



## Staff Report to the Zoning Administrator

Application Number: **04-0052**

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**Applicant:** Kem Akol  
**Owner:** Ellis Transportation Co.  
**APN:** 046-321-12

**Agenda Date:** March 18, 2005  
**Agenda Item #:** 6  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to construct a 3,492 square foot 2 story Single Family Dwelling with an attached garage in the Coastal Zone with a parking deck in the front and east side yard setback.

**Location:** Property located on the Northeast side of San Andreas Road at about 300 feet East of the entrance to Manresa State Beach.

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

**Permits Required:** Variance to the front and side yard setbacks and a Coastal Development Permit.

### Staff Recommendation:

- Approval of Application 04-0052, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

### Exhibits

- |    |  |    |                                   |
|----|--|----|-----------------------------------|
| A. | Project plans                              | F. | Zoning map                        |
| B. | Findings                                   | G. | Geotechnical Report Review Letter |
| C. | Conditions                                 | H. | Urban Designer Comments           |
| D. | Categorical Exemption (CEQA determination) | I. | Comments & Correspondence         |
| E. | Assessor's parcel map                      |    |                                   |

### Parcel Information

Parcel Size:	10,910 square feet (survey by applicant)
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	Single-family dwellings, Agriculture
Project Access:	San Andreas Road, a County maintained road

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Planning Area: La Selva Beach  
Land Use Designation: R-R (Rural Residential)  
Zone District: RA (Residential Agriculture)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

### Environmental Information

Geologic Hazards: Steep slopes  
Soils: Baywood Loamy Sand (Index #107), Elder Sandy Loam (Index #130)  
Fire Hazard: Not a mapped constraint  
Slopes: 30% to 50%  
Env. Sen. Habitat: Riparian comdor (Riparian Exception approved)  
Grading: Minor grading proposed (less than 100 cubic yards)  
Tree Removal: No trees proposed to be removed  
Scenic: Mapped scenic resource area (adjacent to a scenic road)  
Drainage: Drainage to creek  
Traffic: Minimal increase in traffic  
Roads: Existing roads adequate  
Parks: Existing park facilities adequate  
Archeology: Archeological Resource Area

### Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: Septic System proposed on site  
Fire District: Aptos/ La Selva Fire  
Drainage District: N/A

### History

The property has been determined to be a legal lot of record per Lot Legality Determination 03-0450, and an Unconditional Certificate of Compliance was issued on January 22<sup>nd</sup>, 2004. The site is vacant and has never been developed.

### Project Setting

The project site is a vacant lot on the northern side of San Andreas Road about 500 feet southeast of the entrance to Manresa State Beach. The surrounding area is characterized by single-family homes on large lots interspersed with denser development along the coast, and commercial agricultural lands to the north and east more than 200 feet from the subject parcel. The site is steep, with slopes of greater than 30% at the proposed building site tapering down to about 15% before reaching a ravine and the stream channel to the north of the project site. Vegetation consists mostly of grasses and shrubs with no trees of a diameter breast height greater than six inches.

	Non-conforming site standard*	Proposed
Front yard setback	20'	0' (to parking deck)**
Side yard setbacks	10'	10' on each side, 0' to deck**
Rear yard setback	15'	About 30'
Maximum height	28'	27' 6"
Maximum % lot coverage	30%	28%
Maximum % Floor Area Ratio	50%	30%

### **Riparian Exception**

A intermittent stream runs to the north of the property, requiring a riparian buffer of 40 feet from the edge of the mean rainy season bankfull flowline and an additional 10 foot buffer for construction. Due to the size of the lot, the buffer occupies approximately 50% of the buildable area of the lot and represents a special circumstance for the granting of a Riparian Exception as a singlefamily dwelling cannot be reasonably constructed without one. As conditioned, the exception will not reduce the size of the riparian corridor nor result in adverse impacts to the corridor.

## 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 project requires Design Review under Chapter 13.11 as it is located adjacent to a scenic road (San Andreas Road) as designated by the County General Plan. The County's Urban Designer reviewed the proposed single-family dwelling for compliance with applicable **sections** of the County's Design Review Ordinance and Coastal Zone Design Criteria and determined the proposal to meet **this** criteria. The house will step down the hillside, minimizing the visual impact **from** San **Andreas** Road and preserving views to the greatest extent possible considering the limitations placed on the site due to topographical constraints and riparian corridor setbacks. Staff recommends a darker shade of green for the metal roof (Condition of Approval II.B.1) in order to harmonize with the natural setting of the home site.

## 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 04-0052, 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

Application # 04-0052  
AFN 046-321-12  
Owner: Ellis Transportation Co.

Page 5

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 a single-family dwelling is a principal permitted use within the RA zone district on legal lots of record. The RA zone district implements the R-R General Plan/Local Coastal Program Land Use 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 subject property is not located between the beach and the first through public road (San Andreas Road), and no easements exist on the property. Special development restrictions in the form of a riparian buffer exist on site, for which a riparian exception has been made (See riparian exception findings in Exhibit B).

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 single-family dwelling will incorporate earth-tone colors to harmonize with the natural setting of the project site and will step down the hillside to minimize grading. The proposed landscaping will incorporate plants that are compatible with the natural setting of the site.

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 proposed project is not located between the shoreline and the first public road. Consequently, the single-family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

The proposed single-family dwelling complies with General Plan/Local Coastal Program policies 5.10.2 and 5.10.11 (Development within visual resource areas and development visible from **rural** scenic roads) in that the proposed dwelling will step down the hillside to preserve public views to the greatest extent possible and will incorporate earth-tone colors to blend with the surrounding environment. Due to the size and topography of the property, no alternative sites exist outside the scenic viewshed. However, the design as proposed maintains a low profile when viewed from San Andrea Road and will preserve views of agriculture lands on either side of the proposed structure.

Application #: 04-0052  
APN: 046-321-12  
Owner: Ellis Transportation Co.

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

This finding **can** be made, in that the single-family dwelling is sited **and** designed to **be** visually compatible, in scale with, **and** integrated with the rural character of the surrounding neighborhood. Single-family dwellings **are** principal permitted uses in the RA zone district, a zone district that implements the R-R General Plan/ Local Coastal Program Land Use Designation.

## 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 location of the proposed single-family dwelling has been determined to be geologically sound per the submitted Geotechnical Investigation (Tharp and Associates, dated April 25, 2003, on file with the Planning Department) and the recommendations outlined in the Geotechnical Report Review Letter from Joe Hanna, the County Geologist (Exhibit G). Prior to building permit final inspection, the proposed dwelling will be required to meet all applicable building, electrical, plumbing, and energy codes to ensure people's health, safety, and welfare.

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 single-family dwelling complies with the purpose and site standards of the RA zone district with the exception of the front yard setback, for which the applicant requests a Variance. A single-family dwelling is a principal permitted use on legal lots of record within the RA 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 Rural Residential (R-R) 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, as the proposed dwelling will meet all current site and development standards for the RA zone district as specified in Policy **8.1.3** (Residential Site **and** Development Standards Ordinance), and the parking deck within the front and side yard setback will be located away from structures on neighboring properties.

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 floor area ratio and lot coverage for the RA zone district, and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.



The project complies with General Plan policies 5.10.2 and 5.10.11 (Development within visual resource areas and development visible from rural scenic roads), as addressed in Coastal Development Permit Finding 4, above.

A specific plan has not been adopted for this portion of La Selva Beach.

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

This finding can be made, in that the proposed single-family dwelling is to be constructed on an existing undeveloped lot with adequate utility service an Environmental Health approved septic system. 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), and 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 single-family dwelling is located in an area with many single-family dwellings of a variety of architectural styles. Though the project is modern in design with a curving roof, the massing and proposed materials are not outside the existing range in the neighborhood. The project will result in a dwelling unit density and land use intensity consistent to the surrounding neighborhoods along San Andreas Road.

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 not degrade the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area (See Urban Designer comments, Exhibit H). Furthermore, the colors will be required to be earth-tone to blend in with the natural surroundings and single-family dwellings in the vicinity.

## **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 special circumstances exist due to the topography of the property which limit the location of driveway and parking facilities. Slopes in excess of 30% parallel San Andreas road, requiring a parking deck to provide adequate off-street parking and access to the proposed garage. Strict application of the zoning ordinance would deny the property of required off-street parking.

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 proposed parking deck will comply with the intent of the front and side yard setbacks as it will preserve the availability of light and air to the traveled road and neighboring properties **as** it will be located below the grade of San Andreas Road. Adequate visibility of vehicles on San Andreas Road will be maintained as the structure will be located below the grade of the traveled roadway.

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 variances to allow the construction of a parking deck in the front yard setback are common for residentially zoned parcels with steep-slopes parallel to the roadway. In many cases, the granting of such a variance is the only way the required off-street parking can be provided.

## **Riparian Exception Findings**

1. That there are special circumstances or conditions affecting the property.

The riparian buffer for this parcel (40' plus an additional 10' construction buffer) occupies approximately 50% of the buildable area (90' x 85') of the lot.

2. That the exception is necessary for the proper design and function of some permitted or existing activity on the property.

The parcel is zoned residential agriculture (RA) and one single-family dwelling is allowed. In order to construct an adequately sized home on this parcel, a riparian exception is necessary.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located.

As proposed, this project will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located.

4. That the granting of the exception, in the coastal zone, will not reduce or adversely impact the riparian corridor, and there is no feasible less environmentally damaging alternative.

As conditioned, the riparian corridor will not be reduced or adversely impacted and there is no feasible less environmentally damaging alternative.

5. That the granting of the exception is in accordance with the purpose of this chapter, and with the objectives of the General Plan and elements thereof, and the Local Coastal Program Land Use Plan.

The granting of **this** exception is in accordance with the purpose of this chapter and with the objectives of the General Plan and Local Coastal Program Land Use Plan.

## Conditions of Approval

Exhibit A Project plans, two pages, drawn by John Craycroft, revised 1/4/05.

- I. This permit authorizes the construction of a two-story, four-bedroom, single-family dwelling and a parking deck within the front yard setback. 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 if more than 1,000 cubic yards of grading is required.
  - 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. The color board must be in 8.5" x 11" format. The roof must be non-reflective and must be painted an earth-tone color to blend in with the natural surroundings.
    2. **An** erosion control plan identifying the type of erosion control practice utilized on site. Identify where erosion control measures will be installed and provide construction details.
    3. A grading plan detailing the amount of earthwork proposed.
    4. A drainage plan with the following information:
      - a. Show how the drainage from the existing culvert on the NE side of the proposed driveway will be handled. Drainage from **this** culvert must be conveyed in a non-erosive manner.

- b. Show all proposed downspout and splashblock locations **as** well as a clear description of the runoff path from each discharge location.
  - c. Demonstrate that runoff will not adversely impact adjacent properties.
  - d. If swales are proposed, provide details with minimum depth, width, slope, and surfacing requirements.
  - e. As the structure is proposed to be within **3** feet of the maximum height limit for the zone ~~district~~, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.
- 5. Identify on the site plan that a 6-foot high cyclone fence (black or dark green) will be installed along the length of the riparian drip line.
  - 6. A note shall be placed on the site plan stating that any future development within the riparian area, other than what is identified on the approved site plan dated 4/7/04, will not be supported by Environmental Planning
  - 7. Details showing compliance with fire department requirements.
- C. Obtain **an** Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - D. Obtain approval of the septic permit application from the Regional Water Quality Control Board.
  - E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
  - F.** Submit **3** copies of a plan review letter from the project geotechnical engineer.
  - G.** Pay the current fees for Parks and Child Care mitigation for four bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
  - 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. The property owner, applicant or other responsible party shall contact Environmental Planning (Bob Loveland @ 454-3163) four working days prior to site disturbance.
  - E. Erosion control measures must be in place at all times during construction. All disturbed soils shall be stabilized, as per approved erosion control plan.
  - F. A site inspection is required prior to final Planning Department approval of the proposed work; notify Environmental Planning at (Bob Loveland @ 454-3163) upon project completion for final inspection and clearance.
  - G. 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 # 04-0052  
APN: 046-321-12  
Owner: Ellis Transportation Co.

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: 04-0052  
Assessor Parcel Number: 046-321-12  
Project Location: No Situs

**Project Description: Construction of new single-family dwelling**

**Person or Agency Proposing Project: Kem Akol**

**Contact Phone Number: (831) 332-6202**

- 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: New Construction of Small Structures (Section 15303)

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

Construction of one single-family residence is categorically excluded from CEQA

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

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

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

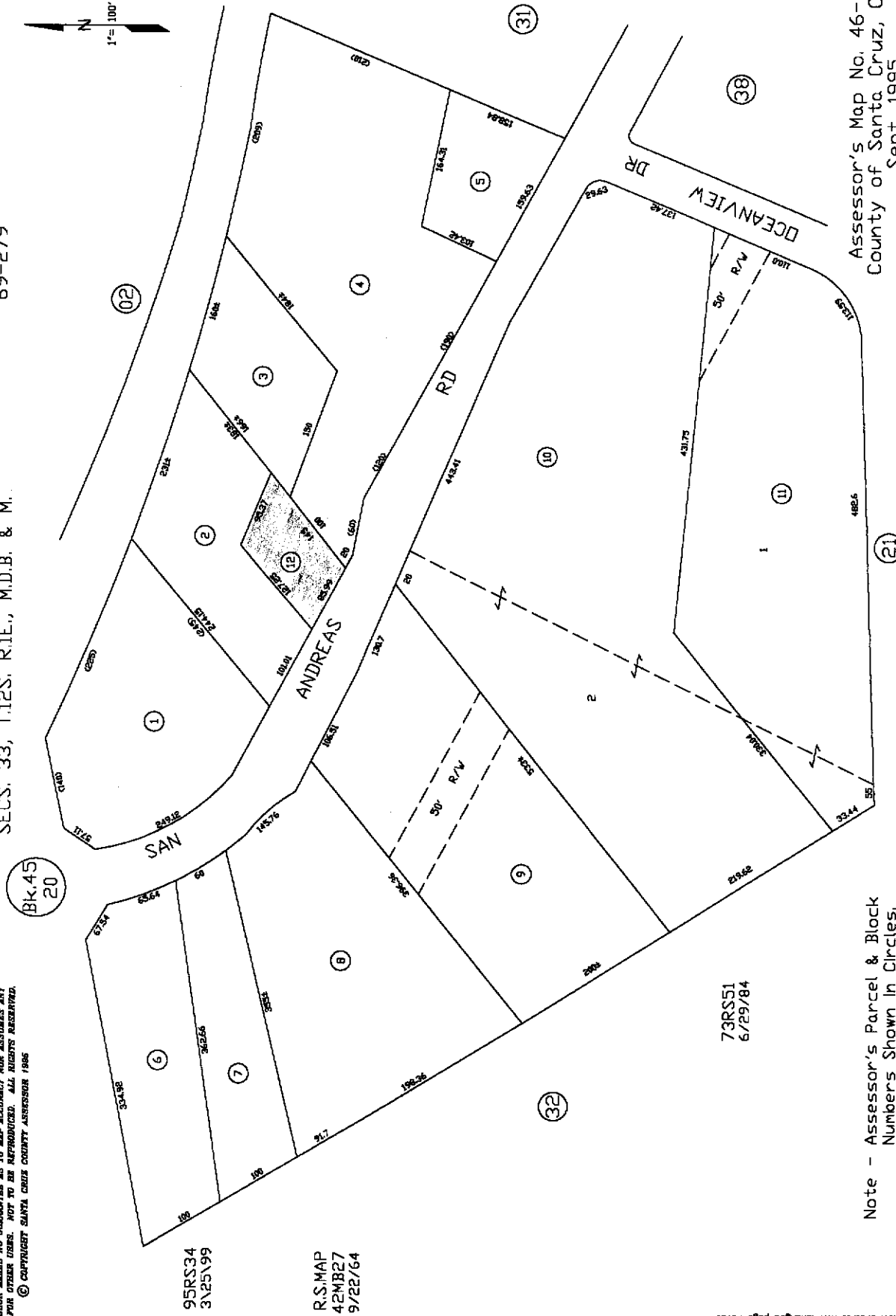


46-32

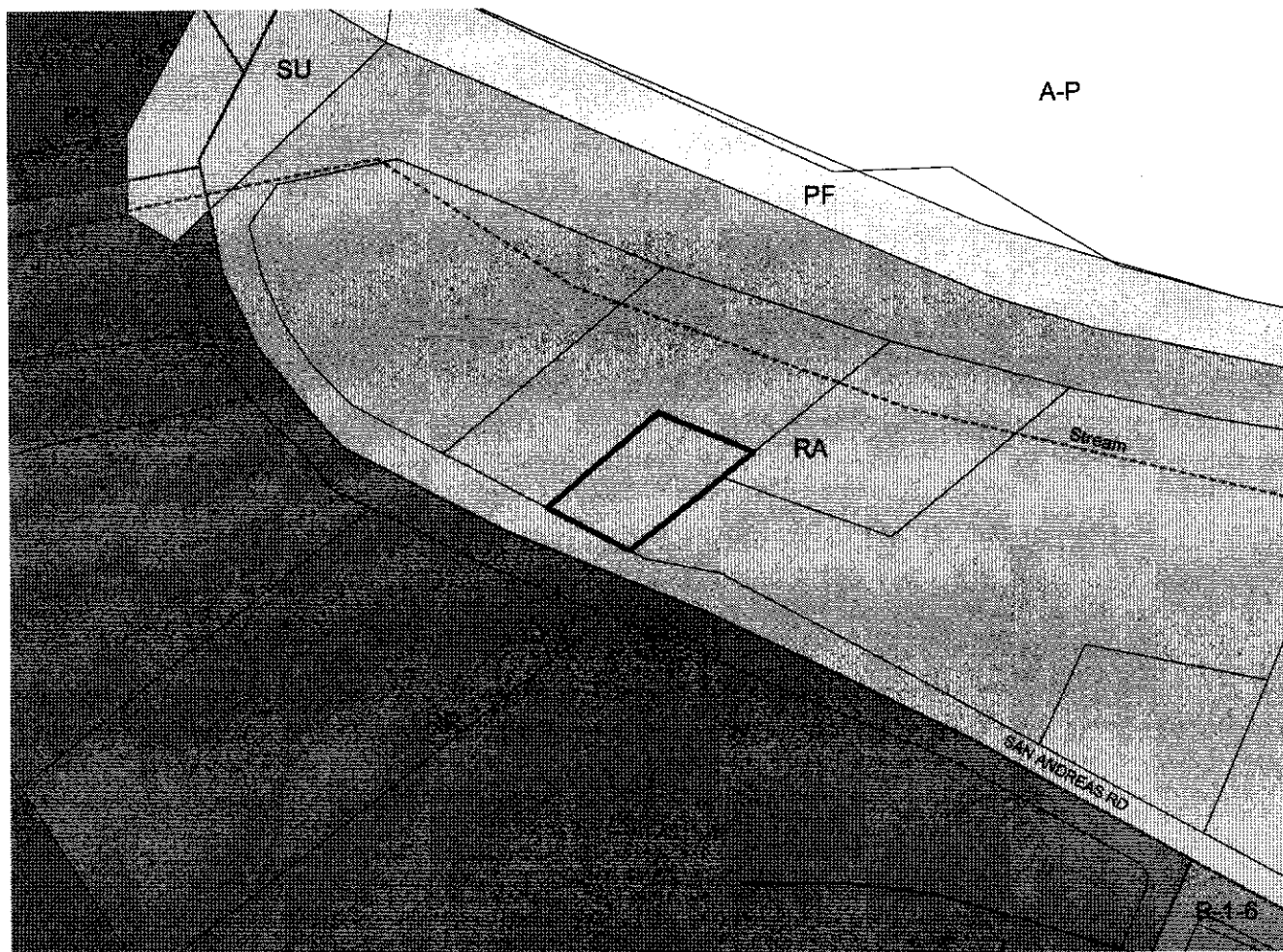
Note - Assessor's Parcel & Block Numbers Shown In Circles.

Assessor's Map No. 46-32  
County of Santa Cruz, Calif  
Sept 1995

# EXHIBIT



# Zoning Map



500 0 500 Feet

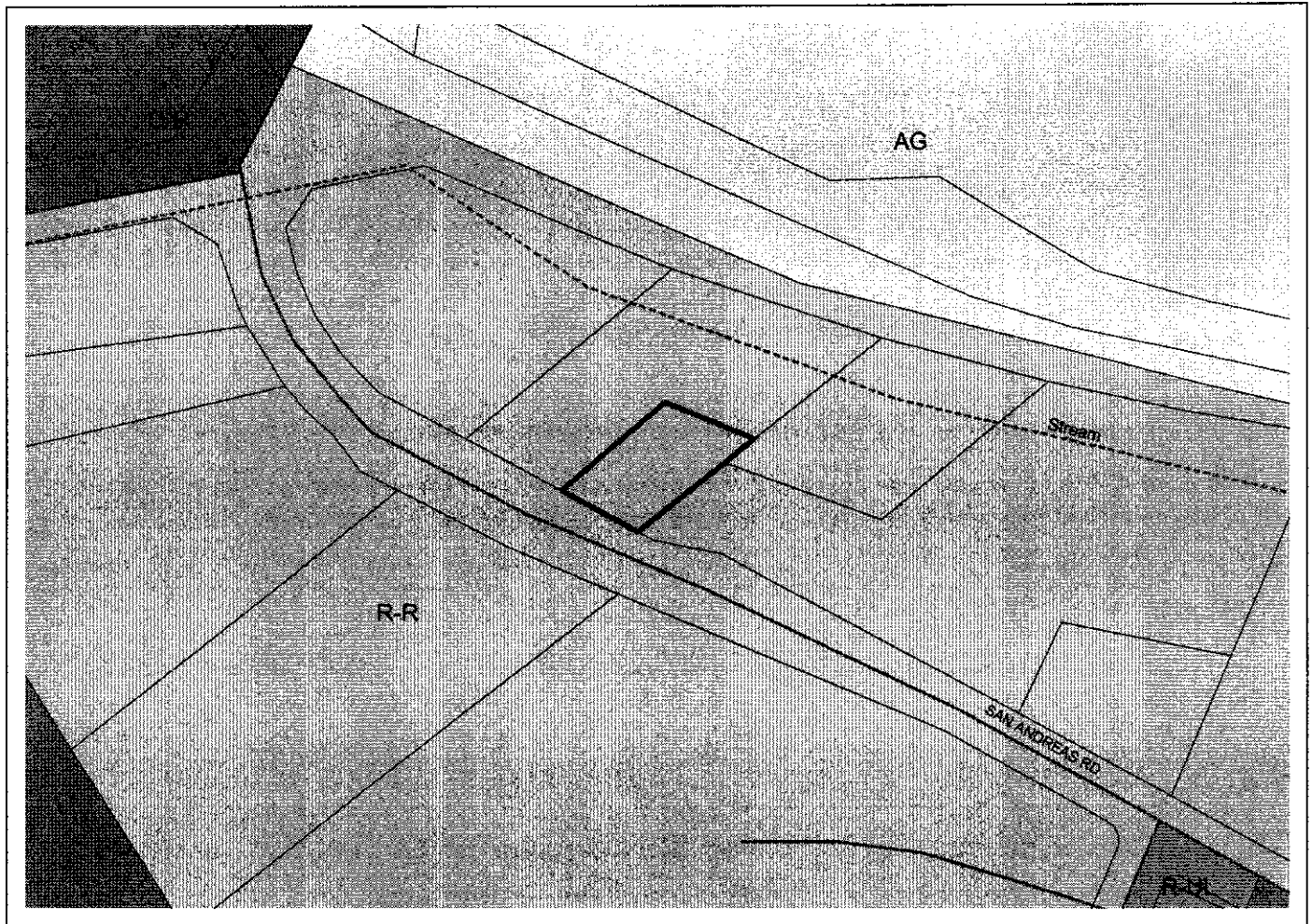
## Legend

	APN 046-321-12
	Streets
	Intermittent Stream
	A
	RA
	R-1-X
	RR
	PR
	SU
	PF










Map created by Santa Cruz County  
Planning Department:  
February 2004

# General Plan Map



200 0 200 400 600 Feet

## Legend

-  APN 046-321-12
-  Streets
-  Intermittent Stream
-  Agriculture
-  Rural Residential
-  Residential - Urban Low Density
-  Parks and Recreation



Map created by Santa Cruz County  
Planning Department:  
February 2004



# County of Santa Cruz

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060-4000  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
TOM BURNS, DIRECTOR

February 17, 2004

Kem Akol  
2935 Pleasure Point Drive  
Santa Cruz, CA, 95062

**SUBJECT:** Review of Geotechnical Investigation Tharp & Associates Inc.  
Dated: April 25, 2003, Project No. 03-34  
APN: 046-321-12, Application No.: 04-0052

Dear Applicant:

Thank you for submitting the soil report for the parcel referenced above. The report was reviewed for conformance with County Guidelines for Soils/Geotechnical Reports and also for completeness regarding site-specific hazards and accompanying technical reports (e.g. geologic, hydrologic, etc.). The purpose of this letter is to inform you that the Planning Department has accepted the report and the following recommendations become permit conditions:

1. All report recommendations must be followed.
2. An engineered foundation plan is required. This plan must incorporate the design recommendations of the soils engineering report for a pier and grade beam foundation.
3. Final plans shall show the drainage system as detailed in the soils engineering report.
4. Final plans shall reference the approved soils engineering report and state that all development shall conform to the report recommendations.
5. Prior to building permit issuance, the soil engineer must submit a brief building, grading and drainage plan review letter to Environmental Planning stating that the plans and foundation design are in general compliance with the report recommendations. If, upon plan review, the engineer requires revisions or additions, the applicant shall submit to Environmental Planning two copies of revised plans and a final plan review letter stating that the plans, as revised, conform to the report recommendations.
6. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to placement of concrete.
7. For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building inspector regarding compliance with all technical recommendations of the soil report prior to final inspection. For all projects with engineered fills, the soil engineer must submit a final grading report (reference August 1997 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and

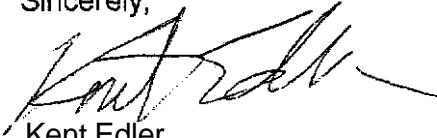
your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection.

The soil report acceptance is only limited to the technical adequacy of the report. Other issues, like planning, building, septic or sewer approval, etc., may still require resolution.

The Planning Department will check final development plans to verify project consistency with report recommendations and permit conditions prior to building permit issuance. If not already done, please submit two copies of the approved **soil** report at the time of building permit application for attachment to your building plans.

Please call 454-3168 if we can be of any assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kent Edler', with a stylized flourish at the end.

Kent Edler  
Associate Civil Engineer

Cc: Bob Loveland, Resource Planner  
David Keyon, Project Planner  
Ellis Transportation Co., Owner  
John Craycroft, Designer

FINAL SOILS -GRADING REPORTS

Prior to final inspection clearance a final soils report must be prepared and submitted for review for all projects with engineered fills. These reports, at a minimum, must include:

**1. Climate Conditions**

Indicate the climate conditions during the grading processes and indicate any weather related delays to the operations.

**2. Variations of Soil Conditions and/or Recommendations**

Indicate the accomplished ground preparation including removal of inappropriate soils or organic materials, blending of unsuitable materials with suitable soils, and keying and benching of the site in preparation for the fills.

**3. Ground Preparation**

The extent of ground preparation and the removal of inappropriate materials, blending of soils, and keying and benching of fills.

**4. Optimum Moisture/Maximum Density Curves**

Indicate in a table the optimum moisture maximum density curves. Append the actual curves at the end of the report.

**5. Compaction Test Data**

The compaction test locations must be shown on same topographic map as the grading plan and the test values must be tabulated with indications of depth of test from the surface of final grade, moisture content of test, relative compaction, failure of tests (i.e. those less than 90% of relative compaction), and re-testing of failed tests.

**6. Adequacy of the Site for the Intended Use**

The soils engineer must re-confirm her/his determination that the site is safe for the intended use.

## INTEROFFICE MEMO

### APPLICATION N O 04-0052

Date: April 14, 2004

To: David Keyon, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new single family residence at San Andreas Road, La Selva Beach (Ellis Transportation Co. / owner, Akol Kern / applicant)

### 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
<b>Visual Compatibility</b>			
All new development shall <b>be</b> sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
<b>Minimum Site Disturbance</b>			
Grading, earth moving, and removal of major vegetation shall <b>be</b> minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except <b>where</b> circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special Landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall <b>be</b>	✓		

retained.			
<b>Ridgeline Development</b>			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy <del>at</del> the ridgeline			<b>N/A</b>
Land divisions which would create parcels whose only building site would be exposed on a <del>ridgetop</del> shall not be permitted			<b>N/A</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>N/A</b>
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			<b>N/A</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 ( <b>streams</b> , major drainage, mature trees, dominant vegetative communities)			<b>N/A</b>
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in 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 buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
<b>Large agricultural structures</b>			
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
<b>Restoration</b>			
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
<b>Signs</b>			
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, <b>shall be</b> permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A
<b>Beach Viewsheds</b>			
Blufftop development and landscaping (e.g., <b>decks</b> , patios, structures, trees, shrubs, etc.) in rural areas shall be set <b>back</b> 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 <b>structures</b> on open beaches shall <b>be</b> allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter <b>16.20</b> (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and <b>finishes which</b> harmonize with the character of <b>the</b> area. Natural materials are preferred			N/A

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

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

**13.11.030** Definitions

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

**Design Review Standards****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	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
<b>Natural Site Amenities and Features</b>			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
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

Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system			N/A
Reasonable protection for adjacent properties	✓		

## 13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings			N/A
Street face setbacks			N/A
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
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	✓		