



Staff Report to the Zoning Administrator

Application Number: **05-0235**

Applicant: Terri L.N. Fisher, Architect
Owners: Ronald & Mary Jordan
APN: 045-142-22

Agenda Date: June 24, 2005
Agenda Item : #6
Time: After 10:00 a.m.

Project Description: Proposal to recognize the demolition of an existing two bedroom single story dwelling and garage, and construct a replacement two story single family dwelling with attached garage.

Location: Property located on the west side of Altivo Avenue, about 400 feet east from San Andreas Road, at 29 Altivo Avenue in La Selva Beach.

Supervisory District: Second District (District Supervisor: Pirie)

Permits Required: Coastal Development Permit, Agricultural Buffer Determination

Staff Recommendation:

- Approval of Application 05-0235, 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 | determination) |
| B. Findings | E. APAC staff report and minutes |
| C. Conditions | F. Comments & Correspondence |
| D. Categorical Exemption (CEQA | |

Parcel Information

Parcel Size:	5,040 square feet
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Single-family residential, commercial agriculture, beach
Project Access:	San Andreas Road to Altivo Avenue
Planning Area:	San Andreas
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-6 (Single family residential - 6000 square foot lot)

Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Elkhorn sandy loam
Fire Hazard: Not a mapped constraint
Slopes: 15 percent slopes
Env. Sen. Habitat: Mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
scenic: Mapped resource – not visible from beach or San Andreas Road
Drainage: Existing drainage adequate
Traffic: No significant impact
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: Inside X Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: CSA#12, private septic system
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Non-zone

History

The applicant had Building Permit 139115 (Application 53307M) to remodel the existing single-family dwelling, but the scope of the project exceeded the building permit as the house was essentially demolished. A subsequent Building Permit Application 54913H is in process, pending approval of the required Coastal Development Permit. This application was received by the Planning Department on 4-18-05 and reviewed by the County Agricultural Policy Advisory Commission on 5-19-05.

Project Setting

The site is located at the edge of urban low-density housing adjacent to Commercial Agriculture and the Manresa State Beach. The parcel may be characterized as having gently sloping topography. Little site disturbance is associated with the project, as the building footprint has to be reduced in size to accommodate current development regulations, which are more restrictive than the original 1975 construction.

	R-1-6	Demolished residence	Proposed residence
Front & rear setback	20 feet – double front	20 and 20 feet	20 and 26 feet
Side setbacks	5 feet, <60 ft wide lot	5 feet	5 feet
Lot coverage	30 percent maximum	>30 percent	30 percent
Floor Area Ratio	0.5:1	0.5	<0.5
Height	28 feet, 2 stories	1 story	25 ft 2 ins, 2 stories

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA) as the project qualifies for a Categorical exemption

as per Section 15303, New construction of Small Structures.

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 **05-0235**, 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

Report Prepared By: Joan Van der Hoeven, AICP
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Santa Cruz CA 95060
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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 R-1-6 (Single family residential - 6000 square foot minimum), a designation which allows residential uses. The proposed replacement single-family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low Density 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. Public access is available at Manresa State Beach in the project vicinity. 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 R-1-6 (Single family residential - 6000 square foot minimum lot) 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 replacement 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 R-1-6 (Single family residential - 6000 square foot minimum lot) 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 Urban Low Density Residential (R-UL) land use designation in the County General Plan.

The proposed replacement 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 R-1-6 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 developed 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 replacement structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single-family dwelling is consistent with the land use intensity and density of the neighborhood.

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

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

Conditions of Approval

Exhibit A: Project Plans by Terri L.N. Fisher, 3 sheets dated Sept 2004, revised 2-23-05

- I. This permit authorizes the demolition of an existing two bedroom single-family dwelling and the construction of a replacement two-story 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 Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. Comply with all conditions of approval for the Agricultural Buffer Determination dated 5-19-05.
- 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. Drainage and erosion control plans.
 3. The project shall not exceed 30 percent lot coverage, 0.5:1 floor area ratio, or 28 foot height limitation, and shall maintain the required 20 foot front, and rear, and 5 foot side setbacks as per County Code Section 13.10.323, double frontage lot with less than 60 foot frontage width.
 4. 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.

5. Details showing compliance with fire department requirements.
 6. The driveway shall comply with Public Works Design Criteria standards.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - F. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - 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.
- 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. 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.

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

Approval Date: 6-24-05

Effective Date: 7-08-05

Expiration Date: 7-08-07

Don Bussey
Deputy Zoning Administrator

Joan **Van** der Hoeven, AICP
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: 05-0235

Assessor Parcel Number: 045-142-22

Project Location: 29 Altivo Avenue, Watsonville

Project Description: Proposal to recognize demolition and reconstruction of a single-family dwelling

Person or Agency Proposing Project: Terri L.N. Fisher, Architect

Contact Phone Number: (831) 425-5105

- 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:

Construction of **an** addition to an existing residence within **an** area designated for residential development.

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


Joan Van der Hoeven, AICP, Project Planner

Date: June 24, 2005

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EXHIBIT D



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **05-0235**

Applicant: Terri L.N. Fisher, Architect
Owners: Mr. & Mrs. Ronald & Mary Jordan
APN: 045-142-22

Date: May 19, 2005
Agenda Item #: 12
Time: 1:30 p.m.

Project Description: Proposal to recognize the demolition of an existing 2-bedroom, one-story single-family dwelling and garage and to construct a replacement two-story single-family dwelling with an attached garage.

Location: Property located on the west side of Altivo Avenue; about 400 feet east from San Andreas Road, at 29 Altivo Avenue in La Selva Beach. Building Permit 139115 in process.

Permits Required: Agricultural Buffer Setback Determination, Coastal Development Permit, Variance.

Staff Recommendation:

- Approval of Application 05-0235, based on the attached findings and conditions

Exhibits

- | | |
|--|---------------------------------|
| A. Project plans | E. Zoning map, General Plan map |
| B. Findings | F. Comments & Correspondence |
| C. Conditions | |
| D. Assessor's parcel map, Location map | |

Parcel Information

Parcel Size:	5,009 square feet
Existing Land Use - Parcel:	Single-family dwelling
Existing Land Use - Surrounding:	Single-family dwellings, commercial agriculture, beach
Project Access:	San Andreas Road to Altivo Avenue
Planning Area:	San Andreas
Land Use Designation:	R-UL (Urban Low Residential)
Zone District:	R-1-6 (Single-family Residential/6,000 sq ft min lot)
Supervisory District:	Second (District Supervisor: Pine)
Within Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Elkhorn sandy loam
Fire Hazard: Not a mapped constraint
Slopes: 15 percent slopes
Env. Sen. Habitat: Mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Mapped resource – not visible from the beach or San Andreas Road
Drainage: Existing drainage adequate
Traffic: No significant impact
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archaeology: Not mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line: ☐ Yes ☒ No
Water Supply: Soquel Creek Water District
Sewage Disposal: CSA#12, private septic system
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Non-zone

Analysis and Discussion

The proposed project is to construct a replacement two-story single-family dwelling of approximately 2,089 square feet with an attached garage of 378 square feet on a 5,009 square foot parcel. The project is located at 29 Altivo Avenue in La Selva Beach. The building site is within 200 feet of Commercial Agricultural land to the south across the Altivo Avenue right of way. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 60 feet from APN 046-021-05, the 156-acre Delucci commercial agriculture property. The project ~~was~~ initially a remodel of the existing single-family dwelling, but the scope of the project increased to a point that the home was essentially demolished, necessitating a Coastal Development Permit and review of the Agricultural Setback requirements. The proposed project is no closer to existing agricultural land than was the original single-family dwelling.

The subject property is characterized by gently sloping topography. The parcel is not located within the Urban Services Line and may be characterized as a residential neighborhood adjacent to a large commercial agricultural parcel and in the vicinity of Manresa State Beach. The parcel carries an Urban Low Residential (R-UL) General Plan designation and the implementing zoning is (R-1-6) Single-family Residential with 6,000 square foot minimum lot. Commercial Agriculture zoned land is situated within 200 feet at the south side of the parcel at Assessor's Parcel Number 046-021-05.

A reduced agricultural buffer is recommended due to the fact that the 56 foot wide by 90 feet deep lot dimensions would not allow sufficient building area if the required 200 foot setbacks were maintained from the adjacent Commercial Agriculture zoned property. The project site is separated from adjacent CA land by a row of existing single-family residences and the 40-foot wide Altivo Avenue right-of-way. A six-foot tall barrier in the front yard would not be consistent with the existing neighborhood so no additional barriers are recommended. The existing residential use on the parcel was established with the construction of the original house in 1976 and the existing barrier of the intervening houses and road right of way has protected the agricultural interests on the Commercial Agriculture zoned parcel. The applicant shall be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

Recommendation

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 60 feet to the single-family dwelling from the adjacent CA zoned property known as APN 046-021-05, proposed under Application # 05-0235, based on the attached findings and recommended conditions.

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.

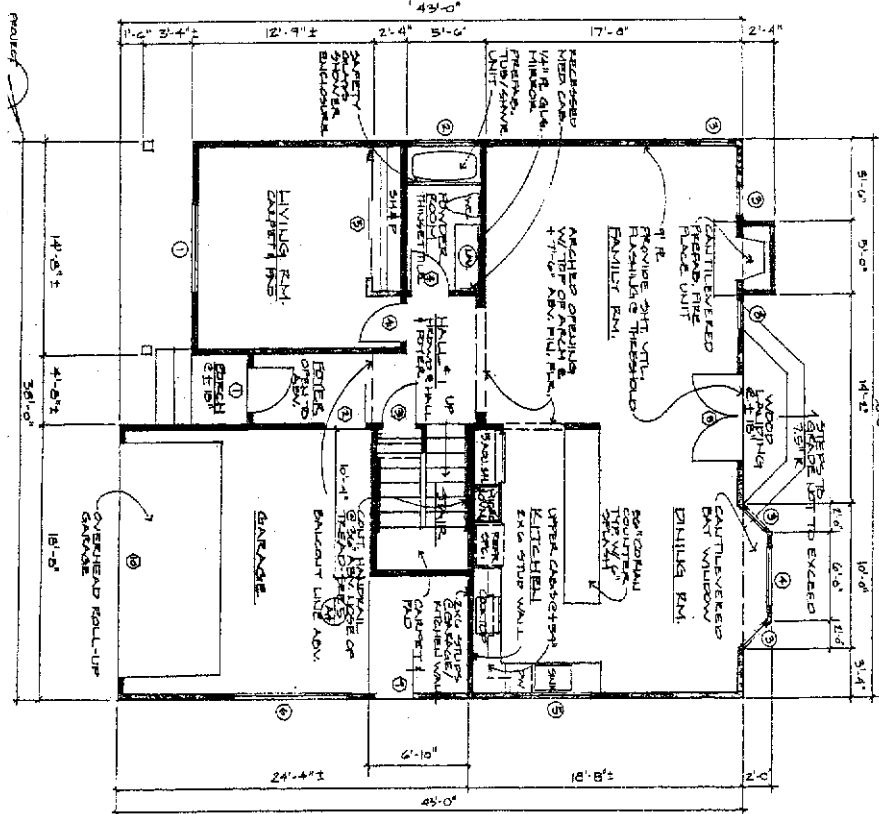
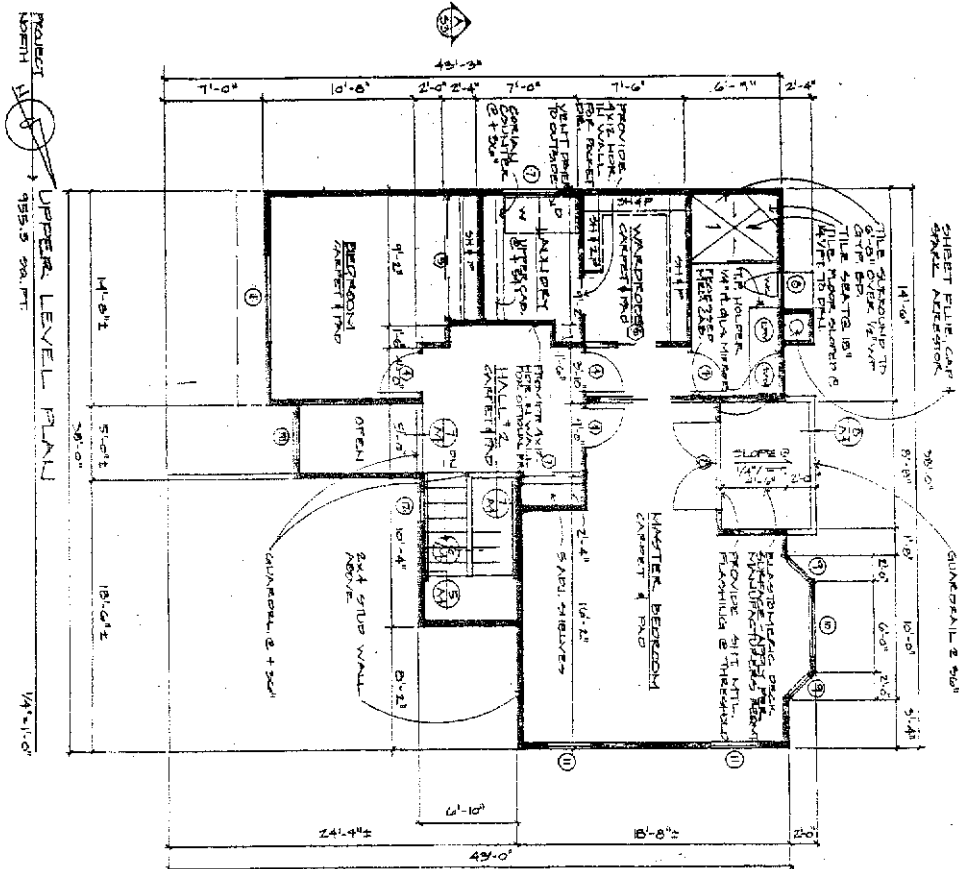
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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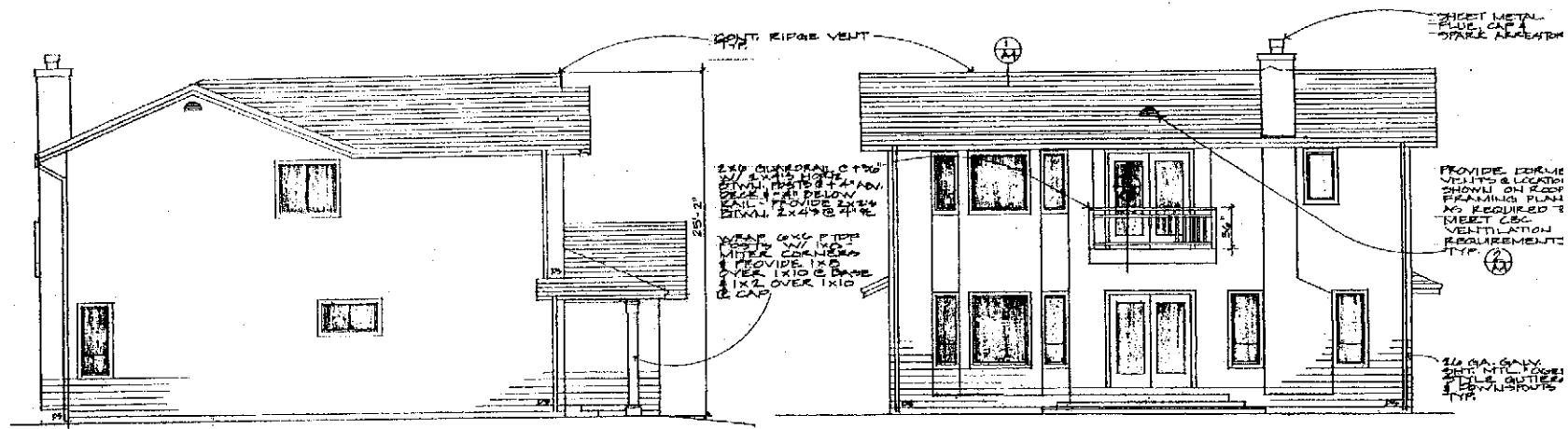
Report Reviewed By: Don Bussey
Don Bussey
Deputy Zoning Administrator
Santa Cruz County Planning Department

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EXHIBIT



1. UNDERSTANDING ARE TO THE FACT OF FINDING BRINGS
UTTERANCE NOTED.
2. TALKING IN ASPECT OF HUMAN LANGUAGE RECALL COMPREHEND TO
CNC 200. EDITION, SECTION 2406.
3. PRE-RENTION, ASSOCIATION, THE PROTECTION OF DEVIATIONS
AND CONSTRUCTION OF WALLS AND ROOFS SHALL COMPREHEND TO
CNC 200. EDITION, SECTION 265 AND 710.
4. THESE PLANS ARE PREPARED FOR THE PROTECTING OF
CONSTRUCTION, NOT, WATERPROOFING, WINDPROOFING,
AND/OR INSULATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
THEY WILL NOT BE RESPONSIBLE FOR ANY INADEQUATE

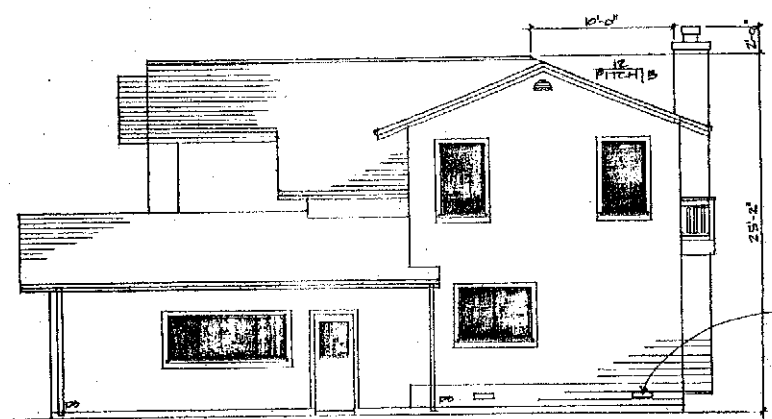


SOUTH ELEVATION

1/4" = 1'-0"

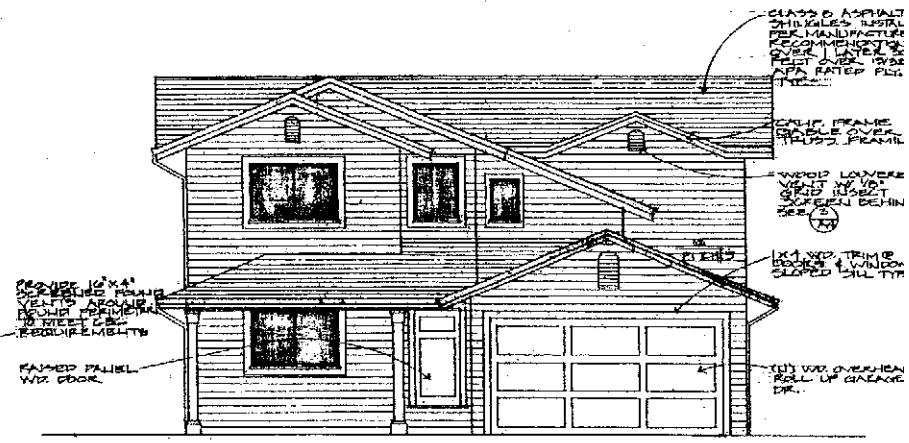
WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

REVISION	BY

TERRI L.N. FISHER
 ARCHITECT
 1000 MARIN BLVD. SUITE 100
 SAN FRANCISCO, CA 94133
 TEL: 415-774-1111
 FAX: 415-774-1112

JORDAN BESSANCE
 Owner: Enid and Mary Jordan
 Project Address: 29 Alamo Ave., La Sana Beach, CA 94037
 APN: 045-142-22

DATE	REVISION
2/23/05	1/4" = 1'-0"
2/23/05	1/4" = 1'-0"
2/23/05	1/4" = 1'-0"
2/23/05	1/4" = 1'-0"
2/23/05	1/4" = 1'-0"

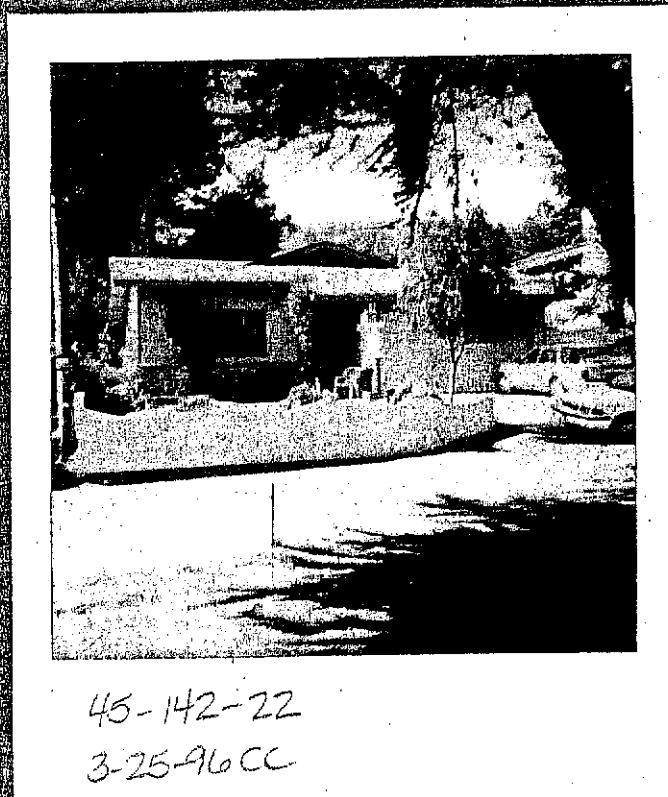
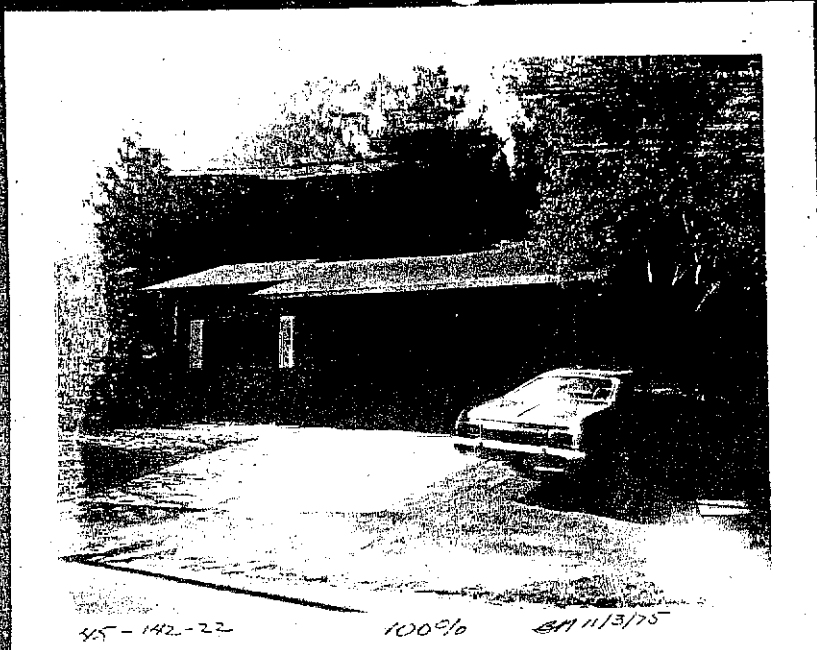


EXHIBIT A

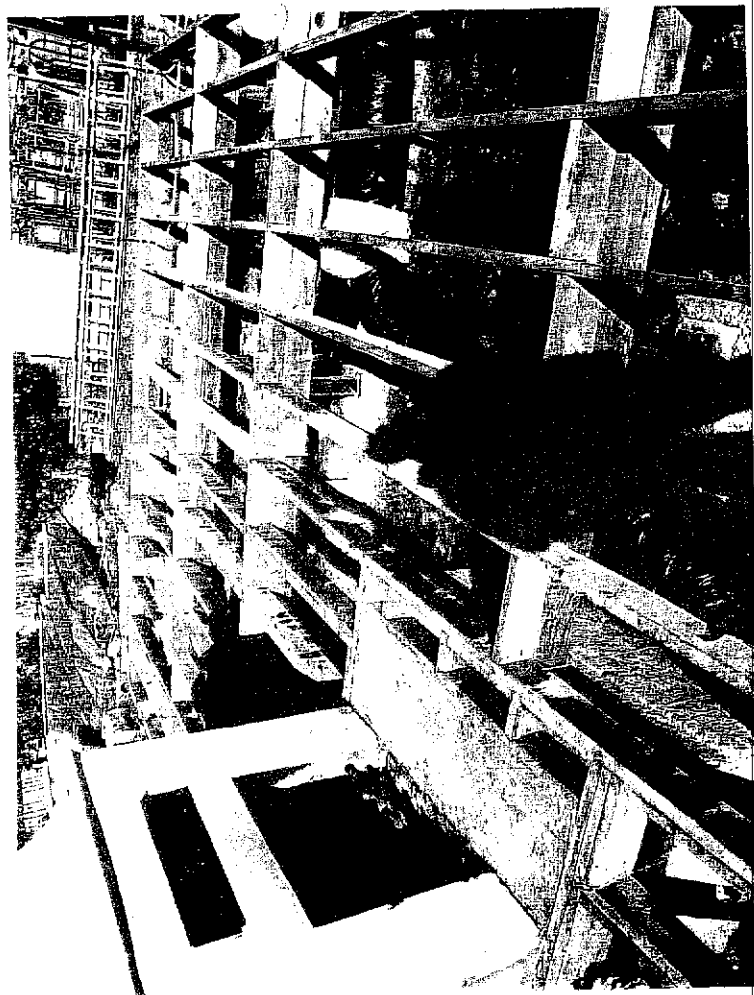
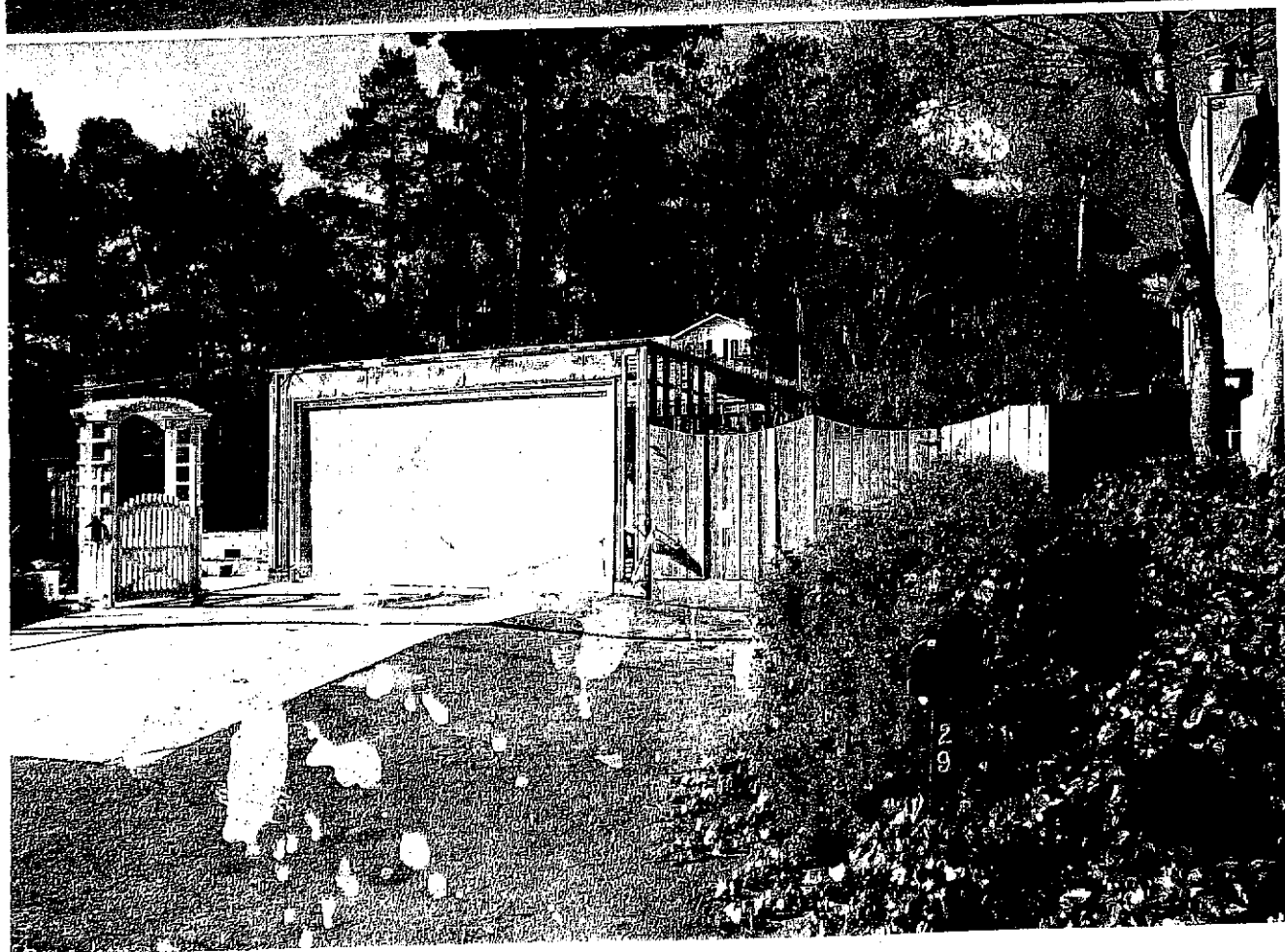
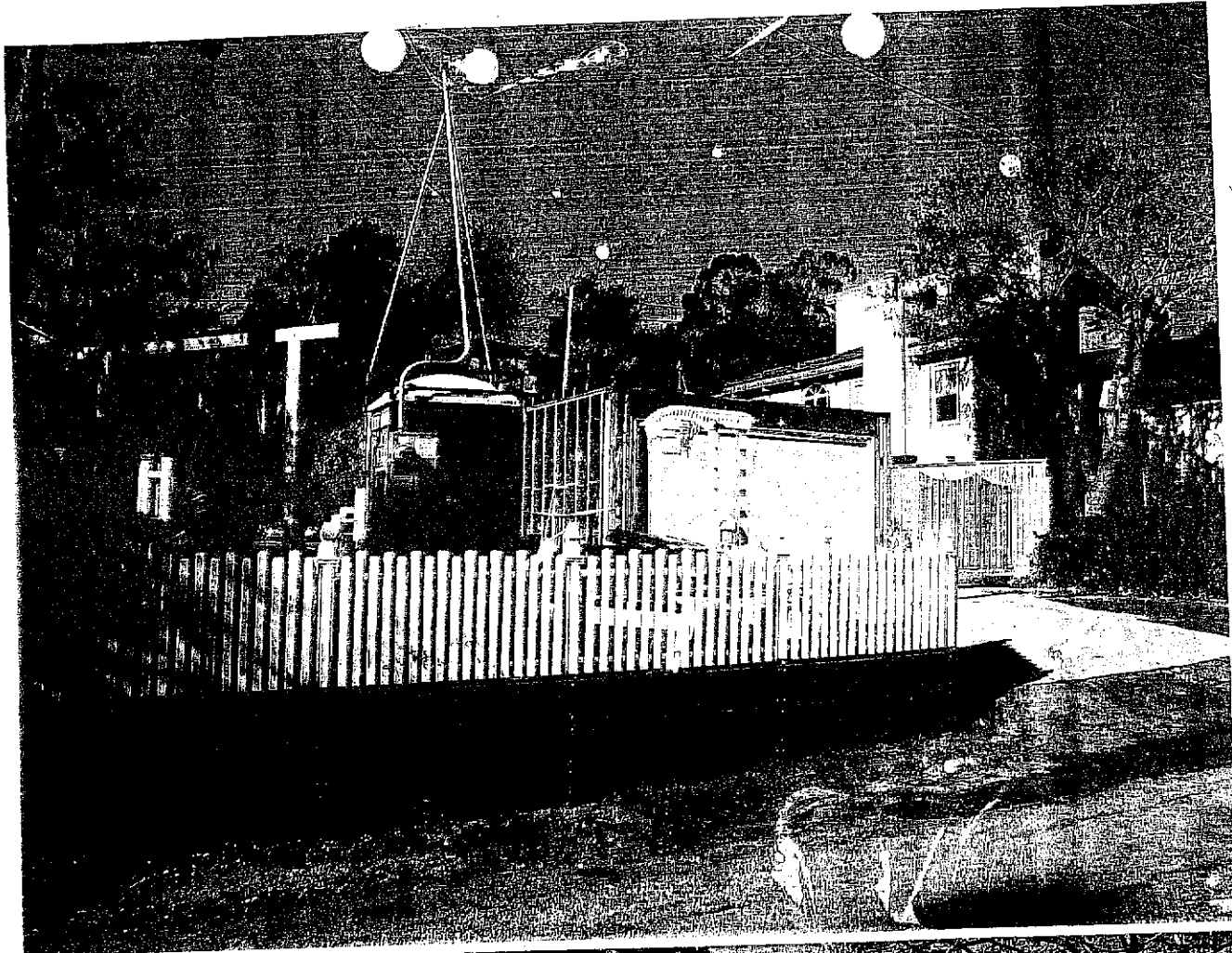


EXHIBIT A



**Required Findings for Agricultural Buffer Setback Reduction
County Code Section 16.50.095(b)**

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot setback; or
2. Permanent substantial vegetation or other physical barriers exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot buffer setback; or a lesser setback distance is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural uses, based on the establishment of a physical barrier, unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, *or* would create a serious traffic hazard on a public or private right-of-way; and/or some other factor which effectively supplants the 200 foot buffering distance to the greatest degree possible; or

The habitable structure is proposed to be set back 60 feet from the adjacent Commercial Agriculture zoned land. With the 40-foot width of the Altivo Avenue right-of-way, the effective agricultural setback would be proposed to be 60 feet where 200 feet are required. An effective barrier consisting of a row of intervening houses and existing evergreen shrubs and trees would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 046-021-05. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic.

3. The imposition of a 200 foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of this chapter, in which case a lesser buffer setback distance may be permitted, provided that the maximum possible setback distance is required, coupled with a requirement for a physical barrier, or vegetative screening or other techniques to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

Due to the small *size* of the parcel (56 feet wide by 90 feet deep), it would not be possible to establish a 200-foot setback. This replacement construction would not bring the habitable structure any closer to CA land than the original structure. An existing barrier of the intervening Altivo Avenue right of way and a row of houses provides buffering and ~~is~~ consistent with the objective of allowing building on an existing parcel of record.

Conditions of Approval

Exhibit A: project Plans by Terri L.N. Fisher, Architect, 3 sheets dated Sept 2004, revised 2/23/05.

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (046-021-05). 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.
 - E. Obtain a Building Permit from the Santa Cruz County Building Official, that incorporates all changes from the original remodel proposal
- 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 Exhibit A on file with the Planning Department. The final plans shall include the following additional information:
 1. A development setback of a minimum of 60 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 046-021-05.
 - B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- 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. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- IV. Operational Conditions
 - A. In the event that future County inspections of the subject property disclose non-

compliance 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, 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.

**PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE
DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS
AND COMMENCE CONSTRUCTION.**

Approval Date: 5-19-05

Effective Date: 6-02-05

Expiration Date: 6-02-07

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

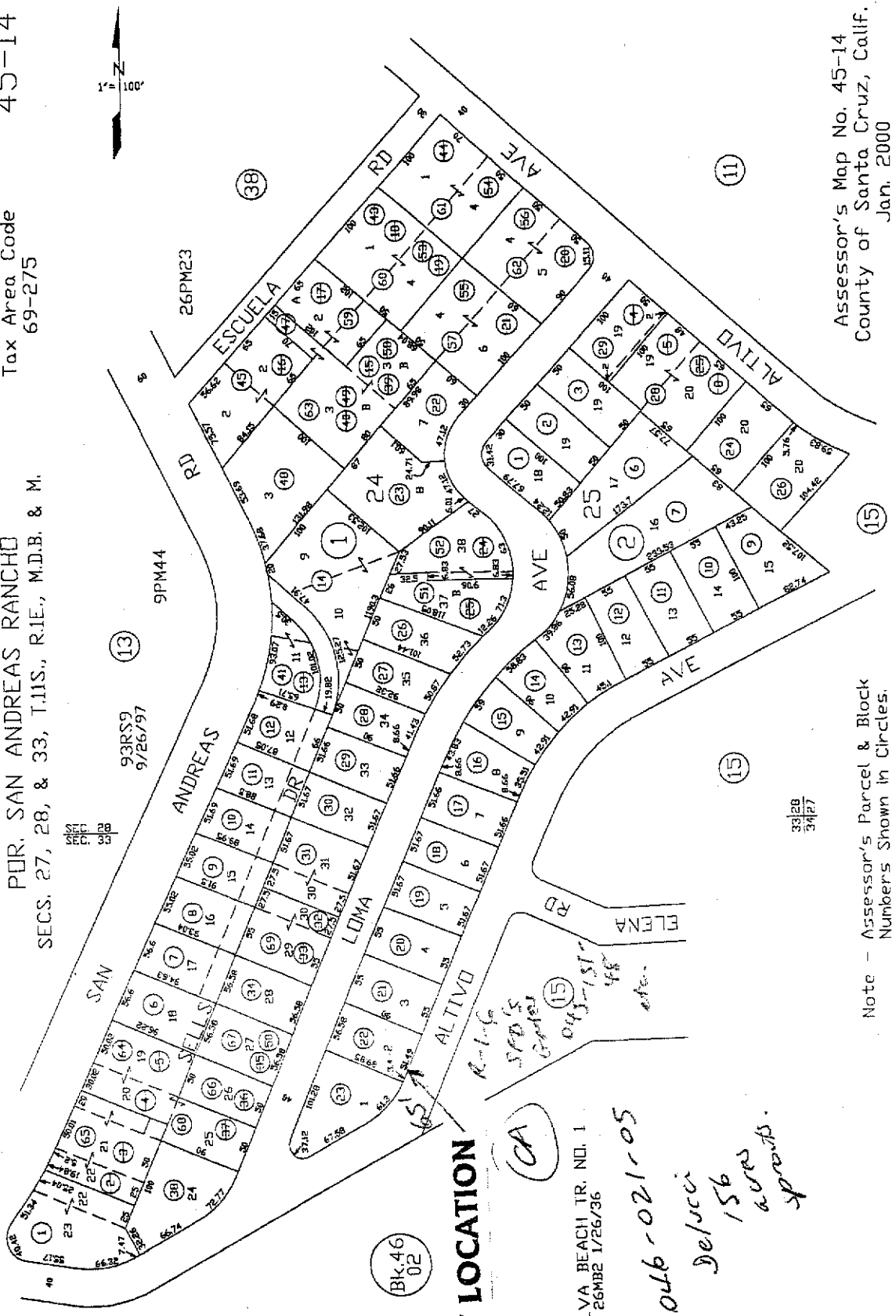
27

45-14

Tax Area Code
69-275

POR. SAN ANDREAS RANCHO
SECS. 27, 28, & 33, T.11S., R.1E., M.D.B. & M.

FOR TAX PURPOSES ONLY
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THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED.



PROJECT LOCATION

LA SELVA BEACH TR. NO. 1
26MB2 1/26/36

046-021-05
Deluca
156
acres
springs.

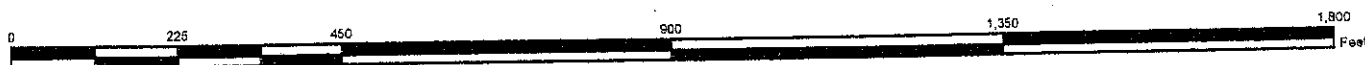
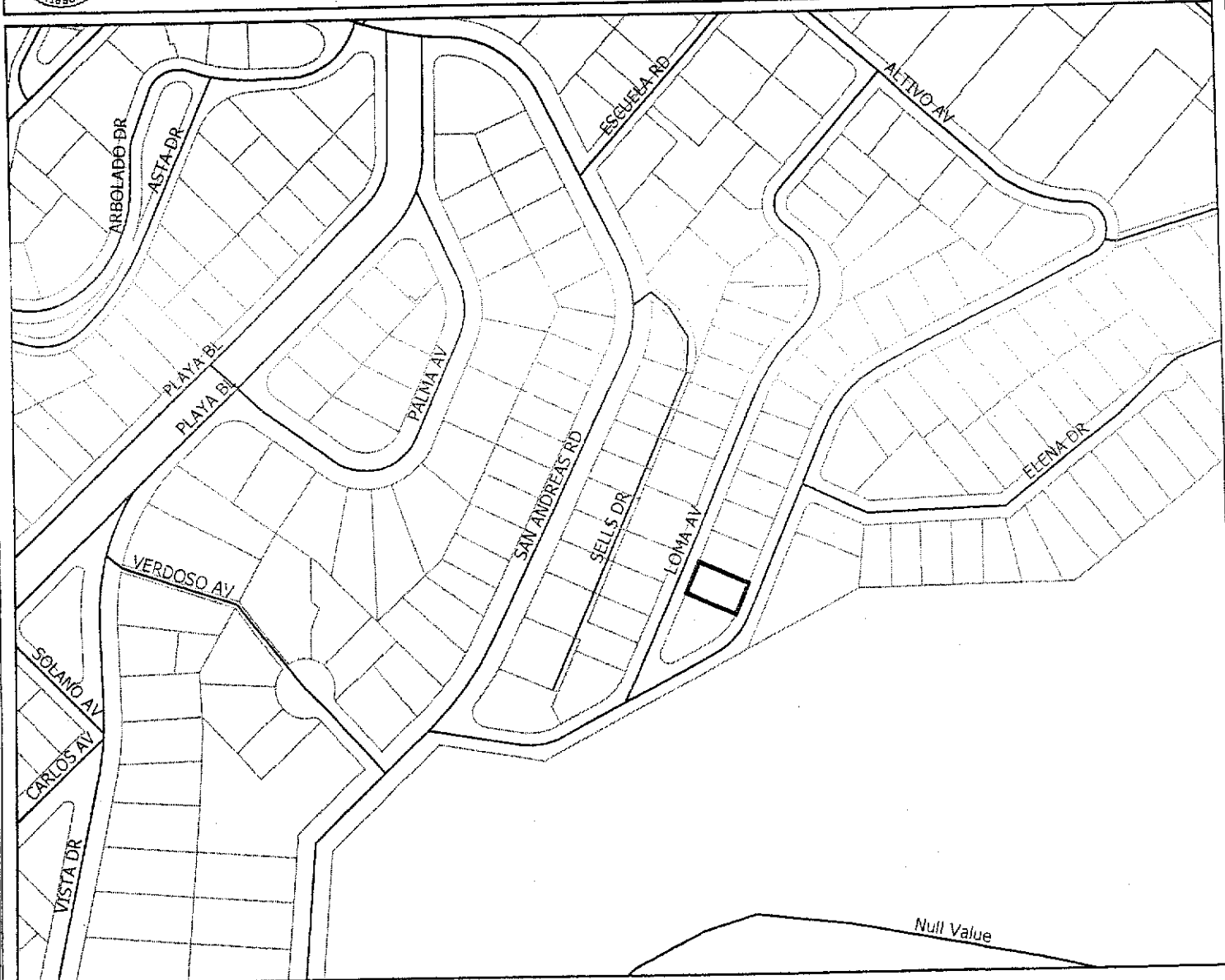
Assessor's Map No. 45-14
County of Santa Cruz, Calif.
Jan. 2000

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





Electronically prepared 1/3/08 KSA
Rev. 1/3/08 KSA (Form 1-68)
Rev. 1/17/02 with (Amended) Form of R/V)
Rev. 5/25/02 with (Amended) Form of R/V)
Rev. 5/25/02 with (Amended) Form of R/V)

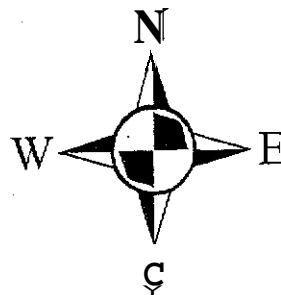


Location Map



Legend

-  APN 045-142-22
-  PERENNIAL STREAM
-  Assessors Parcels
-  Streets



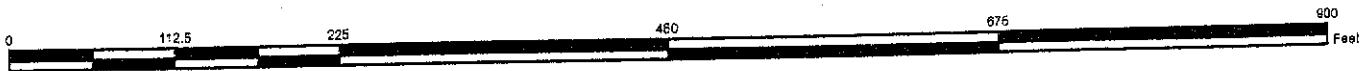
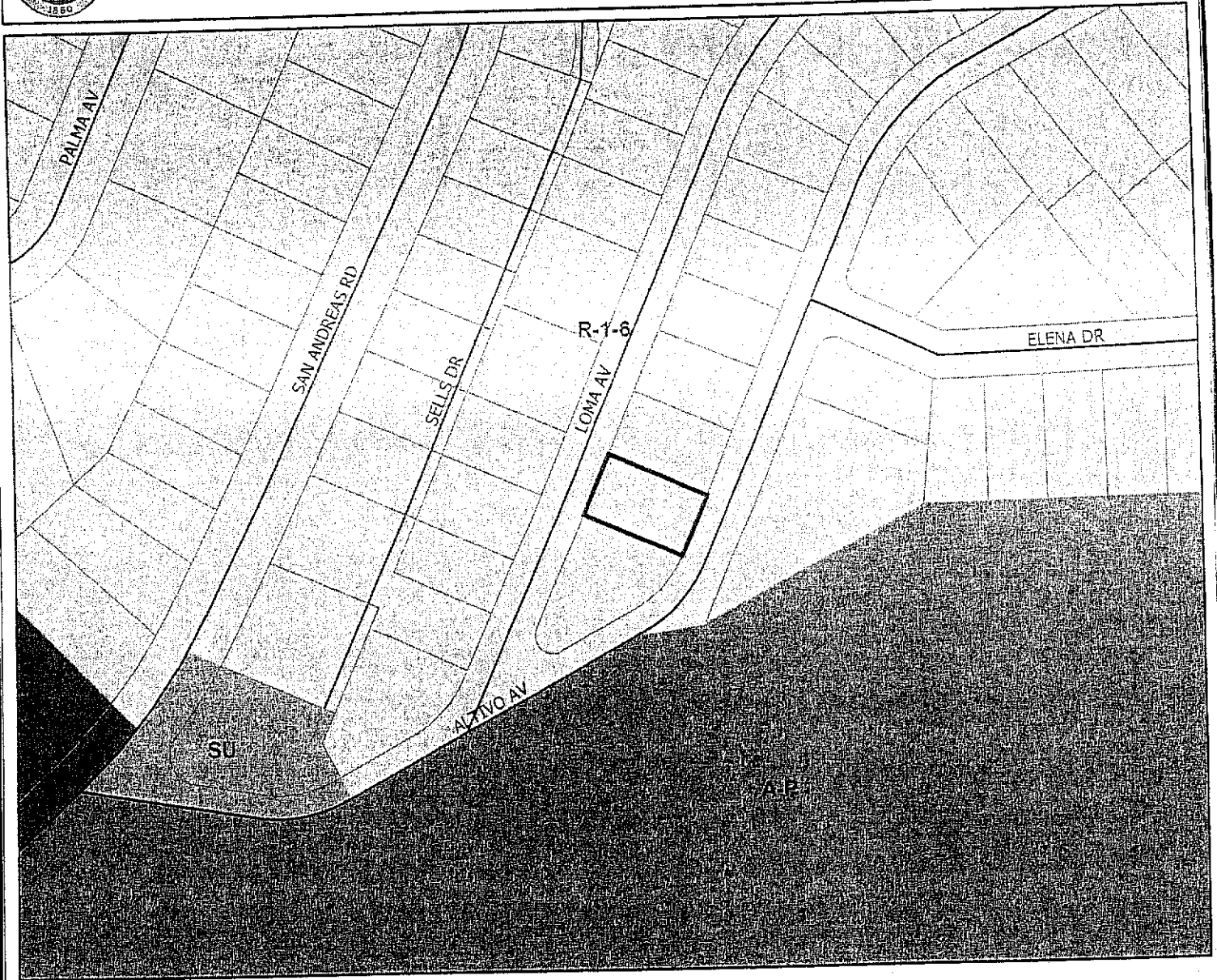
Map Created by
County of Santa Cruz
Planning Department
April 2005

EXHIBIT

25

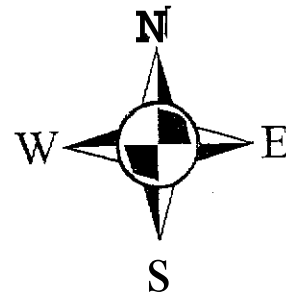


Zoning Map



Legend

- APN 045-142-22
- Assessors Parcels
- Streets
- AGRICULTURE (A)
- RESIDENTIAL-MULTI FAMILY (RM)
- RESIDENTIAL-SINGLE FAMILY (R-1)
- SPECIAL USE (SU)



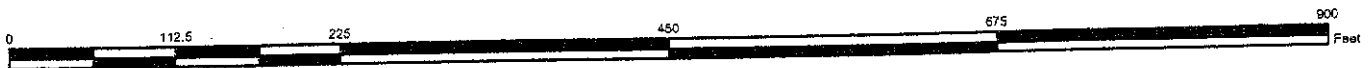
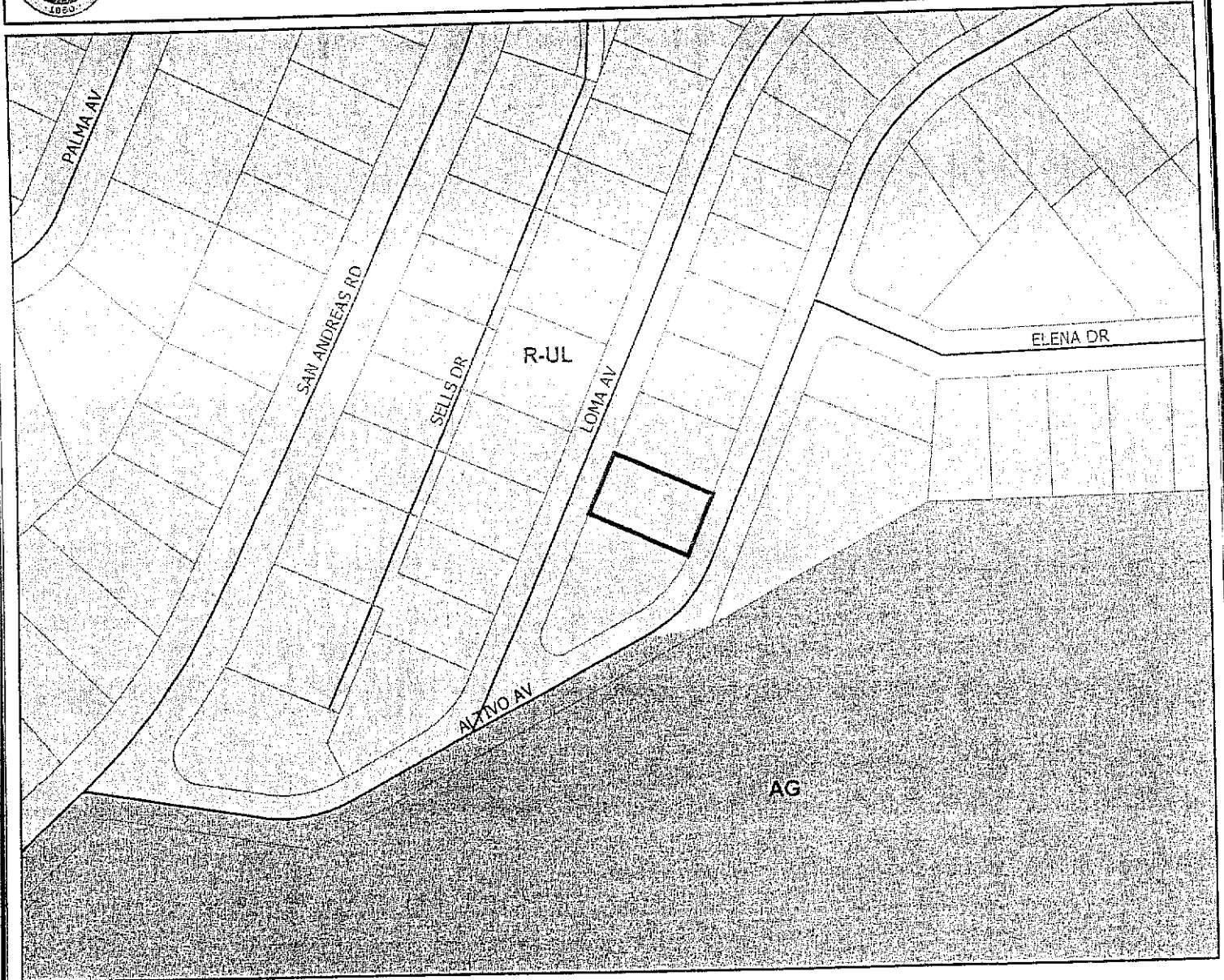
Map Created by
County of Santa Cruz
Planning Department
April 2005

26






EXHIBIT E

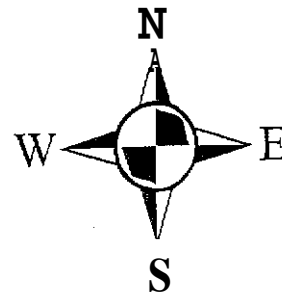


General Plan Designation Map



Legend

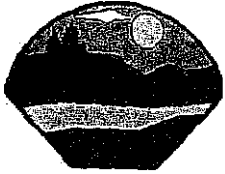
-  APN 045-142-22
-  Assessors Parcels
-  Streets
-  Agriculture (AG)
-  Residential - Urban Low Density (R-UL)



Map Created by
County of Santa Cruz
Planning Department
April 2005

2.7

EXHIBIT E



Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003

Phone # 831-685-6690 • Fax # 831-685-6699

April 29, 2005

Planning Department
County of Santa Cruz
Attention: Joan Van der Hoeven
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 45-142-22/ Appl #05-0235
29 Altivo Avenue

Dear Ms. Van der Hoeven:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections as presented.

- Any other requirements will be addressed in the Building Permit phase.
- Plan check is based upon plans submitted to this office. Any changes or alterations shall be resubmitted for review prior to construction.

In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information on **the plans that are submitted for BUILDING PERMIT**.

NOTE on the **plans** that these plans are in compliance with California Building and Fire Codes (2001) and District Amendment

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE / FIRE RATING , and SPRINKLERED or NON-SPRINKLERED as determined by building official and outlined in Part IV of the California **Building** Code.

(e.g. R-3, Type V-N, Sprinklered)

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EXHIBIT

SHOW on the plans a public fire hydrant within 250 feet of any portion of the building meeting the minimum required fire flow for the building. This information *can* be obtained from the water company.

FIRE FLOW requirements for the subject property are 1000 gallons. NOTE on **the** plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

NOTE on the plans that *the* building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and adopted standards of the Aptos/La Selva Fire Protection District.

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 HANDOUT.

SHOW on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement.

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc.)
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans, building numbers shall be provided. Numbers shall be a minimum of four(4) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh not to exceed 1/2 inch.

NOTE on the plans that the roof covering shall be no less than Class "B" rated roof.

NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.

EXCEPTION: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native *growth* to any structure.

NOTE on the plans the job copies of the building and fire systems plans and permits must be on-site during inspections.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with 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 reviewer and reviewing agency.

Sincerely,


Jim Dias, Fire Marshal
Fire Prevention Division
Aptos/La Selva Fire Protection District

Cc: Ronald & Mary Jordan
29 Altivo Avenue
La Selva Beach, CA 95075

cc: Terri Fisher, Architect
285 Miracle Lane
Santa Cruz, CA 95060

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: Joan Van Der Hoeven
Application No. : 05-0235
APN: 045-142-22

Date: May 9, 2005
Time: 10:41:54
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON MAY 2, 2005 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON MAY 2, 2005 BY ROBERT S LOVELAND =====

Mapped biotic resource is not present at this site and will not be negatively impacted.

Condition of Approval:

1. Submit a detailed erosion control plan for review. Identify what type of erosion control practice is to be utilized (straw rolls/bales, silt fencing, etc.), show where the practice(s) are to be installed and provide construction details for each practice selected.

Project Review Completeness Comments

===== REVIEW ON MAY 2, 2005 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Project Review Miscellaneous Comments

===== REVIEW ON MAY 2, 2005 BY JOAN VAN DER HOEVEN =====
Record an Agricultural statement of acknowledgement.

Code Compliance Completeness Comments

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

===== REVIEW ON APRIL 29, 2005 BY GUSTAVO A GONZALEZ =====
NO COMMENT

Code Compliance Miscellaneous Comments

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

===== REVIEW ON APRIL 29, 2005 BY GUSTAVO A GONZALEZ =====
NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

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

===== REVIEW ON APRIL 26, 2005 BY RUTH L ZADESKY =====

Show driveway plan view and centerline profile.

Show existing ground and driveway elevations on profile.

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

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0235
APN: 045-142-22

Date: May 9, 2005
Time: 10:41:54
Page: 2

Dpw Driveway/Encroachment Miscellaneous Comments

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

===== REVIEW ON APRIL 26, 2005 BY RUTH L ZADESKY =====

Driveway to conform to County Design Criteria Standards
Encroachment permit required for all off-site work in the County road right-of-way

Dpw Road Engineering Completeness Comments

----- REVIEW ON MAY 6, 2005 BY TIM N NYUGEN -----

1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The structural section, a centerline profile, and a typical cross section.

2. Show on plans if there is existing curb, gutter, and sidewalk

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MAY 6, 2005 BY TIM N NYUGEN =====

NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON MAY 6, 2005 BY JIM G SAFRANEK ===== Applicant has not applied for septic system upgrade as per the notes stating their intent on sheet A-1 of the plan. Contact Ruben Sanchez of EHS at 454-2751. Also note that proposed septic pit layout may intercept deep sewage trench approved by EHS in 1975. See as built septic system plan in EHS file.

Environmental Health Miscellaneous Comments

===== REVIEW ON MAY 6, 2005 BY JIM G SAFRANEK =====

NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON APRIL 29, 2005 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

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

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

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON APRIL 29, 2005 BY ERIN K STOW =====

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 05-0235
APN: 045-142-22

Date: May 9, 2005
Time: 10:41:54
Page: 3

NO COMMENT

EXHIBIT

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OWNER	PARCEL NUMBER 45-142-22
TYPE	
S 30,400.	

driv	ELECTRIC
------	----------

owner		owner		owner	
PERMIT NUMBER	DATE	PERMIT NUMBER	DATE	PERMIT NUMBER	DATE
42074	5-13-75	42074	15-13-75	42074	4 5-13-75

INSPECTIONS		
BUILDING	PLUMBING AND GAS	ELECTRIC
FOUNDATION OK. EB.	ROUGH OK. EB.	ROUGH OK 6-11-75 EB
FRAME OK 6-11-75 EB	VENT	FINISH
STUCCO WIRE	FINISH	FIXTURES, ETC.
LATH	GAS - ROUGH	
FLUES	GAS - FINISH	
FINISH COMPLETE	GAS - FINISH OK 8-28-75	SERVICE CLEARED 8-28-75

BUILDING INSPECTION JOB RECORD
BLD - 3 (REV.)
FARRAHI, I

REMARKS ON REVERSE
Activo

PD sfd 8-28-75

9:40:34 Mon May 05, 2005

05/05/05
09:39:33

C O U N T Y O F S A N T A C R U Z
C H A R A C T E R I S T I C I N Q U I R Y S C R E E N

VIAPNP014LI
VIAPNS014LI

PARCEL NO.....: **045 142 22**

ASSESSEE NAME...: JORDAN RONALD WALTER & MARY B H/W JT

SITUS.....: **29** ALTIVO AVE WATSONVILLE

MAILING ADDRESS: 29 ALTIVO AVE

LA SELVA BEACH

CA 95076

USE CODE.....: SINGLE RESIDENCE

STRUCTURE DATA

MAIN BUILDING...SQFT: 1385

NO. UNITS.....: 1

POOL.....: NO

YEAR BUILT(EST).....: 1976

HEAT.....: CENTRAL

SPA.....: NO

TOTAL ROOM COUNT....: 5

CONCRETE.SQFT:

DECKS.....SQFT:

NO. BEDROOMS.....: 2

GARAGE...SQFT: 456

NO. FIREPLACES: 1

NO. BATHROOMS(F/H)...: 2 / 0

CARPORT..SQFT:

ROOF.....: COMP.

MISC OTHER BUILDINGS:

LAND DATA

WATER.....: PUBLIC

SANITATION..... SEPTIC

PARCEL SIZE (COMPUTER EST.).....SQFT:

5005.400

PARCEL NO.....: **045 142 22**

NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THIS DATA.

KEY NEW PARCEL **NUMBER** AND BIT ENTER, OR PA2 TO EXIT. PF1=BASE INFO PF7=VALUE

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EXHIBIT F



County of Santa Cruz

BRUCE DAU, Chairperson
KEN KIMES, Vice Chairperson
DAVID W. MOELLER, Executive Secretary

SANTA CRUZ COUNTY AGRICULTURAL POLICY ADVISORY COMMISSION REGULAR MEETING

MINUTES – May 19, 2005

Members Present

Bruce Dau
Sam Earnshaw
Ken Kimes
Frank "Lud" McCrary

Staff Present

Joan Van der Hoeven
Lisa LeCoup
Glenda Hill
Julianne Ward

Others Present

Janet Dows
Philip J. Zahm
Donald M. Dillingham
Ronald Jordan
Susun Gallery
Britt Haselton
Shandra Dobrovolsky
Terry Hancock
Darlene Din
Tim Folger
Shawnee Ginsburg
Joseph Williams

1. The meeting was called to order by Bruce Dau at 1:32 p.m.
2. (a) Approval of April 21, 2005 Minutes

The Commissioners discussed whether the minutes from April 21, 2005 were adequate to describe their concerns with the replacement resolution for the conceptual ordinance amendments to allow Large Family Child Care Homes on land zoned for agriculture. The following statement was added to the minutes "The Commissioners had concerns about both the wording and the concept"

M/S/P to approve the minutes of April 21, 2005 with the additional statement.

12. Proposal to recognize demolition of a single-family dwelling and the reconstruction of a two-story replacement single-family dwelling with an attached garage.
Requires an Agricultural Buffer Determination and a Coastal Development Permit.
Property located on the west side of Altivo Avenue, about 400 feet east from San Andreas Road, at **29** Altivo Avenue in La Selva Beach.
Application: #05-0235 APN: 045-142-22
Applicant: Terri L.N. Fisher, Architect
Owners: Ronald & Mary Jordan
Project Planner: Joan Van der Hoeven, phone 454-5174

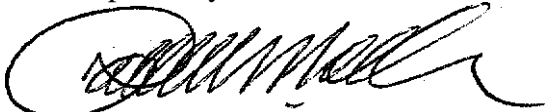
Joan Van der Hoeven gave the staff report. This is a project that started as a remodel and increased to include removal of almost the entire structure because of mold. The applicant is requesting to build on a site no closer to agricultural land than the original housing site. Staff is recommending approval of an Agricultural Buffer Reduction from 200 feet to about 60 feet to the nearby CA zoned property with the recommended restrictions. She reported that she had spoken to Mr. Delucchi by phone and he had expressed concerns about the preservation of his agricultural land.

Ronald Jordan, the owner, expressed his hope that the project could be moved forward as quickly as possible, explaining some of the difficulties they have had.

M/S/P to accept the staffs recommendation to approve the project with the proposed conditions.

There being no further business, the meeting was adjourned at 3:47 p.m.

Respectfully submitted,



David W. Moeller, Executive Secretary

DWM:ll

MEMORANDUM

Application No: 050235

Date: May 13, 2005

To: Joan Van der Hoeven, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new residence at 29 Altivo Avenue, La Selva Beach

GENERAL PLAN / ZONING CODE ISSUES**Design Review Authority**

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

Design Review Standards

1320.130 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	✓		
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.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be			N/A
be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to			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			N/A

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			NIA
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			NIA
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			NIA
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			NIA
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			NIA
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			NIA
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			NIA

In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A