



Staff Report to the Zoning Administrator

Application Number: **07-0241**

Applicant: Robert Goldspink, Architect
Owner: Michael Crete
APN: 054-191-79

Agenda Date: July 25, 2008
Agenda Item #: **4**
Time: after 10:00 a.m.

Project Description: Proposal to construct an addition to and remodel of a single family residence, and recognition of an earlier conversion of a 300 sq. ft. garage into habitable space. Requires a variance to provide 255 sq. ft. of parking and access in the front setback (where 250 sq. ft. is the maximum).

Location: 840 Via Gaviota, Aptos

Supervisorial District: Second District (District Supervisor: Elle Pirie)

Permits Required: Coastal Development Permit and Variance
Technical Reviews: Design Review, Geologic Hazards Assessment

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0241, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|---|
| A. | Project plans | H. | Aerial showing parking pattern on Via Gaviota |
| B. | Findings | I. | Discretionary Application Comments |
| C. | Conditions | J. | Geotechnical Review letter |
| D. | Categorical Exemption (CEQA determination) | K. | Project Plan Review letter |
| E. | Location map | L. | Geologic Hazards Assessment |
| F. | General Plan map | | |
| G. | Zoning map | | |

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



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

Parcel Information

Parcel Size: 7,500 sq. ft.
Existing Land Use - Parcel: Single family residence
Existing Land Use - Surrounding: Single family residential
Project Access: Via Gaviota
Planning Area: Aptos
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: PR / RR (Parks, Recreation and Open Space / Single Family Residential Ocean Beach)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Geotechnical investigation prepared and reviewed
Geological Hazards Assessment completed
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Adjacent to the beach
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting and Proposal

The site is located approximately in the middle of Via Gaviota, between Clubhouse Drive and the end of the street. This is a beach side lot with about 50 feet of the rear of the lot extending onto the beach. Twenty feet from the rear of the residence is an existing concrete sea wall.

The existing residence is a 2,070 sq. ft. one-story, three-bedroom house. A one-car garage at the front of the house was formerly converted to a master bedroom. The original design of the structure has a central courtyard with the main entry about two third of the distance into the courtyard.

The applicant is proposing to enclose the courtyard and create a small front porch. In addition, the proposal includes a "basement storage" area and stairs to be located under the southwest corner of the house. The residence will not encroach further toward the beach.

Zoning & General Plan Consistency

The subject property is a 7,500 sq. ft. lot, located in the PR / RB (Parks, Recreation and Open Space / Single Family Residential Ocean Beach) zone district, a designation that allows residential uses. The proposed single family residence is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

SITE DEVELOPMENT STANDARDS TABLE

	RB Standards	Existing Residence	Proposed Residence
Front yard setback	10 feet (20' to front of garage)	20'-0"	20'-0"
Rear yard setback	0 ft. *	70'±	70'±
Side yard setbacks	0 and 5 feet *	5'-0" and 5'-0"	5'-0" and 5'-0"
Lot Coverage	40 % maximum	27.6 %	34.0 %
Building Height	17 feet maximum *	16'-0" ±	16'-0" ±
Floor Area Ratio (F.A.R.)	0.5:1 maximum (50 %)	27.6 %	34.0 %
Parking	4 bedrooms – 3 (18' x 8.5')	three uncovered **	three uncovered
<p>* lots on beach side of street ** garage converted to bedroom (see discussion)</p>			

Local Coastal Program Consistency

The proposed single family residence is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Recognition of Garage Conversion

The conversion of the garage to a bedroom would revise the calculations of two code items; the number of bedrooms/parking requirement and the Floor Area Ratio. The revised floor plans, including the basement contain four bedrooms. The required parking is three spaces and the plans show two spaces to the right of the entry and one to the left. The Floor Area Ratio is well under 50% with the addition (34%) and the loss of the 225 sq. ft. garage credit would only bring the F.A.R. to 34.4%.

Parking Requirements / Variance

With the loss of the garage, three cars are required to be parked within the front setback. Section 13.10.554 of the ordinance requires:

"Parking areas, aisles and access drives together shall not occupy more than fifty (50) percent of any required front yard setback area for any residential use"

The front yard setback is 50' (width of lot) x 10' (in the RB Zone) = 500 sq. ft. The width of three parking spaces is 8.5 x 3 = 25.5 ft. x 10' = 255 sq. ft. (51% of the total area). The calculation shows that the parking space and access to it would require 5 sq. ft. more than is permitted.

Staff is supportive of a variance for the minor (1%) increase in permitted parking area. This side of Via Gaviota contains no on-street parking, as the typical pattern of the street is for the front yard to be paved and cars parked perpendicular to the street (see Exhibit H). The site is restricted in that approximately one-third of the area of the site is beach (separated from the building and deck by a concrete sea wall). Open parking is more favorable than a garage in that it is more likely to be used for parking than storage (as in a garage), particularly at this beachfront location. A Condition of Approval has been included which would require the owner to add a landscaped area in front of the residence in order to restrict the parking to three cars.

Basement definition / Number of stories

The proposed floor plan shows a basement half a level below the main house with a bedroom half a level above the main house. The definition of basement contains two tests;

Basement. For planning and zoning purposes, a *basement* is the space below the bottom of the floor framing (joists or girders that directly support the floor sheathing) and the *basement* floor.

To qualify as a *basement* more than 50% of the *basement* exterior perimeter wall area must be below grade and no more than 20% of the perimeter exterior wall may exceed 5 feet - 6 inches above the exterior grade;

If any part of a *basement* is 7 feet 6 inches or higher, then all areas greater than 5 feet 0 inches in height shall count as area for F.A.R. calculations;

Basements are not considered as a story.

Section C on Sheet 4 of Exhibit A shows that the *less than* of the 50% exterior perimeter wall is below grade. A Condition of Approval would require the Architect to adjust the level of the basement floor such that over 50% of the perimeter wall is below grade.

The basement exterior perimeter walls are shown as approximately 4'-6" above the exterior grade, and therefore qualifies on the second test for the definition of a basement.

Two stories are not allowed on the beach side in the RB zoning. If the changes are made to the amount of perimeter wall below grade, the space would qualify as a basement and therefore not considered a story.

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.

Geologic Hazards Assessment / FEMA Review

The site is in a FEMA Zone VE (100 year coastal flood area with high velocity wave action). Flooding to 21 feet above mean sea level is anticipated every 100 years. Based on the Assessment prepared by the Environmental Planning Division (Exhibit k), the improvements to the structure would not constitute the FEMA definition of "substantial improvement". Future additions may trigger the elevation of the structure based on their cumulative value. All other FEMA regulations such as break-away walls, flood resistant materials, etc. would also apply.

A Geotechnical report was submitted and reviewed by the County Geologist (Exhibit I). In addition the project Geotechnical Engineers reviewed the plans and submitted a plan review letter (Exhibit J)

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.

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APN: 054-191-79
Owner: Michael Crete

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **07-0241**, 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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E-mail: pln795@co.santa-cruz.ca.us

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Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned PR / RB (Parks, Recreation and Open Space / Single Family Residential Ocean Beach), 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 developed to an urban density surround the site; the colors shall be natural in appearance and complementary to the site

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

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

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

This finding can be made, in that the remodeled structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the PR / RB (Parks, Recreation and Open Space / Single Family Residential Ocean Beach) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings.

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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 single family residence 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 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 PR / RB (Parks, Recreation and Open Space / Single Family Residential Ocean Beach) zone district in that the primary use of the property will be one single family residence that meets all current site standards for the zone district.

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 remodeled 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, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed structure 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 structure will comply with the site standards for the PR / RB zone district (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.

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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 lot is currently developed with a single family dwelling.

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 proposed 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 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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Variance Findings

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

This finding can be made. The site is restricted as one-third of the area is beach and not usable. Almost all other properties on this side of Via Gaviota have similar parking situations. The original subdivision did not include requirements for covered parking.

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

This finding can be made. Parking is critical in this location due to the proximity of the beach. Open parking is typically used only for cars, while a garage is typically used for storage in these situations. In order to park the required three cars, the amount of area taken up in the required front setback is only 2% over the maximum permitted by ordinance.

3. That the granting of such variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties

This finding can be made. Adjacent properties have similar parking situations. Cars are typically parked parallel to the street and there is no on-street parking available.

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Conditions of Approval

Exhibit A: Architectural plans prepared by Robert Goldspink, Architect, dated 5-7-07.

- I. This permit authorizes the construction of an addition to and remodel of a single family residence and recognition of an earlier conversion of a 300 sq. ft. garage into habitable space. 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 (note that the basement must meet egress requirements).
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 ½" x 11" format for Planning Department review and approval
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.

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4. The level of the basement floor shall be lowered such that over 50% of the perimeter wall is below grade.
 5. The site plan shall show a landscaped area in front of the residence in order to restrict the parking to three cars. The planting plan shall be reviewed and approved by the Urban Designer.
- 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. Pay the current fees for Parks and Child Care mitigation for one bedroom(s). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - G. Pay the current fees for Roadside and Transportation improvements for one bedroom(s). Currently, these fees are, respectively, \$787 and \$787 per bedroom.
 - H. 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.
 - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - J. Complete and record a Declaration of Restriction to maintain structure as a single-family dwelling. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

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- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or

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perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires two years from the effective date on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

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: 07-0241
Assessor Parcel Number: 054-191-79
Project Location: 840 Via Gaviota, Aptos

Project Description: Proposal to remodel and construct an addition to an existing single-family dwelling.

Person Proposing Project: Robert Goldspink, Architect

Contact Phone Number: (831) 688-8950

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

Specify type:

E. Categorical Exemption

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

F. Reasons why the project is exempt:

Improvements to an existing single family dwelling.

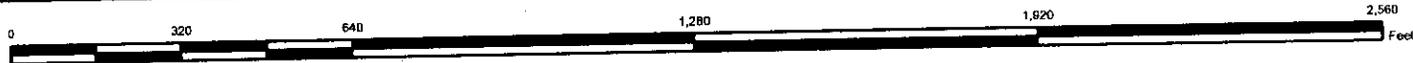
In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner

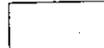
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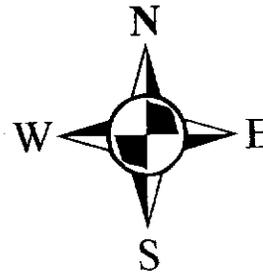


Location Map



Legend

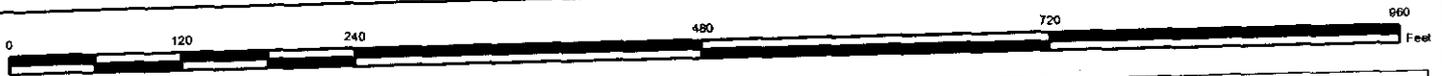
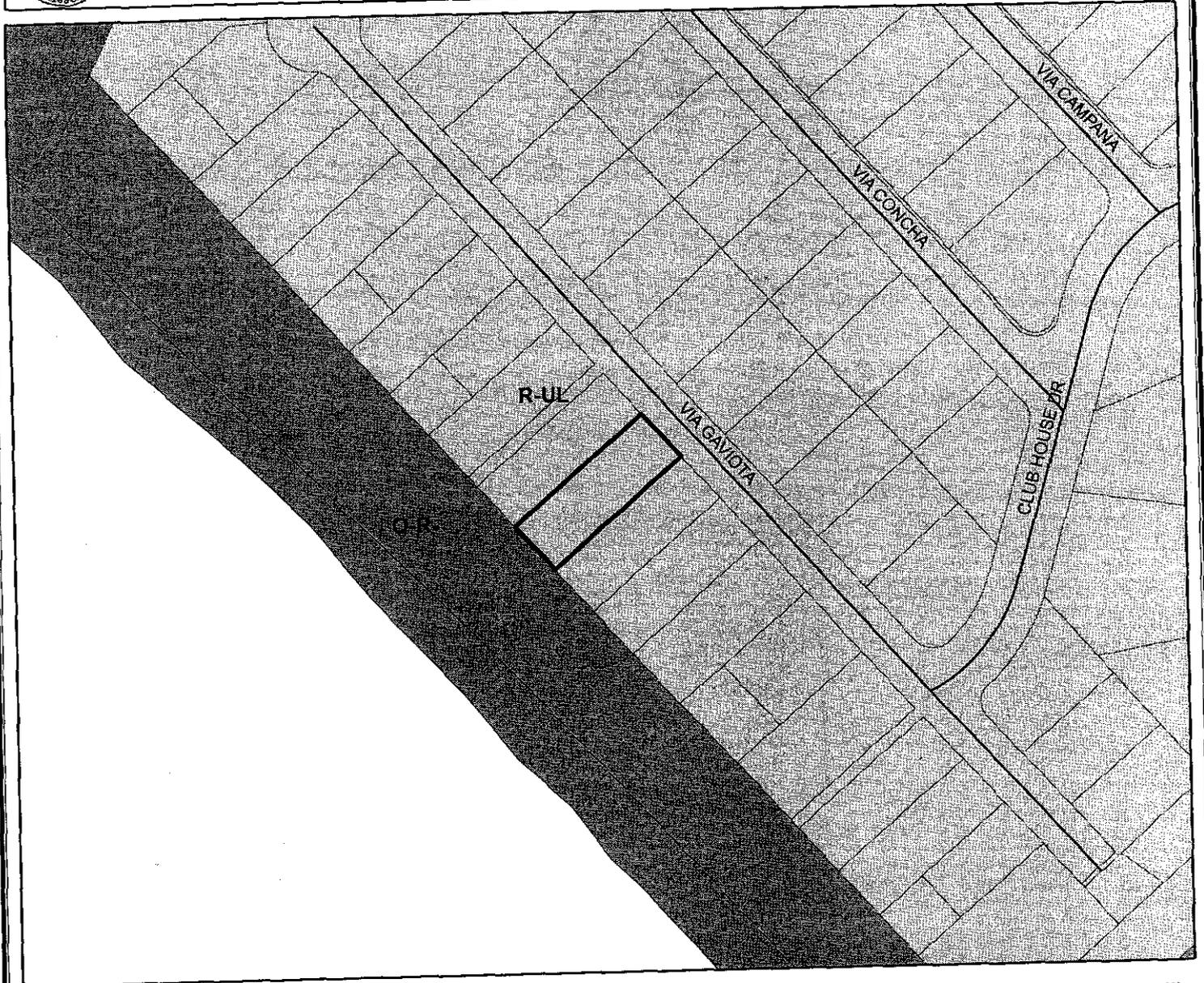
-  APN 054-191-79
-  Assessors Parcels
-  Streets
-  Railroads
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
May 2007

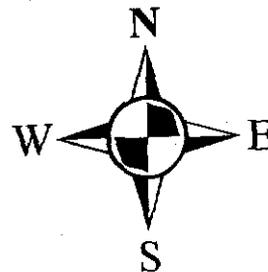


General Plan Designation Map



Legend

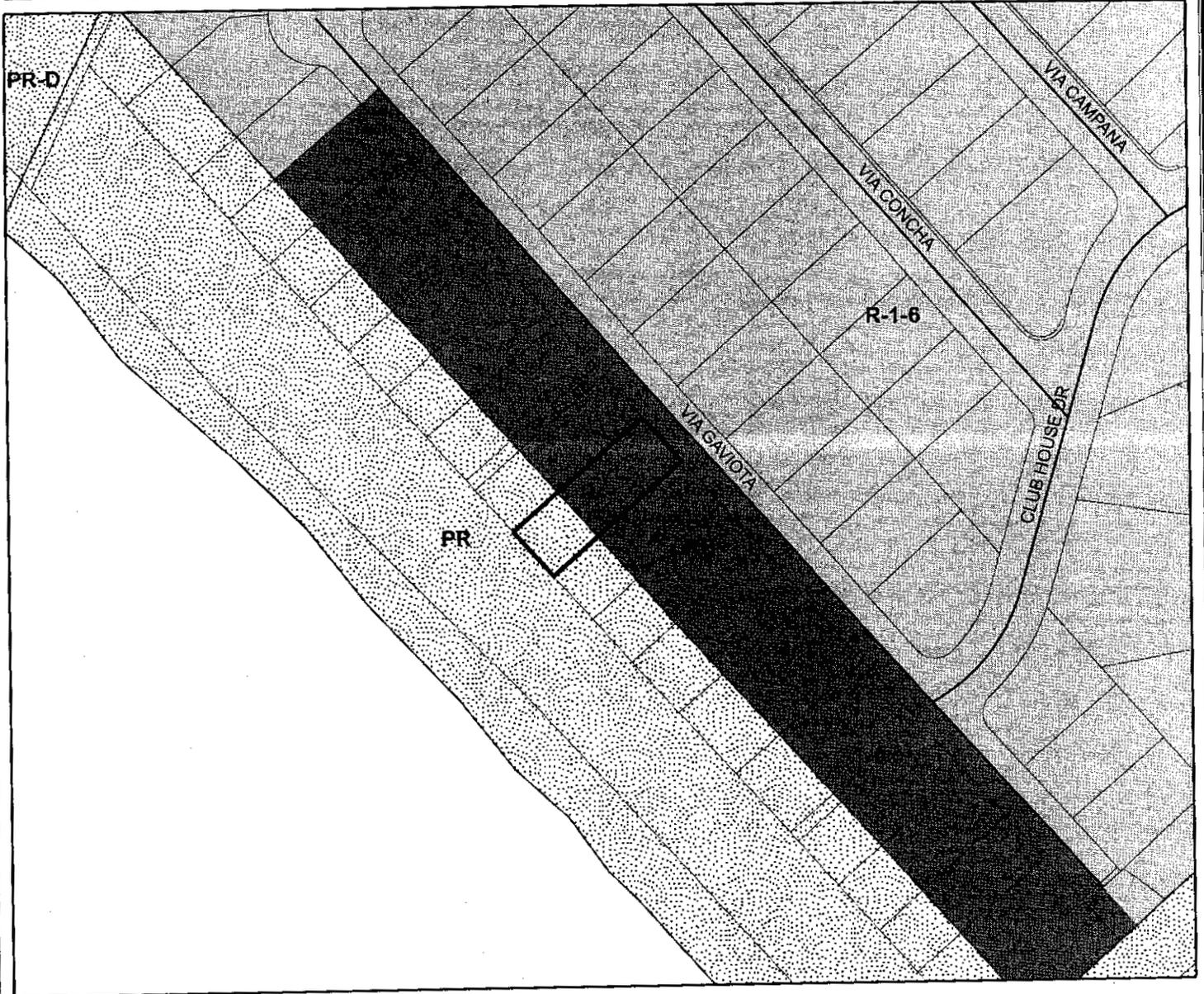
-  APN 054-191-79
-  Assessors Parcels
-  Streets
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-  Residential - Urban Low Density (R-UL)
-  Parks and Recreation (O-R)



Map Created by
County of Santa Cruz
Planning Department
May 2007

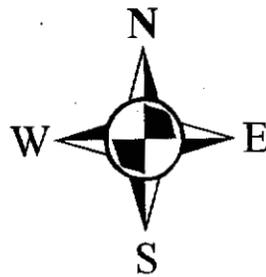


Zoning Map



Legend

-  APN 054-191-79
-  Assessors Parcels
-  Streets
-  County Boundary
-  RESIDENTIAL- OCEAN BEACH (RB)
-  PARK (PR)
-  RESIDENTIAL-SINGLE FAMILY (R-1)



Map Created by
County of Santa Cruz
Planning Department
May 2007

Parking Pattern on Via Gaviota



Map created by
County of Santa Cruz
Planning Department
July 2008



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: Larry Kasparowitz
Application No.: 07-0241
APN: 054-191-79

Date: June 24, 2008
Time: 15:08:50
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 12, 2007 BY ANTONELLA GENTILE =====
Completeness comments by AG

1. Please apply for a Geologic Hazards Assessment (GHA) at the Zoning Counter to evaluate potential flood hazards associated with the proposed improvements.
2. Submit three copies of a soils report for review by Environmental Planning.

Note: After the soils report has been approved and accepted by Environmental Planning, a plan review letter from the soils engineer will be required. ===== UP-DATED ON MAY 1, 2008 BY JOSEPH L HANNA =====
Geotechnical Engineering report reviewed and approved 5-1-08 JLH

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 12, 2007 BY ANTONELLA GENTILE =====
Compliance comments and Conditions may follow once the application is deemed complete.

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON JUNE 6, 2007 BY JIM P DIAS =====
NO COMMENT

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

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON JUNE 6, 2007 BY JIM P DIAS =====
NO COMMENT



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

May 1, 2008

Micheal Crete
C/o Robert Goldspink, Arhitect
8042 Soquel Drive
Aptos, CA 95003

**Subject: Review of Geotechnical Investigation by Haro, Kasunich and Associates, Inc.
Dated April 2008; Project #: SC9573
APN 059-191-79, Application 07-0241**

Dear Applicant:

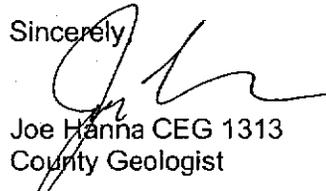
The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. After plans have been submitted that are acceptable to all reviewing agencies, please submit a geotechnical plan review letter stating that the plans conform to the recommendations of the report. The letter shall also state that the drainage outlet and leach field locations are acceptable with respect to slope stability. Reviewed plan sheets must be referenced by sheet name, drawing and final revision dates.
4. Please submit an electronic copy of the soils report in .pdf format. The file may be submitted via compact disk or email. Emails may be directed to pln829@co.santa-cruz.ca.us.

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached). Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please call the undersigned at (831) 454-3175 if we can be of any further assistance.

Sincerely,


Joe Hanna CEG 1313
County Geologist

Cc: Haro, Kasunich and Associates

(over)

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED, REVIEWED
AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *final letter* from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

If the *final soils letter* identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.

Project No. SC9573
7 April 2008

MIKE AND LISA CRETE
840 Via Gaviota
Aptos, California 95003

Subject: Project Plan Review

Reference: Proposed Addition and Remodel
Crete Residence
840 Via Gaviota
APN 054-191-70
Santa Cruz County, California
Permit Application Number: 07-0241

Dear Mr. and Mrs. Crete

This letter outlines our review of the geotechnical aspects of the architectural project plans for the proposed addition and remodel of your residence at 840 Via Gaviota, Rio Del Mar in Santa Cruz County, California. The project plans were prepared by Robert J. Goldspink, Architect and are dated 7 May 2007 with some pages revised on 3 April 2008.

Specifically we reviewed the following plan sheets:

1. Sheet 1 – Site Plan & Project Data, revised 3 April 2008;
2. Sheet 2 – Floor Plans;
3. Sheet 3 – Elevations, revised 3 April 2008;
4. Sheet 4 – Sections, revised 3 April 2008;
5. Sheet 5 – Roof Plan, revised 3 April 2008;
6. Sheet 6 – Floor Area Diagram, revised 3 April 2008;
7. Sheet X1 – Existing Site Plan, dated 7 March 2007;
8. Sheet X2 – Existing Floor Plan, dated 7 March 2007;
9. Sheet X3 – Existing Elevations, revised 3 April 2008;
10. Sheet X4 – Existing Sections, revised 3 April 2008; and
11. Sheet BW4 – Via Gaviota Underground Improvements, dated October 1967 by Bowman & Williams.

It is our opinion the aforementioned sheets of the project architectural plans have been prepared in general conformance to our geotechnical recommendations.

Mike and Lisa Crete
Project No. SC9573
840 Via Gaviota
7 April 2008
Page 2

If you have any questions regarding this letter, please call our office.

Sincerely,

HARO, KASUNICH & ASSOCIATES, INC.

Rick L. Parks
GE 2603

RLP/dk

Copies: 1 to Addressee
4 to Robert J. Goldspink, Architect





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

October 10, 2007

Robert Goldspink
8042 Soquel Drive
Aptos, CA 95003

Subject: GEOLOGIC HAZARDS ASSESSMENT
APN: 054-191-79
LOCATION: 840 Via Gaviota
PERMIT APPLICATION NUMBER: 07-0241
OWNER: Michael Crete

Dear Robert,

We have recently conducted a site inspection of the parcel referenced above where remodel and construction of an addition to an existing single-family dwelling, including an addition of 285 square feet in a courtyard, and construction of a basement is proposed. This inspection was completed to assess the property for possible flood hazards due to its proximity to Pacific Ocean (figure 1). 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.

COASTAL FLOOD HAZARDS

This parcel is located on the beach, and published maps on file with the Planning Department indicate that the parcel is within a federally-designated coastal flood hazard area zone VE (figure 2). FEMA has mapped this location as an area of 100-year coastal flood with high velocity (wave action) floodwaters. The subject parcel may be subject to coastal storm waves or tsunami inundation.

Enclosed copies of the federal flood maps (panel 359D) indicate the flood hazard boundaries in this area and the approximate parcel location (see Figures 1a). 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 21 feet above mean sea level is anticipated to occur once every hundred years on the basis of this mapping, also known as the base flood elevation (BFE). 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.

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.

ANALYSIS

An evaluation was completed to determine whether the proposed project, to include and addition of 285 square feet of habitable space, remodel of 1020 square feet of habitable space, addition of 406 square foot basement, reframe 427 square feet of roof and an addition of a 68 square foot porch, meets the definition of substantial improvement. Substantial improvement is defined 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) of the County Code, where 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. The structure was calculated to have a depreciated value of \$395,390 (see attached appraisal prepared by Pacific Residential Appraisal Services), thus allowing a total of \$197,695 in construction costs. The projected cost of improvements is \$82, 613.57 (see attached evaluation completed by the Building Department).

Based on the discussion above, the proposed development is not considered to be substantial improvement. Future additions to the structure cumulative over a 5-year period, will be carefully analyzed to determine whether the improvements meet the definition of substantial improvement. To clarify, improvements to the structure over the next 5 years which cost more than \$115,081, will meet the definition of substantial improvement and the entire structure must be elevated above the base flood elevation (BFE), to an elevation of 22 feet above mean sea level. Please note that other FEMA regulations such as break-away walls, flood resistant materials, etc. apply to all structures that meet substantial improvement.

SITE CONDITIONS

The county geologic map (Brabb, 1974) shows the parcel underlain by beach sand and the Purisima formation (figure 3). Beach sands are highly susceptible to erosion and liquefaction. The liquefaction map shows the parcel in an area of moderate to high potential for liquefaction to occur during intense shaking associated with a seismic event (figure 4). In order to mitigate for liquefaction hazards, a full geotechnical (soils) report will be required. The report must also address the potential for high groundwater to occur onsite, and include mitigations and design parameters for the basement retaining walls and foundation.

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CONCLUSIONS

Therefore, to comply with federal floodplain management requirements as well as section 16.10 of the County Code (Geologic Hazards Ordinance) and to receive approval for the proposed project with respect to geologic planning issues, the following conditions must be met:

1. The placement of fill shall be allowed only when necessary. The amount allowed shall 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.
2. No development shall be allowed which extends the structure in a seaward direction (see County Code section 16.10.040(s)4).
3. The enclosed Declaration form acknowledging a possible flood hazard to the parcel must be completed prior to issuance of a building permit.
4. Submit 3 copies of a Geotechnical Report completed by a licensed civil engineer for review, and pay the associated review fee of approximately \$990.

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.

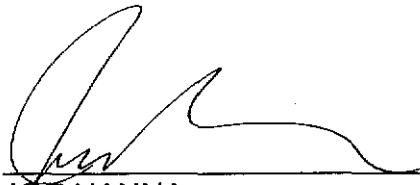
Sincerely,



JESSICA DEGRASSI
Resource Planner
Environmental Planning

10/11/07

Date



JOE HANNA
County Geologist
CEG #1313

FOR: CLAUDIA SLATER
Principal Planner
Environmental Planning

Enclosure(s)

cc: GHA File
Larry Kasparowitz, Planner



	<p>Legend</p> <p> 054-191-79</p> <p> Assessors Parcels</p> <p>0 20 40 80 120 160  Feet</p>	<p>Figure #</p> <p>1</p> <p>Map created by JLD September 2007</p>
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APN 054-191-79
840 Via Gaviola
October 10, 2007



Legend

 054-191-79

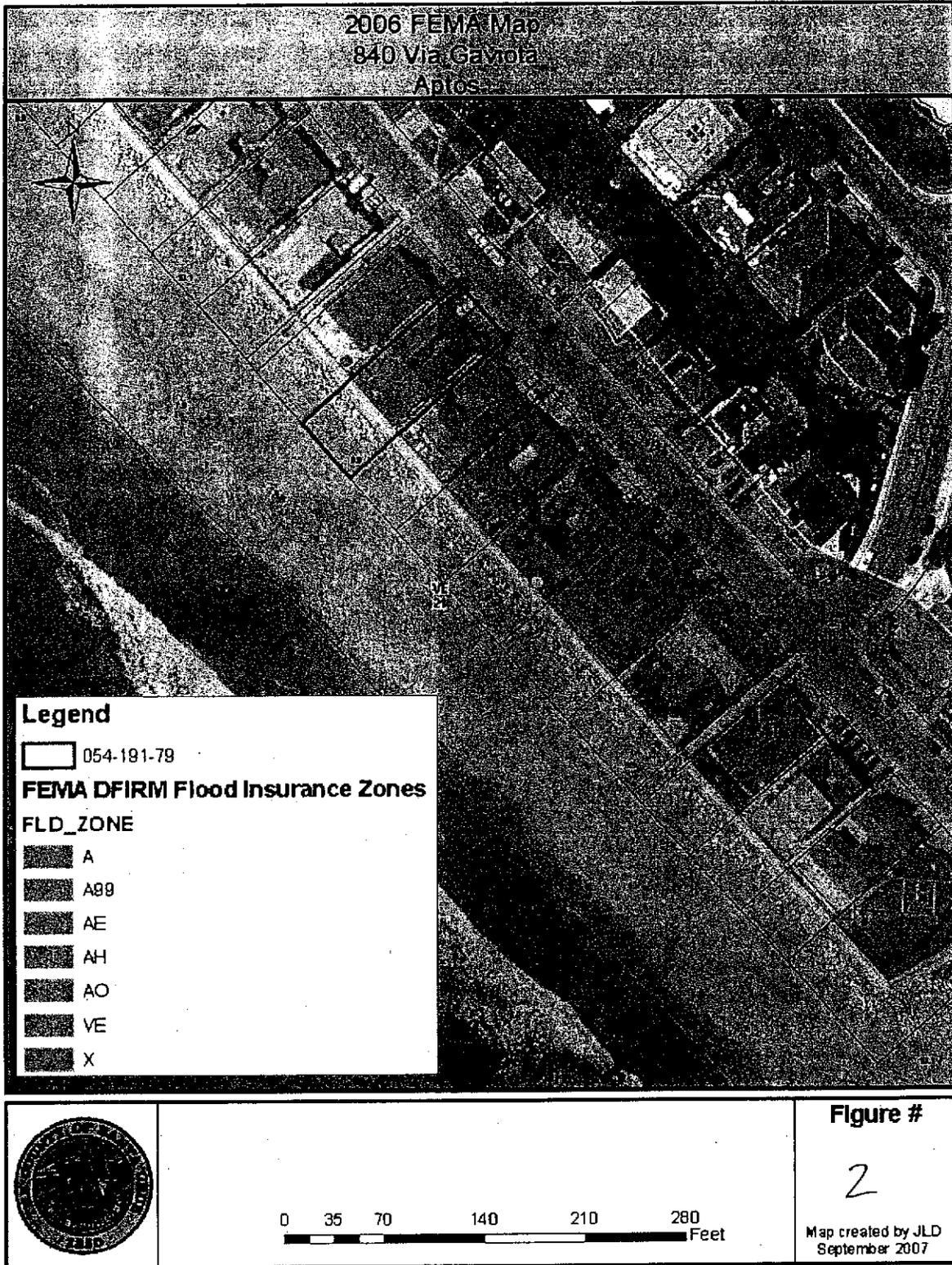
 Assessors Parcels

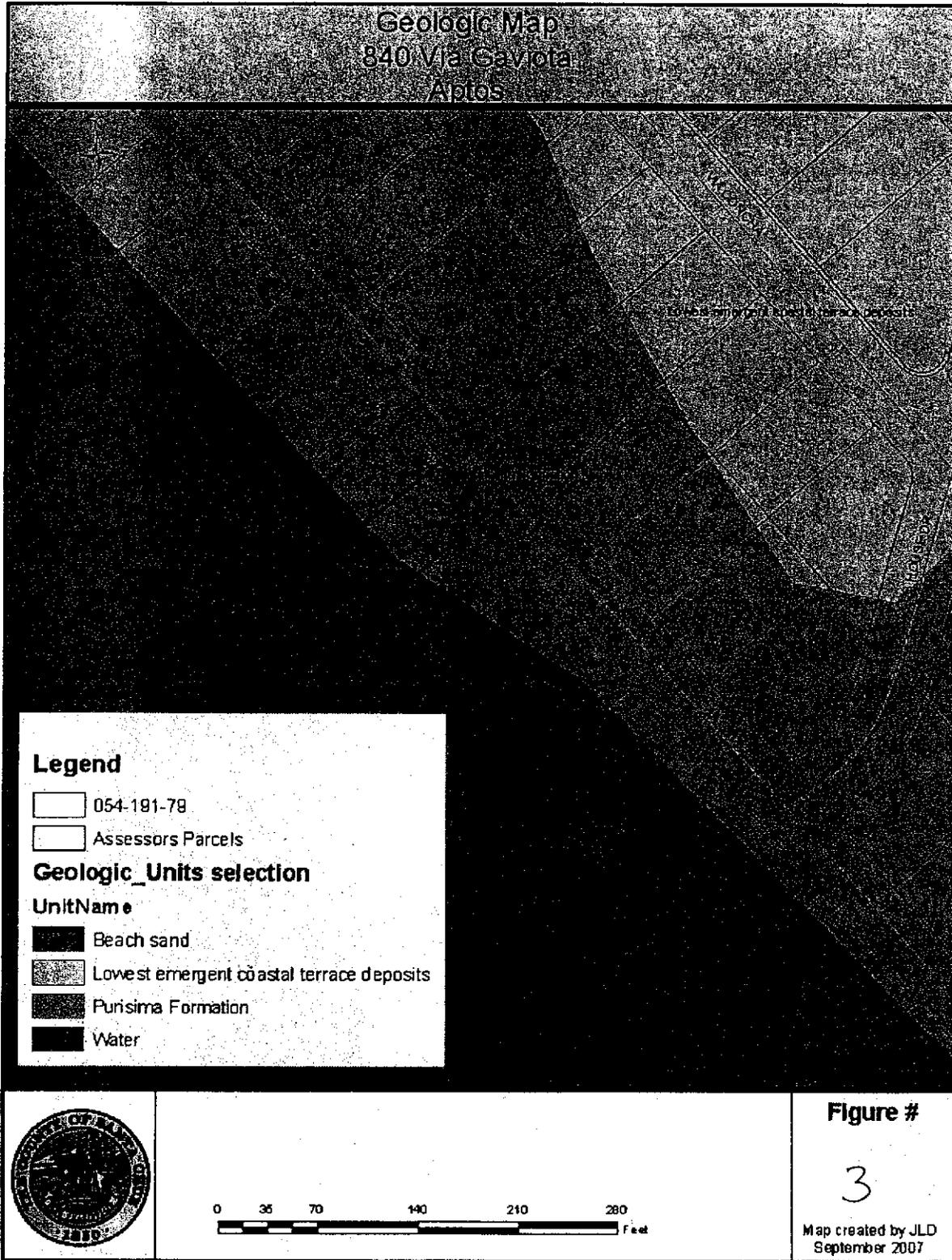
0 20 40 80 120 160
 Feet

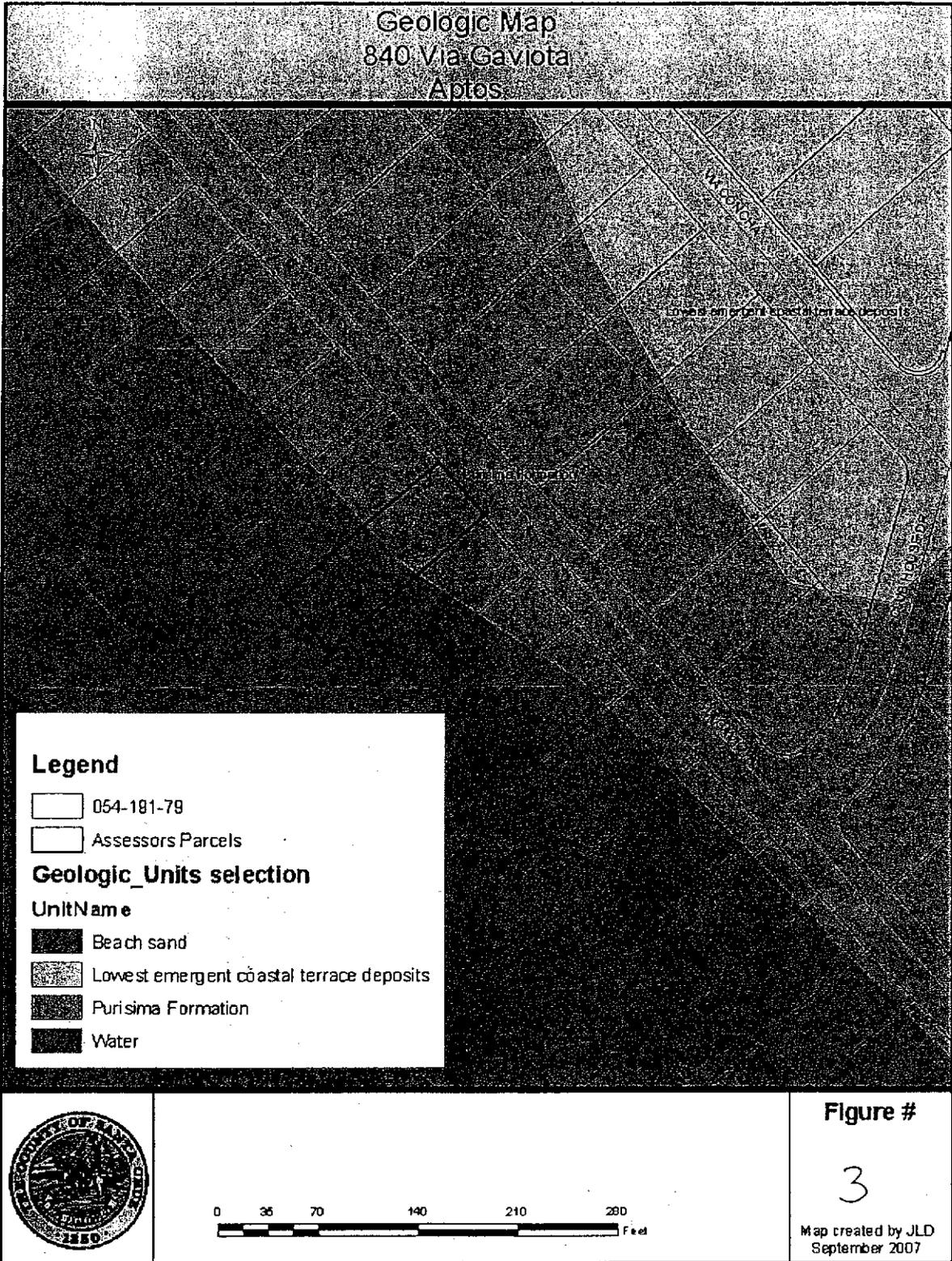
Figure #

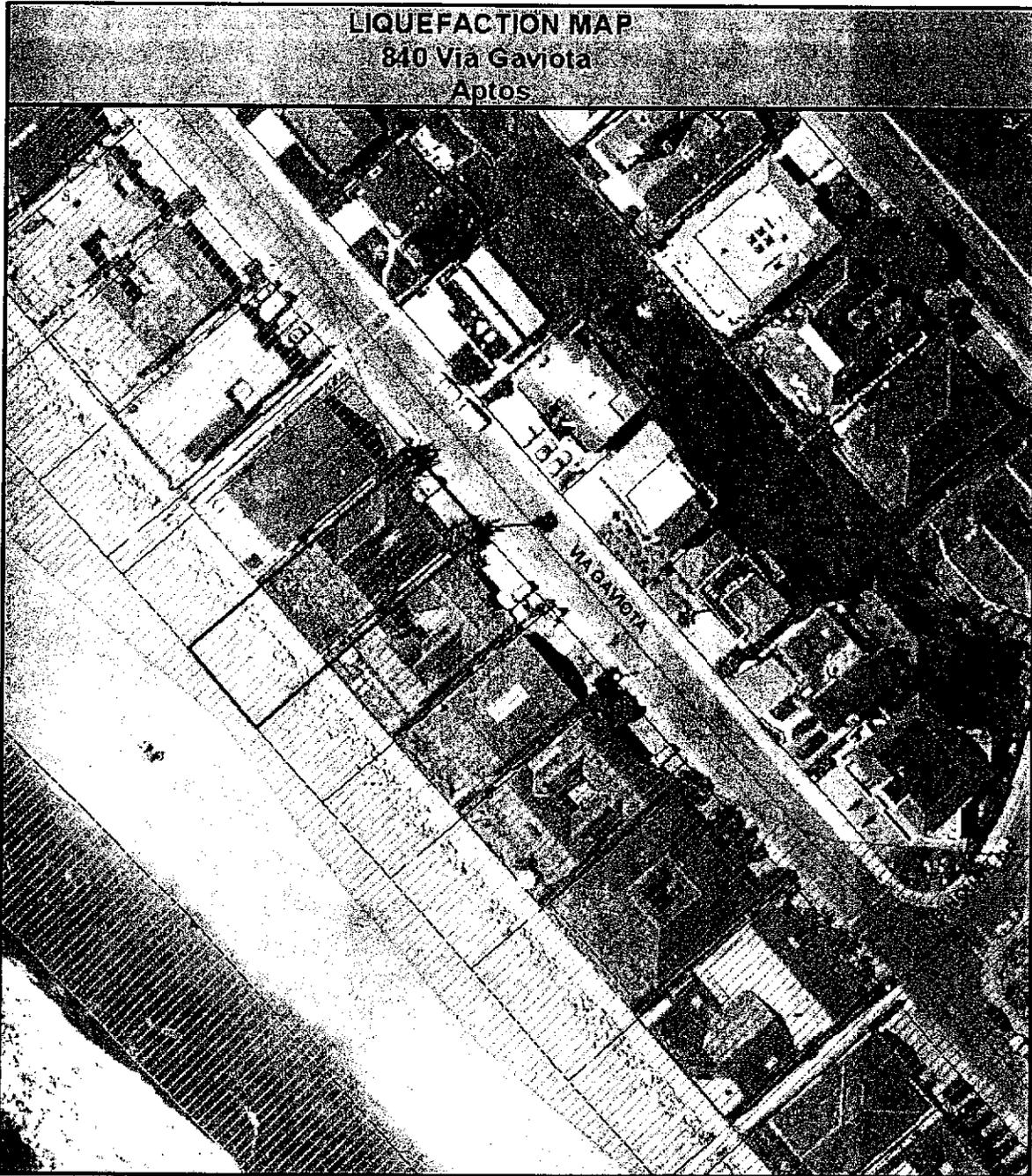
1

Map created by JLD
September 2007









	Legend	LIQPOTZN	Figure # 4
	 108-081-34	 A  B  C  D	