



## Staff Report to the Zoning Administrator

Application Number: **04-0368**

**Applicant:** Robert Goldspink, Architect  
**Owner:** Christopher and Clea Hermanson  
**APN:** 080-191-56

**Agenda Date:** April 1, 2005  
**Agenda Item #:** 3  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to construct a new single family dwelling of 2,545 sq. ft. with two bedrooms and exterior parking for three cars (no garage).

**Location:** Westdale Drive, Bonny Doon

**Supervisory District:** Third District (District Supervisor: Mardi Wormhoudt)

**Permits Required:** Coastal Development Permit, Residential Development Permit

### Staff Recommendation:

- Approval of Application **04-0368**, 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. General Plan Map                   |
| B. Findings                                   | G. Zoning map                         |
| C. Conditions                                 | H. Discretionary Application Comments |
| D. Categorical Exemption (CEQA determination) | I. Correspondence                     |
| E. Location map                               | I. Environmental Planning Comments    |

### Parcel Information

Parcel Size:	4.029 acres
Existing Land Use - Parcel:	vacant (see report)
Existing Land Use - Surrounding:	residential
Project Access:	Westdale Drive
Planning Area:	Bonny Doon
Land Use Designation:	RR (Rural Residential)
Zone District:	RA (Residential Agriculture) – see Zoning discussion
Coastal Zone:	<u>X</u> Inside    ___ Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes    ___ No

## Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: 183  
Fire Hazard: Not a mapped constraint  
Slopes: Approximately 10%  
Env. Sen. Habitat: Mapped biotic / cleared by Env. Planning  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Mapped resource / Design Review completed  
Drainage: Existing drainage adequate  
Traffic: N/A  
Roads: Existing roads adequate  
Parks: Existing park facilities adequate  
Archeology: Mapped / cleared by Arch. review

## Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside  
Water Supply: Private well  
Sewage Disposal: Private septic system  
Fire District: California Department of Forestry/Courier Fire  
Drainage District: N/A

## History

This application was received on August 4, 2005 and deemed complete on February 15, 2005.

## Project Setting

The site is a meadow surrounded by forest. There is an existing modular singlewide home and a storage shed on the property. The home has no permit and will be removed as a condition of this permit along with the storage shed and dirt driveway to that portion of the site.

## Zoning & General Plan Consistency

The subject property is an approximately four-acre parcel, located in the RR (Rural Residential) and the RA (Residential Agriculture) zone district, both designations allow residential uses. The primary development (house, etc.) will be located in the RA zone district that composes the majority of the site. The proposed single family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (RR) Rural Residential General Plan designation.

## SITE DEVELOPMENT STANDARDS TABLE

	RA Standards	Proposed Residence
<b>Front yard setback:</b>	40 feet (residence and front of garage)	145 feet ±
<b>Side and Rear yard setbacks:</b>	20 feet	160 feet ± (rear) 50 and 280 feet ±
<b>Lot Coverage:</b>	10 % maximum	1.4 %
<b>Building Height:</b>	28 feet maximum	19' - 9"
<b>Floor Area Ratio (F.A.R.):</b>	N/A	N/A
<b>Parking</b>	2 bedrooms – 3 (18' x 8.5')	four uncovered

### 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 incorporate site and architectural design features such as native landscaping and muted colors to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

### 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 no extenuating circumstances or special site conditions that would require further review under CEQA are evident in the proposed project.

## 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 **04-0368**, 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: Lawrence Kasparowitz  
Santa Cruz County Planning Department  
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## Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

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

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 RA (Residential Agriculture) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. 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 RA (Residential Agriculture) 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 Rural Residential (RR) 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 RA zone district (including setbacks, lot coverage, floor **area** ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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.

## Conditions of Approval

Exhibit A Architectural plans prepared by Robert Goldspink, Architect dated November 4, 2004.

Revised site plan prepared by Robert Goldspink, Architect dated January 10, 2005.

I. This permit authorizes the construction of a single family dwelling. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- B. Obtain a Building Permit from the Santa Cruz County Building Official.

II. Prior to issuance of a Building Permit the applicant/owner shall:

- A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
- B. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
  - 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
  - 2. Grading, drainage, and erosion control plans. The following Drainage comments shall be addressed
    - a. Submit a hydrologic and hydraulic calculation to support design
    - b. Provide an overflow pie in the discharge trench.
    - c. Provide a plan review letter from a Geotechnical Engineer approving the location of the discharge trench.
  - 3. 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. Meet all requirements and pay any applicable plan check fee of the California Department of Forestry/County Fire.



- E. Submit **3** copies of a soils report prepared and stamped by a licensed Geotechnical Engineer, if required.
  - F. Pay the current fees for Parks and Child Care mitigation for two bedrooms (currently these fees are \$578/bedroom and \$109/bedroom respectively, but are subject **to** change).
  - G. Provide required off-street parking for three cars. Parking spaces must be **8.5** feet wide by **18** feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
  - I. The meadow area south of the driveway shall be permanently retained in an undisturbed state.
  - J. Landclearing shall be limited to the immediate area of the structures and driveway, unless otherwise approved by the Planning Department.
- III. All construction shall be performed according **to** the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with **this** development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery **contains** human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
  - E. Remove the shed, driveway and modular home on the property

#### 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 var \_\_\_\_\_ to this permit which do not affect the overall concept or density may be approved by the Planni  
Director at the request of the applicant or staff in accordance with Chapter \_\_\_\_\_ of the \_\_\_\_\_ 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

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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: 04-0368  
Assessor Parcel Number: 080-191-56  
Project Location: Westdale Drive, Bonny Doon

Project Description: Proposal to construct a new single family dwelling of 2,545 sq. ft. with two bedrooms and exterior parking for three cars (no garage).

Person Proposing Project: Robert Goldspink, Architect

Contact Phone Number: (831) 426-6995

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

Specify type:

E. ☒ Categorical Exemption

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

F. Reasons why the project is exempt:

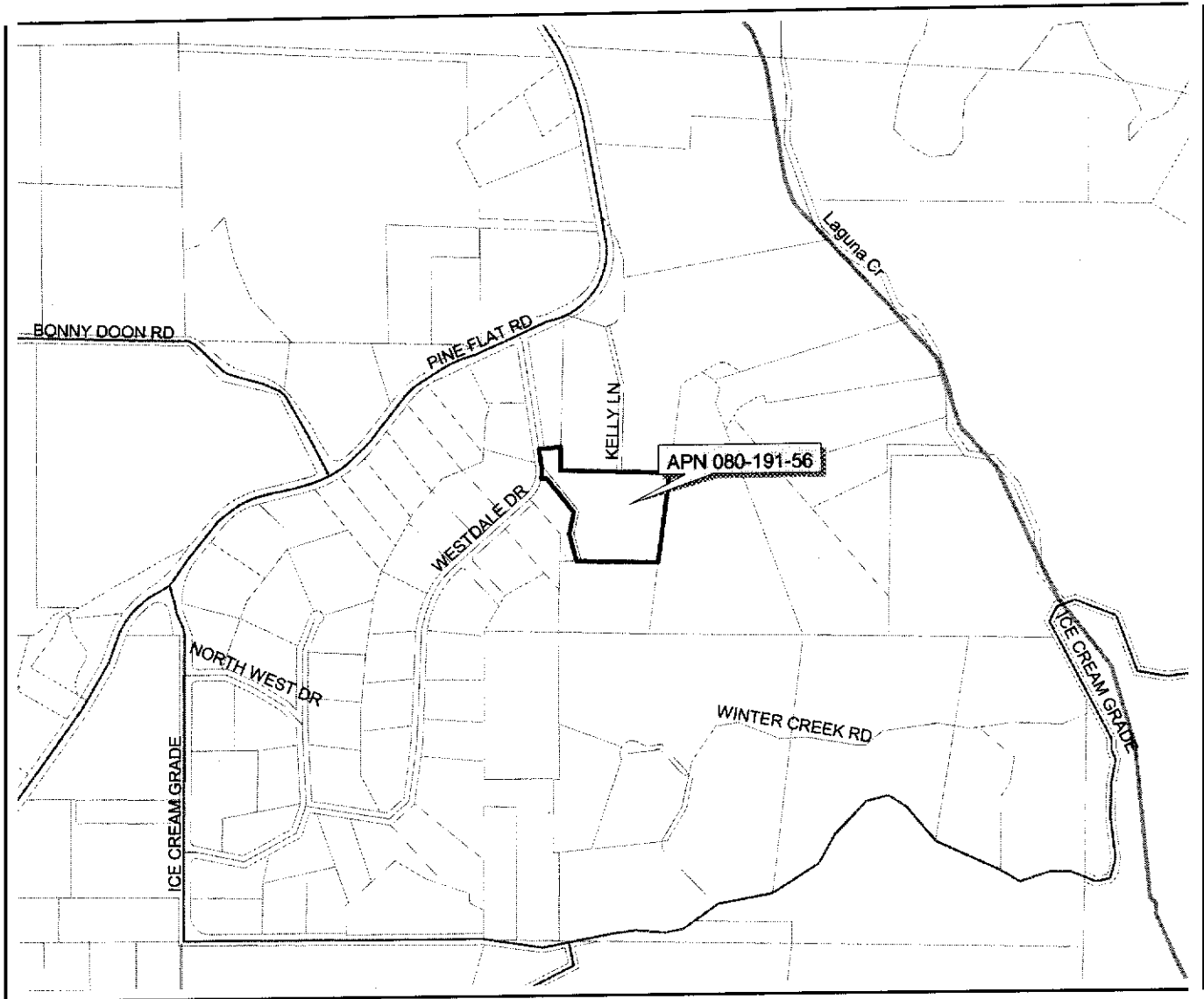
New single family dwelling in a developed area.

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

\_\_\_\_\_  
Lawrence Kasparowitz, Project Planner

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

# Location Map

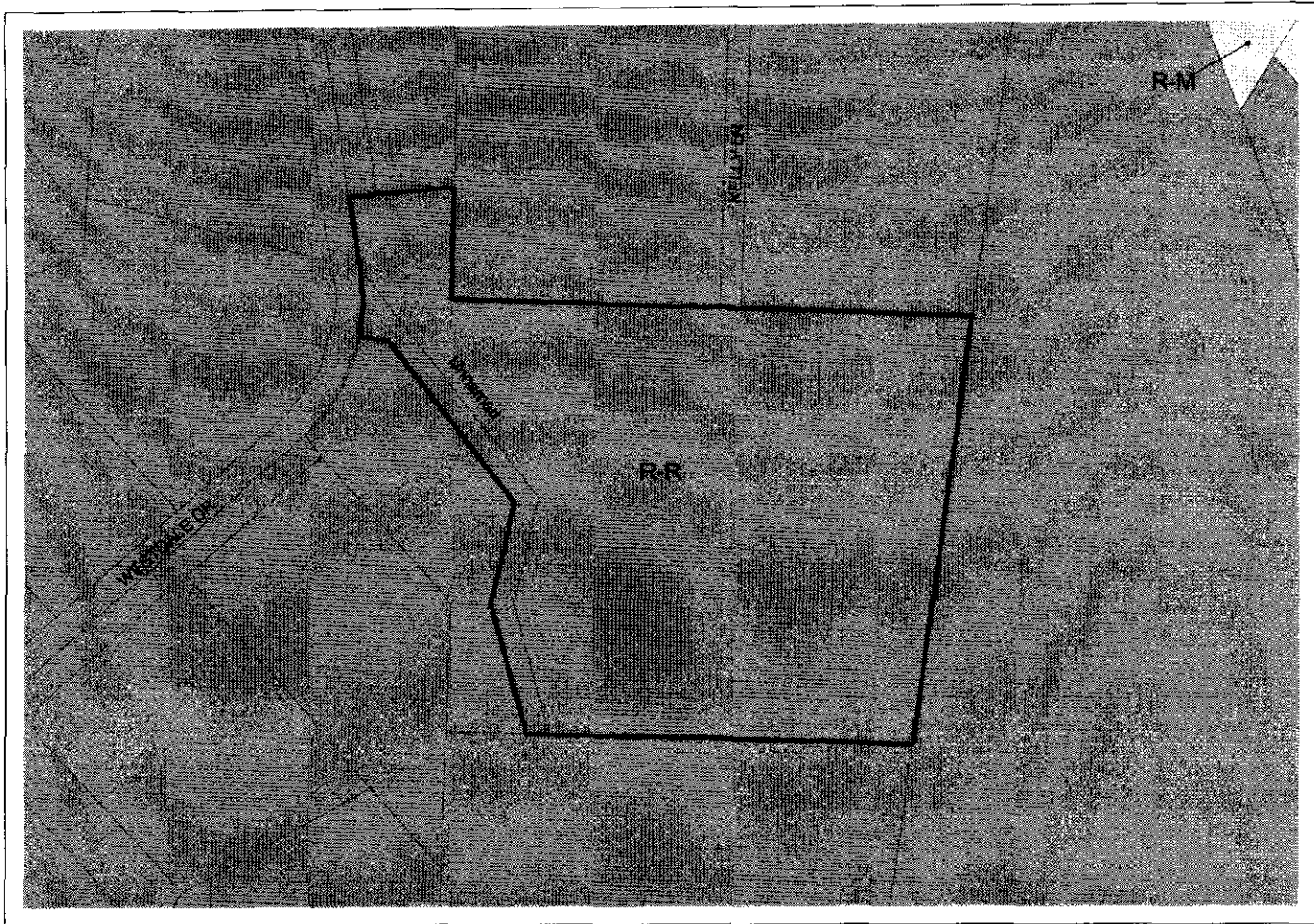


1000 0 1000 2000 Feet

Map created by Santa Cruz County  
Planning Department:  
August 2004



# General Plan Map



200 0 200 400 600 Feet

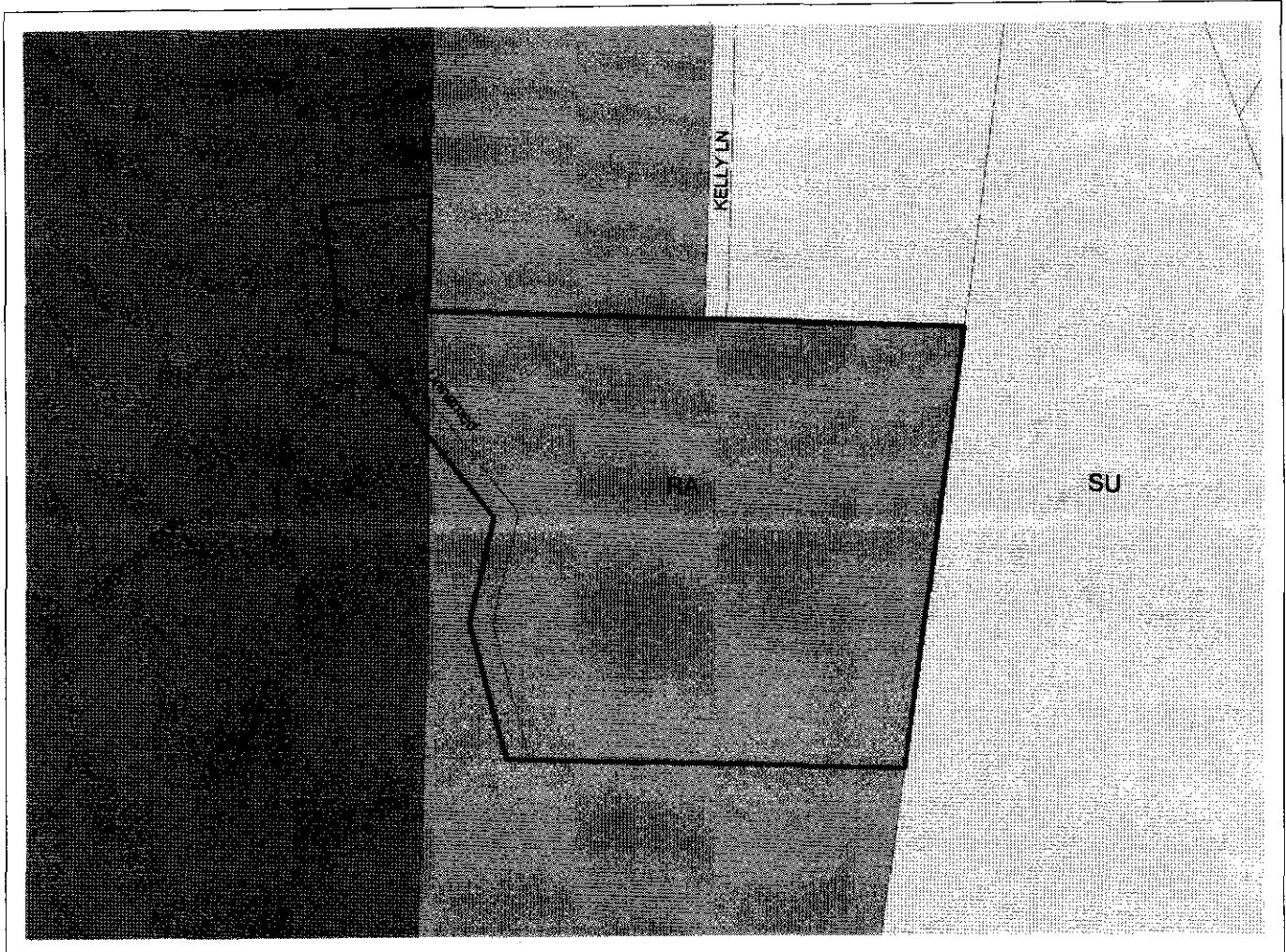
## Legend

	APN 080-191-56
	Streets
	Mountain Residential
	Rural Residential

A






Map created by Santa Cruz County  
Planning Department:  
August 2004

# Zoning Map



200 0 200 400 600 Feet

## Legend

-  APN 080-191-56
-  Streets
-  SU
-  RA
-  RR



Map created by Santa Cruz County  
Planning Department:  
August 2004

C O U N T Y   O F   S A N T A   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. : 04-0368  
APN: 080-191-56

Date: February 8, 2005  
Time: 15:07:53  
Page: 1

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**Environmental Planning Completeness Comments**

===== REVIEW ON AUGUST 25, 2004 BY JACK E NELSON =====  
Additional completeness information required. Please refer to separate memo from Jack Nelson, dated August 25, 2004.

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON AUGUST 25, 2004 BY JACK E NELSON =====  
Please see separate memo dated 8-25-04. JN

**Dpw Drainage Completeness Comments**

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

===== REVIEW ON AUGUST 27, 2004 BY JOHN G LUMICAO =====  
NO COMMENT

**Dpw Drainage Miscellaneous Comments**

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

===== REVIEW ON AUGUST 27, 2004 BY JOHN G LUMICAO ===== 1. Submit a hydro-logic and hydraulic calculation to support design.  
2. An overflow pipe should be included in the discharge trench  
3. A plan review letter from a Geotech approving the location of the discharge trench

**Dpw Driveway/Encroachment Completeness Comments**

===== REVIEW ON AUGUST 10, 2004 BY DEBBIE F LOCATELLI =====  
No Comment, project adjacent to a non-County maintained road.

**Dpw Driveway/Encroachment Miscellaneous Comments**

===== REVIEW ON AUGUST 10, 2004 BY DEBBIE F LOCATELLI =====  
No comment.

**Dpw Road Engineering Completeness Comments**

===== REVIEW ON AUGUST 25, 2004 BY TIM N NYUGEN =====  
NO COMMENT

**Dpw Road Engineering Miscellaneous Comments**

===== REVIEW ON AUGUST 25, 2004 BY TIM N NYUGEN =====  
NO COMMENT

Project Planner: Larry Kasparowitz  
Application No. : 04-0368  
APN: 080-191-56

Date: February 8, 2005  
Time: 15:07:53  
Page: 2

#### Environmental Health Completeness Comments

===== UPDATED ON AUGUST 25, 2004 BY JIM G SAFRANEK =====

Applicant must obtain a sewage disposal permit for the new development. Note: Code enforcement inspections have been requested by the Planning Dept. to investigate alleged illegal building. If Planning allows the owner to retain and legalize any structures, the new septic permit application must incorporate sewage disposal plans for all units.

===== UPDATED ON NOVEMBER 24, 2004 BY JIM G SAFRANEK =====

Applicant must obtain a sewage disposal permit for the new development. Applicant will have to have an approved water supply prior approval of the sewage disposal permit. Contact the appropriate Land Use staff. Phone: 454-2735. Note: Septic appl. was submitted but has been approved.

#### Environmental Health Miscellaneous Comments

===== REVIEW ON AUGUST 16, 2004 BY JIM G SAFRANEK =====

===== UPDATED ON AUGUST 25, 2004 BY JIM G SAFRANEK ===== EHS review fee for this project is \$462 (applicant paid \$280). The remainder is due and must be paid to the Planning Dept.

===== UPDATED ON NOVEMBER 24, 2004 BY JIM G SAFRANEK ===== See Aug 25 comment and correct if necessary. Payable to Planning Dept.

#### Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON AUGUST 16, 2004 BY COLLEEN L BAXTER ===== DEPARTMENT NAME: CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter: NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet. NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard. 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. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

#### Cal Dept of Forestry/County Fire Miscellaneous Con

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



**MEMORANDUM**

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Date: February 14, 2005

To: Larry Kasparowitz, Project Planner

From: Jack Nelson, Environmental Planning

Re: Updated comments, application 04-0368, Westdale Dr., Sheet 2 revised 1-10-05

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This updates my prior comments of November 24, 2004, based on revisions dated January 10, 2005 to Sheet 2 by Robert Goldspink Architect.

The revised plan, when clarified by Mr. Goldspink's letter of January 17, 2004, adequately addresses the information I requested.

Permit conditions should still require permanently retaining the meadow area south of the driveway in an undisturbed state (see my memo of August 25, 2004). Consistent with the approximate area of landclearing shown on Sheet 2, further landclearing shall be limited to the immediate area of the structures and driveway, unless approved otherwise by the Planning Department.