



Staff Report to the Zoning Administrator

Application Number: **06-0154**

Applicant: Wayne and Judy Miller
Owner: Mark Hogue
APN: 038-163-08

Agenda Date: July 21, 2006
Agenda Item #: 1,
Time: After 10:00 a.m.

Project Description: Proposal to construct a **two** story, single-family dwelling on a vacant lot.

Location: Middlefield Road, Seacliff

Supervisory District: Second District (District Supervisor: Ellen Pirie)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Approval of Application 06-0154, 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 | G. | Zoningmap |
| B. | Findings | H. | Discretionary Application Comments |
| C. | Conditions | I. | Urban Designer's Memorandum |
| D. | Categorical Exemption (CEQA determination) | J. | Letter from Applicant and photos of neighboring properties |
| E. | Location map | | |
| F. | General Plan Map | | |

Parcel Information

Parcel Size:	4,200 sq. ft
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	residential
Project Access:	Middlefield Road
Planning Area:	Aptos
Land Use Designation:	R-UM (Urban Medium Density Residential)
Zone District:	R-1-4 (single family residential - 4,000 square foot minimum)
Coastal Zone:	<u> X </u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u> X </u> Yes <u> </u> No

Environmental Information

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

The site is a vacant parcel in the Seacliff neighborhood. There are both one and two story single family residences in the area and architectural styles vary widely.



View of Site

Local Coastal Program Consistency

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Zoning & General Plan Consistency

The subject property is a 4,200 square foot lot, located in the **R-1-4** (single family residential - 4,000 sq. A. min. site area) zone district, a designation that allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-UM) Urban Medium Density Residential General Plan designation.

SITE DEVELOPMENT STANDARDS TABLE

	R-1-4 Standards	Proposed Residence
Front yard setback:	15 feet (residence) (20'-0" to front of garage)	20'-0" (residence) 20'-0" to front of garage
Side yard setbacks:	5 feet	5'-0" / 5'-0"
Rear yard setback:	15 feet	16'-8"
Lot Coverage:	40 % maximum	37 %
Building Height:	28 feet maximum	26'-0"
Floor Area Ratio (F.A.R.):	0.5:1 maximum	.50 (50%)
Parking	3 bedrooms – 3 (18' x 8.5')	two in garage two uncovered

Design Review

The proposed single family dwelling complies with the requirements of the Local Coastal Plan requirements (Section 13.20), as the design submitted is generally compatible with the neighborhood. See Exhibit I for memo from the County Urban Designer.

There was some concern by staff that the proposed tile roof was not compatible with the neighborhood. The applicant has submitted evidence of other stucco houses with tile roofs in the immediate vicinity. This area is undergoing a transition and staff believes that the proposed roofing material will be compatible, however the Zoning Administrator may want to address this at the hearing.

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for **an** exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located with the Urban Services line, is already served by existing water and sewer utilities, **and** no change of use is proposed.

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 **06-0154**, 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: Lawrence Kasparowitz
Santa **Cruz** County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2676
E-mail: pln795@co.santa-cruz.ca.us

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-4 (Single family residential - 4,000 square foot minimum), a designation that allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UM) Urban Medium 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. 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-1-4 (Single family residential - 4,000 square foot minimum) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4 (Single family residential - 4,000 square foot minimum) 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 Medium Density Residential (R-UM) land use designation in the County General Plan.

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

The proposed single family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the R-1-4 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a

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Owner Mark Hogue

design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

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

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family dwelling is consistent with the land use intensity and density of the neighborhood.

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Conditions of Approval

Exhibit A: architectural plans prepared by Wayne Miller, designer, dated 3/1/06

- I. This permit authorizes the construction of a single family dwelling. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit 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 of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans.
 3. 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 that clearly depict the total height of the proposed structure.

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4. Details showing compliance with fire department requirements.
 - C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached.
 - 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. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for three bedroom(s). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - H. Pay the current fees for Roadside and Transportation improvements for one unit. Currently, these fees are, respectively, \$2,080 and \$2,080 per unit.
 - I. 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.
 - J. Submit a written statement signed by an authorized representative of the school district in which **the** project is located confirming payment in full **of** all applicable developer fees and other requirements lawfully imposed by the school district.
- III. **All** construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. 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

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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.
- 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.

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- D. Successors Bound. “Development Approval Holder” shall include the applicant and the successor’(s) in interest, transferee(s), and assign(s) of **the** applicant.

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Lawrence Kasparowitz
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: 06-0154
Assessor Parcel Number: 038-163-08
Project Location: Middlefield Drive, Santa Cruz

Project Description: Proposal to construct a two story single family dwelling

Person Proposing Project: Wayne and Judy Miller

Contact Phone Number: (831) 724-1332

- 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. X Categorical Exemption - Specify type:

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

- F. Reasons why the project is exempt:

Proposal to construct a singlefamily residence in an area designated ~~for~~ residential uses.

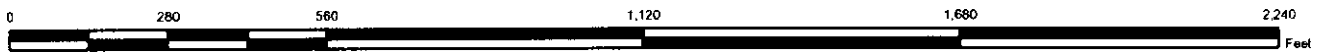
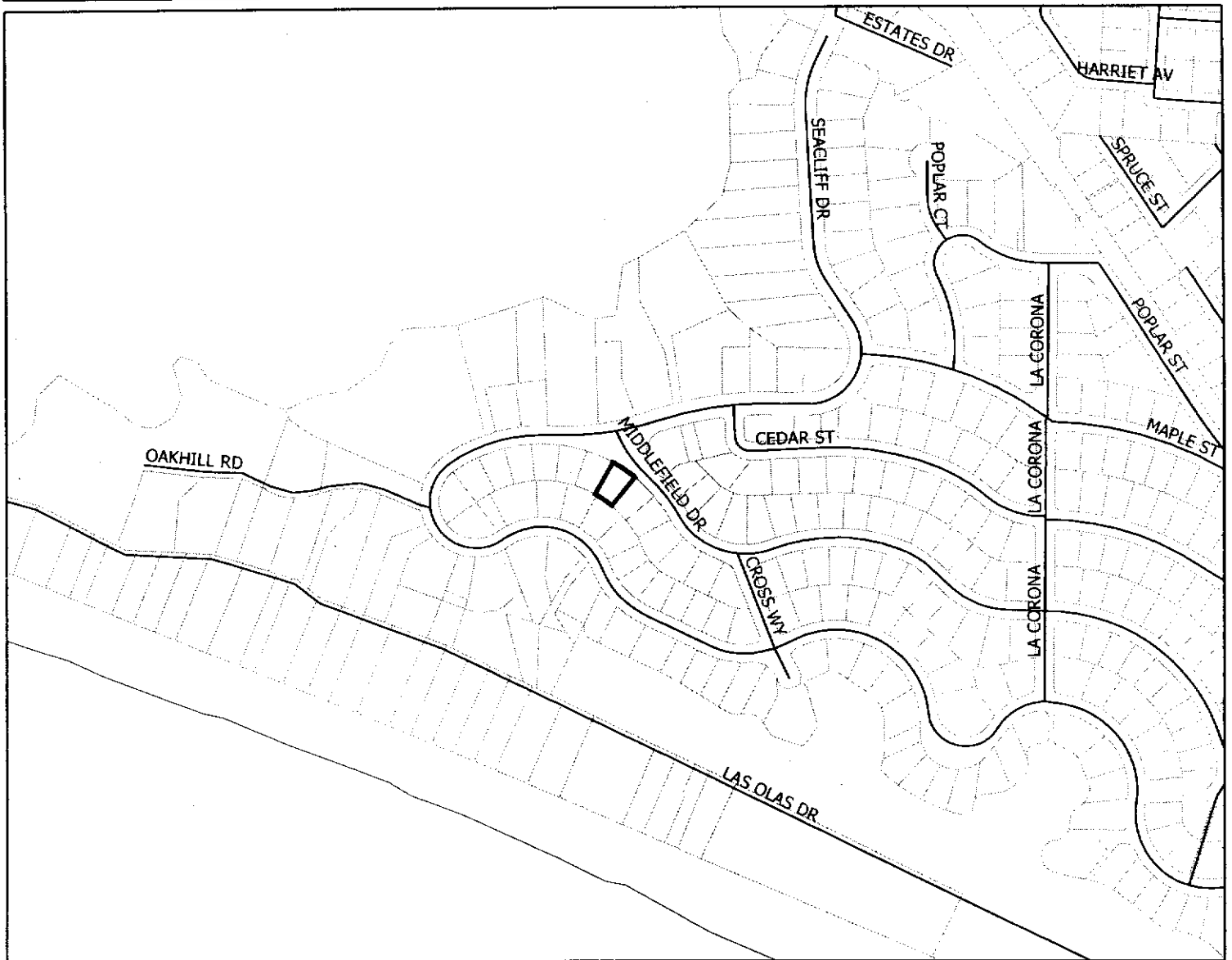
In addition, none of the conditions described in Section 15300.2 apply to this project

Lawrence Kasparowitz, Project Planner

Date: _____



Location Map



Legend

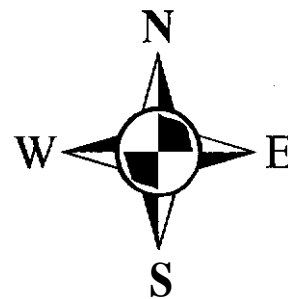


APN 038-163-08



Streets

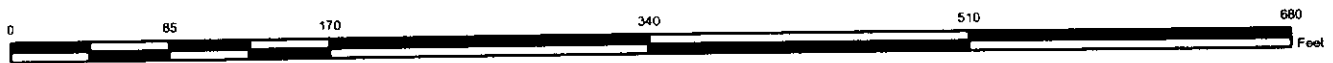
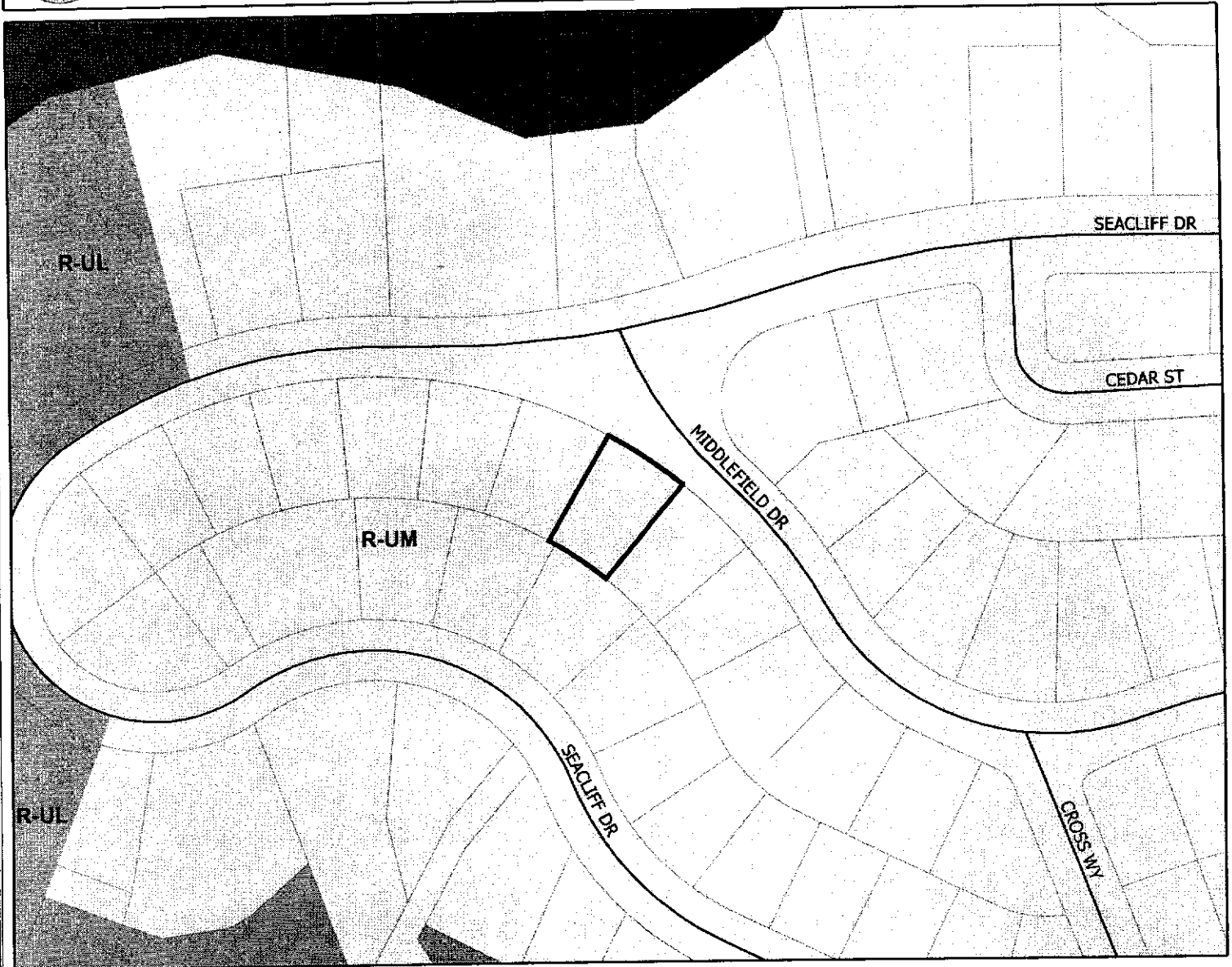
Assessors Parcels









Map Created by
County of Santa Cruz
Planning Department
March 2006

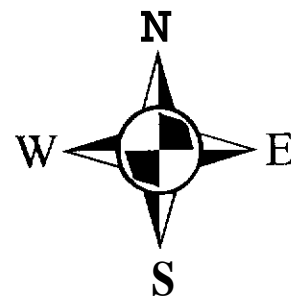


General Plan Designation Map



Legend

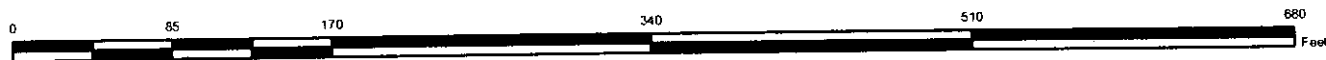
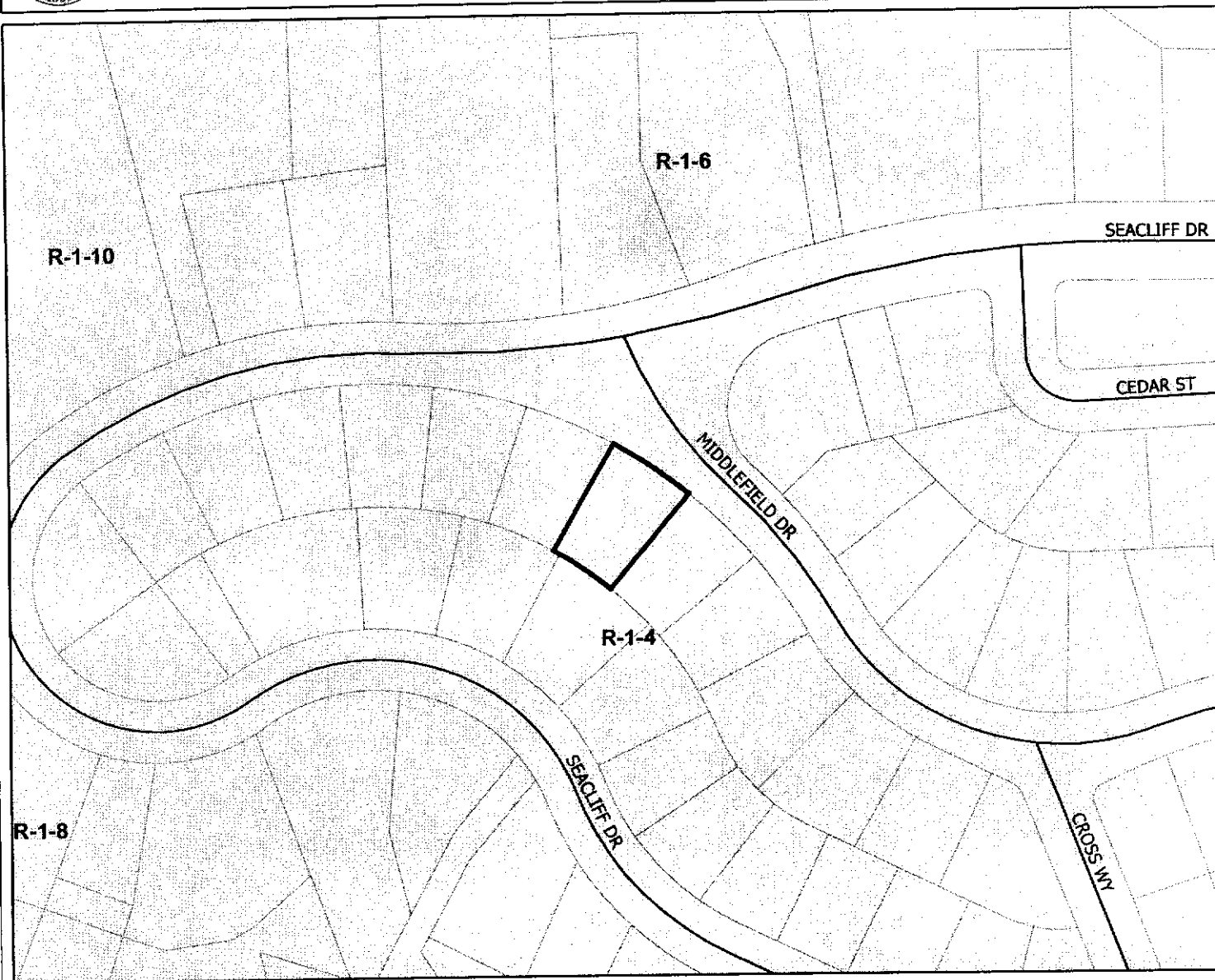
-  **APN 038-163-08**
-  **Streets**
-  **Assessors Parcels**
-  **Residential - Urban Medium Density (R-UM)**
-  **Residential - Urban Low Density (R-UL)**
-  **Urban Open Space (O-U)**



Map Created by
County of Santa Cruz
Planning Department
March 2006



Zoning Map



Legend



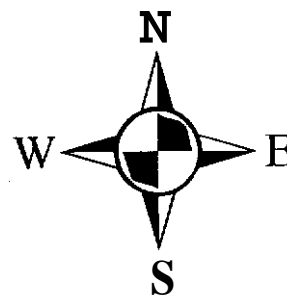
APN 038-163-08



Streets

Assessors Parcels

RESIDENTIAL-SINGLE FAMILY (R-1)



Map Created by
County of Santa Cruz
Planning Department
March 2006

C O U N T Y O F S A N T A C R U Z
Discretionary Application Comments

Project manner: Larry Kasparowitz
Application No.: 06-0154
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Date: June 12, 2006
Time: 15:46:22
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Environmental Planning Completeness Comments

===== REVIEW ON APRIL 7, 2006 BY ANDREA M KOCH =====
1) No comments.

Environmental Planning Miscellaneous Comments

===== REVIEW ON APRIL 7, 2006 BY ANDREA M KOCH =====
1) No comments.

Dpw Drainage Completeness Comments

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

===== REVIEW ON APRIL 4, 2006 BY DAVID W SIMS =====
Application is approved without additional completeness requirements. Please see miscellaneous comments for items to address with the building application submittal.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON APRIL 4, 2006 BY DAVID W SIMS =====
Miscellaneous:

General Plan policies: <http://www.sccoplanning.com/pdf/generalplan/toc.pdf> 7.23.1
New Development 7.23.2 Minimizing Impervious Surfaces 7.23.4 Downstream Impact Assessments 7.23.5 Control Surface Runoff

The submitted drainage plan was reviewed for completeness and compliance with storm-water management controls provided by County policies listed above. The plan needs the following additional information and revisions addressed with the building application.

1) Show the direction of planned grade for the driveway. Presumably it slopes to the continuous grate drain noted near the garage threshold. If runoff is directed to the street, other measures may be needed to control this runoff impact.

2) The proposal to connect downspouts to vertical gravel wells needs a modification to provide reliable function. The leader pipe presently terminates abruptly at the gravel face. Any significant quantity of debris, such as twigs and leaves from the roof gutters will rapidly plug this small interface. Please revise for reliability. It is recommended that the pipe freely discharge into a small below grade open space (e.g. a perforated box or tee-d section of vertical perforated pipe) at the top of the vertical gravel column that is serviceable from the surface so that debris can be accessed and removed, and the position of the vertical well can be easily located.

3) Describe on the plans the flow path for any runoff leaving the site until reaching

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a County maintained inlet or a natural channel. Aerial photography suggests that a low point in the street occurs in front of 746 Seacliff Drive at which point there is likely a pipe crossing the street to the ravine. Please review. Indicate any and all drainage problems found along the length of this flow path, and propose any needed correction.

County policy requires topography be shown a minimum of 50 feet beyond the project work limits.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.90 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements.

All resubmittals shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON APRIL 4, 2006 BY DAVID W SIMS =====

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MARCH 22, 2006 BY RUTH L ZADESKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MARCH 22, 2006 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 APRIL 5, 2006 BY TIM N NYUGEN =====

1. Minimum required surface for the proposed driveway shall be 4" Concrete over 4" sand. Please revise current proposal of 4" free draining baserock on Sheet One.

2. The proposed concrete driveway limits shall be within property lines only.

3. Revise project to plans to include AC approach from Middlefield Dr. to Right of Way with 15' turn radius on each side of the proposed driveway. Minimum required surface for the AC approach shall be 2" AC (asphalt concrete over 6" AB (aggregate base) compacted to 90%. ===== UPDATED ON JUNE 12, 2006 BY GREG J MARTIN =====

Plans are acceptable for a discretionary application.

Dpw Road Engineering Miscellaneous Comments

Discretionary Comments - Continued

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===== REVIEW ON APRIL 5, 2006 BY TIM N NYUGEN =====
NO COMMENT
===== UPDATED ON JUNE 12, 2006 BY GREG J MARTIN =====

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON MARCH 29, 2006 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 Prut Dist Miscellaneous

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

===== REVIEW ON MARCH 29, 2006 BY ERIN K STOW =====
NO COMMENT

MEMORANDUM

Application No: **06-0154**

Date April 14, 2006

To: Lawrence Kasparowitz, Project Planner

From: Urban Designer

Re: Design Review for a new residence at Middlefield Drive, Seacliff

GENERAL PLAN / ZONING CODE ISSUESDesign Review Authority

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

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas		✓	<i>The rile roofing is not compatible with the neighborhood</i>
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			NIA
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate , soil, and ecological characteristics of the area			N/A

Rural Scenic Resources			
Location of development			
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)			NIA
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			NIA
Natural materials and colors which 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			NIA

repeat or harmonize with those in the cluster			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A
Blufftop development and landscaping (e.g., decks, patios, structures, trees,			N/A

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			
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

Wayne Miller



P. O. Box 1929
Freedom, CA 95019
Phone (831) 724-1332
Fax (831) 724-4238

Attention: Larry Kasparowitz
Re: 06-0154
APN: 038-163-08

Dear Larry,

My client Mark Hogue and I have discussed at length item #1 of the incomplete letter dated 4/14/2006 regarding the roof tile.

We surveyed the neighborhood and found a fair number of spanish or mediterranean style tile roofed homes. Although tile roofed homes make up only a small percentage of the overall neighborhood a majority of the new homes in the area of Seacliff Beach that have been built or rebuilt are of this style. The neighborhood has been upgrading from cheap cabins and beach cottages, many with low pitched tar and gravel or comp roofing, to family homes with mixed treatments.

We found little consistnecy in the immediate neighborhood as illistrated by the house next door that sports several roof pitches and roofing materials.

We feel the proposed design is more compatible with the newer homes in the area and wish to use the tile roof. If the issue is round barrel tile we are willing to compromise with a less round s-tile, but we feel it is important to the style of the home to use tile.

In support of our design we are including pictures of the homes in the neighborhood that support our decision to keep the tile roof.

Sincerely,

Wayne Miller, applicant and project designer
for Mark Hogue, property owner



611 Middlefield Drive



613

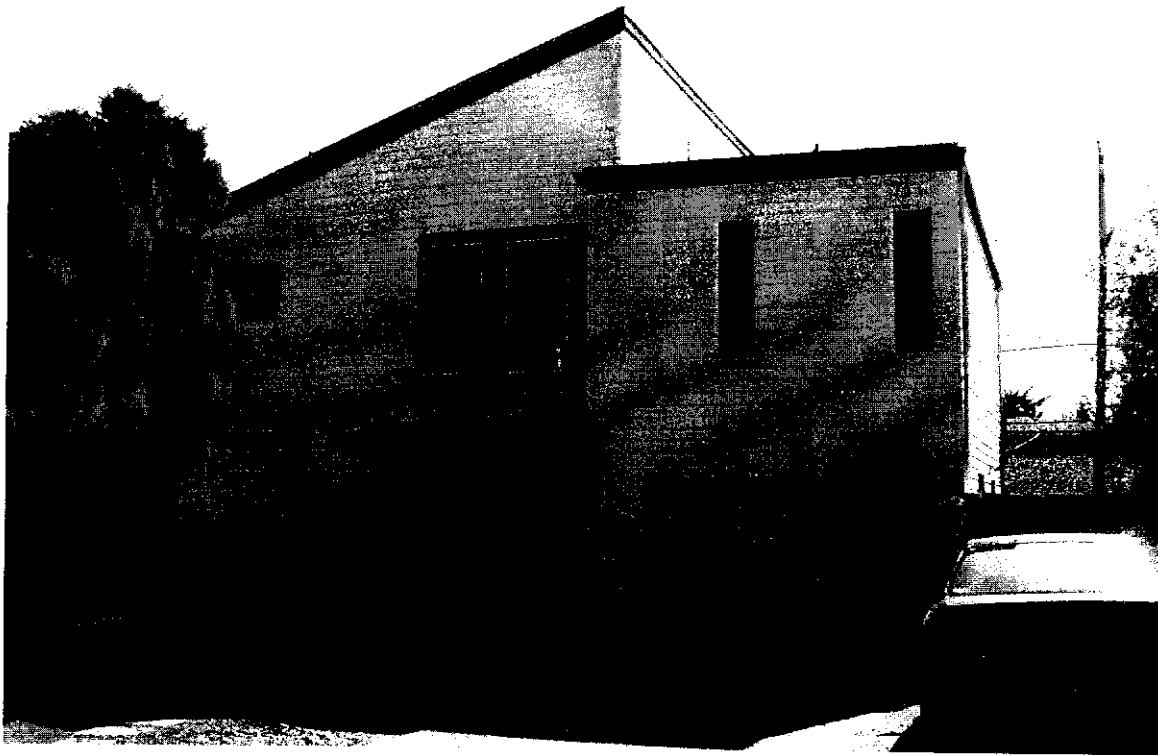


615 Middlefield Drive

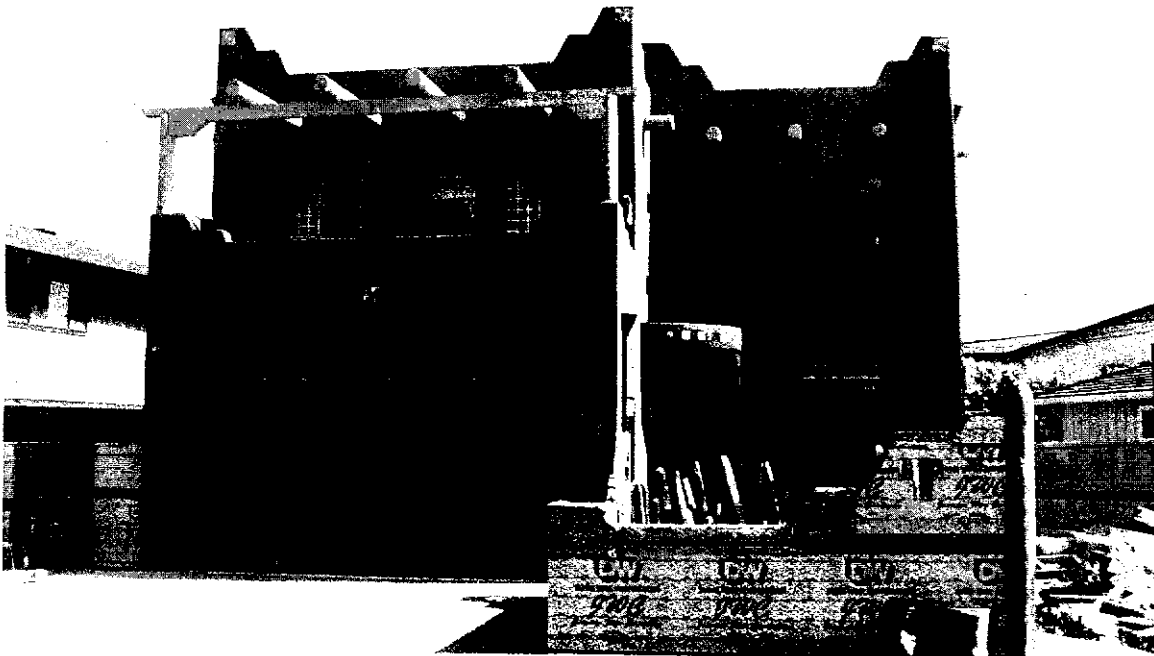


618, 620, 622 Middlefield Drive

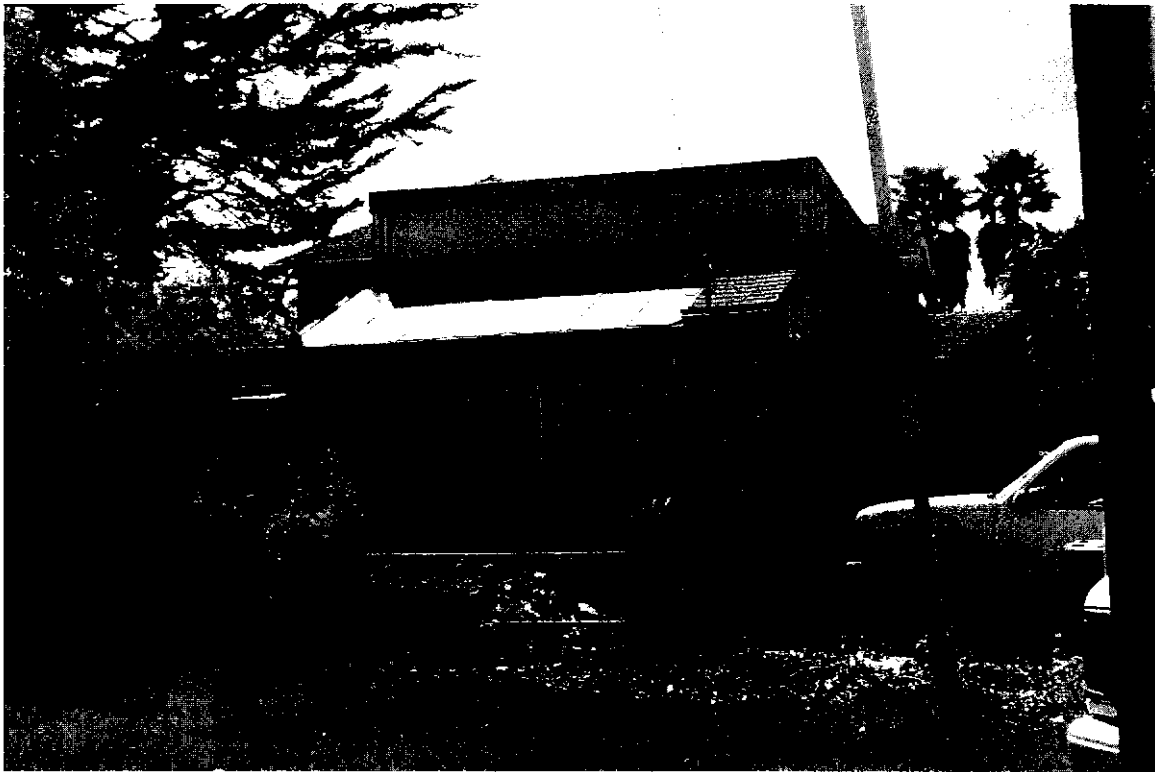
EXHIBIT J



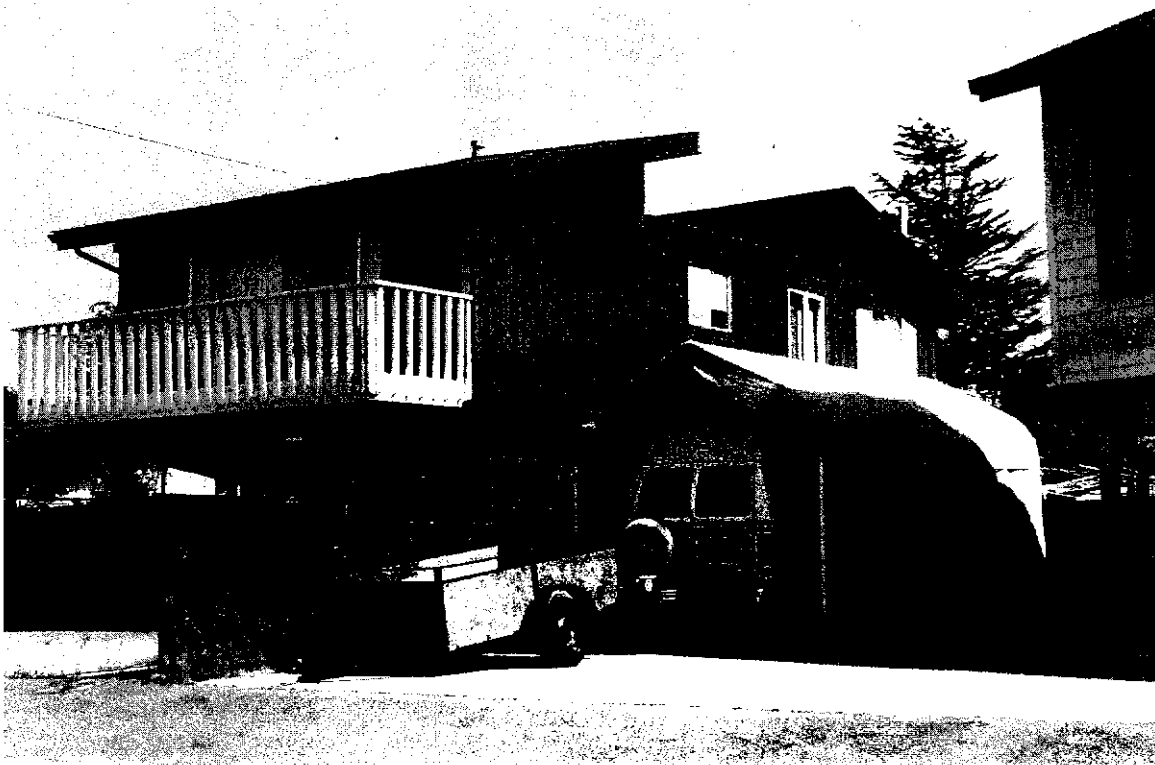
520 Middlefield Drive



501 Middlefield Drive



766 Seacrest Drive



774 Seacrest Drive

EXHIBIT J.

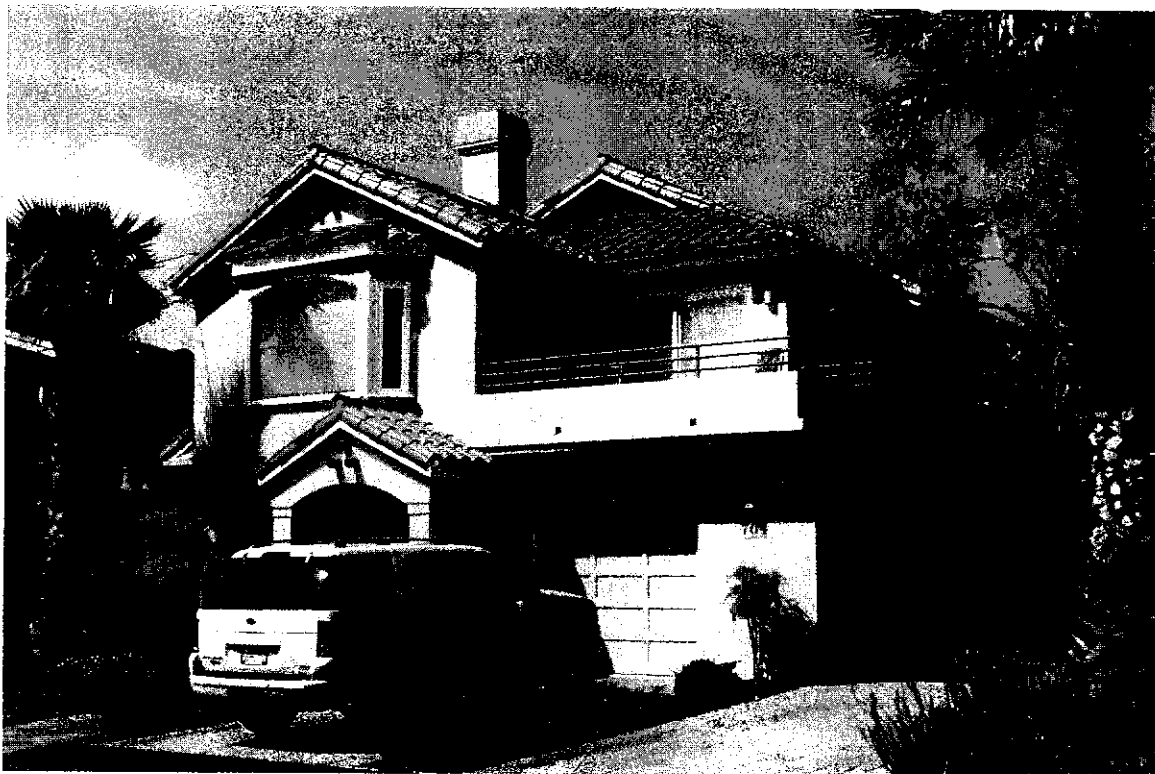


532 Cedar St.

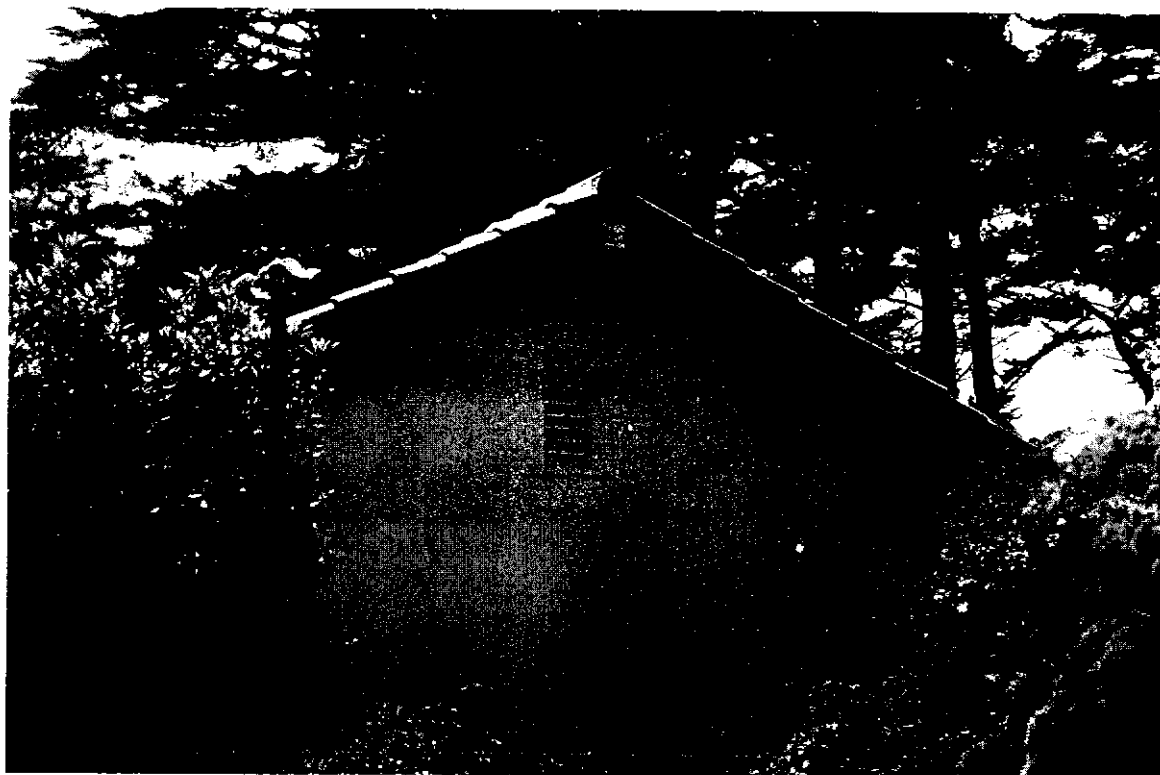


115 Oak St.

EXHIBIT J

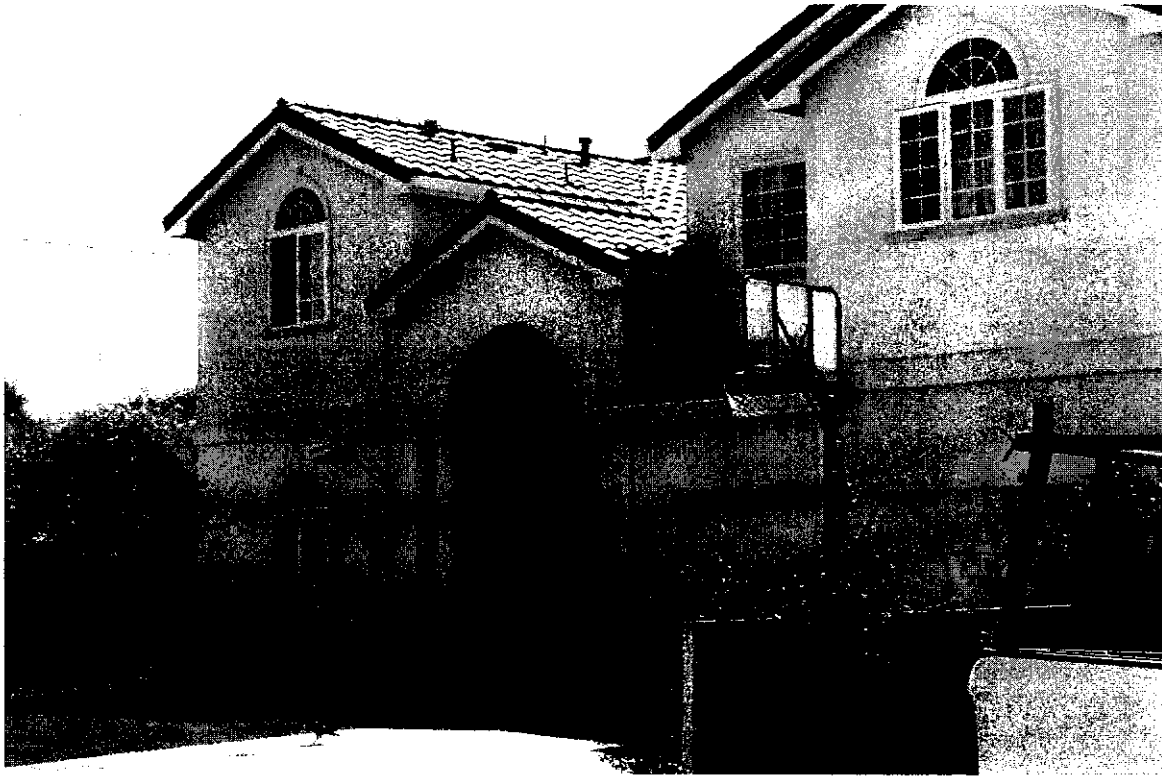


704 Seacht^h Drive

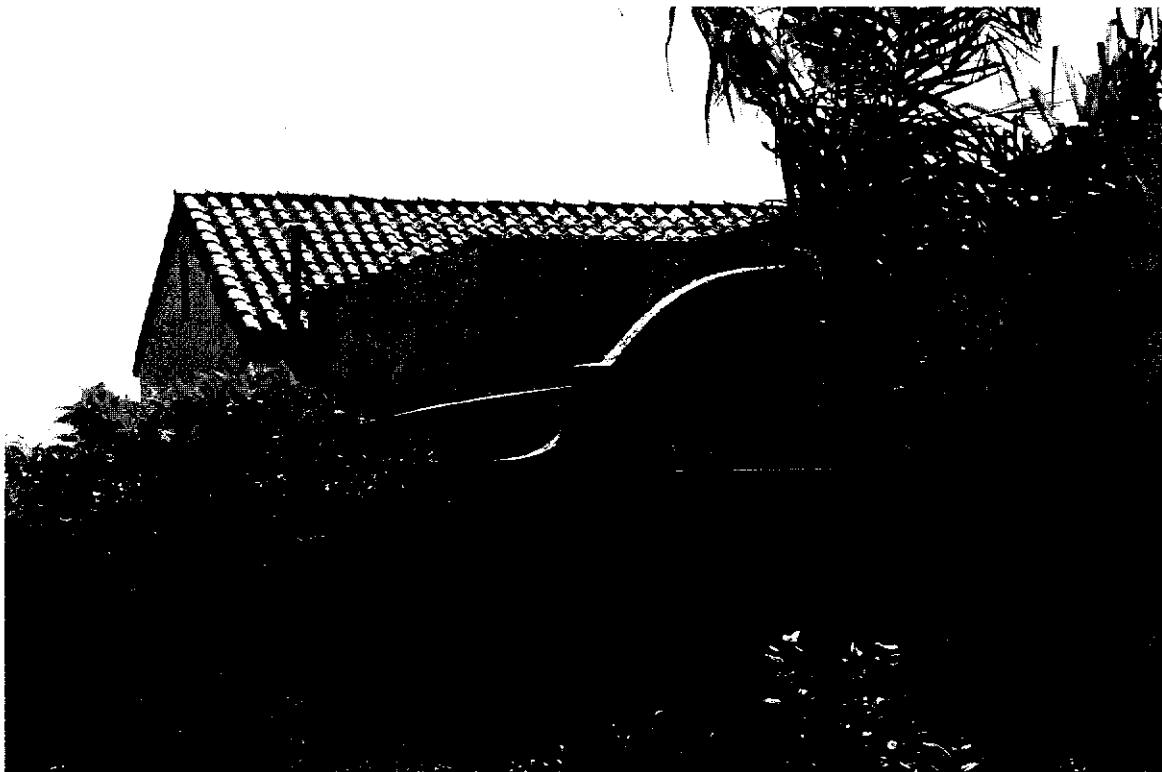


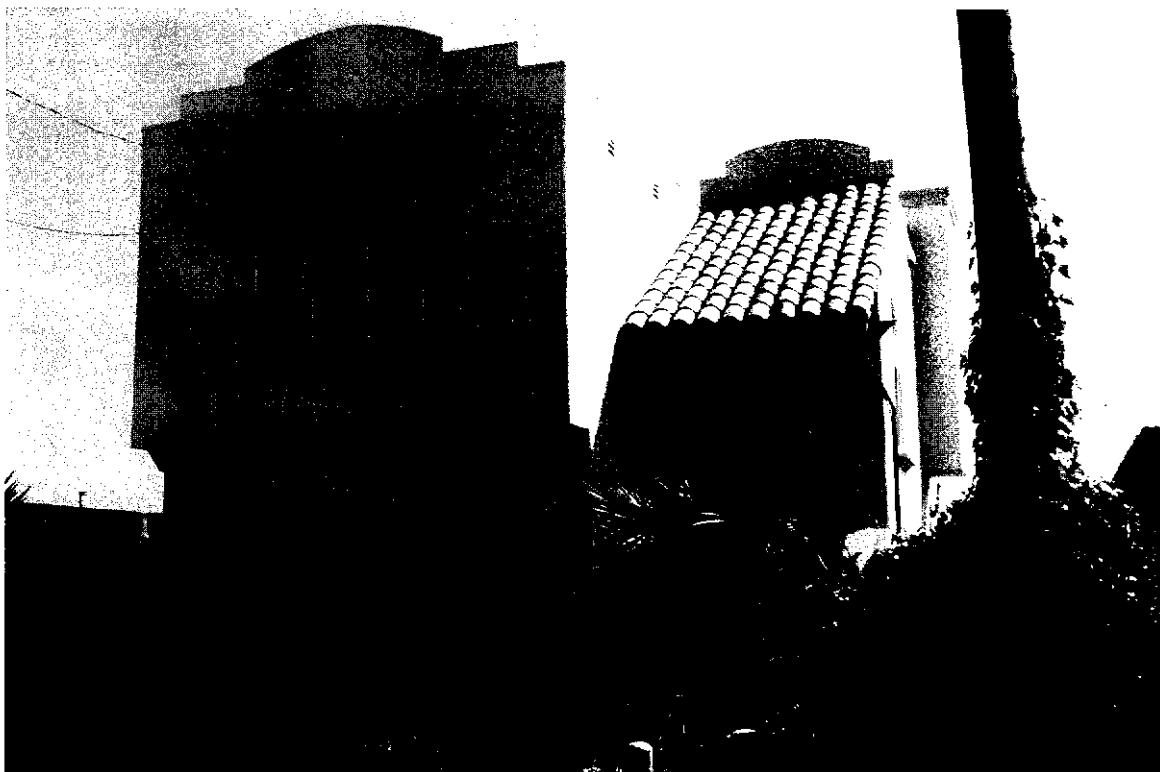
619 Seacht^h Drive





522 Scott's Cove

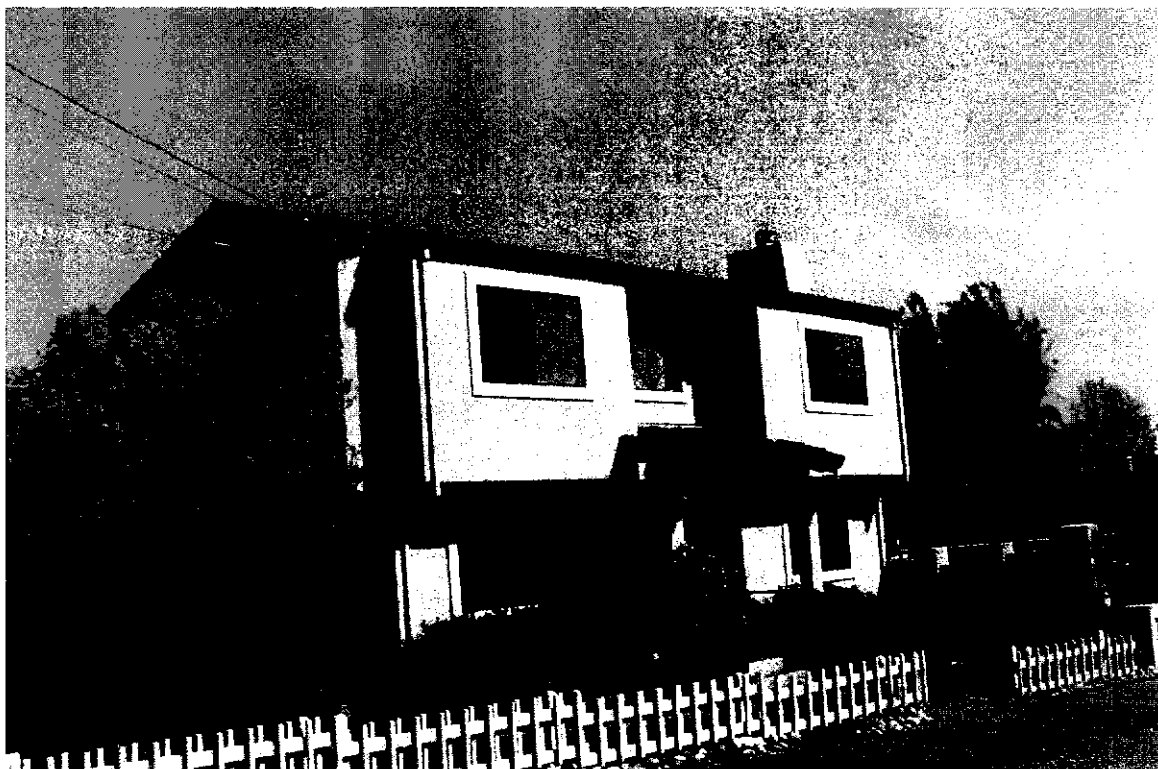




423 Hillcrest Drive



414 Hillcrest Drive



250 Redwood Way

