



## Staff Report to the Zoning Administrator

Application Number: **06-0657**

Applicant: Robert Do Amaral  
Owner: Roger and Nora Moore  
APN: 052-281-06

**Agenda Date: March 16, 2007**  
**Agenda Item: 1**  
**Time: After 10:00 a.m.**

**Project Description:** Proposal to remodel an existing single – family dwelling to include a reroof, replacement of all windows and doors, the addition of two bedrooms, and an interior remodel.

**Location:** Property located in Pajaro Dunes.

**Supervisory District:** 2<sup>nd</sup> District (District Supervisor: Ellen Pine)

**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 06-0657, based on the attached findings and conditions.

### Exhibits

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

### Parcel Information

Parcel Size:	9,762 square feet
Existing Land Use - Parcel:	Single Family Residence
Existing Land Use - Surrounding:	Single Family Residences, Dunes and Beach
Project Access:	Via Sanderling Circle, a private road
Planning Area:	San Andreas
Land Use Designation:	R-UL (Urban Low Residential)
Zone District:	SU (Special Use)/ Pajaro Dunes PUD
Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside

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

Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

### Environmental Information

Geologic Hazards: Sand dunes and beach located directly west of the subject parcel. Declaration for issuance of a development permit in an area subject to geologic hazards recorded in 1986 under **Book** 3961, Page 135.

Soils: Soils report required prior to issuance of building permit.

Fire Hazard: Not a mapped constraint

Slopes: NIA

Env. Sen. Habitat: West side of parcel subject to wave run-up; no development proposed in this location.

Grading: No grading proposed

Tree Removal: No ~~trees~~ proposed to be removed; existing Coastal Pine in front yard to remain.

Scenic: Scenic beach viewshed

Drainage: Existing drainage adequate

Archeology: Not mapped/no physical evidence on site

### Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside

Water Supply: city of Watsonville

Sewage Disposal: City of Watsonville

Fire District: Santa Cruz County Fire Protection District

Drainage District: Zone 7

### History

A Planned Unit Development (74-400-PUD) was approved for the existing residential Pajaro Dunes Development and associated service and recreational facilities. The PUD was approved in several phases over a **series** of years. The development and design standards associated with this PUD **are** still in effect at **this** time. Although most of the homes in the PUD were to be built within a 50' x 50' building envelope, many homes were built outside of the building envelope and require a Certificate of Correction to be recorded with the County.

A building permit for a 3 bedroom, 2 bathroom, 2-story house was **finaled** in 1973 (#31251).

In 2003, a discretionary permit (02-0196) was approved to construct a liquid propane distribution system with gas piping and in **2004** a Building Permit (53914C) for a reroof was issued at the existing residence.

### Project Setting

The subject parcel is approximately 9,762 square feet and is developed with a two-story single family dwelling. The residence is located on the eastern portion of the parcel, while the western portion

slopes gently down to the beach. The parcel is zoned Special Use (SU) and is located in the Pajaro Dunes PUD.

The existing residence is two stories arranged on three levels and has four bedrooms and four bathrooms. The existing residence is non-conforming for height in that it is 36'6" which is more than the maximum 35.5' allowed within the Pajaro Dunes PUD. The residence was originally built about 1.5 feet west of the recorded 50' x 50' building envelope, which is recognized as a historical accident by the Pajaro Dunes Association and the County of Santa Cruz.

There is a 10-foot wide strip of designated Common Area that runs along the east (front) property line that provides pedestrian access to the subject parcel.

### Project Scope

The property owners proposed to add about 309 square feet to the existing residence to create a bathroom and closet on the first floor and two additional bedrooms and new full bathroom on the second floor. The new house will be about 3,179 square feet, up to a maximum height of 36'6", and will have five bedrooms and five bathrooms. The existing 6'4" high ceiling in the family room will be raised to 9'10"; however, the roof height will remain lower than existing height of 36'6". The proposed second story addition will enclose an existing deck with a roof-height trellis and will therefore not extend an existing nonconforming roof which would require a variance. The existing parking areas are adequate to accommodate the additional parking requirements associated with the proposed intensification.

### Zoning & General Plan Consistency

The subject property is a 9,762 square foot lot, located in the SU (Special Use) zone district, a designation which allows residential uses. The proposed single family residence is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Residential General Plan designation. In addition, the proposed project is consistent with the requirements and development standards of the approved Planned Unit Development in that as a condition of approval, the applicant shall remove the two proposed pop-out window boxes from the north elevation so that the additions and improvements will be built entirely within the development envelope and the proposed additions and improvements will not increase the height of the residence beyond what currently exists.

	Pajaro Dunes PUD Site Standards	Proposed
Front Yard Setback	20'	25'
Rear Yard Setback	10'	About 100' from addition
Side Yard Setback	6' & 6' or 5' & 7'	12' & 8'
Maximum Height	35.5'	36'6" (existing nonconforming)
Maximum % Lot Coverage	45%	25%
Maximum Floor Area Ratio	50' x 50' development envelope	w/in required development envelope

### Beaches/Geologic Hazards

The additions will allow the property owner to add square footage onto the home without impacting the beach and dunes to the west or further exceeding the ~~maximum~~ height requirement of the Pajaro Dunes PUD. The addition does not extend seaward, therefore it does not meet the definition of “development” in the Geologic ~~Hazards~~ section of the County Code (16.10.040(s)(4)) and is not subject to geologic hazards setback requirements from the coast.

### Certificate of Correction

Many of the homes within the Pajaro Dunes PUD were built outside of the required 50' x 50' building envelope and require a Certificate of Correction to be recorded with the County. The proposed single family dwelling has been reviewed by Planning Staff for a Certificate of Correction and, as conditions of approval, the applicant shall remove the proposed window boxes that are cantilevered outside of the building envelope and submit a Certificate of Correction to the County Surveyor for review and recordation to formalize the revision.

### Tree Protection

The cypress tree located in the front courtyard will remain as part of the project. If the tree is removed or destroyed, the property owner shall plant ~~two~~ 15 gallon Monterey Cypress trees ~~on~~ the property to be maintained in a healthy condition in perpetuity.

### Local Coastal Program Consistency

~~The~~ proposed addition 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. No coastal access easements cross the subject property, and a pedestrian access point already exists about 160 feet north of the project site ~~off~~ Sanderling Circle.

### Design Review & Scenic Resources

The proposed additions to the existing single family dwelling will not significantly alter the existing bulk, mass and scale of the residence as the additions will be built around an existing ground level courtyard and in place of an existing second story deck. In addition, the proposed roof will not exceed the height of the existing roof; therefore the addition will not interfere with surrounding ocean views.

The proposed additions comply with the requirements of the County Design Review Ordinance and Local Coastal Program, in that the proposed project will incorporate site and architectural design features such as natural colors and materials to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

The proposed additions ~~will~~ not be visible from the scenic beach viewshed because it will be built on the east (front) ~~wall~~ of the home that does not front ~~on~~ the beach. The new raised living room roof will be visible from the scenic beach viewshed, but will not increase the height of the roof above

what's existing and will not add bulk or mass to the existing residence.

### 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 **060657**, based on the attached findings **and** conditions.

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

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

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## Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned SU (Special Use), a designation which allows residential ~~uses~~. The proposed single family residence is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low 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 the existing common area easement along the front (east) property line and the additions will be built within the designated development envelope.

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 a low urban density; the colors shall be natural in appearance and complementary to the beach setting. The proposed additions will be visible ~~from~~ the beach.

4. That the project conforms with the public access, recreation, and visitor-sewing 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 about 160-feet north of the project site off of Sanderling Circle. The additions are proposed on the ~~east~~ side ~~of~~ the parcel and ~~will~~ therefore not encroach on the beach.

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 SU (Special Use) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

## Development Permit Findings

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

**This** finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in **safety** and the conservation of energy and resources. The proposed single family 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 proposed location of the residential additions and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district and Planned Unit Development in that the primary use of the property will be a single family residence and as a condition of approval, the two proposed window boxes on the north elevation shall be removed from the project **so** that the proposed single family dwelling will be entirely contained within the development envelope and it will meet all current site standards for the PUD.

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 Residential (R-UL) land use designation in the County General Plan.

The proposed residential additions will not adversely impact the light, solar opportunities, air, and/or open space available to other structures **or** properties, and meet all current site and development standards for the Planned Development in that the residential additions will not adversely shade adjacent properties, and will meet current setbacks for the PUD that ensure access to light, air, and open space in the neighborhood.

The proposed single family residence will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy **8.6.1** (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family residence will comply with the site standards **for** the PUD (including setbacks, lot coverage, development envelope, 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.

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 residential additions are to be constructed on an existing developed lot. The proposed additions are not expected to increase traffic levels (1 peak trip per dwelling unit), and will not impact existing roads and intersections in the surrounding area.

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

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

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

This finding can be made, in that the proposed single family residence will be **of** an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding **properties** and will not reduce or visually impact available open space in the surrounding area.



## Conditions of Approval

Exhibit A: Project plans, 12 pages, prepared by Flury Bryant Design Group, Inc., dated 5/12/2006.

- I. This permit authorizes the construction of residential additions, exterior improvements and an interior remodel resulting in a 5 bedroom, 5 bathroom 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 proof that a Certificate of Correction was reviewed and recorded by the County Surveyor (Department of Public Works).
  - B. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - C. 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.

4. Remove the two cantilevered window boxes from the proposed second story on the north wall of the residence off of bedrooms **4** and **5** which are located outside of the building envelope.
  5. Details showing compliance with **fire** department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
- D. 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.
  - E. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
  - F. Obtain clearance for this project from the City of Watsonville Sanitation Department.
  - G. Meet all requirements and pay any applicable plan check fee of the Santa Cruz County Fire Protection District.
  - H. Submit **3** signed and stamped copies of a soils report completed by a California licensed geotechnical engineer to be approved by the County.
  - I. Pay the current fees for Parks and Child Care mitigation for **2** bedroom(s). Currently, these fees are, respectively, \$800 and \$1**09** per bedroom.
  - J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological

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. The existing Cypress tree shall remain on the parcel and shall be protected during construction with appropriate measures, such **as** construction fencing to ensure the health of the tree. If the tree is removed or destroyed, the property owner shall plant two **15** gallon Monterey Cypress trees on the property to be maintained in a healthy condition in perpetuity.
- B. 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

Application #: 06-0657

APN: 052-281-06

Owner: Roger and Nora Moore

shall not enter into any stipulation or settlement modifying or affecting the interpretation **or** validity of any of the terms **or** conditions of the development approval without the prior written consent of the County.

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

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

**Please note: This permit expires two years from the effective date 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

\_\_\_\_\_  
Samantha Haschert  
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: 06-0657

Assessor Parcel Number: 052-281-06

Project Location: 2 Sanderling Circle

**Project Description: Proposal to remodel an existing single family dwelling to include a reroof, replacement of all windows and doors, the addition of two bedrooms, and an interior remodel.**

**Person or Agency Proposing Project: Robert Doamaral**

**Contact Phone Number: (408) 356-5500**

- 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 1 - Existing Facilities (Section 15301)

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

Proposal to construct additions and other improvements to an existing single family residence in an area designated for residential ~~uses~~.

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

\_\_\_\_\_  
Samantha Haschert, Project Planner

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

52-28

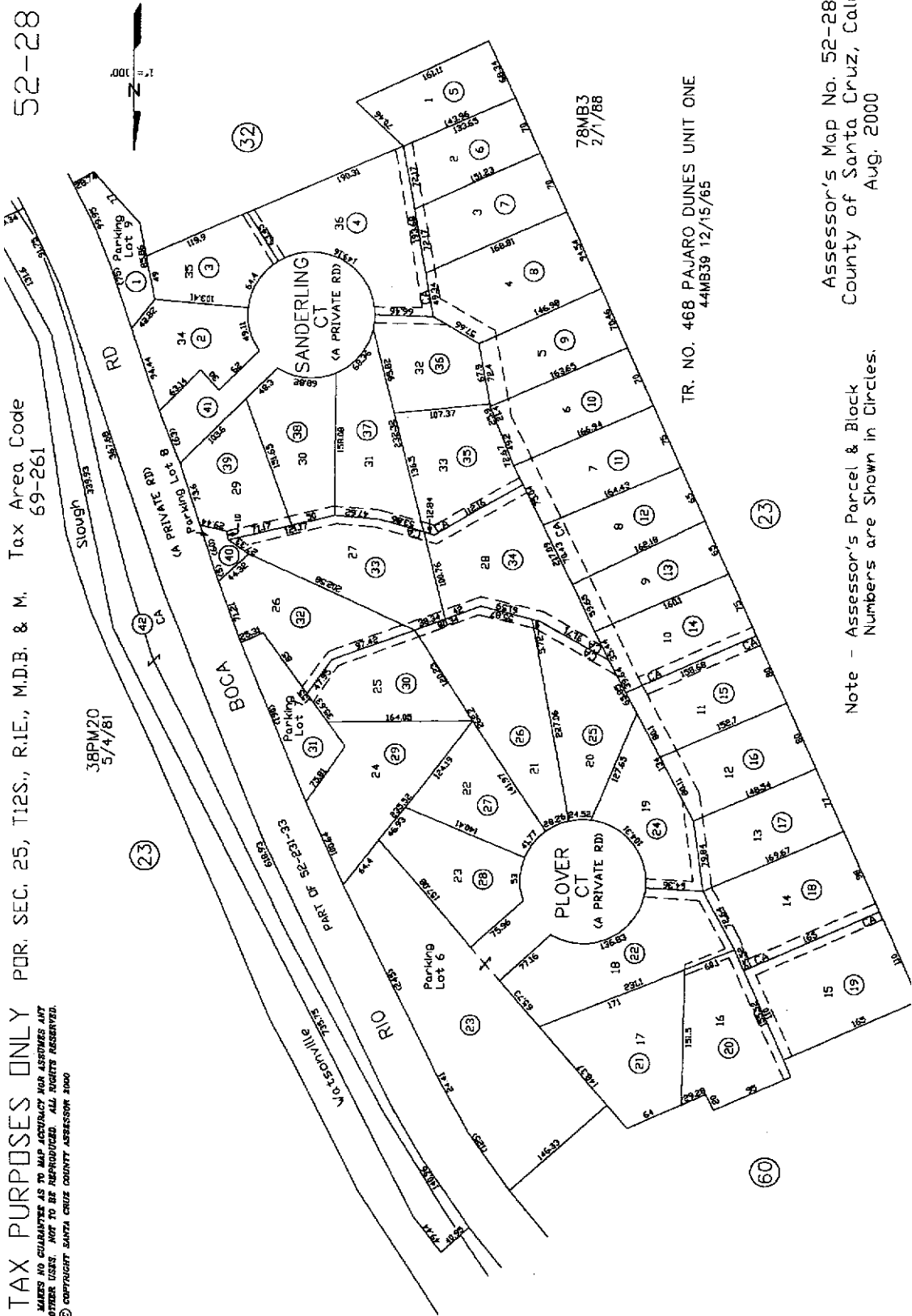
FOR TAX PURPOSES ONLY

PDR. SEC. 25, T12S., R1E., M.D.B. & M.

Tax Area Code  
69-261

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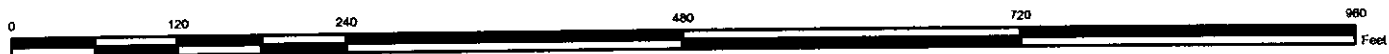
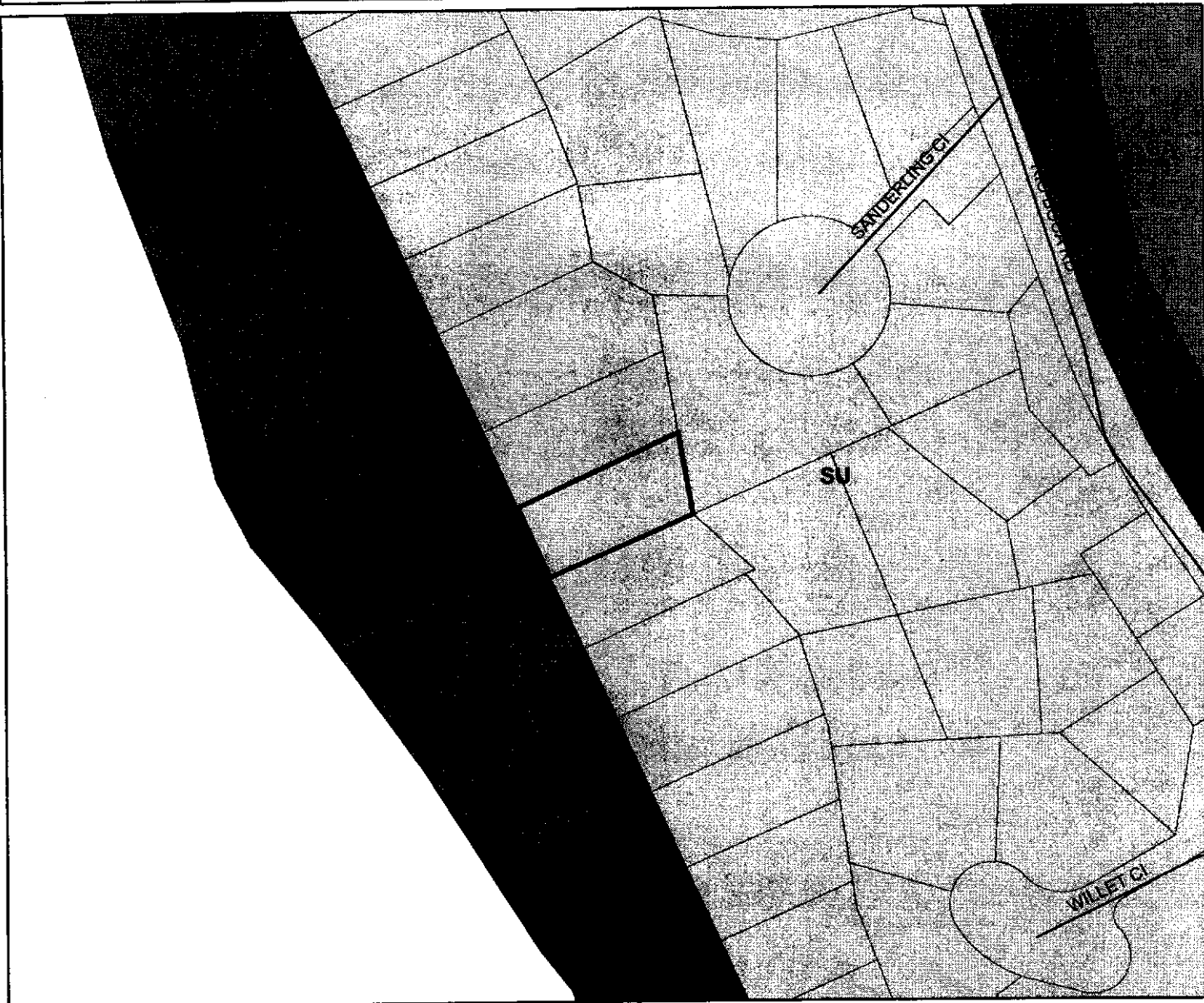


Assessor's Map No. 52-28  
County of Santa Cruz, Calif.  
Aug. 2000

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

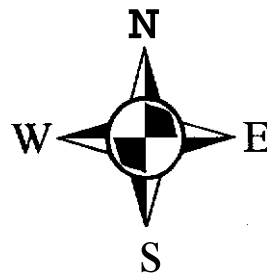


# Zoning Map



## Legend

- APN 052-281-06
- Assessors Parcels
- Streets
- SPECIAL USE (SU)
- AGRICULTURE COMMERCIAL (CA)
- PARK (PR)
- County Boundary



Map Created by  
County of Santa Cruz  
Planning Department  
December 2006

EXHIBIT F

C O U N T Y O F S A N T A C R I Z  
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Joan Van Der Hoeven  
Application No. : 06-0657  
APN: 052-281-06

Date: December 15, 2006  
Time: 14:41:12  
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**Project Review Completeness Comments**

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

===== REVIEW ON DECEMBER 15, 2006 BY JOAN VAN DER HOEVEN =====

===== UPDATED ON DECEMBER 15, 2006 BY JOAN VAN DER HOEVEN =====

No increase in existing roof height allowed. Certificate of Correction to be filed with Public Works Surveyor. Development beyond designated building envelope such as fencing, patios requires review.

**Project Review Miscellaneous Comments**

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

===== REVIEW ON DECEMBER 15, 2006 BY JOAN VAN DER HOEVEN =====

NO COMMENT

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

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

----- REVIEW ON NOVEMBER 28, 2006 BY COLLEEN L BAXTER =====

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.

SHOW on the plans a public fire hydrant within 250 feet of any portion of the property, along the fire department access route, meeting the minimum required fire flow for the building. This information can be obtained from the water company.

Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street. additional numbers shall be installed on a directional sign at the property driveway and street.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 1/2 inch.

NOTE on the plans that the roof covering shall be no less than Class "B" rated roof.

NOTE on the plans that a 100 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%.



**Discretionary Comments - Continued**

**Project Planner:** Joan Van Der Hoeven  
**Application No.:** 06-0657  
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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 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 NOVEMBER 28, 2006 BY COLLEEN L BAXTER =====

## Joan Vanderhoeven

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**From:** Robert Loveland  
**Sent:** vrijdag 15 december 2006 14:48  
**To:** Joan Vanderhoeven  
**Subject:** Comments for App. 060657

### Completeness Comments:

Please identify if the existing tree is to remain or be removed. If removal is proposed, then two trees (Monterey Cypress/ 15 gallon in size) will need to be replanted on the property and maintained in healthy condition in perpetuity.

### Misc. Comments:

#### CONDITIONS OF APPROVAL

1. A soils report ( 3 signed and stamped) completed by a California licensed geotechnical engineer is required. The report must be reviewed and approved by the county prior to building permit issuance.

**COUNTY OF SANTA CRUZ**  
**DEPARTMENT OF PUBLIC WORKS**  
INTER-OFFICE CORRESPONDENCE

DATE: November 21, 2006

TO: Joan Van der Hoeven, Planning Department

FROM: Carl Rom. Department of Public Works 

SUBJECT: APPLICATION 06-0657, APN 052-281-06, SANDERLING CIRCLE

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Subsequent to Planning's approval of the revision to the original building envelope, the applicant will have to submit a Certificate of Correction to the County Surveyor for review and recordation to formalize the revision.

If you have any questions or would like to discuss this comment, please call me at extension 2806.

CDR:cdr

## INTEROFFICE MEMO

APPLICATION NO: 06-0657

Date: November 20, 2006

To: Joan Van der Hoeven, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for an addition and remodel to a residence at 2 Sanderling Circle, Pajaro Dunes

**GENERAL PLAN / ZONING CODE ISSUES****Design Review Authority****13.20.130** The **Coastal Zone** Design Criteria are applicable to any development requiring a Coastal Zone Approval.**Design Review Standards****13.20.130** Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria in code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
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 trees shall be minimized.	✓		
Efforts shall be made 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.	✓		

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A
Development shall be located, if possible, on parts of the site not visible or least visible from the public view			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the 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			N/A

cluster			
<b>Large agricultural structures</b>			
The visual impact of large agricultural structures <del>shall be</del> minimized by locating the structure within or near an existing group of buildings			NIA
The visual impact of large agricultural structures shall <del>be</del> minimized by using materials and colors which blend <del>with</del> the building cluster or the natural vegetative cover of the site (except for greenhouses).			NIA
The visual impact of large agricultural structures shall <del>be</del> minimized by using landscaping to <del>screen</del> 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 <del>be</del> 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 <del>with</del> surrounding elements			N/A
<del>Signs</del> lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			NIA
<del>Illumination</del> of signs shall <del>be</del> permitted only for <del>state</del> and county <del>directional</del> and informational signs, except in designated commercial and visitor serving zone districts			NIA
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall <del>be</del> 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, <del>trees</del> , shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient			N/A

distance to <del>be</del> 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)			<b>NIA</b>
The design of permitted structures shall minimize visual intrusion, and shall <del>incorporate</del> materials and finishes which harmonize with the character of the area. Natural materials are preferred			<b>N/A</b>