respond to such requests. **Dan** proposed to use the form for a period not to **exceed** 90 days to see **what** other issues **might arise**, and then establish a more definitive process. The process for providing Townhouse Committee input was also discussed, and it **was** agreed that the Townhouse Committee review should be prior to the board approval process, **and** therefore to add this review notation to the statement, **which also** includes the "no-objection" statement from neighbors.

Also discussed were -

a) A proposed chart detailing pre-approved paint colors and Don passed round illustrative **samples** which identified the light reflective values (**LRV**) of the colors.

b) The part of the form which covers the proposed choice of house colors and roofing material sections. Don also distributed a **very** helpful photo sheet showing all existing homes.

It **was** agreed that we would immediately use the new form for a 90 day trial period, and that it be added to our **website** for download and printing.

Action: Don Breuner/Cynthia Haines-Devogelaere

The following applications (which had already approved by the ARC) were then proposed for board approval.

a) **Harold Lucht's** plans for new construction on lot #79 were discussed. Don said that the plans have now been amended to **include the extension of** the sloped roof round the full perimeter **of** the house, **and** a change to one of the decks to include a 45 degree **slope** at the north-west corner of the **top floor deck**. He said that the remaining section **of flat roof** requires that a variance be granted, and **this** roof section will be completed in the color **and material** already submitted to, **and** approved by, the ARC.

Bill Russell (the immediate neighbor) **said that** provided **these** changes to the **plans** were incorporated, he would no longer **offer** any objection, subject **also** to the ARC having already given agreement in principle to **his own plans to** extend his decks at the front and **back** to recover some of the views which will be lost, but without intrusion into the setback requirements.

The Lucht plans, with the amendments noted above, together with the variation for the flat roof section, were approved.

b) The proposal @ the French property (lot #9) for new roof over the garage was