



## **Staff Report to the Zoning Administrator**

**Application Number: 06-0196**

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**Applicant:** Peter Ellis

**Owner:** Susan Young & John Hay

**APN:** 58-083-01

**Agenda Date:** November 17, 2006

**Agenda Item #: 1**

**Time:** After 10:00 a.m.

**Project Description:** Proposal to construct an addition to a single family dwelling, including a 528 square foot garage and 63 square foot addition at the first floor, and a 1,348 square foot second floor.

**Location:** South side of Marine View Avenue at the intersection with Old Coast Road (140 Marine View Avenue), Davenport.

**Supervisory District:** Third District (District Supervisor: Wormhoudt)

**Permits Required:** Coastal Development Permit Amendment

**Staff Recommendation:**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0196, based on the attached findings and conditions.

**Exhibits**

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

### Parcel Information

Parcel Size: 7028 square feet  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential  
Project Access: Marine View Avenue  
Planning Area: North Coast  
Land Use Designation: R-UL (Urban Low-Density Residential)  
Zone District: R-1-6 (Single-Family Residential)  
Coastal Zone: X Inside    Outside  
Appealable to Calif. Coastal Comm.    Yes X No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Bonnydoon loam  
Fire Hazard: Not a mapped constraint  
Slopes: Has adequate setback to road-cut slope  
Env. Sen. Habitat: Mapped/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: Possibly one tree adjacent to new construction  
Scenic: Mapped resource; briefly visible from northbound Hwy. 1;  
minimal visual impact  
Drainage: Minor drainage improvements to be shown w/Building Permit plans  
Archeology: Archeological site check, negative, completed in 1994

### Services Information

Urban/Rural Services Line: X Inside    Outside  
(RSL)  
Water Supply: Davenport Sanitation District  
Sewage Disposal: Davenport Sanitation District  
Fire District: County Fire / Local Responsibility Area  
Drainage District: n/a

### History

Coastal Development Permit 94-0717 was approved in **January** 1995 for the original construction of the 874 square foot single family dwelling on the property.

### Project Setting

The project is located in the town of Davenport, within the Rural Services Line.

## Neighborhood Compatibility

The proposed residential addition would result in a 2,813 square foot, two story residence including a two car garage. The three closest-by residences on this street are each two stories in a compatible size range, and a new two story residence of about 2,700 square feet including two car garage is presently under construction a short distance up the street, approved under Coastal Permit 02-0406. That new construction project underway is similarly situated across the street from an existing two story residence with two-car garage.

The proposed addition would continue with the existing colors and materials scheme, which utilizes vertical, wood board & batt siding painted medium-light grey. The architectural tone of the project is a modest vernacular style with a somewhat old-fashioned feel that **fits** well with the Davenport community's architectural character. This is consistent with the original Coastal Permit 94-0717 permit condition requiring "exterior colors of the house shall be subdued, natural earth tones" and with the Davenport Special Community design criteria which call for architectural design compatibility with the older houses of the community.

The proposed project does not have the feel of a project that is pushing to maximize on all regulatory limits to size. The height is about two feet under the 28 feet height limit and the project is comfortably under the limits on Floor Area Ratio and Lot Coverage.

Vegetation removal and site disturbance is minimized.

The County's Urban Designer completed a Design Review for the proposed project. The Urban Designer's memo (Exhibit G) indicates the project meets all design criteria.



"North elevation" view of existing Young residence (at center of photo) as seen from Escobar residence across the street. See discussion in this report's text, below.

Planning staff was contacted by the neighbor across the street (Cynthia Escobar, 135 Marine View) who expressed concern about the size of the project and about losing an ocean view. Staff observed the project site from the Escobar property and found that within a fairly expansive view of coastal bluffs, coastal canyon forest and a narrow slice of ocean (see photo above), the proposed addition would evidently block much of the ocean slice. However, County land use regulations do not protect private views per se, and the project is in all other considerations compatible with the neighborhood as discussed above.

## Visual Resources



View of Davenport from Highway 1, looking north. Arrows point to visible roof of existing Young residence. New second story will be visible from Highway 1, with minimal visual impact.

The subject property is within the designated scenic comdor of Highway 1. This “upper east side” of Davenport is briefly visible to northbound traffic after vehicles travel past a view-blocking highway cut and come to the vicinity of the small, official green “Davenport” Caltrans sign on Highway 1.

Due to existing screening vegetation, only the roof of the existing residence is now visible; the new second story will be visible from Highway 1. However, this is not a pristine hillside in which this structure might be a prominent addition. Rather, this is a pocket of urban density in which many structures are well visible. The proposed addition will have no significant effect on this view, both because of the very limited increment in total structures visible, and because the design is compatible with the setting.

## Yard Setbacks

Locational conformance of the existing and proposed construction in relation to property lines, existing features, and required yard setbacks was confirmed by/with a topographic survey map prepared by DeWitt & Associates dated July 1990.

## Miscellaneous Site Planning Issues

Drainage. This parcel is not actually in a mapped Groundwater Recharge area. A neighboring designated Groundwater Recharge area associated with San Vicente Creek appears misaligned in the County’s electronic mapping and as a result just nips the eastern wedge tip of the subject parcel.

The proposed development does meet the County General Plan definition of “New Development,” and so General Plan policy 7.23.1, requiring runoff levels to be maintained at predevelopment rates, is applicable. Planning staff determined that the related request from

Public Works Drainage for additional detailed drainage plan information (Exhibit H) for this minor increase in impervious surface may be met at the subsequent Building Permit stage, consistent with the Public Works comment, "Plans should clearly show how runoff will be routed to the available landscape areas and effectively spread."

The subject property is on a public sewer system and so the eastern wedge-shaped area of the parcel, now in landscaping, does not have a leachfield which might otherwise compete for available soil percolation capacity.

Tree Removal. Due to proximity to the new construction footprint, there is one olive tree (called out as a willow on the site plan) near the southwest corner of the proposed garage which may not survive construction impacts. The owners and the neighbor to the south are hoping to retain this tree. The owner is in the process of consulting with several arborists about the feasibility of keeping the tree. This tree provides attractive greenery and screening but is not crucial to the general design of the 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**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **06-0196**, based on the attached findings and conditions.

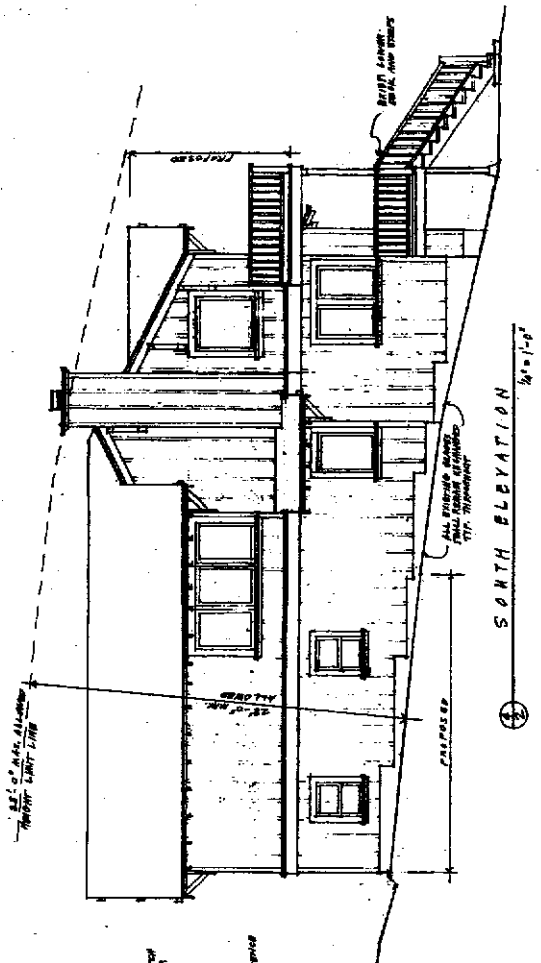
**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.**

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

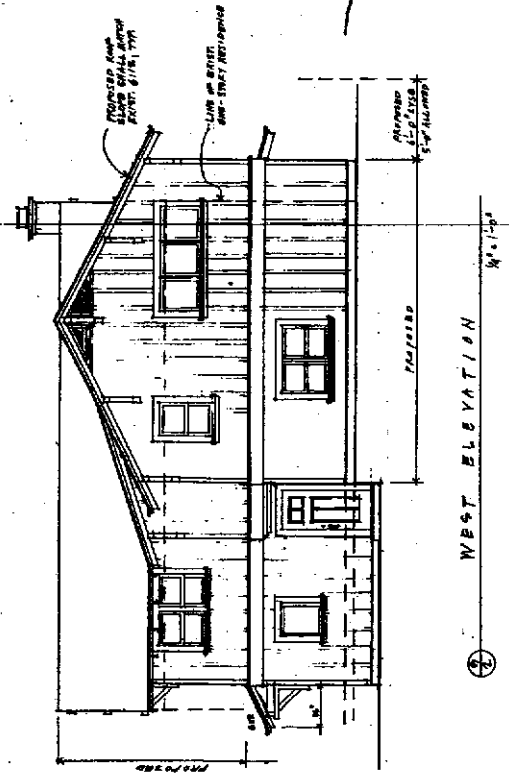
Report Prepared By: Jack Nelson  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3259  
E-mail: [jack.nelson@co.santa-cruz.ca.us](mailto:jack.nelson@co.santa-cruz.ca.us)



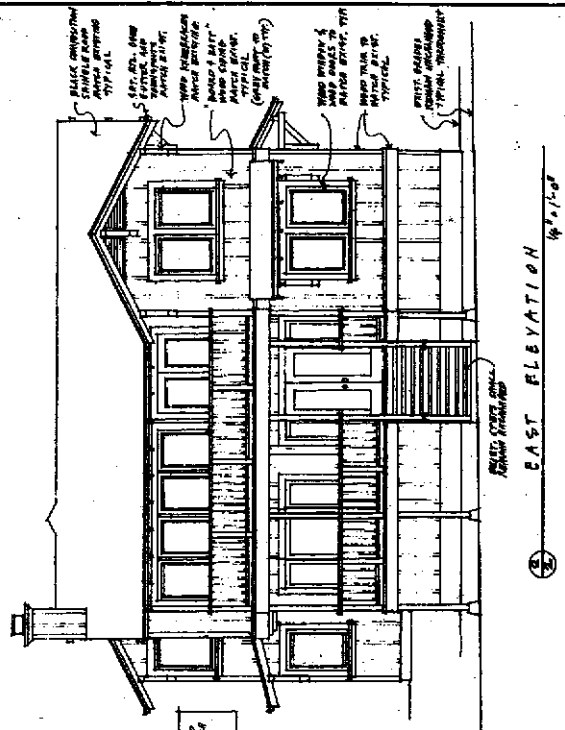
PREPARED BY:  
SUTRA BILLS  
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SANTA CRUZ, CA 95060  
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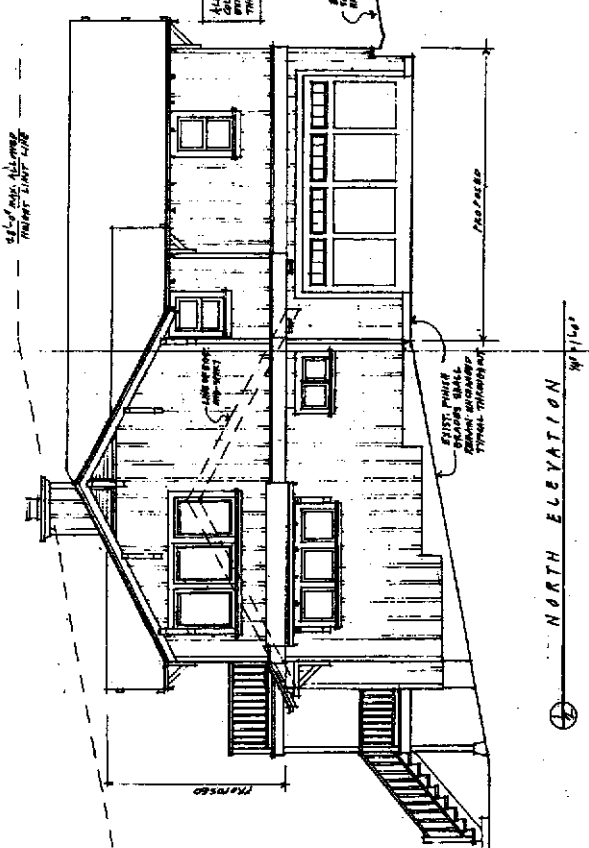
② SOUTH ELEVATION  $\frac{1}{2}'' = 1' - 0''$



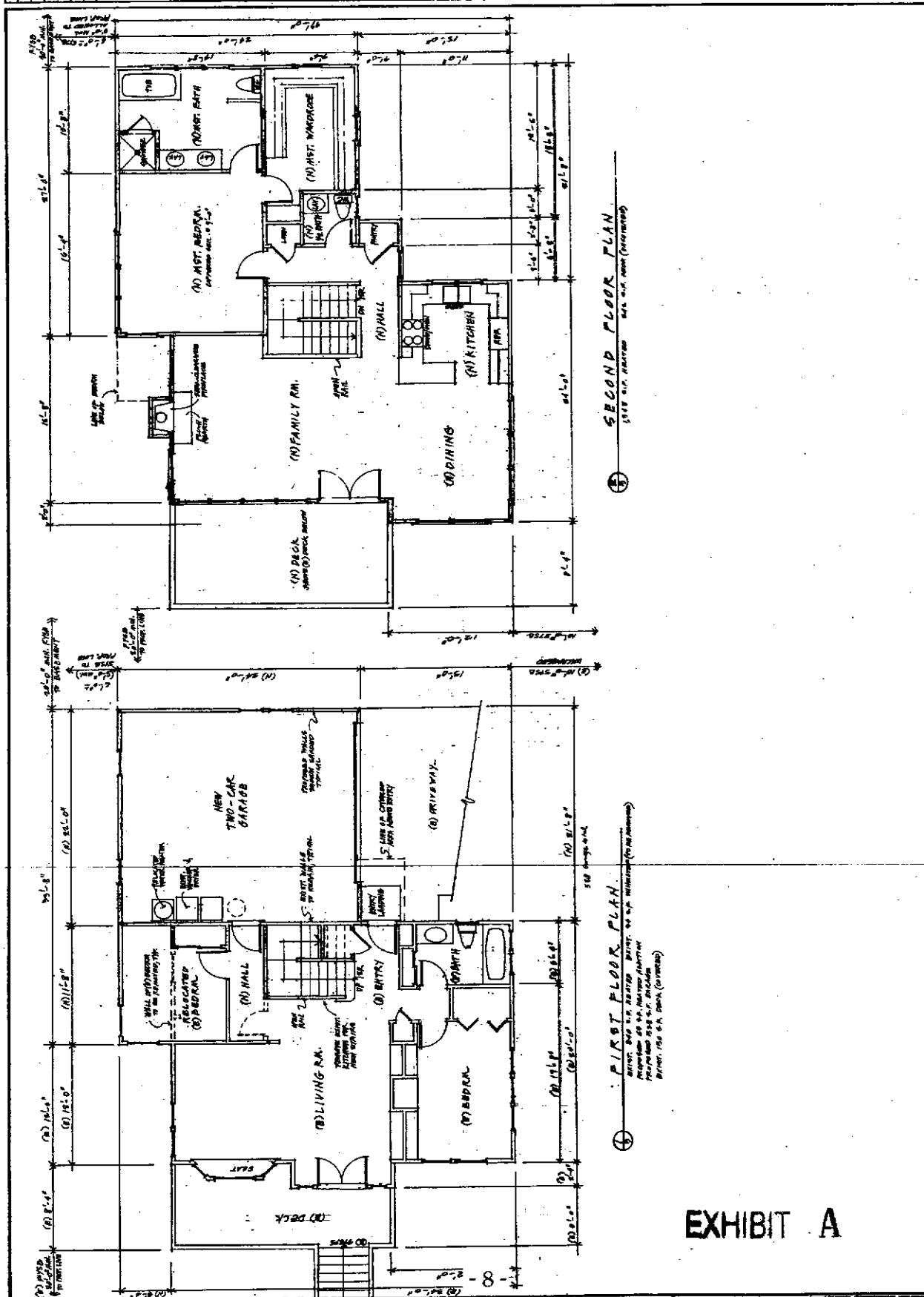
WEST ELEVATION



② EAST ELEVATION  $1/4" = 1'-0"$



② NORTH ELEVATION 40° 15'



SECOND FLOOR PLAN

① : FIRST FLOOR PLAN.

**EXHIBIT A**



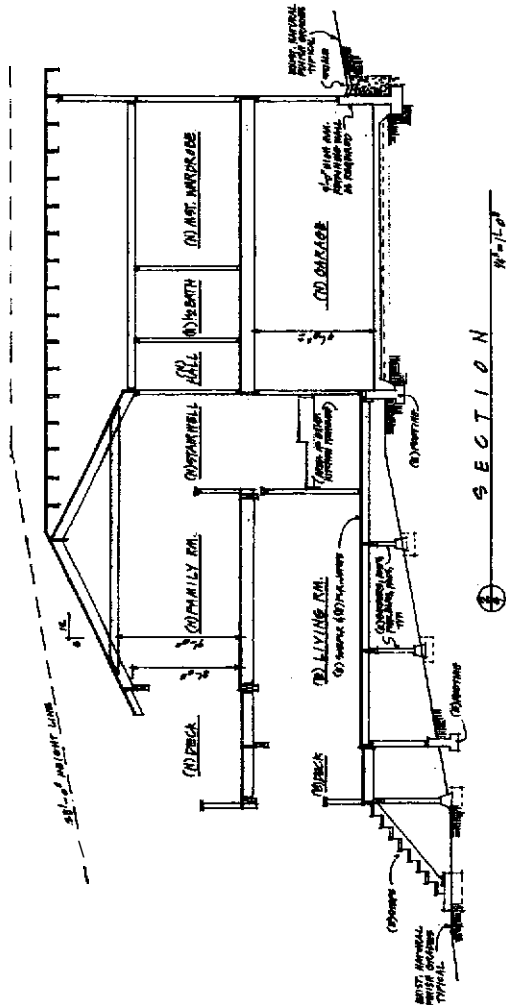
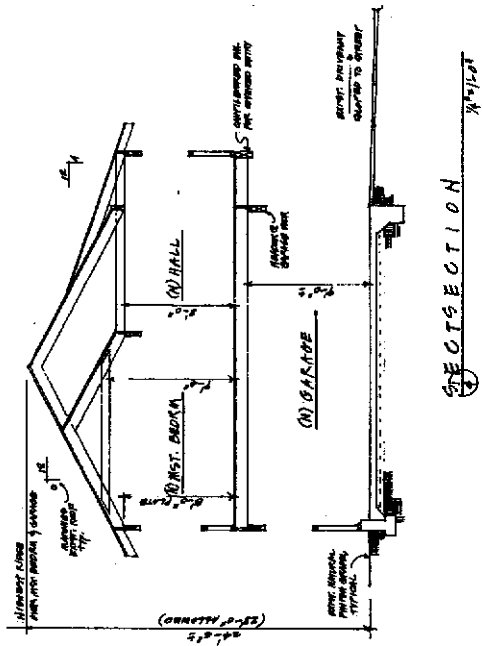
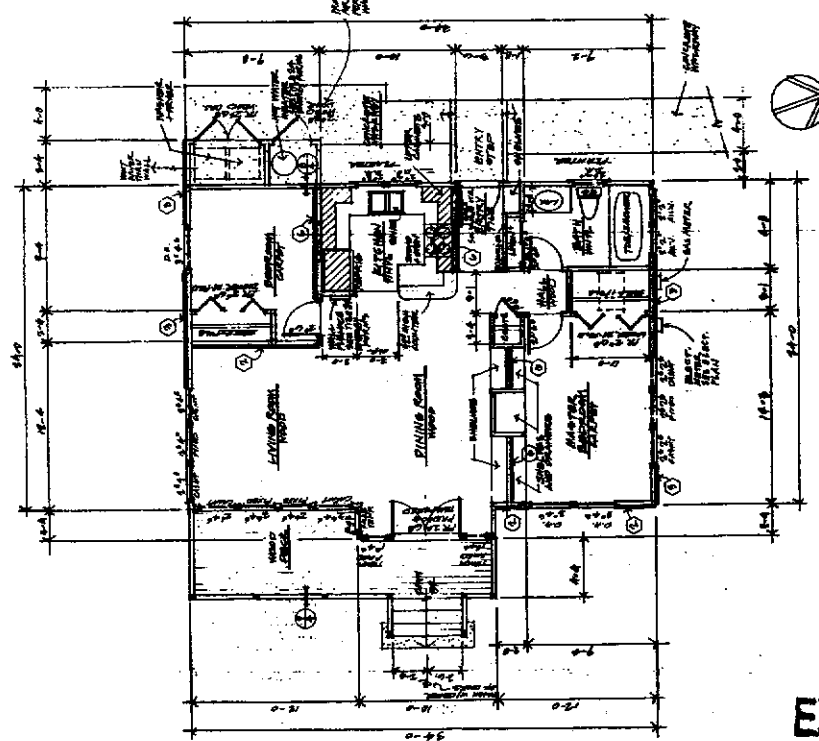
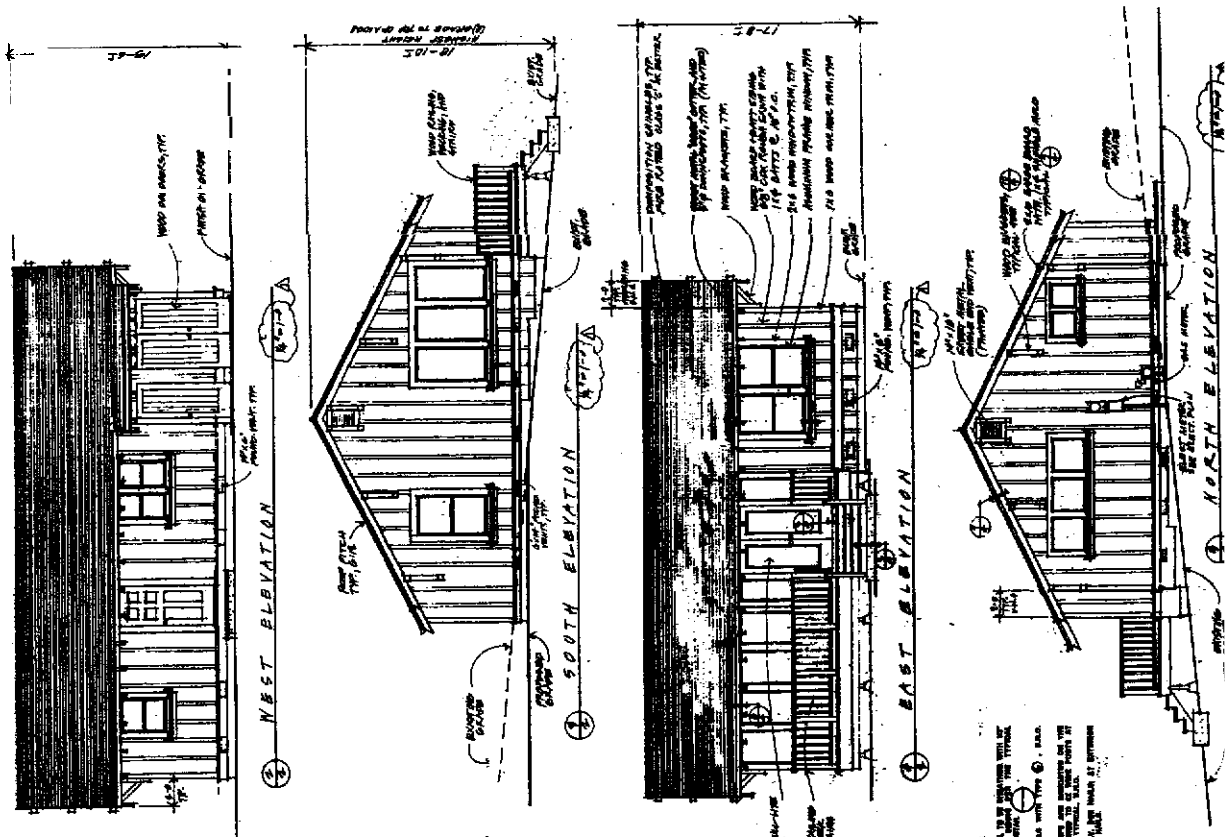


EXHIBIT A



- FIRST FLOOR PLAN**
1. DOORS AND WINDOWS SHALL COMPLY WITH ALL LOCAL CODES AND IRC.
  2. ALL BUILDING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
  3. ALL BUILDING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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  6. ALL BUILDING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

EXHIBIT A

## 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), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low-Density Residential General Plan designation.

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

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that a 5 foot wide sewer easement along the east property line (shown on the Exhibit A site plan) is not affected and a 5 foot ingress/egress easement along the west property line (shown on Exhibit A) is also not affected.

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 compatible 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; and the development site is not on a prominent ridgeline, 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-1-6 (Single-Family Residential) 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. The design submitted is not inconsistent with the existing range of size and architectural styles in the area.

### **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 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-1-6 (Single-Family Residential) zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Urban Low-Density Residential (R-UL) land use designation in the County General Plan.

The proposed single family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and

Development Standards Ordinance), in that the single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed single family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed addition to a single family dwelling is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only 1 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 residential neighborhood containing a variety of architectural styles, and the proposed single family dwelling is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed single family dwelling will be of an appropriate scale and type of design that will be compatible with the village-type ~~urban~~ density and architectural character of the local Davenport community.

## Conditions of Approval

Exhibit A: Project plans by Peter Ellis, Sheets 1-4, dated April 11, 2006

- I. This permit authorizes the construction of a(n) an addition to 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.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with 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 color of roof covering for Planning Department approval, in **8.5"** x 11" paper format.
    2. Drainage and erosion control plans, including but not limited to, details to show how runoff will be routed to the available landscape areas and effectively spread, and details for the control of erosion during construction and at completion of construction.
    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.
    4. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.

- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached.
  - C. Meet all requirements of and pay any applicable drainage fees to the County Department of Public Works, Drainage.
  - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - E. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
  - F. Pay the current fees for Parks and Child Care mitigation for the increment of one bedroom(s).
  - G. Provide required off-street parking for three cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- 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.



Application # 06-0196  
APN: 58-083-01  
Owner: Susan Young & John Hay

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

**Please note: This permit expires on the expiration date listed below unless you obtain the required permits and commence construction.**

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

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

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

\_\_\_\_\_  
Don Bussey  
Deputy Zoning Administrator

\_\_\_\_\_  
Jack Nelson  
Project Planner

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 06-0196

Assessor Parcel Number: 58-083-01

Project Location: 140 Marine View Ave., Davenport

**Project Description: residential addition to an existing single family dwelling**

**Person or Agency Proposing Project: Peter Ellis**

**Contact Phone Number: (831) 454-0178**

- 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:**

Construction of an addition to a single family dwelling in **an** area designated for residential uses.

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

\_\_\_\_\_  
Jack Nelson, Project Planner

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

# FOR TAX PURPOSES ONLY

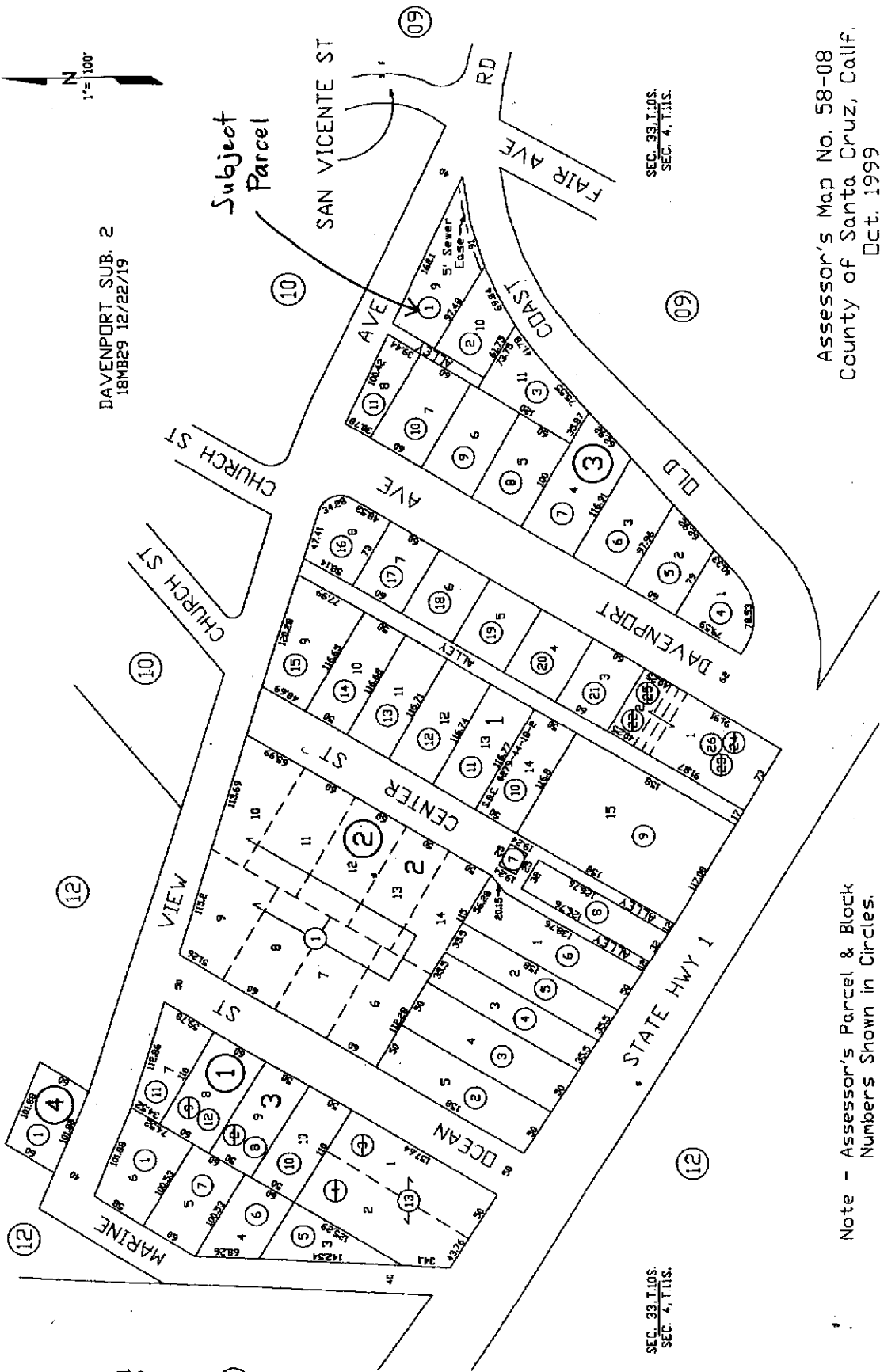
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999

SAN VICENTE RANCHO

PDR. SEC. 33, T.10S., R.3W., & SEC. 4, T.11S., R.3W., M.D.B. & M.

Tax Area Code 58-08

86-003



DAVENPORT SUB. 2  
18MB29 12/22/19

75RS21  
2/7/86

SEC. 33, T.10S.  
SEC. 4, T.11S.

SEC. 33, T.10S.  
SEC. 4, T.11S.

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

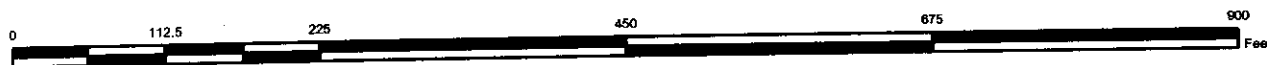
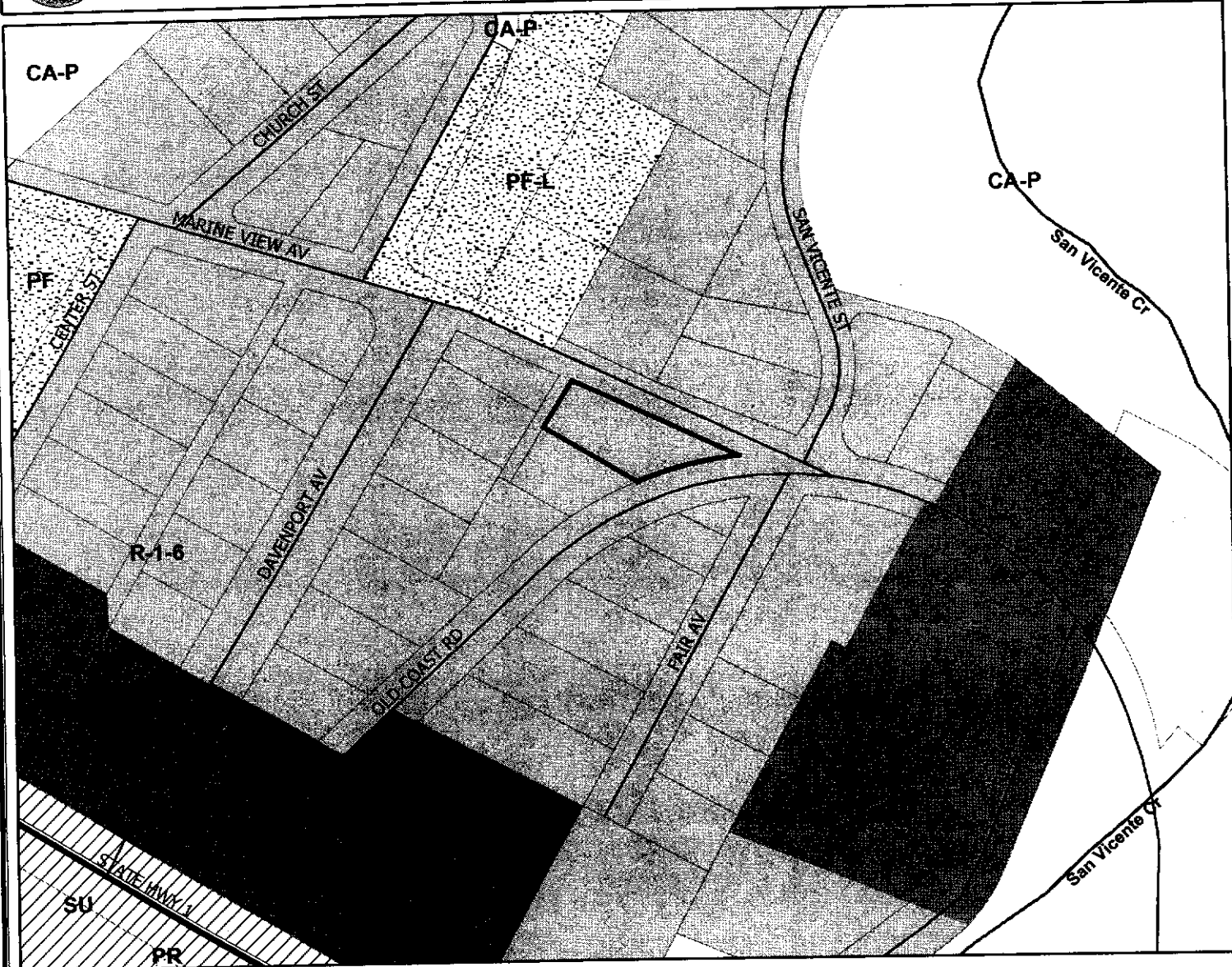
Assessor's Map No. 58-08  
County of Santa Cruz, Calif.  
Oct. 1999

**FOR REFERENCE ONLY / THIS IS NOT A SURVEY**  
THIS PLAT IS PROVIDED SOLELY FOR  
LOCATING THE LAND IN GENERAL  
AND OTHER PARCELS. NO CLAIM  
ANT LOSS OCCURRING HEREON.

EXHIBIT

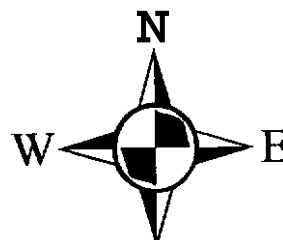


# Zoning Map



## Legend

- APN 058-083-01
- Streets
- State Highways
- PERENNIAL STREAM
- Assessors Parcels
- RESIDENTIAL-SINGLE FAMILY (R-1)
- COMMERCIAL SERVICE (C-4)
- COMMERCIAL-NEIGHBORHOOD(C-1)
- SPECIAL USE (SU)
- PUBLIC FACILITY (PF)
- AGRICULTURE COMMERCIAL (CA)

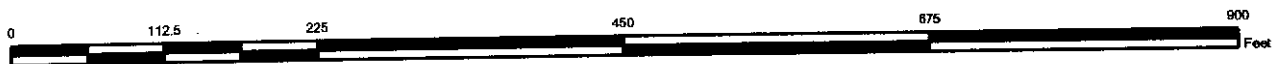
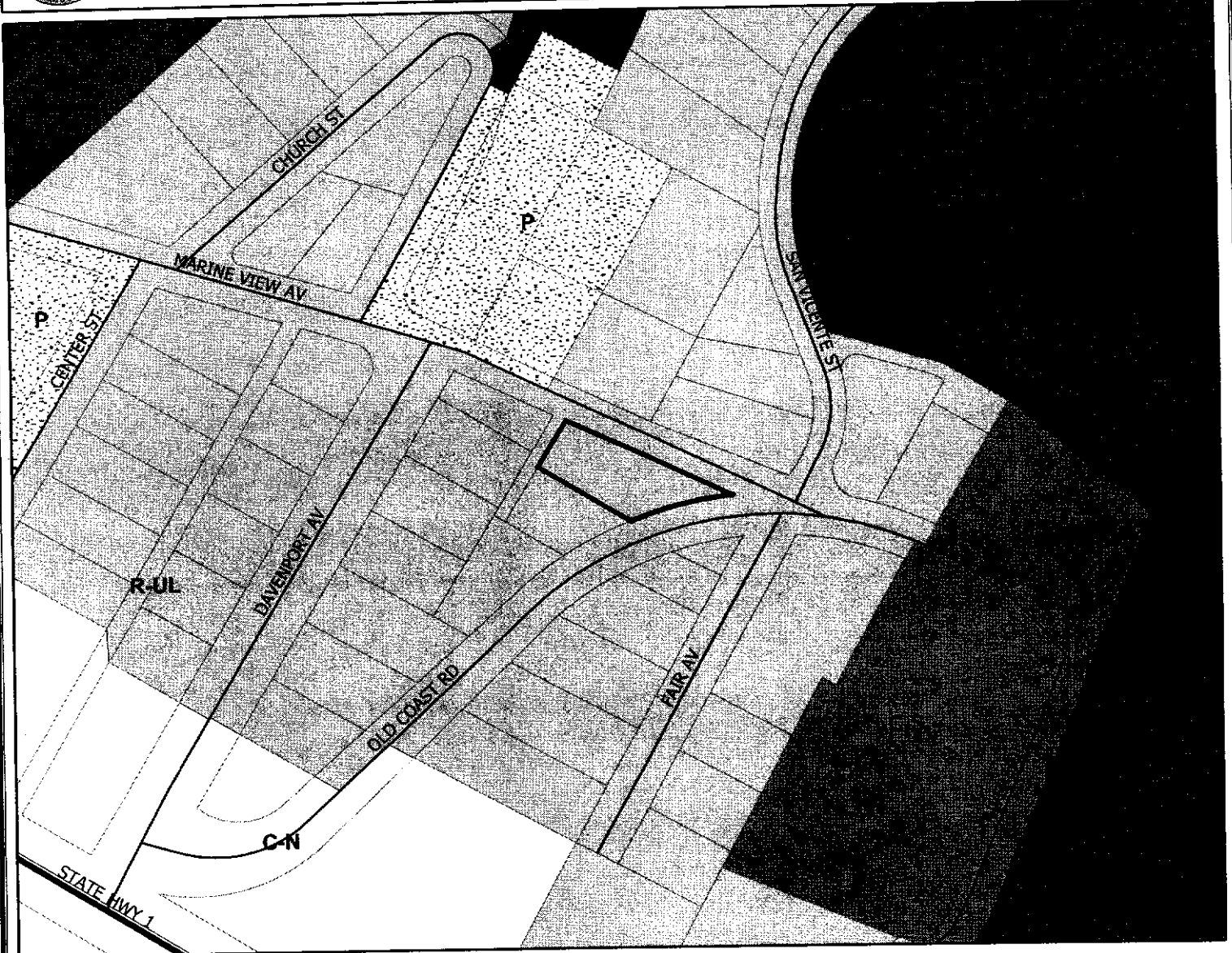


S EXHIBIT F










Map Created by  
County of Santa Cruz  
Planning Department  
April 2006



# General Plan Designation Map



## Legend

-  APN 058-083-01
-  Streets
-  State Highways
-  PERENNIAL STREAM
-  Residential- Urban Low Density (R-UL)
-  Commercial-Service (C-S)
-  Agriculture (AG)
-  Public Facilities (P)
-  Commercial-Neighborhood (C-N)

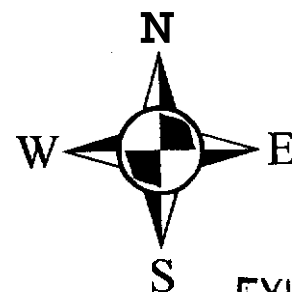


EXHIBIT E

Map Created by  
County of Santa Cruz  
Planning Department  
April 2006

## MEMORANDUM

Application No: 06-0196

Date: April 14, 2006

To: Jack Nelson, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review a second floor residential addition at Marine View Drive, Davenport

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

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

Desian Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
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	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

EXHIBIT G

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

Development shall be located, if possible, on parts of the site not visible or <b>least visible from the public view.</b>			<b>NIA</b>
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			<b>NIA</b>
Site Planning			
Development shall <b>be</b> sited and designed to fit the physical setting carefully <b>so</b> that its presence is subordinate to the natural character of the <b>site</b> , maintaining the natural features (streams, major drainage, mature <del>trees</del> , dominant vegetative			<b>N/A</b>
Screening and landscaping suitable to the site <b>shall be</b> used to soften the visual impact of development in the viewshed			<b>NIA</b>
<b>Building design</b>			
<b>Structures shall be designed to fit the</b> topography of the site with minimal cutting, grading, or filling for construction			<b>NIA</b>
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy <b>devices shall be encouraged</b>			<b>N/A</b>
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			<b>N/A</b>

repeat or harmonize with those in the cluster			
<b>Large agricultural structures</b>			
The visual impact of large agricultural structures shall <b>be</b> minimized by locating the structure within or near an existing group of buildings			<b>NIA</b>
The visual impact of large agricultural structures shall <b>be</b> minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			<b>NIA</b>
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			<b>NIA</b>
<b>Restoration</b>			
Feasible elimination or mitigation of			<b>N/A</b>
			<b>N/A</b>
			<b>N/A</b>
Materials, scale, location and orientation of signs <b>shall</b> harmonize with surrounding elements			<b>NIA</b>
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			<b>NIA</b>
Illumination of signs shall be permitted only for <b>state</b> and county directional and informational signs, except in designated commercial and visitor serving zone districts			<b>NIA</b>
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall <b>be</b> permitted to <b>be</b> visible <b>from</b> the highway. These signs shall <b>be</b> of natural unobtrusive materials and colors			<b>NIA</b>
<b>Beach Viewsheds</b>			
Blufftop development and landscaping (e.g., decks, patios, structures, trees,			<b>N/A.</b>

EXHIBIT G



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

Design Review Authority**13.11.040** Projects requiring design review

- (a) Single home construction, and associated additions involving 500 square feet or more, **within** coastal special communities and sensitive sites as defined in this Chapter.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
<b>Compatible Site Design</b>			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
<b>Natural Site Amenities and Features</b>			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		

EXHIBIT G

Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
<b>Views</b>			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
<b>Safe and Functional Circulation</b>			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
<b>Solar Design and Access</b>			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
<b>Noise</b>			
Reasonable protection for adjacent properties	✓		

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
<b>Building Articulation</b>			
Variation in wall plane, roof line, detailing, materials and siting	✓		

materials and siting			
<b>Sdar Design</b>			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		

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: Jack Nelson  
Application No.: 06-0196  
APN: 058-083-01

Date: October 17, 2006  
Time: 09:34:36  
Page: 1

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**Dpw Drainage Completeness Comments**

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

~~=====~~ REVIEW ON MAY 2, 2006 BY DAVID W SIMS =====  
1st Routing

The proposed stormwater management plan is approved for discretionary stage Stormwater Management review. Please see miscellaneous comments for items to be addressed in the building application stage.

**Dpw Drainage Miscellaneous Comments**

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

~~=====~~ REVIEW ON MAY 2, 2006 BY DAVID W SIMS =====

The submitted drainage plan was reviewed for completeness and compliance with stormwater management controls provided by County policies listed above. The plan needs the following additional information and revisions.

General Plan policies: <http://www.sccoplanning.com/pdf/generalplan/toc.pdf> 5.8.4  
Drainage Design in Primary Groundwater Recharge Areas 7.23.1 New Development 7.23.2  
Minimizing Impervious Surfaces 7.23.5 Control Surface Runoff

- 1) The parcel is mapped within a ground water recharge zone. However, this mapping appears incorrect due to resolution error and the development will not be required to provide recharge to meet policy 5.8.4.
- 2) All new development is required to hold runoff rates to pre-development levels. The plan does not yet contain adequate means to achieve this. Drainage notes found on the plans allow methods of runoff disposal that are in conflict with mitigation requirements. Routing downspouts to splash blocks and spreading runoff over landscape areas away from building foundations can be acceptable. Routing runoff offsite by means of pipes, or asphalt or lined swales that concentrate flow is not acceptable. Plans should clearly show how runoff will be routed to the available landscape areas and effectively spread. Other mitigation means are also possible.
- 3) Identify all areas of new paving being proposed. Any extensive additions of pavement should use porous materials in order to meet policy 7.23.2.
- 4) Clearly show on the plans how runoff from the new addition will be prevented from discharging towards the southern neighbor along the narrow 6 ft. side yard in a manner that could cause damages.
- 5) Clearly show and describe offsite routing of runoff to either a County maintained inlet or to a natural channel.
- 6) 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://www.sccoplanning.com/brochures/drain.htm>

## Discretionary Comments - Continued

Project Planner: Jack Nelson  
Application No.: 06-0196  
APN: 058-083-01

Date: October 17, 2006  
Time: 09:34:36  
Page: 2

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 MAY 2, 2006 BY DAVID W SIMS =====

### Dpw Road Engineering Completeness Comments

===== REVIEW ON MAY 2, 2006 BY TIM N NYUGEN =====  
NO COMMENT

### Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MAY 2, 2006 BY TIM N NYUGEN =====  
NO COMMENT

### Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON APRIL 20, 2006 BY COLLEEN L BAXTER =====  
===== UPDATED ON APRIL 20, 2006 BY COLLEEN L BAXTER ===== DEPARTMENT  
NAME: CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter: Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction. Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections.  
NOTE on the plans that the roof covering shall be no less than Class "B" rated roof.  
NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.  
SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope. The driveway shall be in place to the following standards prior to any framing construction. or construction will be stopped: - The driveway surface shall be "all weather". a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%. oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%. but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area

EXHIBIT H

**Discretionary Comments - Continued**

**Project Planner:** Jack Nelson  
**Application No.:** 06-0196  
**APN:** 058-083-01

**Date:** October 17, 2006  
**Time:** 09:34:36  
**Page:** 3

which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times. 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. 72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

**Cal Dept of Forestry/County Fire Miscellaneous Com**

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

===== REVIEW ON APRIL 20, 2006 BY COLLEEN L BAXTER =====

EXHIBIT H