



Staff Report to the Zoning Administrator

Application Number: **06-0367**

Applicant: Dennis Anderson
Owner: Gary and Janice Podesto
APN: 046-321-06

Agenda Date: 4/6/2007
Agenda Item #: **3**
Time: After 10:00 a.m.

Project Description: Proposal to construct a second story room addition above an existing single-family dwelling, convert an existing garage to habitable space, and to construct a detached garage.

Location: Property located on the southwest side of San Andreas Road approximately 190-feet southwest of the railroad trestle at Manresa State Beach at 1443 San Andreas Road in La Selva Beach.

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 06-0367, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	37,277 square feet
Existing Land Use - Parcel:	Single Family Residence
Existing Land Use - Surrounding:	Single Family Residences to the south and east, Manresa State Beach to the north and west
Project Access:	Via San Andreas Road, a public road
Planning Area:	La Selva Beach

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

Land Use Designation: R-R (Rural Residential)
Zone District: RR (Rural Residential)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Coastal bluff on the west portion of the parcel; geologic report accepted by the County Geologist.
Soils: Geotechnical report accepted by the County Geologist
Fire Hazard: Not a mapped constraint
Slopes: Coastal bluff on the west portion of the site; **no** development proposed on the bluff.
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Minimal grading; reviewed and accepted by County Geologist.
Tree Removal: No trees proposed to be removed
Scenic: Scenic corridor; scenic beach view shed
Drainage: Proposed drainage adequate
Archeology: Archaeological Site Review conducted in **2001(01-0339)**; no pre-historical cultural resources evident on the subject property.

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Septic
Fire District: Aptos/La Selva Fire Protection District
Drainage District: None

History

In **1993**, a discretionary application (**93-0574**) to construct an **862** square foot one-story addition, demolish an existing nonconforming carport, and construct a detached garage, was approved on the subject property. A hazard assessment and soils report review were completed prior to this approval.

In **1994**, another discretionary application (**94-0452**) was approved to construct a wall over **6'** and a gazebo in the required front yard. A geotechnical report was completed prior to this approval.

Building permit #1 **12795** was finalized in **1996** and issued a change **order** in **1997** for the construction of stairs down the bluff to the beach.

The property owner obtained a coastal development permit and variance (**98-0489**) in **1998** and associated building permit (#126313) in **2000** for the construction of a second story addition and reduced side yard setbacks. This permit approved a **2** bedroom, **3.5** bathroom residence with an attached garage and recreation room.

In 2001, the County of Santa Cruz completed an Archaeological Reconnaissance Survey for the subject parcel which concluded that pre-historical cultural resources were not evident at the site. The associated application to build a retaining wall was abandoned (01-0339).

Lastly, a plumbing permit was finalized on the subject parcel in 2006 under building permit #144007 and a project to construct the existing seawall at the toe of ~~the~~ bluff was approved in 2006 under permit numbers 06-0367 and building permit #138047.

Project Setting and Scope

The subject parcel is 37,277 square feet and is developed with a two-story single family dwelling. The residence is located on the west side of the parcel, just on top **of the** coastal bluff. The parcel is downslope from the adjacent residence to the south and uphill **from** the vacant county property to the north, which is a coastal arroyo. Directly across the coastal **arroyo** to the north is a parking lot and Manresa State Beach. The parcel fronts on San Andreas Road, which is a 60-foot right of way. The parcel is zoned Rural Residential (R-R).

The property owner obtained a variance in 1998 (98-0489) to reduce the side yard setback **from** the required 20-feet to 10-feet with findings based on the required setback from the top of the bluff and the odd shape of the parcel; therefore, the existing garage and residence are located 10-feet from the south property line.

The existing 2 story structure has a three-car garage and workshop **on** the first floor and a bedroom suite on the second floor of the existing garage. The structure is attached to the main residence by an elevated hallway that leads to the second floor. There **is** no interior access between the first floor garage and the second floor bedroom suite.

This project requires an amendment to Coastal Development Permit **98-0489**. The resulting residence will be approximately 3,721 square feet and will have 3 bedrooms, 3.5 bathrooms, an attached one bedroom habitable accessory structure of about 570 square feet, an attached non-habitable workshop of about 170 square feet, and a detached garage ~~of~~ about 369 square feet.

Garage

The property owner is proposing to construct a detached, 1-story, 369 square foot garage about 23-feet east of the existing garage that will provide two parking spaces for the residence. Under Section 13.10.552, the remodeled residence will provide three parking spaces onsite outside of the right of way. The location of the new garage requires the rear (south) wall of the structure to retain about 4-feet of landscaped earth, which was reviewed and approved by the County Geologist. The garage will be a maximum of 15-feet tall.

Habitable & Non-Habitable Accessory Structures

The property owner is proposing to remodel the first floor of the existing garage to create: 1) a habitable accessory structure including a bedroom (labeled as exercise room), two closets, and a utility room, and 2) a non-habitable workshop. There is no proposed interior access between the habitable areas on the first and second floors of the proposed structure or between the proposed

habitable area and the existing main residence; therefore, as conditions of approval, the property owner shall record Declarations of Restriction to maintain the proposed habitable and non-habitable accessory structures.

Second Story Addition

The existing house has a second story tower feature that encloses a **spiral** staircase and elevated hallway that leads from the entry way of the house to the second **floor** bedroom suite over the existing garage. The proposed second story addition will be built around the existing staircase “tower” and consist of a 575 square foot living room and a deck. **The** highest point of the new roofline on the second story will be 28-feet, which is the maximum allowed in a Rural Residential zone district.

	RR Site Standards	Proposed
Front Yard Setback	40'	40'
Side Yard Setbacks	20' & 20'	20' & 10'*
Rear Yard Setback	40'	40'
Maximum Height	28'	28'
Maximum % Lot Coverage	10%	9.99%
Maximum Floor Area Ratio	NIA	N/A

Coastal Bluff/Geologic Hazards

The coastal bluff located on the west portion of the subject parcel has been a major source of analysis over the past 15 years with Santa Cruz County and the Coastal Commission. The applicant submitted a Geotechnical Report for the proposed project, which was reviewed and approved by the County Geologist in a letter dated October 24, 2006 (Exhibit G). All requirements listed in the review letter are incorporated as under conditions of approval (II.B.3, ILB.5, II.D, and III.C). The proposed project complies with the **required** 25-foot setback from the top of the bluff on the north and west sides of the parcel.

In addition, the Coastal Commission was contacted by Planning Staff on February 8, 2007 and notified that all past violations associated with the existing seawall ~~at~~ the toe of the bluff have been resolved and permitted and that ongoing monitoring will continue to take place to ensure compliance. The Coastal Commission did not have additional ~~conditions~~ of approval to be required as part of the current project.

Local Coastal Program Consistency

The proposed single family residence and detached garage are in conformance with the County's certified Local Coastal Program, in that the structures are 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 150 feet north of the project site at the Manresa State Beach entrance.

Design Review & Scenic Resources

The proposed addition to the existing single family dwelling will not significantly alter the existing bulk, mass and scale of the residence as the addition will be built above an existing one story residence and a two story garage structure of similar bulk already exists on the site. In addition, the proposed addition will not interfere with surrounding *ocean* views because there is only one adjacent residence to the south that is located above the subject property and the property across the street to the east does not currently view the ocean over the existing single story residence.

The proposed addition complies 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 colored stucco and stone walls to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

The proposed second story addition on the existing house will be visible from the scenic beach viewshed; however the addition will be less than half of the length of the existing residence visible from the beach and will only be about 12-feet higher (at it's highest point) over the existing roofline. In addition, many of the existing residences along the Manresa Beach bluff top are two story homes that are visible from the beach.

This project was reviewed by the Urban Designer and found to be in compliance with the requirements for a Sensitive Site/Scenic Beach Viewshed as listed in Chapter 13.11.

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 **06-0367**, 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 bearing agendas and additional information are available online at: 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 RR (Rural Residential), a designation which allows residential uses. The proposed single family residence and detached garage are principal permitted uses within the zone district, consistent with the site's (R-R) Rural 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 easements such as public access **or** utility easements in that no such easements are **known** to encumber the project site and the proposal is in compliance with the top of bluff setback requirements on this parcel.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130et 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 at a rural density; the colors shall be natural in appearance and complementary **to** the site; and the development will be a minimal addition at the top of the bluff.

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 single family residence and detached garage will not interfere with public access to the beach, ocean, **or** any nearby body of water as no such access easements are known to encumber the site. 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 RR (Rural 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. 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 complies with the required setback from the top of the bluff. In addition, a geotechnical report was reviewed and approved by the County Geologist and all requirements are included as conditions of approval. 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 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 RR (Rural Residential) zone district in that the primary use of the property will be one single family residence that meets all current site standards for the zone district and the revised site standards as approved under the approved variance (98-0489).

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

The proposed single family residence will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance) and as revised in the previously approved variance (98-0489), in that the single family residence will not adversely shade adjacent properties, and will meet current setbacks required for the parcel 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 RR zone district and as previously approved under variance 98-0489 (including setbacks, lot coverage, 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.

The proposed single family residence is in compliance with General Plan Policies 5.10.2 and 5.10.7 in that it will not interfere with ocean views because the adjacent residence to the south is located higher than the subject property and the residence located across San Andreas Road to the east does not currently have ocean views over the existing one story residence, and the new stucco material on the exterior of the addition will be a natural color that will blend in with the beach/coastal bluff setting and character of the area.

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 addition of two bedrooms will not result in a significant increase in utility usage and is not expected to generate more than the acceptable level of traffic on San Andreas Road because there is no increase in peak trips associated with a 2 bedroom 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 similar bulk, mass, and scale **as** the surrounding homes. The single family dwelling will remain consistent with the land use intensity and density of the neighborhood and will not negatively impact the scenic beach viewshed.

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. **This** project was reviewed by the Urban Designer and found to be in compliance with the requirements for a Sensitive Site as listed in Chapter 13.11.

Conditions of Approval

Exhibit A: Project plans, 10 pages, prepared by Dennis Anderson dated 2/12/07, Andrew Radovan dated 9/26/06, and Michael Bridgette dated 7/5/05.

- I. This permit authorizes the construction of a three bedroom, three and half bathroom single family residence with a detached garage and a one bedroom habitable accessory structure. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department **one** copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, erosion control, and landscaping plans to be approved by the County Geologist and the Department of Public Works Drainage Division. Drainage plans must show all runoff from parking and driveway areas treated by a silt and grease trap **or** other water quality device prior to discharge offsite.
 3. Reference to the approved Geotechnical Report dated October 13, 2006 and a statement that the project shall conform to the reports recommendations.
 4. Submit revised engineering plans that reflect the correct size and location of the detached garage as shown on sheet A1 of Exhibit A.

5. The 25-foot setback from the bluff must be shown on the building plans.
 6. 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.
 7. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
- 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. Submit Plan Review letters to Environmental Planning written by the author of the approved Geotechnical Report dated October 13, 2006. The letter shall state that the project plans conform to the reports recommendations.
 - E. Submit proof that the Declaration of Geologic Hazards form has been recorded with county.
 - F. Meet all requirements of the County Department of Public Works, Drainage.
 - G. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - H. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - I. Pay the current fees for Parks and Child Care mitigation for 2 bedrooms; the new habitable accessory structure and the extra room not approved under permit #1263 13. Currently, these fees are, respectively, \$1000 and \$109 per bedroom.
 - J. 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.
 - K. 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.

- L. Complete and record a Declaration of Restriction to construct a habitable accessory structure. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
 - M. Complete and record a Declaration of Restriction to construct a non-habitable accessory 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.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, **or** the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
 - A. In the event that future County inspections of the subject property disclose 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.

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

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: 06-0367

Assessor Parcel Number: 046-321-06

Project Location: 1443 San Andreas Road

Project Description: Proposal to construct a second story room addition to an existing single family residence, convert an existing garage to habitable space, and to construct a detached garage.

Person or Agency Proposing Project: Dennis Anderson

Contact Phone Number: (831) 457-8348

- 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 an addition, convert garage space to habitable space and construct a detached garage at 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: _____

FOR TAX PURPOSES ONLY

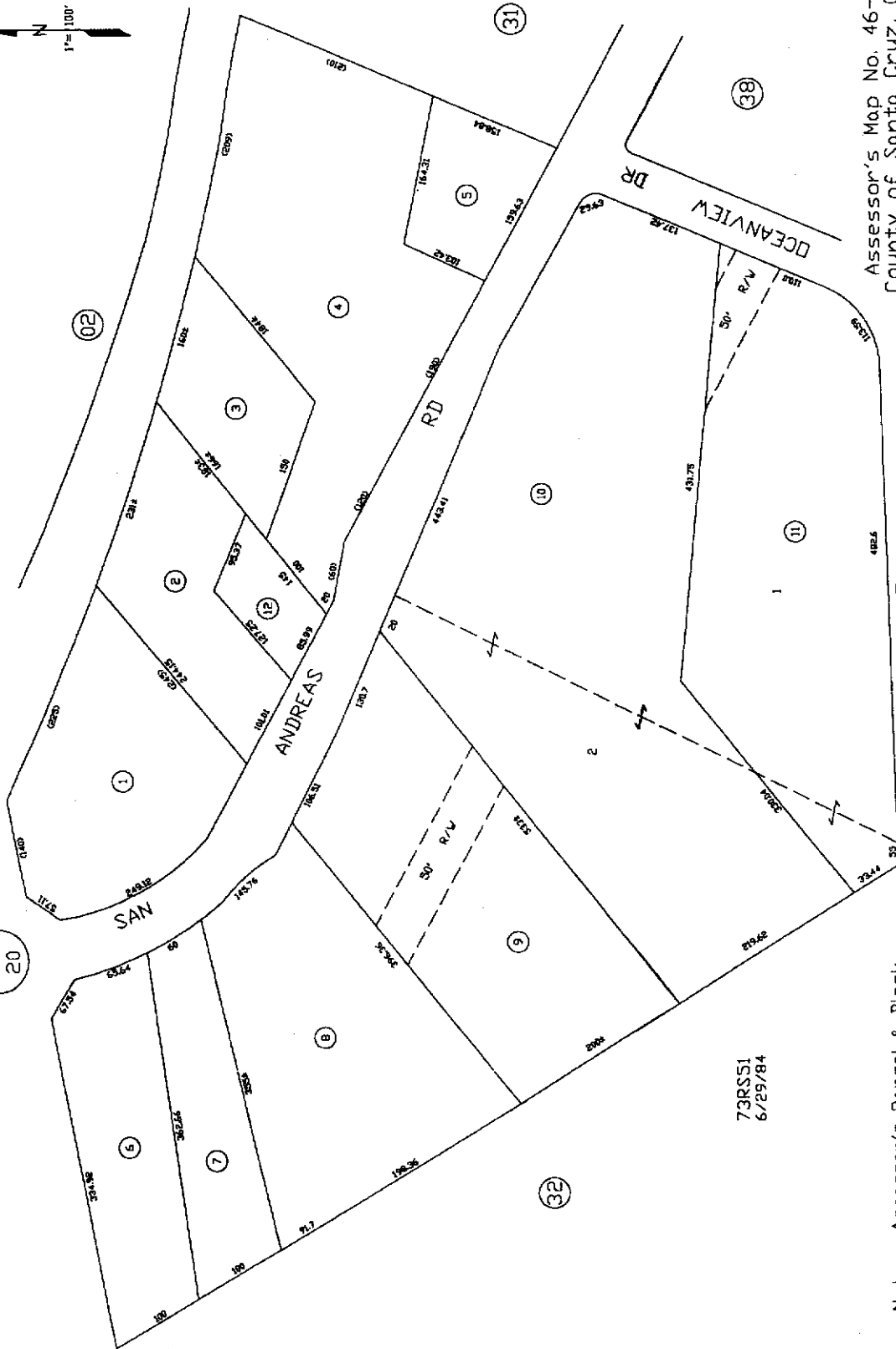
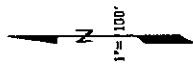
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. SAN ANDREAS RANCHO
SECS. 33, T.12S. R.1E., M.D.B. & M.

Tax Area Code
69-279

46-32

Bk. 45
20



95RS34
3/25/99

R.S. MAP
42MB27
9/22/64

73RS51
6/29/84

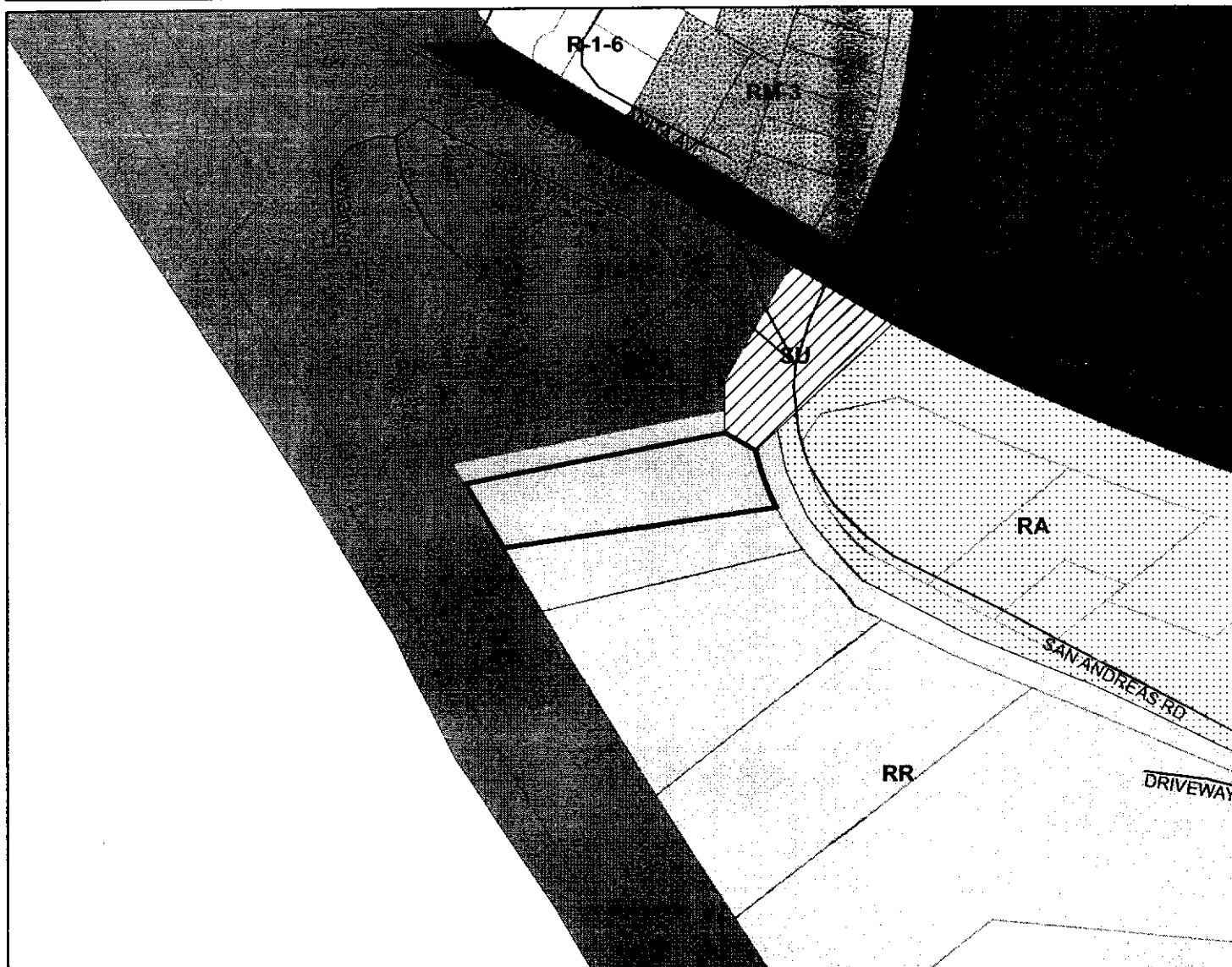
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 46-32
County of Santa Cruz, Calif
Sept. 1995

Electronically drawn 9/12/95 KSA
Rev. 12/2/96 (TCA CHANGED LIMITATION) no
Rev. 8/26/98 (50' R/W. 12 per owner)
Rev. 6/26/99 (3 (95RS34)
Rev. 3/31/01 (non changed page refs.)

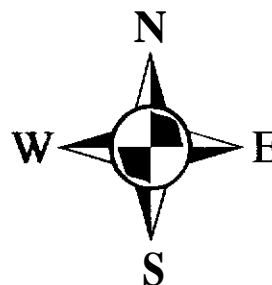


Zoning Map



Legend

- APN 046-321-06
- Assessors Parcels
- Streets
- RESIDENTIAL-RURAL (RR)
- PARK (PR)
- AGRICULTURE (A)
- PUBLIC FACILITY (PF)
- SPECIAL USE (SU)
- RESIDENTIAL-SINGLE FAMILY (R-1)
- RESIDENTIAL-MULTIFAMILY (RM)
- AGRICULTURE RESIDENTIAL (RA)



Map Created by
County of Santa Cruz
Planning Department
August 2006



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX (831) 454-2131 TDD (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

October 24, 2006

Dennis Anderson
536 Soquel Avenue
Santa Cruz, CA. 95062

Subject: Review of Geotechnical Report by Haro, Kasunich and Associates
Dated October 13, 2006; Project #: SC3899
APN 046-321-06, Application #: 06-0367

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

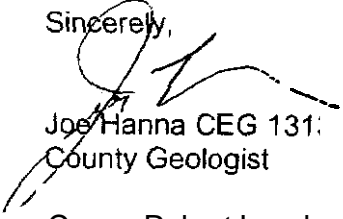
1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a *plan* review letter shall be submitted to Environmental Planning. The author of the report shall write the *plan* review letter. The letter shall state that the project plans conform to the report's recommendations.
4. The 25-foot setback must be shown on the plans

After building permit issuance the soils engineer must remain involved with the *project* during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please call the undersigned at (831) 454-3168 if we can be of any further assistance

Sincerely,


Joe Hanna CEG 131:
County Geologist

Cc: Robert Loveland, Resource Planner
Joan Van der Hoeven, Planner
Gary Podesto, Owner
Haro, Kasuich and Assoicates

(TO) (MIT HOLDER WHEN A SOILS REPORT HAS BEEN PREPARED
REVIEWED A) ACCEPTED F(THE CT

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. When a project has engineered **fills** and / or grading, a letter from your soils engineer must be submitted to the Environmental Planning section **of** the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. Prior to placing concrete for foundations, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. At the completion **of** construction, a final letter from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

If the *final soils letter* identifies any items of work remaining **to** be completed or that any portions of the project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required **to** perform destructive testing in order for your permit to obtain a final inspection.

Project No. SC3899

13 October 2006

COUNTY OF SANTA CRUZ PLANNING DEPARTMENT
701 Ocean Street
Santa Cruz, California 95060

Attention: Mr. Joe Hanna

Subject: Geotechnical Response

Reference: Podesto Residence Addition
APN 046-061-32
1443 San Andreas Road
La Selva Beach, California

Dear Mr. Hanna:

As you requested, this letter addresses the 100 year stability of the coastal bluff at the referenced site. A site retaining wall was constructed at the base of the bluff in 2005. The buried retaining wall protects the toe of the bluff slope from creek and ocean scour. We have analyzed the static and seismic stability of the bluff slope considering possible wedge type failures on the north facing slope descending to the retaining wall and seasonal drainage channel. Our analysis considered two potential slip surfaces, one from the top of the retaining wall to the proposed addition and the second from the top of the wall to a distance of 10 feet from the top edge of the slope.

Quantitative Slope Stability Analysis

Discussion and General Methodology

Slope failures or landslides can cause problems including encroachment and undermining of engineered structures. Failure of slopes occurs when stress acting on the soil mass is greater than its internal strength (shear strength). A slope is considered stable when the strength of its soil mass is greater than the stress field acting within it. Some common variables influencing stress are gravity (steeper slopes), hydrostatic pressure (perched groundwater), bearing pressures (proposed structures), and seismic surcharge (earthquake shaking).

Various methods of analyzing stability of slopes yield a factor of safety. A factor of safety is determined by dividing the resisting forces within the slope soils by the driving forces within the slope (stress field). When a factor of safety less than one is determined, a slope failure is likely. When a factor of safety equal to one is determined, the slope is in a state of equilibrium. When a factor of safety greater than one is determined, the slope is considered stable. Santa Cruz County Ordinance requires seismic slope stability analysis to yield a factor of safety equal to or greater than 1.2, and a static safety factor equal to or greater than 1.5.

A quantitative slope stability analysis was performed on a worst case Cross Section A (see Site Plan, Figure 1) through the slope descending to the drainage channel. The analysis was carried out for both static and pseudo-static (seismic) conditions. The depth and thickness of the subsurface strata delineated on the cross sections were **generalized** and interpolated from test bore locations. The transition between materials may be more or less gradual than indicated.

The cross sections was based on topography shown on an as built site plan, dated 5 July 2005, prepared by Bridgette Land Surveying. The subsurface geometry was developed by our **firm** using laboratory and subsurface data derived from our Geotechnical Investigation dated August 1993. The location of the cross section is shown on the Boring **Site** Plan, Figure No. 1. Cross Section A was evaluated quantitatively, using the computer program PCSTABL 5M, developed by Purdue University in conjunction with **STEDwin**, a graphical **user** interface developed by Harald W. Van **Aller**, P.E. A block failure surface was assumed. The analysis was run under partially saturated ($r_u = 0.2$) soil conditions considering the sand to be well drained.

PCSTABL 7 v.2 program uses the Simplified Janbu, Simplified Bishop or Spencer's Method of Slices to determine normal and resistive forces in each slice. The forces in each slice are then summed up for total force acting on the mass. The computer program assumes many failure surfaces using initiation and **termination** points on the ground surface selected by the user. These chosen points represent the toe and **scarp** of each potential landslide in relation to the assumed failure surfaces.

Seismic Coefficient

Horizontal forces generated by a design seismic event are **typically** modeled by applying a seismic coefficient value to the analysis, in order to develop a 'pseudo-static' condition intended to represent earthquake effects on the slope model. A site specific seismic coefficient was developed for this project using the procedures outlined in *Recommended Procedures For Implementation* of DMG Special Publication 117 Guidelines *For* Analyzing and Mitigating Landslide Hazards in California (Landslide Hazard Analysis **Committee**, June 2002). The seismic coefficient is used to perform a screening analysis of seismic slope stability, based on a threshold displacement value. The Committee recommends a threshold displacement of 5 cm for typical hillside construction.

In the screening analysis, the seismic coefficient is applied to a **conventional** slope stability calculation to determine a minimum factor of safety. If the safety factor exceeds 1, the site passes the screen and no further analysis is required. If the safety factor is less than 1, the site does not pass the screen and a slope deformation analysis should be performed.

The use of a 1.2 safety factor would be very **conservative** and **generally** not applicable to this type of analysis, however this procedure has not yet been **standardized** by public agencies or the geotechnical engineering community in this area. Therefore, **in** order to meet County of Santa Cruz Planning Department requirements and maintain a conservative analysis we continue to use 1.2 as a threshold safety factor, although slope deformation analysis would not be **performed** unless the safety factor falls below 1.

Since we are using a 1.2 safety factor, we have selected a seismic **coefficient** (k) = 0.15 in our analysis as suggested in Special Publication 117.

Soil Properties

On the basis of pre-saturated direct shear testing of in-situ medium dense to dense sand samples obtained from our subsurface field investigation in **1993**, strength values were assigned to the *two* dominant soil types as follows:

SOIL TYPE	COHESION (psf)	PHI ANGLE (deg)
Yellow Brown SM	100	36
Red Brown SM	175	40

Based on laboratory testing, field penetration tests, field observations and our experience with similar soil conditions, we believe our model represents a reasonable estimate of in-situ soil properties. **A** graphical representation of our slope **stability** analysis is attached to the letter.

Slope Stability Analysis Results

The results of our analysis indicate that the lowest computed static and seismic Factors of Safety for the wedge type slip surfaces ranged from 1.34 (**seismic**) **to** 1.86 (static) for potential failures which would effect the addition to the residence and 1.23 (seismic) to 1.60 (static) for potential slip surfaces which would top out about 10 feet from the edge of the slope. Therefore, it is our opinion the potential for slope failure to negatively effect ~~the~~ proposed addition is very low. There is potential for failure of the steeper outer portions of the slopes, especially if site runoff or tree falls were to cause erosion.

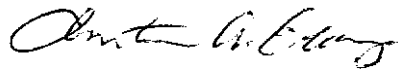
County of Santa Cruz Planning Department
Project No. SC3899
1443 San Andreas Road
13 October 2006
Page 4

In conclusion, it is our opinion the proposed location of the residence addition is sufficiently setback from the edge of the slope to be stable for 100 years provided the property is maintained and minor slope instability is repaired and not allowed to migrate back over time.

If you have any questions concerning this letter, please contact our office.

Very truly yours,

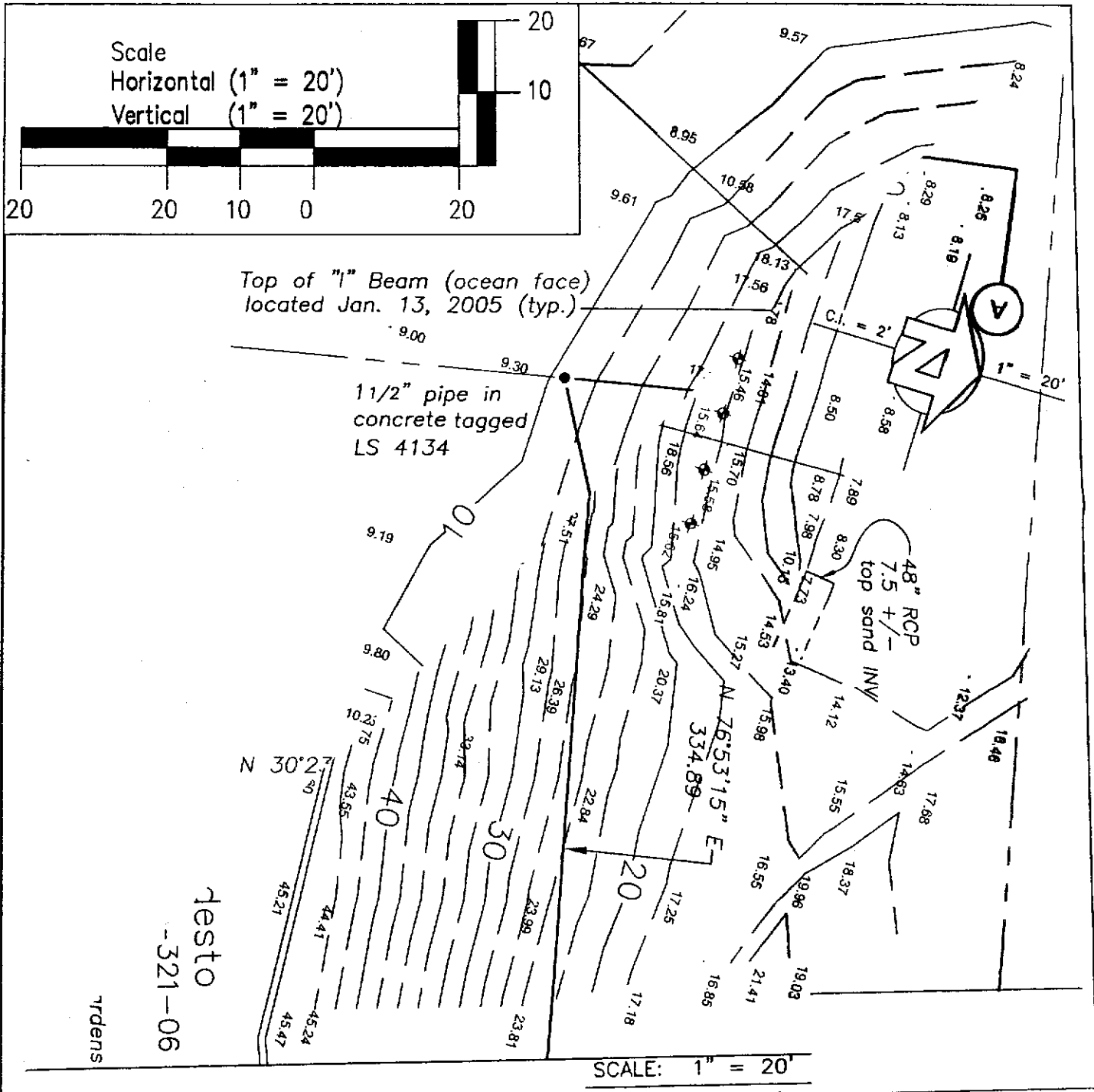
HARO, KASUNICH, AND ASSOCIATES, INC.



Christopher A. George
C.E. 50871

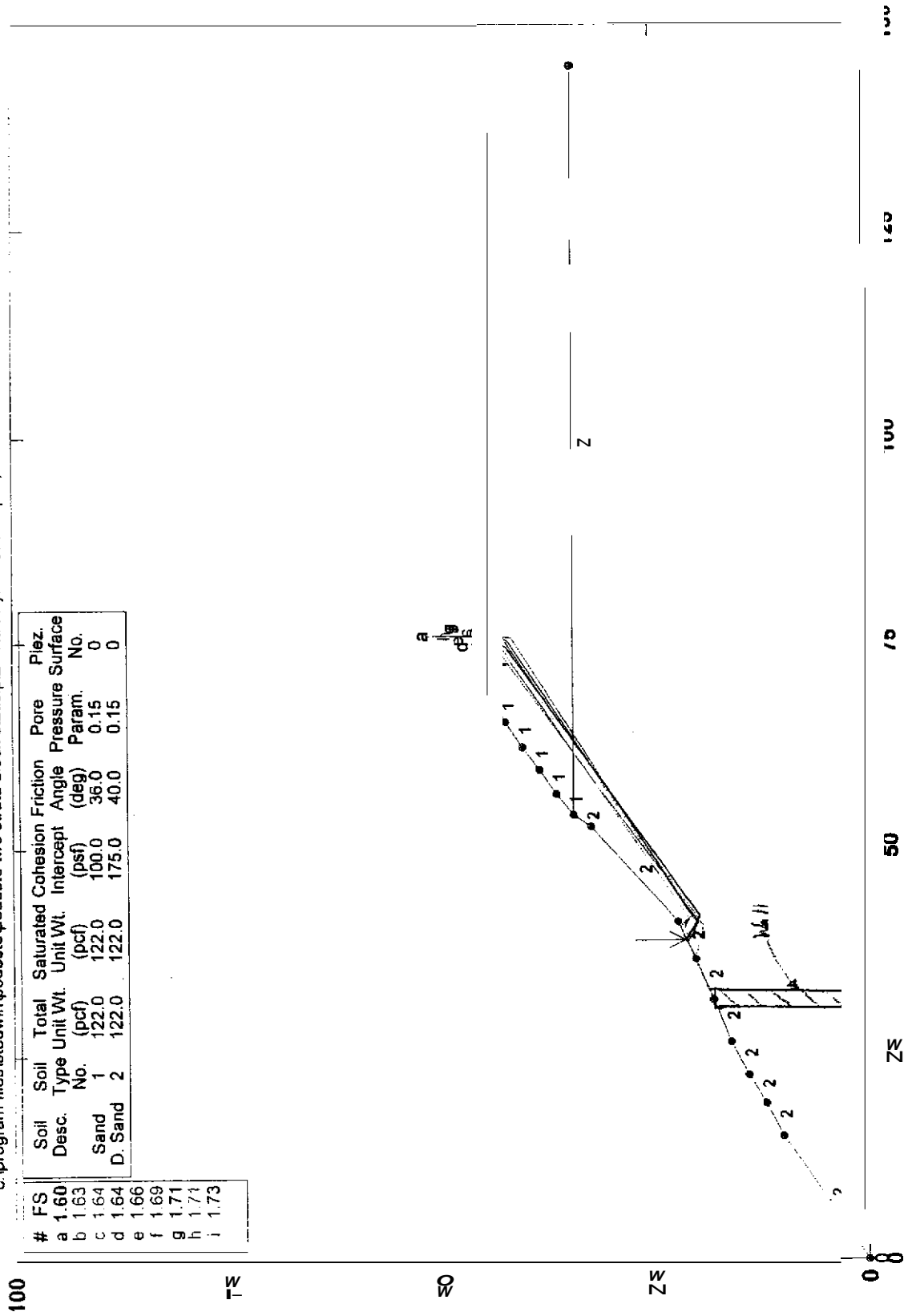
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Copies: 3 to Addressee



c:\program files\stedwin\podesto\podesto two strata block static.pl2 Run By: Moses Cuprill, Haro Kasunich & Asso 10/12/2006 04:39PM

#	FS	Soil Desc.	Soil Type	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Plaz. Surface No.
a	1.60								
b	1.63								
c	1.64	Sand	1	122.0	122.0	100.0	36.0	0.15	0
d	1.64	D. Sand	2	122.0	122.0	175.0	40.0	0.15	0



PCSTABL5M/si FSmin=1.60
Safety Factors Are Calculated By The Modified Janbu Method

TESTS



Podesto 1443 San Andreas Rd

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100

#	FS
a	1.23
b	1.24
c	1.24
d	1.27
e	1.27
f	1.32
g	1.33
h	1.34
i	1.35

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Piez. Surface No.
Sand	1	122.0	122.0	100.0	36.0	0.15	0
D. Sand	2	122.0	122.0	175.0	40.0	0.15	0

Load Horiz Eqk	Value
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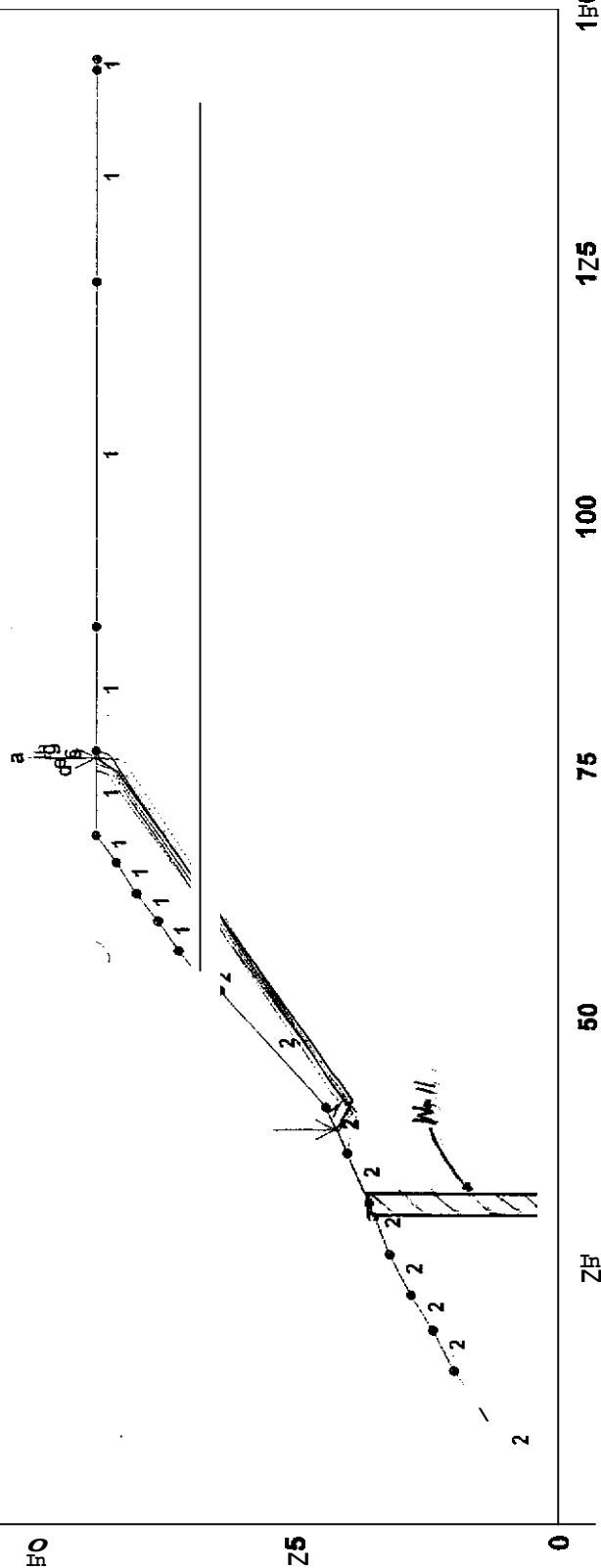
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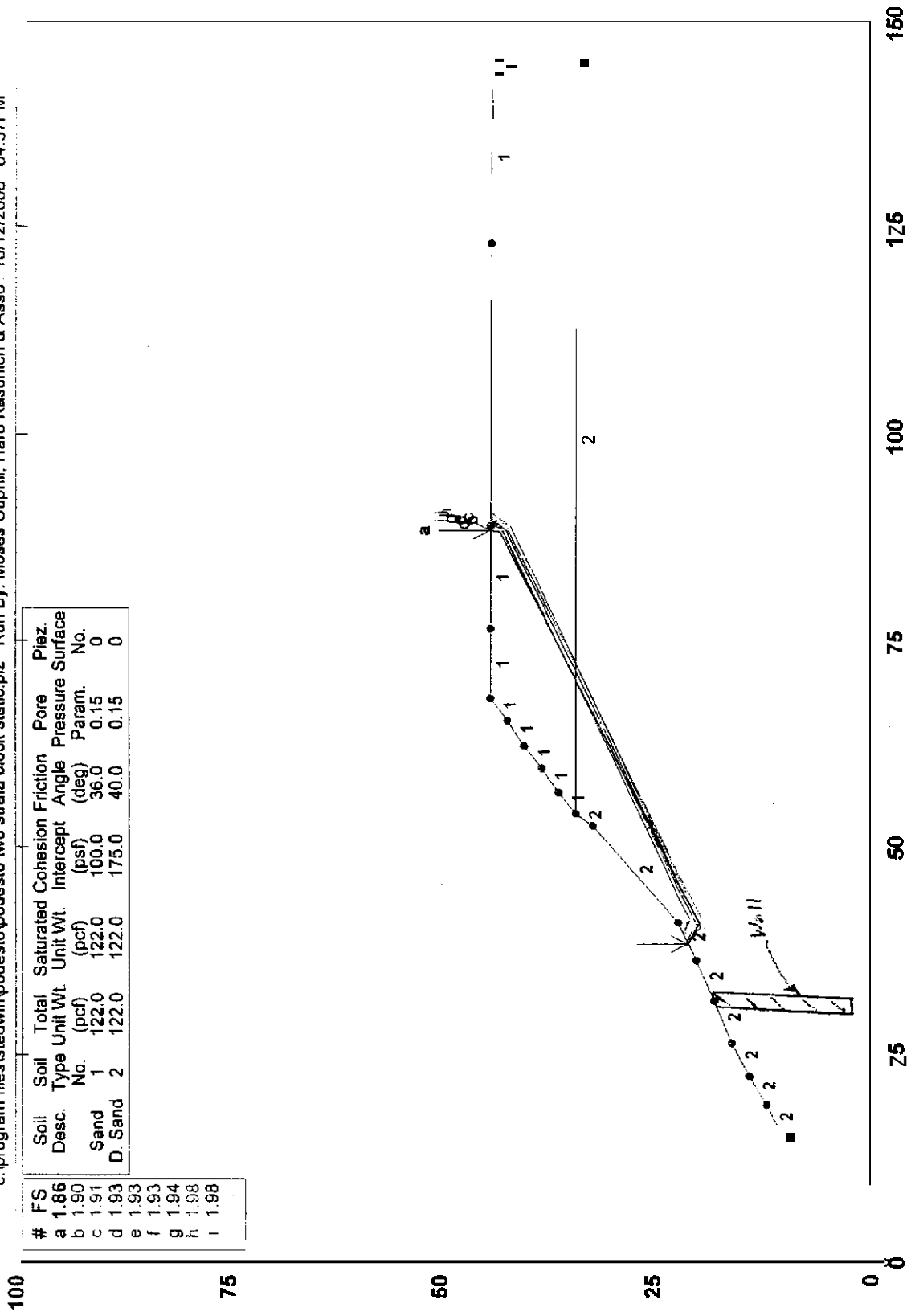


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Safety Factors Are Calculated By The Modified Janbu Method



Podesto 1443 San Andreas Rd

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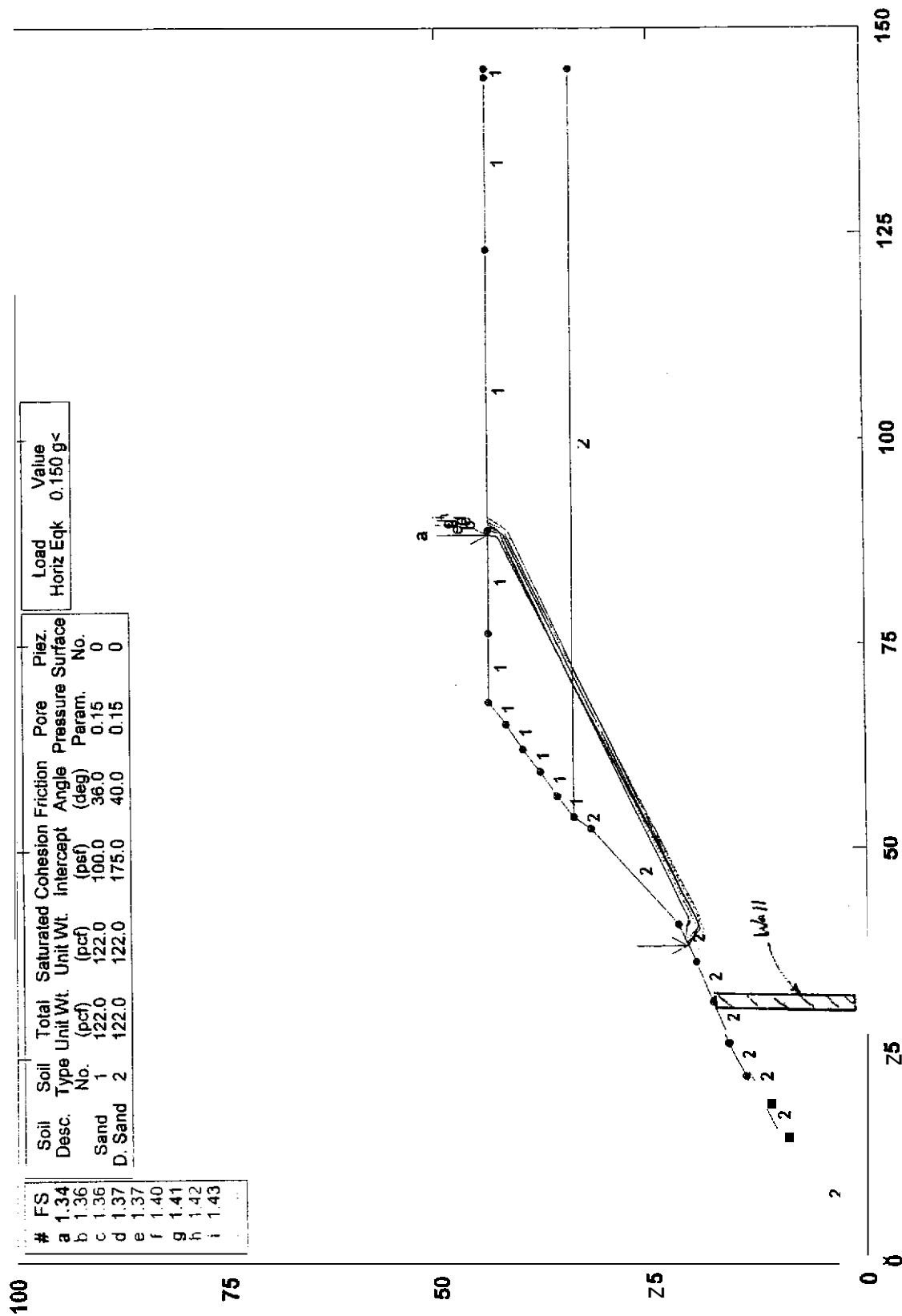


PCSTABL5M/si FSmin=1.86
Safety Factors Are Calculated By The Modified Janbu Method

STED



Podesto 1443 San Andreas Rd



PCSTABL5M/si FSmin=1.34
Safety Factors Are Calculated By The Modified Janbu Method

STED



EXHIBIT G

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: Samantha Haschert
Application No.: 06-0367
APN: 046-321-06

Date: February 20, 2007
Time: 15:22:27
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON AUGUST 2, 2006 BY ROBERT S LOVELAND =====

1. Demonstration of the stability of the site for a minimum of 100 years is required. Please submit a geologic and geotechnical report that include a section that clearly delineates the 100 year stability (the 100 year stability area needs to be identified along the north and west property lines). After your reports are completed, please submit them to the Zoning Counter of the Planning Department and apply for a geologic/geotechnical report review.

2. Please show all improvements that have been placed on the property within the last three years and include permit #s (e.g. bluff wall, buried retaining wall (located along the north property line, etc.).

3. Please submit a topographic map (completed by a licensed civil engineer or land surveyor) that includes all site improvements.

4. Please provide two cross-sections (see attached copy of "Sheet A1" enclosed)

===== UPDATED ON OCTOBER 24, 2006 BY JOSEPH L HANNA =====

The geotechnical engineering report was accepted 10-24-06. ===== UPDATED ON NOVEMBER 7, 2006 BY ROBERT S LOVELAND =====

Item 1 above has been addressed per conversation with the County Geologist

Items 2, 3 and 4 still need to be addressed. ===== UPDATED ON DECEMBER 6, 2006 BY JOSEPH L HANNA =====

The plans indicate that the proposed new addition is within 25 feet of a coastal bluff. We have asked for cross-section to clarify the distance between the bluff and the proposed addition because we believe that the separation is more than 25 feet. and that scaled distance is less than 25 feet because of the drafting rather than the reality. Please provide the relief map and cross-sections requested in the last submittal: the information is required for the project approval.

Please note that the plans indicate that the new stairways were approved under a plumbing permit 144007, and there is no referenced permit for the Trellis or the buried wall (circa 1998) below the existing stucco wall. Indicate all of the improvements that have been completed on this site with and without permits. There are several minor items that may need to be included with this coastal permit and it is imperative that even the minor construction issues be resolved with this permit.

===== UPDATED ON JANUARY 8, 2007 BY JOSEPH L HANNA =====

The plans have been modified to show that that proposed addition is more than 25 feet from the coastal bluff, and the issues concerning the building permit for the steps have been addressed. The plans also show all of the site improvements.

Based upon the current plan the project is complete from a EP and geologic standpoint.

Joe Hanna 01-08-07

EXHIBIT B

Project Planner: Samantha Haschert
Application No.: 06-0367
APN: 046-321-06

Date: February 20, 2007
Time: 15:22:27
Page: 2

Environmental Planning Miscellaneous Comments

===== REVIEW ON AUGUST 2, 2006 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. Submit "Plan Review" letters ~~from~~ the geologist and geotechnical engineer prior to building permit issuance.
2. Submit proof that the "Declaration of Geologic Hazards" form has been recorded with the county.
3. A landscape / drainage plan must be approved by the County Geologist before the issuance of the building permit.

Project Review Completeness Comments

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

===== REVIEW ON AUGUST 11, 2006 BY JOAN VAN DER HOEVEN =====

Comply with public noticing requirements on the site. Provide proposed floorplan of existing garage if use is to change.

Project Review Miscellaneous Comments

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

===== REVIEW ON AUGUST 11, 2006 BY JOAN VAN DER HOEVEN =====

NO COMMENT

Dpw Drainage Completeness Comments

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

===== REVIEW ON AUGUST 1, 2006 BY JOHN G LUMICAO ===== 1. The building applicant has NOT provided sufficient detail to constitute a complete a drainage plan. The applicant should provide drainage information to a level addressed on the guidelines for single family dwelling provided by the Planning Department. The drainage requirement may be obtained online at <http://www.sccoplanning.com/brochures/drain.htm>

===== UPDATED ON OCTOBER 31, 2006 BY JOHN G LUMICAO =====

see misc. comments

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON AUGUST 1, 2006 BY JOHN G LUMICAO ===== Please note that additional comments may be forthcoming as a result of the resubmittal

===== UPDATED ON OCTOBER 31, 2006 BY JOHN G LUMICAO ===== All runoff from the parking or driveway areas must be treated by a silt and grease trap or other

EXHIBIT H

Project Planner: Samantha Haschert
Application No.: 06-0367
APN: 046-321-06

Date: February 20, 2007
Time: 15:22:27
Page: 3

water quality device prior to discharge offsite. This must be shown on the building application.

Dpw Road Engineering completeness Comments

===== REVIEW ON JULY 25, 2006 BY TIM N NYUGEN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JULY 25, 2006 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON JULY 27, 2006 BY JIM G SAFRANEK ===== Incomplete site plan. Must illustrate the entire sewage disposal system to show setback to proposed garage of 5' or more.

===== UPDATED ON OCTOBER 25, 2006 BY JIM G SAFRANEK ===== I don't recall seeing the drainage plan sheet from the first routing(?) It's just as critical to show the entire septic system on this sheet to prevent comingling of septic and drainage.

===== UPDATED ON DECEMBER 7, 2006 BY JIM G SAFRANEK ===== After reviewing the P.E.'s letter, revised drainage plan, and septic plan it still appears that the drainage pipe shown to the east of the concrete patio on sheet C-1 cuts directly through the previously approved septic EXPANSION field (set aside for a future leachfield when a septic failure occurs). This was not shown on C-1 but is in the EH septic permit file. If this is confirmed, the applicant must receive approval from the district EH specialist for an alternative expansion field that a septic contractor or consultant would submit for EH review. A field visit could be required. For details, contact Ruben Sanchez at 454-2751 of EHS.

===== UPDATED ON JANUARY 5, 2007 BY JIM G SAFRANEK ===== This project is now approved. The septic contractor Titus will supply EHS w/ a revised plot plan showing relocated expansion field.

Environmental Health Miscellaneous Comments

===== REVIEW ON JULY 27, 2006 BY JIM G SAFRANEK =====
NO COMMENT

===== UPDATED ON OCTOBER 25, 2006 BY JIM G SAFRANEK =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON AUGUST 4, 2006 BY ERIN K STOW =====
DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

EXHIBIT H

Project Planner: Samantha Haschert
Application No.: 06-0367
APN: 046-321-06

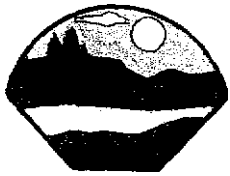
Date: February 20, 2007
Time: 15:22:27
Page: 4

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON AUGUST 4, 2006 BY ERIN K STOW =====
NO COMMENT



Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003

Phone # 831-685-6690. Fax # 831-685-6699

August 4, 2006

Planning Department
County of Santa Cruz
Attention: Joan Van der Hoeven
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN 46-321-06 / Appl #06-0367
1443 San Andreas Road

Dear Ms. Van der Hoeven:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections as presented.

- Any other requirements 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.

In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information on **the** plans **that** are submitted for **BUILDING PERMIT**.

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (**2001**) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE / FIRE RATING , and SPRINKLERED or NON-SPRINKLERED as determined by building official and outlined in Part IV of the California Building Code.

(e.g. R-3, Type V-N, Sprinklered)

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

EXHIBIT H

FIRE FLOW requirements for the subject property are 1000 gallons. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans where smoke detectors are to be installed in the NEW & EXISTING areas according to the following locations and approved by this agency as a minimum requirement.

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc.)
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

When a fire alarm system is proposed in lieu of 110V/battery backup smoke detectors, a separate fire alarm permit and fee is required by the Aptos/La Selva Fire District. NOTE on the plans, three sets of fire alarm plans shall be submitted and approved prior to commencing work.

NOTE on the plans, building numbers shall be provided. Numbers shall be a minimum of four(4) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh not to exceed 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 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.

EXCEPTION: 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.

NOTE on the plans the job copies of the building and fire systems plans and permits must be on-site during inspections.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with 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 reviewer and reviewing agency.

Sincerely,"


Jim Dias, Fire Marshal
Fire Prevention Division
Aptos/La Selva Fire Protection District

Cc: Gary & Janice Podesto
1443 San Andreas Road
La Selva Beach, CA 95076

CC: Dennis Anderson
536 Soquel Avenue
Santa Cruz, CA 95062