



Staff Report to the Zoning Administrator

Application Number: **05-0658**

Applicant: Robert Goldspink, Architect
Owner: Sallie Calhoun
APN: 054-191-81 (formerly 054-191-47)

Agenda Date: October 20, 2006
Agenda Item #: 3
Time: After 10:00 a.m.

Project Description: Proposal to remodel and construct an addition of about 484 square feet to an existing single-family dwelling. Requires a Coastal Development Permit and Design Review.

Location: Property located on the beach side of Via Gaviota, at 870 Via Gaviota.

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

Permits Required: Coastal Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0659, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|---|
| A. | Project plans | G. | Location map |
| B. | Findings | H. | Urban Designer's comments |
| C. | Conditions | I. | Printout of Discretionary Application comments dated 9/13/06. |
| D. | Categorical Exemption (CEQA determination) | J. | Comments & Correspondence |
| E. | Assessor's parcel map | | |
| F. | Zoning & General Plan map | | |

Parcel Information

Parcel Size:	About 9,000 square feet
Existing Land Use - Parcel:	Single-family residence
Existing Land Use - Surrounding:	Single-family residences, beach
Project Access:	Via Gaviota, a private road
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	RB (Ocean Beach Residential)

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

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

Environmental Information

Geologic Hazards: Site subject to coastal flooding and wave run-up hazards
Soils: Beach sand
Fire Hazard: Not a mapped constraint
Slopes: Site is flat (about 2% slopes)
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Coastal scenic area
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

History

According to Assessor's records, the existing single-family dwelling on site was constructed in 1969.

The existing parcel (054-231-81) was formed through the merger of parcels 054-231-47 and 054-231-72, the latter being a 3,000 square foot parcel on the open beach originally created under application 85-577 in **1985**. That application approved a parcel map which established **an** area of private ownership on the beach along the seawall for maintenance purposes, with the intent that individual portion would be conveyed to adjacent parcels on Via Gaviota. The portion **of** beach in front of the subject property retained a separate parcel number, and was only merged with the subject property in June 2006.

Project Setting

The project site is located in the Aptos Seascapes Beach Estates development, on a private road abutting an open beach above **an** existing seawall and rip-rap. The neighborhood is comprised of one story and split-level homes on the beach side, and two to three story homes on the opposite side of Via Gaviota along the terraced bluff.

Project scope

The property owner proposes to remodel the interior of the residence and construct two additions, one at the current location of the interior courtyard, and the other a minor addition in an alcove along the rear elevation (fronting on the beach). The additions will accommodate the construction of a new kitchen and expansion of the existing dining room, and will total about 484 square feet. The remodel and addition will require the construction of a new peaked roof of up to 16 feet in height, the same height as the existing roof.

Zoning & General Plan Consistency

The subject property is a 9,000 square foot lot, located in the RE? (Ocean Beach Residential) zone district. A single-family residence is a principal permitted use within the zone district, and the proposed remodel is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation in terms of use density.

Site standards

The RE? (Ocean Beach Residential) site standards apply **to** this site, 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 RB zone district site standards, as shown in the following table:

	RB Site Standards	Proposed
Front yard setback	10'	12' to entryway
Rear yard setback	0'	About 20' to seawall
Side yard setbacks	0' and 5'	5' on east side, 3' on west side
Maximum height	17'	16'
Maximum % lot coverage	40%	33.3%
Maximum Floor Area Ratio	50%	39%

Four parking spaces will continue to be provided in the front yard, as required for a five-bedroom house. No additional bedrooms will be added with the proposed addition, so no additional spaces are required and no changes to the parking layout are proposed. Due to the lack of a garage on site and the location of the existing residence, the parking area exceeds 50% of the front yard, and is non-conforming with regards to Section 13.10.554(d) of the County Code.

Flood Hazards

The property is located within an area subject to coastal flooding hazards and wave run-up. Improvements in excess of 50% of the value of the existing structure require compliance with Federal Emergency Management Agency (FEMA) requirements for Flood Zone-V, including elevation of the lowest habitable floor above the base flood elevation (21 feet above mean sea level at this location). The existing value of the structure is about \$558,000, while the cost of the

proposed improvements is about \$227,000, less than 50% of the total current value of the structure (at about **40.7%**). Condition of approval I.C. requires a special inspection with the project engineer prior to the start of construction to verify no conditions exist which may result in potential cost overruns, and condition II.G. requires the recordation of a declaration of acknowledgement that improvements in excess of 50% of the value of the structure over a period of five years will require compliance with existing FEMA requirements.

Local Coastal Program Consistency

The proposed addition and remodel to an existing single-family dwelling will be 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 Via Gaviota neighborhood. Developed parcels in the area contain single family dwellings, most of which are one story along the beach side of Via Gaviota or with partial two-story elements along the front elevation (the elevation facing Via Gaviota). The remodel and addition will result in a design that is consistent with the existing range of architectural styles in the neighborhood. No coastal access easements cross the subject property, and a pedestrian access point already exists 130 feet southeast of the project site.

Design Review

The proposed remodel and addition will not significantly alter the existing bulk, mass, and scale of the residence as the majority of the addition will occur within an interior courtyard, and the new roof will not exceed the height of the existing roof. For this reason, the project will result in a single-family residence that is compatible with the surrounding neighborhood, and that will not present a significant visual impact to the public beach. Colors and materials will be similar to existing residences, and will be compatible with the open beach setting (see urban designer's comments in Exhibit H).

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 **05-0659**, 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

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Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: **(831) 454-3561**
E-mail: david.keyon@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 RB (Ocean Beach Residential), a designation which allows residential uses. The use of the site will remain one single-family residence, a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such **as** public access, utility, or open space easements in that no such easements **or** restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of height, bulk, mass, scale, and architectural style. The colors and materials will be complementary to the beach setting, and will be similar to existing development along the beach on Via Gaviota.

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 an existing developed lot with no public access easements, and pedestrian access already exists 130 feet southeast of the project site. Development will not encroach seaward **of** the seawall, and will therefore not interfere with public use of the beach.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the project involves an addition and remodel of an existing single-family dwelling that is designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood, and therefore complies with General Plan/LCP Policy 5.10.7 (Open Beachs and Blufftops). Additionally, residential uses are allowed uses in the RB (Ocean Beach Residential) zone district of the area, as well as the General Plan and Local Coastal Program land use designation.

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 an addition and remodel of an existing single-family dwelling located in an area designated for residential uses. 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 current setbacks and site standards, and will not result in an increase in height above the existing roof line.

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 addition and remodel of the existing 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 RB (Ocean Beach Residential) zone district in that the primary use of the property will remain **one** single-family residence that meets all current site standards for the RB zone district (with the exception of the non-conforming parking in **the** front yard setback, which will remain unchanged).

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 addition and remodel 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 will be met as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance).

The proposed addition and remodel will result in a single-family residence that 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 RB zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure of a similar height, bulk, and mass as existing residences along the beach side of **Via** Gaviota.

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 the minor addition (of less than 500 square feet) will not result in a significant increase in utility usage, and will not result in an increase in the number bedrooms. No additional traffic is anticipated to be generated by 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 addition will result in a single-family dwelling that retains a similar bulk, mass, and scale as homes on the beach side of Via Gaviota, as the height of the roof will not exceed the existing height, and the addition will occur mostly within an existing interior courtyard. The land use intensity will not increase as no new bedrooms will be added, and the project will not result in an increase in the number of dwelling units.

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

This finding can be made, in that the proposed addition and remodel will not significantly increase the bulk, mass, and scale of the residence in comparison to surrounding homes on the beach side of Via Gaviota, as most of the addition will occur within an interior courtyard and the roof height will not exceed the height of the existing roof. Colors and materials will be similar to those found on surrounding homes, and will be compatible with the open beach setting of the project site.

Conditions of Approval

Exhibit A: Project plans, 17 pages, drawn by Robert Goldspink, dated September 19, 2005 & revised June 28, 2006.

- I. This permit authorizes the remodel and construction of an addition of about 484 square feet to an existign 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.
 - C. Prior to the start of construction, a special inspection shall be convened with a ~~County~~ building inspector and the project engineer to evaluate critical sections of the existing residence for damage or necessary repairs that may result in improvement costs that exceed 50% of the value of the structure. The purpose of this inspection is to prevent significant construction from taking place if FEMA flood elevation requirements are triggered.
- 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 and roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. A drainage plan with the following information:
 - a. Areas of new impervious surface, including any areas where an open deck will be replaced with new habitable space. Drainage impact fees will be assessed per increase in impervious surface.

3. Details showing compliance with fire department requirements
 4. Notes stating that any new windows on the beach side will be low glare or no glare.
 - 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. 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.
 - G. Complete and record a Declaration of Acknowledgment regarding FEMA flood elevation requirements when cumulative improvements (over a period of 5 years) exceed 50% of the existing value of the structure. **You** may not alter the wording **of this** declaration. Follow the instructions to record and return the form to the Planning Department.
- 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.

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 #: 05-0659
APN: 054-191-81
Owner: Sallie Calhoun

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

David Keyon
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 05-0659
Assessor Parcel Number: 054-191-81
Project Location: 870 Via Gaviota

Project Description: Remodel and construct an addition of about 500 square feet 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: 15301(e): Additions to existing structures

F. Reasons why the project is exempt:

Minor addition to an existing structure

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

David Keyon, Project Planner

Date: _____

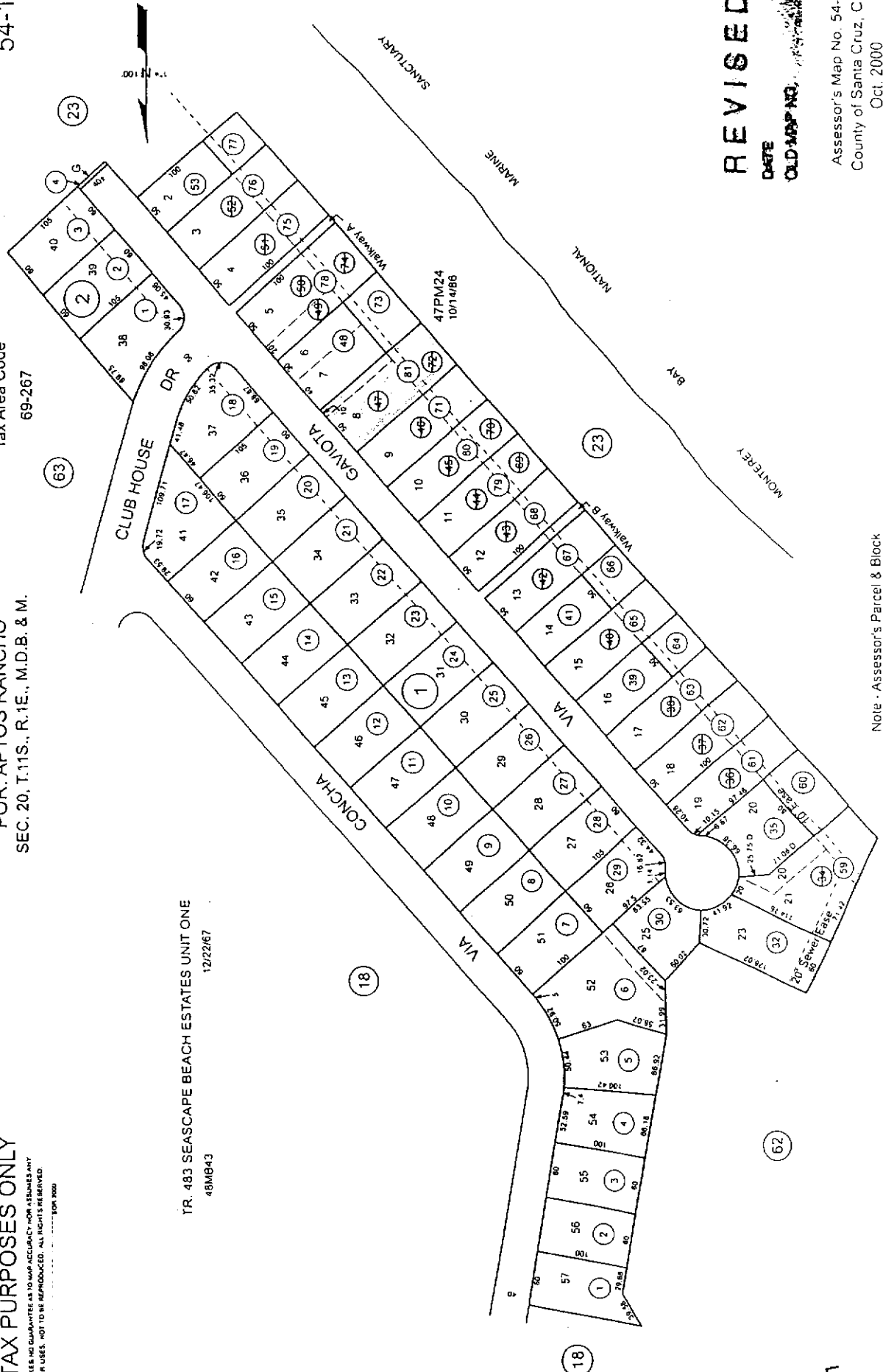
FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. FOR 2000

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

Tax Area Code
69-267

54-19



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

REVISED

DATE

OLD MAP NO.

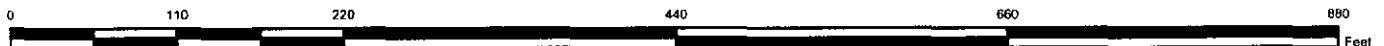
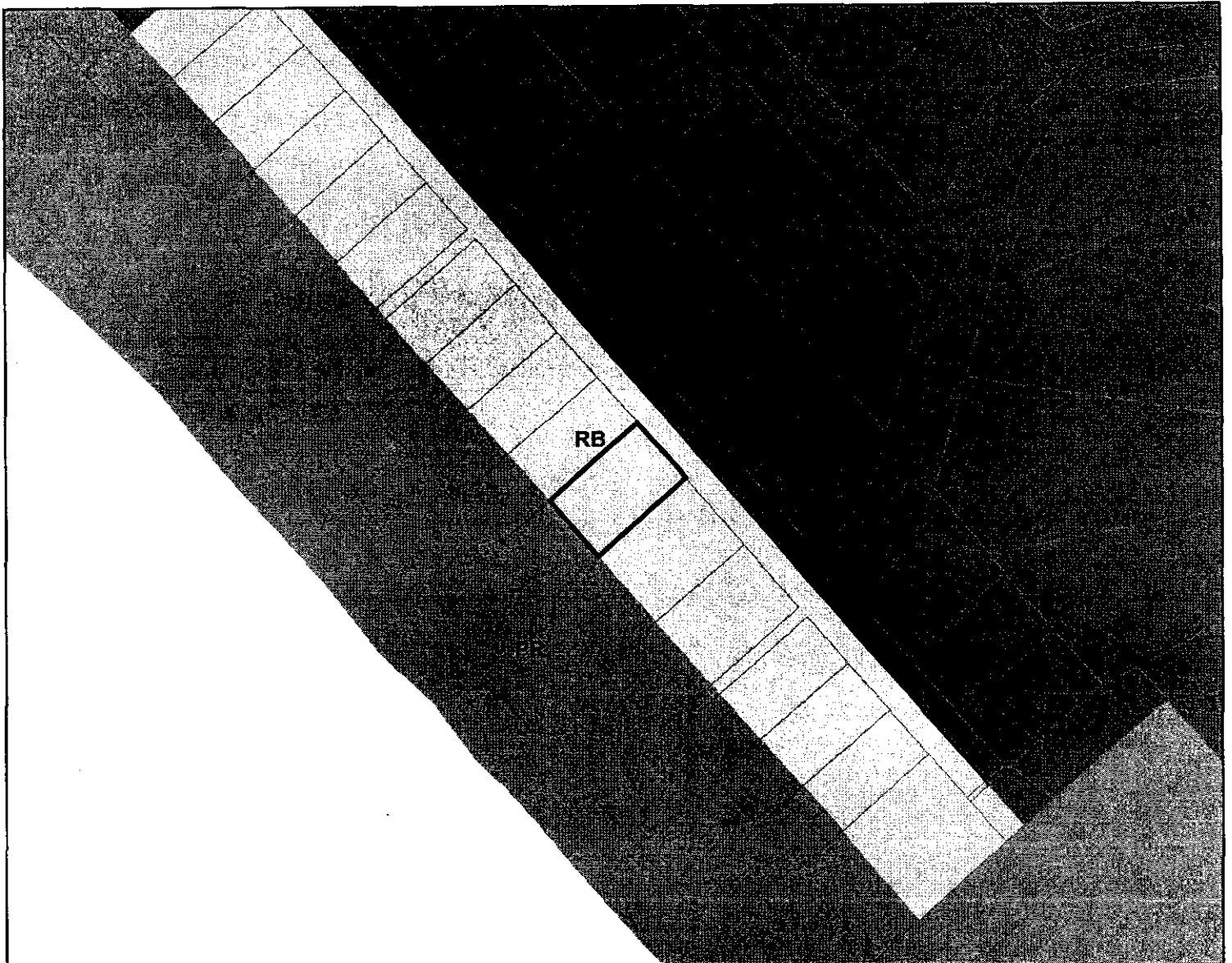
Assessor's Map No. 54-19
County of Santa Cruz, Calif.
Oct. 2000

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







EXHIBIT E

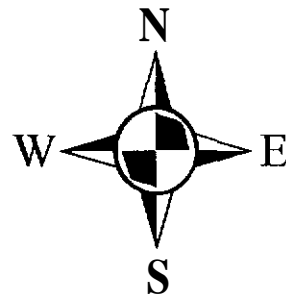


Zoning Map



Legend

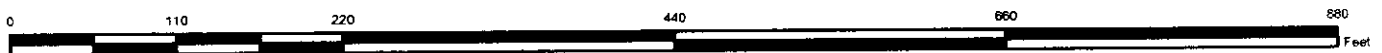
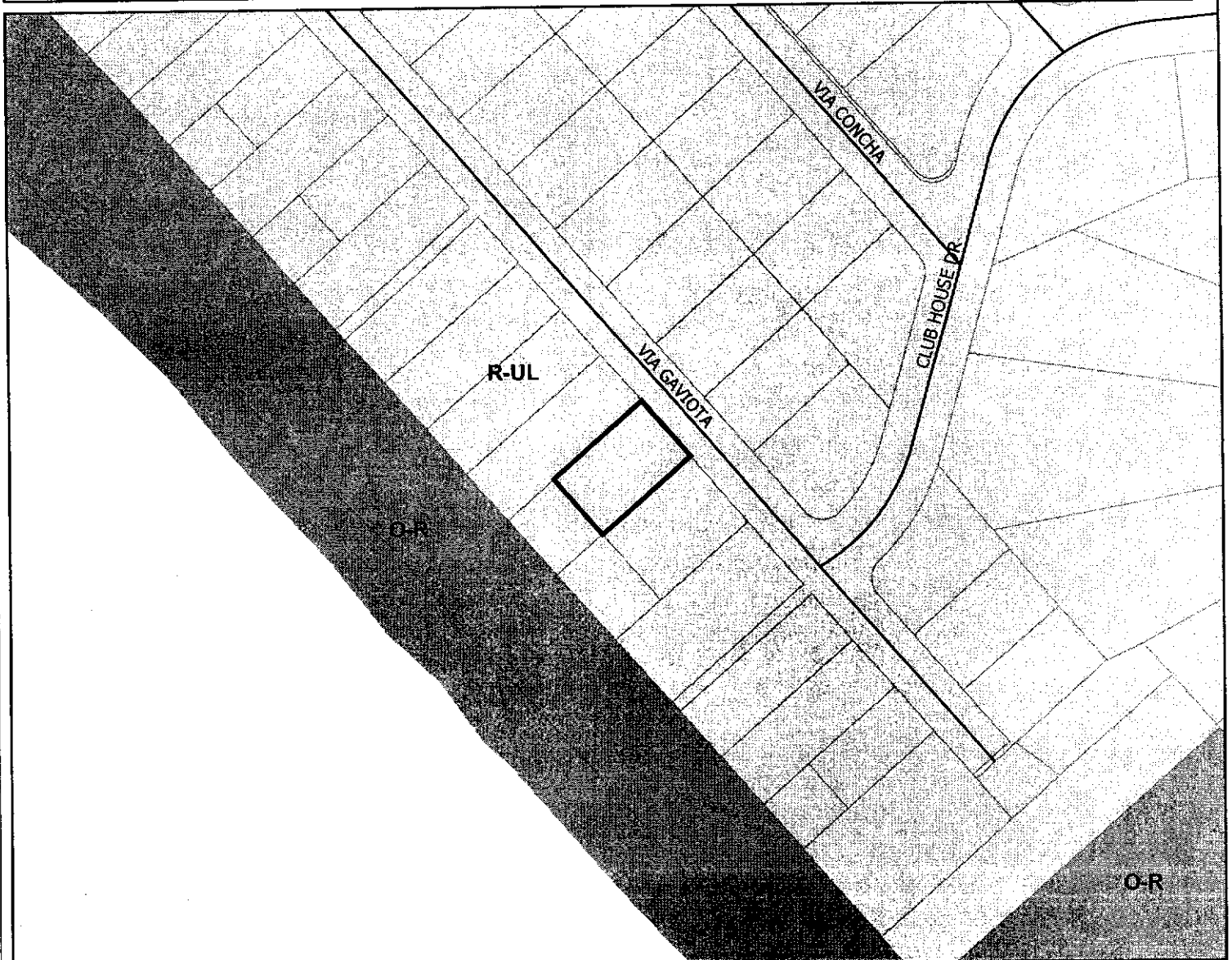
-  APN 054-191-47
-  Streets
-  Assessors Parcels
-  RESIDENTIAL- OCEAN BEACH (RB)
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PARK (PR)








Map Created by
County of Santa Cruz
Planning Department
October 2005

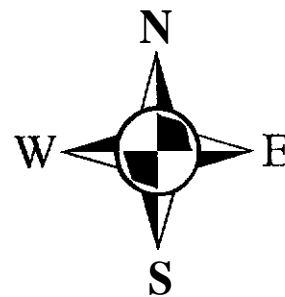


General Plan Designation Map



Legend

-  APN 054-191-47
-  Streets
-  Assessors Parcels
-  Residential - Urban Low Density (R-UL)
-  Parks and Recreation (O-R)



Map Created by
County of Santa Cruz
Planning Department
October 2005



MEMORANDUM

Application No: **05-0658**

Date: October 24, 2005

To: David Keyon, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for an addition and remodel to a residence at 870 Via Gaviota, 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

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

Structures located near r i i e s 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	✓		
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
designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to			N/A
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A

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
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			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 sewing 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			N/A
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	✓		

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: David Keyon
Application No.: 05-0658
APN: 054-191-81

Date: September 13, 2006
Time: 10:07:38
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON OCTOBER 19, 2005 BY PAIA X LEVINE =====

Regarding substantial improvement, an existing floor plan is required before building counter staff can do calculation of value. Calculation of value must precede substantive comments as it will influence the requirements. ===== UPDATED ON NOVEMBER 2, 2005 BY ANDREA M KOCH =====

1) No additional comments.

===== UPDATED ON JANUARY 3, 2006 BY ANDREA M KOCH =====

1) No comments. ===== UPDATED ON JANUARY 27, 2006 BY PAIA X LEVINE ===== 1
Substantial corrections have been made to the computation of the %50 value threshold which is used to determine whether or not FEMA compliance is required. See separate memo dated 1-27-06. 2. Because the project is very close to the 50% threshold it is necessary to determine whether any foundation modifications are necessary for the project to be constructed, prior to the application being considered complete. Please submit verification from the structural engineer that s/he has reviewed the plans and no upgrades/modifications are necessary, and add a note stating that on the plans. Alternatively, provide details on necessary foundation work so the calculation of value can properly include these. See memo for details.

===== UPDATED ON AUGUST 2, 2006 BY ANDREA M KOCH =====

1) See Paia Levine's comments, which are forthcoming. ===== UPDATED ON AUGUST 4, 2006 BY PAIA X LEVINE =====

Reviewed revised plans and letter from CE. Two issues: 1. It appears that the foundation work has been determined and added to the value of the remodel according to the accepted formula (per Michael Clay) 2. Note that plans show the flood elevation at 20'; it is actually 21'. Please correct on plans and also ensure that the level shown on the cross section is relative to MSL.. No benchmark was obvious.

Environmental Planning Miscellaneous Comments

===== REVIEW ON OCTOBER 19, 2005 BY PAIA X LEVINE =====

NO COMMENT

===== UPDATE ON NOVEMBER 2, 2005 BY ANDREA M KOCH =====

1) No comments

===== UPDATED ON JANUARY 3, 2006 BY ANDREA M KOCH =====

1) No comments. ===== UPDATED ON AUGUST 2, 2006 BY ANDREA M KOCH =====

Dpw Drainage Completeness Comments

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

===== REVIEW ON NOVEMBER 1, 2005 BY DAVID W SIMS =====

1st Routing

General Plan policies: <http://sccounty01.co.santa-cruz.ca.us/planning/PDF/generalplan/toc.pdf> 7.23.1 New Development 7.23.2 Minimizing

Discretionary Comments - Continued

Project Planner: David Keyon
Application No. : 05-0658
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Impervious Surfaces 7.23.4 Downstream Impact Assessments 7.23.5 Control Surface Run-off

The application was reviewed for completeness of discretionary development, and compliance with stormwater management controls and County policies listed above. The plan was found to need the following additional information and revisions prior to approving discretionary stage Stormwater Management review.

1) New rooflines, new downspouts and new impervious areas are altering drainage patterns and runoff quantity. As proposed, increased runoff release will be made to the property frontage where it can impact neighbors. Runoff also appears to flow over the sidewalk. Please indicate what mitigations will be applied to control these new impacts. Describe and show on the plans the offsite routing of runoff released to the property frontage until discharged to the surf line. Improvement plans from Tract 0483 on file at the County Survey department may be of help.

2) Please indicate how policy 7.23.2 will be met. The property is already substantially paved, and any additional pavement further complicates the ability to mitigate new runoff impacts. It is noted that removal of other pavement, or use of porous pavements, could fully offset and mitigate new pavement areas desired.

3) Indicate how the old drain from the atrium area will be used or abandoned by this development. This drain line previously routed to a dry well pit as an existing means of mitigation. What will be used in the future to infiltrate equivalent runoff? Existing runoff mitigations are to be maintained, or make provision for other equivalent. ===== UPDATED ON JANUARY 23, 2006 BY DAVID W SIMS =====
2nd Routing - Review is complete.

Prior item 1) Complete. Applicant has indicated that runoff flow over the sidewalk will be held to pre-existing levels, and that new pavement in the front yard is sloped to a planter for infiltration.

Prior item 2) Complete. The applicant has chosen to remove some pavement from the rear sideyard area in an attempt to minimize impervious surfacing. It is recommended that the applicant consider porous pavement for the new front pavement areas, since the rough texture of this product could be made to match well with the exposed aggregate of the existing walkways.

Prior item 3) Complete. Applicant has shown the existing atrium drainage line to be abandoned and has proposed equivalent gutter drain lines with infiltration trenches to mitigate runoff from the rear half of the home.

===== UPDATED ON AUGUST 2, 2006 BY DAVID W SIMS =====
NO COMMENT

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 1, 2005 BY DAVID W SIMS =====
Miscellaneous:

Discretionary Comments - Continued

Project Planner: David Keyon
Application No.: 05-0658
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A) There is a proposed increase in impervious area greater than that itemized on the plans. Please note the impervious increase from removal of the planter areas within the atrium to be enclosed, and the addition area over the existing deck with the overhead open roof.

B) Applicant should provide drainage information to a level addressed in the "Drainage Guidelines for Single Family Residences" provided by the Planning Department. This may be obtained online: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

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 JANUARY 23, 2006 BY DAVID W SIMS =====

Prior item A) Item addressed

Prior item B) No additional comment.

Please call the Dept. of Public Works, Stormwater Management Section. from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON AUGUST 2. 2006 BY DAVID W SIMS =====
NO COMMENT