



Staff Report to the Zoning Administrator

Application Number: **06-0334**

Applicant: Dennis Anderson
Owner: Thomas & Ann Hobbs, trustees
APN: 045-195-16

Agenda Date: 2/15/08
Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to conduct an interior and exterior remodel of an existing significantly non-conforming structure, including construction of a new gabled roof and roof top deck at the west side of the residence.

Requires a Coastal Development Permit, a Residential Development Permit to conduct alterations to a significantly non-conforming structure, Variances (recognizing the existing non-conforming dimensions of the structure) to reduce the required 15 feet minimum front yard setback to 0 feet, the required 5 feet minimum side yard setback to 0 feet (northwest), and the required 10 feet minimum street side yard setback (from private R/W) to about 1 foot (southeast), and the required 15 feet minimum rear yard setback to about 4 feet, to increase the maximum 40% lot coverage to about 62%, and the maximum 50% Floor Area Ratio to about 89%.

Location: Property located on the south side of Vista Drive about 800 feet south of Estrella Way in La Selva Beach. (327 Vista Drive)

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

Permits Required: Coastal Development Permit, Residential Development Permit, Variance
Technical Reviews: Soils Report Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0334, based on the attached findings and conditions.

Exhibits

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

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

Parcel Information

Parcel Size: 1,310 square feet
Existing Land Use - Parcel: Single family dwelling
Existing Land Use - Surrounding: Single family residential neighborhood, vacant, railroad.
Project Access: Vista Drive
Planning Area: La Selva
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (Single family residential - 6,000 square feet per unit)
Coastal Zone: X Inside ___ Outside
Appealable to Calif. Coastal Comm. X Yes ___ No

Environmental Information

Geologic Hazards: N/A
Soils: Soils report reviewed & accepted
Fire Hazard: Not a mapped constraint
Slopes: 2-5%
Env. Sen. Habitat: Mapped resource, no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Scenic beach viewshed
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside (RSL) ___ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Septic (shared with 331 Vista Dr. & located on adjacent parcel with easement)
Fire District: Aptos/La Selva Fire Protection District
Drainage District: None

History

This application was submitted under AFN 045-195-12, which included the adjacent property (331 Vista Drive). A Parcel Legality Determination (06-0613) was performed and it was determined that the two parcels were legal and separate. Certificates of Compliance were issued and recorded (Document Numbers 2007-0009728 & 2007-0009729) to recognize **the** two separate parcels.

The two parcels continue to be associated, through a shared septic system located to the rear of the two parcels on adjacent property owned by the La Selva Beach Improvement Association. A recorded easement (Document Number 2004-0084889) recognizes the location and **use** for septic waste disposal purposes on the adjacent parcel. Rear yard improvements also exist on the adjacent parcel and the recorded easement recognizes these uses as well.

Project Setting

The subject property is a small parcel located on the southwest side of Vista Drive in La Selva Beach. The existing residence occupies almost the entire parcel area and associated miscellaneous improvements are located on the adjacent parcels and within the right of way of Vista Drive. The surrounding neighborhood consists of single family dwellings. To the southwest (rear) of the property, the topography slopes down to the railroad tracks and beach. A private right of way borders the parcel to the southeast.

Zoning & General Plan Consistency

The subject property is a 1,310 square foot lot, located in the **R-1-6** (Single family residential - 6,000 square feet per unit) zone district, a designation which allows residential uses. The existing single family dwelling is a principal permitted use within the zone district and is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

Significantly Non-conforming Residence & Variance

The existing residence is non-conforming in regards to yard setbacks, lot coverage, and Floor Area Ratio. The structure is also located within 5 feet of the right of way of Vista Drive and is therefore considered as a significantly non-conforming residence. The extent of improvements allowed to an existing non-conforming residence are limited, and further limitations exist when the structure is considered as significantly non-conforming. These limitations require that a variance approval be obtained if more than 50 percent of the exterior wall framing is altered within a 5 year period.

The project plans indicate that the exterior walls of the residence are **proposed** to remain and will not be modified beyond 50 percent of the total wall framing. The existing shed roof on the northwest side of the residence is proposed to be removed and replaced with a gable roof and a deck area. New windows, doors, and siding materials are proposed, with modifications to the exterior wall framing. A pest report has been submitted which indicates pest related damage to the structure and it is possible that further inspection during construction will result in the identification of additional framing which may require replacement. Building code requirements may also require modifications to exterior walls due to fire separation requirements and proposed new framing for the gable roof end. For these reasons, it **is** likely that more than 50 **percent** of the exterior wall framing will be modified as a result of this project.

Due to the extent of the proposed improvements, the existing pest damage, and the proposed replacement of wall areas within required yard setbacks, variances will be necessary for the proposed project. The small size of the parcel (1,310 square feet), the narrow depth of the parcel (22 to 32 feet in depth) and the location at a corner (of a public road and private right of way) impose significant constraints of the development of the parcel. **As** a result, the setbacks overlap and would preclude all development if a variance approval is not granted. This is a special circumstance arising from the parcel characteristics, and a case where strict application of setbacks would deny the property owners privileges enjoyed by others in the neighborhood.

R-1-6 Zone District Site Standards (modified to R-1-3.5 standards due to parcel size)			
	Existing	Required	Proposed
Front Yard Setback	<1 foot	15 feet (min.)	No Change
Rear Yard Setback	4 feet	15 feet (min.)	No Change
Side Yard Setback	<1 foot (northwest)	5 feet (min.)	No Change
Street Side Yard Setback	1.5 feet (southeast)	10 feet (min.)	No Change
Lot Coverage	62%	40% (max.)	No Change
Floor Area Ratio	89%	50% (max.)	No Change
Height	23 feet	28 feet (max.)	No Change

The proposed remodel uses the existing framing and form of the residence and is considered as appropriate given the existing conditions on the project site and the surrounding vicinity. No increase in the existing non-conformity to site standards has been requested, but variances are required to allow the extent of the work proposed on the existing residence. Given the small size, narrow depth (from front to rear), and configuration of the parcel relative to existing rights of way, a variance approval to recognize the existing structure is considered as appropriate.

Local Coastal Program Consistency

The proposed remodel of an existing single family dwelling is in conformance with the County's certified Local Coastal Program, in that the modifications are to an existing structure within a developed residential neighborhood. Developed parcels in the area contain single family dwellings. The project site is located between the shoreline and the first public road with public beach access nearby at Manresa State Beach. The project 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.

Scenic Resources & Design Review

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed exterior remodel will improve the appearance of the structure, which currently shows signs of wear and age; and the modifications to the existing structure will be minor in nature and will not substantially alter the bulk or form of the existing residence. The roofline will be reconfigured on the west side of the residence to remove an existing shed roof and replace it with a gabled roof consistent with the roof on the east side of the residence. The rear portion of the gabled roof on the east side will be modified to include a small deck area, providing a small outdoor area on the second floor. These modifications to the existing residence are minor in nature and, as a result, will not create visual impacts to the scenic beach viewshed.

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 **06-0334**, 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

Report Prepared By: Randall Adams
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Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the subject property is small (1,310 square feet in area), has a narrow shape (between 23 to 32 feet from front to rear), and is located at a corner with a public road and private right of way (increasing the required side yard setback). As a result, it would not be possible to develop the subject property with a single family dwelling and comply with the site standards for the zone district. The small size and narrow depth of the parcel create the special circumstances in this case. No increase in the non-conforming dimensions of the existing residence are proposed and a variance will allow continued residential use on the subject property as enjoyed by other residentially zoned properties in the surrounding area.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the variance will allow an existing single family dwelling to be retained on a residentially zoned parcel and the structure will be adequately separated from surrounding residences.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that other properties in the La Selva Beach neighborhood are developed with single family dwellings similar to the proposed structure. Therefore, it would not be grant of a special privilege for the existing residence to be retained on the property and the design will be in harmony with the existing pattern of development in the neighborhood.

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-6 (Single family residential - 6,000 square feet per unit), a designation which allows residential uses. The existing single family dwelling is a principal permitted **use** within the **zone** district and is 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. The existing residential use is reliant upon an easement on adjacent property for septic waste disposal and for rear yard purposes.

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 existing residence is consistent with the surrounding residential neighborhood in terms of architectural style and the existing colors and materials will be maintained. The modifications to the existing residence shall be minor in nature and the existing form and mass of the structure shall be maintained in the proposed design.

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

This finding can be made, in that the project site is located between the shoreline and the first public road with public beach access nearby at Manresa State Beach. Consequently, the modifications to the existing residence will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the existing structure is visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single family residential - 6,000 square feet per unit) 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.

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. Construction will comply with prevailing building technology, the California 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 existing structure is adequately set back from existing structures on surrounding properties.

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 location of the existing single family dwelling and the conditions under which it would be operated or maintained will be consistent with the purpose of the R-1-6 (Single family residential - 6,000 square feet per unit) zone district in that the primary use of the property will be one single family dwelling.

The proposed project complies with all of the requirements of section 13.10.270(j) (Significantly Non-Conforming Structures), in that the existing degree of non-conformity of the structure to the site standards for the zone district will not be increased.

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 existing residential use is consistent with the use and density requirements specified for the Urban Low Density Residential (R-UL) land use designation in the County General Plan.

The project will be consistent with General Plan Policy **8.4.2** (Retaining Existing Housing), in that the retention of the existing single family dwelling will not create adverse impacts to the surrounding residential neighborhood and the modifications to the existing residence will be limited to the existing footprint.

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 single family dwelling is existing and the project will not result in increased traffic generation or overload existing utilities.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the existing 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 existing single family dwelling is 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.

Significantly Non-Conforming Structure Findings (County Code section 13.10.265(j))

1. That the existing structure and the conditions under which it would be operated and maintained is not detrimental to the health, safety or welfare of persons residing or working in the vicinity or the general public, or be materially injurious to properties or improvements in the vicinity.

This finding *can* be made, for the reasons specified in Development Permit Finding #1.

2. That the retention of the existing structure will not impede the achievement of the goals and objectives of the County General Plan, or of any Specific Plan which has been adopted for the area.

This finding can be made, for the reasons specified in Development Permit Finding #3.

3. That the retention of the existing structure will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects of the neighborhood.

This finding can be made, for the reasons specified in Development Permit Finding #5.

4. That the proposed project will not increase the nonconforming dimensions of the structure unless a Variance approval is obtained.

This finding can be made, in that the non-conforming dimensions of the existing structure will not be increased and findings for a Variance approval have been made for this proposal.

Conditions of Approval

Exhibit A: Project Plans, "Hobbs Residence", prepared by Dennis Anderson Architect, 5 sheets, revised 11/16/07.

- I. This permit authorizes the interior and exterior remodel of an existing single family dwelling with Variances as depicted on the approved Exhibit "A" for this permit. No increase in the exterior wall dimensions **of** the existing structure are authorized by this permit. 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 an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- 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. All site and structural dimensions shall be indicated relative to property lines and total height. No increase in the exterior wall dimensions are allowed by this permit. The building footprint and the exterior elevations on the building plans must match the approved Exhibit "A" for this permit.
 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. Grading, drainage, **and** erosion control plans.
 4. 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. Meet all requirements of and pay any required fees to the County Department of Public Works, Drainage.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- F. Meet all requirements and pay any applicable plan check fee of ~~the~~ Aptos/La Selva Fire Protection District.
- G. Submit **3** copies **of** a plan review letter prepared and stamped by a licensed Geotechnical Engineer.
- H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full **of** all applicable developer fees and other requirements lawfully imposed by the school district.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on ~~the~~ final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. **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.

Application # 06-0334

APN: 045-195-16

Owner: Thomas & Ann Hobbs, trustees

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

Randall Adams
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: 06-0334

Assessor Parcel Number: 045-195-16

Project Location: 327 Vista Drive

Project Description: Proposal to conduct an interior and exterior remodel of an existing single family dwelling.

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. ☒ **Cateeorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Proposal to remodel an existing single family dwelling on a site designated for residential uses..

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

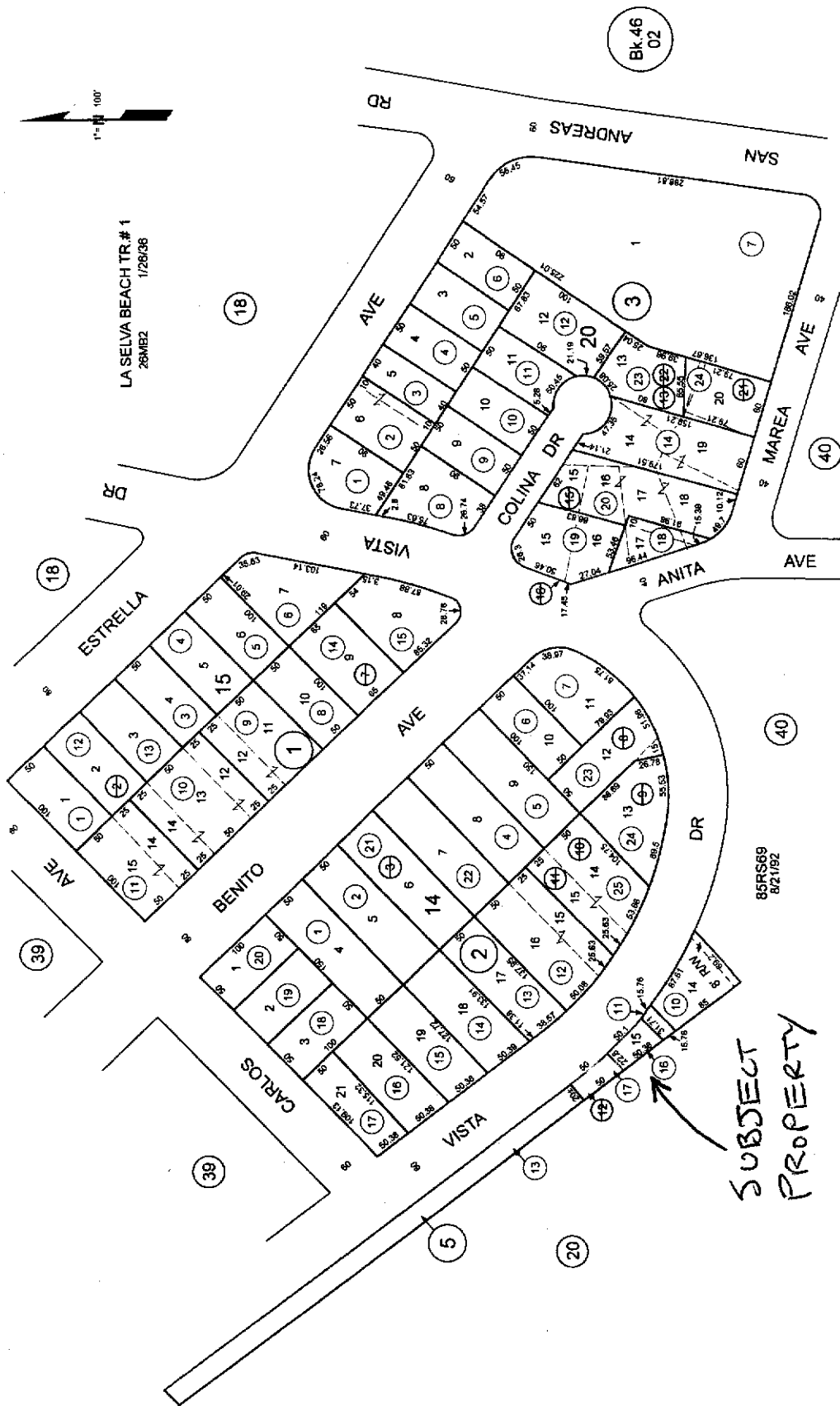
Randall Adams, Project Planner

Date:_____

Tax Area Code
69-275

POR. SAN ANDREAS RANCHO
NE. 1/4 SEC. 33, T.11S., R.1E., M.D.B. & M.

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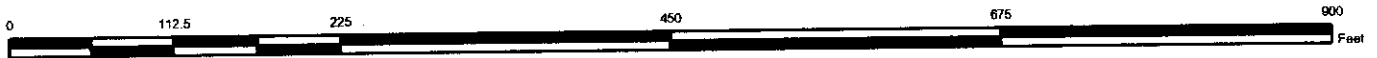
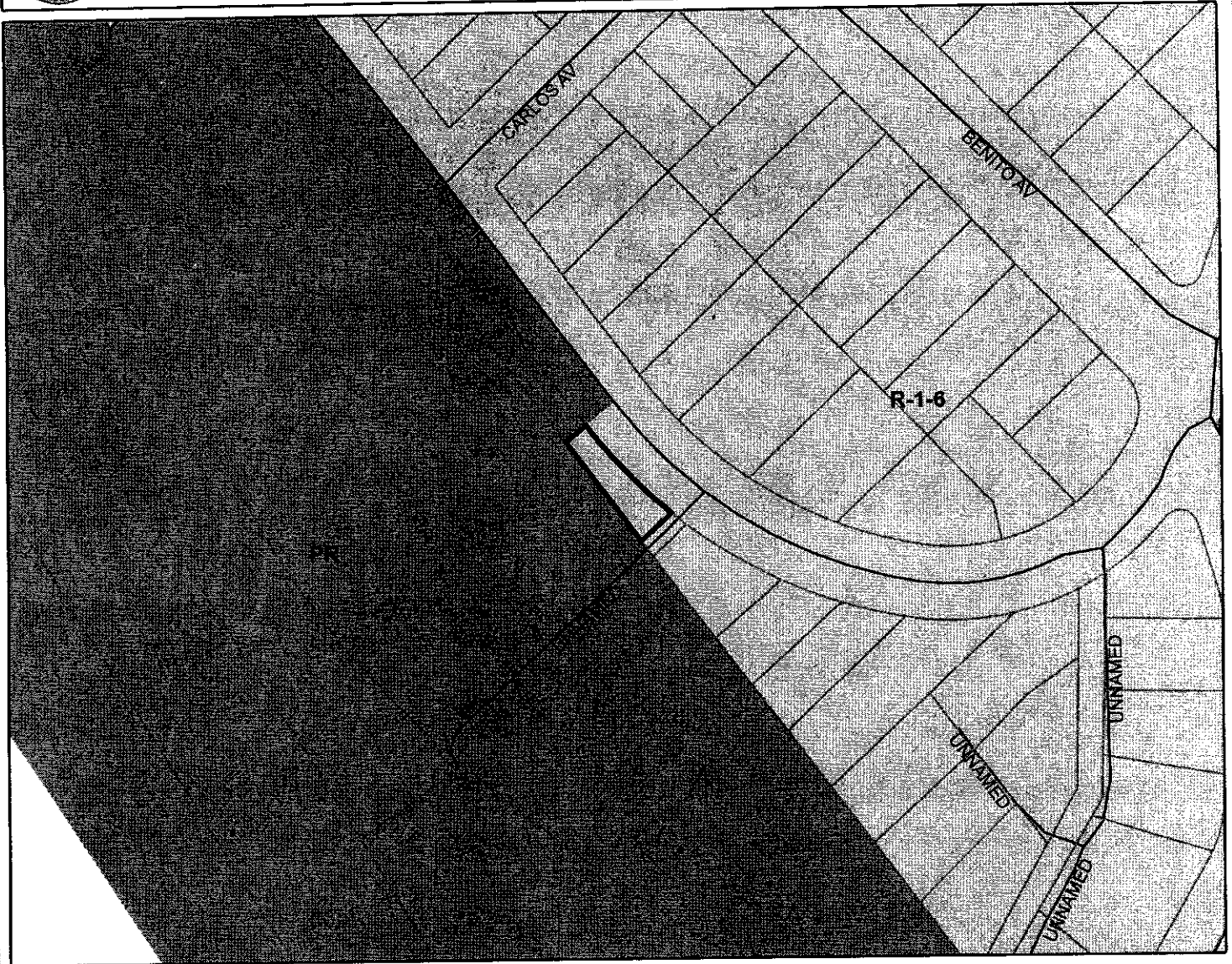


Note - Assessor's Parcel & Block
Numbers Shown in Circles






Sectionally redrawn 7/10/00 KSA
Map 1/10/00 KSA (For 10 Pg. 42)
Map 2/27/07 CS (7-000/544 & 45, 59-5-18 & 17)

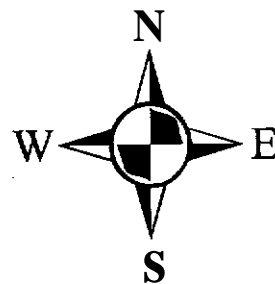


Zoning Map



Legend

-  APN 045-195-12
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PARK (PR)



Map Created by
County of Santa Cruz
Planning Department
July 2006

EXHIBIT F

1.P.
P.&T
)
S.B.I.A

ASPHALT CONCRETE	AC
BOARD (FENCE)	BORD
CONCRETE	CONC
EXISTING	(E)
ELECTRICAL	ELEC
FENCE	FNC
GAS METER	GM
OVERHEAD ELECTRIC	OHE
OVERHEAD TELEPHONE	OTOP
POWER POLE	POL
POLYVINYL CHLORIDE	PVC
RETAINING (WALL)	RET
SANITARY SEWER	SS
SANITARY SEWER CLIE	SSSCO
UNDERGROUND WATER	UGW
WATER METER	WM

LEGEND

[Signature]

Robert L. Dawitt R.C.F. 20619 DATE

Professional Engineer No. 20619
No. 20619
Exp. 9-30-07
State of California
Professional Engineer's Seal

B-31-06

LICENSED SURVEYOR'S MAP

SHOWING

PARCEL 4, DOC. No. 2006-0007055

LANDS OF

ROBERT L. SULLIVAN, JR. (TRUSTEE)

BEING

APN 045-195-12 (PORTION)

SANTA CRUZ COUNTY, CALIFORNIA

AUGUST, 2006

PARCEL 4 LS MAP.DWG

EXHIBIT C

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: Randal1 Adams
Application No.: 06-0334
APN: 045-195-16

Date: January 8, 2008
Time: 15:37:59
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JULY 18, 2006 BY ROBERT S LOVELAND =====

The biotic resource mapped for this area will not be impacted as part of this project.

1. A "Geological Hazards Assessment" (GHA) must be completed for this project. The applicant must apply for the GHA at the Zoning Counter of the Planning Department. Please submit two additional sheets of A1 and pay the required fees upon submittal.

2. Additional comments may be forthcoming depending on the results of the GHA

===== UPDATED ON OCTOBER 26, 2007 BY ROBERT S LOVELAND =====

Soils report has been received and is in review status

===== UPDATED ON NOVEMBER 27, 2007 BY KENT M EDLER ===== The soils report has been accepted.

===== UPDATED ON DECEMBER 6, 2007 BY ROBERT S LOVELAND =====

The GHA has been completed.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JULY 18, 2006 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. Submit a detailed erosion control for review and approval.
2. Submit a detailed grading/drainage plan for review and approval
3. Submit a "Plan Review" letter (3 copies) completed by your project geotechnical engineer for review and approval.

===== UPDATED ON OCTOBER 15, 2007 BY KENT M EDLER ===== Misc. comment:

The soils report has not been accepted. See letter sent to applicant dated 10/15/07

===== UPDATED ON OCTOBER 16, 2007 BY ROBERT S LOVELAND =====

===== UPDATED ON DECEMBER 6, 2007 BY ROBERT S LOVELAND =====

Dpw Drainage Completeness Comments

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

===== REVIEW ON JULY 12, 2006 BY JOHN G LUMICAO =====
NO COMMENT

Dpw Drainage Miscellaneous Comments

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 06-0334
APN: 045-195-16

Date: January 8, 2008
Time: 15:37:59
Page: 2

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

===== REVIEW ON JULY 12, 2006 BY JOHN G LUMICAO =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON JULY 12, 2006 BY JIM G SAFRANEK =====

Applicant must provide an Environmental Health Clearance for this project. Provide a satisfactory septic tank pumper's report to demonstrate that the septic system is functioning.

Applicant to provide EHS with copy of easement for septic system from LSB Improvement Assoc.

===== UPDATED ON OCTOBER 11, 2007 BY JIM G SAFRANEK ===== I don't see any evidence that the 2 EH issues identified from the first routing have been resolved.

===== UPDATED ON NOVEMBER 7, 2007 BY JIM G SAFRANEK ===== Application is now approved.

Environmental Health Miscellaneous Comments

===== REVIEW ON JULY 12, 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 JULY 14, 2006 BY ERIN K STOW =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON JULY 14, 2006 BY ERIN K STOW =====
NO COMMENT

INTER

MEMO

APPLICATION NO 06-0334

Date: October 12, 2007

To: Randall Adams, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Review of residential remodel at 327 Vista Drive, La Selva Beach

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
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.	✓		

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			NIA
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			NIA
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			NIA
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			NIA
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)			NIA
Screening and landscaping suitable to			NIA
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or tilling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall			N/A

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			NIA
The visual impact of large agricultural structures shall be minimize; 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			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			NIA
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor 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

Beach 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 sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive	▼		
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			NIA
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	✓		

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

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

13.11.030 Definitions

- (u) 'Sensitive Site' shall mean any property located *adjacent to a scenic road* or within the viewshed of a scenic road as recognized in the General Plan; or located on a coastal bluff, or on a ridgeline.

Design Review Standards**13.11.072** Site design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		

Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		

Finish material, texture and color	✓		
Scale is addressed on appropriate levels	✓		
✓	✓		
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		



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

November 27, 2007

Dennis Anderson
536 Soquel Drive
Santa Cruz, CA 95062

**Subject: Review of Geotechnical Investigation by Amso Consulting Engineers
Dated August 15, 2007; Project #: 3454
with October 18, 2007 Response Letter
APN: 045-195-16, Application #: 06-0334**

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:

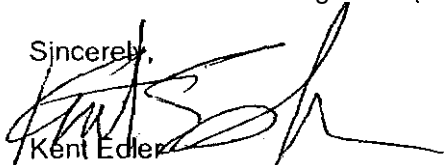
1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations. Plans shall also provide a thorough and realistic representation of all grading necessary to complete this project
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.

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,



Kent Edler
Civil Engineer

Cc: Randall Adams, Project Planner
Amso Consulting Engineers
Robert Sullivan, Owner
Tom and Ann Hobbs