



## Staff Report to the Zoning Administrator

Application Number: **05-0681**

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**Applicant:** Robert Goldspink, Architect  
**Owner:** William and Rita Witmer  
**APN:** 054-182-08

**Agenda Date:** July 7, 2006  
**Agenda Item #:** **4**  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to remodel and construct an addition to an existing single-family dwelling, comprising a second story of about 1,500 square feet and a first story addition of 176 square feet. Requires a Coastal Development Permit, a Residential Development Permit to construct an addition in excess of 800 square feet to a non-conforming structure, and Design Review.

**Location:** Property located on Via Campana, about 300 feet north-west of Club House Drive (at 161 Via Campana).

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

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

**Staff Recommendation:**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0681, based on the attached findings and conditions.

**Exhibits**

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

**Parcel Information**

Parcel Size:	8,040 square feet
Existing Land Use - Parcel:	Single-family residence
Existing Land Use - Surrounding:	Single-family residences
Project Access:	Via Campana, a private road
Planning Area:	Aptos

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County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Land Use Designation: R-UL (Urban Low Density Residential)  
Zone District: R-1-6 (Single-family residential, 6,000 square foot minimum)  
Coastal Zone:   X   Inside      Outside  
Appealable to Calif. Coastal Comm.   X   Yes      No

#### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Elkhorn Sandy Loam  
Fire Hazard: Not a mapped constraint  
Slopes: Building site is flat  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Mapped scenic due to proximity to public beach  
Drainage: Existing drainage adequate  
Archeology: Not mapped/no physical evidence on site

#### Services Information

Urban/Rural Services Line:   X   Inside      Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: Santa Cruz County Sanitation District  
Fire District: Aptos/La Selva Fire Protection District  
Drainage District: Zone 6

#### Project Scope

The owner proposes to remodel and construct a second story addition to an existing non-conforming single-family dwelling (non-conforming due to a six-foot side yard setback from the east side property line). The project will include an addition on the first floor of about 176 square feet to accommodate the remodeling and expansion of the kitchen, and the construction of a second story of about 1,300 square feet with two bedrooms and a living room. No new bedrooms will be added, as two bedrooms will be removed from the first floor in order to accommodate an expansion of the existing master bedroom and bathroom.

#### History

The existing single-family dwelling was constructed as part of the Seascapes Beach Estates in 1970. No permits for alterations to the residence were applied for between 1970 and 2005. The current application originally sought to construct an addition that complied with the site standards of the Seascapes Beach Estates Planned Unit Development (PUD), standards that were subsequently determined to not apply to the subject property. Since this determination, the proposed addition has been re-designed to comply with all current R-1-6 zone district site standards, including floor area ratio, lot coverage, and setbacks.

## Project Setting

The project site is located within the Seascapes Beach Estates development (but outside of the Planned Unit Development), on a terraced bluff. The site is flat for 100 feet from Via Campana, before dropping off at slopes of up to 60% down to Via Concha. No significant trees exist on site.

The neighborhood is comprised entirely of single-family homes in the vicinity, a mixture of one and two stories. Along Via Campana, those houses with second stories are partial second stories with most of the mass placed at the rear of the structure, maintaining a dominant one-story streetscape.

## Zoning & General Plan Consistency

The subject property is a 8,040 square foot lot, located in the R-1-6 (Single-family residential, 6,000 square foot minimum) zone district, a designation which allows residential uses. Single-family residences are principal permitted uses within the zone district and the project is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation in terms of use and density.

## Site Standards

The property is subject to the R-1-6 site standards, as the parcel does not lie within the Planned Unit Development (PUD) portion of the Seascapes Beach Estates. The proposed addition and remodel has been designed to comply with all R-1-6 zone district site standards, as shown in the following table:

	<b>R-1-6 Site Standards</b>	<b>Proposed</b>
Front yard setback	<b>20'</b>	<b>20'</b>
Rear yard setback	<b>15'</b>	<b>49'</b>
Side yard setbacks	<b>5' and 8'</b>	<b>6' and 8' (to addition)</b>
Maximum height	<b>28'</b>	<b>27'</b>
Maximum % lot coverage	<b>30%</b>	<b>30%</b>
<b>Maximum Floor Area Ratio</b>	<b>50%</b>	<b>45.6%</b>

## Local Coastal Program Consistency

The proposed addition and remodel conforms to the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding parcels contain single family dwellings of both one and two stories of varying architectural styles from the 1960's and 1970's, and the design submitted is consistent with the existing range. The project site is a developed lot with no coastal access easements across the property. Consequently, the proposed project will not interfere with public access to the beach or ocean.

The proposed addition will be visible from the public beach, which is about 450 feet downslope from the project site. However, the site is surrounded by existing residential development of both one and two stories, and the addition will be of a height similar to surrounding residences. Therefore, the project will not be visually obtrusive to beachgoers on the public beach.

### **Design Review**

The County's Urban Designer reviewed the proposed addition and remodel and found the proposal to comply with all applicable provisions of the County's Design Review Ordinance (Exhibit G). The project will result in a house of a similar bulk, mass, and scale as surrounding homes, and will incorporate a partial second story similar to existing homes to the east of the project site along Via Campana.

### **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**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **05-0681**, based on the attached findings and 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](http://www.co.santa-cruz.ca.us)**

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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, 6,000 **square** foot minimum), a designation which allows residential uses. Single-family residences are principal permitted uses 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, bulk, mass, and scale. The site is surrounded by lots developed with both one and two story homes, and the proposed colors shall be natural in appearance and complementary to the site. **The** project site is located on a terraced coastal bluff, but is surrounded by existing development of similar height, and will therefore not create a significant visual impact.

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 on a beach and will not block public access to the beach. 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, the residence is a principal permitted use for the zone district, as well as the General Plan and Local Coastal Program land **use** designation. Developed parcels in the area contain single-family dwellings of one and two stories with varying architectural, and the design submitted is consistent 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 proposed remodel and addition to a single-family dwelling 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 residence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all R-1-6 setbacks and height limits to 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 residential addition and remodel 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, 6,000 square foot minimum) zone district in that the primary use of the property will remain one three-bedroom single-family residence 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 single-family residence will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, as all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance) will be met.

The proposed project will comply with General Plan Policy 8.6.6 (Protecting Ridgetops and Natural Landforms) in that the project site is located in a neighborhood developed to an urban density, and the addition will result in a single-family dwelling of similar height and size to homes on surrounding properties.

The proposed single-family residence 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 residence 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 Aptos.

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 adequate utility service is available to accommodate the proposed addition to an existing dwelling. No additional traffic is anticipated to be generated by the dwelling, as no new bedrooms **are** proposed as part of the addition.

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 and remodel will result in a single-family dwelling that is consistent with the variety of architectural styles and the bulk, mass, and scale **of** homes in the neighborhood. The site will continue to be 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 residence will be of an appropriate scale and **type** of design that will complement the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in **the** surrounding area. The project, though visible from the beach, will be of a similar height and design to surrounding homes, and will therefore not be visually obtrusive. Colors will be earth-tone, and the proposed materials will be consistent with those used on nearby residences.

## Conditions of Approval

Exhibit A: Project plans, 13 sheets, prepared by Robert Goldspink, dated 9/19/05 and revised 5/22/06.

- I. This permit authorizes **the** remodel and construction a first and second story addition to an existing single-family residence. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, *the* applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of *the* approval to indicate acceptance and agreement with **the** conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with **the** plans marked Exhibit "A" on file with the Planning Department. Any changes from **the** approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. Identify finish and color of exterior materials for Planning Department approval. Any color boards must be in 8.5" x 11" format.
    2. Grading (if any proposed) and erosion control plans.
    3. A drainage plan, including the following information:
      - a. Details showing the amount of existing and new impervious areas.
      - b. Clarify reasons for **the** proposed change in drainage on site from the existing conditions to the proposed hard-pipe to Via Campana.
      - c. A description of the existing off-site system and an assessment of adequacy to convey runoff from the project. If the existing offsite system eventually outlets at the ocean, the condition of the outlet must be described including any resulting erosion.



- d. Submit a letter signed and stamped from a geotechnical engineer confirming that the proposed drainage system design will not compromise stability of the sloped area to the rear of the site or cause adverse impacts to adjacent areas.
  - 4. 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.
  - 5. Details showing compliance with fire department requirements.
  - 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 6 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
  - E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
  - F. 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.
  - G. 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.
- 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.

- V. As a condition of this development approval, the holder of this development approval (“Development Approval Holder”), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys’ fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, ~~or annul~~ this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, ~~or~~ proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, ~~or~~ hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney’s fees and costs; and
  2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation ~~or~~ validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. “Development Approval Holder” shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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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 on the expiration date listed below unless you obtain the required permits and commence construction.

Application #: 05-0681

APN: 054-182-08

Owner: William and Rita Witmer

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

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

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

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**Don Bussey**  
**Deputy Zoning Administrator**

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**David Keyon**  
**Project Planner**

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 05-0681

Assessor Parcel Number: 054-182-08

Project Location: 161 Via Campana

**Project Description: Remodel and construct a second story addition to an existing single-family dwelling**

**Person or Agency Proposing Project: Robert Goldspink, Architect**

**Contact Phone Number: (831) 688-8950**

- 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: Minor Addition to existing structures (15301)

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

Addition of less than 2,500 square feet or 50% of existing structure

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

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

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

**TRANSMITTAL - LEVEL 5,6 & 7**

DATE: \_\_\_\_\_

T O                Support Staff

FROM:            David Keyon

RE:                Application # 05-0681

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**PLEASE COMPLETE THE ITEMS CHECKED BELOW:**

Return all original documents to the planner, unless checked ☐ Use original documents for distribution

**a**      Make \_\_\_\_\_copies of the attached documents; distribute as follows:

- ☐      Mail copies to:      ☐ Applicant            ☐ Owner            ☐ Applicant/Owner (if same)
- ☐      Send a copy to District Supervisor \_\_\_\_\_ (via Inter-office mail)
- ☐      Send copies to: ☐ DPW Surveyor (Plans & Conditions – all land divisions)  
   ☐ Housing (Conditions – projects with affordable housing reqts.)  
   ☐ \_\_\_\_\_
- ☐      Extra copy to planner
- ☐      Mail a copy to the California Coastal Commission:    ☐ Certified Mail    ☐ Send attached plans
- ☐      Mail copy of Coastal Exclusion to Coastal Commission with any attached documents/exhibits.
- ☐      Mail 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

☐      Special instructions:

- ☐      Send attached exhibit(s) to:  
   ☐ Applicant            ☐ Owner            ☐ Applicant/Owner (if same)
- ☐      Send attached recordable documents to:  
   ☐ Applicant            ☐ Owner            ☐ Applicant/Owner (if same)
- ☐      \_\_\_\_\_
- O**      \_\_\_\_\_

Completed by: \_\_\_\_\_

(support staff)

(date)

Return recorded form to:

Planning Department  
County of Santa Cruz  
701 Ocean Street, 4<sup>th</sup> Floor

Attention: David Keyon  
Application #: 05-0681

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Notice

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION (CALIFORNIA GOVERNMENT CODE 627361.6)

Recording **requested by:**

COUNTY OF SANTA CRUZ

When recorded, return **to:**

Planning Department

Attn: David Keyon

county of Santa Cruz

701 Ocean Street

Santa Cruz, CA 95060

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### **Conditions of Approval**

Development Permit No. 05-0681

Property Owner: William and Rita Witmer

Assessor's Parcel No.: 054-182-08

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By signing below, the owner agrees to accept the terms and conditions of approval of Application 05-0681 and to accept responsibility for payment of the County's cost for inspections and all other action related to noncompliance with the permit condition. The approval of Application 05-0681 is null and void in the absence of the owner's signature below.

Executed on \_\_\_\_\_  
(date)

Property Owner(s) signatures:

\_\_\_\_\_  
(Signature) (Print Name)

\_\_\_\_\_  
(Signature) (Print Name)

\_\_\_\_\_  
(Signature) (Print Name)

**ALL SIGNATURES ARE TO BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.  
IF A CORPORATION, THE CORPORATE FORM OF ACKNOWLEDGMENT  
SHALL BE ATTACHED.**

STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ} ss

On \_\_\_\_\_ before me \_\_\_\_\_  
personally appeared \_\_\_\_\_ personally known to me (or proved to me  
on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or,  
the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature \_\_\_\_\_  
(Signature of Notary Public)

\_\_\_\_\_  
This form must be reviewed and approved by a County Planning Department staff person after  
notarization and prior to recordation.

Dated: \_\_\_\_\_

COUNTY OF SANTA CRUZ

By: \_\_\_\_\_  
Planning Department Staff





## County of Santa Cruz Planning Department

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### Steps for Completing and Recording the Conditions of Approval for this Permit

1. Review all of the information on the document to be recorded. The property owner is responsible for reviewing **all** of the entered information, including the Assessor's Parcel Number (APN), site address, owner's name(s), previous owner(s), document number(s), and recording dates. **If** any of this information is found to be incorrect, notify the Planning Department of the inaccuracy **prior** to recording the document. If necessary, a corrected version of the document will be prepared at the owner's request.
2. Obtain the signature(s) of **all** property owners. Signatures must be verified by a notary public. The County has a notary public and/or the phone book lists several.
3. Bring the notarized form into the Planning Department for review and signature by a Planning Department staff person prior to recording. Please ask the receptionist for assistance in obtaining a signature, please do not sign on to the waiting list for this purpose.
4. In order to save the photocopy costs (see below), you may bring along your own copy or copies (as well as the original) to the Recorder's Office which they will stamp for free.
5. Have the form recorded in the County Recorder's Office, Room **230**, and have a photocopy made with the recorder's stamp on it. or have your COPY certified. There is a fee for the photocopy. Please contact the Recorder's Office regarding their fees & hours of operation at: (831) 454-2800. **Note: Do not record this instruction form with your recordable documents.**
6. The copy may be mailed directly to the Planner or routed to the planner through the Planning reception desk as you step off the elevator on the 4<sup>th</sup> floor.
7. The original stamped recorded document will be sent to the Planning Department in **3-5** weeks and placed in permanent records.

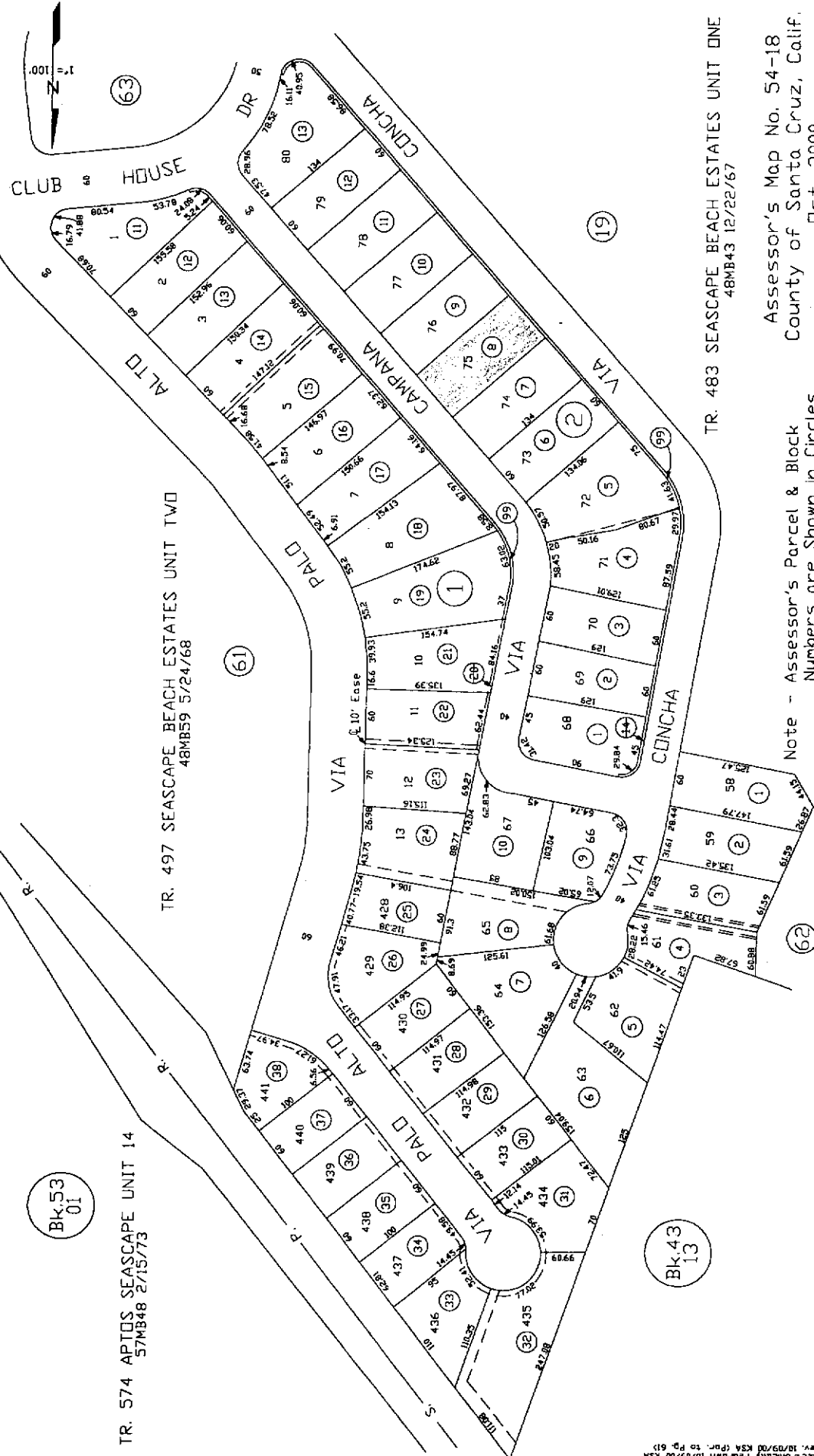
**Your building application will not be approved by the planning department, and your use may not begin until steps 1-6 have been completed.**

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 2000

POR. APTOS RANCHO  
 SEC. 20, T.11S., R.1E., M.D.B. & M.

Tax Area Code  
 69-267

54-18



TR. 483 SEASCAPE BEACH ESTATES UNIT ONE  
 48MB43 12/22/67

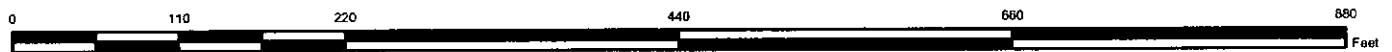
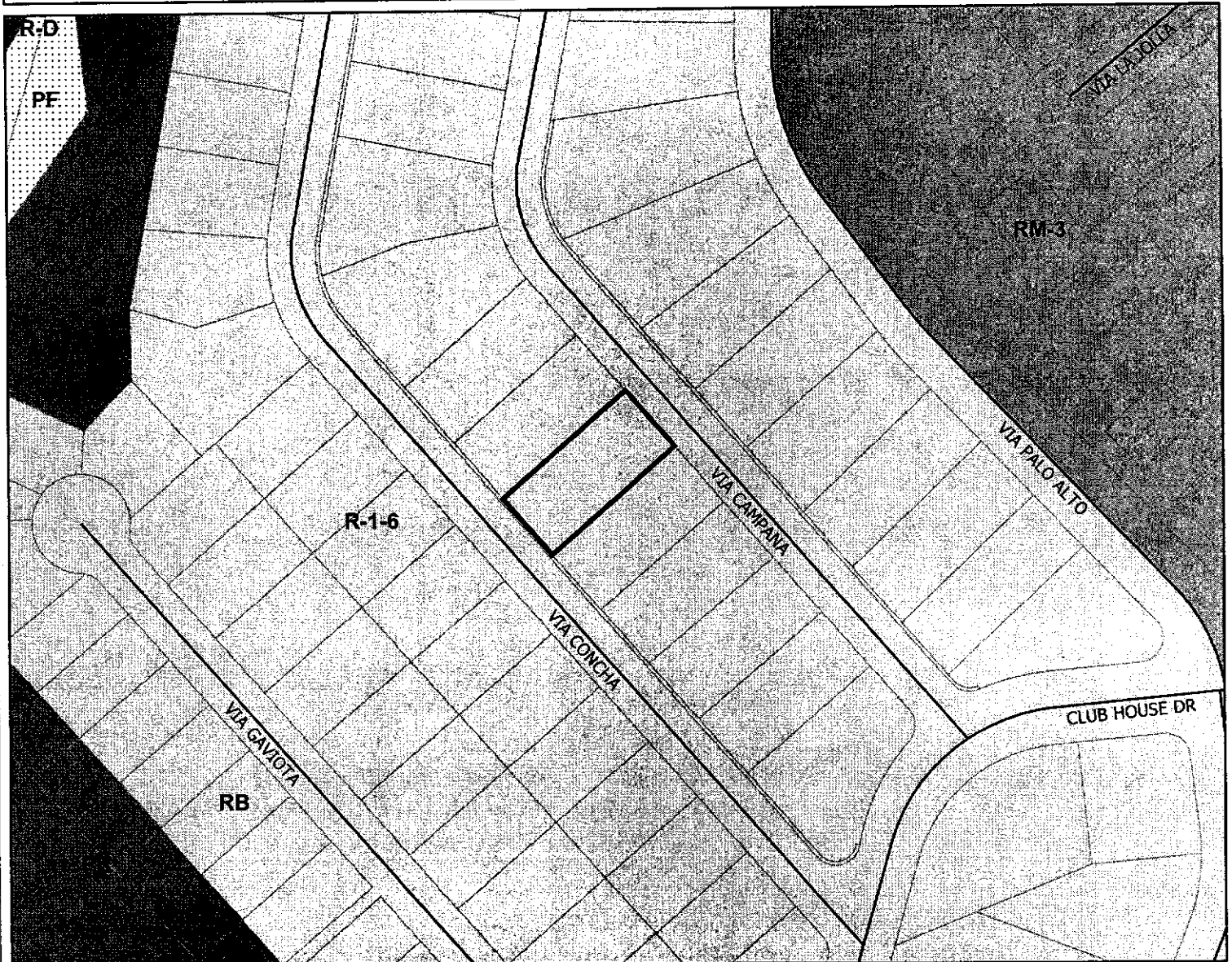
Note - Assessor's Parcel & Block  
 Numbers are Shown in Circles.

Assessor's Map No. 54-18  
 County of Santa Cruz, Calif.  
 Oct. 2000


Electronically prepared 10/09/00 KSA (Part. to Pg. 61)  
 Rev. 10/09/00 KSA

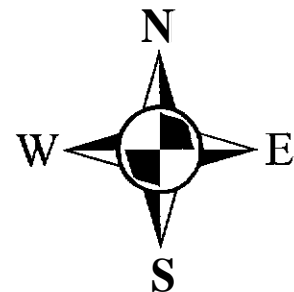


# Zoning Map



## Legend

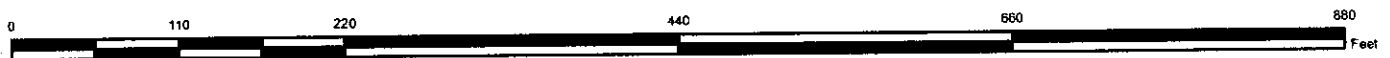
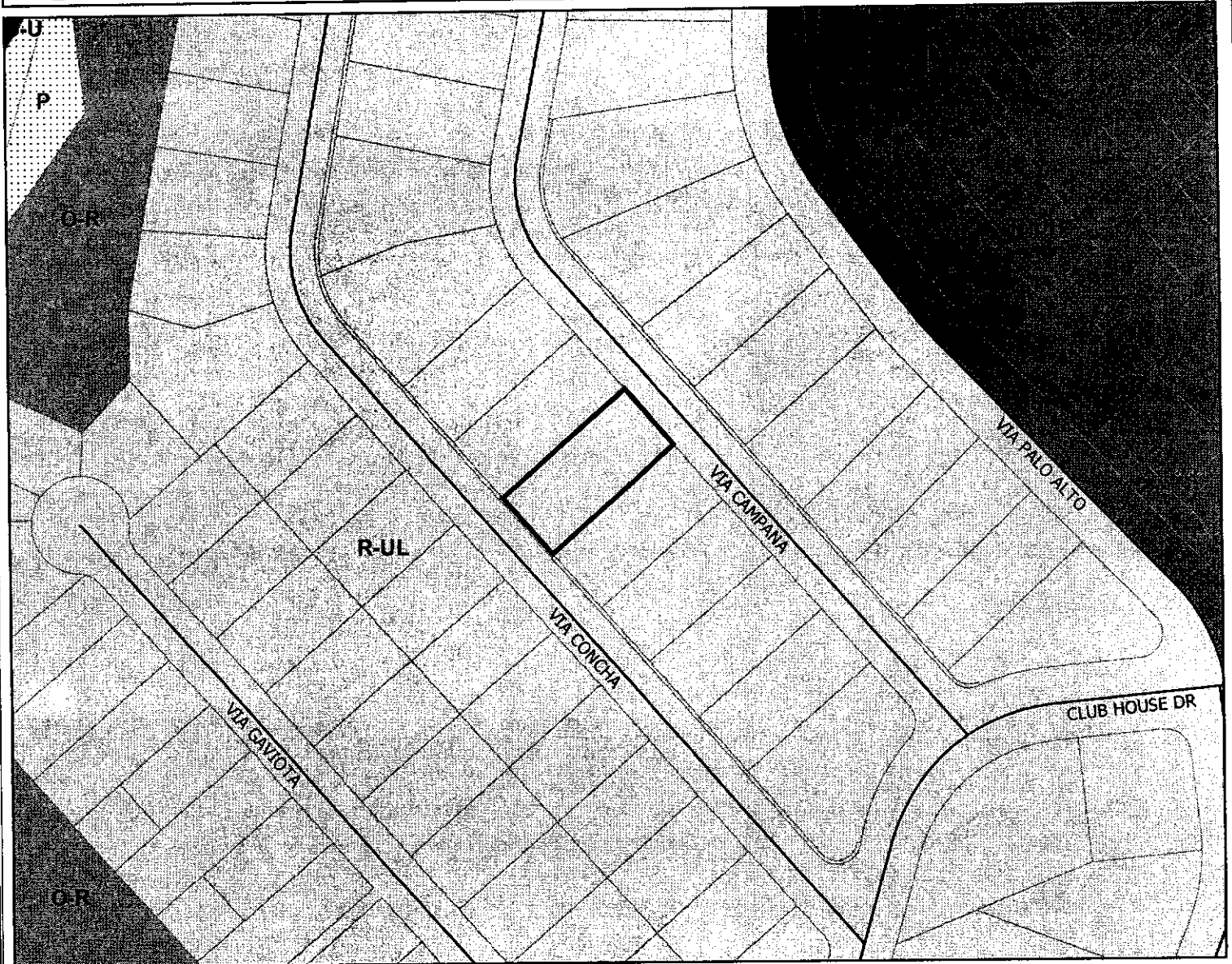
-  APN 054-182-08
-  Streets
-  Assessors Parcels
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  RESIDENTIAL-MULTIFAMILY (RM)
-  PARK (PR)
-  PUBLIC FACILITY (PF)







Map Created by  
County of Santa Cruz  
Planning Department  
October 2005

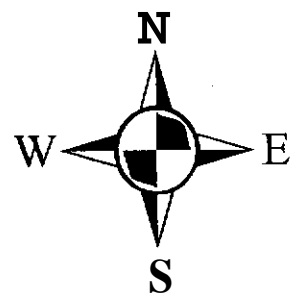


# General Plan Designation Map



## Legend

-  APN 054-182-08
-  Streets
-  Assessors Parcels
-  Residential - Urban Low Density (R-UL)
-  Parks and Recreation (O-R)
-  Residential - Urban High Density (R-UH)
-  Public Facilities (P)



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## MEMORANDUM

Application No: 050681

Date: November 10, 2005

To: David Keyon, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for a remodel to a residence at 161 Via Campagna, Aptos

### 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	✓		
Grading, earth moving, and removal of			<b>NIA</b>
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.			<b>NIA</b>
Special landscape features (rock outcroppings, prominent natural landforms, <del>tree</del> groupings) shall be retained.			<b>NIA</b>

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
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			N/A
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
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)			N/A
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			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			N/A
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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 <b>be</b> 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 <b>be</b> 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			NIA
The requirement for restoration of visually blighted areas <b>shall</b> be in scale with the size of the <b>proposed project</b>			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			N/A
Illumination of signs shall <b>be</b> 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 <b>CALTRANS</b> standard signs and public parks, or parking lot identification signs, shall <b>be</b> permitted to be visible from the highway. These signs shall <b>be</b> of natural unobtrusive materials and colors			NIA



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