



Staff Report to the Zoning Administrator

Application Number: **07-0067**

Applicant: Laurence Spitters
Owner: Laurence Spitters
APN: 052-281-13

Agenda Date: June 13, 2008
Agenda Item #: 4
Time: after 10:00 a.m.

Project Description: Proposal to construct an approximately 590 sq. ft. addition (guest room and bath) under an existing non-conforming single-family dwelling.

Location: 9 Sanderling Circle, (Pajaro Dunes) Watsonville

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

Permits Required: Coastal Development Permit
Technical Reviews: Geological Hazards Assessment

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0067, based on the attached findings and conditions.

Exhibits

- | | |
|---|---------------------------------------|
| A. Project plans | G. Zoning map |
| B. Findings | H. Discretionary Application Comments |
| C. Conditions | I. Geologic Hazards Assessment |
| D. Categorical Exemption (CEQA determination) | J. Urban Designer's Memo |
| E. Location map | K. Reduced project plans |
| F. General Plan map | |

Parcel Information

Parcel Size: 10,040 sq. ft.
Existing Land Use - Parcel: Single family residence
Existing Land Use - Surrounding: Single family residences

Project Access: Sanderling Circle
Planning Area: San Andreas
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: SU (Special Use) / approved PUD (see report)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Geologic Hazards Assessment – see attached
Soils: 109/128
Fire Hazard: Not a mapped constraint
Slopes: 0-5%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Minimal under house grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Mapped resource – no impact
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Pajaro Valley Water
Sewage Disposal: Waste Management
Fire District: Pajaro Fire Protection District
Drainage District: N/A

Project Setting and Proposal

The existing structure is located in the Pajaro Dunes subdivision. The lot is accessed from Rio Boca Road to Plover Circle. This is a lot that is accessed from the central wood pathway and is adjacent to Monterey Bay. There are Monterey Cypressess on the front of the lot and sand dunes and beach at the rear.

The existing residence is a one-story structure and the applicant is proposing to add 590 sq. ft. under the house (without increasing the footprint). The addition consists of a guest bedroom, bedroom and closet. All exterior finishes will match that of the existing structure in material and colors.

Zoning & General Plan Consistency

The subject property is a 10,040 square foot lot, located in the SU (Special Use) zone district, a designation that allows residential uses. Single family residences are a principal permitted use within the zone district the project is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

Development standards for this subdivision were approved with the original Pajaro Dunes application in 1974 (74-400-PUD) for Triad .

SITE DEVELOPMENT STANDARDS TABLE

	Pajaro Dunes Standards	Existing Residence	Proposed Residence
Front yard setback:	20 feet	52'	52'
Rear yard setback:	10 feet	63'	63'
Side yard setback:	6 feet (or 5 and 7 feet)	6'-4" (northwest) 5'-9" to 7'-1" (southeast - <i>non-conforming</i>)	Same as existing, <i>however new addition will be required to meet setback.</i>
Lot Coverage:	45 % maximum	28.3%	28.3 %
Building Height:	30 feet maximum	20'-6"	20'-6"
Floor Area Ratio (F.A.R.):	<i>none</i>		32.13 %
Parking	None required (per Pajaro Dunes)	None provided	None provided

Non-Conformity

As the table above illustrates, the existing residence is non-conforming at the southeast side setback. The minimum side yard requirement for Pajaro Dunes is 6 feet. This house is not exactly parallel to the property line and is 5'-7" at it's closest. This would place the existing residence in a non-conforming situation. The new addition must meet all setbacks and may already do so as drawn, however it is not clear at the small scale of the site plan in Exhibit A.

A Condition of Approval has been added which will require the new construction on the lower floor to have a minimum six feet setback.

Local Coastal Program Consistency

The proposed single family residence is in conformance with the County's certified Local Coastal Program, in that the addition is designed to be visually compatible, in scale with, and integrated with the existing residence. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area.

The project site is located between the shoreline and the first public road, however it is not identified as a priority acquisition site in the County's Local Coastal Program. Pajaro Dunes contains access paths for the public to the beach. 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 residence complies with the requirements of the County Design Review Ordinance, and has been reviewed by the Urban Designer in accordance with Chapter 13.11 and 13.20 (see Exhibit J). The design of the addition will match that of the existing residence. The proposed design is compatible with the neighborhood, given the variety of one and two story homes in the neighborhood and in relative adjacency to the site.

Geological Hazard Assessment

This parcel is located is mapped in the FEMA flood zone (V zone) "Coastal High Hazard Area". A "Flood Geological Hazard Assessment" was prepared for this project (see Exhibit I). The addition will be constructed well below the wave run-up level mapped for this area by FEMA. The project wave run-up is 31 ft. above mean sea level; the finished floor elevation of the addition is only 19.25 ft. above mean sea level. The Environmental Planning Division determined that the addition does not meet the definition of "substantial improvement", and therefore it does not have to meet the minimum standards for flood protection, which typically would involve elevating the structure.

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located with the Urban Services line, is already served by existing water and sewer utilities, and no change of use is proposed.

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 07-0067, 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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Report Prepared By: Lawrence Kasparowitz
Santa Cruz County Planning Department
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Santa Cruz CA 95060
Phone Number: (831) 454-2676
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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. A single-family residence 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, lots that are developed to an urban density surround the site and the colors will match the existing structure. The development site is on a prominent beach, however the addition is under the existing house and will appear as a natural extension of the design of the residence (colors and materials will match the existing residence).

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, the single family residence will not interfere with public access to the beach, ocean, or any nearby body of water. The Pajaro Dunes subdivision currently provides public access to the beach. 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 addition is sited and designed to be visually compatible, in scale with, and integrated with the existing residence. The design of the proposed addition and existing residence is in character with the surrounding residences in scale, materials and colors.

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Additionally, residential uses are allowed uses in the PUD, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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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 proposed addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the while the existing structure does not meet the side setback there is more than adequate access to light, air, and open space for 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 location of the existing single family residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PUD in that the primary use of the property will be one single-family residence. The addition will meet all standards for the PUD.

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

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

The single family residence will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the structure will not adversely shade adjacent properties.

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

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

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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 proposal is for an addition to an existing single-family residence.

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 remodeled single-family residence 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 remodeled single family residence will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

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Conditions of Approval

Exhibit A: Architectural drawings prepared by Thacher & Thompson, Architects,
dated January 23, 2007.

- I. This permit authorizes the construction of a lower floor addition to an existing single-family residence. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that 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 matching that of the existing dwelling.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 4. The lower level shall have a minimum 6 ft. setback from the East property line.
 - 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. Record a Declaration of Geological Hazards stating that the addition is to be constructed below the 100 year flood level, and acknowledge that a liquefaction

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hazard exists, as well.

- 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 Pajaro Fire Protection District, if applicable.
 - G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer, if applicable.
 - H. Pay the current fees for Parks and Child Care mitigation for one bedroom. Currently, these fees are, respectively, \$109 and \$109 per bedroom.
 - I. Pay the current fees for Roadside and Transportation improvements for one bedroom. Currently, these fees are, respectively, \$787 and \$787 per bedroom.
 - J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose

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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.

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Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Lawrence Kasparowitz
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: 07-0067
Assessor Parcel Number: 052-281-13
Project Location: 9 Sanderling Circle, Watsonville

Project Description: Proposal to construct a 552 sq. ft. addition (guest room and bath) under an existing single family dwelling.

Person Proposing Project: Laurence Spitters

Contact Phone Number: (650) 324-1775

- 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. X Categorical Exemption

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

F. Reasons why the project is exempt:

Proposal to construct improvements to an existing single family dwelling.

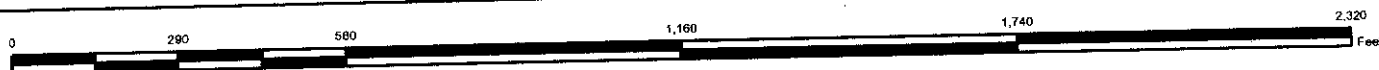
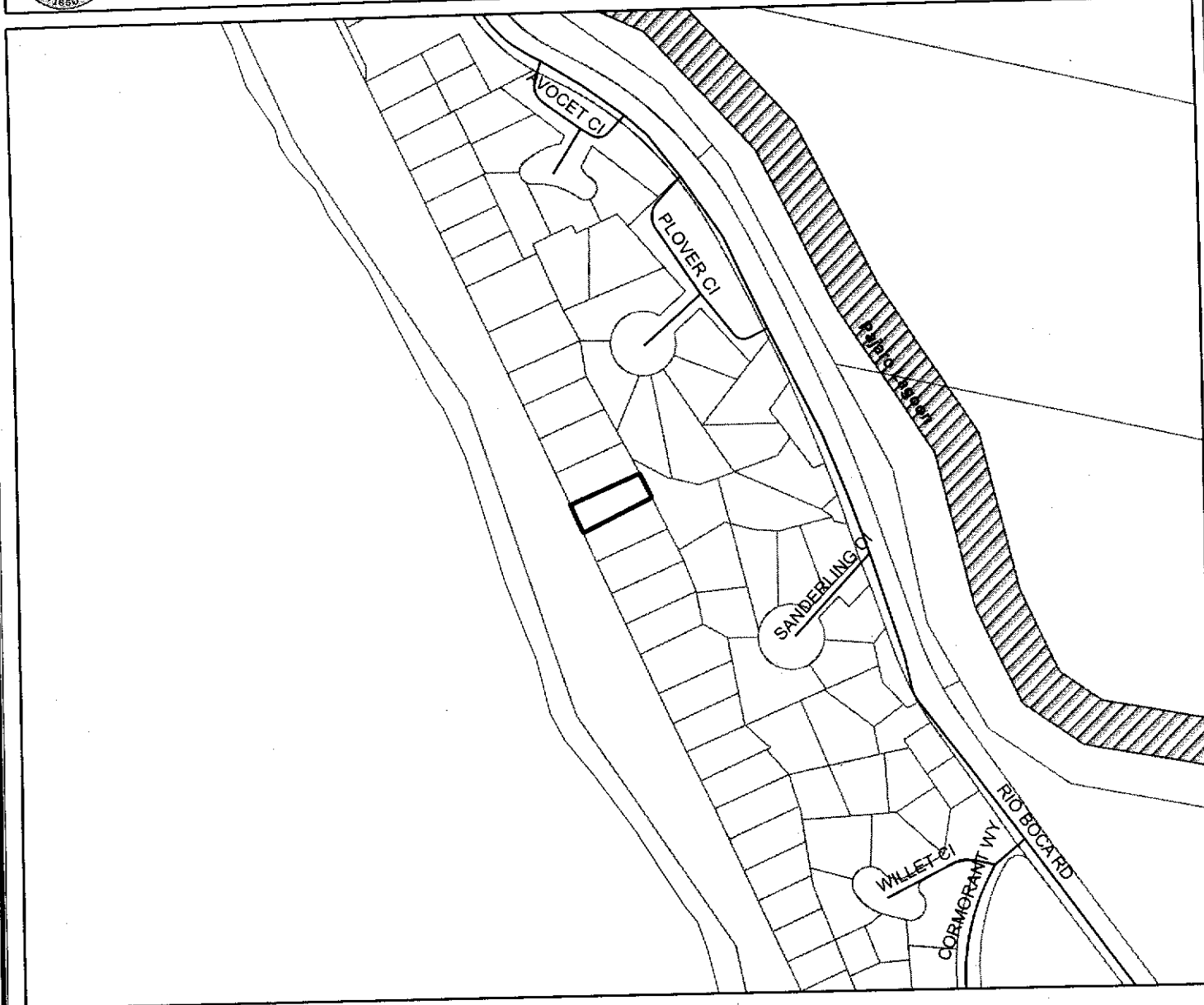
In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner






Date: _____

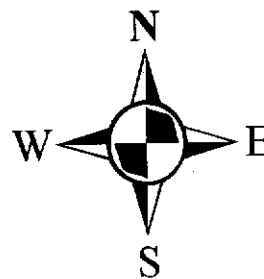


Location Map



Legend

-  APN 052-281-13
-  Streets
-  Assessors Parcels
-  Lakes
-  County Boundary

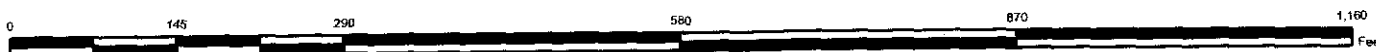
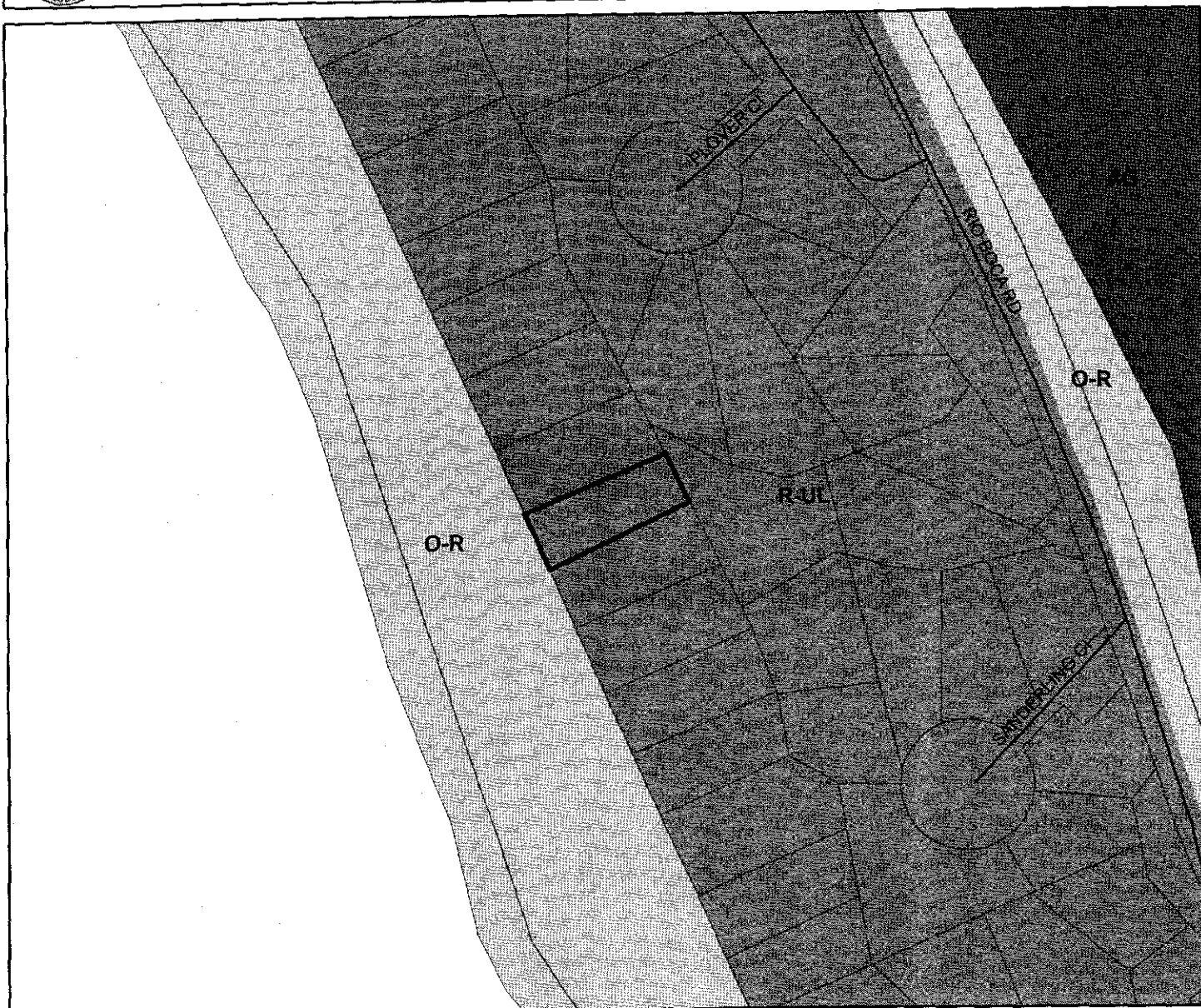


Map Created by
County of Santa Cruz
Planning Department
February 2007







EXHIBIT E

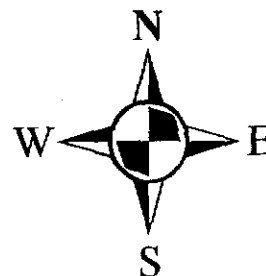


General Plan Designation Map



Legend

-  APN 052-281-13
-  Streets
-  Assessors Parcels
-  Residential - Urban Low Density (R-UL)
-  Parks and Recreation (O-R)
-  Agriculture (AG)

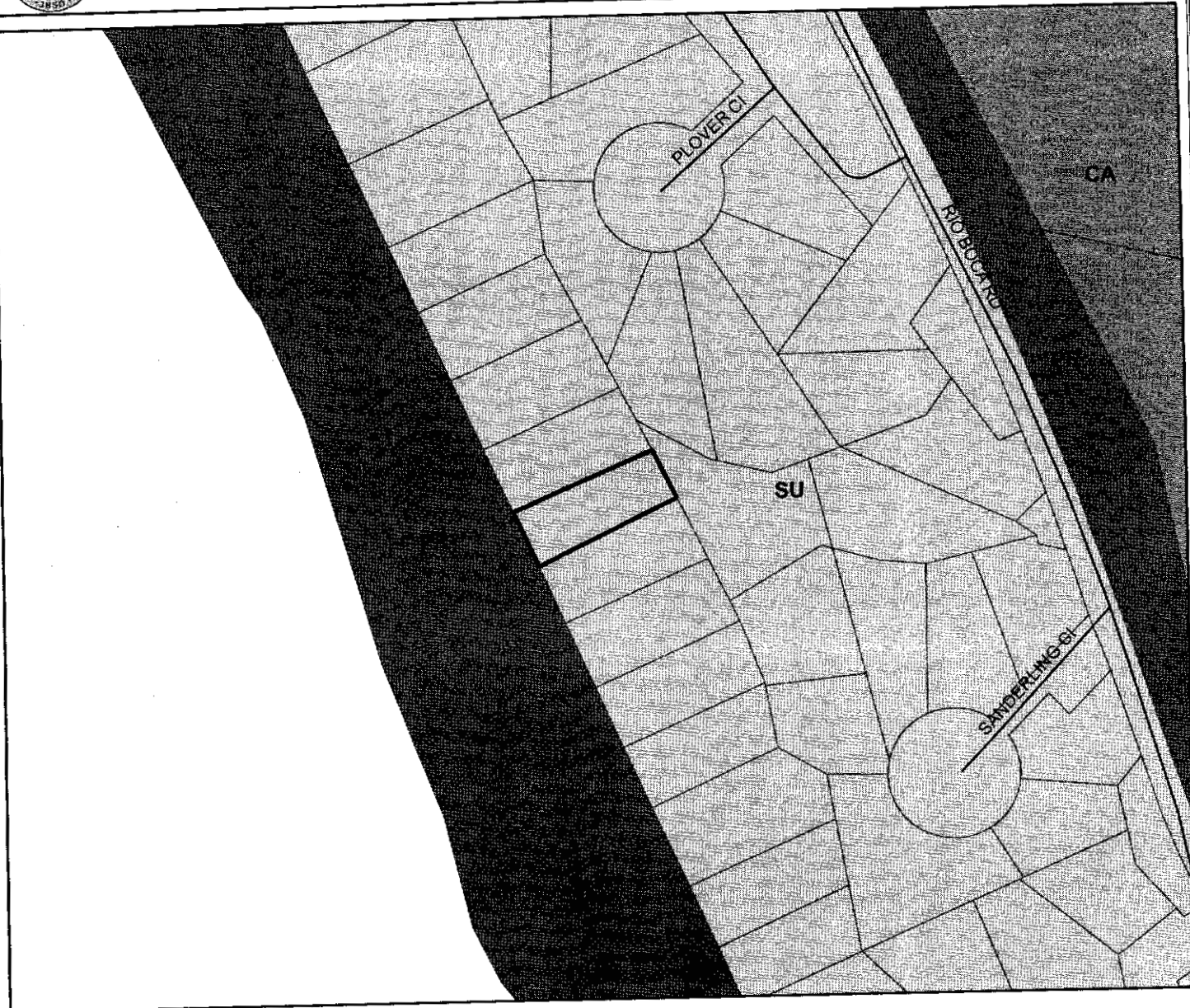


Map Created by
County of Santa Cruz
Planning Department
February 2007







EXHIBIT F

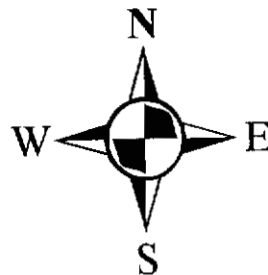


Zoning Map



Legend

-  APN 052-281-13
-  Streets
-  Assessors Parcels
-  SPECIAL USE (SU)
-  AGRICULTURE COMMERCIAL (CA)
-  PARK (PR)



Map Created by
County of Santa Cruz
Planning Department
February 2007

EXHIBIT G

C O U N T Y O F S A N T A C R U Z
Discretionary Application Comments

Project Planner: Larry Kasparowitz
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Environmental Planning Completeness Comments

===== REVIEW ON MARCH 5, 2007 BY ROBERT S LOVELAND =====

1. The majority of this parcel, including the existing structure, is mapped in the FEMA floodzone (V Zone) "Coastal High Hazard Area". A "Flood Geological Hazards Assessment" must be completed for this project. NOTE: Additional comments may be forthcoming depending on the results of the assesement.

NOTE TO PLANNER:

Please route a set of plans to Jessica DeGrassi so that she can complete the "Flood GHA". Thanks. ===== UPDATED ON DECEMBER 11, 2007 BY ROBERT S LOVELAND =====

The GHA was completed and sent to the owner on 8/16/07. An appraisal completed by a licensed professional must be completed for the value of the structure ONLY. Please submit the completed appraisal for review and approval. Please review page 2 of the GHA for complete details. ===== UPDATED ON APRIL 2, 2008 BY ROBERT S LOVELAND =====

The GHA has been completed.

The appraisal of the structure is no longer required since the addition proposed does not meet the definition of "substantial improvement".

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 5, 2007 BY ROBERT S LOVELAND =====

Conditions of Approval:

Additional comments may be forthcoming depending on the results of the flood GHA.
===== UPDATED ON DECEMBER 11, 2007 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. Submit a soils report (3 copies) completed by a California licensed geotechnical engineer for review and approval.
2. Submit an engineered drainage plan for review.
3. Submit a completed "Declaration of Geologic Hazards Form".

Dpw Drainage Completeness Comments

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

===== REVIEW ON MARCH 5, 2007 BY RACHEL J FATOOHI =====

No completeness comments. Please see misc. comments for issues to be adressed at the

Discretionary Comments - Continued

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building permit stage. ===== UPDATED ON MARCH 5, 2007 BY RACHEL J FATOOHI
=====

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MARCH 5, 2007 BY RACHEL J FATOOHI =====
Please show existing and proposed drainage pattern on site. Mitigation measures on
site may be required if there is a change that causes adverse impacts offsite.
===== UPDATED ON MARCH 5, 2007 BY RACHEL J FATOOHI =====

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MARCH 2, 2007 BY RUTH L ZADESKY =====
No Comment. project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MARCH 2, 2007 BY RUTH L ZADESKY =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON FEBRUARY 27, 2007 BY GREG J MARTIN =====
No parking information provided to review.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON FEBRUARY 27, 2007 BY GREG J MARTIN =====

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON FEBRUARY 28, 2007 BY COLLEEN L BAXTER =====
===== UPDATED ON FEBRUARY 28, 2007 BY COLLEEN L BAXTER =====

DEPARTMENT NAME: CDF/COUNTY FIRE

Add the appropriate NOTES and DETAILS showing this information on your plans and
RESUBMIT, with an annotated copy of this letter:

Note on the plans that these plans are in compliance with California Building and
Fire Codes (1997) as amended by the authority having jurisdiction.

The job copies of the building and fire systems plans and permits must be onsite
during inspections.

SHOW on the plans a public fire hydrant within 150 feet of any portion of the
property, along the fire department access route, meeting the minimum required fire
flow for the building. This information can be obtained from the water company.

If the existing building is equipped with an automatic fire sprinkler system....

NOTE on the plans that all buildings shall be protected by an approved automatic
fire sprinkler system complying with the currently adopted edition of NFPA 13D and
Chapter 35 of the California Building Code and adopted standards of the authority

Discretionary Comments - Continued

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having jurisdiction.

NOTE on the plans that a 100 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

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

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

72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON FEBRUARY 28, 2007 BY COLLEEN L BAXTER =====



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 310, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, DIRECTOR

August 16, 2007

Laurence Spitters
750 Webster St
Palo Alto, CA 94301

Subject: GEOLOGIC HAZARDS ASSESSMENT
APN: 052-281-13
LOCATION: 9 Sanderling Circle
PERMIT APPLICATION NUMBER: 07-0067
OWNER: Laurence Spitters

Dear Mr. Spitters,

We have recently conducted a site inspection of the parcel referenced above where a 590 square foot room addition under the existing single-family dwelling is proposed. This inspection was completed to assess the property for possible flood hazards due to its location on a coastal beach. The purpose of this letter is to briefly describe our site observations, outline permit conditions with respect to geologic planning issues and to complete the hazards assessment for this property.

SITE DESCRIPTION

The parcel is located within the Pajaro Dunes complex in Watsonville. The subject parcel is located on a peninsula of active sand dunes, located between the Pacific Ocean and Watsonville Slough. The dunes are composed of loose, unconsolidated wind blown sands, which are highly prone to erosional processes. The existing single-family dwelling was constructed in 1975 and remodeled in 1987. No additional work has been completed in the past 5 years. The current proposal includes the construction of a room addition under the existing second floor, by filling in the underfloor area. The plan submitted included a partial topographic map, which noted the first floor at an elevation of 28.12 feet. The parcel is subject to wave run-up to an elevation of 31 feet. Portions of the existing structure are already located below the wave run-up elevation associated with the 100-year flood.

FLOOD HAZARDS

Published maps on file with the Planning Department indicate that the parcel is within a federally-designated 100-year wave run-up zone, subject to high velocity waters, including coastal storm waves and/or tsunami inundation. Enclosed copies of the federal flood maps indicate the flood hazard boundaries in this area and the

EXHIBIT 1

approximate parcel location (figure 2). The flood hazard maps delineate the extent of flooding which is anticipated during a 100-year flood, an event with a one percent chance of occurring in any given year. Flooding to an approximate level of 31 feet above mean sea level is anticipated to occur once every hundred years on the basis of this mapping. However, this does not preclude flooding from occurring due to events smaller in magnitude than the 100-year flood or for the "100-year flood" from occurring two years in a row. For your information, no historic flooding event, including the record events of 1955, 1982 and 1998 has resulted in 100-year flood levels for any of the streams monitored in Santa Cruz County.

The flood hazard maps for the County were recently revised by the federal government due to the County's participation in the National Flood Insurance Program. This program enables property owners to obtain insurance coverage for flood damage to residential and commercial structures and their contents. In return for making flood insurance available, the federal government requires that the County's land use regulations be consistent with federal standards for construction activities in areas where potential flood hazards are identified on the maps.

PROJECT ANALYSIS

The construction or substantial improvement of a residence along a coastal beach must meet minimum federal standards. The definition of substantial improvement is defined in Chapter 16.10.040(3m) of the County Code as "any repair, reconstruction, rehabilitation, addition, alteration or improvement to a structure, or the cumulative total of such activities as defined in Section 16.10.040(r), the cost of which equals or exceeds 50 percent of the market value of the structure immediately prior to the issuance of the building permit." Cumulative improvement is defined as two or more instances of repair, reconstruction, rehabilitation, addition, alteration or improvement to a structure over the course of five consecutive years. If the value of such activities, when added together equals or exceeds 50 percent of the market value of the structure, the activity as a whole shall be considered to be substantial improvement.

In order to determine whether or not the proposed improvements meet the definition of substantial improvement, an appraisal must be completed which determines only the value of the structure (minus the value of the land). In order to avoid the requirement to meet FEMA regulations (such as elevating the entire structure), you are only "allowed" to make improvements to the structure that will not exceed 50% of the value of the structure. For example, if the structure were valued at \$100,000 then you would be "allowed" to make improvements that do not cost more than \$50,000. The cost of improvements is calculated by the Building Department.

Staff has completed a valuation of the proposed additions to the structure. The cost of the proposed additions has been calculated to be approximately \$63,236 (attachment A). A complete appraisal must show that the existing structure is worth more than twice this amount, greater or equal to \$126,472. If the appraisal shows that the structure is worth less than \$126,472 then the proposed project must be scaled down to avoid all FEMA requirements.

Please note if your proposal meets the definition of substantial improvement, then the structure must comply with the federal floodplain management requirements (see below), as well as section 16.10 of the County Code (Geologic Hazards Ordinance). In order to receive approval for with respect to geologic planning issues, please refer to the following sections for permit conditions.

FEDERAL FLOODPLAIN REQUIREMENTS

1. For all new construction and substantial improvements the lowest finished floor, including the furnace or hot water heater, must be elevated on pilings or columns so that the structure is located above the level of flooding anticipated during the 100-year flood event. At this site, the lowest finished floor must be elevated to at least 32 feet above mean sea level.
2. For all new construction and substantial improvements, the fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must be certified by a registered professional engineer or architect.
3. The structure must be anchored to the pile or column foundation to prevent floatation, collapse and lateral movement due to the effect of wind and water loads acting simultaneously on all building components. Wind and water loading values must not have more than a one percent chance of being equaled or exceeded in any given year.
4. The building plans must indicate the elevation of the lowest finished floor relative to mean sea level and native grade prior to issuance of a building permit.
5. The space below the lowest floor must either be free of obstruction or constructed with non-supporting breakaway walls, open wood lattice work or insect screening intended to collapse under wind and water loads without causing collapse, displacement or other structural damage to the elevated portion of the building and supporting foundation system. For the purposes of this section, a breakaway wall must be of non-masonry construction and have a design safe loading resistance of not less than ten and not more than 20 pounds per square foot. Use of breakaway wall, which do not meet the above material and strength criteria, may be permitted only if a registered professional engineer or architect provides a letter of certification. The letter shall state that
6. If elevation of the structure is required and building plans are approved, an Elevation Certificate will be mailed to the property owner. A state-registered engineer or licensed architect must complete this certificate by indicating the elevation to which floodproofing was achieved before a final building inspection of the structure can occur.

7. New septic systems and leachfields shall not be located within the 100-year floodplain. No expansion of existing septic systems or leachfields shall be allowed within the 100-year floodplain. Contact the Department of Environmental Health at 454-2022 for more information regarding the requirements for upgrades to the septic system.
8. The placement of fill shall be allowed only when necessary. The amount allowed will not exceed 50 cubic yards and only as part of a permitted development and only if it can be demonstrated through environmental review that the fill will not have cumulative adverse impacts.

REVIEW OF AERIAL PHOTOGRAPHS and PREVIOUS RELATED LAND DEVELOPMENT PROJECTS

During my review of pertinent aerial photographs, I observed several processes that affect the subdivision and proposed development site. A comparison of 1928 aerial photographs and 2003 aerial photographs reflect major changes within the drainage basin. The 1928 photos show an entire branch of Watsonville Slough located east of the subdivision. This branch does not exist in the field, nor is it visible in the current photographs. Large scale grading and modification of the drainage basin has redirected runoff and has concentrated flow to Watsonville Slough as well as the Pajaro River. Legacy grading within the subdivision has also changed the layout of the sand dunes, which thus required construction of the rip-rap retaining structure along the beachfront.

SEISMIC HAZARDS

This property is located in a seismically active region of northern California, as the October 17, 1989 earthquake amply demonstrated. The subject parcel is located approximately 9.5 miles southwest of the San Andreas fault zone.

Although the subject property is situated outside of any mapped fault zones, very strong ground shaking is likely to occur on the parcel during the anticipated lifetime of the proposed dwelling and, therefore, proper structural and foundation design is imperative. In addition to the San Andreas, other nearby fault systems capable of producing intense seismic shaking on this property include the San Gregorio, Zayante, Sargent, Hayward, Butano, and Calaveras faults, and the Monterey and Corralitos fault complexes. In addition to intense ground shaking hazard, development on this parcel could be subject to the effects of liquefaction, sand boils or subsidence and seismically-induced landsliding during a large magnitude earthquake occurring along one of the above mentioned faults.

COASTAL PROCESSES

The proposed project is located on large sand dunes between the Pajaro River and the Pacific Ocean. Geologically, the sand dunes are always changing, being reorganized by wind, coastal, and river processes. This particular subdivision has installed large boulder sized riprap along the face of the sand dunes, in order to protect these homes

from both coastal erosion and flooding. Even with this protection, coastal waves or flooding of the Pajaro River could cause significant damage to any structure in this area.

SLOPE STABILITY HAZARDS

The existing structure is located on actively moving sand dunes, which may be prone to slope instability associated with active erosion from the Pacific Ocean. The existing seawall may be damaged during intense storm events and place the structure in danger of wave run-up hazards.

The parcel is mapped as high liquefaction potential. In order to mitigate for loss of support during a seismic event, a geotechnical engineer shall complete a report for the proposed addition, to include recommendations for the design of the foundation and associated structural elements.

The parcel is likely to be inundated by storm wave action during the 100-year event. Every effort shall be made to design the structure for the worst possible storm event. Your engineer shall make appropriate design recommendations for elevation, foundation and structural support for structures within flood prone areas.

REPORT REQUIREMENTS

Based on my site visit and review of pertinent maps and other documents, further geologic evaluation in the form of a full geologic report is not indicated for your proposed development on this parcel. However, a geotechnical (soils) investigation performed by a state registered geotechnical engineer is required. The investigation must include, but not necessarily be limited to, a thorough evaluation of the following concerns:

- A. Development of appropriate foundation design parameters reflecting the seismic shaking, liquefaction and lateral spreading potential at the site. Drilled pier foundation or a reinforced interior and exterior grade beam foundation may be appropriate for this development proposal.¹
- B. Potentially problematic drainage at the development site must be addressed by an engineered drainage plan.
- C. Develop an erosion control and dune stabilization plan that controls any movement of the sand surrounding the proposed development.

When completed, please submit two copies of the investigation to the Zoning Counter at the Planning Department, and pay the \$923.00 fee for Geotechnical Report Review.

¹ The County uses the *Recommended Procedures for Implementation of DMG Special Publication 117: Guidelines for Analyzing and Mitigating Liquefaction Hazards in California* published by SCEC in our review process.

Laurence Spitters
June 6, 2007

BUILDING CODE REGULATIONS

The current building code will no longer be applicable to the current proposal beginning January 1, 2008. The State of California will be adopting the IBC Codes and CBC Codes, which may entail more restrictive regulatory mandates for this proposed development. Please note that if you submit the building permit application after January 1, 2008 these codes will apply to your project.

PERMIT CONDITIONS

Permit conditions will be developed for your proposal after the technical report has been reviewed. At a minimum, however, you can expect to be required to follow all the recommendations contained in the report in addition to the following items:

1. Grading activities must be kept to a minimum.
2. Drainage from impermeable surfaces (such as the proposed roof and driveway) must be collected and properly disposed of. Runoff must not be allowed to sheet off these areas in an uncontrolled manner.
3. Future additions and remodels, subject to cumulative improvement and substantial improvement will mandate that the structure be elevated at least one foot above the 100-year wave run-up elevation of 31 feet mean sea level.

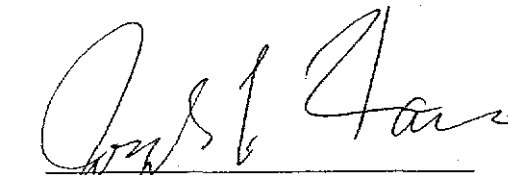
If you have any questions concerning the assessment of this property for flood hazards or the permit conditions described above, please call me at 454-3162. Questions regarding insurance coverage under the National Flood Insurance Program should be directed to an insurance agent.

Sincerely,


JESSICA DEGRASSI
Resource Planner
Environmental Planning

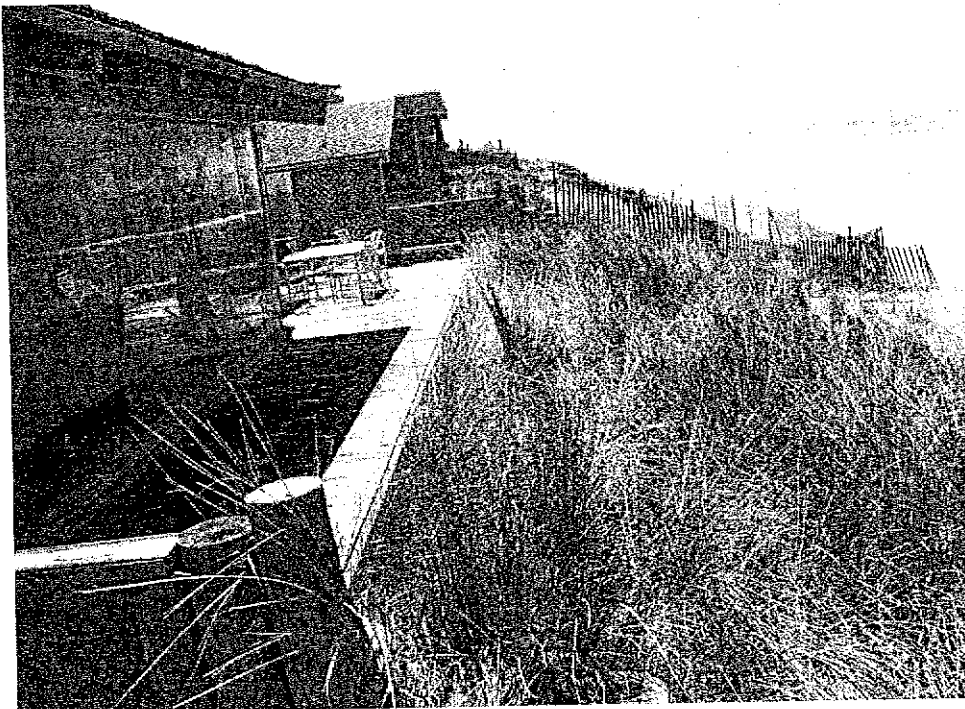
8/16/07
Date

cc: GHA File
Steve Guiney, Planner

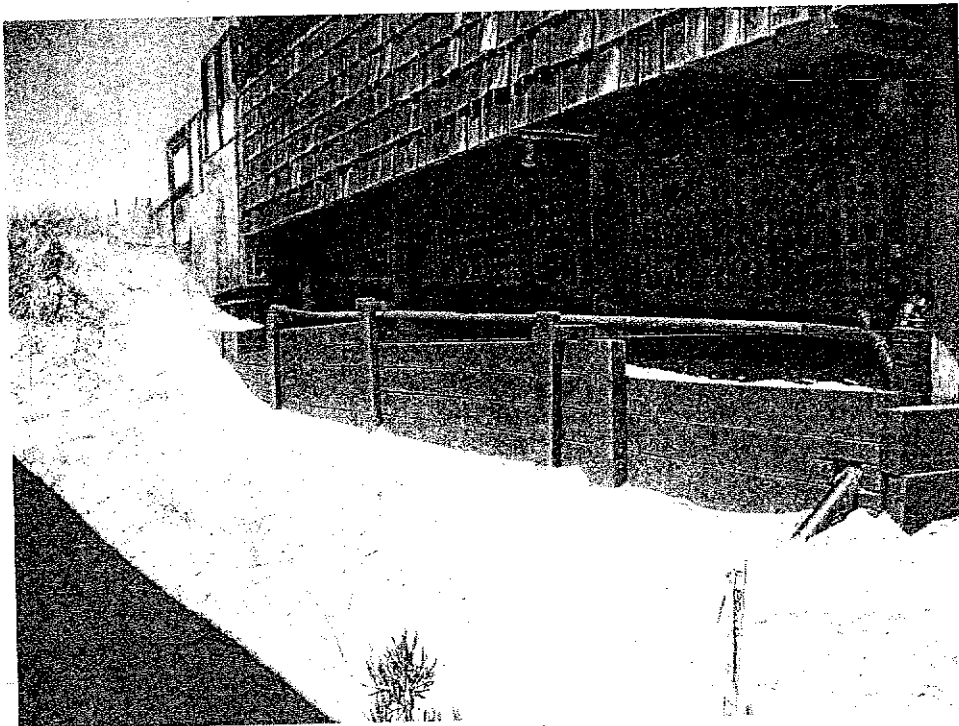

JOE HANNA
County Geologist
CEG #1313

FOR: CLAUDIA SLATER
Principal Planner
Environmental Planning

Laurence Spitters
June 6, 2007

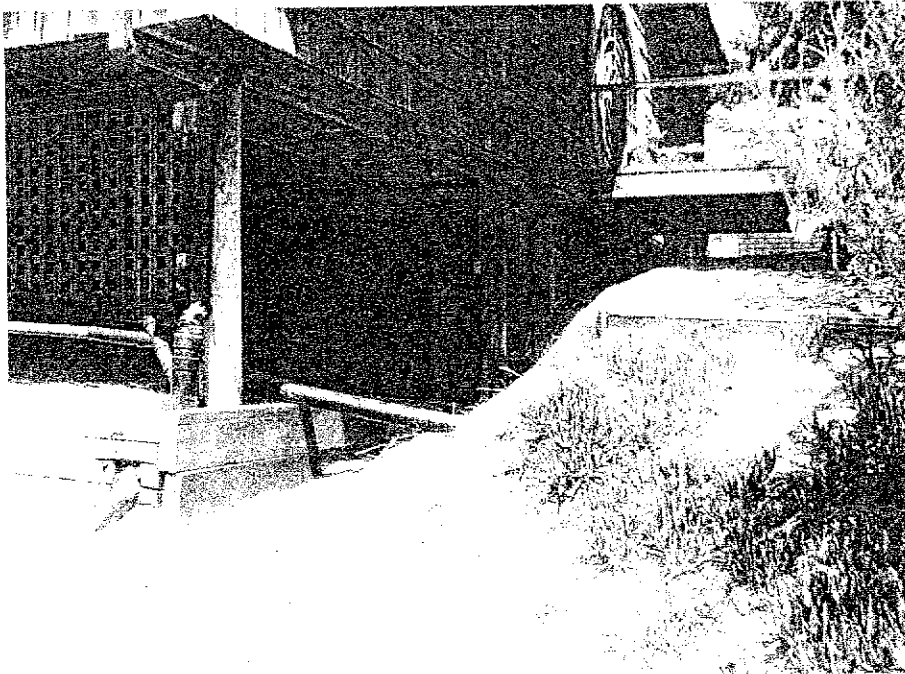


Front view of house



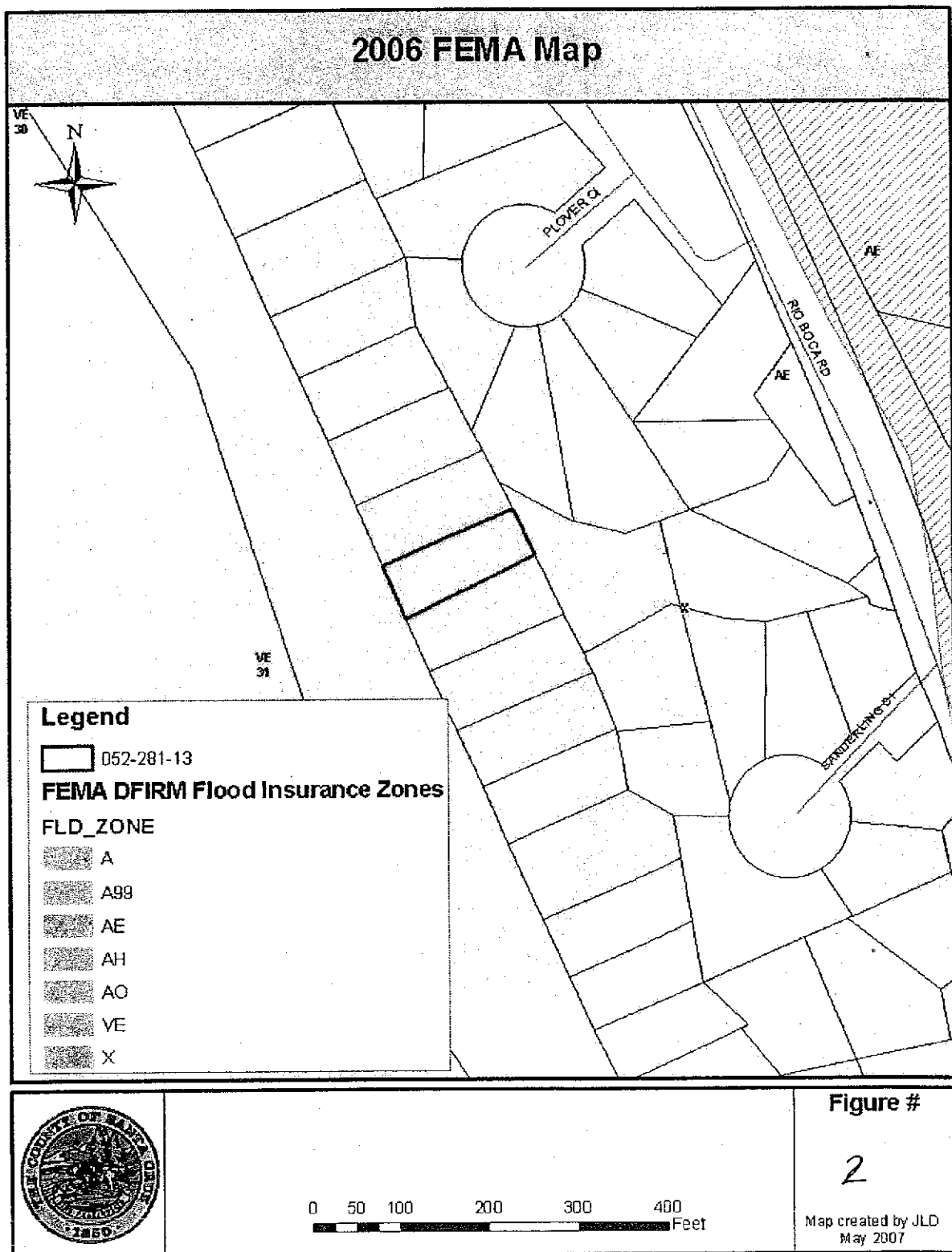
Underfloor area to be filled in with a bedroom.

Laurence Spitters
June 6, 2007



Looking into underfloor area to be converted into bedroom.







14:48:53 Thu Aug 09, 2007

08/09/07 MM16

COUNTY OF SANTA CRUZ - ALUS 3.0/3.1

U-ALPBR140

14:47:38

SQUARE FOOTAGE/VALUATION FOR FEES

ALSBR140

APPLICATION INTAKE

APPL.NO.: 0015062M :

TYPE : RES RESIDENTIAL

APN: NO_APN_SPEC :

STATUS: PRELIM :

D

E

SQUARE FOOTAGE USES (UP TO 10)-----/---RATE/---SQ FEET/-----VALUE/L
DWELLING TYPE V WOOD FRAME 107.18 590 63,236.20 N

CONSTRUCTION COST: :

TOTAL VALUATION: 63,236.20 :

(RATE X SQ FEET = VALUE)

AND PRESS 'ENTER' TO UPDATE

PF5-SQ. FOOTAGE USE WINDOW

CHANGE SQ FEET, 'Y' TO DELETE, CONSTR.COST

PF19-PREVIOUS

PF20-NEXT

INTEROFFICE MEMO

APPLICATION NO: 07-0067

Date: March 3, 2007

To: Larry Kasparowitz, Project Planner

From: Urban Designer

Re: Addition to residence on Plover Circle, Pajaro Dunes, Watsonville

COMPLETENESS ITEMS

none

COMPLIANCE ISSUES**Design Review Authority**

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
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.	✓		
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 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			N/A

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)	✓		
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	✓		
Retention of natural amenities	✓		
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			
Reasonable protection for adjacent properties	✓		

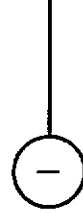
13.11.073 Building design.

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			
Scale is addressed on appropriate levels	✓		

Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
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	✓		

PERMIT CONDITIONS / ADDITIONAL INFORMATION

none



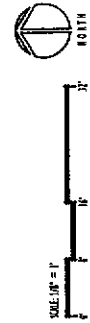
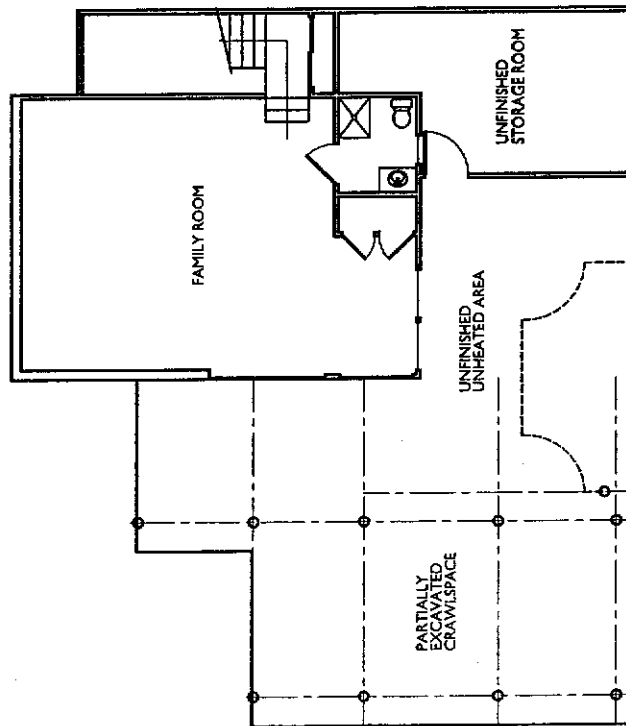
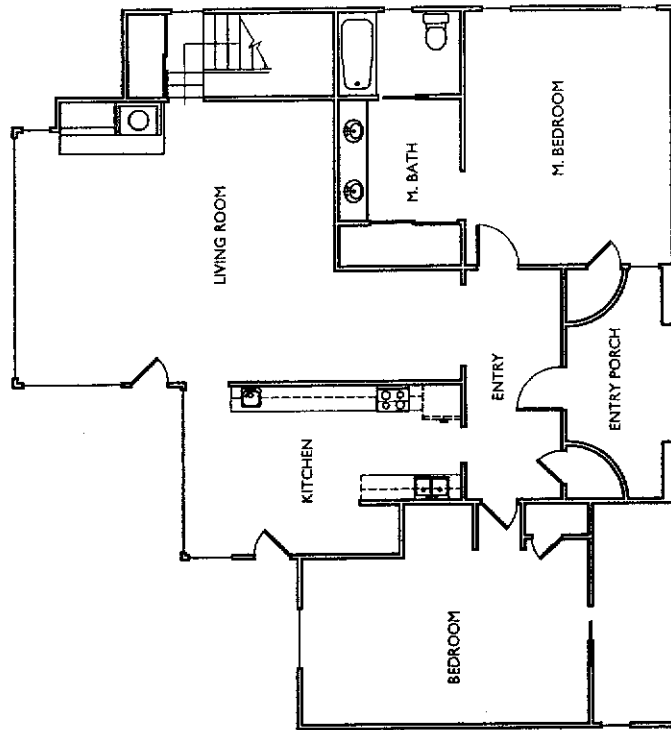
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101. AREA OF IMPROVEMENT (CU)		1000000
102. AREA OF IMPROVEMENT (CV)		1000000
103. AREA OF IMP		

OWNER:	LAWRENCE BENTLEY 744 WEBSTER STREET PALO ALTO, CA 94301 (650) 324-7175
PROJECT ADDRESS:	1000 UNIVERSITY PALO ALTO, CA 95028-1111
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ENGINEER:	BLAND ENGINEERS 1100 WATER STREET 220 WASHINGTON STREET, #201 SAN FRANCISCO, CA 94102 CONTACT: GARY BLAND 404-3713

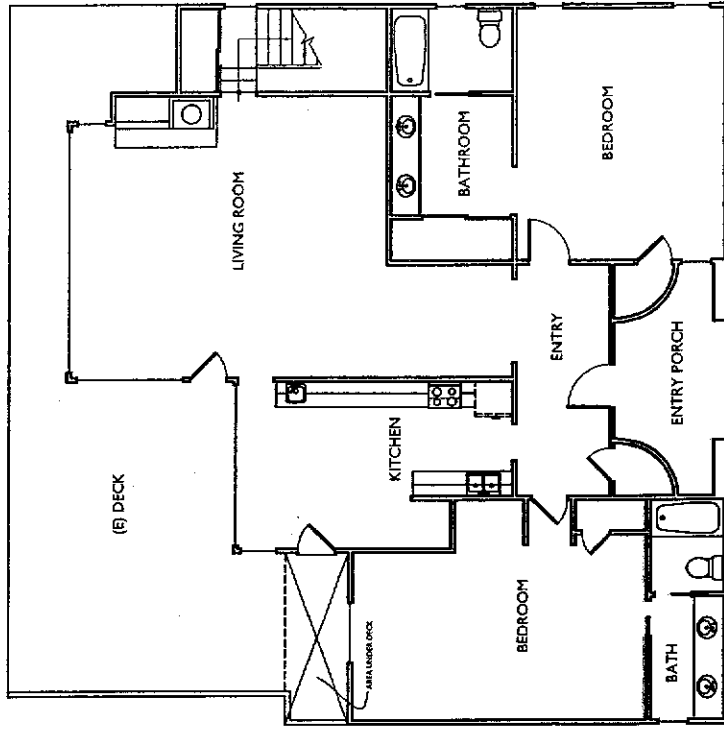
[illegible]

ARCHITECTURAL SITE PLAN AND DATA
EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN
PHOTOGRAPHIC SURVEILLANCE

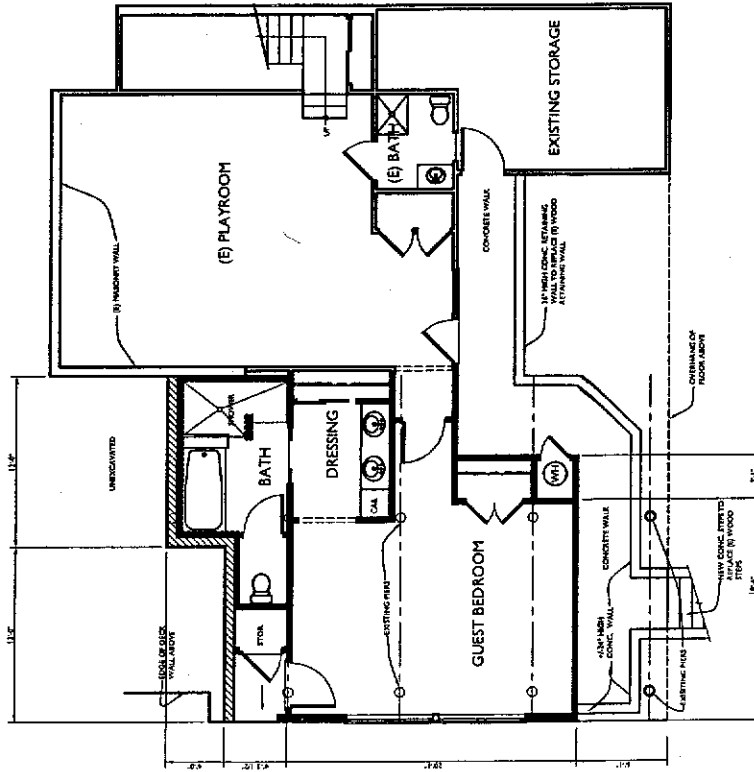
1. Introduction



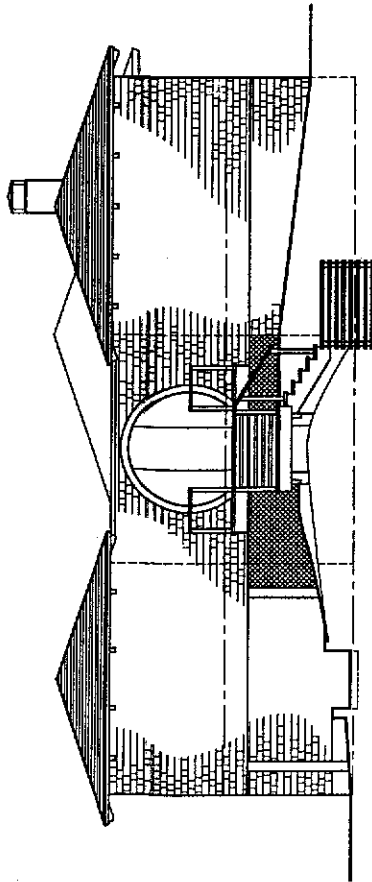
EXISTING FLOOR PLANS
SPITTERS PLOVER



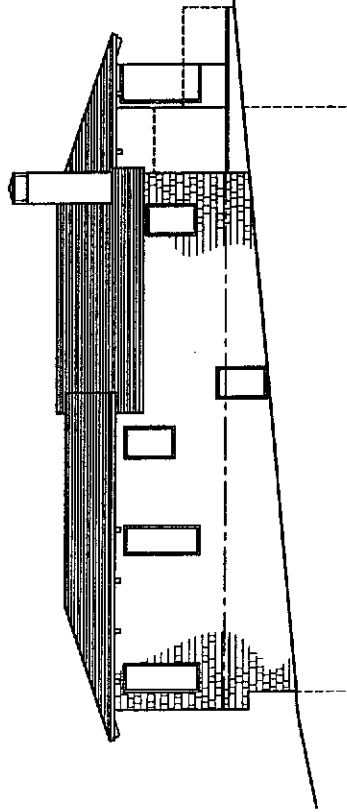
- WALL LEGEND**
- NEW MASONRY WALL
 - NEW 2X4 WALL
 - (B) 2X4 WALL
 - WALL TO BE REMOVED
 - (B) PIER TO BE REMOVED



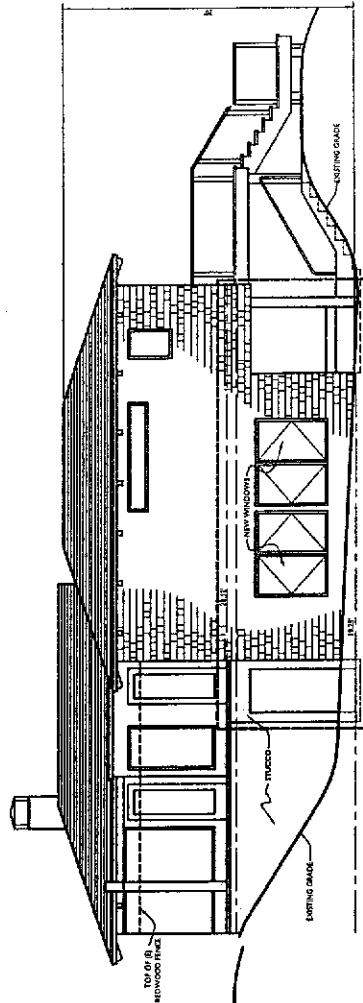
PROPOSED FLOOR PLANS
SPITTERS PLOVER



① EAST ELEVATION
SCALE: 1/4" = 1'



② NORTH ELEVATION (NO CHANGE)
SCALE: 1/4" = 1'



③ SOUTH ELEVATION
SCALE: 1/4" = 1'

PROPOSED ELEVATIONS
SPITTERS PLOVER

