



## Staff Report to the Zoning Administrator

Application Number: **08-0086**

**Applicant:** Matson Britton Architects  
**Owner:** SDS Hawyard Limited Partnership  
**APN:** 043-105-12

**Agenda Date:** November 21, 2008  
**Agenda Item #:** 6  
**Time:** After 10:00 a.m.

**Project Description:** Reconsideration of the Zoning Administrator's action to deny without prejudice a proposal of a demolition of an accessory shed, an addition and remodel an existing 2-story, significantly non-conforming, single family dwelling. The new proposal is to demolish a guest house, construct a seven foot wall within the required side yard setback, construct 494 square foot addition and remodel an existing 2-story, significantly non-conforming, single family dwelling. Results in a four bedroom, three bath home and attached single car garage (no internal access).

**Location:** Property located on the north side of Beach Drive, approximately 3075 feet east of the intersection with Rio Del Mar Blvd (423 Beach Drive), in Aptos, California.

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

**Permits Required:** Coastal Development Permit, Residential Development Permit for a Significantly Non-conforming structure, Residential Development Permit for a fence greater than six feet within the required side yard setback

**Technical Reviews:** Geologic Hazard Assessment

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Reconsideration for approval of Application 08-0086, based on the attached revised findings and conditions.

### Exhibits

- |    |  |    |  |
|----|--|----|--|
| A. | Project plans                              | G. | General Plan map                                       |
| B. | Findings                                   | H. | Geologic Hazard Assessment, dated August 1, 2008       |
| C. | Categorical Exemption (CEQA determination) | I. | Urban Designer comments, dated March 11, 2008          |
| D. | Assessor's parcel map                      | J. | Excerpt from Cove Britton letter, dated April 30, 2008 |
| E. | Location map                               |    |  |
| F. | Zoning map                                 |    |  |

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

### Parcel Information

Parcel Size: 7,193 square feet  
Existing Land Use - Parcel: Residential-Single Family Dwelling  
Existing Land Use - Surrounding: Residential-Single Family Dwelling  
Project Access: Beach Drive  
Planning Area: Aptos  
Land Use Designation: R-UL (Urban Low Density Residential)  
Zone District: R 1-8 (Single Family Dwelling-8,000 square foot minimum)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

### Environmental Information

Geologic Hazards: FEMA Flood Zone VE (Wave run-up hazard zone)  
Soils: 109 Beach Sand (soils map index number 109)  
Fire Hazard: Not a mapped constraint  
Slopes: 0 to over 50% slopes  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Designated Coastal Scenic Resource Area  
Drainage: Drainage to beach  
Archeology: Not mapped/no physical evidence on site

### Services Information

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

### Project Setting

The property is located on the bluff side of Beach Drive in Aptos at 423 Beach Drive. The property is essentially flat towards the front third of the property and remainder is steeply sloped, in excess of 50% slopes. A line of mostly two and three story homes already exists on either side of the existing residence. A public beach is located directly across Beach Drive.

### History

The Assessor's records database shows the single family dwelling was constructed in 1939. A room addition and remodel was finalized in 1993 under building permit 104061, which also recognized the cottage in the rear of the property as a guest house. In addition, the front window in the living was repaired and finalized under building permit 105805.

room addition and remodel was finalized in 1993 under building permit 104061, which also recognized the cottage in the rear of the property as a guest house. In addition, the front window in the living was repaired and finalized under building permit 105805.

On March 3, 2008 the County Planning Department accepted an application for a Coastal and Residential Development Permit for the addition/remodel of an existing second story significantly non-conforming structure (garage is located within five feet of a structure on an adjacent parcel).

On September 5, 2008 the Zoning Administrator denied the original applicant's proposal which included the demolition of an accessory shed. Upon further review of the permit history, the Planning Director determined that the accessory shed was legalized as a habitable guest house under building permit 104061. Furthermore, the proposed addition to the rear of the structure would not encroach any closer to the bluff than the existing guest house. Therefore, the proposal has been modified to include the demolition of the guest house and the proposed addition has been reduced to 494 square feet from the original proposal of 522 square feet.

### **Detailed Project Description**

The proposal is to demolish an existing guest house in the rear of the property, construct an 86 square foot deck addition to the second story deck, construct a 494 square foot addition and remodel an existing 2-story, significantly non-conforming dwelling and construct a fence over six feet in height within the required side yard setback. The addition is for 262 square feet on the first floor and 232 square feet on the second floor. In order to accomplish the remodeling, significant demolition and reconstruction of the majority of the existing structure, with the exception of the garage and parts of the southern and eastern walls may occur. Structural alterations to the garage and part of the living room, because they are within the front yard setback, would require a Variance, and are not authorized by this permit.

### **Geologic Hazard Assessment**

The project is located in the coastal flood hazard zone and at the base of a coastal bluff. Therefore a geologic hazard assessment was required per General Plan policies 6.2.11, 6.4.1 and 6.2.1 and County Code 16.10.050. The proposal meets the definition of development given in 16.10.040(s). The geologic hazard assessment (attachment H) identified slope stability, coastal flood and seismic hazards on the subject property and required Engineering Geologic and Geotechnical reports to assess these hazards due to the proximity of the base of the bluff. However, on further investigation the guest house, which is going to be demolished, was determined to be existing, habitable space. The net result of the project, therefore, is that habitable space is going to be moved further away from the coastal bluff and the requirement for technical reports was retracted.

In addition, the proposal was evaluated to determine whether it meets the test of "substantial improvement" (16.10.040(3m)). Projects that are "substantial improvement" must comply with Federal Emergency Management Agency (FEMA) regulations (16.10.070(h)5). Based on the appraisal by Frank O. May, dated June 10, 2008, a project valued above \$197,008.80, which is 50 percent of the depreciated value of the structure (attachment H), is substantial improvement. Staff analysis of the original plan showed the proposed work to be valued at \$173,523.54

(attachment H), just below the allowed dollar amount that would be considered substantial improvement. The new proposal reduced the size of the addition and has been valued at \$170,522.50. If the value of any additional work on the project exceeds \$26,486.30, the total will exceed \$170,522.50, and the structure must comply with FEMA regulations and General Plan/LCP 6.4.8. These regulations require elevation of the structure above the 100-year flood level and foundations that do not cause floodwater displacement among other requirements. The project has been conditioned to comply with FEMA regulations and General Plan/LCP 6.4.8 should the project meet or exceed the "substantial improvement" threshold.

### Zoning Consistency

The subject property is a 7,193 square foot lot, located in the R-1-8 (Single family residential – 8,000 square feet per unit) zone district, a designation which allows residential uses. The existing dwelling is significantly non-conforming due to the garage location within five feet of a structure on an adjacent parcel downcoast. In addition, a portion of the existing deck and living room in the front of the house do not meet the required twenty foot front yard setback. With these two exceptions, the project is consistent with the Zoning designation and site standards. The project has been conditioned to not allow any structural alterations within the significantly and non conforming portions of the structure without a Variance and Amendment to the Coastal Permit.

	R -1-8 Zone District	Existing	Proposed
Front yard Setback	20 feet	10.5 feet <i>non-conforming</i>	10.5 feet <i>non-conforming</i>
Side Yard Setback	5 & 5 feet*	0 & 0 feet <i>significantly non-conforming</i>	5 & 0 feet <i>significantly non-conforming</i>
Rear Yard Setback	15 feet	15 feet	15 feet
Lot Coverage	30%	24%	26%
FAR	50%	26%	34%
Height	28 feet	21 feet	22 feet

\* County Code 13.10.323 site standards, parcels less than 60 feet wide

### Residential Development Permit

The proposal includes a courtyard gate and wall of which a portion is over six feet tall within the required side yard setback. County Code 13.10.525(c) 2 requires a Residential Development Permit for fences over six feet in height within the required setback. The proposed fence will not be compatible with the visual character of the neighborhood due to the portions that will be over six feet in height. The lot is essentially flat in the proposed fence location and a six foot fence would provide sufficient privacy screening. The project has been conditioned to reduce the fence and wall to six feet. As conditioned, the fence will not create any corners or pockets that would conceal persons with criminal intent. The design of the wall and fence will not utilize an excessive quantity of materials or energy in its construction or maintenance, in that the wall is a relatively insignificant structure that is accessory to the residential use allowed on the property. In addition, the design and location of the wall will not adversely impact the available light or the movement of air to properties or improvements in the vicinity, in that wall and gate will be no

taller than six feet tall. The location and height of the proposed wall and fence will not create sight distance issues, however, the design is subject to FEMA regulations and may result in a design with different materials. Therefore, the project has been conditioned to include a color board with materials that are in compliance with FEMA regulations and the California Building Code.

### **Local Coastal Program and General Plan Consistency**

The General Plan/Local Coastal Program Land Use Designation of the parcel is R-UL (Urban Low Density Residential), implemented by the R-1-8 (8,000 square foot minimum-single family residence) zone district. The proposed single-family dwelling complies with the purposes of this Land Use Designation, as the primary use of the site will be residential.

The proposed addition and remodel 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 not located between the shoreline and the first public road and 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 as access to the public beach is located across the street.

#### **Public Access**

The proposal complies with Policy 7.7.10 of the General Plan/LCP (Protecting Existing Beach Access) in that pedestrian and emergency vehicle access will not be impeded by the proposed dwelling and construction, and no public access easements exist across the subject property. Furthermore, the site is not designated for Primary Public Access in Policy 7.7.15 of the General Plan/LCP, and is not suitable for access due to the steep topography of the site.

### **Design Review**

The proposal is to remodel an existing two story, significantly non-conforming single family residence and construct an addition of 494 square feet in the rear of the property that will only be visible from Beach Drive along the western side yard. The residence includes a new cantilevered deck area above the entry. In addition, the parapet will be increased in height by approximately 1 foot and 1 inch, and all windows and doors facing the beach will be increased in size. A condition has been included that all windows and doors shall be low reflective glass. The proposed materials and colors of the addition include stucco to match the existing, which is commonly found on homes along Beach Drive. The project is located within a mapped scenic resource area, and therefore must comply with General Plan Policy 5.10b (New Development within Visual Resource Areas), which states that new development should be designed and constructed to have minimal to no adverse impact on visual resources. General Plan/LCP policies 5.10.2 and 5.10.3 also require that development be evaluated against the context of the environment, utilize natural materials, blend with the area and integrate with landforms. General Plan/LCP policy 5.10.7 allows structures to be visible from a public beach where compatible with the pattern of existing development.

Generally, impacts to existing public views occur when development extends into areas that are currently natural and are visible from the beach. In this case, the project site is located within a line of existing two and three-story homes on the bluff side of Beach Drive constructed in the late 1960's with a public state beach located across the street.

The proposed addition and remodel to the dwelling will be visible from the open beach. However, the design of the structure will be integrated into the Beach Drive neighborhood in terms of height, bulk, mass, scale, architectural style, color, and materials. The size of the proposed residence will be similar to older homes and proportioned to the size of the lot, as the residence will comply with County standards for Floor Area Ratio and lot coverage.

General Plan/LCP policies 8.6.5 and 8.6.6 require that development be complementary with the natural environment and that the colors and materials be chosen blend with the natural landforms. To comply with this policy, the proposed dwelling will incorporate stucco, and wood doors and trims that are commonly found in homes along the coastal bluff.

The County's Urban Designer evaluated the project for conformance with the County's Coastal Zone Design Criteria (Section 13.20.130) and the County's Site, Landscape, and Architectural Design Review Ordinance (Section 13.11) (Exhibit J). The Urban Designer determined the proposed addition and remodel of the single-family dwelling to be in conformance with all applicable provisions of these ordinances, including criteria regarding protection of the public viewshed and compatibility with the existing neighborhood and coastal setting. Although the project will be visible from the beach, the design, materials, and colors minimize the visual impact of the dwelling to the greatest extent possible while maintaining a similar bulk, mass, and scale to existing and proposed houses on the bluff side of Beach Drive.

### **Parking**

The current proposal is for a four bedroom single family dwelling that requires three parking spaces per County Code 13.10.552. The proposal does not increase the number of existing bedrooms and therefore the existing parking is allowed to remain to meet the requirement. The driveway can accommodate two parking spaces, as no more than two tandem spaces are allowed per 13.10.554(b), and the third parking required space is in front of the proposed patio by the front door.

### **Deck**

The current proposal includes a deck at the rear of the property that is labeled "existing" and "to remain" on the Site Plan (Sheet P2). A small deck of approximately 152 square feet was shown on building permit 104061 and no permit record of the additional 216 square foot deck has been found by staff or presented by the applicant. Therefore, a condition has been included that this 216 square foot deck be removed along with the proposed catwalk. Should the applicant wish to keep the deck, full Engineering Geologic and Geotechnical Engineering reports will be required.

### **Conclusion**

In conclusion, the scope of work that is proposed on the existing 2 story, significantly non-conforming dwelling includes the demolition of the guest house, a seven foot wall within the side yard setback and a 494 square foot addition and an extensive remodel. As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

#### **Staff Recommendation**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **08-0086**, 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](http://www.co.santa-cruz.ca.us)**

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## **Coastal Development Permit Findings**

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

This finding can be made, in that the property is zoned R-1-8 (Single family residential - 8,000 square feet per unit), a designation which allows residential uses. The proposed Single Family Dwelling is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

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

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site. Access to

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 addition is consistent with the surrounding neighborhood in terms of architectural style as most homes in the immediate vicinity are boxy two to three stories with many windows and decks facing the beach. The existing home is located across the street from a prominent beach at the base of a bluff, however, the proposed addition is to the rear of the dwelling.

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

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the proposed addition to the Single Family Dwelling will not interfere with public access to the beach, ocean, or any nearby body of water as it is located on the bluff side of Beach Drive. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the 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 R-1-8 (Single family residential - 8,000 square feet per unit) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and



architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. Two to three story homes that are boxy, with flat roofs, have many windows and decks facing the beach are common.

### **Residential Development Permit Findings**

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed addition to the Single Family Dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the additions meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

This finding can be made, in that the location of the fence on the property outside of the front yard setback and within the side yard setback and the design of the fence does not contain any corners or pockets that would conceal persons with criminal intent.

The design of the fence will not utilize an excessive quantity of materials or energy in its construction or maintenance, in that the fence is a relatively insignificant structure that is accessory to the residential use allowed on the property.

The design and location of the fence will not adversely impact the available light or the movement of air to properties or improvements in the vicinity, in that only minimal portions of the fence will exceed the six foot height limit and the gate will be no taller than six feet tall.

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 additions to the Single Family Dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-8 (Single family residential - 8,000 square feet per unit) zone district in that the primary use of the property will be a Single Family Dwelling that meets all current site standards for the zone district with the exception of the existing garage and a portion of the front of the structure.

This finding can be made, in that the location of the proposed fence and the conditions under which it would be operated or maintained will be consistent with the purpose of the R-1-8

(Single family residential - 8,000 square feet per unit) zone district in that the primary use of the property will be residential, and a fence is a normal ancillary use in 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 proposed addition to the 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), in that the additions to the Single Family Dwelling 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 additions to the Single Family Dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed addition to the Single Family Dwelling will comply with the site standards for the R-1-8 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.

This finding can be made, in that the proposed fence is set back from the road and allows adequate sight distance consistent with road standards specified in the General Plan.

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 additions will be to an existing Single Family Dwelling and there is no increase expected in the level of traffic generated.

This finding can be made, in that the proposed fence will not utilize a significant amount of electricity or utilities and will not generate any additional traffic on the streets in the vicinity, in that any associated electrical lights or gate motors do not create a significant draw on electrical utilities, and a fence is not a use that generates or intensifies traffic.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood

containing a variety of architectural styles, which consist mostly of two and three story homes with flat roofs, many windows and decks that face the beach. The proposed addition to the Single Family Dwelling is consistent with the land use intensity and density of the neighborhood as it will remain to be one single family residence.

This finding cannot be made, in that the proposed fence will not be compatible with the visual character of the neighborhood due to the portions that will be over six feet in height. The lot is essentially flat in the proposed fence location and a six foot fence would provide sufficient privacy screening.

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 proposed Single Family Dwelling 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.

## Conditions of Approval

Exhibit A: Project plans, nine sheets, prepared by Matson Britton Architects, dated 9/4/08.  
Project plans, one sheet, prepared by Ward Surveying, dated 8/02/07.

- I. This permit authorizes the demolition of a guest house and 215 square foot deck, construction of a six foot fence and wall within the side yard setback and construction of a 262 square foot addition to an existing Single Family Dwelling. It also authorizes an alternate setback approval from the toe of an ascending slope. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
  - C. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
  - 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. 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. Materials for the proposed wall and fence shall comply with FEMA regulations and the California Building Code.

2. Grading, drainage, and erosion control plans.
  3. Details showing compliance with fire department requirements.
  4. A detailed foundation plan.
  5. Revise the fence and wall within the side yard setback to meet the six foot height limit.
  6. Relabel the family room to living room and living room to family room.
  7. Remove the 215 square foot deck (marked as existing) and proposed catwalk at the rear of the property.
  8. All windows and doors shall be low reflective glass.
  9. Revise patio on site plan to include the third parking space. Parking space must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of-way.
- 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 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- 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. Complete and record a Declaration of Geologic Hazards. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
  - A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. 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.
  - B. A variance permit is required for any structural changes to the significantly non-conforming structure beyond the ordinary maintenance and repair allowed under Section 13.10.265(e) of the County Code.
  - C. Two or more instances of repair, reconstruction, alteration, addition or improvements to a structure over a course of five consecutive years may trigger additional fees and requirements. If the value of these activities, when added together, equals or exceed fifty (50) percent of the market value of the structure, the activity as a whole shall be considered to be a "substantial improvement" as defined by County Code 16.10.040 (3m) and will be subject to Federal Emergency Management Agency requirements and Geologic Hazards Ordinance (16.10).
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set

aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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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.**

Application #: 08-0086  
APN: 043-105-12  
Owner: SDS Hawyard Limited Partnership

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Don Bussey  
Deputy Zoning Administrator

\_\_\_\_\_  
Maria Perez  
Project Planner

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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: 08-0086  
Assessor Parcel Number: 043-105-12  
Project Location: 423 Beach Drive

**Project Description: Proposal to demolish a guest house and deck, construct an addition to a significantly non-conforming dwelling and construct a fence over six feet tall within the side yard setback**

**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.   X   **Categorical Exemption**

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

F. **Reasons why the project is exempt:**

Proposal to construct an addition and remodel an existing single family dwelling.

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

\_\_\_\_\_  
Maria Perez, Project Planner

Date: \_\_\_\_\_









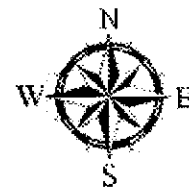
# Location Map



0 195 390 780 1,170 1,560 Feet

## LEGEND

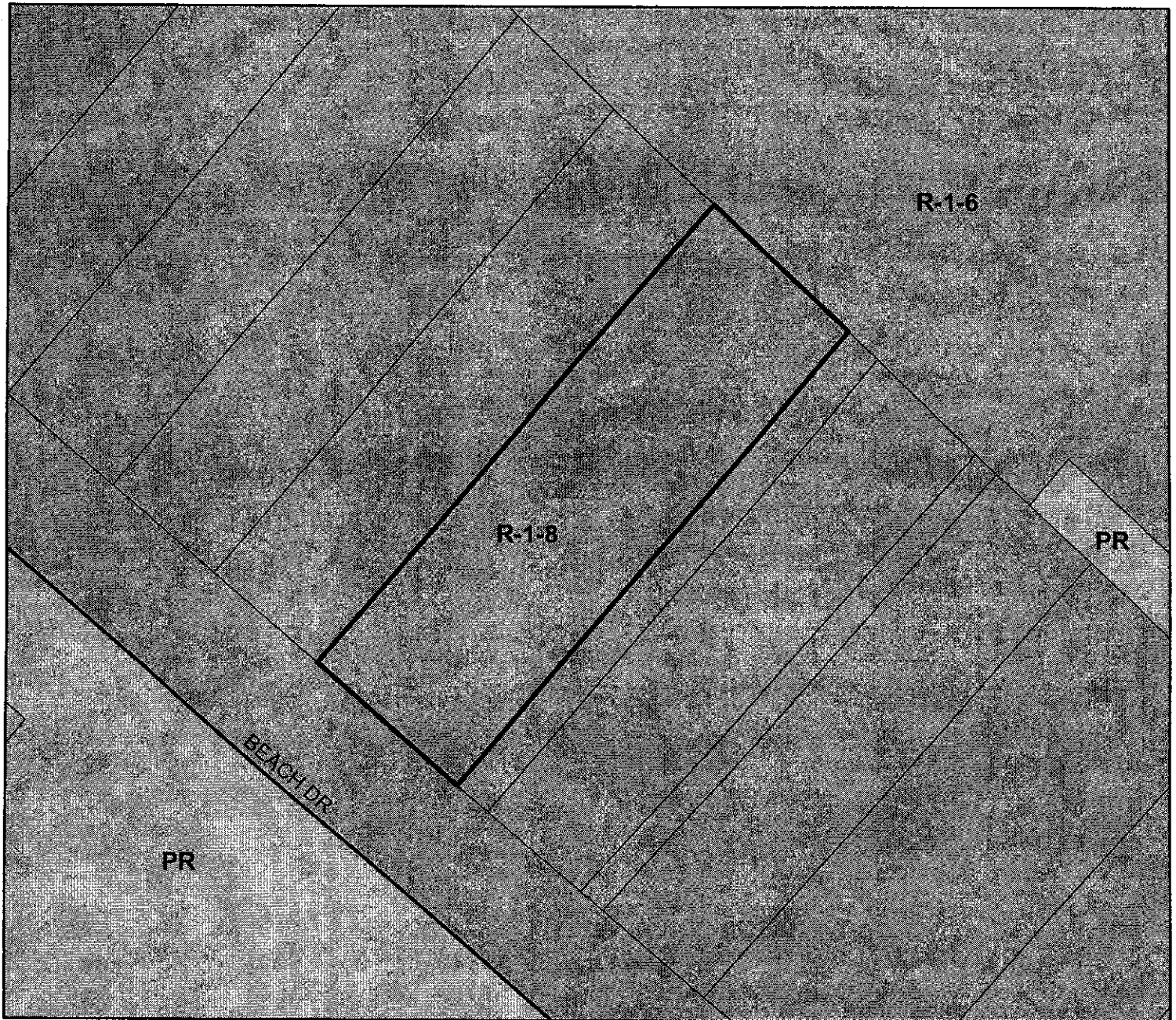
-  APN: 043-105-12
-  Assessors Parcels
-  Streets
-  County Boundary



Map Created by  
County of Santa Cruz  
Planning Department  
February 2008



# Zoning Map



0 35 70 140 210 280 Feet

## LEGEND



APN: 043-105-12



Assessors Parcels



Streets

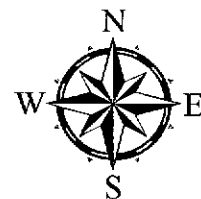


RESIDENTIAL-SINGLE FAMILY



PARK

20

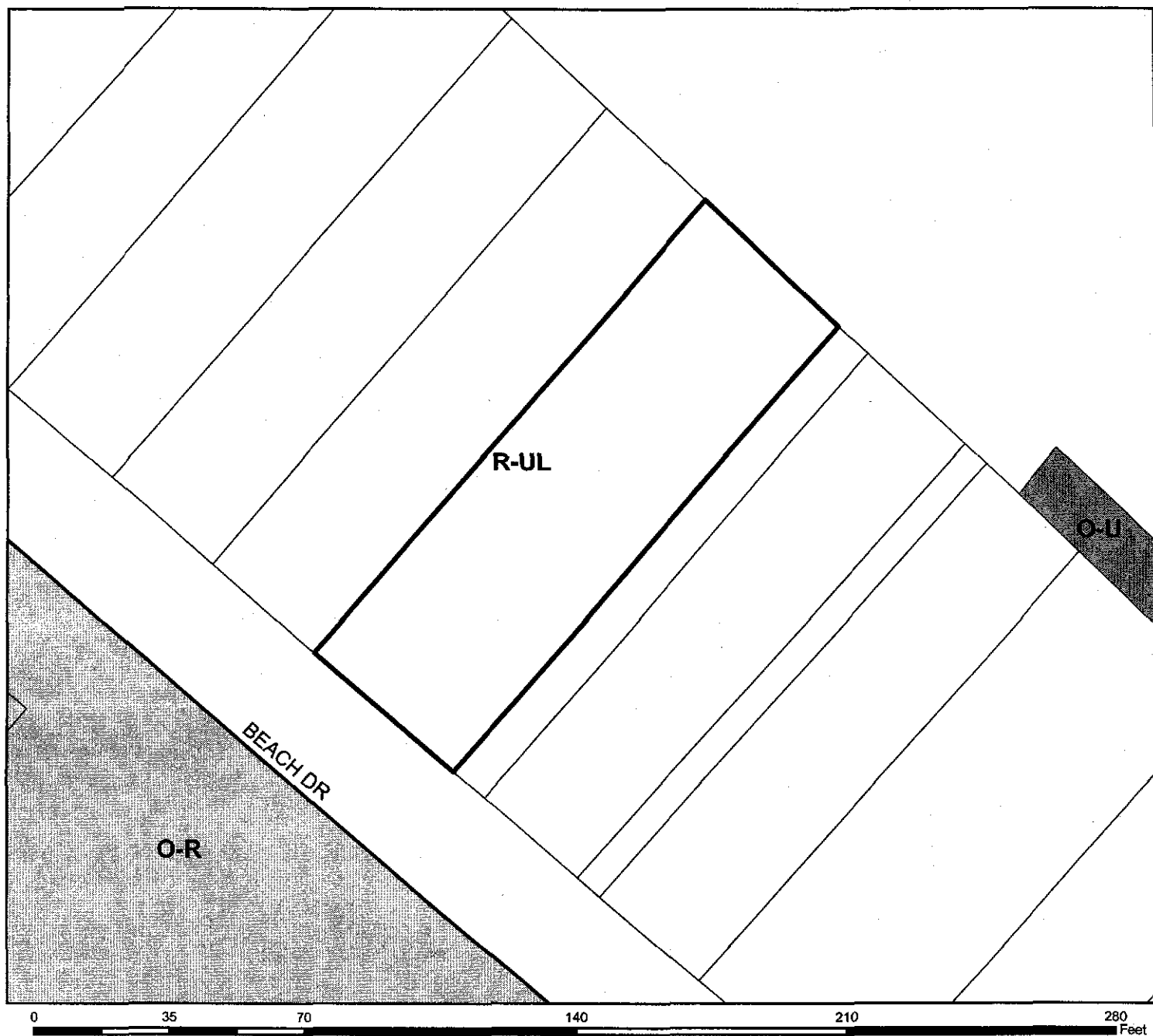


Map Created by  
County of Santa Cruz  
Planning Department  
February 2008

EXHIBIT A



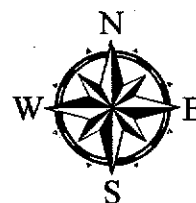
# General Plan Designation Map



## LEGEND

- APN: 043-105-12
- Assessors Parcels
- Streets
- Residential - Urban Low Density
- Parks and Recreation
- Urban Open Space

21



Map Created by  
County of Santa Cruz  
Planning Department  
February 2008

EXHIBIT 6



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

August 1, 2008

SDS Hayward Limited Partnership  
C/O Mattson Britton Architect  
728 N. Branciforte Avenue  
Santa Cruz, CA 95062

Subject: GEOLOGIC HAZARDS ASSESSMENT, APN 043-105-12  
LOCATION: **423 Beach Drive**  
PERMIT APPLICATION NUMBER: **08-0086**  
OWNER: SDS Hayward Limited Partnership

I performed a site reconnaissance of the parcel referenced above, where a remodel/addition to a single-family dwelling is proposed. The parcel was evaluated for possible geologic hazards due to its location within a coastal hazard zone and below an actively eroding beach bluff. The proposed remodel was determined to represent development as defined by (16.10.040 s (14.)). This letter briefly discusses my site observations, outlines permit conditions, and requirements for further technical investigation, and completes the hazard assessment for this property.

Completion of this hazards assessment included a site reconnaissance, a review of maps and other pertinent documents on file with the Planning Department, and an evaluation of aerial photographs. The scope of this assessment is not intended to be as detailed as a full geologic or geotechnical report completed by a state registered consultant.

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. It has been determined that the proposed development is not considered to be substantial improvement based upon the submitted information. Our calculations are based upon plans and other information that you have submitted to the County of Santa Cruz Planning Department. Our understanding of these plans indicates that only minor changes will occur to the existing foundations with only a small section of new foundation under the proposed additions (see the attached Evaluation.) Our evaluation indicates that the proposed modifications to the home are close to being considered substantial improvement. Please be aware that when you provide detailed plans you may well cross the threshold. If and when the threshold is crossed the project will require different conditions. Some of these conditions could

EXHIBIT H

entail compliance to FEMA regulations as required by County of Santa Cruz Code. Furthermore, 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.

Even though the project is not Substantial Improvement the proposal includes changes to developed or undeveloped real estate in a Special Flood Hazard Area (16.10.040 s (14.)) This makes to project development and subject to the requirements for 16.10. The following indicates the County's requirements for compliance with 16.10.

### COASTAL FLOOD HAZARDS

Based upon the plans and information submitted to the County of Santa Cruz Planning Department the project is not considered substantial improvement. Therefore the project does not have to comply with FEMA requirements unless additional information or changes to the plans demonstrate that the project will be considered substantial improvement as defined by County Code. This parcel is located adjacent to the beach, and published maps on file with the Planning Department indicate that the parcel is within a federally-designated coastal flood hazard area. FEMA has mapped this location as an area of 100-year coastal flood with high velocity (wave action) floodwaters. The subject parcel will be subject to coastal storm waves and tsunami inundation.

Enclosed is a reproduction of the federal flood maps that indicates the flood hazard boundaries in this area and the approximate parcel location (see Figure 1). 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. As indicated earlier in this letter the County of Santa Cruz Planning Department has determined, based upon the information and plans already submitted, that the project is not Substantial Improvement and therefore the project does not have to comply with the FEMA regulations. Our calculations to determine if the project is Substantial Improvement are based upon minor changes to the existing foundations and indicate that the proposed modifications to the home are close to being considered Substantial Improvement. Please be aware that when you provide detailed plans you may well cross the threshold. If and when the threshold is crossed the project will require different conditions. If the project is later identified as being Substantial Improvement, the following conditions must be met:

1. The structure shall be elevated on pilings and columns so that the lowest finished floor, including the furnace or hot water heater, above the level of flooding anticipated during the 100-year flood event. At this site, elevation of at least 22 feet above mean sea level must occur.
2. The pile or column foundation shall be anchored and the structure attached thereto to prevent flotation, collapse and lateral movement due to the effect of

GEOLOGIC HAZARDS ASSESSMENT, APN 043-105-12  
APPLICATION NUMBER: 08-0086

wind and water loads, acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year.

3. For all new construction, the space below the lowest floor that are subject to flooding shall be free of obstruction or constructed with non-supporting breakaway walls, open wood lattice or insect screen intended to collapse. Designs for meeting this requirement must be certified by a registered professional engineer or architect. Breakaway walls and the garage door shall meet the following:
  - a. Breakaway walls and garage door collapse shall result from a water load less than that which would occur during the base flood, and
  - b. The elevated portion of the building shall not incur any structural damage due to the effects of wind and water loads acting simultaneously in the event of the base flood.
4. Any walls on the ground floor not designated as breakaway shall be demonstrated to be structural support and approved by Environmental Planning.
5. After the building plans are approved, an Elevation Certificate will be mailed to the property owner. A state-registered engineer or licensed architect must complete this certificate by indicating the elevation to which floodproofing was achieved before a final building inspection of the structure can occur.
6. No mechanical, electrical or plumbing equipment shall be installed below the base flood elevation.
7. The placement of fill is prohibited.
8. The project-engineering geologist must discuss the potential for the property to be affected by tsunami inundation.

#### SEISMIC HAZARDS

This property is located in a seismically active region of northern California, as the October 17, 1989 earthquake demonstrated. The subject parcel is located approximately 7.8 miles southwest of the San Andreas Fault zone and 4.1 miles southwest of the Zayante Fault zone.

Although the subject property is situated outside of any mapped fault zones, very strong ground shaking is likely to occur on the parcel during the anticipated lifetime of the proposed dwelling and, therefore, proper structural and foundation design is imperative. In addition to the San Andreas, other nearby fault systems capable of producing intense



seismic shaking on this property include the San Gregorio, Zayante, Sargent, Hayward, Butano, and Calaveras faults, and the Monterey and Corralitos fault complexes. In addition to intense ground shaking hazard, development on this parcel could be subject to the effects of seismically-induced landsliding during a large magnitude earthquake occurring along one of the above-mentioned faults.

The home is located at the based of the coastal bluff and the home may straddle a zone between the intact rock and beach sands. Studies on adjacent properties have indicated that these beach sands are subject to liquefaction although this cannot be confirmed without exploration. If the home is located within this zone, the civil engineer that designs the foundation must work with a geotechnical engineer familiar with liquefaction and the foundations must compensate for this hazard.<sup>3</sup>

### SLOPE STABILITY HAZARDS

A review of aerial photographs, County files, and my observations during my site visit demonstrate that this parcel is subject to bluff failure from the slope above the home site (see Figure 2.) The home is located in an area of recent landsliding and erosion. Some observations from this material are:

- To the north west along the bluff an erosion rill developed in the 1930's, 1940's and 1950's. The rill extends from the property at crest of the slope at 422 Sea View to the toe of the slope. Some sediment accumulated to the west of this property.
- Shallow landslides have occurred along the crest of the hill immediately upslope of this property.
- Some erosion has occurred immediately upslope of the accumulated material at the base of the slope.
- To the immediate east of the property the bluff has failed during the Loma Prieta Earthquake. The debris from this landslide flowed against portions of the residential structures along 427 to 439 Beach Drive.<sup>1</sup>
- Prior to the Loma Prieta Earthquake a slope repair was completed on the nearby parcel at 429 Beach Drive.<sup>2</sup>
- Older aerial photographs indicate the presence of shallow landsliding immediately above the subject parcel.

<sup>1</sup> See Geotechnical Engineering Report, Haro, Kasunich, and Associates dated February 26, 1991, Project SC2867

<sup>2</sup> See Grading Permit 1674

Landsliding and erosion have occurred on the slope above and surrounding the subject parcel. Shallow landsliding is the most likely form of landsliding to affect the subject parcel. Typically these landslides occur when diverted drainage or rainfall saturate the bluff hillslope causing depletion along the crest of the bluff and accumulation along the base of the hillslope. Historically, similar rainfall initiated landslides have caused extensive damage to homes at the base of the hillslope along Beach Drive including the nearby home at 429 Beach Drive. Based upon my observations there is a high to very high likelihood of this type of landsliding to occur above this property, and there is a moderate to high potential for larger landslides to develop during an earthquake that are similar to the one that occurred above 427 to 439 Beach Drive during the Loma Prieta Earthquake.

Another concern for project design is consolidation and slow down slope movement of the material accumulated at the toe of slope.

Any landslide, including the shallow landslides, has the potential to damage structures at the base of the bluff. The potential risk associated with slope failure can be maintained at a reasonable level if appropriate mitigation is achieved based on the results of an investigation by an engineering geologist and the quantitative slope stability analysis performed by a geotechnical engineer. The geotechnical engineer and geologist must provide recommendations and conclusions regarding the stability of the existing retaining structures onsite, the existing foundation systems and any modification to these foundations, and the affect of liquefaction on the project.

## REPORT REQUIREMENTS

The Geologic Hazards Ordinance requires that "all development activities shall be located away from potentially unstable areas....". Therefore, based on my site visit and review of maps and air photos, a full engineering geologic report is required to evaluate any homesite on this parcel with respect to slope stability, seismic and flooding issues.

The soils engineer will need to assist the project-engineering geologist in evaluating the potential slope stability hazards affecting the development envelope, and a civil engineer must design the foundations to resist the liquefaction<sup>3</sup>. I encourage you to have the consultant you select contact me before beginning work so that the County's concerns will be clearly understood and properly addressed in an acceptable report.

When completed, please submit two copies of the investigation to the Zoning Counter at the Planning Department, and pay the \$1811 fee for Geologic and Geotechnical Report Reviews (plus additional intake and records fees).

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<sup>3</sup> 16.10.075

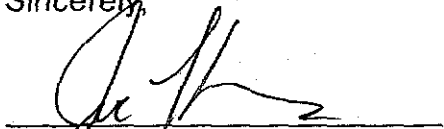
## PERMIT CONDITIONS

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

1. A topographic map of the site must be developed that shows site drainage and any proposed retaining wall construction. This map must have a scale of approximately 1"=40' and should have a minimum of 2-foot contour intervals on slopes less than 30% and 5-foot contour interval on slopes over 30%.
2. Grading activities must be kept to a minimum, and must comply with Chapter 16.20 Grading Regulations.
3. All project design must comply with applicable local, state, and federal law.
4. Drainage from impermeable surfaces (such as the proposed roof and driveway) must be collected and properly disposed of. Runoff must not be allowed to sheet off these areas in an uncontrolled manner. An engineered drainage plan formulated by the project civil engineer, and reflecting the findings of the geologic report is required for any development on the parcel.
5. All development must meet FEMA regulations (as outlined above).
6. A Declaration of Geologic Hazards form acknowledging a possible geologic hazard to the parcel and completion of technical studies must be completed prior to permit issuance, and will be forwarded to you when your technical studies have been reviewed and accepted by the Planning Department.

Final building plans submitted to the Planning Department will be checked to verify that the project is consistent with the conditions outlined above prior to issuance of a building permit. If you have any questions concerning these conditions, the hazards assessment, or geologic issues in general, please contact me at 454-3175. It should be noted that other planning issues not related specifically to geology may alter or modify your development proposal and/or its specific location.

Sincerely,



JOE HANNA

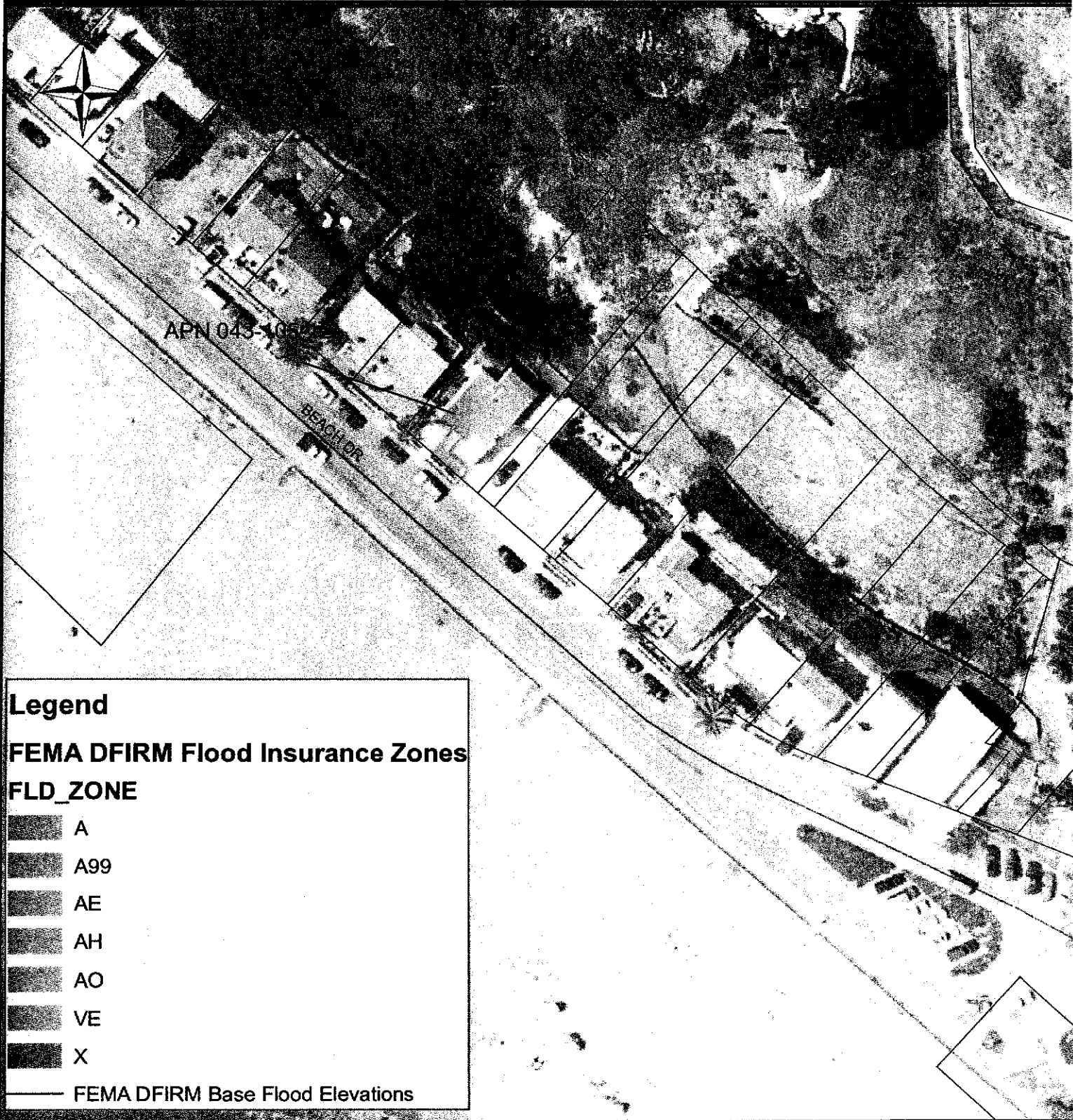
County Geologist

CEG #1313

Figure 1 Flood Map

Figure 2 Reconnaissance Map

Evaluation and Appraisal



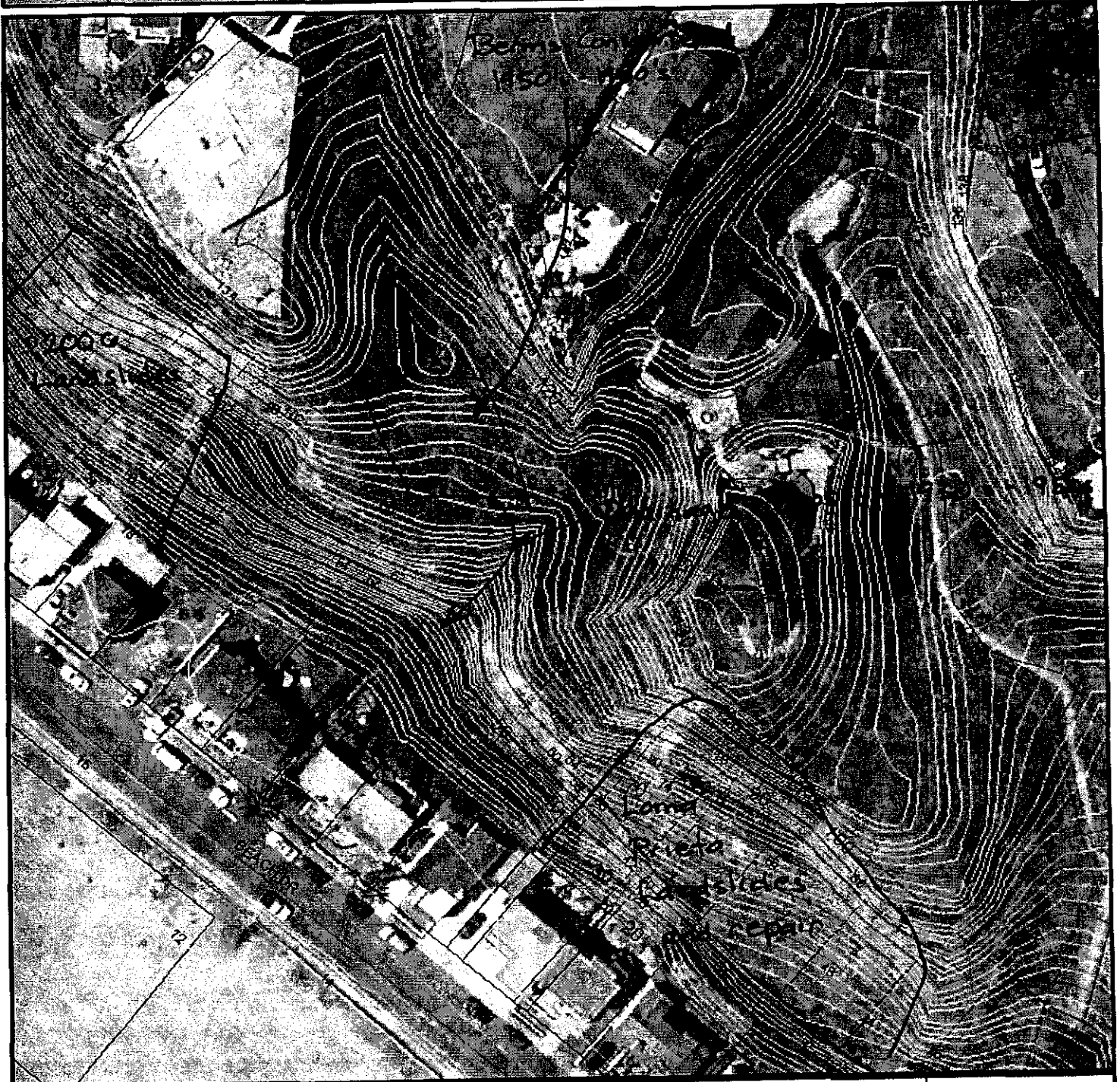
0 15 30 60 90 120  
Feet

Figure #

1

FWHST 11

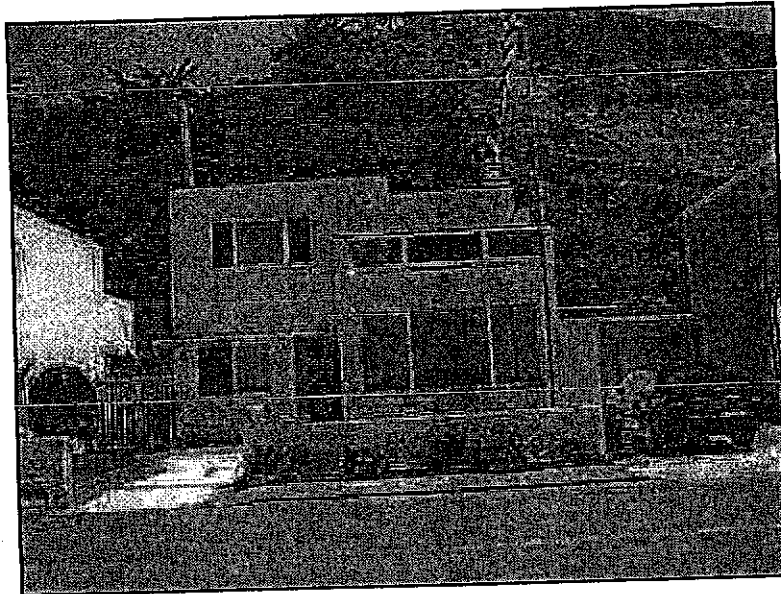
Slope Stability  
423 Beach Drive



0 15 30 60 90 120  
Feet

Figure #

2



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

423 Beach Drive  
Aptos, CA 95003

**FOR:**

Mike Mulcahy  
99 Almaden Blvd., #565  
San Jose, CA 95113

**AS OF:**

June 10, 2008

**BY:**

Frank O. May, MAI  
State Certified General Appraiser (CA#AG002051)  
Appraisal Services  
Real Estate Analysts and Appraisers  
2815 Chanticleer Avenue, Santa Cruz, CA 95065  
Tel: (831)479-1901; fax:479-1905; e-mail: frank@frankmay.com



## Cost Approach Addendum

Mucalhy  
File No. 08-0257

CALCULATIONS				
Cost Source Marshall & Swift handbook, local builders, appraisal files, and the appraiser's knowledge of the area.				
Component	No.	Size	Unit Cost	Cost
Above Grade Living Area	1	2,064	\$ 230	\$ 474,720
Attached Garage	1	210	\$ 75	\$ 15,750
Decking	1	65+ sf	\$ 50	\$ 3,250
Reproduction <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Cost New of Improvements				\$ 498,720
Plus: Indirect (Soft) Costs				\$ 75,000
Plus: Entrepreneurial Profit			%	\$
Total Cost New				\$ 668,720
Less: Physical Deterioration			17 %	96,682
Less: Functional Obsolescence			%	
Less: External Obsolescence			%	
Total Accrued Depreciation (Deterioration & Obsolescence)				(\$ 96,682)
Depreciated Value of Building(s)				\$ 472,038
Plus: Contributing Value of Site Improvements				\$ 140,000
Depreciated Value of Improvements				\$ 582,038

Analysis/Comments: The reproduction cost estimate, less depreciation, considers all actual costs associated with the construction of the subject property, using the materials and craftsmanship of the original structure. Some of the costs reflected contributory value, such as site improvements. Indirect (Soft) Costs were estimated and included loan origination fees as well as legal, engineering, architectural and permit costs. Physical depreciation was estimated using effective age depreciation tables from Marshall & Swift Valuation.

The subject property is an above average quality, well-built custom home located on the opposite side of Beach Drive from the Rio Del Mar Beach. It is of classic International Modern influenced design that has been periodically updated and remodeled.

This cost approach to value is based on a typical building environment with no extraordinary conditions or building constraints, beyond those typically impacting a property like the subject property. The land has not been included in this analysis.

Reconciliation: The Cost Approach was given very little weight in the final reconciliation, because of the age and depreciation of the existing improvements, in addition to the lack of suitable land sales data. The Cost Approach did not include the land.

SUMMARY OF COST APPROACH VALUE INDICATIONS	
Site Value (Utilized Land Value)	\$ Not Included
Improvements Value	\$ 582,038
Total Value Indication by the Cost Approach	\$ 582,038
Market Rent Equivalency Adjustment	\$
Value Estimate	\$ 582,038
Plus: Excess Land	\$
Total Value - Cost Approach - Real Estate	\$ 582,038
Rounded	\$ 582,040

474,720  
 (- 17% dep  
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394,017

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 197,008.8

14:35:40 Tue Oct 21, 2008

10/21/08 MM18

COUNTY OF SANTA CRUZ - ALUS 3.0

U-ALPBR510

14:33:50

BUILDING PERMIT EVALUATION

ALSBR510

MASTER

APPL. NO: 0015062M : APN: NO APN SPEC : PERMIT NO.: ISSUED: :  
SEQ. NO: 1 TYPE: SFD : SINGLE-FAMILY DWELLING :  
PERMIT STATUS : ROUTING : PF9-----PLACE CURSOR-----PF10  
PLANS SUBMITTED?: Y : (Y/N) OCCUP GROUP CONSTRUCTION TYPE DEMO UNITS  
BUILDING NO. : : 1. : R-3 : : VB : : :  
FIRE SPRINKLERS?: N : (Y/N) 2. : : : : : :  
IR RATING : N/R : 3. : : : : : : D  
CENSUS CODE : 101 : 4. : : : : : : E  
SQUARE FOOTAGE USES PF5-TO SELECT (UP TO 10) --RATE --SQ FEET -----VALUE L  
DWELLING - VB 107.18 494 52,946.92 N  
UNCOVERED DECK - VB 13.94 481 6,705.14 N  
REMODEL @ 60% 64.31 1,724 110,870.44 N

COST OF REMODEL : :

TOTAL EVALUATION: 170,522.50 :

PF3-PERMIT DESC PF4-CENSUS PF6-STATUS PF11-TYPE PF9-OCCUP PF10-CONST  
PF7/PF8-SCROLL SQ FTG PF19-PREV PF20-NEXT  
CHANGE SQ FEET AND/OR 'Y' TO DELETE AND PRESS 'ENTER' TO UPDATE



## INTEROFFICE MEMO

APPLICATION NO: 08-0086

Date: March 11, 2008

To: Planning Commission

From: Larry Kasparowitz, Urban Designer

Re: Residential remodel at 423 Beach Drive, Aptos

Design Review Authority

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

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Visual Compatibility</b>			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
<b>Minimum Site Disturbance</b>			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		
<b>Ridgeline Development</b>			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at			N/A



the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			
<b>Landscaping</b>			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A

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

<b>Large agricultural structures</b>			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
<b>Restoration</b>			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
<b>Signs</b>			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A
<b>Beach Viewsheds</b>			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient			N/A

