



## Staff Report to the Zoning Administrator

Application Number: **06-0223**

**Applicant:** Dennis Norton  
**Owner:** Stephen Cannino  
**APN:** 045-391-01

**Agenda Date:** October 6, 2006  
**Agenda Item #:** 1  
**Time:** After 1:00 p.m.

**Project Description:** Proposal to construct a second floor addition to an existing non-conforming single-family dwelling.

**Location:** 502 Playa Boulevard, La Selva Beach

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

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

### Staff Recommendation:

- Approval of Application 06-0223, based on the attached findings and conditions.
- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.

### Exhibits

- |   |                                       |
|---|---------------------------------------|
| A. Project plans                              | F. General Plan map                   |
| B. Findings                                   | G. Zoning map                         |
| C. Conditions                                 | H. Discretionary Application Comments |
| D. Categorical Exemption (CEQA determination) | I. Urban Designer's Memo              |
| E. Location map                               |                                       |

### Parcel Information

Parcel Size:	6,602 sq. A.
Existing Land Use - Parcel:	Single family residence
Existing Land Use - Surrounding:	Single family residential
Project Access:	Playa Boulevard
Planning Area:	La Selva Beach
Land Use Designation:	R-UL (Residential Urban Low Density)
Zone District:	R-1-6 (Single Family Residential - 6,000 sq. A. min. site area)
Coastal Zone:	<u>X</u> Inside    ___ Outside

Appealable to Calif. Coastal Comm.   X   Yes      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

### Local Coastal Program Consistency

The proposed addition to an existing single family residence 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 6,602 square foot lot, located in the R-1-6 (Single Family Residential - 6,000 sq. ft. min. site area) zone district, a designation that allows residential uses. The existing single family residence is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Residential Urban Low Density General Plan designation.

Application #: 06-0223  
 APN: 045-391-01  
 Owner: Stephen Cnnnino

## SITE DEVELOPMENT STANDARDS TABLE

	<b>R-1-6 Standards</b>		
<b>Front yard</b>	20 feet (residence)	19'-1" <i>(non-conforming)</i>	20'-0" to upper floor addition
<b>Side yard setbacks:</b>	5 and 10 feet (corner lot)	5'-8" / 10'-0"	5'-8" / 10'-0"
<b>Rear yard setback:</b>	15 feet	23'-4"	23'-4"
<b>Lot Coverage:</b>	30 % maximum	37.6% <i>(non-conforming)</i>	37.6 % <i>(non-conforming)</i>
<b>Building Height:</b>	28 feet maximum	<b>N/A</b> (single story)	25'-9"
<b>Floor Area Ratio:</b>	0.5:1 maximum	.342	.39.7
<b>Parking</b>	3 bedrooms – 3 (18' x 8.5')	two in garage two uncovered <i>(one conforming in min. size – see below)</i>	two in garage two uncovered <i>(one conforming in min. sue – see below)</i>
<b>Area in front of garage door</b>	20'-0" to property line	18'-0" <i>(non-conforming)</i>	18'-0" <i>(non-conforming)</i>

### Non-Conforming Structure

The existing residence is located 19'-1" from the front property line in a zone district which requires a twenty foot setback. The existing residence is also non-conforming in relation to the maximum lot coverage. Primarily because the rear deck is over 18" in height and must be considered for lot coverage, the lot coverage is 37.6 % where **30%** is the maximum.

The zoning code allows an addition to a non-conforming residence with a Level N permit. This parcel is in the appealable jurisdiction of the Coast Zone and the addition is over 250 s.f. and would therefore require a Level V permit.

### Non-Conforming Parking

In addition, the existing residence is a three-bedroom structure that would require three parking spaces. Two of the required parking spaces can be accommodated in the garage and one space meets the required length on the driveway (therefore the minimum number of parking spaces can be accommodated. The distance from the garage door to the property line is required to be ~~twenty~~ feet. The space noted above (while being the minimum length of a parking space) does not meet the ~~twenty~~ feet standard.

## **Design Review**

The proposed addition to the single family residence complies with the requirements of the Local Coastal Plan, in that the proposed project will be compatible with the surrounding neighborhood. A memo from the Urban Designer is included as Exhibit I.

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

## **Conclusion**

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

## **Staff Recommendation**

- Approval of Application Number **06-0223**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.**

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

Report Prepared By: Lawrence Kasparowitz  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-2676  
E-mail: [pln795@co.santa-cruz.ca.us](mailto: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-1-6 (Single Family Residential - 6,000 sq. A. min. site area), a designation that allows residential uses. A single family residence is a principal permitted use within the zone district, consistent with the site's (R-UL) Residential Urban Low Density 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 residence 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-1-6 (Single Family Residential - 6,000 sq. A. min. site area) 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

Application #: 06-0223  
APN: 045-391-01  
Owner: Stephen Caonino

architectural styles vary widely in the area, and the design submitted **is** not inconsistent with the existing range.

## Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed addition to a single family residence 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 location of the single family residence 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 sq. ft. min. site area) zone district in that the primary use of the property will be one 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 continuing residential use is consistent with the use and density requirements specified for the Residential Urban Low Density (R-UL) land use designation in the County General Plan.

The proposed addition to this single family residence 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 structure 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 enlarged 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 structure 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

Application # 06-0223  
APN: 045-391-01  
Owner: Stephen Cnnnino

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 single family residence is constructed on an existing developed lot.

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 residence is consistent with the land use intensity and density of the neighborhood.

---

Appeals: ~~Any~~ properly 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.



Application #: 06-0223  
APN: 045-391-01  
owner: Stephen Cannino

## Conditions of Approval

Exhibit A: architectural drawings prepared by Dennis Norton, Designer, dated 07/18/06

- I. This permit authorizes the construction of a second floor addition to a non-conforming 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 which clearly depict the total height of the proposed structure.

Application #: 06-0223  
APN: 045-391-01  
Owner: Stephen Cannino

4. 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.
  - 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. 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 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

Application #: 064223  
APN 045-391-01  
Owner: Stephen Cnnnino

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.

---

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

Application # 06-0223  
APN: 045391-01  
Owner: Stephen Cannino

**Please note: This permit expires on the expiration date listed below 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: 06-0223  
Assessor Parcel Number: 045-391-01  
Project Location: 502 Playa Boulevard, Watsonville

Project Description: Proposal to construct a second floor addition to an existing single-family dwelling.

Person Proposing Project: Dennis Norton

Contact Phone Number: (831) 4476-2616

- 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:

minor addition to an existing residence

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

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

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

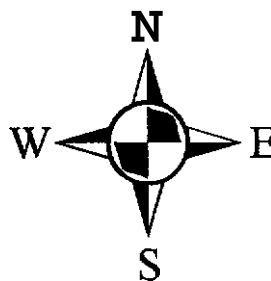


# Location Map



## Legend

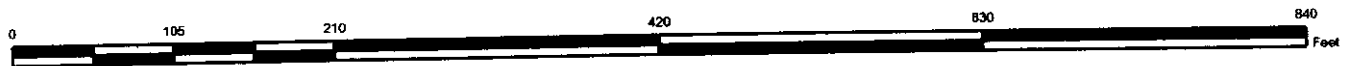
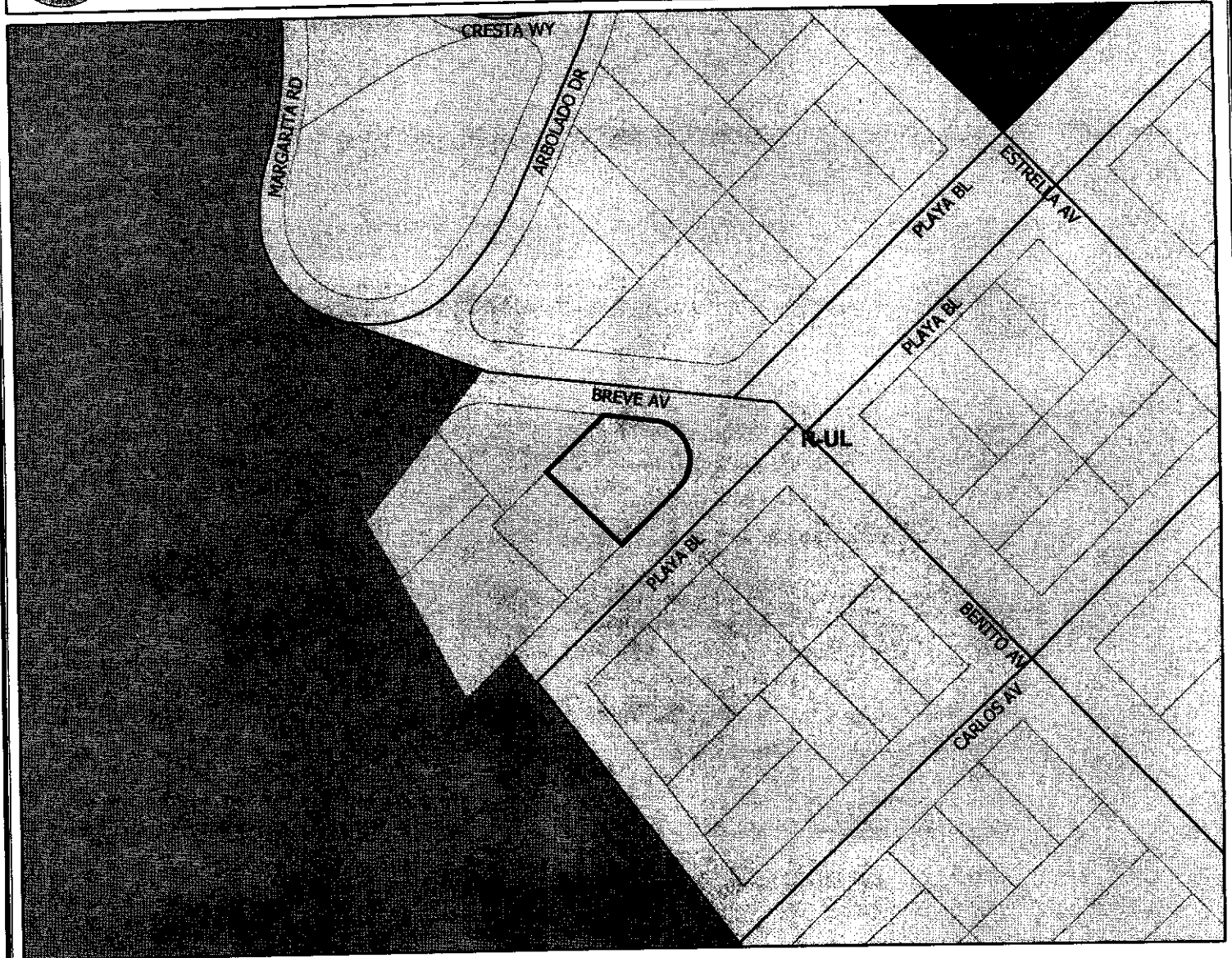
-  APN 045-391-01
-  Assessors Parcels
-  Streets
-  INTERMITTENT STREAM



Map Created by  
County of Santa Cruz  
Planning Department  
June 2006

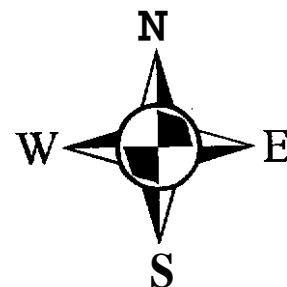


# General Plan Designation Map



## Legend

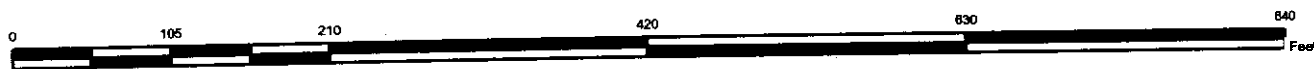
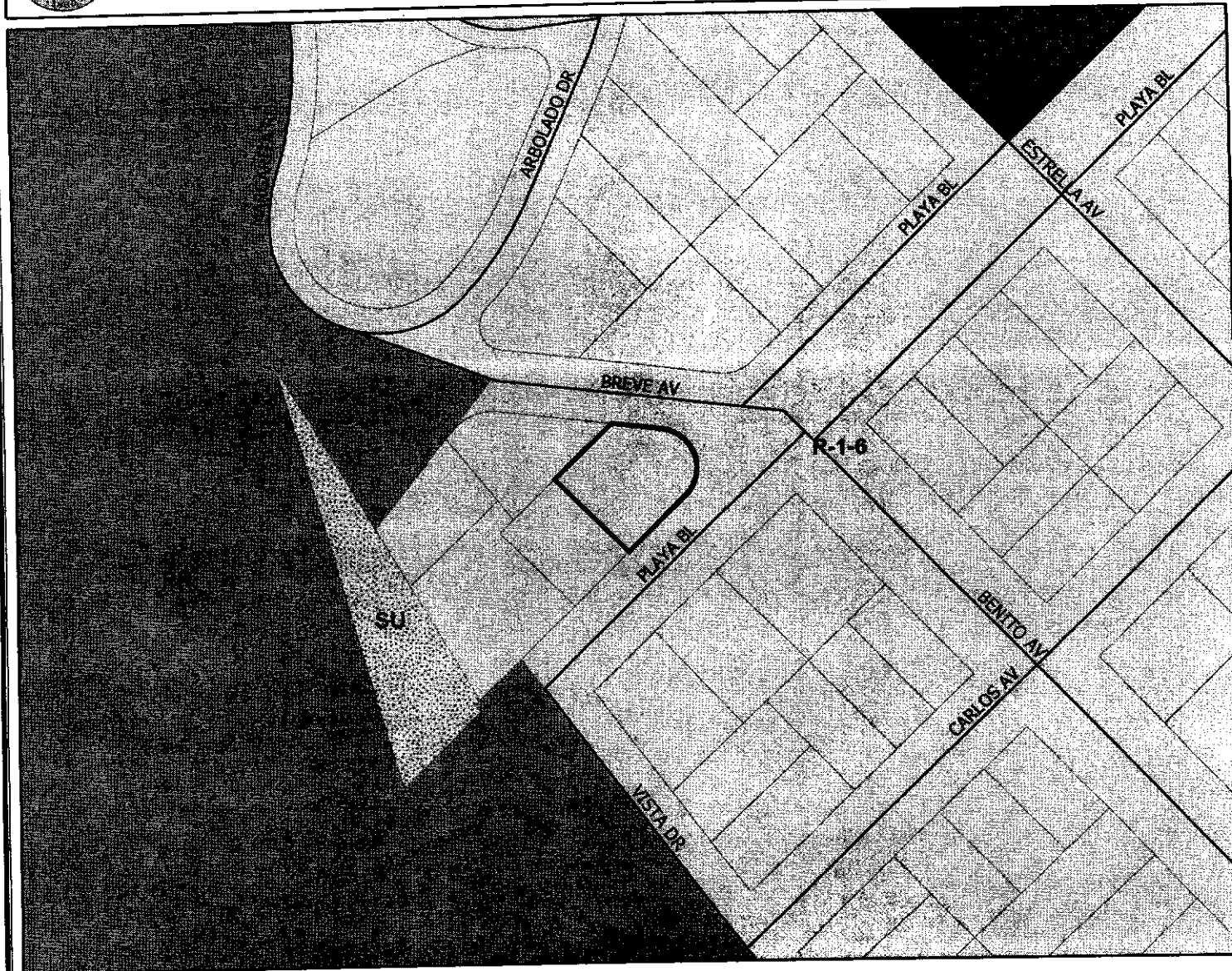
-  APN 045-391-01
-  Streets
-  Assessors Parcels
-  Residential - Urban Low Density (R-UL)
-  Parks and Recreation (O-R)
-  Commercial-Neighborhood (C-N)



Map Created by  
County of Santa Cruz  
Planning Department  
May 2006

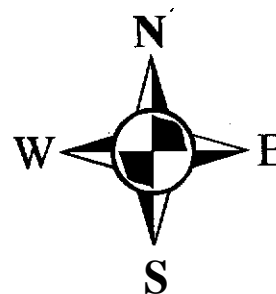


# Zoning Map



## Legend

-  APN 045-391-01
-  Streets
- Assessors Parcels**
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PARK (PR)
-  COMMERCIAL-NEIGHBORHOOD (C-I)
-  SPECIAL USE (SU)



Map Created by  
County of Santa Cruz  
Planning Department  
May 2006



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

Project planner: Larry Kasparowitz  
Application No.: 06-0223  
APN: 045-391-01

Date: August 21, 2006  
Time: 09:47:24  
Page: 1

---

Environmental ~~Health~~ Completeness Comments

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

===== REVIEW ON MAY 9, 2006 BY JIM G SAFRANEK =====  
NO COMMENT

Environmental ~~Health~~ Miscellaneous Comments

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

===== REVIEW ON MAY 9, 2006 BY JIM G SAFRANEK ===== EHS Clearance required  
at time of building. Clearance requui

Aptos-La Selva ~~Beach Fire Prot Dist~~ Completeness C

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

===== REVIEW ON MAY 8, 2006 BY ERIN K STOW =====  
DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED  
Sheet 2 shows conflicting notes in regards to fire sprinklers. If building is not  
sprinklered. remove note.  
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 MAY 8, 2006 BY ERIN K STOW =====  
NO COMMENT

## INTEROFFICE MEMO

APPLICATION NO: **06-0223**

Date: May 18, 2006

To: Lawrence Kasparowitz, Project Planner

From: Urban Designer

Re: Design Review for an addition to a residence at 502 Playa Boulevard, Watsonville

### 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

valuation riteria	Meets criteria in code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
	✓		
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			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
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
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)			N/A
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			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
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using 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
<b>Restoration</b>			
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			N/A
<b>Signs</b>			
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			NIA
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor sewing 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			NIA
<b>Beach Viewsheds</b>			
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)			NIA
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