



Staff Report to the Zoning Administrator

Application Number: **07-0325**

Applicant: Matson-Britton Architects
Owner: Kelley and Cindy Trousdale
APN: 043-161-57 & -58

Agenda Date: 7/11/08
Agenda Item #: 9
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing one story single-family dwelling and to construct a two-story single-family dwelling of about 4,200 square feet, to remove two significant trees (38 inch diameter and 58 inch diameter), and to grade approximately 79 cubic yards of cut and 159 cubic yards of fill.

Location: Project located at the southern end of Bayview Drive, approximately 1600 feet southeast of Toledo Drive. (660 Bayview Drive)

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

Permits Required: Coastal Development Permit, Preliminary Grading Approval

Technical Reviews: Geologic Report Review & Soils Report Review (completed under 07-0117)

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0325, based on the attached findings and conditions.

Exhibits

- | | |
|---|--|
| A. Project plans | F. Zoning, General Plan, & Location maps |
| B. Findings | G. Site Photographs |
| C. Conditions | H. Photo Simulations |
| D. Categorical Exemption (CEQA determination) | I. Comments & Correspondence |
| E. Assessor's parcel map | |

Parcel Information

Parcel Size:	8,481 square feet
Existing Land Use - Parcel:	Single-family residence
Existing Land Use - Surrounding:	Single-family residential neighborhood, Coastal bluff
Project Access:	Bayview Drive
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Low Density Residential)

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

Zone District: R-1-6 (Single-family residential, 6,000 square foot minimum)
Coastal Zone: X Inside ___ Outside
Appealable to Calif. Coastal Comm. X Yes ___ No

Environmental Information

Geologic Hazards: Coastal bluff at rear of property
Soils: Report reviewed and accepted (under 07-0117)
Fire Hazard: Not a mapped constraint
Slopes: 3-5% slopes & edge of coastal bluff at southwest property line
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Approximately 79 cubic yards of cut, 159 cubic yards of fill
Tree Removal: Two trees (38" diameter & 58" diameter) to be removed
Scenic: Mapped scenic resource - beach viewshed
Drainage: Drainage system at rear of property graded to drain away from bluff
Archeology: Not mapped/no physical evidence on site

Services Information

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

History

This application follows the approval of Coastal Development Permit application 07-0117 to construct a single family dwelling and attached garage on the adjacent parcel (APN 043-161-58). The existing residence (660 Bayview Drive) which straddles both parcels (APNs 043-161-57 & -58) will be removed to accommodate the proposed development. At the time of writing of this staff report, Coastal Development Permit application 07-0117 has been appealed by a neighbor to the California Coastal Commission.

Project Setting

The subject property is located at the southeast end of Bayview Drive, at 660 Bayview Drive. The project site is located within a single family residential neighborhood with homes to the north and northwest. A coastal bluff is located to the southwest of the subject property, a coastal arroyo is located to the northeast, and vacant parcels are located along the coastal bluff to the southeast. The subject property is located within the scenic viewshed of the public beach to the south and Hidden Beach park to the east.

Project Scope

This application includes a proposal to construct a single family dwelling of about 4,200 square feet. A separate Coastal Development Permit application (07-0117) was recently approved for

the construction of another two-story single family dwelling (approximately 4,600 square feet) on parcel 043-161-58. Three additional Coastal Development Permit applications are proposed to construct three separate two-story single family dwellings on each of the three remaining vacant parcels to the southeast.

Zoning & General Plan Designation

The subject property is approximately 8,481 square feet, located in the R-1-6 (Single-family residential - 6,000 square feet minimum) zone district, a designation which allows residential uses. A single-family dwelling is a principal permitted use within the zone district and the density proposed is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

The proposed residence complies with the site standards for the zone district, as outlined below:

	R-1-6 Site Standards	Proposed
Front yard setback	20'	About 23'
Rear yard setback	15' (or coastal bluff setback)*	About 30'
Side yard setbacks	5' and 8'	5' and 8'
Maximum height	28'	28'
Maximum % lot coverage	30%	29.28%
Maximum Floor Area Ratio	50%	49.84%

*Coastal bluff setback also applies - minimum of 25 feet from coastal bluff edge (per technical reports).

Adequate parking will be provided on site for the four-bedroom residence.

Design Review & Scenic Resources

The design of the proposed residence was evaluated from both the context of views from the surrounding neighborhood and views from the public beach. As viewed from Bayview Drive, the residence will fit into the surrounding neighborhood. The proposed residence will be located adjacent to other residences in the neighborhood and away from the traveled way of Bayview Drive. Views from the public beach are discussed below.

The subject property is located within the scenic viewshed of the public beach to the south and the public park to the east. An analysis of the beach viewshed was performed by staff, including an evaluation of all of the residences constructed along the bluff side of Bayview Drive. This analysis included a review of previously approved projects and a visual inventory of the existing residences along Bayview Drive. There are both one and two-story structures along the bluff side of Bayview Drive. In the majority of cases, the height of the bluff combined with the setback from the bluff edge obstructs views of the lower floor of the two story residences from the public beach below. This proposal is located adjacent to existing development along Bayview Drive at an area where the bluff edge is similar in elevation to the majority of existing developed parcels. (The lot adjacent on the downcoast side is currently vacant but there is a coastal permit for a single family dwelling pending at the Coastal Commission). The height of the bluff in this area typically obstructs views of the lower floors of existing residences from the public beach below.

As a component of the visual analysis, a photo-simulation is required which depicts the residence from within the public beach viewshed. When this information was requested, the applicant provided a photo-simulation taken from a distant location on the beach. The photo-simulation that was provided is inadequate, in that it is difficult to identify the subject property or to discern how the proposed residence will appear when viewed from the public beach below the project site.

Regardless of the lack of an adequate photo-simulation, it is anticipated that the bluff height at the project site will obstruct views of the lower floor of the proposed residence from the public beach below. For this reason, structural design changes to reduce visibility of the proposed residence have not been requested. Use of colors and materials which would cause the structure to appear subordinate to the surrounding natural backdrop are advised, as would be for all residences located along a bluff edge within the scenic beach viewshed.

Tree Removals

The proposal includes the removal of two significant (38 inch diameter & 58 inch diameter) Monterey Pine trees in order to accommodate the location of site improvements within the front yard. The removal of the two trees will result in the reduction of the amount of tree backdrop behind and above the proposed residence. The loss of this tree backdrop will result in increased visibility of the proposed residence above the coastal bluff edge from the public beach.

The applicant has had two arborists evaluate the trees. The first arborist determined that the 38 inch tree is in fair health, but exhibits poor structure and that the 58 inch tree is in poor health and structure. The second arborist concurred. Although the applicant was advised that an alternate location and design for the driveway could avoid these trees (and preserve the tree backdrop) the site design has not been altered in an attempt to preserve them. The smaller tree, in particular, can be avoided without extensive changes to the plans. There may also be methods of supporting the tree that will decrease any hazard associated with it.

Coastal Bluff and Geologic Hazards

The project site is located adjacent to a coastal bluff to the southwest. The rear of the project site will be graded to capture drainage and direct it into the drainage system for the adjacent proposed residence (APN 043-161-58). Geologic and geotechnical reports have been reviewed and accepted for this application. The proposed residence will comply with the required coastal bluff setback and site drainage will be dispersed away from the coastal bluff edge.

Conclusion

The proposed development will result in the construction of a single family residence on a legal lot of record adjacent to a coastal bluff. The proposed two-story residence will be visible within the protected scenic viewshed in a location where the height of the bluff will obstruct portions of the lower floor from view. Although further modifications could be made to reduce the visibility of the proposed residence, this is not necessary due to the height of the bluff at the subject property and the location of the project site between existing developed parcels to the northwest and an approved residence to the southeast.

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 **07-0325**, based on the attached findings and conditions.

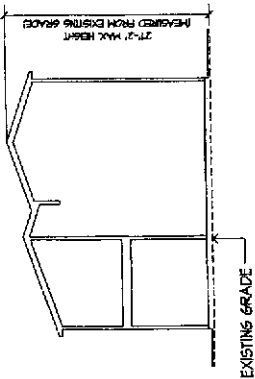
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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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EXHIBIT A

PERMIT NO. 07-0363



SECTION @ HIGH PT.
SCALE: 1/8" = 1'-0"

TROUSDALE RESIDENCE NEW RESIDENCE 660 BAYVIEW DRIVE, LOT A APTOS, CA 95003

PROJECT SUMMARY

OWNERS: KELLEY AND CINDY TROUSDALE
660 BAYVIEW DRIVE
APTOS, CA 95003

A.P.N.: 049 - 161 - 37

ZONING: R-1-6

OCCUPANCY GROUP: R-S & U-1 (PER 2001 U.B.C.)

CONSTRUCTION TYPE: V-N, FULLY SPRINKLERED

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF A NEW TWO STORY SINGLE FAMILY DWELLING WITH FOUR BEDROOMS, 3 1/2 BATHS, FAMILY ROOM, LIVING ROOM, KITCHEN, DINING, AND AN ATTACHED TWO CAR GARAGE.

PROJECT CALC'S

LOT SIZE: 8401 SQ. FT.

GROSS FLOOR AREAS:

PROPOSED FIRST FLOOR: 2042 SQ. FT.

PROPOSED SECOND FLOOR: 1166 SQ. FT.

TOTAL CONDITIONED AREA: 441 SQ. FT.

GARAGE: 4281 SQ. FT.

TOTAL FLOOR AREA: 4281 SQ. FT.

LESS COUNTY GARAGE CREDIT: -328 SQ. FT.

ADJUSTED TOTAL FLOOR AREA: 4028 SQ. FT.

AREA OVER 16 IN HEIGHT: 201 SQ. FT.

ALLOWABLE F.A.R. = 50%

F.A.R. (4028/201) 4237 S.F. / 8401 S.F. = 49.84%

TOTAL LOT COVERAGE (2042+1166) : 2489 SQ. FT.

ALLOWABLE LOT COVERAGE = 50%

LOT COVERAGE: 2489 S.F. / 8401 S.F. = 29.62%

SHEET INDEX

P1 TITLE SHEET

P2 SITE PLAN

P3 FIRST FLOOR PLAN

P4 SECOND FLOOR PLAN

P5 NORTH & WEST EXTERIOR ELEVATIONS

P6 SOUTH & EAST EXTERIOR ELEVATIONS

C1 GRADING & DRAINAGE PLAN

C2 DETAILS & SECTIONS

C3 EROSION CONTROL PLAN

S11 SURVEY



VICINITY MAP
N.T.S.

CONSULTANTS

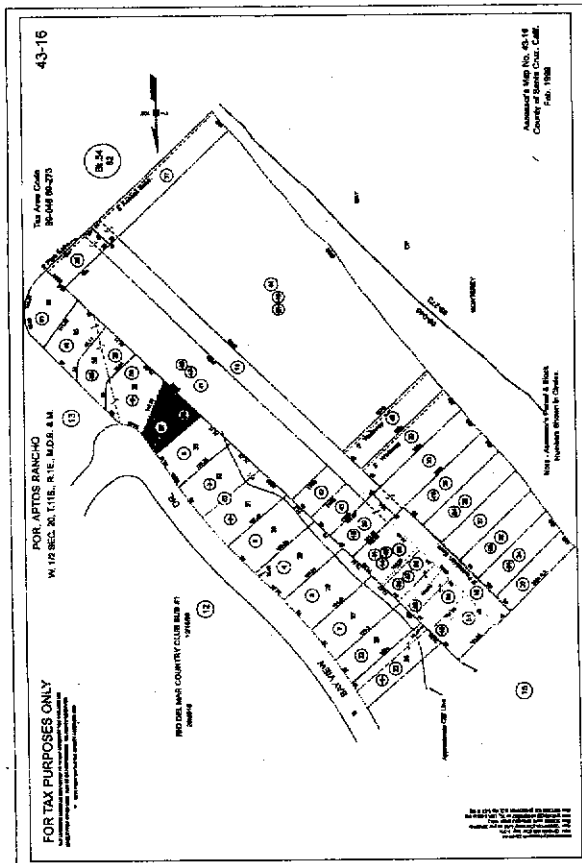
ARCHITECTS
MATSON BRITTON ARCHITECTS
10111 BAYVIEW DRIVE
SANTA CRUZ, CA 95062
PHONE: 831-425-0344
FAX: 831-425-4145
EMAIL: damian@matsonbr.com
CONTACT: DENISE FORBES

SOILS
PACIFIC GREST ENGINEERING
444 AIRPORT BLVD., STE. 106
PACIFIC GROVE, CA 93926
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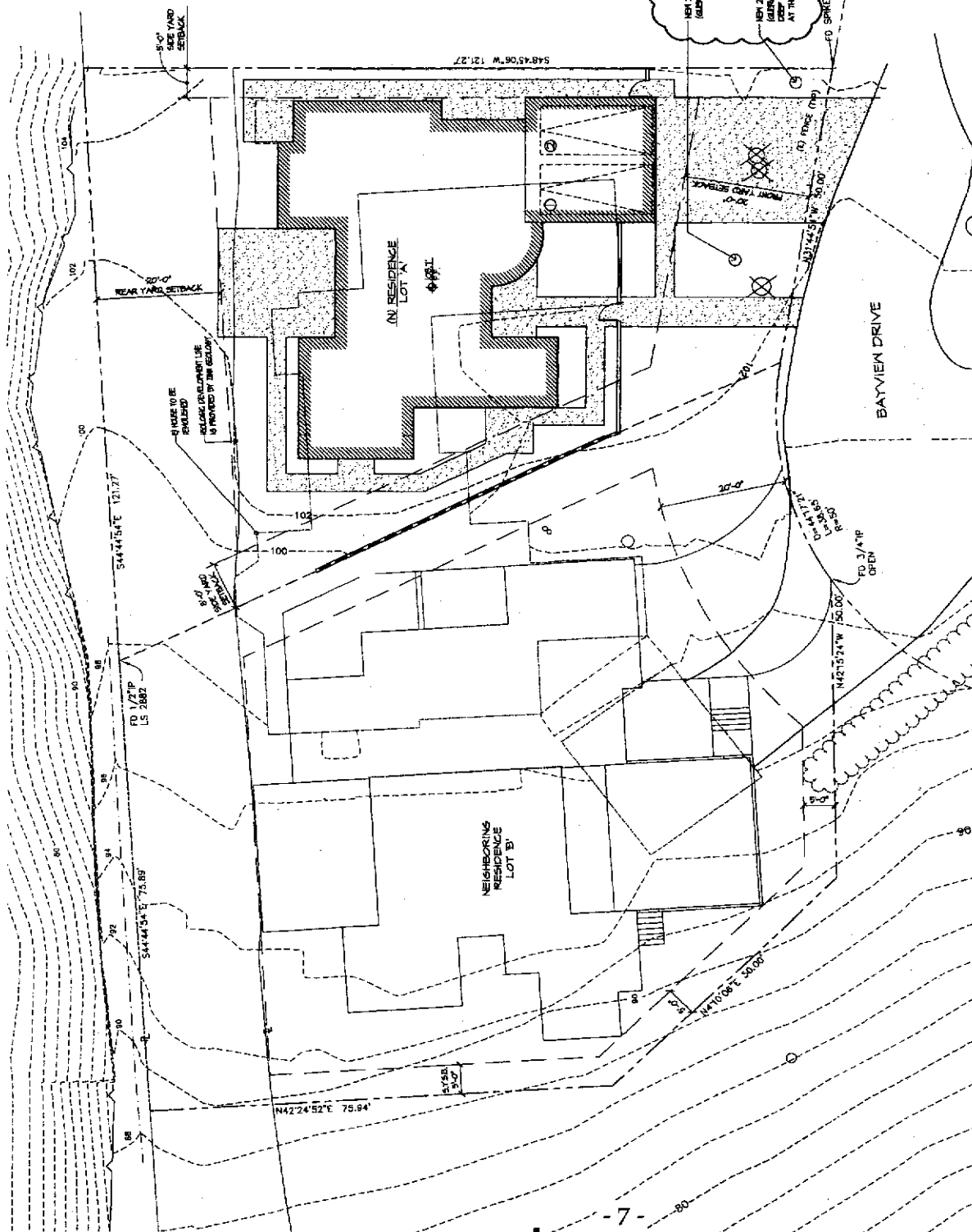
GRADING & DRAINAGE
R.I. ENGINEERING
505 POTRERO STREET, STE. 42-202
SANTA CRUZ, CA 95060
PHONE: 831-425-5940
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SURVEY
GARY FLAND & ASSOCIATES
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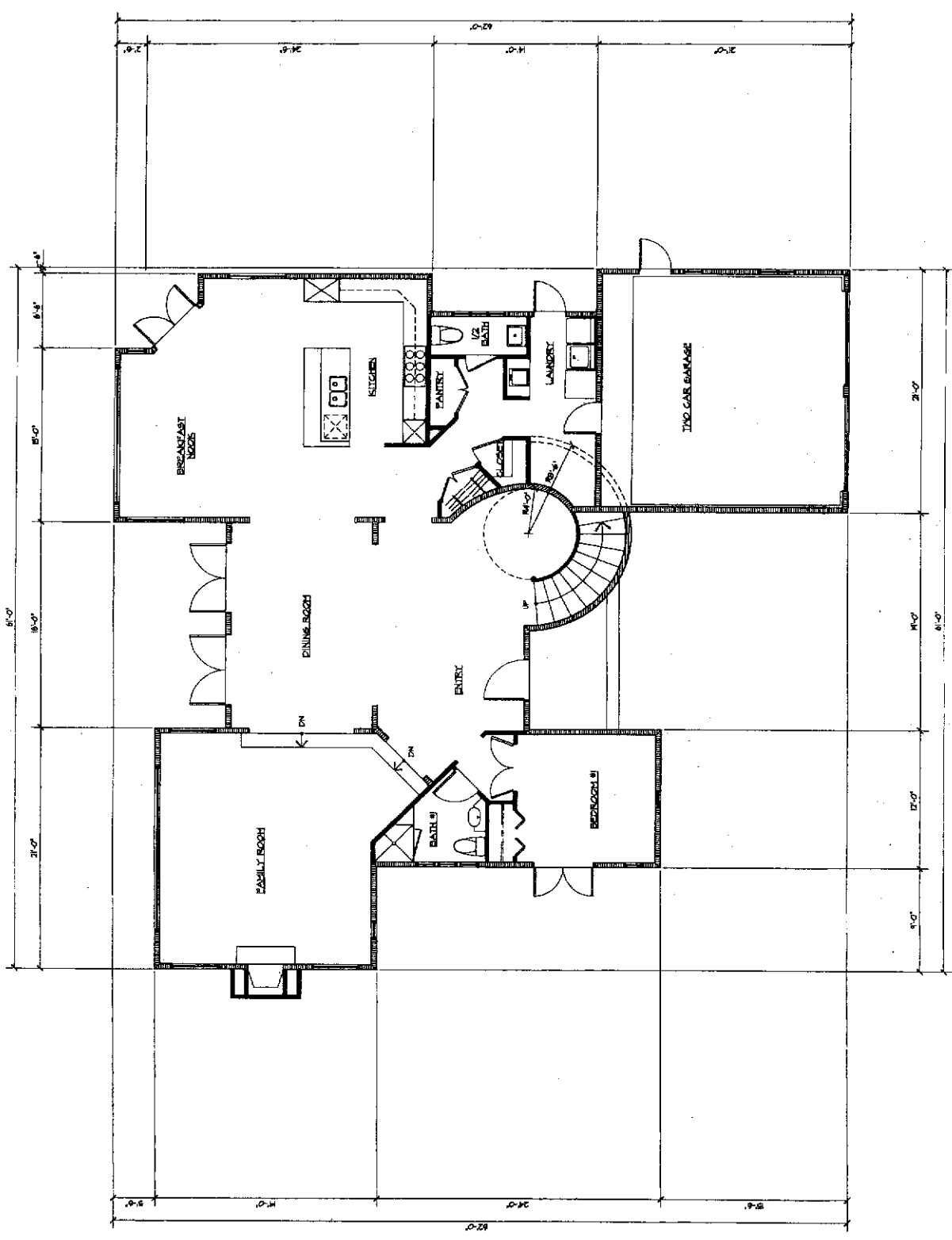
PROPERTY LINE
SETBACK LINE
LINE OF OVERHANG
(E) HOUSE TO BE
(E) HOUSE TO BE
(E) HOUSE TO BE
(N) RESIDENCE

NOTES:
THE PLAN IS PREPARED WITH INFORMATION
PROVIDED BY THE SURVEY PREPARED BY
GARY ISLAND & ASSOC. SEE ORIGINAL SURVEY
LOCATED AS THE LAST SHEET OF THIS SET.



SITE PLAN
SCALE: 1/8" = 1' - 0"

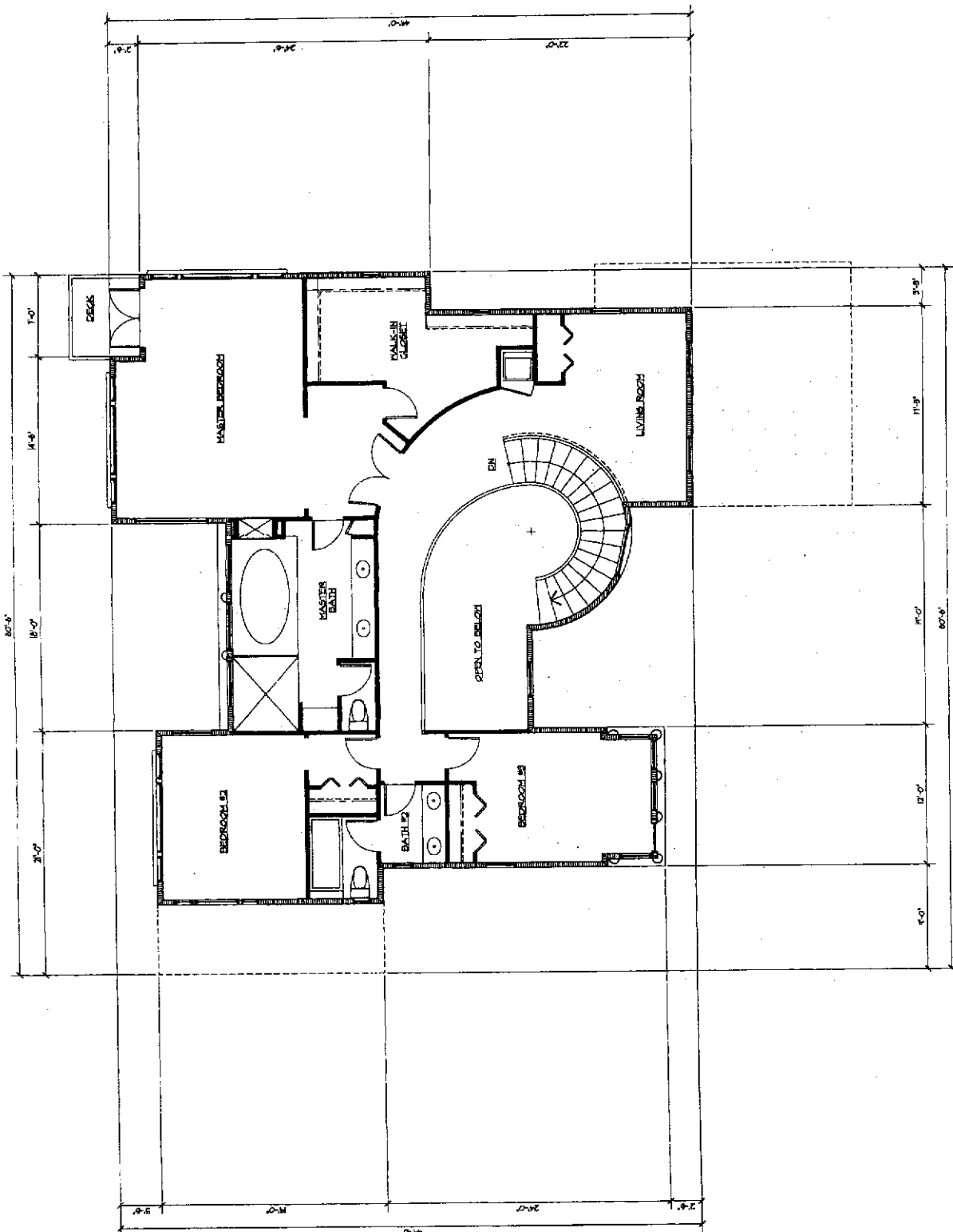
EXHIBIT A



FIRST FLOOR PLAN
 SCALE: 1/4" = 1' - 0"

FIRST FLOOR, 2042 SQ. FT.
 GARAGE, 441 SQ. FT.

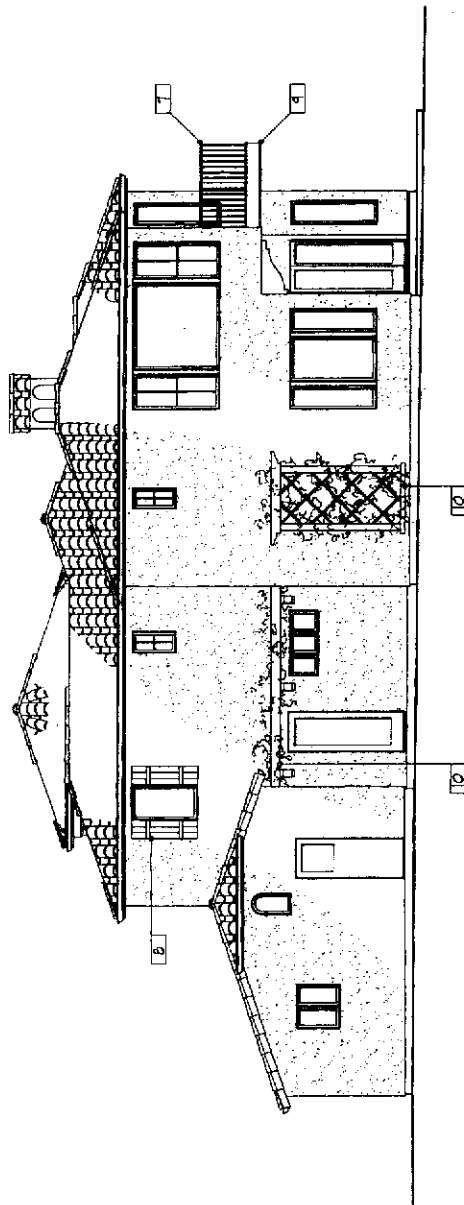
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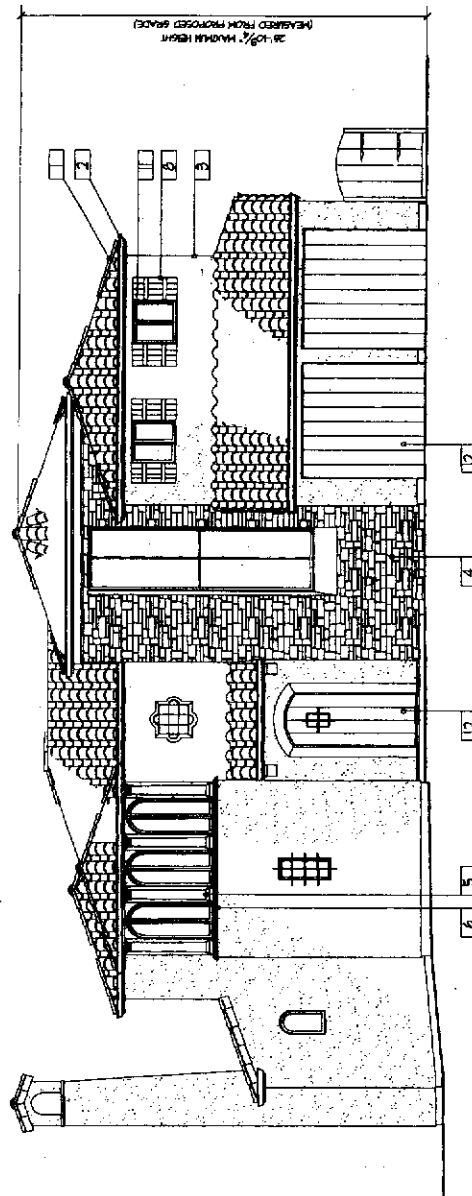
SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

ELEVATION
NOTES

1	CLAY TILE ROOF
2	COPPER ORZE SUTTERS
3	2.5" X 4" HARD FIBRE STUCCO FINISH WALL CLADDING
4	STONE VENEER IN EXTERIOR VENETO PATTERN
5	PRECAST CONCRETE COLUMNS
6	PRECAST CONCRETE TRIM
7	WROUGHT IRON BALCONY RAIL AND RAIL
8	WOOD SHUTTERS
9	WOOD CORBEL
10	WOOD TRELLIS
11	GLAZED / WOOD FRAMING AND FRENCH DOORS
12	PLANK WOOD DOORS
13	FRAMES IN CONCEALED METAL FRAME

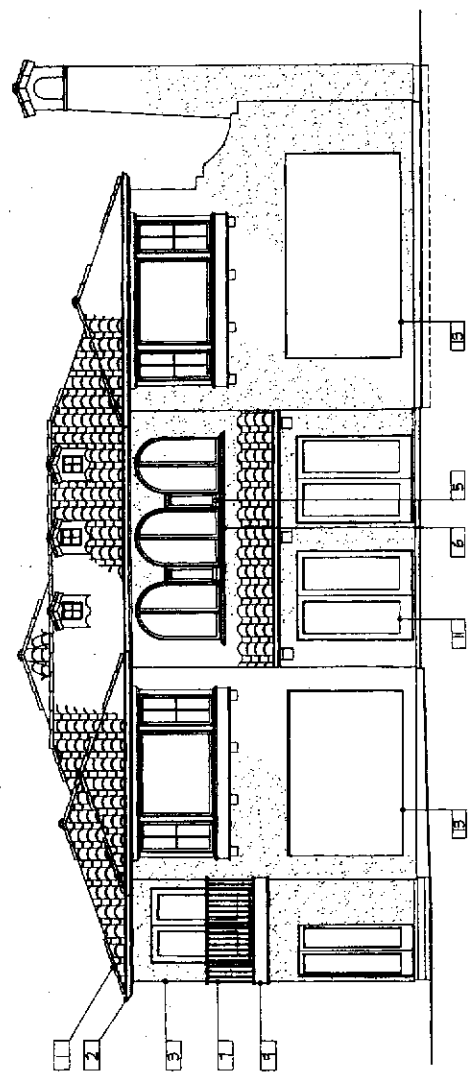


EAST ELEVATION
SCALE: 1/4" = 1' - 0"

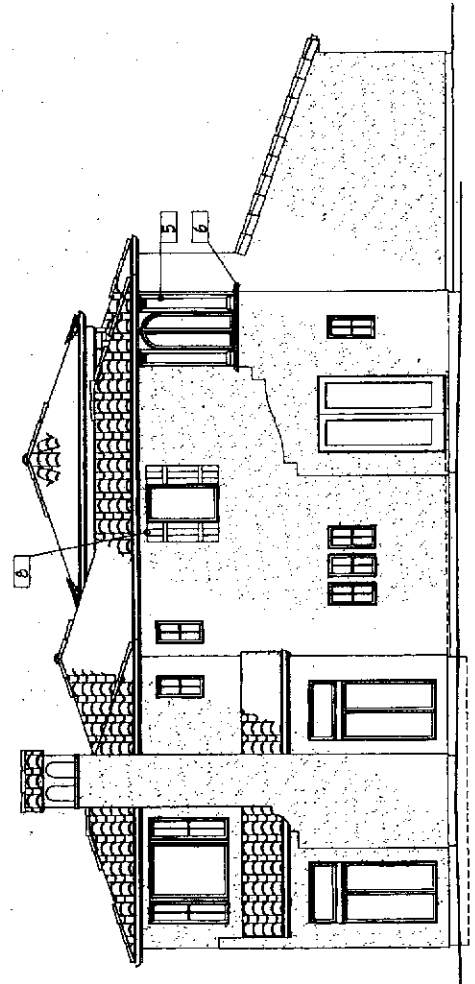


NORTH ELEVATION
SCALE: 1/4" = 1' - 0"

ELEVATION	NOTES
1	CLAY TILE ROOF
2	COPPER ORICE BUTTERS
3	3 COAT HARD TRIM, STUCCO W/INTERIAL COLOR
4	STONE VENEER, IL CORNADO VINYL FELDSTONE
5	PREFABR CONCRETE COLUMNS
6	PREFABR CONCRETE TEA
7	WROUGHT IRON BALCONY RAMP RAIL
8	WOOD SHUTTERS
9	WOOD CORBEL
10	WOOD TRILLS
11	GLAZ / WOOD SHUTTERS AND PRESH DOORS
12	PLANK WOOD DOORS
13	SHUTTERS W/ CONCEALED METAL FRAME



WEST ELEVATION
 SCALE: 1/4" = 1' - 0"



SOUTH ELEVATION
 SCALE: 1/4" = 1' - 0"

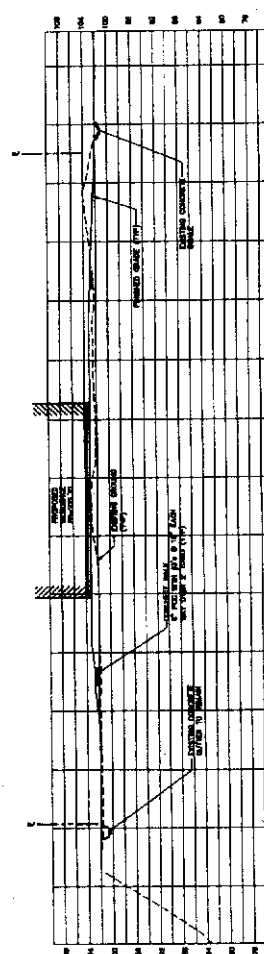
C-2

FOR APPROVALS
DATE: SEPTEMBER 2007
BY: [Signature]
TITLE: CIVIL ENGINEER
FIRM: [Firm Name]
PROJECT: [Project Name]
SHEET: [Sheet Number]

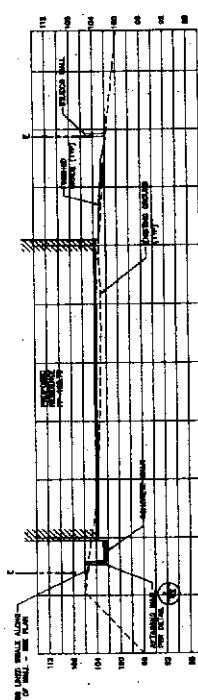
RI Engineering, Inc.
303 PLYMOUTH ST., SUITE 42-202, SANTA CLAY, CA 95060
925-425-3901 www.riengineering.com



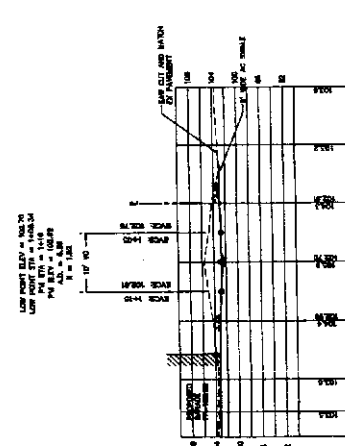
REVIEWED PER COUNTY COMMISSION, SEPTEMBER 2007
REVIEWED PER COUNTY COMMISSION, SEPTEMBER 2007



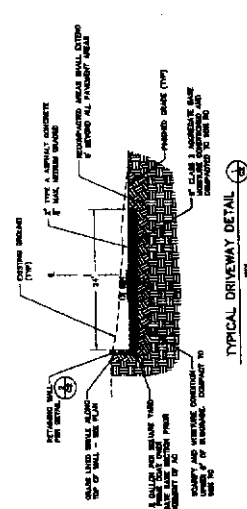
SECTION A-A
PLAN VIEW



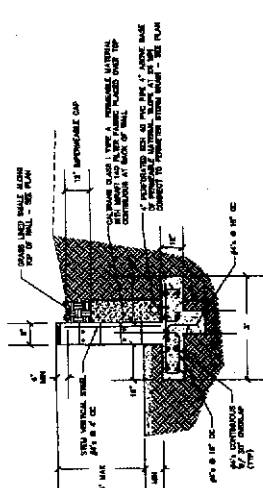
SECTION B-B
PLAN VIEW



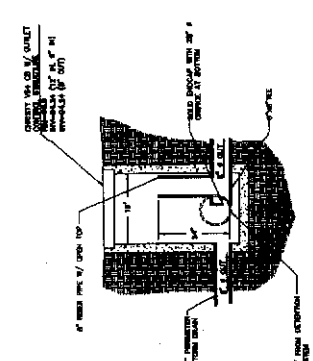
DRIVEWAY CENTERLINE PROFILE
ELEVATION VIEW



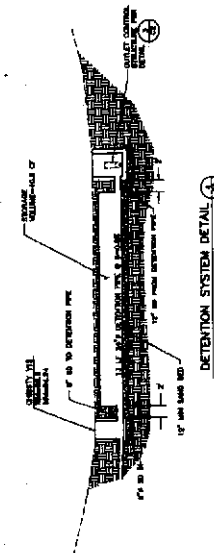
TYPICAL DRIVEWAY DETAIL
ELEVATION VIEW



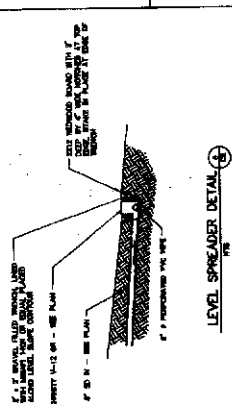
RETAINING WALL DETAIL
ELEVATION VIEW



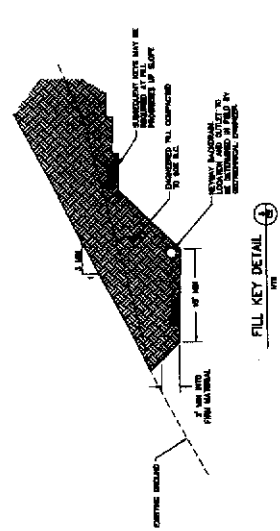
OUTLET CONTROL STRUCTURE DETAIL
ELEVATION VIEW



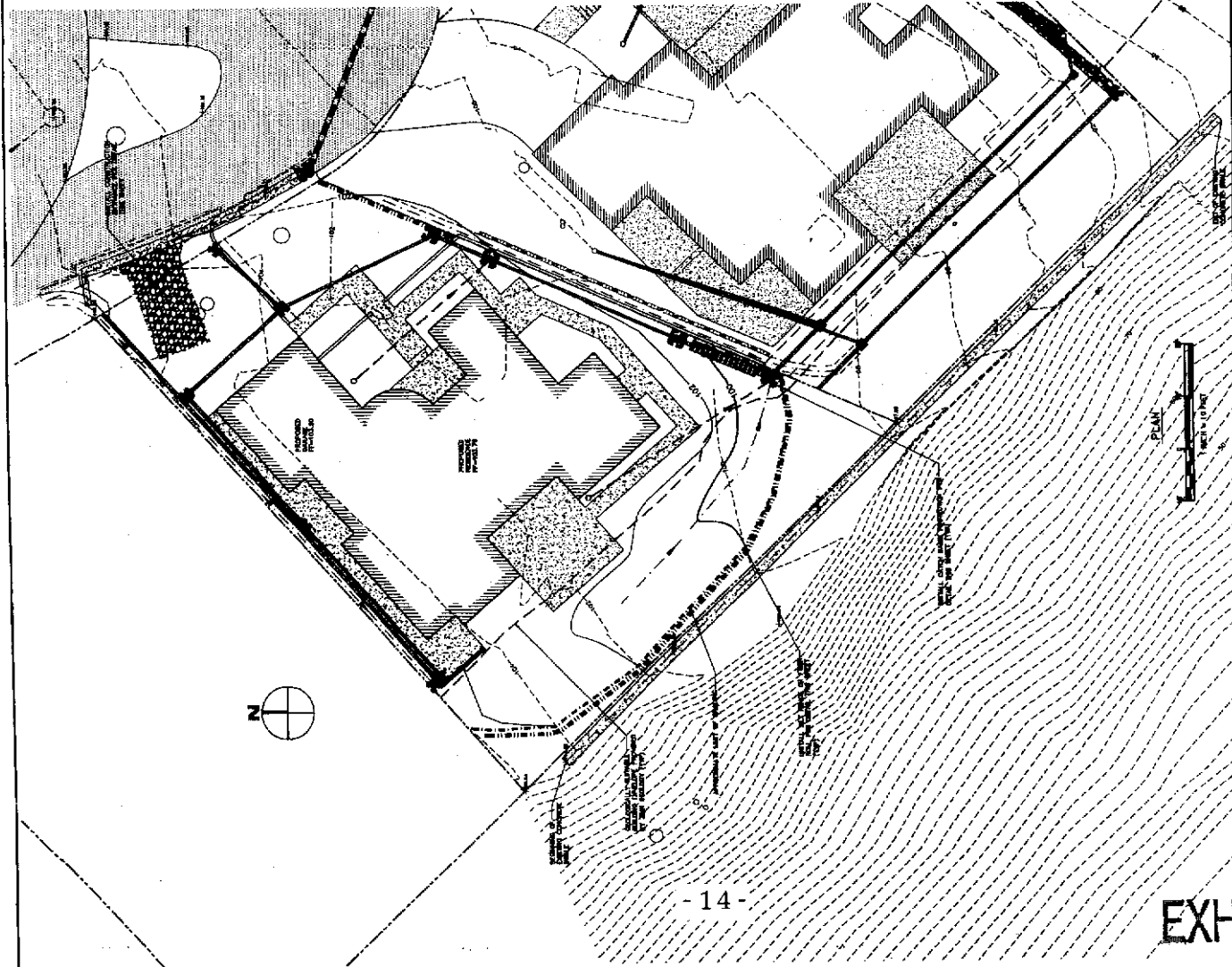
DETENTION SYSTEM DETAIL
ELEVATION VIEW



LEVEL SPREADER DETAIL
ELEVATION VIEW

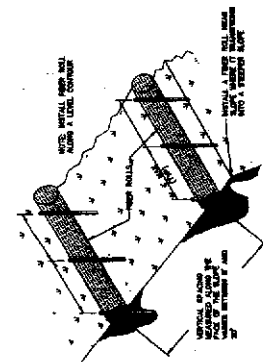


FILL KEY DETAIL
ELEVATION VIEW

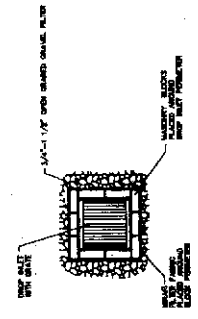
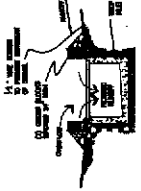


EROSION CONTROL MEASURES

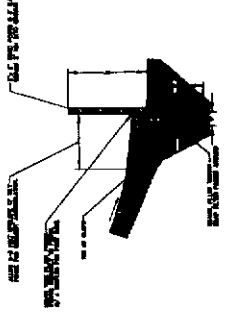
1. EROSION IS TO BE CONTROLLED AT ALL TIMES AND EROSION CONTROL MEASURES SHALL BE INSTALLED AT ALL TIMES BY THE CONTRACTOR.
2. UNLESS SPECIFIC MEASURES ARE SHOWN ON THE PLAN, EROSION CONTROL MEASURES SHALL BE INSTALLED AT ALL TIMES BY THE CONTRACTOR.
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TYPICAL FIBER ROLL INSTALLATION



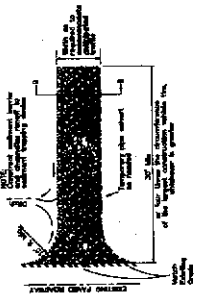
BLOCK AND GRAVEL FILTER DETAIL



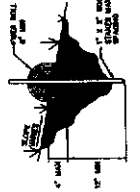
SALT FENCE DETAIL

EROSION CONTROL LEGEND

- 1. FIBER ROLL
- 2. BLOCK AND GRAVEL FILTER
- 3. SALT FENCE
- 4. CONSTRUCTION ENTRANCE DETAIL
- 5. FIBER ROLL DETAIL IN SLOPE AREA



CONSTRUCTION ENTRANCE DETAIL



FIBER ROLL DETAIL IN SLOPE AREA



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303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.r1engineering.com



EROSION CONTROL
APR 04-181-97
SANTA CRUZ COUNTY, CALIFORNIA
R1 ENGINEERING, INC.
303 POTRERO ST., SUITE 42-202
SANTA CRUZ, CA 95060
831-425-3901
WWW.R1ENGINEERING.COM

DATE APPROVED
APR 04-181-97
SANTA CRUZ COUNTY, CALIFORNIA
R1 ENGINEERING, INC.
303 POTRERO ST., SUITE 42-202
SANTA CRUZ, CA 95060
831-425-3901
WWW.R1ENGINEERING.COM

REVISIONS
NO. 1
DATE
DESCRIPTION

REVISIONS
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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 foot minimum), 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 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 residence is compatible with other residences within the Bayview Drive neighborhood. The project site is located within a scenic resource area and will be visible from the public beach below the subject property. The subject property is located between existing developed parcels along the coastal bluff side of Bayview Drive and an approved residence to the southeast. The elevation of the bluff in this location is similar in elevation to the majority of existing developed parcels along Bayview Drive. Although this project will be visible from the beach in this location, the height of the bluff edge at the project site will obstruct views of the majority of the lower floor of the proposed residence from the public beach below. As a result, the visual impact of the proposed project will be similar to existing residential development along the bluff side of Bayview Drive.

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

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

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

This finding can be made, in that residential uses are allowed uses in the R-1-6 (Single-family residential, 6,000 square foot minimum) zone district of the area, as well as the General Plan and Local Coastal Program land use designation.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the Uniform Building Code, the County Building ordinance, and the recommendations of the geologic and geotechnical reports to insure the optimum in safety and the conservation of energy and resources. The proposed single-family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the single-family dwelling and the conditions under which it would be operated or maintained will be consistent with the purpose of the R-1-6 (Single-family residential, 6,000 square foot minimum) zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

The proposed residence will comply with the County's Geologic Hazards Ordinance, in that the project will comply with the minimum setback from the coastal bluff to ensure 100-year stability of the structure.

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

The project will comply with General Plan/LCP Policy 5.10.7 (Development on Open Beaches and Blufftops) in that the proposal will result in the development of a single family residence on an existing lot of record.

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

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

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

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

This finding can be made, in that the proposed structure is located in a neighborhood containing both one and two-story homes of a similar size, and the proposed single-family dwelling is consistent with the land use intensity and density of the neighborhood.

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

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

Conditions of Approval

Exhibit A: Project plans, 10 sheets; sheets P1 through P6 drawn by Matson-Britton Architects, revised 2/15/08; sheets C-1 through C-3 drawn by RI Engineering Inc., revised 2/13/08; sheet 1 drawn by Gary Ifland, revised 1/23/07.

- I. This permit authorizes the demolition of the existing residence and the construction of a two-story single-family dwelling on APN 043-161-57. 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 Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official, if more than 100 cubic yards of grading is proposed, if cuts exceed 5 feet, or if fill exceeds 2 feet in height.
 - E. 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.
 2. An engineered grading plan prepared, wet stamped, and signed by a licensed civil engineer. The plan shall include all grading volumes (cut and fill) and the total extent of disturbance for all grading activities.

3. A final engineered drainage plan, prepared, wet stamped, and signed by a licensed civil engineer, with the following additional information as required by the County Geologist and DPW Drainage:
 - a. Provide final review letters from the project geotechnical engineer and project geologist stating that the proposed drainage plan will not cause any erosion or stability problems on this site or downstream from the site.
 - b. Provide a copy of a recorded drainage easement to connect to the drainage system on APN 043-161-58.
4. A landscape plan which shows all proposed rear yard landscaping and improvements, for review and approval by the Urban Designer. The installation or use of permanent irrigation of landscaping within the rear yard is not allowed.
5. A detailed erosion control plan for review and approval by Environmental Planning staff.
6. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. The height must match the approved Exhibit "A" for this permit and may not exceed a maximum of 28 feet.
7. All glazing shall be clear, low E glass without tinting or applied films. The project architect shall propose a method to reduce the impact of the large "picture windows" at the rear of the structure, for review and approval by the Urban Designer.
8. Plans shall include a statement that the project will comply with the accepted geologic and geotechnical reports for this project, and both the building plans and engineering plans must clearly show the accepted geologic building envelope.
9. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
10. Show the proposed location of on-site sewer lateral(s), clean out(s), and connection(s) to the existing public sewer. Existing sewer laterals must be properly abandoned prior to issuance of the demolition permit.

- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - F. Submit plan review letters from both the project geotechnical engineer and project geologist, confirming the building, grading, drainage, and erosion control plans conform to the recommendations of the geotechnical and geologic reports. A minimum of three (3) copies of each letter shall be submitted for review and approval.
 - G. Provide required off-street parking for three cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - I. Sign, date, and record a Declaration of Geologic Hazards (to be prepared by Environmental Planning staff prior to Building Permit submittal). **You shall not alter the wording of this declaration.** Please return a copy of the recorded document to the Planning Department as proof of recordation.
- 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 geologic and geotechnical reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons

shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. The installation or use of permanent irrigation of landscaping within the rear yard is not allowed.

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.

Application #: 07-0325
APN: 043-161-57 & -58
Owner: Kelley and Cindy Trousdale

- 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 listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Randall Adams
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 07-0325

Assessor Parcel Number: 043-161-57 & -58

Project Location: 660 Bayview Drive

Project Description: Construct a single-family dwelling

Person or Agency Proposing Project: Matson-Britton Architects

Contact Phone Number: (831) 425-0544

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. ☒ Categorical Exemption

Specify type: Class 3 - New Construction or Conversion of Small Structures

F. Reasons why the project is exempt:

Construct a single-family dwelling on a property designated for residential uses.

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

Randall Adams, Project Planner

Date: _____

43-16

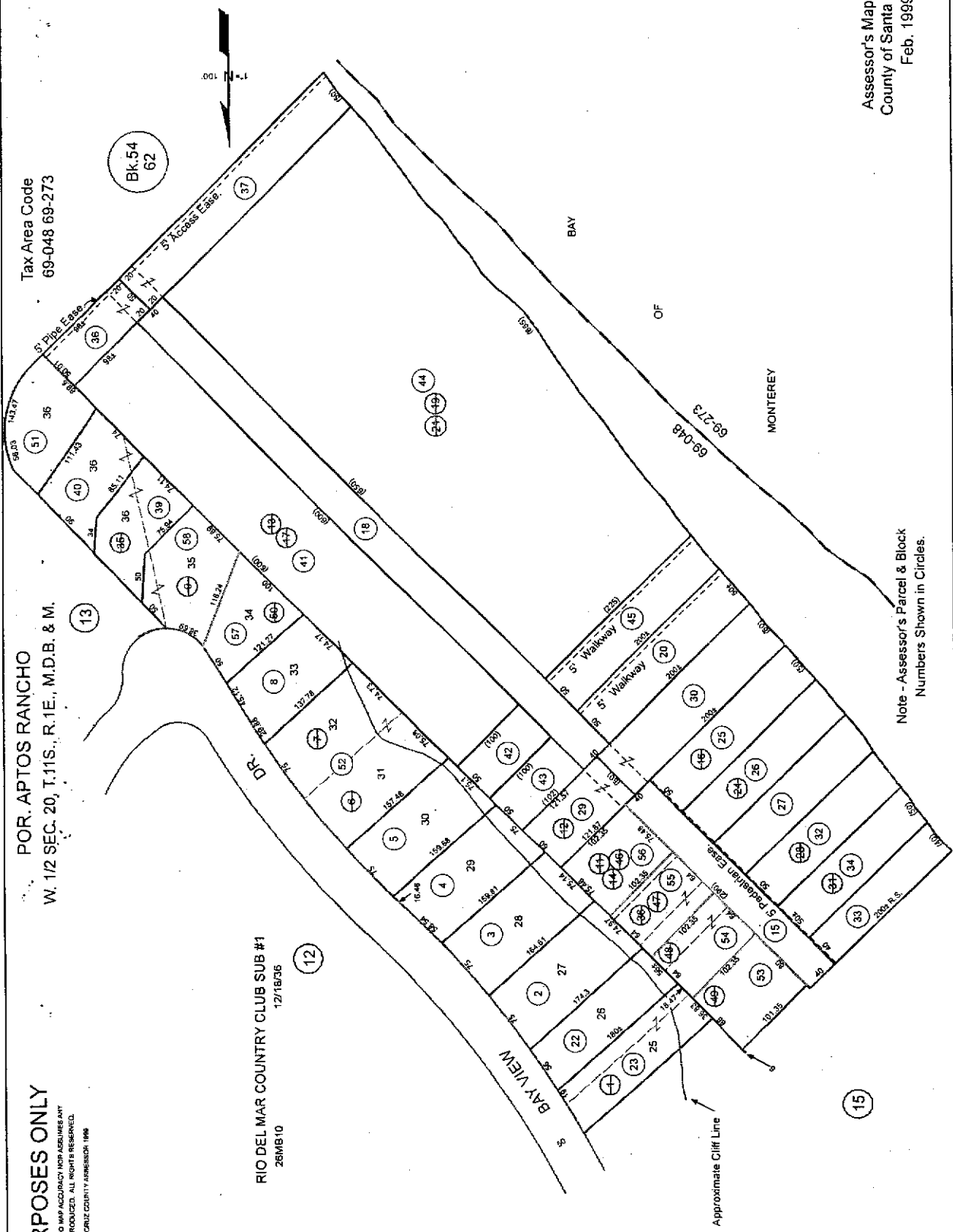
Tax Area Code
69-048 69-273

POR. APTOS RANCHO
W. 1/2 SEC. 20, T.11S., R.1E., M.D.B. & M.

FOR TAX PURPOSES ONLY

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY. NOT ASSUME ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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RIO DEL MAR COUNTRY CLUB SUB #1
25MB10 12/18/36



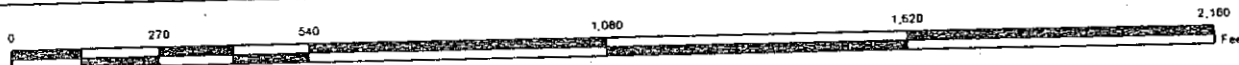
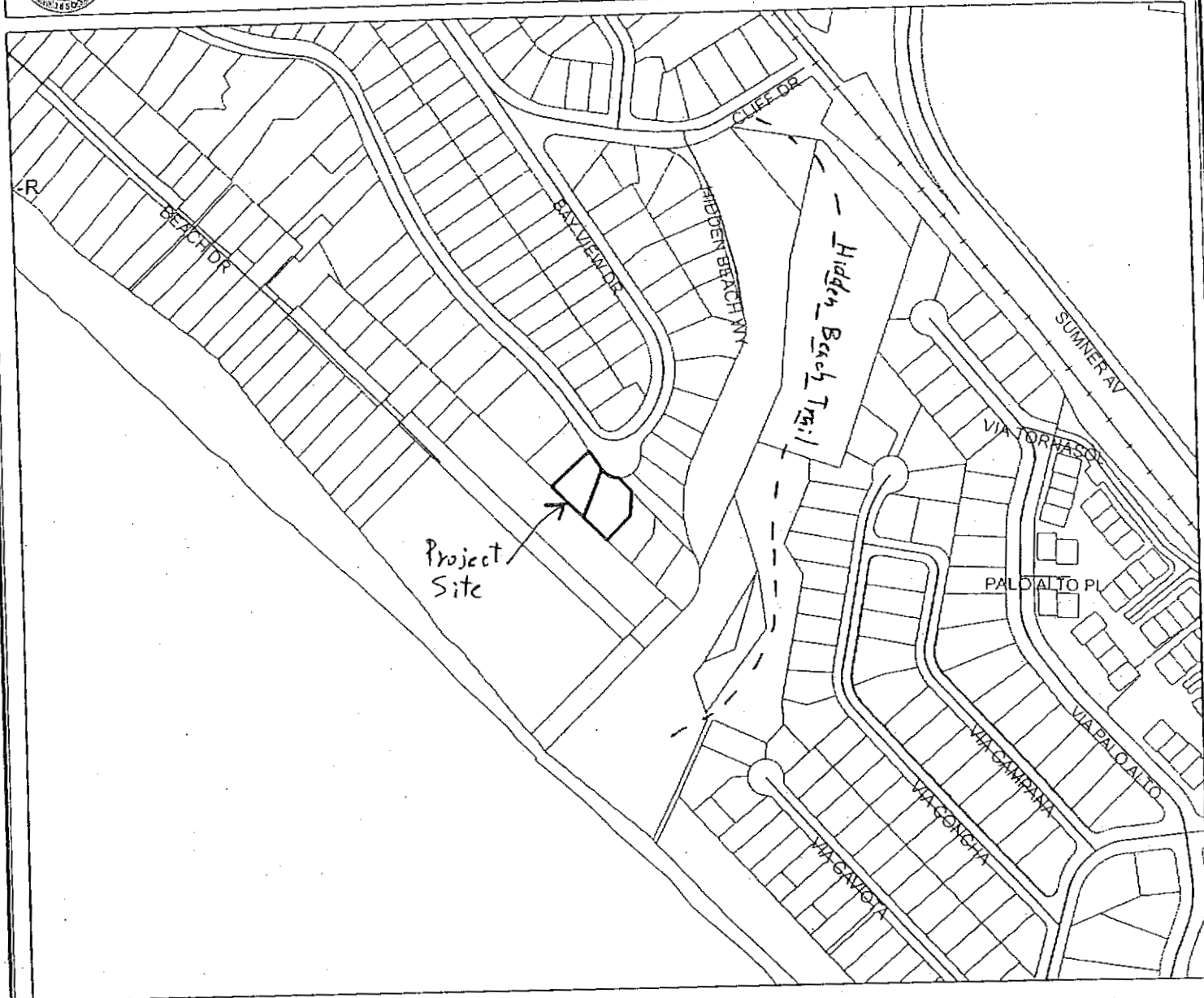
Assessor's Map No. 43-16
County of Santa Cruz, Calif.
Feb. 1999

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



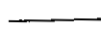


Block 54, Parcel 62 (12/18/36)
Rev. 12/18/36 CD (Cor. bdy. 1-51)
Rev. 5/25/01 mm (changed map ref.)
Rev. 2/17/05 CD (407887 to 10, 15A 1-53 to 58)
Rev. 10/12/08 CD (60021451 & 2, 5P 1-57 & 58)

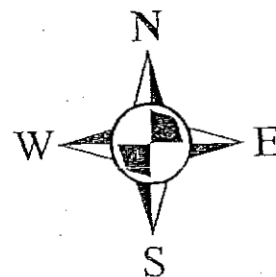


Location Map



Legend

-  APNs 043-161-57, -58
-  Assessors Parcels
-  Streets
-  Railroads
-  County Boundary

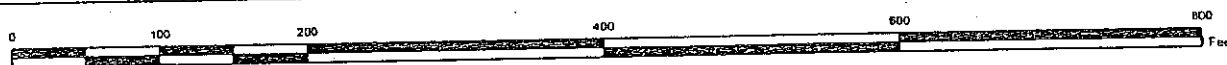
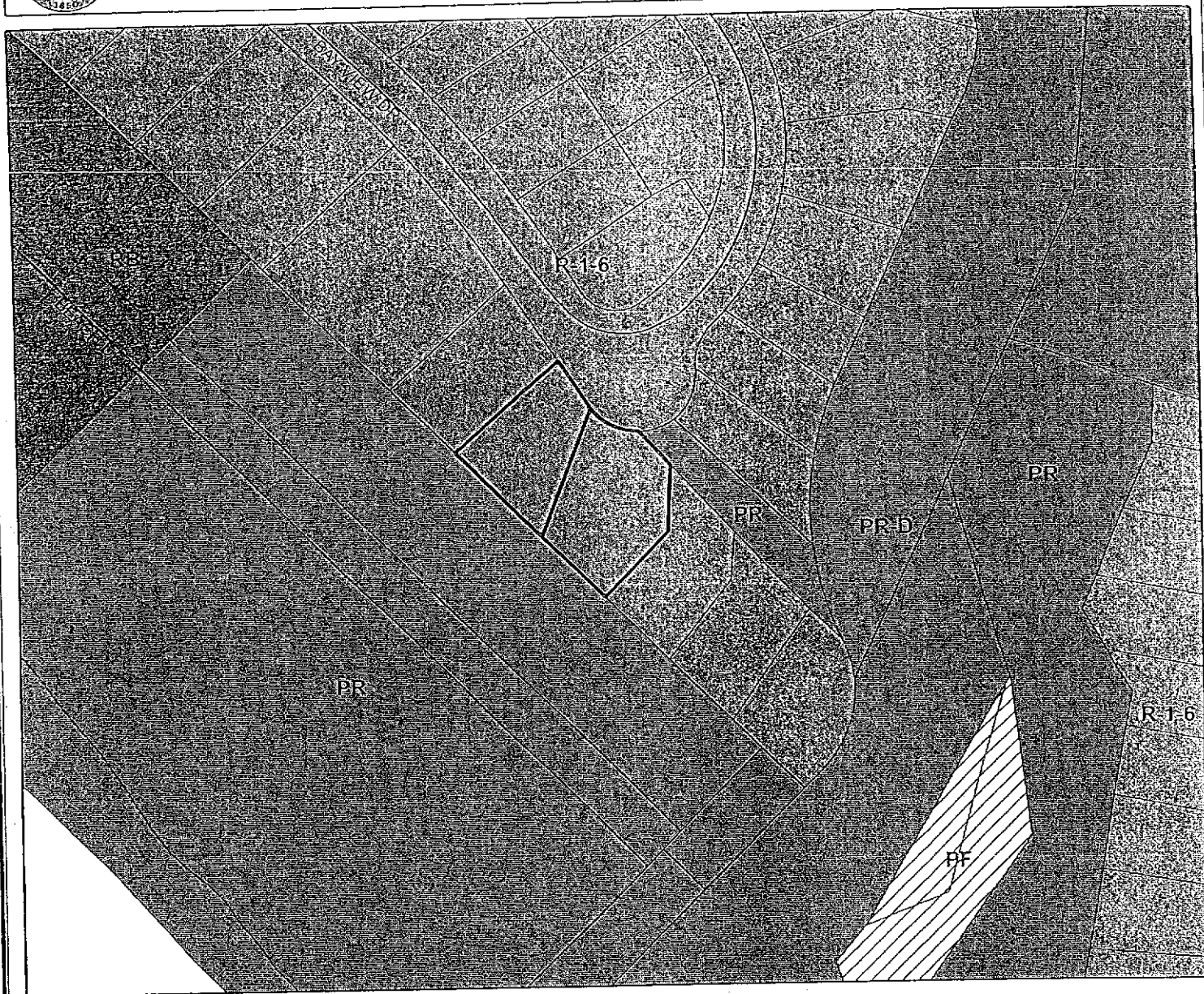


Map Created by
County of Santa Cruz
Planning Department
March 2007








EXHIBIT F

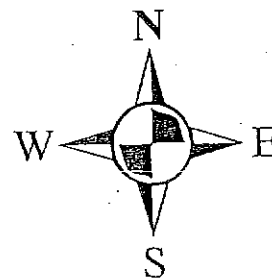


Zoning Map



Legend

-  APNs 043-161-57, -58
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PARK (PR)
-  RESIDENTIAL- OCEAN BEACH (RB)
-  PUBLIC FACILITY (PF)

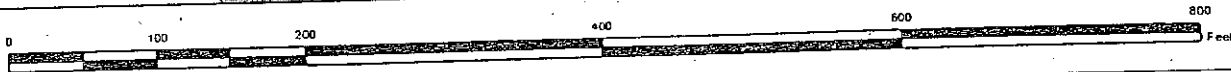
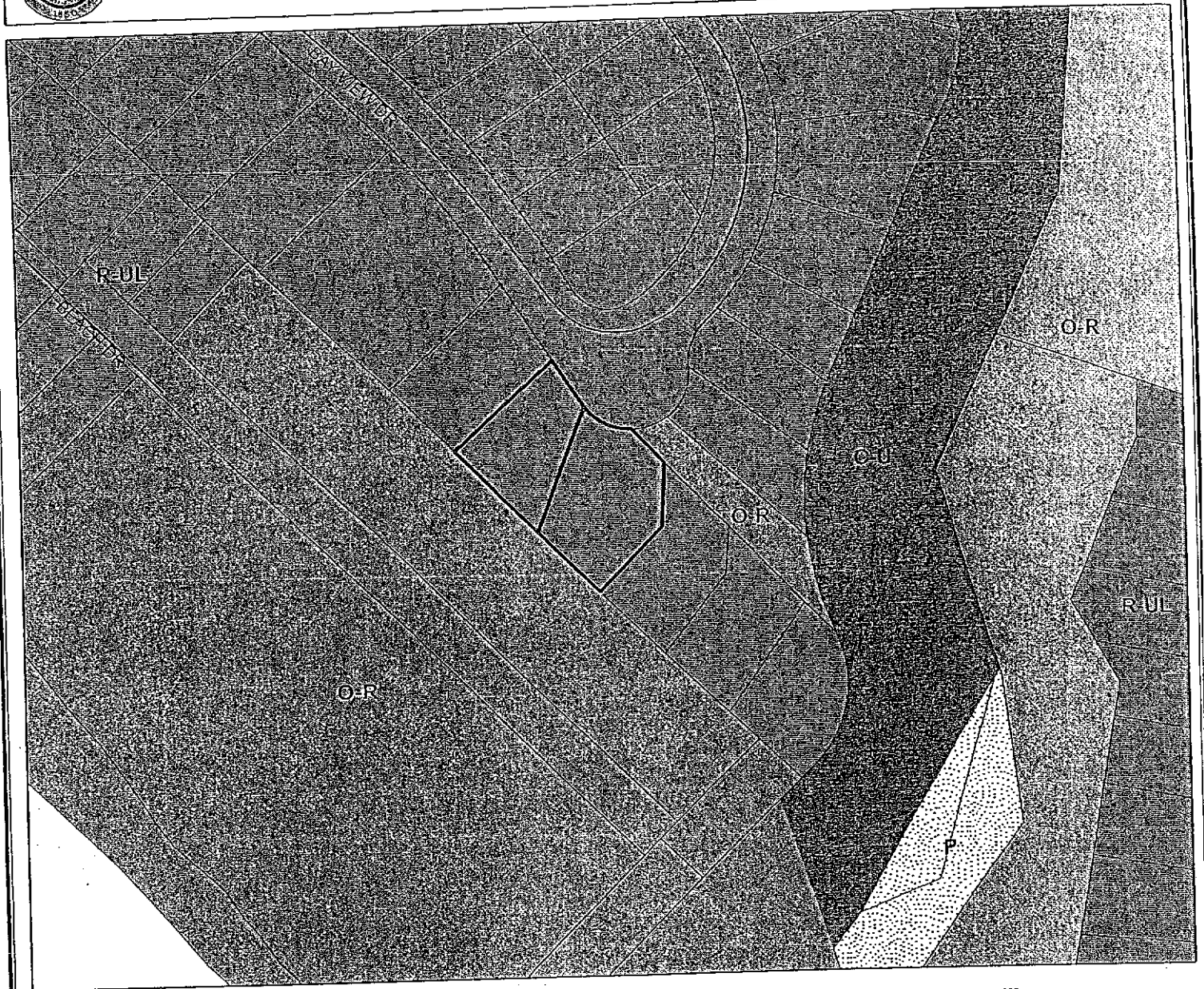


Map Created by
County of Santa Cruz
Planning Department
March 2007








EXHIBIT F

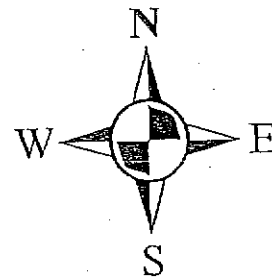


General Plan Designation Map



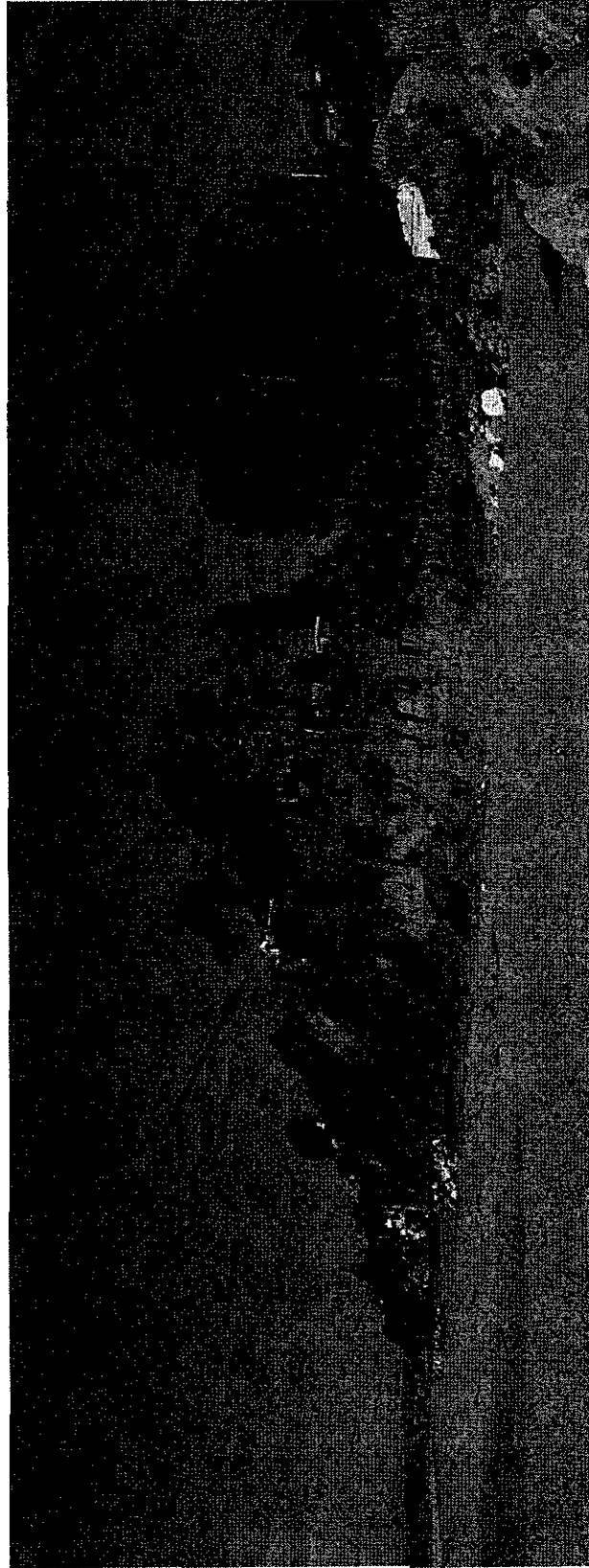
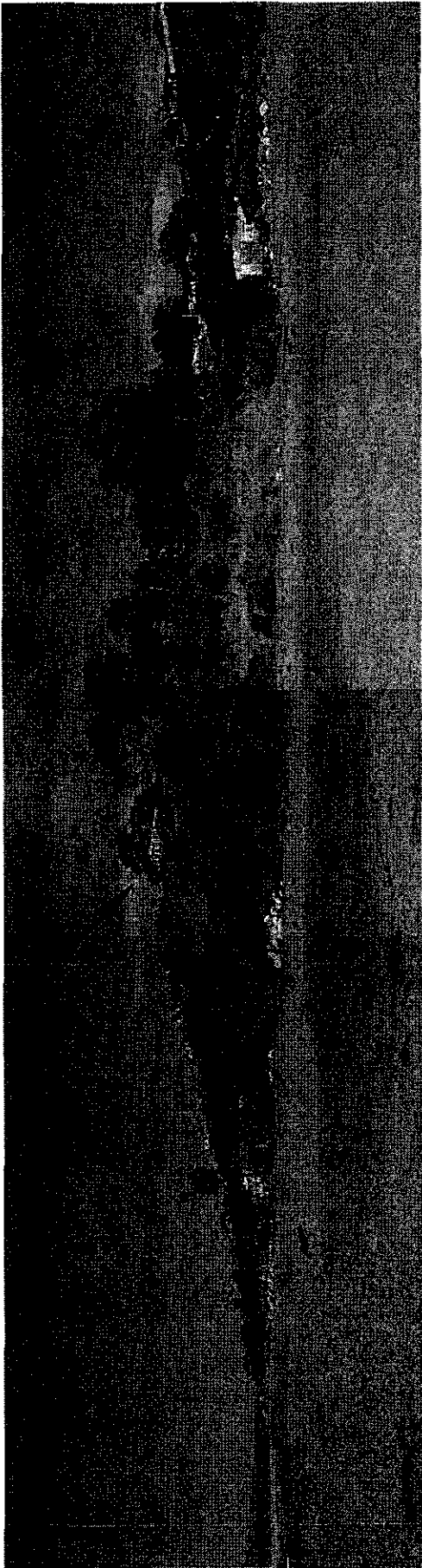
Legend

-  APNs 043-161-57, -58
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density (R-UL)
-  Parks and Recreation (O-R)
-  Urban Open Space (O-U)
-  Public Facilities (P)

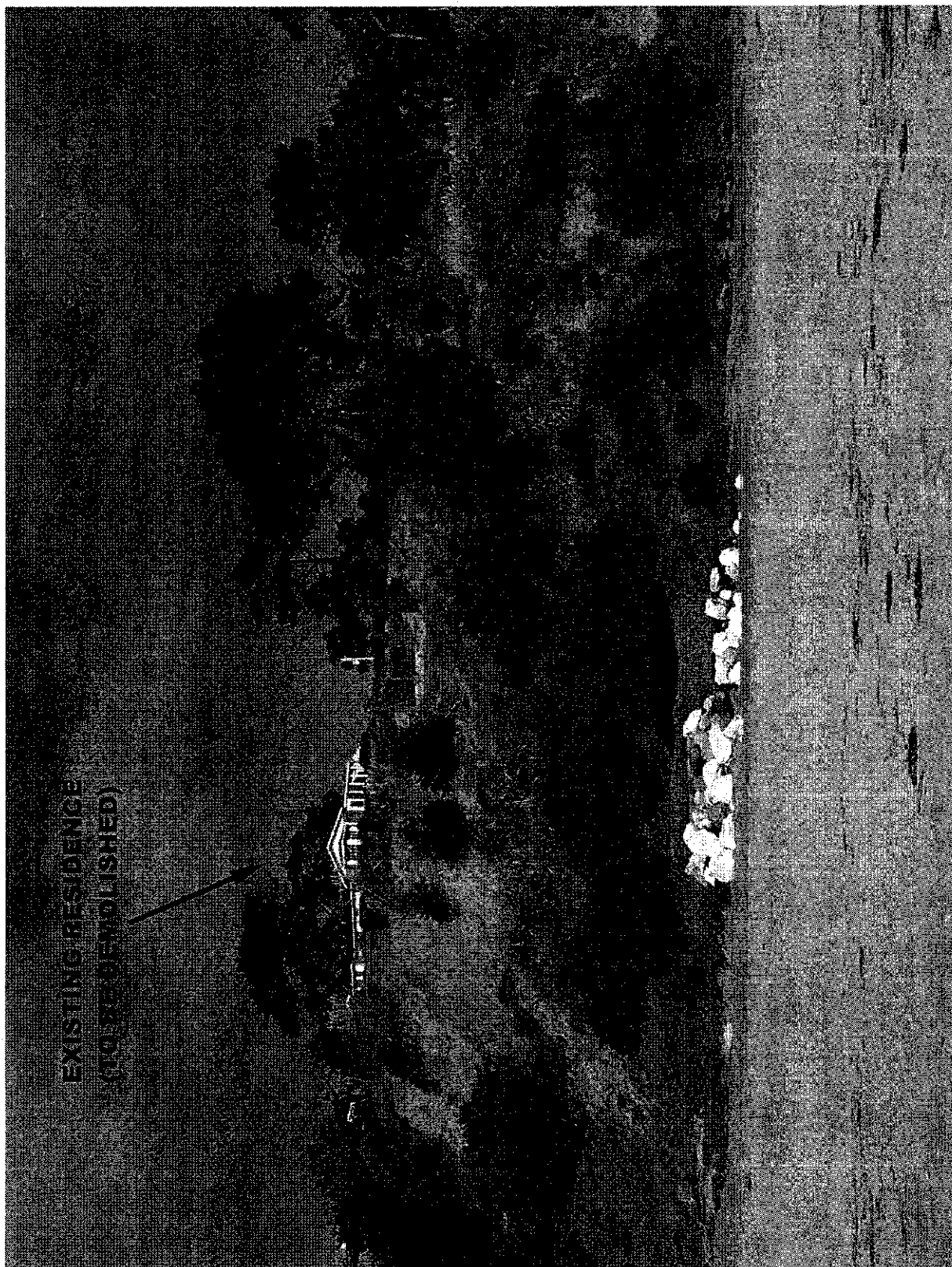


Map Created by
County of Santa Cruz
Planning Department
March 2007

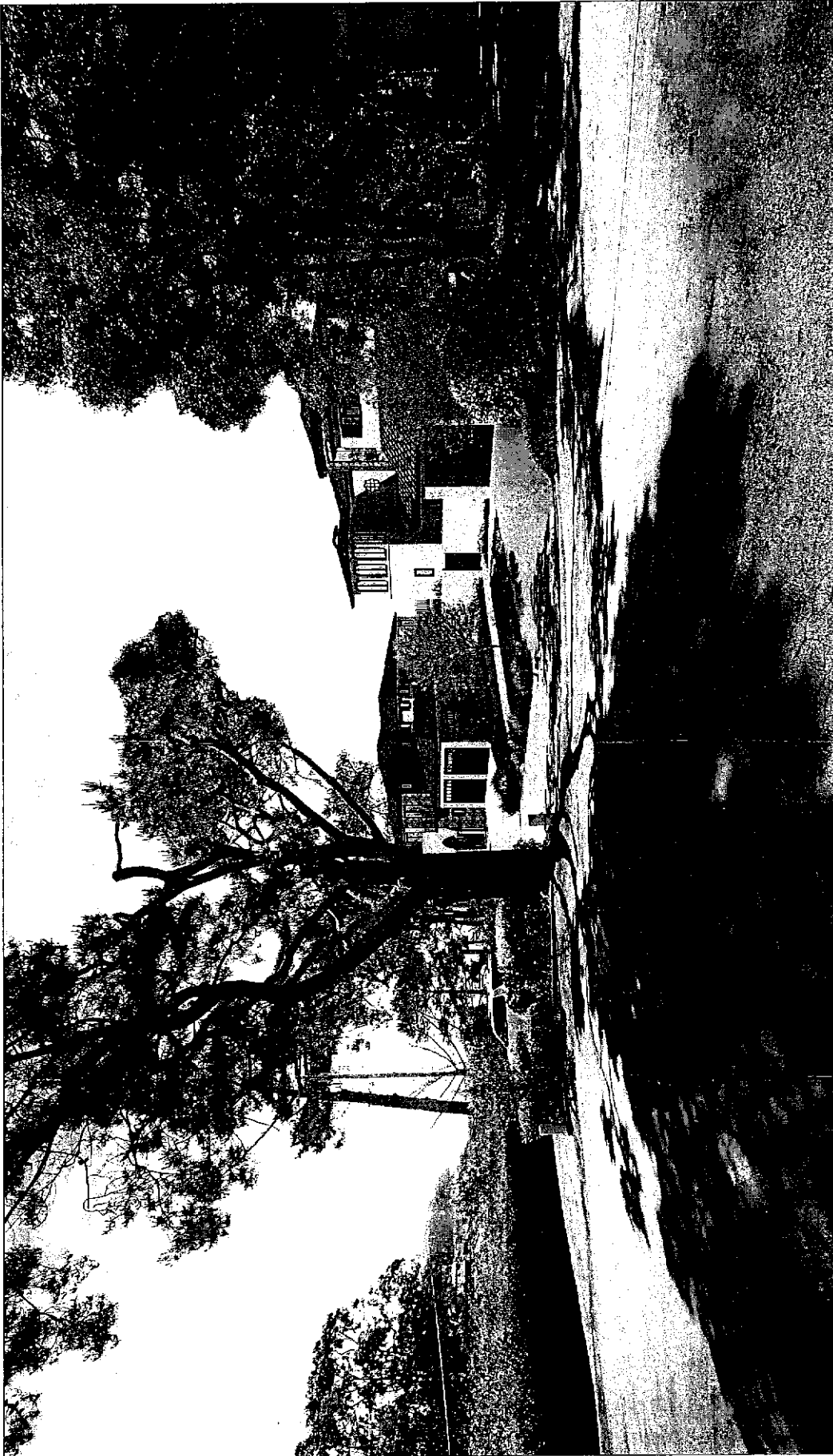
EXHIBIT F



SUBJECT PROPERTY (PUBLIC BEACH VIEWSHED)



SUBJECT PROPERTY (VIEW FROM BEACH)



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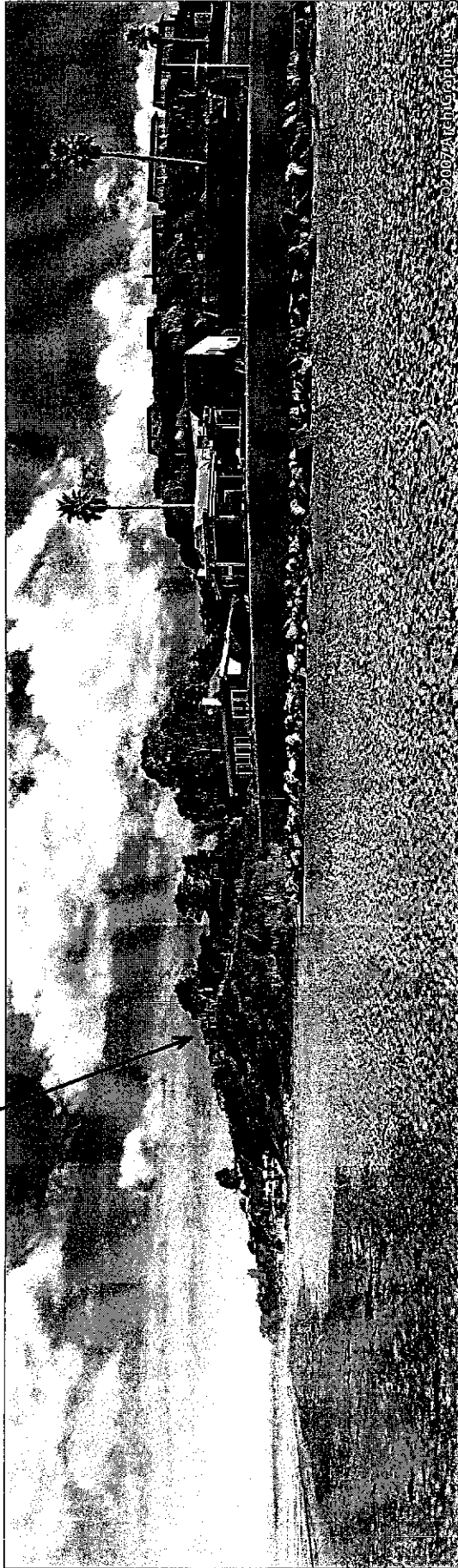
TROUSDALE RESIDENCE

660 Bayview Drive, lot A, Aptos
View from Bayview Drive

Matson Britton Architects

Rendering: ArchiGraphics

PROJECT SITE



VIEW FROM SEAWALL TOWARD SITE

TROUSDALE RESIDENCE

660 Bayview Drive, lot A, Aptos
View from Seawall

Matson Britton Architects
Rendering: ArchiGraphics

Location of Proposed Residence (07-0325) Previously Approved Residence (07-0117)



Trousdale residence

660 Bayview Drive, Lot B, Aptos
View from Via Gaviota seawall
Matson Britton Architects
Rendering: ArchiGraphics

(Additional Notation by Planning Department Staff)

INTEROFFICE MEMO

Application No: 04-0325

Date: June 25, 2008

To: Randall Adams, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new residence at 660 Bayview Drive, Aptos

The proposed design is in general conformance with the Design Review ordinance (13.11) and the section of the Local Coastal Program (13.20) that requires visual compatibility with the neighborhood for the following reasons:

1. The lot is between an existing house and an approved similar design.
2. Although the size of the structure is close to the maximum Lot Coverage and Floor Area Ratio, the massing breaks up the appearance into smaller segments and there are one story elements which visually "bring the structure to the ground plane".

I have the following recommendations for Conditions of Approval:

1. A landscape plan be required and reviewed by the Urban Designer.
2. The large "picture windows" at the rear of the structure are out of character with the rest of the façade. The Architect should propose a way to reduce the impact of such large panes.
3. All glazing should be clear, low-E with no tinting or applied films.

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Randall Adams
Application No.: 07-0325
APN: 043-161-57

Date: June 2, 2008
Time: 08:42:07
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JULY 26, 2007 BY ANTONELLA GENTILE =====
Completeness comments:

1. Show the geologically suitable development envelope on all civil sheets.
2. Show proof that there is a recorded drainage easement over the neighboring parcel 58.
3. Show where the pipe running along the easement terminates and how the drainage is dispersed at the outfall.
4. There is a concrete drainage swale to the southwest of the property line. Please state on the plans whether this is existing or proposed. State who is responsible for its maintenance. Show where the swale terminates and how the drainage is dispersed at the outfall.
5. Submit plan review letters from the project geologist and the geotechnical engineer stating that the project conforms with their recommendations. These letters must specifically address the drainage plan and state that the swale and/or pipe outfall will not cause erosion or slope instability.
6. Show which trees are proposed for removal and which are proposed to be retained. See miscellaneous comments for further information.

7. Submit a report from a certified arborist that makes recommendations for tree protection and evaluates the health of the trees to be removed. ===== UPDATED ON NOVEMBER 13, 2007 BY ANTONELLA GENTILE =====

Regarding above completeness comments as referenced by number:

1. Geologically suitable building envelope has been modified per Zinn Geology letter dated 9/11/07 and memo from Joseph Hanna dated 10/16/07. Show the modified geologically suitable building envelope. All development, including all drainage improvements, must be located within the envelope.
 2. Proposed 10-foot drainage easement is adequate, however, the easement and drainage system should be moved out of the setback area. Show this on the plans.
 3. Drainage must be conducted to creek in closed conduit. Revise plans to reflect this requirement.
 4. Concrete swale should either be abandoned or supported by the wall. See memorandum from Joseph Hanna dated 10/16/07.
 5. Letters submitted are updates, rather than plan review letters. Plan review letters, as specified above, will be required prior to this application being deemed complete.
 6. Comment addressed.
-

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0325
APN: 043-161-57

Date: June 2, 2008
Time: 08:42:07
Page: 2

7. Comment addressed.

Additional comment:

8. All recommendations made in the memo from Joseph Hanna, County Geologist, dated 10/16/07 must be shown on the plans. Please contact me, Joseph Hanna or your Project Planner for a copy of this memo. ===== UPDATED ON MARCH 10, 2008 BY ANTONELLA GENTILE =====

1. Geologic envelope shown on civil drawings does not accurately reflect the revised envelope provided in the letter from Zinn Geology dated 9/11/07. Project will be conditioned to show the precise location of the envelope.

2. Five foot easement has been relocated. Comment addressed.

3. OK per 2/15/08 response from RI Engineering, Inc.

4. Existing swale to remain on neighboring property. OK per Joe Hanna.

5. Plan review letters submitted in response to previous comments are acceptable. Comment addressed.

8. OK per Joe Hanna.

Project is complete per Environmental Planning.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JULY 26, 2007 BY ANTONELLA GENTILE =====
Conditions of Approval

Prior to building application approval:

1. Show all grading amounts, including all overexcavation/recompaction.

2. Show extent of disturbance. This should include both limits of grading and limits of overexcavation/recompaction.

3. A Declaration of Geologic Hazard shall be recorded.

4. The geologically feasible building envelope shall be accurately shown on the building plans.

4. Plan review letters will be required from both the geotechnical engineer and the project geologist prior to building permit issuance.

5. Because this lot is in the Coastal Zone, any removal of trees larger than 20 inches Diameter at Breast Height (DBH) will require a Significant Tree Removal Permit. Specific findings will need to be made for approval of this permit. See Section 16.34.060 of the County Code for these findings.

6. A drainage easement shall be recorded on the neighboring parcel 58.

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0325
APN: 043-161-57

Date: June 2, 2008
Time: 08:42:07
Page: 3

===== UPDATED ON NOVEMBER 13, 2007 BY ANTONELLA GENTILE =====
Conditions of Approval:

7. Project must comply with all recommendations of the project geologist and geotechnical engineer.
8. No development will be allowed within the 25-foot bluff setback. Drainage facilities may not be placed within this area without the specific approval of the project civil engineer, engineering geologist, and County Geologist. ===== UP-DATED ON MARCH 10, 2008 BY ANTONELLA GENTILE =====
9. Project shall comply with the Conditions set forth in the memorandum from Joe Hanna dated 10/16/07.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JULY 11, 2007 BY ALYSON B TOM ===== Application with civil plans dated June 2007 and drainage calculations dated June 25, 2007 by RI Engineering has been received. Please address the following:

1) This project is required to limit post development runoff rates to predevelopment levels for a range of storms up to and including the 10 year storm. Utilizing detention to meet this requirement is only allowed if other measures are not feasible. Are facilities to retain and infiltrate added runoff due to additional impervious areas feasible on this site? If so, please incorporate retention/infiltration measures prior to detention. Consider eliminating/replacing proposed impervious areas with pervious surfacing, directing runoff to landscaped areas or raised planter areas, eliminating directly connected impervious areas, or other best management practices to mitigate for stormwater impacts due to the proposed development. If retention/infiltration measures are not feasible, please submit reasons and technical support of infeasibility for review and update the plans to include additional mitigations for smaller storms. There was reference to geotechnical recommendations regarding drainage design on the plans. Please provide the geotechnical report with recommendations.

2) The calculations submitted suggest that the project will be diverting an area of the watershed that used to drain to the catch basin in the road onto the subject property. The proposed on site mitigations should be designed to account for this diversion. The standard spreadsheets provided in the County Design Criteria are not set up for accounting for this type of diversion and therefore are not applicable. Also, if detention maintained for this project the design should account for all areas that bs the system.

3) Show the downstream pipe and discharge location for the system below the catch basin in the street on the watershed plan or in the project plans. Are the existing pipe and downstream drainage paths adequate as existing? If the downstream system is not adequate as existing this project should upgrade the system.

===== UPDATED ON NOVEMBER 11, 2007 BY LOUISE B DION =====

Application with civil plans dated September 2007 and drainage calculations dated October 16, 2007 by RI Engineering has been received. Please address the following:

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0325
APN: 043-161-57

Date: June 2, 2008
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RI Engineering's response (memo 10/16/07) to comment #1 from previous review is insufficient to address drainage concerns. Whether or not the site is mapped as a groundwater recharge zone does not negate the County's request that the drainage plan incorporate retention/infiltration measures prior to detention.

If retention/infiltration measures are not feasible, please submit reasons and technical support of infeasibility for review and update the plans to include additional mitigations for smaller storms. The sections of Pacific Crest Engineering, Inc. report (August 2006) attached to RI Engineering's latest drainage calculations (10/16/2007) do not specifically discuss infeasibility of retention/infiltration. Nor do they include technical support for drainage recommendations.

If you have questions, please contact me at 831-233-8083.

===== UPDATED ON MARCH 1, 2008 BY LOUISE B DION =====

Application with plans dated 6/27/07 and correspondence dated 2/15/08 have been received and is complete with regard to storm water management for the discretionary stage. Please see miscellaneous comments for issues to be addressed prior to building permit issuance.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JULY 11, 2007 BY ALYSON B TOM ===== The following are compliance or permit conditions/additional information needed for this application:

- 1) Provide recorded maintenance agreement(s) for the proposed silt and grease traps and any retention/detention system proposed.
- 2) Provide easements for drainage facilities that will accommodate off site runoff. These easements should show on the plans as well as in recorded documentation.
- 3) Zone 6 fees will be assessed on the net increase in impervious area due to the project.

All submittals for this project should be made through the Planning Department. For questions regarding this review Public Works stormwater management staff is available from 8-12 M-F.

===== UPDATED ON NOVEMBER 11, 2007 BY LOUISE B DION =====
Previous miscellaneous (July 11, 2007) still apply.

===== UPDATED ON MARCH 1, 2008 BY LOUISE B DION =====
Previous miscellaneous (July 11, 2007) still apply.

Discretionary Comments - Continued

Project Planner: Randall Adams
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Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JULY 11, 2007 BY DEBBIE F LOCATELLI =====
Review completed, required information provided, no further information needed.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JULY 11, 2007 BY DEBBIE F LOCATELLI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JULY 13, 2007 BY ANWARBEG MIRZA =====
1. For residential parcels, the County Design Criteria does not allow for more than 50 percent of the frontage to be used.
2. We do not recommend direct pedestrian access to Bay view Dr. A pedestrian path to the driveway is acceptable.
3. Please place the required parking on the plans. . Each required parking spaces should be numbered and dimensioned. It is our understanding that three parking spaces are required.

===== UPDATED ON NOVEMBER 7, 2007 BY ANWARBEG MIRZA =====
Application with plans submitted dated 10/2007 is complete in Road Planning for the discretionary stage. Please see miscellaneous comments.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JULY 13, 2007 BY ANWARBEG MIRZA =====
NO COMMENT
===== UPDATED ON NOVEMBER 7, 2007 BY ANWARBEG MIRZA =====
For proposed driveway, please refer revised drawing dated 09/2007 sheet C1 (Per Denise Forbes, 11/07/2007 @ 09:35am)

Dpw Sanitation Completeness Comments

===== REVIEW ON JULY 9, 2007 BY CARMEN M LOCATELLI =====
Sewer service is currently available.
REQUIRES A SEWER LATERAL ABANDONMENT PERMIT AND INSPECTION PRIOR TO DEMO PERMIT.

Dpw Sanitation Miscellaneous Comments

Aptos-La Selva Beach Fire Prot Dist Completeness C

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY
===== REVIEW ON JULY 13, 2007 BY JIM P DIAS =====
NO COMMENT

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0325
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DEPARTMENT NAME: Aptos/LaSelva Fire Protection District

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON JULY 13, 2007 BY JIM P DIAS =====
NO COMMENT