



Staff Report to the Zoning Administrator

Application Number: **07-0622**

Applicant: Dee Murray
Owner: John L & Mary Sue Albanese
APN: 043-095-22

Agenda Date: March 7, 2008
Agenda Item #: 3
Time: After 10:00 a.m.

Project Description: Proposal to remodel an existing significantly non-conforming dwelling to include minor repartitioning, removal of the exterior spiral staircase on the second and third floor deck, relocating and replacing the first floor entry door, and replacing windows in kind. Requires a Coastal Development Permit and a Residential Development Permit for structural alterations to a significantly non-conforming structure (located within five feet of a structure on an adjacent parcel).

Location: Property located on the north side of Beach Drive at 363 Beach Drive.

Supervisory District: Second District (District Supervisor: Ellen Pirie)

Permits Required: Coastal Development Permit and Residential Development Permit
Technical Reviews: N/A

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0622, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|--|
| A. | Project plans | G. | Location map |
| B. | Findings | H. | Urban Designer comments, dated November 2, 2007 |
| C. | Conditions | I. | Printout of Discretionary application comments, dated November 5, 2007 |
| D. | Categorical Exemption (CEQA determination) | J. | Comments & Correspondence |
| E. | Assessor's parcel map | | |
| F. | Zoning and General Plan map | | |

Parcel Information

Parcel Size: 4,965 square feet
Existing Land Use - Parcel: Residential-single family dwelling

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

Existing Land Use - Surrounding: Residential-single family dwelling
Project Access: Beach Drive
Planning Area: Aptos
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: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: FEMA Flood Zone VE (Wave run-up hazard zone), landslide potential at the base of coastal bluff
Soils: 109 Beach sand (soils map index number 109) and Purisima Foundation Sands
Fire Hazard: Not a mapped constraint
Slopes: Under 30 % at base to over 50% (at base of coastal bluff)
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Designated Coastal Scenic Resource Area
Drainage: Drainage to beach
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz Sanitation District
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Zone 6

History

The subject parcel contains a three story single family dwelling that was constructed in 1961 under building permit 10474. The residence was red tagged unsafe to occupy after the bluff failure at the rear of the property damaged it in 1998. Building permit 118553 was issued to do repair in kind to the structure due to the landslide damage. A Geologic Report Review was completed with Permit 98-0573 to remove the unsafe to occupy posting for the subject residence and two neighboring residences that were also affected by the bluff failure. Coastal Permit 99-0646 was approved to allow repair and buttress the existing retaining wall. Subsequently, building permit 124468 was issued to rectify the red tag and repair the retaining wall.

Project Setting

The subject property is located at the base of a coastal bluff along Beach Drive at 363 Beach Drive. The portion of Beach Drive where the parcel is located contains no homes on the beach

side of Beach Drive. There are two and three story homes on the bluff side of Beach Drive. Due to the location of the site at the toe of a coastal bluff, the site is subject to landslide and coastal flood hazards.

Zoning & General Plan Consistency

The subject property is an approximately 4,965 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 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 R-1-6 zone district standards are outlined below:

	R1-6 Zone Standard
Front yard setback	20'
Side yard setbacks	5' & 5'*
Rear yard setback	15'
Maximum height	28'
Number of stories	two

*County Code 13.10.323, all districts with parcels less than sixty feet wide have 5' and 5' side yard setbacks.

Non-Conforming and Significantly Non-Conforming issues

County Code considers certain types of non-conforming construction to be significantly non-conforming. The latter category has more restrictions on remodeling and construction than the former.

The existing structure is three stories and therefore the entire third story is non-conforming to the number of stories allowed within the Urban Services Line. In addition the western portion of the third story within the five foot setback is significantly non-conforming as it is located less than five feet from another structure on an adjacent parcel (County Code 13.10.265(k)(5)). The second story of the structure is non-conforming within the eastern and western side yards and the front yard as it does not meet side yard or front yard setbacks. The first floor meets all setbacks except for the front yard, therefore, the portion of the structure within the front yard is non-conforming.

The work proposed to the non-conforming portions of the structure includes: replacement in kind of a window on the first floor, enlargement of a window and sliding glass door on the second floor and addition of new windows and doors, enlargement of sliding glass door and replacement in kind of windows on the third floor. The work proposed to the significantly non-conforming portions of the structure includes replacement in kind of two windows. The work proposed to the portions of the structure that are conforming includes replacement in kind and addition of windows and sliding glass doors on the first and second floor, removal of the spiral staircase and interior repartitioning.

Analysis

County Code 13.10.265e (Non-Conforming Structures) limits the structural enlargement, extension, reconstruction or alteration within the R-1-6 zone district standards to ordinary maintenance, repairs and structural alterations that shall not exceed more than fifty (50) percent of the total length of the exterior walls within any five year period. Any alterations to the significantly non-conforming portion of the third floor would require a Variance in addition to the Coastal Development Permit. Further, a Residential Development Permit is required for structural alterations to a significantly non-conforming structure.

As proposed, the work includes replacing windows in kind on all three floors. The windows to be replaced are within the required setbacks, including two in the significantly non-conforming portion of the third floor. However, the structural members will not be altered, and therefore these replacements do not count towards the fifty (50) percent limit on structural alterations. Alterations are proposed to a second floor window and sliding glass door that are within the front and side yard setbacks, i.e. the non-conforming area. These alterations have been calculated to be approximately 17 feet or 11.6 percent of the non-conforming exterior walls for the second story. Alterations proposed to the third floor include new windows, new doors, and enlargement of an existing glass sliding door, these alterations have been calculated to be 26 feet and 7 inches or 18.1 percent of the non-conforming exterior walls for the third floor. Therefore, the proposed total length and percentage of non-conforming exterior walls to be altered for the entire structure is 43 feet and 7 inches out of 274 feet and 4 inches or 15.9 percent, well below the fifty (50) percent allowed by County Code 13.10.265(e).

Additional work is proposed that is not within the required setbacks, including removal of a spiral staircase, new entry door to the first floor and interior remodeling. The existing deck railing will be replaced in kind on the second and third floor decks and tile will be replaced on the second story deck.

To address the circumstance where unforeseen conditions or revisions to the plans might call for greater alterations than are currently proposed, Condition of Approval IV.B states that a variance is required for any structural changes to the non-conforming structure and deck beyond the ordinary maintenance and repair allowed under Section 13.10.265(e) of the County Code. Furthermore, structural alterations in excess of 50% of the total length of the non-conforming walls shall not be allowed within any 5 year period (Condition of Approval IV.C), per Section 13.10.265(e) of the County Code, and any structural changes to the Significantly Non-Conforming portion of the residence will require a Residential Development Permit in addition to a Coastal Development Permit.

Local Coastal Program Consistency

The subject parcel retains a General Plan/Local Coastal Program Land Use Designation of R-UL (Urban Low Density Residential), implemented by the R 1-6 (6,000 square foot minimum-single family dwelling) zone district. The proposed single-family dwelling complies with the purposes of this Land Use Designation, as the primary use of the site will remain residential with no

additions proposed.

Design Review

The proposed alterations will not significantly alter the external appearance of the existing dwelling, which is of a similar design to other homes on the bluff side of Beach Drive. The alterations to the Single Family Dwelling comply with the requirements of the County Design Review Ordinance, in that the project incorporates architectural design features such as stone and sand colored stucco, which harmonizes with the character of the area.

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 **07-0622**, 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 R-1-6 (Single family residential - 6,000 square feet per unit), a designation which allows residential uses. The proposed Single Family Dwelling is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

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

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that 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 proposed remodel will result in a single-family dwelling that is consistent with the surrounding neighborhood in terms of architectural style and the colors will be natural in appearance and complementary to the site.

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

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the Single Family Dwelling will not interfere with public access to the beach, ocean, or any nearby body of water as it is located on the bluff side of Beach Drive. 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 remodel will not significantly alter the residence, which will continue 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.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The remodel will not increase the size of the existing residence, and will therefore not block access to light and air for neighboring properties. Flood elevation requirements do not apply as improvements will be less than 50% of the value of the existing structure.

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 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 R-1-6 (Single family residential - 6,000 square feet per unit) zone district. The primary use of the property will be one single family dwelling that meets current site standards for the zone district with the exceptions that the existing structure does not meet side and front yard setbacks on the second floor, the west side yard setback on the third floor, and the house is three stories, which is non-conforming relative to the stories allowed by County Code in the Urban area. All non-conforming construction is existing and no non-conforming is proposed that is increased or exacerbated by the new construction.

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

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

The project complies with General Plan/LCP Policy 5.10.2 and 5.10.3 (development in scenic resource areas) in that it is a minor exterior remodel to an existing structure, which will not substantially change the visual appearance of the residence.

The project complies with General Plan/LCP Policy 6.2.10 (development in areas subject to geologic hazards), in that no increase in habitable area is proposed with the remodel.

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 no new habitable area will result from the addition, resulting in no increase in utility usage nor an increase in traffic.

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 remodel will not result in substantial exterior changes, and the bulk, mass, and scale of the residence will remain the same. No increase in land use intensity or density is proposed as no new habitable area is proposed.

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 remodel will not substantially change the character of the existing residence, as no additions are proposed. Therefore, the bulk, mass, and scale of the residence will remain unchanged.

Residential Development Permit Findings

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, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The remodel will not increase the size of the existing residence, and will therefore not block access to light and air for neighboring properties. Flood elevation requirements do not apply as improvements will be less than 50% of the value of the existing structure.

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

The project complies with General Plan/LCP Policy 5.10.2 and 5.10.3 (development in scenic resource areas) in that it is only a minor exterior remodel to an existing structure, which will not

substantially change the visual appearance of the residence.

The project complies with General Plan/LCP Policy 6.2.10 (development in areas subject to geologic hazards), in that no increase in habitable area is proposed with the remodel.

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

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, in that the remodel will not result in substantial exterior changes, and the bulk, mass, and scale of the residence will remain the same. No increase in land use intensity or density is proposed as no new habitable area is proposed.

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 proposed project does not include any increase in dimensions of the structure including non-conforming and the remodel will not result in substantial exterior changes, and the bulk, mass, and scale of the residence will remain the same.

Conditions of Approval

Exhibit A: Project plans, five sheets, by Thatcher & Thompson Architects, dated January 22, 2008.

- I. This permit authorizes the remodel of a(n) existing 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 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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
 - 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 and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - E. Complete and record a Declaration of Geologic Hazards. **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. 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.
- B. No structural alterations in excess of 50% of the total length of the non-conforming walls shall be made within any 5 year period, per Section 13.10.265(e) of the County Code.
- C. If construction beyond that described in "Exhibit A" is proposed, be aware that a variance is required for any structural change to the non-conforming and significantly non-conforming structure including the decks, beyond the ordinary maintenance and repair allowed under Section 13.10.265(e) of the County Code, and specific findings allowing the variance must be made.

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

Maria Perez
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: 07-0622
Assessor Parcel Number: 043-095-22
Project Location: 363 Beach Drive

Project Description: Proposal to complete interior remodeling, including replacing existing railing, replace window

Person or Agency Proposing Project: Dee Murray

Contact Phone Number: (831) 475-5334

- 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:

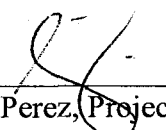
E. ☒ **Categorical Exemption**

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

F. Reasons why the project is exempt:

Proposal to do interior and exterior remodeling to an existing significantly non-conforming single family dwelling.

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



Maria Perez, Project Planner

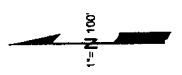
Date: 2/26/08

43-09

Tax Area Code
69-273

POR. APTOS RANCHO
S.E. 1/4 SEC. 18 &
SEC. 19, T. 11S., R. 1E., M.D.B. & M.

FOR TAX PURPOSES ONLY
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY AND ASSUMES ANY
LIABILITY FOR THE SAME. THIS MAP IS NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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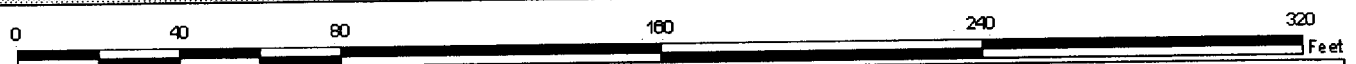
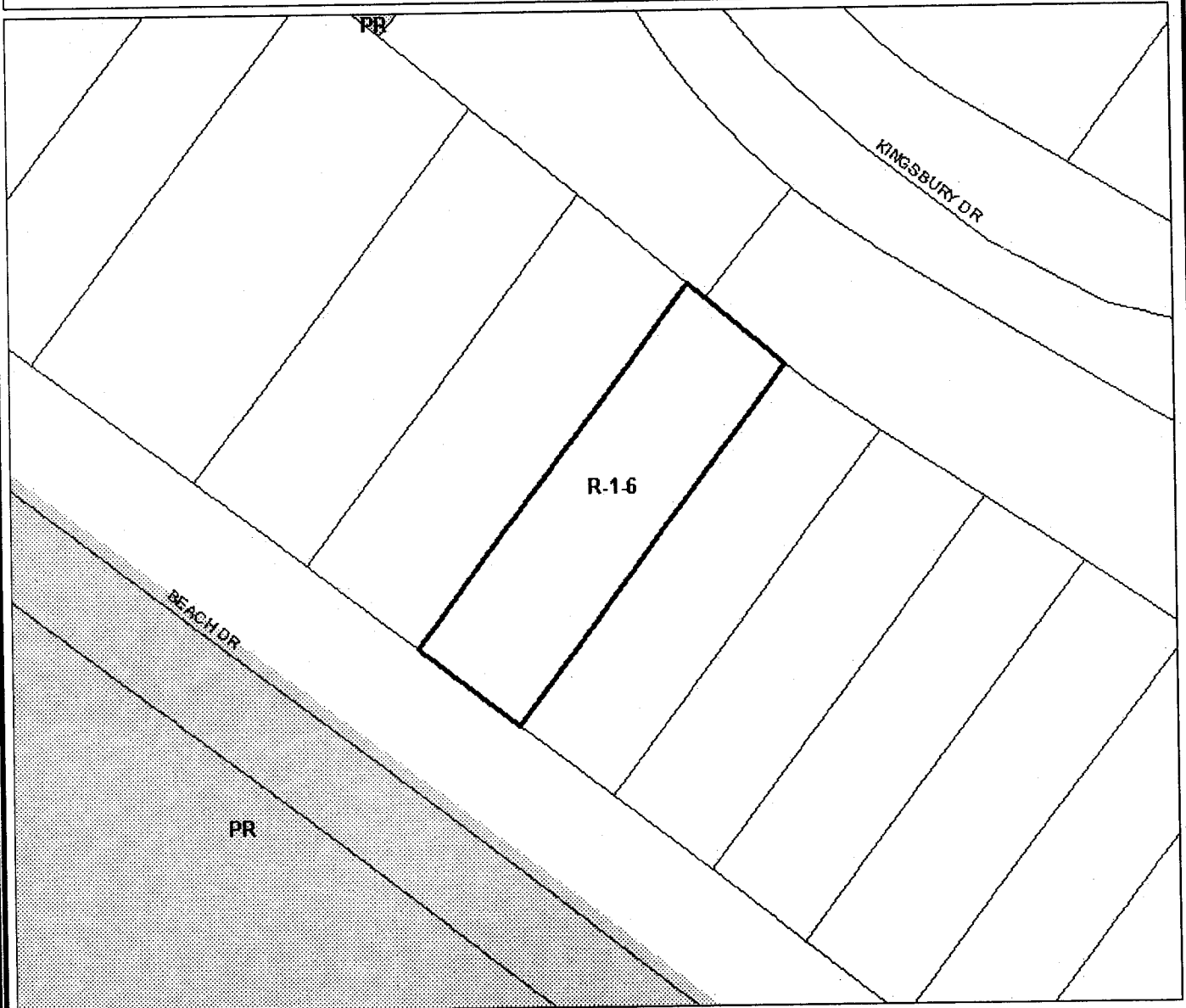


Assessor's Map No. 43-09
County of Santa Cruz, Calif.
Feb. 1999




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

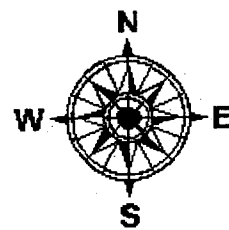
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Rev. 5/4/98 CB (Added MB ref.)
Rev. 5/25/01 (mm (ringed page ref.)
Rev. 12/10/02 CS (2-0066228, SP-4-32 & 33)
Rev. 3/3/05 DO (4-008640, ba + 34 & 35)

Zoning Map



LEGEND

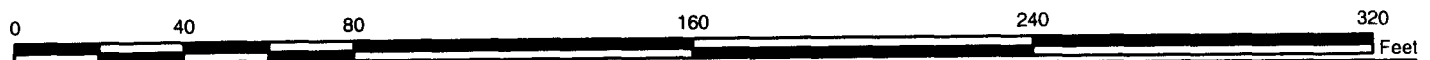
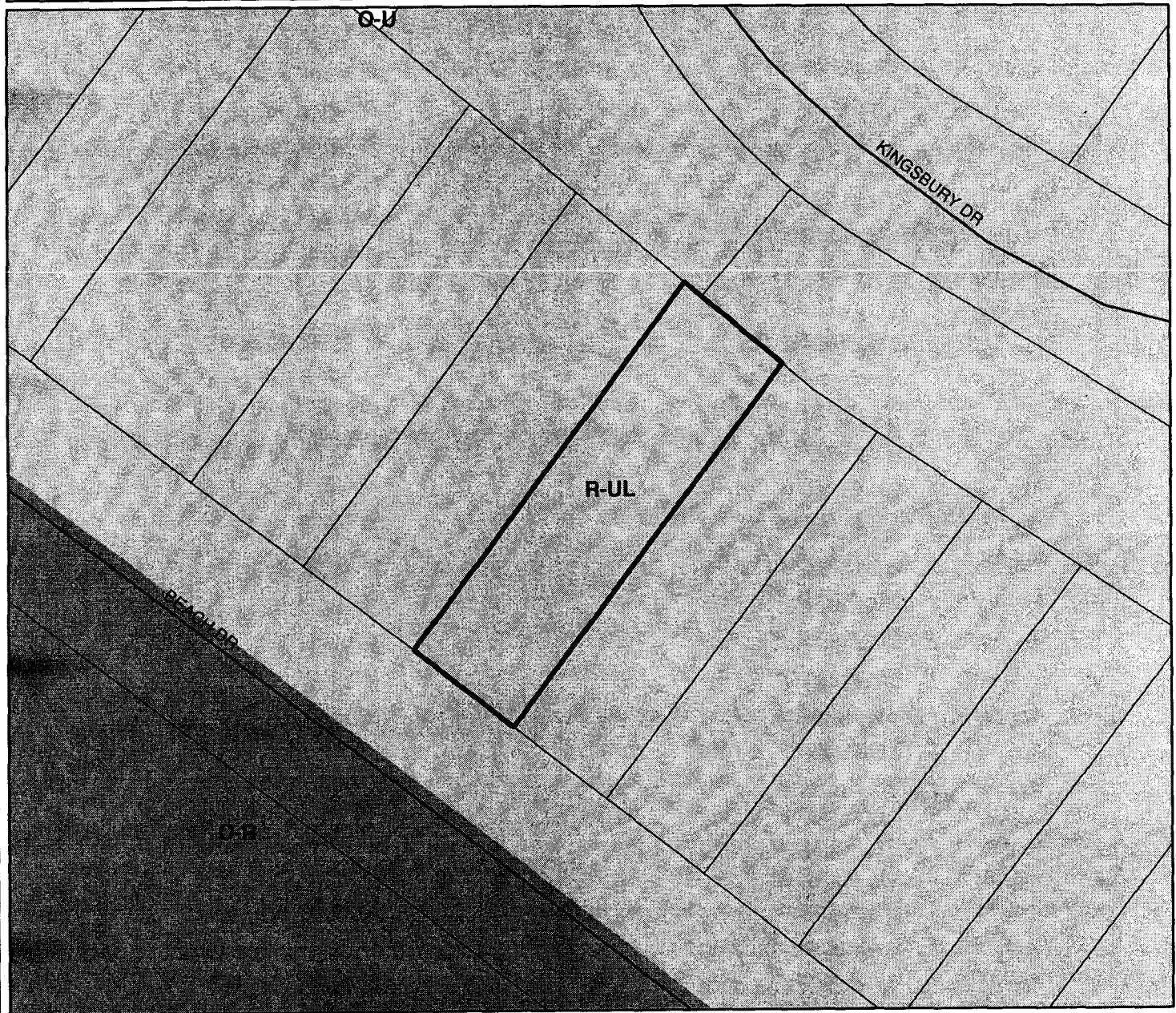
-  APN: 043-095-22
-  Assessors Parcels
-  Streets
-  PARK
- RESIDENTIAL-SINGLE FAMILY









Map created by
County of Santa Cruz
Planning Department
August 2007

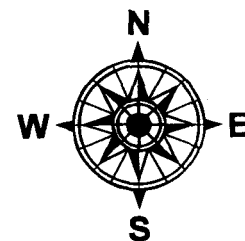


General Plan Designation Map



LEGEND

-  APN: 043-095-22
-  Assessors Parcels
-  Streets
-  Parks and Recreation
-  Residential - Urban Low Density
-  Urban Open Space

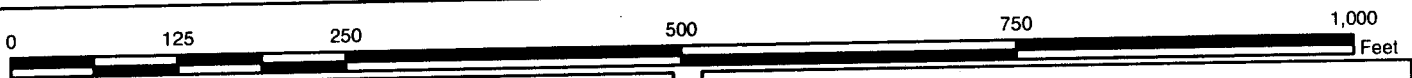


Map created by
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August 2007





EXHIBIT F

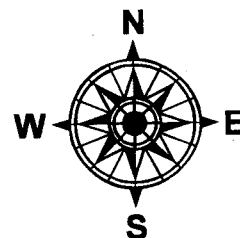


Location Map



LEGEND

-  APN: 043-095-22
-  Assessors Parcels
-  Streets
-  County Boundary



Map created by
County of Santa Cruz
Planning Department
August 2007

EXHIBIT G

INTEROFFICE MEMO

APPLICATION NO: 07-0622

Date: November 2, 2007

To: Porcila Perez, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Review of residential remodel at 363 Beach Drive, Aptos

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
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.			N/A
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.			N/A
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			N/A

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

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

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 existing group of buildings			N/A
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).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
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			N/A
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			N/A
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			N/A

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			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	✓		

COUNTY OF SANTA CRUZ
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Maria Perez
Application No.: 07-0622
APN: 043-095-22

Date: November 5, 2007
Time: 08:35:34
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Environmental Planning Completeness Comments

===== REVIEW ON NOVEMBER 2, 2007 BY ANTONELLA GENTILE =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON NOVEMBER 2, 2007 BY ANTONELLA GENTILE =====
If changes are made to the project, additional review by Environmental Planning may be required.