



Staff Report to the Zoning Administrator

Application Number: **04-0467**

Applicant: Judy Miller
Owner: William Briggs
APN: 028-234-16

Agenda Date
Agenda Item
Time:

June 3, 2005
Item 8
After 10:00 a.m.

Project Description: Proposal to construct an addition of approximately 200 square feet of living space, a second story deck, and to recognize construction of an elevator on an existing duplex.

Location: Property located on the east side of 25th Avenue about 150 south of the intersection with East Cliff Drive.

Supervisory District: 1st District (District Supervisor: J. Beautz)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Approval of Application 04-0467, based on the attached findings and conditions.
- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.

Exhibits

- | | |
|---|------------------------------|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoning map |
| C. Conditions | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | H. Photos |

Parcel Information

Parcel Size:	4,000 square feet
Existing Land Use - Parcel:	Residential Duplex
Existing Land Use - Surrounding:	Single-family Residential
Project Access:	25 th Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Density Residential)

Zone District: R-1-4 (Single-family dwelling (4,000 minimum lot size))
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

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

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Flood Zone 5

Analysis and Discussion

The duplex on the subject parcel was constructed with a building permit in 1961, when the zoning for the area allowed multi-family dwelling units. The zoning has since been changed to single-family residential and the duplex exists as a legal, but nonconforming use. When a dwelling group exists as a nonconforming use because the zoning no longer allows for more than one dwelling unit, the County Code allows for the owner to choose, one time only, which unit shall be considered conforming so that the unit may be structurally altered or enlarged. As part of this project proposal, the owner has chosen the upper unit as the conforming unit.

The subject property is a 4,000 square foot lot, located in the R-1-4 (Single-family dwelling-4,000 minimum lot size) zone district, a designation which allows residential uses, but not multi-family dwelling units. The density on the parcel is outside the range for the site's Urban Medium Density Residential General Plan (R-UM) designation, which requires 4,000 to 6,000 net developable square feet per dwelling unit. The site was developed with approximately 2,000 net developable square feet per unit. The proposed 195 square foot addition to the duplex meets all current site standards for setbacks, lot coverage, and floor area. The duplex is located in a neighborhood containing two-story single-family residential structures of various sizes.

County Code Section 13.10.700 defines an “intensification of use” as an increase in the number of bedrooms. Because the proposed addition consists of a living room and bathroom and does not include any new bedrooms, the addition is not considered an intensification of use and current parking standards do not apply. Four parking spaces are currently provided on-site.

Local Coastal Program Consistency

The proposed addition to the existing duplex is in conformance with the County’s certified Local Coastal Program, in that the addition is designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain two-story single family dwellings of similar size to the proposed project. Architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site is located between the shoreline and the first public through road, but is not identified as a priority acquisition site in the County’s Local Coastal Program. The proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Beach access is available nearby, adjacent to Moran Lake and Corcoran Lagoon.

Design Review

The proposed addition to the existing duplex was reviewed and approved by the County’s Urban Designer. The project complies with the requirements of the County Design Review Ordinance, in that the proposed addition will incorporate architectural design features such as wood trim and a natural redwood deck to match the existing structure.

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 **04-0467**, 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

Application #: 04-0467

APN: 028-234-16

~~Owner:~~ William Briggs

Report Prepared By: Karen McConaghy
Santa Cruz County Planning Department
701 Ocean Street, ~~4th~~ Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3134
E-mail: karen.mcconaghy@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 Land Use Plan designation.

This finding can be made, in that County Code Section 13.10.261(d) allows for a property owner to choose, one time only, one unit in a nonconforming dwelling group to be considered conforming so that it may be structurally altered or enlarged. As part of this project proposal, the owner has chosen the upper unit as the conforming unit.

The subject property is a 4,000 square foot lot, located in the R-1-4 (Single-family dwelling - 4,000 minimum lot size) zone district, a designation which allows residential uses, but not multi-family dwelling units. The duplex was constructed with building permits in 1961 and exists as a legal, but nonconforming use.

The density on the parcel is outside the range for the site's (R-UM) Urban Medium Density Residential General Plan designation, which requires 4,000 to 6,000 net developable square feet per dwelling unit, however, the proposed addition to the duplex will not intensify the nonconforming use and meets all current site standards for setbacks, lot coverage, and floor area. The duplex is located in a neighborhood containing two-story single-family residential structures of similar size.

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 restrictions 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; and 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 while the project site is located between the shoreline and the

Application #: 04-0467
APN 028-234-16
Owner: William Briggs

first public through road, it is not identified as a priority acquisition site in the County's Local Coastal Program. The proposed project will not interfere with public access *to* the beach, ocean, or other nearby body of water. Beach access is available nearby, adjacent to Moran Lake and Corcoran Lagoon.

5. That the proposed development is in conformity with the certified Local Coastal Program.

This finding can be made, in that the addition 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 **R-1-4** 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 addition to the existing duplex 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 addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the **R-1-4** zone district in that the upper unit of the duplex is considered the conforming unit so that, according to County Code Section 13.10.261(d), it may be structurally altered and enlarged even though the use is nonconforming to the current zoning. The primary **use** of the property will continue to be residential, and the proposed addition 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 addition to the existing residential use will not intensify the nonconforming density for the Urban Medium Density Residential (R-UM) land use designation in the County General Plan in that no new bedrooms are proposed.

The proposed addition will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, in that the addition meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance).

The proposed addition to the existing duplex 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 duplex will comply with the site standards for the R-1-4 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure similar in size to other structures 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 addition will not increase the total number of bedrooms, **so** is not anticipated to increase the level of traffic **or** 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 addition is located in a mixed neighborhood containing a variety of architectural styles, and the total size of the duplex is consistent with single-family dwellings in the area. The addition **of** a living room and bathroom will not increase the nonconforming land use intensity and density **of** the parcel.

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 addition to the existing duplex 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: Project Plans, 3 pages, drawn by Wayne Miller, dated February 10, 2004

- I. This permit authorizes an addition of 195 square feet of living space and an open deck to an existing duplex. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit 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. For any structure proposed to be within 2 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.
 3. Details showing compliance with fire department requirements.
 - B. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - C. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection 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. 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. The new second story deck may not be enclosed with a roof, retractable or otherwise. Any future additions to the structure would exceed the Floor Area Ratio maximum of 50% and would require a Variance.
- B. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

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

Application #: 04-0467
APN: 028-234-16
Owner: William Briggs

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

Karen McConaghy
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: 04-0467

Assessor Parcel Number: 028-234-16

Project Location: 150 25th Avenue

Project Description: Addition to an existing duplex

Person or Agency Proposing Project: Judy Miller

Contact Phone Number:

- 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 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Small addition to ~~an~~ existing residential structure in a residential area

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

Karen McConaghy, Project Planner

Date: _____

TRANSMITTAL - LEVEL 5,6 & 7

DATE: _____

TO: Support Staff

FROM: Karen McConaghy

RE: Application# 04-0467

PLEASE COMPLETE THE ITEMS CHECKED BELOW:

- ☐ Make ___ copies of the permit form and staff report, distribute as follows:
- ☐ Distribute copies of the cover letter/permit/report/findings/conditions to Applicant & Owner
 - ☐ Mail a copy of the permit form and staff report to the California Coastal Commission
 - ☐ Appealable Project – Please mail **as soon as possible**, with the following instructions:
 - ☐ Send via certified mail ☐ Send attached plans
 - ☐ District Supervisor _____ (via Inter-office mail)
 - ☐ Send other copies to: _____
 - ☐ Return original copies of cover letter/permit/report/findings/conditions to the planner.
- ☐ Send copy of permit conditions to: _____ (Local Fire District)
- ☐ Send copy of CEQA notice to the Clerk of the Board:
- ☐ Notice of Exemption
 - ☐ Notice of Determination/Negative Declaration
 - ☐ Certificate of Fee Exemption
- ☐ Send copy of Coastal Exclusion to Coastal Commission.
- ☐ Special instructions:
- ☐ Send attached exhibit(s) to ☐ owner / ☐ applicant.
 - ☐ Send attached declaration(s) (and/or recordable conditions) to ☐ owner / ☐ applicant
 - ☐ _____
 - ☐ _____

Completed by: _____
(support staff) (date)

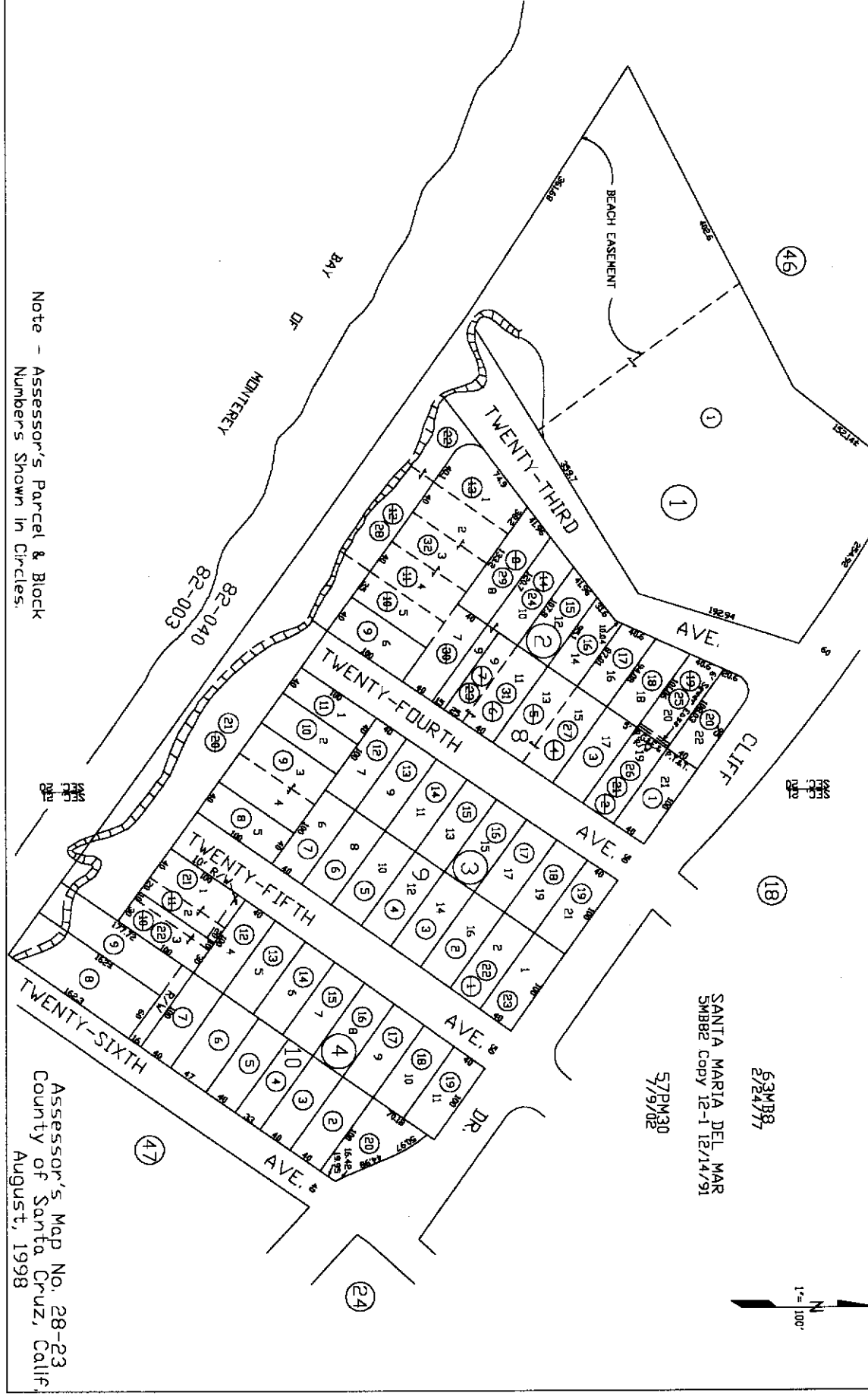
FOR TAX PURPOSES ONLY
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

44 POR. RANCHO ARROYO DEL RODEO
 SEC. 20 & 21, T.11S, R.1W, M.D.B. & M.

Tax Area Code
 82-003 82-040

28-23

Electronically Redrawn 8/20/98 re
 Rev. 10/21/99 GG (Renove R/V)
 Rev. 4/4/01 rwn (changed page refs.)
 Rev. 7/12/02 DD (57PM30, 3-22 & 23)

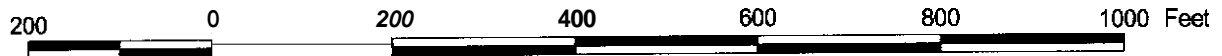
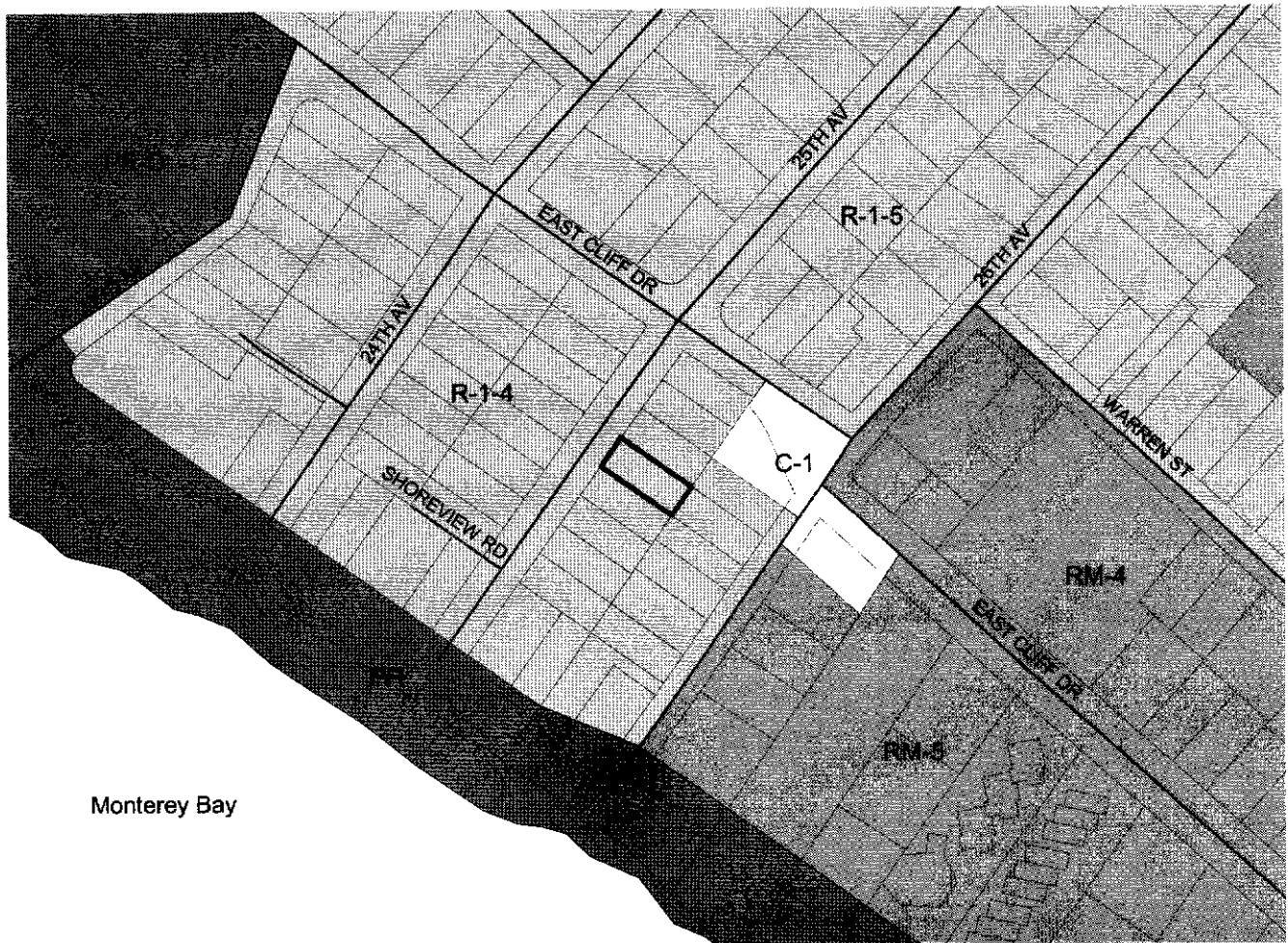


63MB8,
 2/24/97
 SANTA MARIA DEL MAR
 SWMB2 Copy 12-1 12/14/91
 57PM30
 7/9/02








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

Assessor's Map No. 28-23
 County of Santa Cruz, Calif.
 August, 1998

Zoning Map



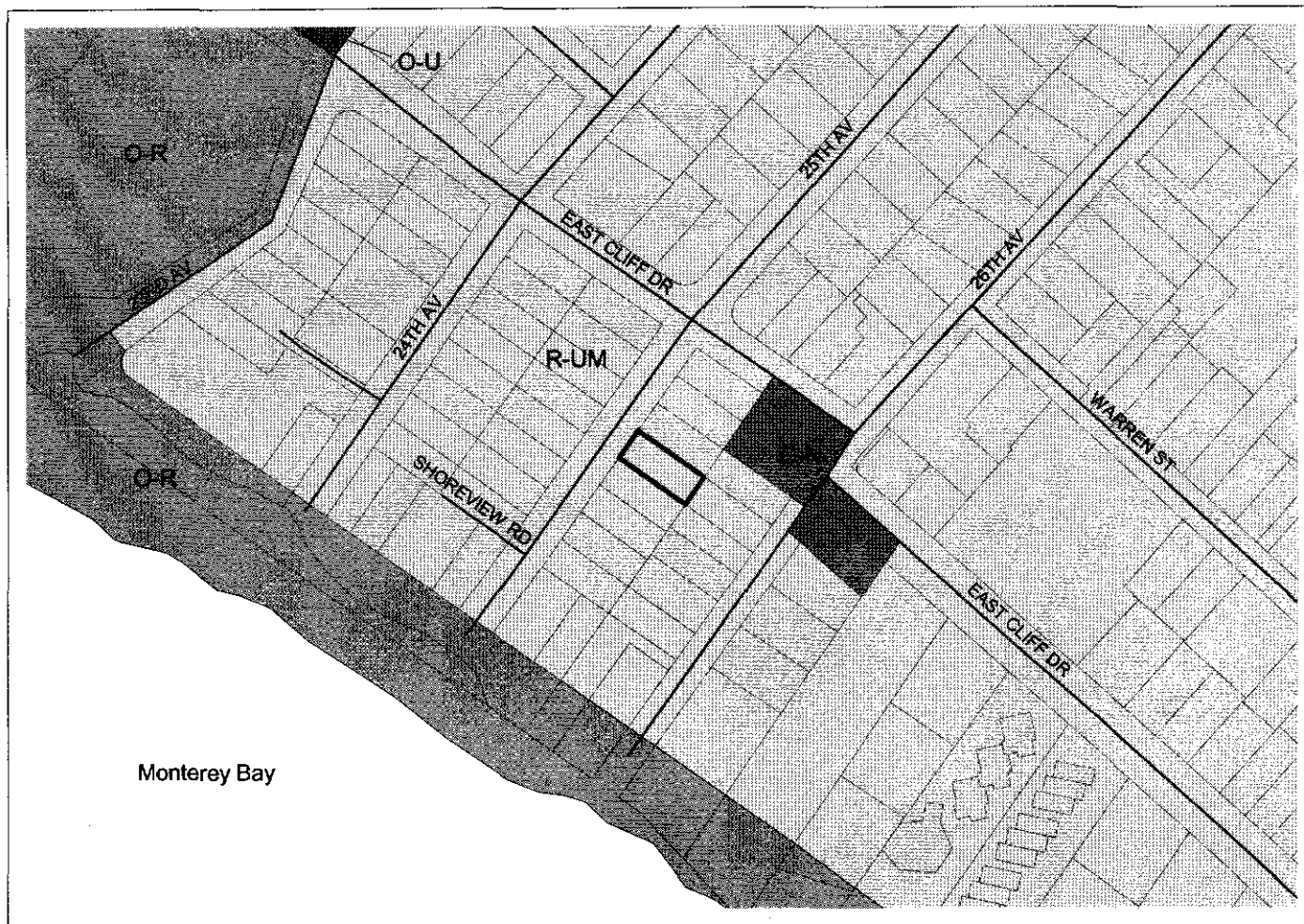
Legend

-  **APN 028-234-16**
-  Parcel boundaries
-  Streets
-  Neighborhood Commercial (C-1)
-  Single-family Residential (R-1-X)
-  Multi-family Residential (RM)
-  Parks, Recreation, and Open Space (PR)



Map created by Santa Cruz County
Planning Department:
September 2004

General Plan Map



200 0 200 400 600 800 1000 Feet

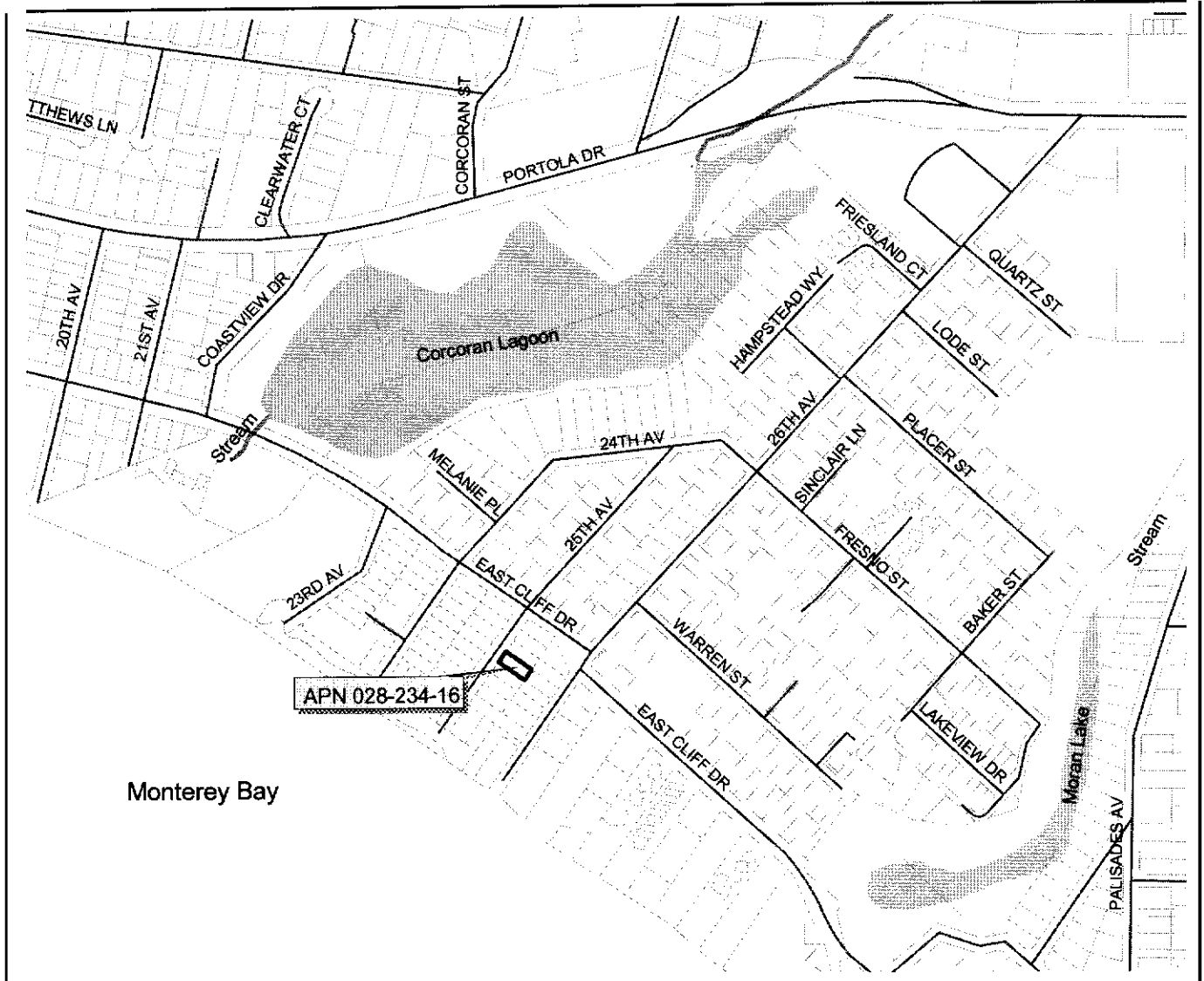
Legend

- APN 028-234-16
- Parcel boundaries
- Streets
- Residential- Urban Medium Density
- Parks and Recreation
- Neighborhood Commercial
- Urban Open Space



Map created by Santa **Cruz** County
Planning Department:
September 2004

Location Map



1000 0 1000 2000 Feet

Map created by Santa Cruz County
Planning Department:
September 2004



COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: March 3, 2005
TO: Karen McConaghy, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #04-0467, 2nd **Routing**, APN 028-234-16, 150 25th Avenue, Live Oak

The applicant is proposing to construct an addition of approximately 200 square feet of living space, a second story deck, and to recognize construction of an elevator on an existing duplex. The project requires a Coastal Permit. **The** property is located on the east side of 25th Avenue about 150 feet south of the intersection with East Cliff Drive (150 25th Ave.). (Previous Description: To construct an addition of a bedroom, bath, partially enclosed deck, and elevator to an existing duplex.)

The Redevelopment Agency's (RDA) primary concern for this project involves the provision of adequate onsite parking. RDA **supports** the standard of providing adequate onsite parking and not allowing any private parking or encroachments into the public right-of-way, especially in the coastal neighborhoods.

RDA commented on this project on October 21, 2004. Please see these previous comments (attached) as most of those items (all but #'s 4 and 9) still apply to this set of plans (it appears virtually no changes were made to the project/plans). RDA has the following additional comment regarding the proposed project

1. All required parking should be provided onsite, especially for properties along the coast where on-street parking is extremely limited. It does not appear that there is sufficient onsite parking to meet current requirements for two 2-bedroom **units**, regardless of **using** single-family (3 spaces for each 2-bedroom unit) or multi-family (2.5 spaces for each 2-bedroom unit + .2 guest) parking requirements. It appears that a **minimum** of 5 to 6 onsite spaces is required and only 4 are provided (two in the garage and two in the driveway). **RDA does not support this application or any expansion or intensification of this use if the required parking cannot be provided onsite.**

The issues referenced above should be evaluated as part of **this** application and/or addressed by conditions of approval. **RDA** would like to see **future** routings of revised plans. **The** Redevelopment Agency appreciates this opportunity to comment. Thank you.

Cc: Paul Rodrigues, RDA Urban Designer
Greg Martin, DPW Road Engineering

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: October 21, 2004
TO: Karen McConaghy, Planning ~~Department~~, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #04-0467, APN 028-234-16, 150 25" Avenue, Live Oak

The applicant is proposing to construct an addition of a bedroom, bath, partially enclosed deck, and elevator to an existing duplex. The project requires a Coastal Permit. The property is located on the east side of 25" Avenue about 150 feet south of the intersection with East Cliff Drive (150 25" Ave.).

The Redevelopment Agency (RDA) has the following comments regarding the proposed project. RDA's primary concern for this project involves the provision of adequate onsite parking. RDA supports the standard of providing adequate onsite parking and not allowing any private parking or encroachments into the public right-of-way, especially in the coastal neighborhoods.

1. It does not appear that a duplex is a permitted use in the R-1-4 zone. Is this a legal non-conforming use?
2. All required parking should be provided onsite, especially for properties along the coast where on-street parking is extremely limited. It does not appear that there is sufficient onsite parking to meet current requirements for the two existing 2 bedroom units, regardless of using single-family (3 spaces for each 2 or 3 bedroom unit) or multi-family (2.5 spaces for each 2 or 3 bedroom unit) unit parking requirements. It appears that a minimum of 5 to 6 onsite spaces is required and only 4 are provided (two in the garage and two in the driveway). All onsite parking to serve the proposed use should be identified and dimensioned onsite, outside of the public right-of-way. **RDA does not support this application or any expansion or intensification of this use if the required parking cannot be provided onsite.**
3. It should be clear on the Site Plan which unit(s) the 2-car garage *serves* as this is not clear and there is no interior access to the lower floor unit directly from the attached garage. In fact there are no doors shown into/out of the garage except the main garage door for vehicles.
4. If the elevators are existing, as shown on the Proposed Floor Plan, are they being recognized with this application?
5. No existing tree or landscape information was shown on the plans. RDA supports the preservation of any significant trees, which could be impacted by development. Front yard tree(s) should be provided if feasible. The proposed type, size and number of each type of tree/plant to be installed should be identified on the site plan or a separate landscape plan.
6. The edge of road should be shown. No permanent improvements should be allowed within the public right-of-way. A public road encroachment permit will be required for any work within the right-of-way.
7. All existing and proposed fencing should be identified on the Site Plan and any fences within the front setback should be less than 3 feet in height.
8. Additional architectural features, trim, and/or variation of materials should be provided to improve the front elevation of the structure. At minimum the proposed knee braces and bevelled window sills should not be allowed to be eliminated as these are minimum architectural features for a building of this design. **An** additional window or other architectural feature should be added if possible in the new addition in the left/north elevation to break-up the wall mass at this location.
9. There is a note on Sheet 3 that the "open deck" in the front has a retractable/closable glass roof. **Is this area** further enclosed in which case it may apply as living space? This feature is not shown on the elevations.

The issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA would **like** to see future routings of revised plans. The Redevelopment Agency appreciates this opportunity to comment. Thank you.

Cc: Paul Rodrigues, RDA Urban Designer
Greg Martin, DPW Road Engineering

MEMORANDUM

Application No: **04-0467**

Date: November 1, 2004

To: Karen McConaghy, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for an addition to a residence at 150 25th Avenue, Santa Cruz

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	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
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 nuisance species.			N/A
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			N/A

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at			NIA
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			?
Developments 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			NIA
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams , major drainage, mature trees , dominant vegetative communities)			NIA
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the			N/A
Structures shall be designed to fit the 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			NIA

Natural materials and colors which repeat or harmonize with those in the cluster			N/A
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings		N/A	
The visual impact of large agricultural structures shall be minimized by using 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 scars, or structures incompatible with the area shall be included in site development		N/A	
The requirement for restoration of visually impaired areas shall be in scale with the size of the proposed project		N/A	
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			NIA
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			NIA
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			NIA

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: Karen Mcconaghy
Application No. : 04-0467
APN: 028-234-16

Date: October 22, 2004
Time: 17:01:09
Page: 1

Dpw Drainage Completeness Comments

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

===== REVIEW ON OCTOBER 15, 2004 BY CARISA REGALADO =====

Plans accepted as submitted and discretionary stage application review is complete for this division.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON OCTOBER 15, 2004 BY CARISA REGALADO =====

Maintain existing drainage patterns as noted in plans.

For increases in impervious area, a drainage fee will be assessed. The fees are currently \$0.85 per square foot. (See 2004/05 Santa Cruz County Department of Public Works Service & Capital Improvement Fees.) For credits, suitable documentation must be submitted to establish existing impervious pavement.

Dpw Road Engineering Completeness Comments

===== REVIEW ON OCTOBER 19, 2004 BY TIM N NYUGEN =====

NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON OCTOBER 19, 2004 BY TIM N NYUGEN =====

NO COMMENT

JOB RECORD

Per. #28-234-16

Permit Number

9834

OFFICE OF THE BUILDING INSPECTOR

SANTA CRUZ COUNTY

VALUATION \$ 14,530.00

Date

4-14-61

OWNER		FUERTADO, PERA & PAZZAGLIA		Type
LOCATION 150 25th Avenue, Santa Cruz (const. dup./attached garages)				
CONTRACTOR		A	B	C
Hansmann Const. "Melody Homes"		Plumbing	H.C. E. Co.	7/7/61
Louis Crisp		PLUMBING	ELECTRIC	
BUILDING		PLUMBING	ELECTRIC	
OK 5 Foundation		OK 4-27-61	OK 5-29-61	
OK 5-3-61		OK 5-1-61	OK 5-31-61	
Frame		Finish	Finish Wiring	
OK 6-1-61		OK 2-18-63	OK 7-12-61	
Flues		Septic Tank	Fixtures	
Finish Complete		Sewer	Service	
OK 2-18-63		Gas	Motors	
STUCCO WIRE NOT READY		OK 7-14-61		
OK 6-8-61				

REMARKS ON OTHER SIDE

BLD-3 FUERTADO, PERA & PAZZAGLIA

