



Staff Report to the Zoning Administrator

Application Number: **07-0133**

Applicant: Thomas J Wilson
Owner: The Mens Wearhouse
APN: 052-301-02

Agenda Date: January 18, 2008
Agenda Item #: 5
Time: After 10:00 a.m.

Project Description: Proposal to construct a 4,883 square foot, two story single-family dwelling with 4 bedrooms, 4 bathrooms, 2 one-halfbathrooms, media room, office, laundry, kitchen, dining room, living room, family room, basement, and courtyard.

Location: Property located about 275 feet northwest from Avocet Circle in Pajaro Dunes, Watsonville.

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

Permits Required: Coastal development permit, soils report review, biotic pre-site, geologic hazards assessment, and preliminary grading review.

Staff Recommendation:

- Certification that the proposal is exempt *from* further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0133, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|-----------------------------|
| A. | Project plans | F. | General Plan and Zoning map |
| B. | Findings | G. | Comments & Correspondence |
| C. | Conditions | H. | Building Envelope map |
| D. | Categorical Exemption (CEQA determination) | I. | Wave run-up and flood map |
| E. | Location and Assessor's parcel maps | | |

Parcel Information

Parcel Size:	6316 square feet per EMIS; 6343 square feet per plans
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Single-family residential
Project Access:	Avocet Circle via Rio Boca and Beach Road
Planning Area:	San Andreas
Land Use Designation:	R-UL (Urban Low Residential)

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

Zone District: SU (Special Use)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards: Small portion of west side of **lot** in wave run-up zone
Soils: Clearlake clay and Dune land
Fire Hazard: Not a mapped constraint
Slopes: 0 – 30%
Env. Sen. Habitat: Mapped habitat. Biotic pre-site revealed **no** evidence of sensitive species
Grading: 94 cubic yards cut, 94 cubic yards fill
Tree Removal: No **trees** proposed to be removed
Scenic: Mapped resource, with surrounding lots residentially developed.
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: City of Watsonville
Sewage Disposal: City of Watsonville
Fire District: CDF
Drainage District: Zone 7

History

A coastal development (92-0303) was approved in December of 1992, but no building permit was applied for following that coastal permit approval.

Project Setting

The parcel **is** located in Pajaro Dunes on a vacant parcel covered by sand dunes. The four adjoining parcels are all developed with single-family dwellings. The subject parcel is in the inland row of two rows of parcels that lie between the beach and Rio Boca Road. Immediately to the east of Rio Boca Road is Watsonville Slough.

Zoning & General Plan Consistency

Development in Pajaro Dunes is regulated by County Code and by Planned Unit Development permit 74-400-PUD. Among other things, that permit established building envelopes and height limits. For the subject parcel, a 50 by 50 foot building envelope was established as shown on Exhibit H. Height is limited to 35 feet. The subject property is a 6300+ square foot lot, located in the SU (Special Use) zone district, a designation that allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

The parcel is located on the dunes summit, approximately 20 to 25 feet above Monterey Bay to the west and Watsonville Slough to the east. A very small portion of the west side of the parcel is located in the mapped wave run-up zone. The mapped flood plain for Watsonville Slough does not quite reach the rear of the parcel (see Exhibit I). A geological hazards assessment was performed, which showed that the proposed house and basement are not subject to flooding from either wave run-up or Watsonville Slough.

Although located in an area of mapped biotic features (Monterey Spineflower, coastal wallflower, globose dune beetle, and western snowy plover), none of those features were found on the site. Revegetation of disturbed areas with native vegetation to the maximum extent feasible is required.

Grading on the site will be accomplished with small tracked or wheeled equipment, which will be brought to the site on the existing boardwalk from the parking area. As necessary to protect the boardwalk and adjoining dune habitat, the equipment will be disassembled and moved from the parking area to the site, reassembled for the grading, and disassembled for transport back to the parking area.

The entire Pajaro Dunes area is mapped as Scenic Resource. The proposed development will be at most minimally visible from the beach as it the site lies some 20– 25 feet above and 150 feet inland from the beach behind an existing house that fronts on the beach.

As proposed and conditioned, the project is consistent with the Zoning Ordinance and the General Plan.

Local Coastal Program Consistency

The proposed single-family dwelling 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. While the project site is located between the shoreline and the first public road, public access to the beach is plentiful in the immediate area including Palm State Beach, which abuts the Pajaro Dunes development on the north. The site is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project has been reviewed by the Urban Designer and will incorporate site and architectural design features such as muted colors to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The Urban Designer's comments were limited to 1) recommended deletion of the proposed pillars at the walkway, and 2) support of the Pajaro Dunes Association recommendations (see Exhibit G), which included minimization of retaining wall use and vegetative screening of retaining walls, minimization of fill, and preference for muted colors and minimization of use of white color. These comments and recommendations are incorporated into the conditions of approval.

Environmental Review

This proposal to construct a new single-family dwelling is exempt from environmental review under Section 15303(a) of the California Environmental Quality Act (CEQA) Guidelines.

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 **07-0133**, based on the attached findings and conditions.

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

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

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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 new single-family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

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

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

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that although the project site is located between the shoreline and the first public road, public access to the beach is available at Palm State Beach, just north of the entrance to the Pajaro Dunes development. Consequently, the new single-family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. The project site is not identified as a priority acquisition site in the LCP.

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, and integrated with the character of the surrounding neighborhood. Residential uses are allowed in the SU (Special Use) zone district, as well as the General Plan-Local Coastal Program land use designation. The design submitted is not inconsistent with the widely varying sizes and architectural styles of existing single-family dwellings on the surrounding parcels.

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 single family 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 dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the new single-family dwelling and the conditions under which it would be operated **or** maintained will be consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district in that the primary use of the property will be residential with the residence meeting all current site standards specified by the Pajaro Dunes 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 is consistent with the use and density requirements and meets all current site and development standards for the zone district as specified by the Pajaro Dunes PUD.

The proposed new single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified by PUD 74-400.

The proposed single-family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the single-family dwelling will comply with the site standards for Planned Unit Development permit 74-400-PUD (including setbacks, lot coverage, and height) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed single-family dwelling is to be constructed on **an** existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a residential neighborhood containing a variety of architectural styles, and the proposed single-family dwelling is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed single-family dwelling will be of an appropriate scale and type of design that will 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: Nine (9) sheets by Seascape Design; Sheet 1 of 9 dated revised 10/26/07, Sheets 2 of 9 through 9 of 9 dated revised 8/29/07.

- I. This permit authorizes the construction of a 4883 square foot single-family dwelling. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with **the** conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain 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. Exterior colors shall be as shown on Exhibit A, as follows:

a. Siding:	Cabot Cape Cod Gray
b. Trim	Kelly Moore Bone
c. Fascia	Kelly Moore Bone
d. Gutter & downspouts	Copper
e. Pillars & Water table	Ledge Stone
f. Roof	Weathered Copper patina
g. Porch, deck & courtyard	State Natural Grey Grout
h. Rafter Tails	Cabot Cape Code Gray #43

These colors may be changed only with the approval of the Zoning Administrator.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. In addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board

in 8 ½" x 11" format for Planning Department review and approval,

3. Delete the entry pillars at the walkway.
 4. Minimize the **use** of retaining walls, consistent with the approved soils report.
 5. Detailed grading, drainage, and erosion control plans, including
 - a. Details of the retaining wall backdrain system for all proposed walls, including those beneath the house, and how those drains connect to the site drainage system.
 - b. Drainage calculations.
 - c. Infiltrator details.
 - d. Drainage facility maintenance procedures and mitigations measures.**A** licensed civil engineer must complete the grading and drainage plans.
 6. 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. Maximum height is 28-feet.
 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 a detailed revegetation plan completed by a plant ecologist or botanist familiar with the Pajaro dune habitat that includes native vegetation to the maximum extent feasible. The revegetation plan shall include vegetative screening of the retaining wall.
- E. Submit a plan review letter from the soils engineer that states that the plans are in conformance with the geotechnical recommendations.
- F. 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.
- G. Meet all requirements and pay any applicable plan check fee of the California Department of Forestry/County Fire Protection.
- H. Pay the current fees for Parks and Child Care mitigation for four bedroom(s).

Currently, these fees are: respectively, \$800 and \$109 per bedroom.

- I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100. shall be observed.
- IV. Operational Conditions
 - A. In the event that future County inspections of the subject property disclose 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

Steven Guiney
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: 07-0133

Assessor Parcel Number: 052-301-02

Project Location: 61 Avocet Circle

Project Description: Proposal to construct a 4,883 **square** foot, two story single-family dwelling with 4 bedrooms, 4 bathrooms, 2 one-halfbathrooms, media room, office, laundry, kitchen, dining room, living room, family room, basement, and courtyard.

Person or Agency Proposing Project: Thomas J Wilson

Contact Phone Number: (702) 862-0339

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).
- C. ☐ **Ministerial Project** involving only the **use** of fixed standards or objective measurements without personal judgment.
- D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
Specify type:
- E. ☒ **Categorical Exemption**
Specify type: Class 3, New Construction or conversion of small structures

F. Reasons why the project is exempt:

The project consists of one single-family dwelling in a residential zone (CEQA Guidelines Section 15303(a))

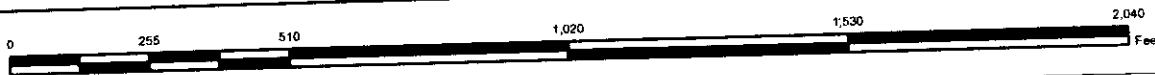
In addition, none of the conditions described in Section 15300.2 apply to this project.


Steven Guiney, Project Planner






Date: 31 December 2007

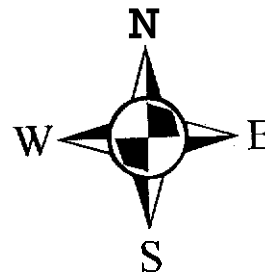


Location Map



Legend

-  APN 052-301-02
-  Assessors Parcels
-  Streets
-  Lakes
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
March 2007

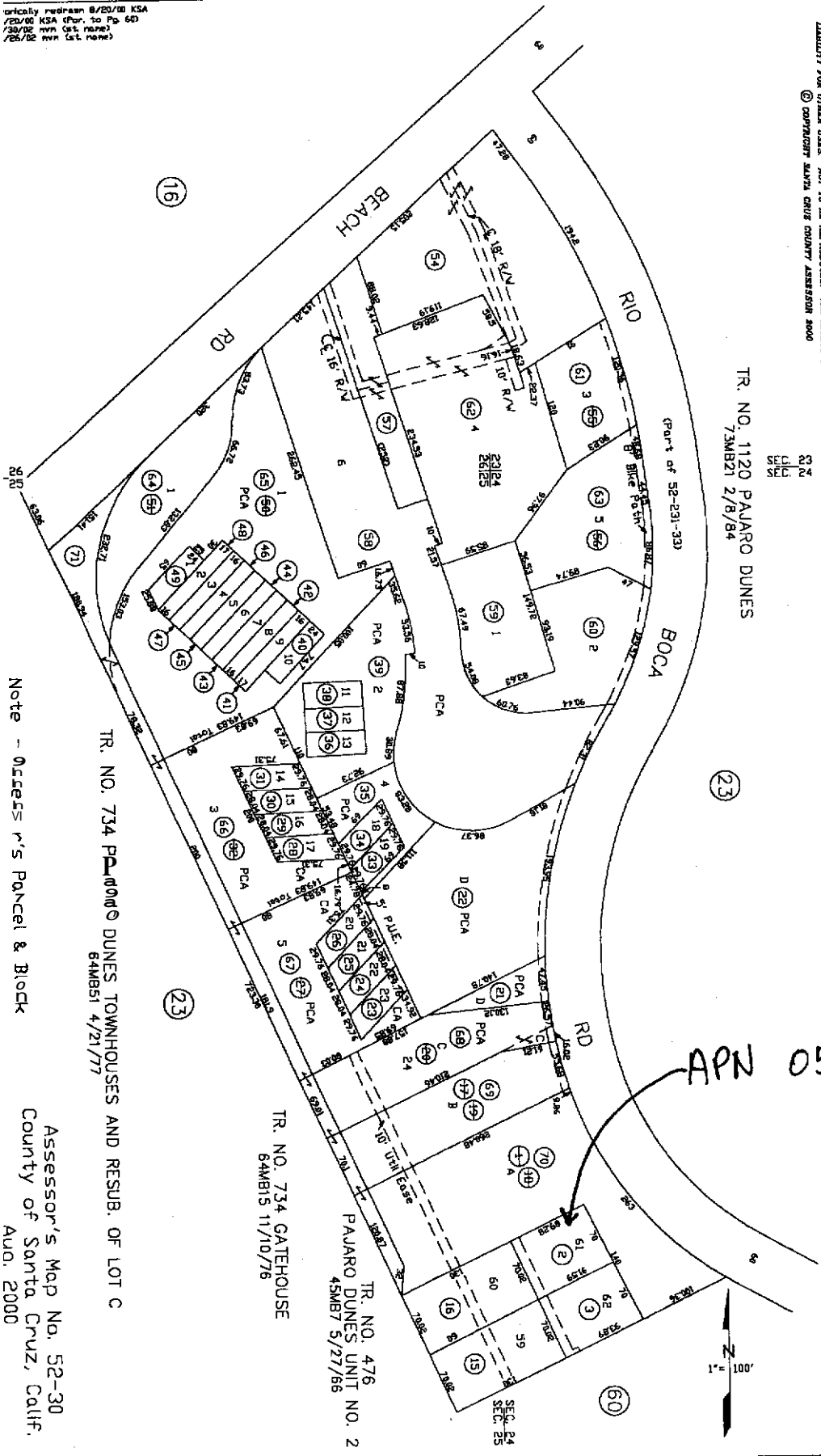
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 THE ASSessor MAKES NO GUARANTEE AS TO THE ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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PUR. RANCHO BOLSA DEL PAJARO
 SECS. 23, 24, 25 & 26, T.12S., R.1E., M.D.B. & M.

APN 052-301-02
 Tax Area Code
 69-261

52-30

originally redrawn 8/20/98 KSA
 /20/98 KSA (Par. to Pg. 60)
 /30/98 nvn (at none)
 /25/98 nvn (at none)

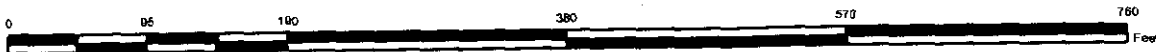
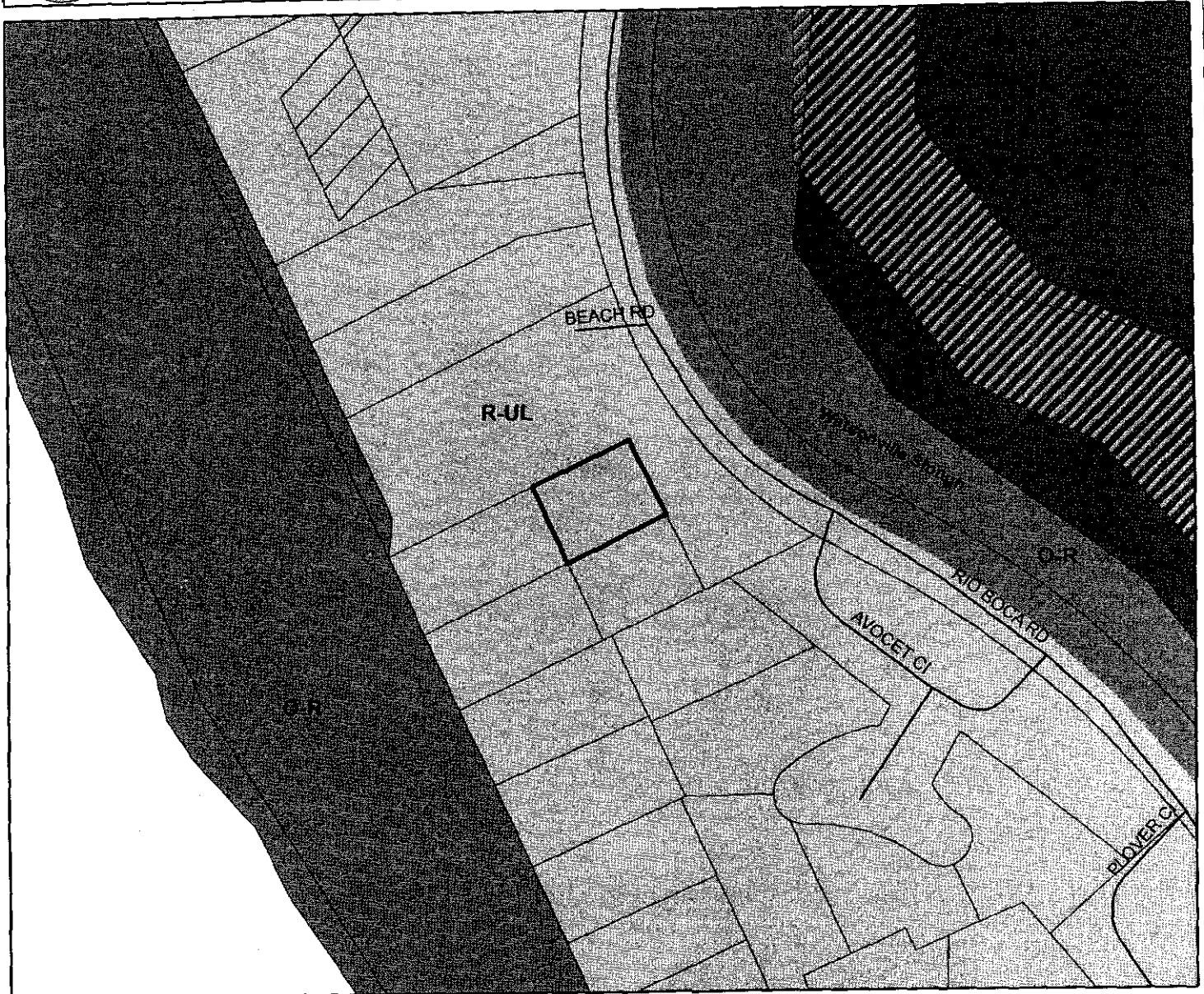


Note - Access to Parcel & Block

Assessor's Map No. 52-30
 County of Santa Cruz, Calif.
 Aug. 2000



General Plan Designation Map



Legend



APN 052-301-02

Assessors Parcels



Streets



Lakes



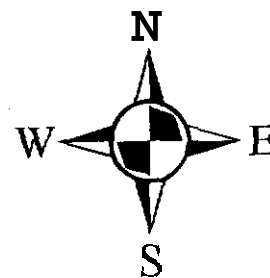
Residential - Urban Low Density (R-UL)



Parks and Recreation (O-R)



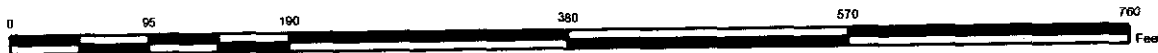
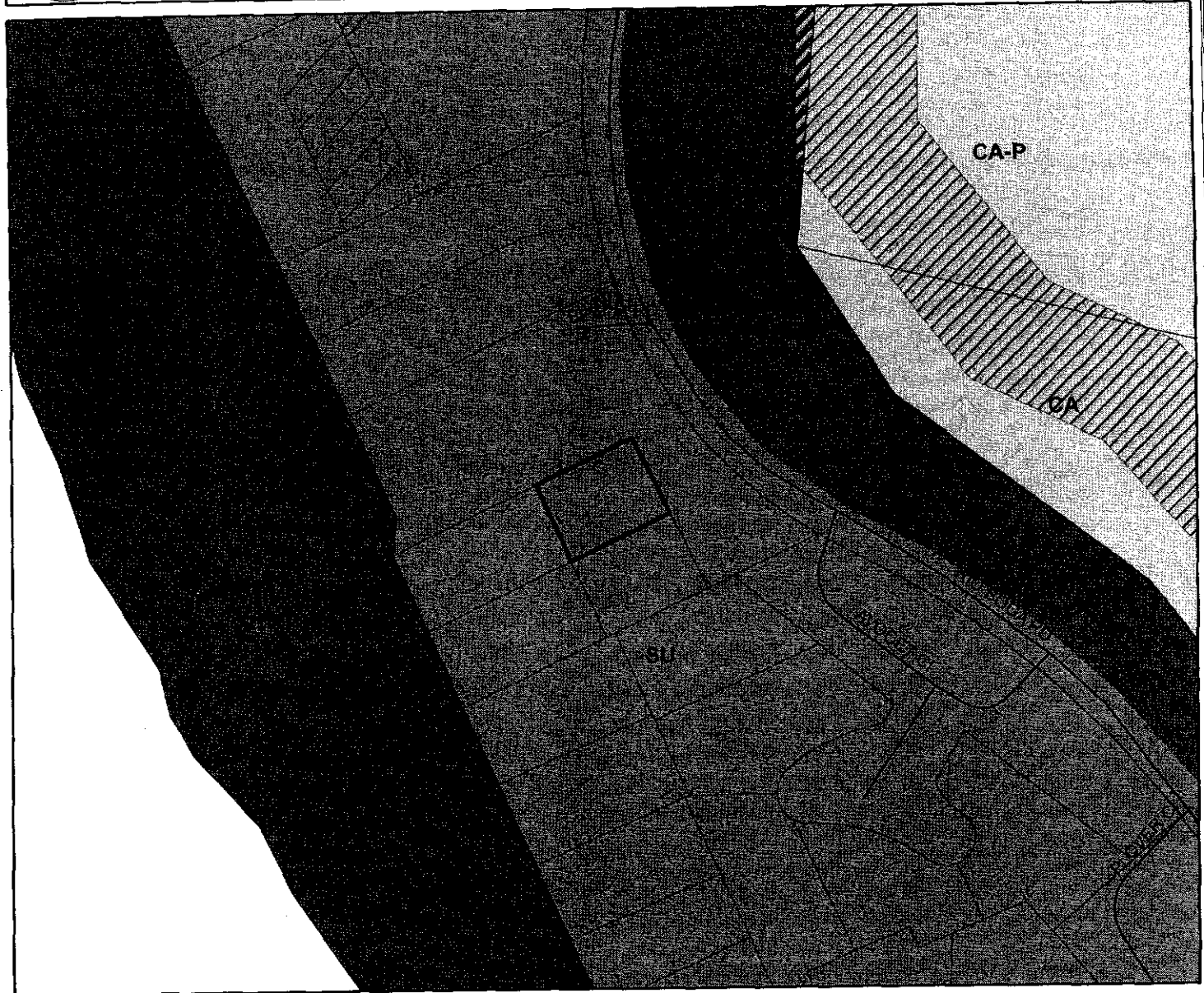
Agriculture (AG)



Map Created by
County of Santa Cruz
Planning Department
March 2007

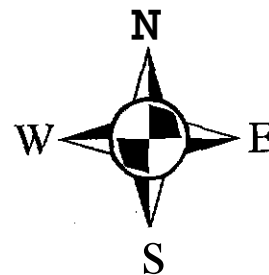


Zoning Map



Legend

-  APN 052-301-02
-  Assessors Parcels
-  Streets
-  Lakes
-  SPECIAL USE (SU)
-  PARK (PR)
-  AGRICULTURE COMMERCIAL (CA)



Map Created by
County of Santa Cruz
Planning Department
March 2007

INTEROFFICE MEMO

APPLICATION NO: 07-0133 (second routing)

Date: July 11, 2007

To: Steve Guiney, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Review of a new residence at Pajaro Dunes, Watsonville

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
<u>Visual Compatibility</u>			
All new development shall be <i>sited</i> , designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas		✓	See comments below.
<u>Minimum Site Disturbance</u>			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at			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
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			N/A

buildings, colors and materials shall repeat or harmonize with those in the cluster			
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an			NIA
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			NIA
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			NIA
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			NIA
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			NIA
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			NIA
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			NIA
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor 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 be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			NIA

Leach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a suff distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

Urban Designer's Comments:

I would support the Pajaro Dunes Association recommendations.

The entry pillars at the walkway are inappropriate for this setting and should be deleted.

THOMAS J. WILSON
2821 BOTTICELLI DR
HENDERSON, NV 89052
TEL: 702-257-6996
Tom@TJWilson.com

JULY 9, 2007

STEVEN GUINNEY, PROJECT PLANNER
PLANNING DEPT, 4TH FLOOR
701 OCEAN ST
SANTA CRUZ 95060

APPLICATION # 07-0133

RE: PLANNING DEPT. INTEROFFICE MEMO, 4-10-07

DEAR MR GUINNEY,

PLEASE BE ADVISED OF THE FOLLOWING:

1. RETAINING WALLS WILL BE MINIMIZED BY TREES AND SHRUBS.
2. MOVEMENT OF FILL WILL BE MINIMIZED.
3. ALTERNATIVE TRIM COLORS, OTHER THAN WHITE, WILL BE USED SO THAT THE TRIM WILL BE MORE MUTED.

SINCERELY,
Thomas Wilson



Pajaro Dunes Association
2661 Beach Road • Watsonville, CA 95076
gatehouse@pajarodunesassociation.com
(831)761-7744

March 30, 2007

Mr. Steven Guiney, AICP
county of santa Cruz
Planning Department
701 Ocean Street, 4th Floor
Santa Cruz. CA 95060


Dear Mr. Guiney:

This letter is regarding County application number 07-0133 for parcel number 052-301-02 which **Mr.** Thomas Wilson has submitted to you.

The Pajaro Dunes Association Design **Committee** reviewed the plans and granted preliminary approval with several caveats.

- Use of retaining walls is to be minimized as much as possible. The east side of the home and any necessary retaining walls ~~will~~ be screened by trees and shrubs.
- Movement **of fill** will be minimized ~~as~~ much as possible.
- We requested alternative ~~trim~~ colors because we try to minimize the use of white in favor of more muted colors that blend rather than stand out.
- Our interpretation of the **FIRM** differs from that of Mr. Wilson and his consultants. We do not believe that the second row lots are within the 31 foot elevation and hope that the floor elevation can be lower than depicted on Mr. Wilson's plan. We trust that the County will make the appropriate determination.

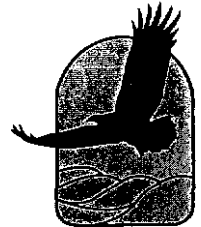
Please feel free to contact me if I can ~~be~~ of any assistance during **Mr.** Wilson's permit process.

Sincerely,

Carol Turley
Manager
Pajaro Dunes Association



CITY OF WATSONVILLE

"Opportunity through diversity; unity through cooperation"



ADMINISTRATION BUILDING

215 Union Street
Second Floor
Fan 831.761.0736

March 27, 2007

MAYOR & CITY COUNCIL

215 Union Street
831.768.3008

CITY MANAGER
831.768.3010

CITY ATTORNEY
831.768.3030

CITY CLERK
831.768.3040

PERSONNEL
831.768.3020

County of Santa Cruz
Planning Department
Steve Guiney
701 Ocean Street, 4th floor
Santa Cruz, CA 95060

CITY HALL OFFICES

250 Main Street

COMMUNITY
DEVELOPMENT
831.768.3050

Fax 831.728.6173

FINANCE

831.768.3450

Fax 831.763.4066

PUBLIC WORKS &
UTILITIES

831.768.3100

Fax 831.763.4065

PURCHASING

831.768.3461

Fax 831.763.4066

REDEVELOPMENT & HOUSING

831.768.3080

Fax 831.763.4114

AIRPORT

100 Aviation Way

831.768.3480

Fax 831.763.4058

E

FIRE

115 Second Street

831.768.3200

Fax 831.763.4054

a

LIBRARY

310 Union Street

831.768.3400

Fax 831.763.4015

a

PARKS & COMMUNITY SERVICES

30 Maple Avenue

831.768.3240

Fax 831.763.4078

Subject: City water and sewer service for 61 Avocet Cir., APN 052-301-02
Development Permit Application 07-0133

Dear Mr. Guiney:

This letter is to inform you that under current City of Watsonville (City) policy, City water and sewer service may be provided for a principal dwelling unit at 61 Avocet Cir APN 052-301-02, provided the following conditions are met:

1. Complete and submit a water service application to the City of Watsonville. Pay applicable connection, construction, and groundwater impact fees.
2. Obtain a City on/off site permit and pay associated fees for the new sewer connection.

This letter is not a guarantee of water availability. The provision of water service is determined by the City Council of the City of Watsonville.

Please contact me at (831) 768-3077 if you have any questions or concerns.

Yours truly,

Valerie Greenway, Assistant Engineer
Community Development Department

Cc: Thomas Joseph Construction
820 Cuesta Drive Suite #A
Mountain View, CA 94040

EXHIBIT 04

POR. RANCHO BOLSA DEL PAJARO
SECS. 23, 24, 25 & 26, T. 12S, R. 1E, M.D.B. & M.

PUBLIC
Tax Area Code
CANCELLED 261

FOR TAX PURPOSES ONLY

DATE 8-22-06
NEW MAP NO. 52-30

Scanned

REVISED

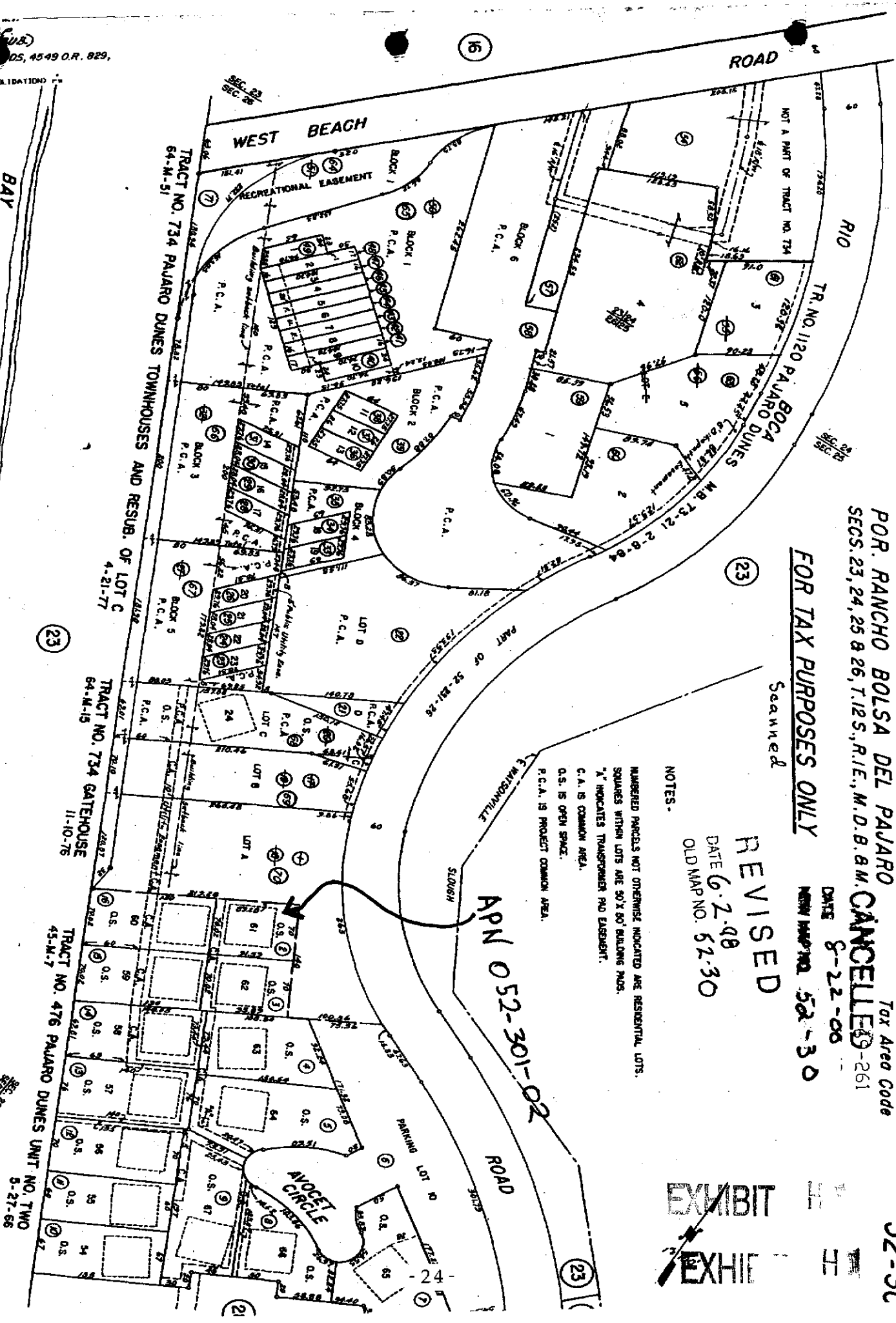
DATE 6-2-08
OLD MAP NO. 52-30

NOTES-

- NUMBERED PARCELS NOT OTHERWISE INDICATED ARE RESIDENTIAL LOTS.
- SQUARES WITHIN LOTS ARE 50' X 80' BUILDING PADS.
- "X" INDICATES TRANSFORMER PAD EASEMENT.
- C.A. IS COMMON AREA.
- O.S. IS OPEN SPACE.
- P.C.A. IS PROJECT COMMON AREA.

EXHIBIT
EXHIBIT

52-30

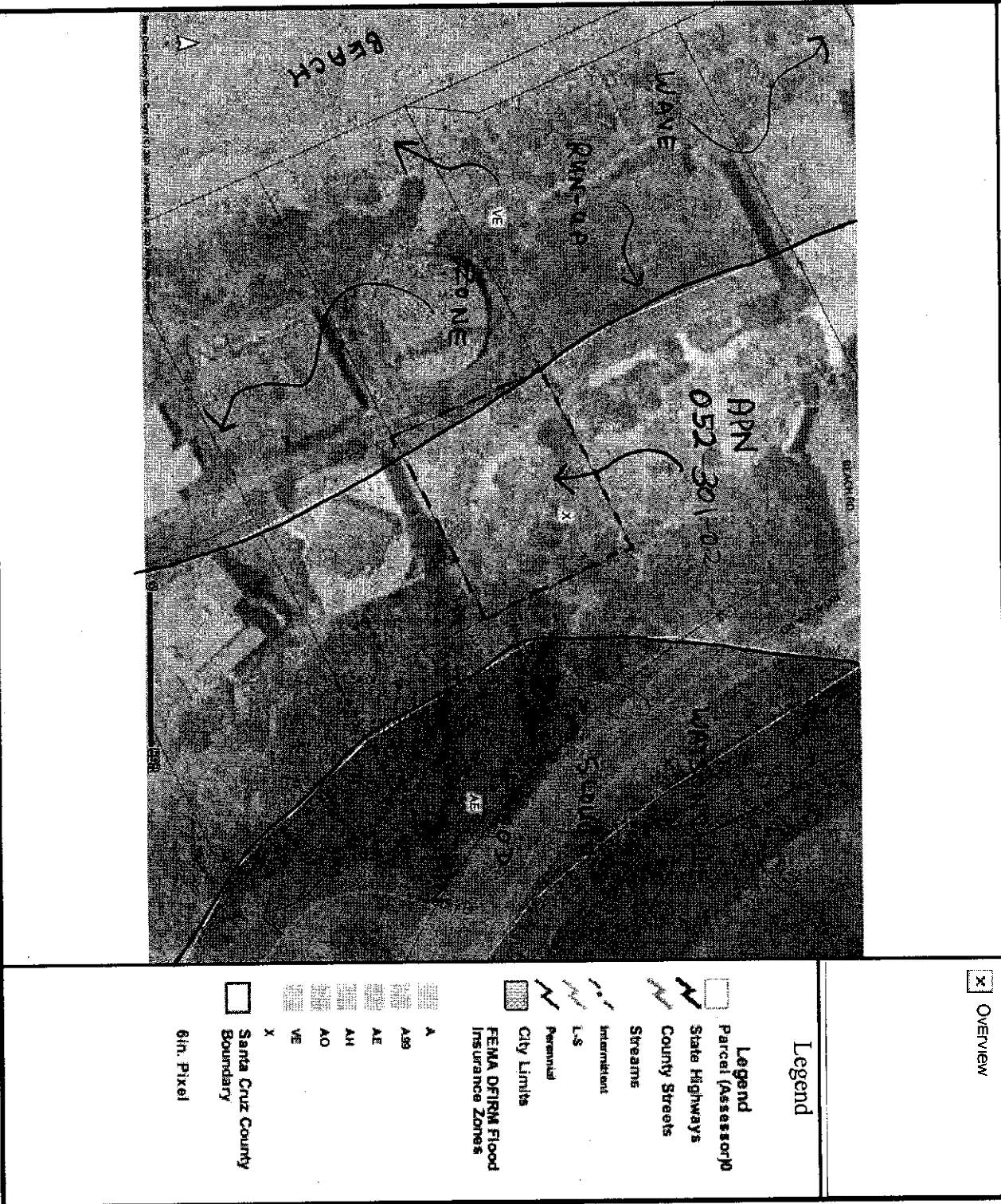


5-3-78
10/16/89, R. 12S, 4549 O.R. 829,
5, 841-8461
5/2/98 (TCA CONSOLIDATION)

Note - Assessor's Parcel Block B

Assessor's Map No. 52-30
County of Santa Cruz, Calif.

052-301-02 Flood Map



EXHIBIT