



## Staff Report to the Zoning Administrator

Application Number: **08-0139**

**Applicant:** Derek Van Alstine

**Owner:** Lloyd, Robert Wayne Trustees ETAL

**APN:** 028-143-44

**Agenda Date:** 12/05/08

**Agenda Item #:** 1

**Time:** After 10:00 a.m.

**Project Description:** Proposal to construct a 2<sup>nd</sup>-story addition to include 3 bedrooms, two bathrooms, closets and a stairway to an existing 1-story single family dwelling with a basement to result in a 2-story, 5 bedroom, 6 bathroom single family dwelling. The project requires a Coastal Development Permit and a Residential Development Permit to construct an addition greater than 800 square feet to an existing nonconforming structure.

**Location:** Property located on the north side of Geoffroy Drive about 250 feet west of the intersection with 16<sup>th</sup> Avenue (63 Geoffroy Drive).

**Supervisory District:** 1st District (District Supervisor: Jan Beautz)

**Permits Required:** Coastal Development Permit, Residential Development Permit

**Technical Reviews:** Geologic Hazards Assessment, Geologic Report Review

### Staff Recommendation:

- Denial of Application 08-0139, based on the attached findings and conditions.

### Exhibits

- |    |                           |    |                             |
|----|---------------------------|----|-----------------------------|
| A. | Project plans             | F. | Photosimulation             |
| B. | Findings                  | G. | Geologic Hazards Assessment |
| C. | Assessor's parcel map     | H. | Geologic Report Review      |
| D. | Zoning map                |    |                             |
| E. | Comments & Correspondence |    |                             |

### Parcel Information

Parcel Size:	16,880 square feet
Existing Land Use - Parcel:	Single Family Dwelling
Existing Land Use - Surrounding:	Residential
Project Access:	Geoffroy Drive, 50 foot right-of-way to property with a 25 foot right-of-way along south property line extending from Geoffroy Drive.

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

Planning Area: Live Oak  
Land Use Designation: R-UL, Existing Parks and Recreation (Urban Low Density Residential, Existing Parks and Recreation)  
Zone District: R-1-6, Parks Recreation and Open Space District (Single family residential - 6,000 square feet per unit, Parks and Recreation)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
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: Not a mapped resource  
Drainage: Existing drainage adequate  
Archeology: Not mapped/no physical evidence on site

### Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside  
Water Supply: Santa Cruz Water Department  
Sewage Disposal: Santa Cruz Sanitation  
Fire District: Central Fire Protection District  
Drainage District: Zone 5 Flood Control District

### Project Setting

The site is located at the end of Geoffroy Drive, which extends south from the end of 16<sup>th</sup> Avenue. The subject property is located on the coastal bluff adjacent to Black's Beach and is situated among other fully developed residential parcels. The project plans include photos that show the neighborhood and existing development surrounding the subject parcel. The parcel immediately to the north is approximately 10 to 14 feet away and contains a one story building and the property to the east contains a two story structure. There are seven parcels across Geoffroy Drive to the south of the site. From west corner to east, they contain four two story structures and three single story structures.

The site contains an existing 2,315 square foot single story dwelling with a 678 square foot first floor area improperly identified on the plans as a basement. The existing residence is located approximately 27 to 31 feet from the edge of the coastal bluff with an existing concrete patio adjacent to the building which is approximately 20 feet from the edge of the bluff.

## **Zoning & General Plan Consistency**

### Zoning

The subject property is a 16,880 square foot lot, located in the R-1-6 and Parks Recreation and Open Space District (Single family residential - 6,000 square feet per unit, Parks and Recreation) zone district, a designation which allows residential uses. The proposed residential addition is a principal permitted use within these zone districts and the project is consistent with the site's (R-UL, Existing Parks and Recreation) Urban Low Density Residential, Existing Parks and Recreation General Plan designations.

### Setbacks

Two zone districts divide the subject property. The front portion of the site, which extends across the eastern property line from a driveway extending north from Geoffroy Drive, is zoned R-1-6 while the back third of the site is zoned Parks, Recreation and Open Space. To be exact, the residence lies within the R-1-6 zone district portion of the site and the undeveloped portion of the site, which extends from behind the residence, down the coastal bluff, and along a small portion of the beach, lies within the Parks, Recreation and Open Space zone district. The following table provides the required setbacks based on the setbacks of each zone district. The R-1-6 setbacks apply to the front and side yard areas, while the PR setback applies to the rear yard. Furthermore, the rear yard setback is based on the net site area, approximately 15,777 square feet after right-of-way area is deducted. A 15-foot setback standard applies at the rear based on the 10,000 to 16,000 parcel size shown in the site standards chart.

	Front	Side	Rear
Required	20'	5' (North side) and 10' (south)	15'
Existing	9'8"	13'7"	101'8"
Proposed Addition	20'	5' (North) and 48' (South)	101'8"

### Lot Coverage

Both the R-1-6 zone district and the Parks and Recreation zone district apply to this site for purposes of establishing the allowed lot coverage. The lot coverage standard for the Parks and Recreation district is based on a net site area calculation, which deducts right-of-way from the net calculation. Thus, the lot coverage standard for parcels with a net site area of 15,777 square feet is 30 percent, based on the R-1-10,000 to less than R-1-16,000 parcel size. The R-1-6 zone district also allows 30% coverage as well. The proposed project does not alter the foot print of development on the site and is shown on the plans as 21 percent.

### FAR (Floor Area Ratio)

The existing single family dwelling is approximately 2993 square foot first floor with a 556 square foot garage. Addition of 1,479 square feet on the second story will result in a 5,028

square foot dwelling. Total floor area less the garage credit equal approximately 4,877 square feet floor area. This equates to approximately 31 percent floor area, which does not exceed the 50 percent permitted.

#### Existing Non-Conformity

The existing dwelling provides an approximately 10 foot front yard setback where a 20 front yard setback is required, which means the building is a non-conforming structure. County Code Section 13.10.265 (b) requires that additions to non-conforming dwellings in excess of 800 square feet include a residential development permit.

#### **Design Review**

The proposed project was subject to design review in accordance with County Code Section 13.11.040, which requires review for additions involving more than 500 square feet within a sensitive site. A sensitive site is defined to include location on a coastal bluff. The Design Review is attached as Exhibit F.

The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is a rectangular shaped addition approximately 72 feet by 20 foot, flush with the northern wall of the first floor of the building. Both the north and south elevations include an extended section that projects one foot from the wall and is fourteen feet wide. The roof over this section is hipped and is higher than the main roof. The rear portion (beach side) of the addition includes a cantilevered bow window with glazing that is six feet high and twenty feet long. Two small decks, approximately 8 by 4 feet, are proposed along the south elevation.

The Urban Designer reviewed the proposed addition and concluded that the findings for neighborhood compatibility cannot be made because the proposed addition does not comply with the following portions of the design review ordinance (13.11.073 b.1 and c) that define Compatible Building Design.

- b. It shall be the objective of building design to address the present and future neighborhood, community and zoning district context.
  - 1. Building design shall relate to the adjacent development and the surrounding area.

The building located on the north side of the subject property is a one story structure approximately 1900 square feet in size. The impact of the proposed second story massing on this structure is significant. The design does not provide enough visual relief on the flat wall plane created by the second story and presents a relatively severe façade to the property located to the north.

While a short section of wall is extended one foot farther into the side yard than the rest of the wall, this design element does little to break up the overall mass or provide any real visual relief of the two-story wall.

- c. *It shall be the objective of building design to address scale on the appropriate levels.*

The proposed second story bay window adds to the mass facing the beach and accentuates the look of three stories (the bottom floor is a story as it does not qualify as a basement by ordinance definition (13.10.700 D-Basement). The bay window extends four feet farther than the existing building. The public view from the beach is of a three story, twenty four foot high structure.

The discussions above both relate to Section 13.11.073 b.ii (A) – Massing of building form.

The designer has a variety of options to reduce the effect of the addition on the structure and the view from the beach including additional articulation, which would lessen the impact to the point that greater compatibility is achieved. If the applicant wishes to pursue design modifications, a continuance may be requested during the hearing.

#### **Local Coastal Program Consistency**

The proposed Residential addition is not in conformance with the County's certified Local Coastal Program, in that the structure is not sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood as noted in the design review discussion above.

#### **Environmental Review**

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA) pursuant to Class 1 section 15301 (Existing Structural addition less than 2,500 square feet).

#### **Conclusion**

Zoning and General Plan consistency require compliance with the site standards enumerated in the County Code. These include the setbacks, lot coverage, height, and floor area ratio. The project complies with these standards. However, findings for approval also require compliance with the Coastal Zone Design Criteria and Design Review enumerated in County Code Chapter 13.20 and 13.11. While the project meets the development standards established for the zone district, discussed in the detail and attached as Exhibit J, the project does not meet the Coastal Zone Design Criteria and Design Review requirements.

As proposed, the project is inconsistent with the design review and the Coastal Zone Design Criteria. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

#### **Staff Recommendation**

- **DENIAL** of Application Number 08-0139, based on the attached findings and conditions.

**Supplementary reports and information referred to in this report are on file and available**

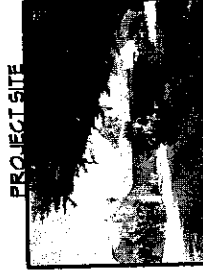
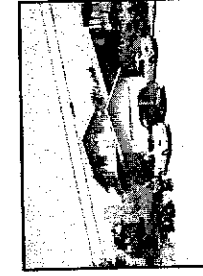
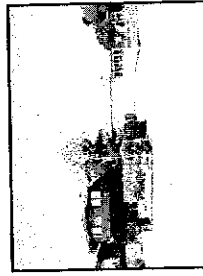
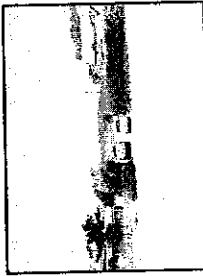
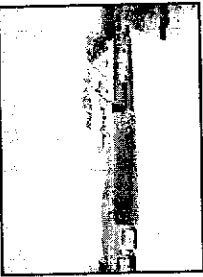
**for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.**

**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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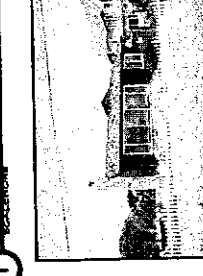
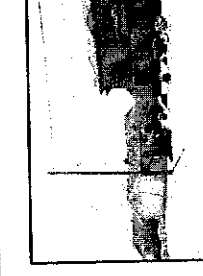
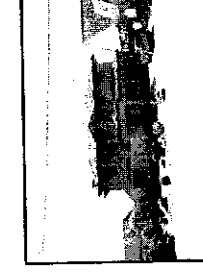
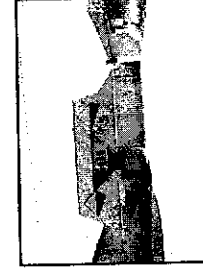
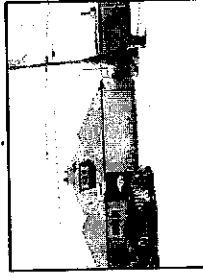
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① STREETSCAPE



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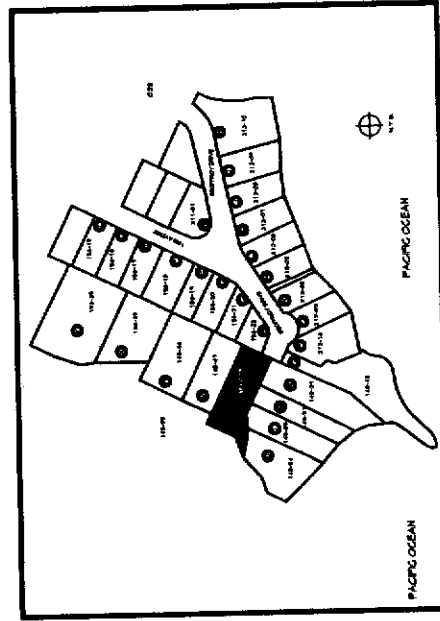
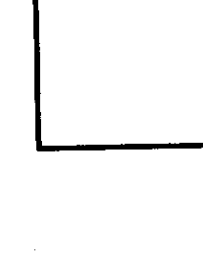
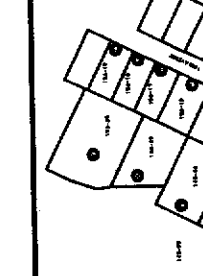
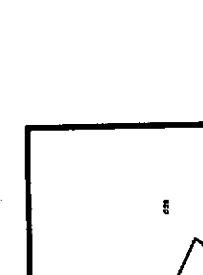
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② STREETSCAPE



④ GEOFFROY DRIVE

⑤ PARCEL KEY

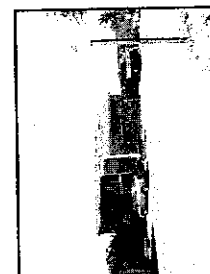




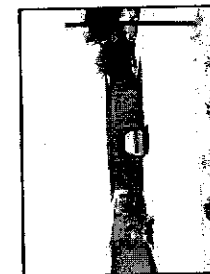
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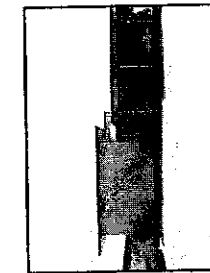
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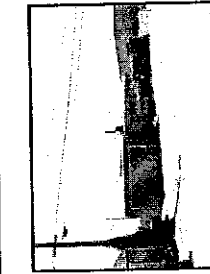
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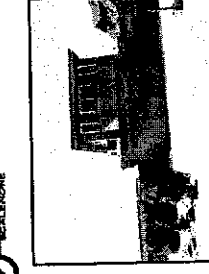
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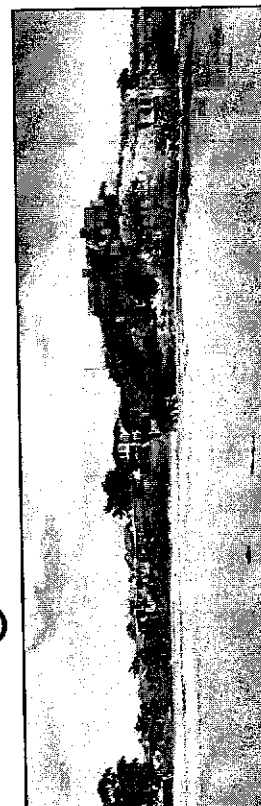
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**4 STREETSCAPE**

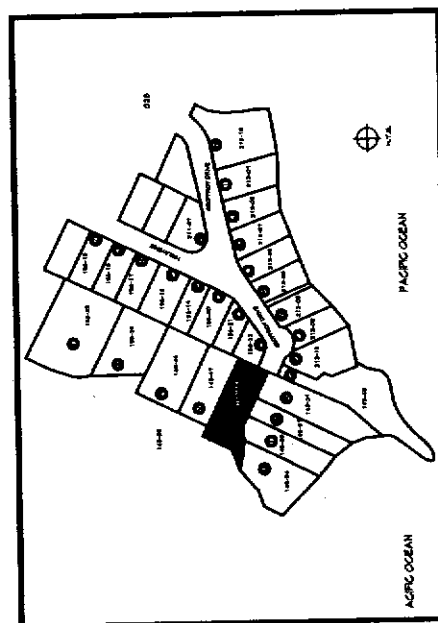
**STREETSCAPE**  
COLLEGE



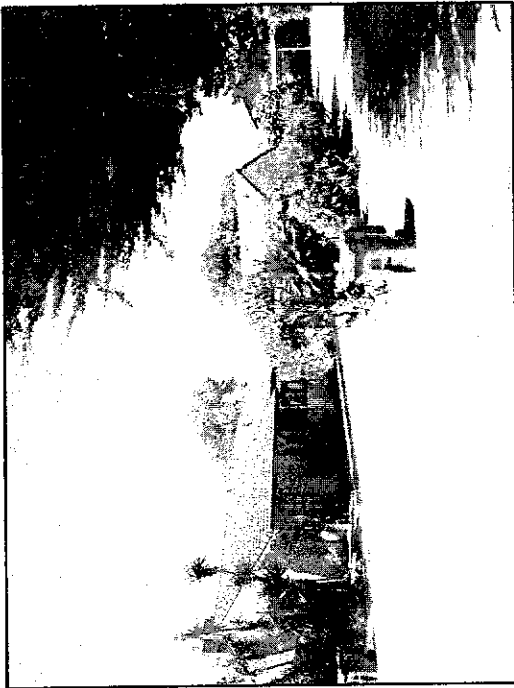
7 EXISTING BEACH VIEW



**8 PROPOSED BEACH VIEW**



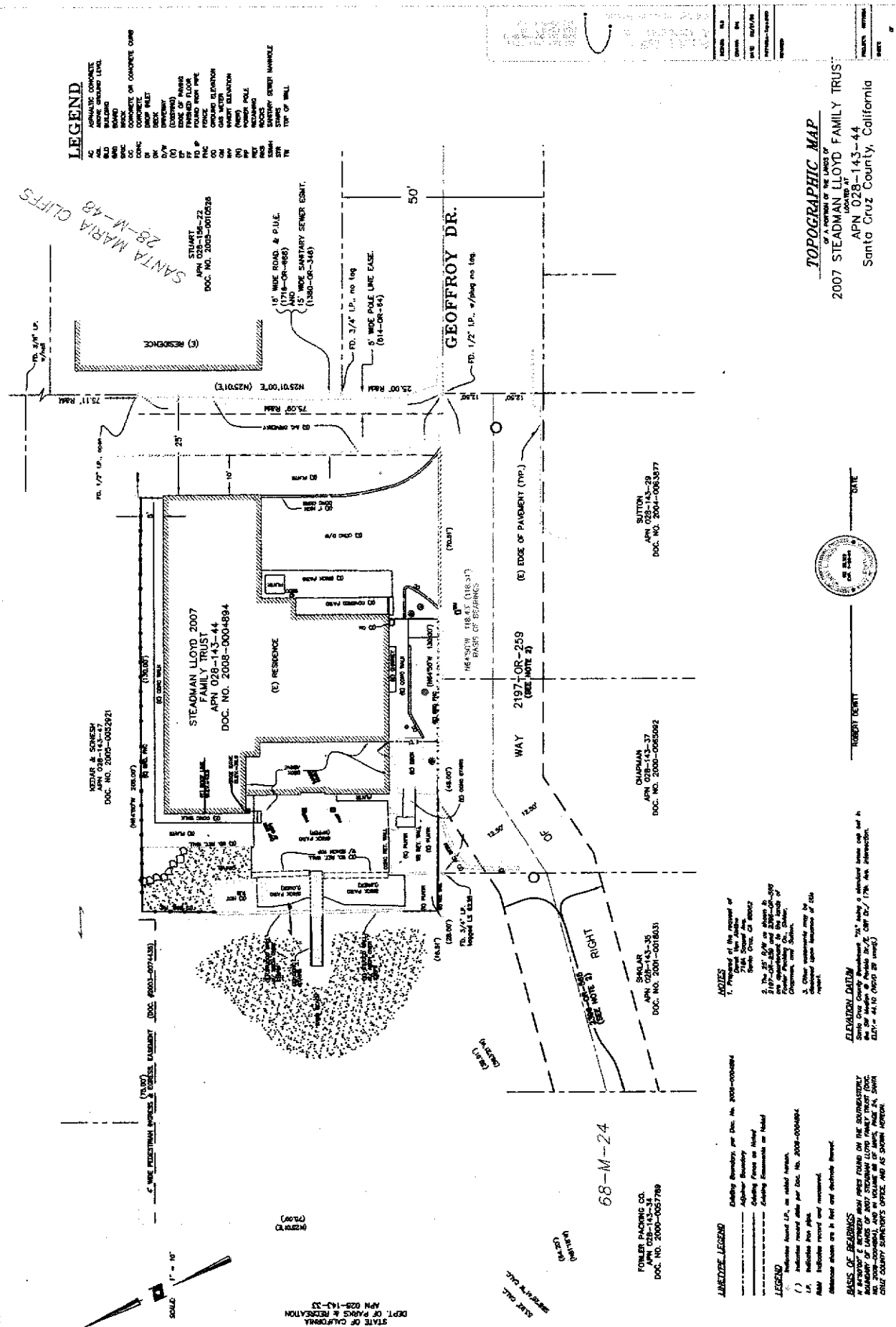
6 PARCEL KEY



① EXISTING STREET VIEW

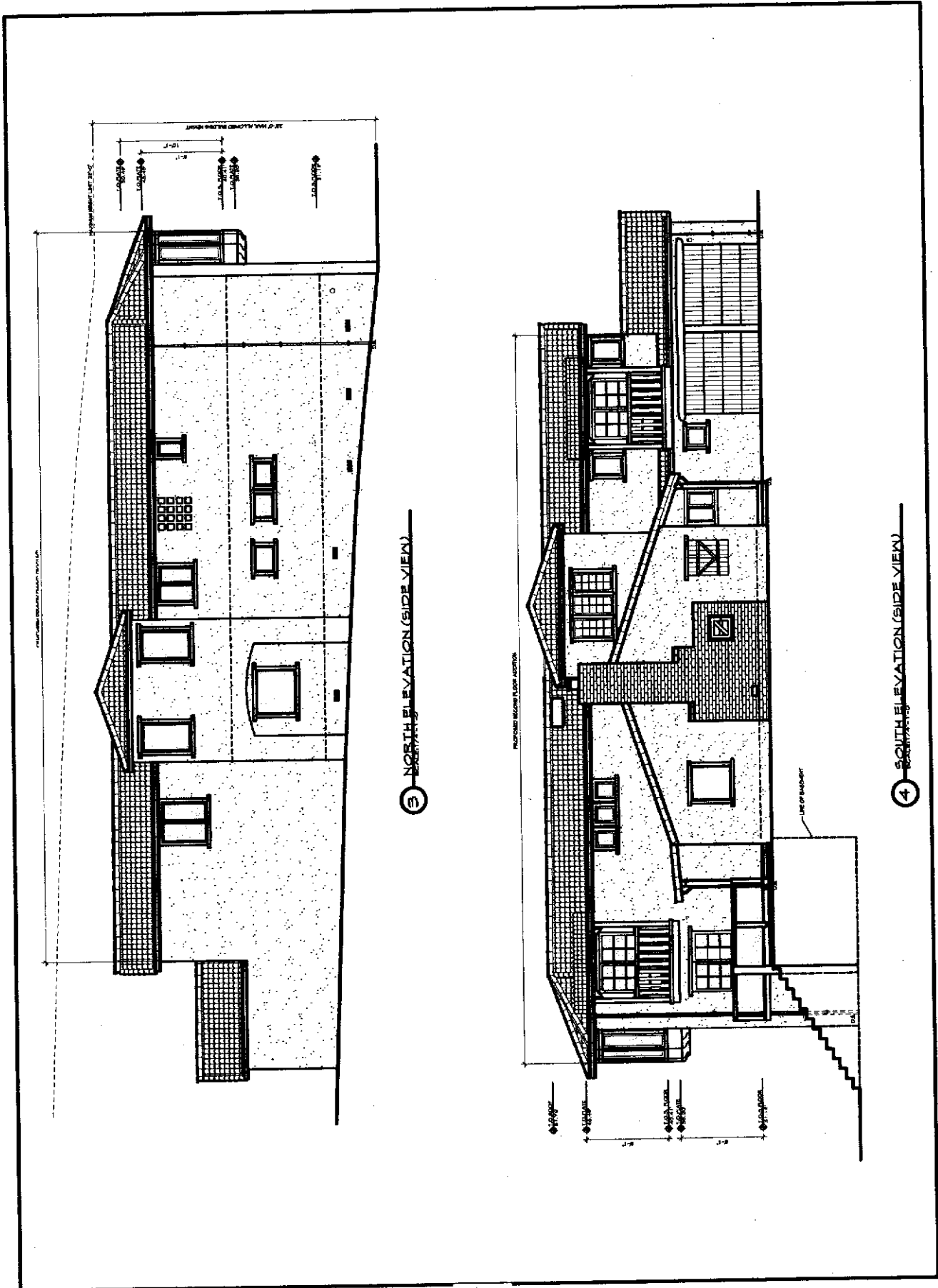


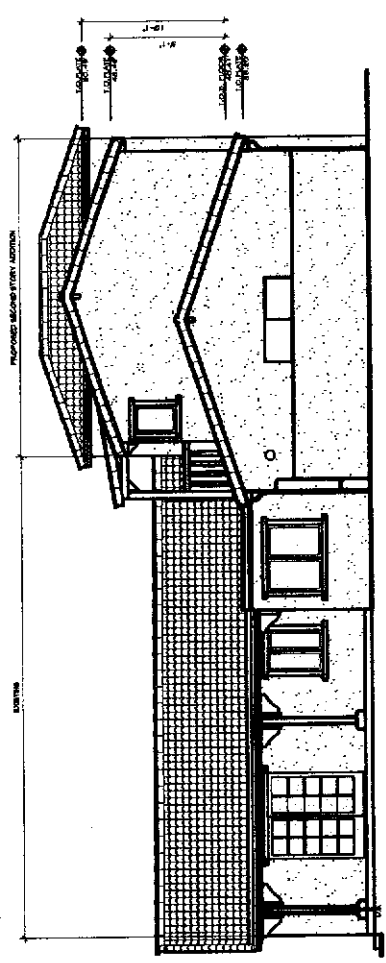
② PROPOSED STREET VIEW



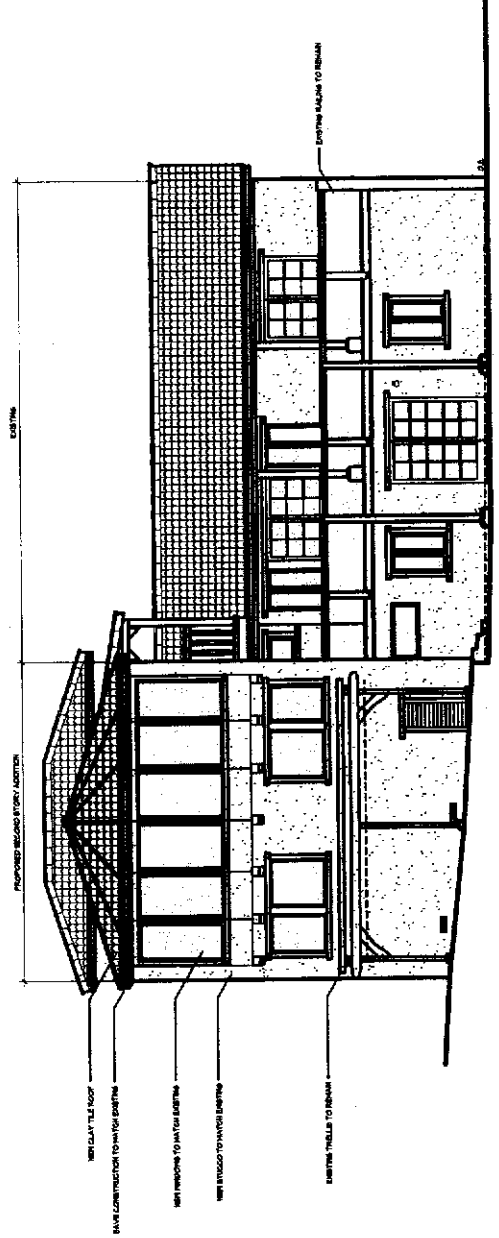


<b>LANDSCAPING AND DRAINAGE</b> 1. ALL EXISTING TREES AND LANDSCAPING TO REMAIN UNDISTURBED. 2. ALL EXISTING DOWNSPOUTS CONNECTED TO UNDERGROUND DRAINAGE SYSTEM TO PREVENT SURFACE WATER TO REMAIN. NO NEW DRAINAGE REQUIRED.	<b>IMPERVIOUS AREA CALCULATION</b> AREA OF IMPERVIOUS SURFACES ROAD: 2,478.1 SQ. FT. DRIVE: 1,000.0 SQ. FT. DRIVE: 2,451.1 SQ. FT. DRIVE: 1,000.0 SQ. FT. TOTAL: 6,929.2 SQ. FT. PERCENT IMPERVIOUS WILL RESULT IN EXCESSIVE RUNOFF AND FLOODING RECOMMEND IMPROVED DRAINAGE
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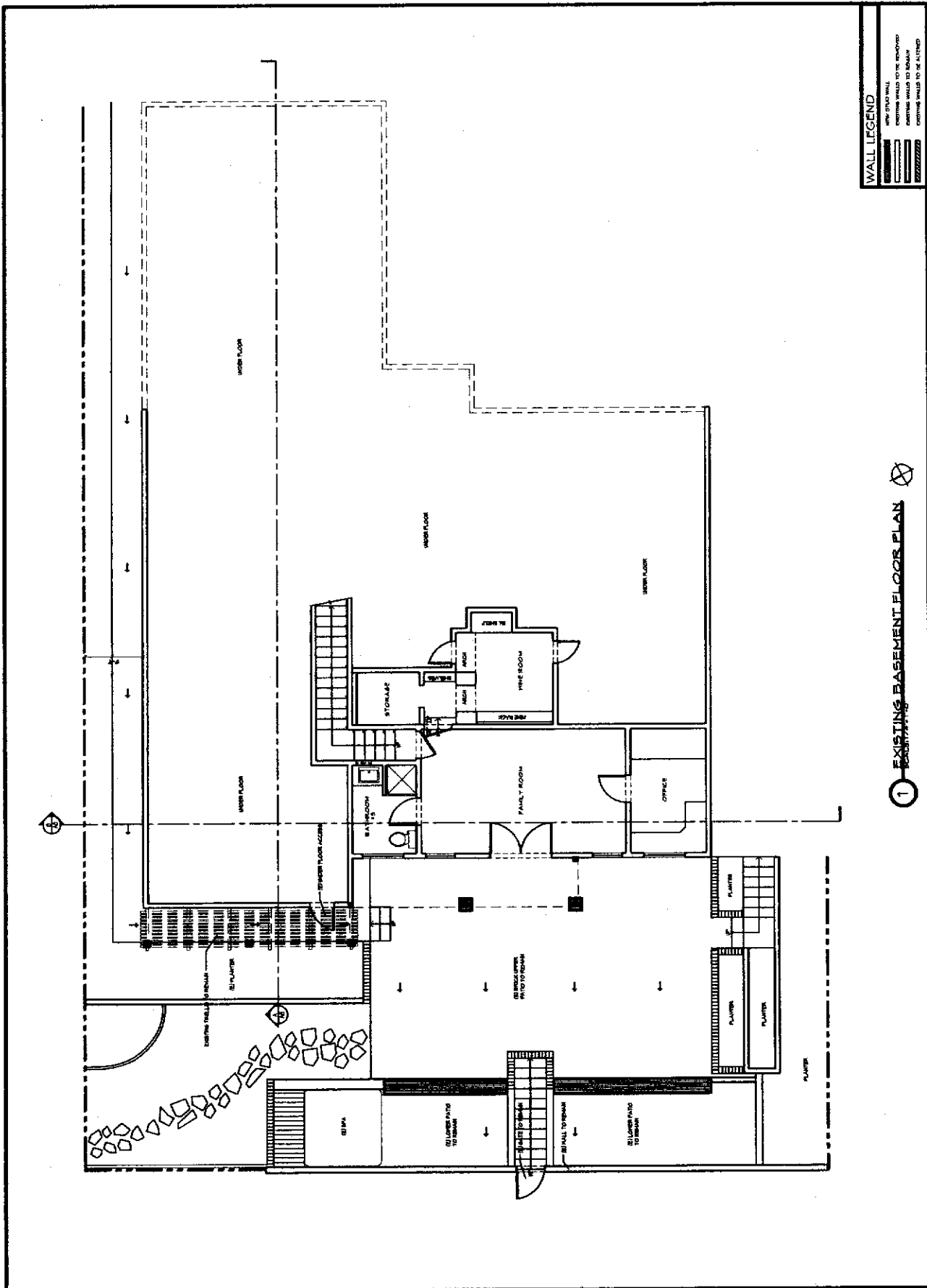


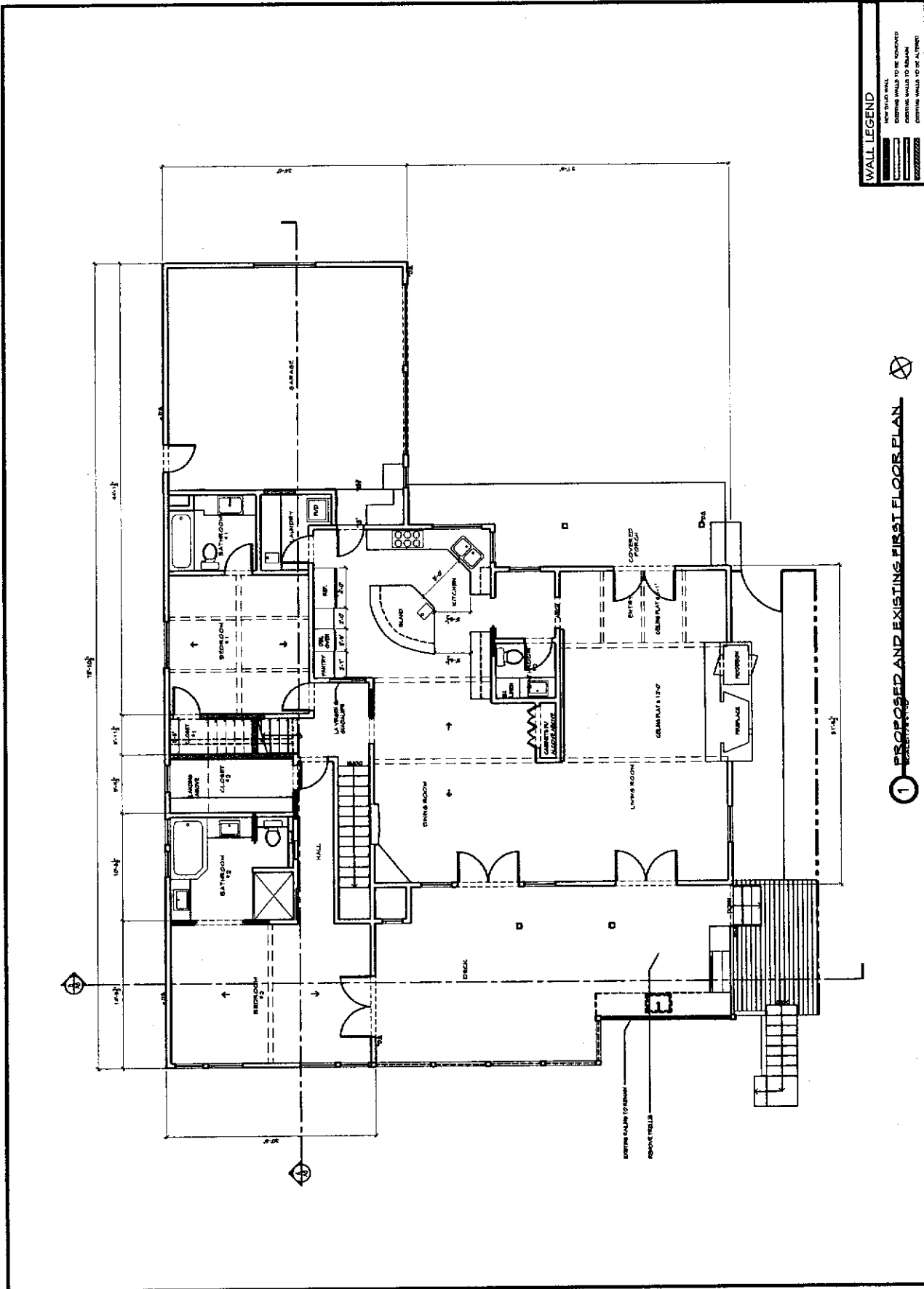


① EAST ELEVATION (FRONT VIEW)

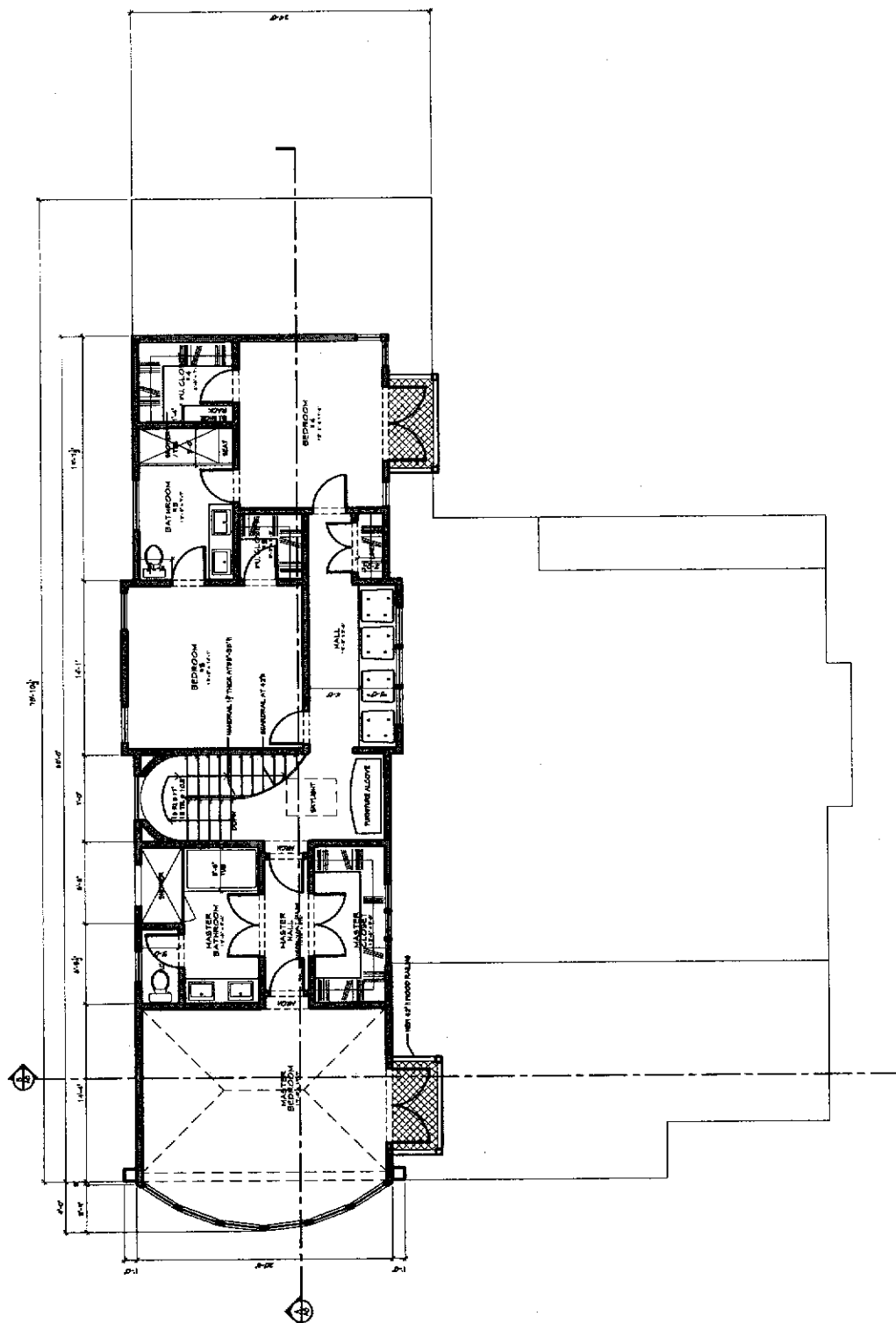


② WEST ELEVATION (REAR VIEW)





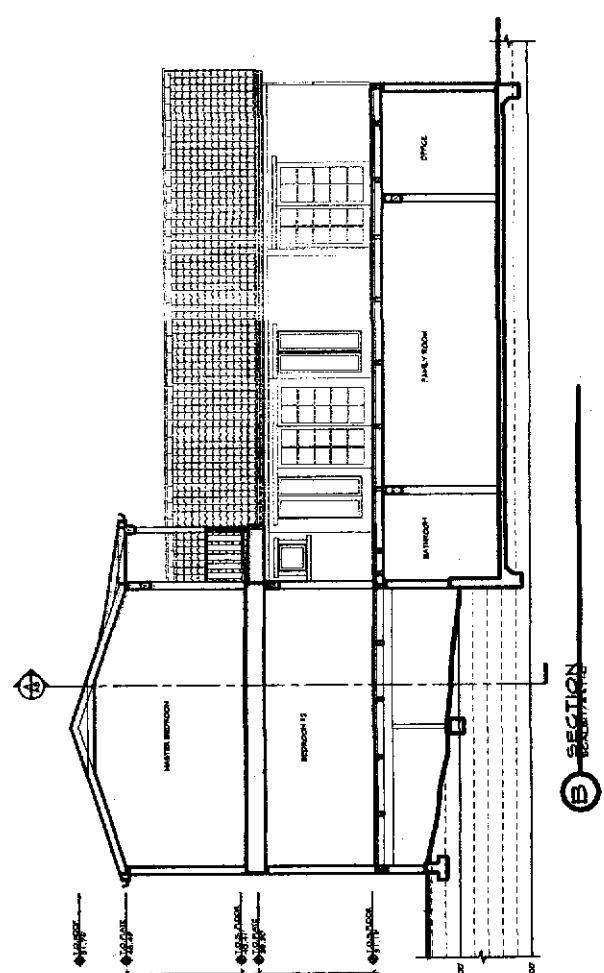
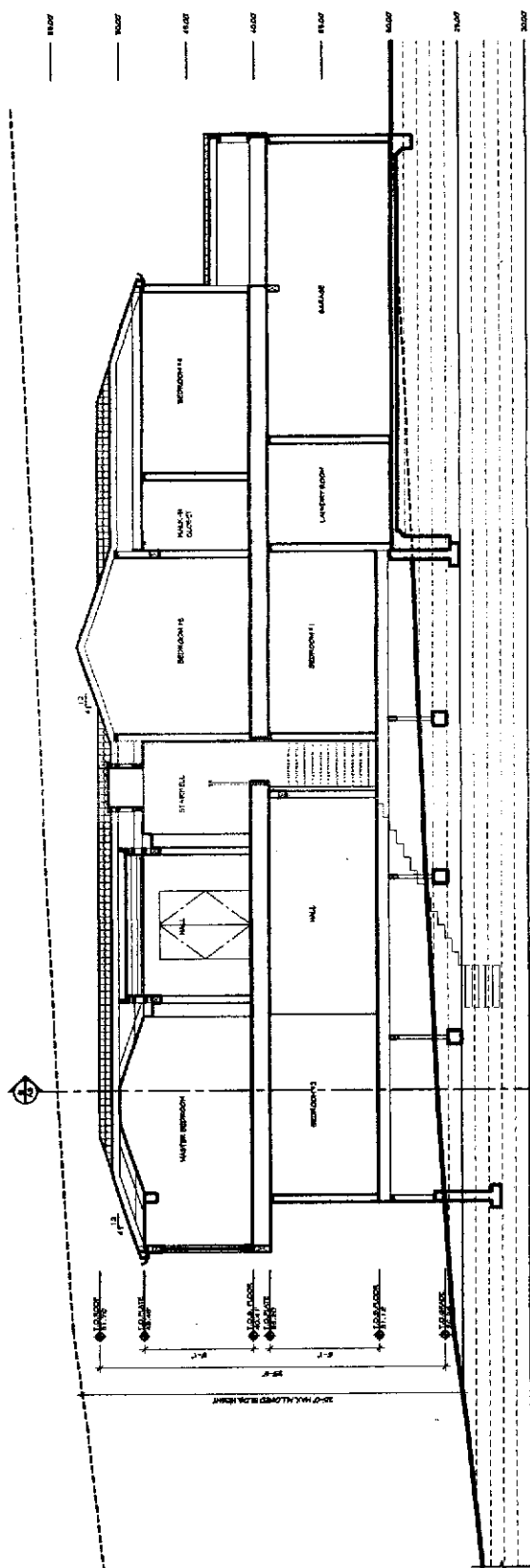




**WALL LEGEND**

1 PROPOSED SECOND FLOOR PLAN





## Coastal Development Permit Findings

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 cannot be made, in that the proposed addition does not comply with this chapter as detailed in the Design Review, completed by the Urban Designer, and is hereby incorporated into the findings by reference (Exhibit F) and discussed in more detail below.

The Urban Designer reviewed the proposed addition and concluded that the findings for neighborhood compatibility cannot be made because the proposed addition does not comply with the following portions of the design review ordinance (13.11.073 b.1) that define Compatible Building Design:

- b. It shall be the objective of building design to address the present and future neighborhood, community and zoning district context.*
- 1. Building design shall relate to the adjacent development and the surrounding area.*

The proposed wall height along the north property line varies from 18 to 22 feet in height approximately 5 feet from the north property line, adjacent to a one story structure approximately 1900 square feet in size. The impact of the proposed second story massing from the north elevation on the adjacent structure is significant. The design does not provide enough visual relief on the north flat wall plane created by the second story and presents a relatively severe façade to this property. While a short section of wall is extended one foot farther into the side yard than the rest of the wall, this design element does little to break up the overall mass or provide any real visual relief of the two-story wall.

- c. It shall be the objective of building design to address scale on the appropriate levels.*

The proposed second story bay window adds to the mass facing the beach and accentuates the look of three stories (the bottom floor is a story as it does not qualify as a basement by ordinance definition (13.10.700 D-Basement)). The bay window extends four feet farther than the existing building. The public view from the beach is of a three story, twenty four foot high structure.

The discussions above both relate to Section 13.11.073 b.ii (A) – Massing of building form.

The designer has a variety of options to reduce the effect of the addition on the structure and the view from the beach including additional articulation, which would lessen the impact to the point that greater compatibility is achieved.

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

This finding cannot be made, in that the structure is not sited and designed to be visually compatible, in of scale with, and integrated with the character of the surrounding neighborhood as detailed in the design review, hereby incorporated into the finding by reference. Although

## **Development Permit Findings**

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 cannot be made, in that the proposed addition will not meet all pertinent County ordinances. In particular, the project does not comply with the Coastal Design Criteria, County Code Section 13.20.130, which requires that projects "be sited and designed to be physically compatible and integrated with the character of surrounding neighborhoods or areas."

In particular, the Urban Designer concluded that the proposed addition is incompatible with the character of the surrounding neighborhood because the impact of the second story massing along the north elevation is significant and enough visual relief to mitigate this impact is not provided. The massing presents a severe façade to the property to the north because the design is a largely unarticulated 2 story flat wall. There is a single 14 foot two story wall section that extends out 1 foot from this flat wall, but this feature adds more mass and height to the building. And, while the plans also include an extension of the wall along the front elevation of the second story addition facing Geoffroy Drive to the south, this element does little to break up the overall mass or provide any real visual relief to the building as well. Additionally, the proposed second story bay window projects out to the west and adds to the massing facing the beach.

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.

Although residential uses are allowed in the R-1-6, Parks Recreation and Open Space (Single family residential - 6,000 square feet per unit, Parks and Recreation) zone district consistent with the Residential and Parks and Recreation General Plan designation of the property, residential additions are also required to comply with the Chapter 8.1 Community Development policies of the General Plan, which include compliance with the Design Review Ordinance.

*This finding cannot be made in that the proposed addition does not comply with the Design Review Ordinance. The Design Review (Exhibit F), completed by the Urban Designer, is hereby incorporated into the findings by reference and discussed in more detail below.*

The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is an approximately 72 feet by 20 foot rectangular shaped addition, flush with the northern wall of the first floor of the building and setback approximately 10 feet from the first floor wall to meet the required 20 foot front yard setback. The Urban Designer concluded that the proposed addition is not compatible with the character of the surrounding neighborhood because the impact of the second story massing on the north side is significant relative to the modest scale of the structure. This structure is approximately 1900 square feet in size. Furthermore, the proposed addition is mostly an unarticulated 2 story flat wall, which presents a severe façade to the property to the north. And, although a two story wall section extends out 1 foot from this flat wall, this feature adds more mass and height to the building without breaking up the overall added wall height proposed by

the addition. And, while the plans also include an extension of the wall along the front elevation of the second story addition, this element does little to break up the overall mass or provide any real visual relief to the building. Additionally, the proposed second story bay window adds to the massing facing the beach.

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 cannot be made, in that the proposed addition does not comply with this chapter as detailed in the Design Review, completed by the Urban Designer, and hereby incorporated into the findings by reference (Exhibit F) and discussed in more detail below.

The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is an approximately 72 feet by 20 foot rectangular shaped addition, flush with the northern wall of the first floor of the building and setback approximately 10 feet from the first floor wall to meet the required 20 foot front yard setback. The Urban Designer concluded that the proposed addition is not compatible with the character of the surrounding neighborhood because the impact of the second story massing on the adjacent structure to the north is significant and does not provide enough visual relief. Furthermore, the massing presents a severe façade to the property to the north, which is mostly an unarticulated 2 story flat wall. A two story wall section extends out from this flat wall, though this feature adds more mass and height to the building without breaking up the overall added wall height proposed by the addition. And, while the plans also include an extension of the wall along the front elevation of the second story addition, this element does little to break up the overall mass or provide any real visual relief to the building as well. Additionally, the proposed second story bay window adds to the massing facing the beach.







# Location Map



0 255 510 1,020 1,530 2,040 Feet

## LEGEND

-  APN: 028-143-44
-  Assessors Parcels
-  Streets
-  County Boundary

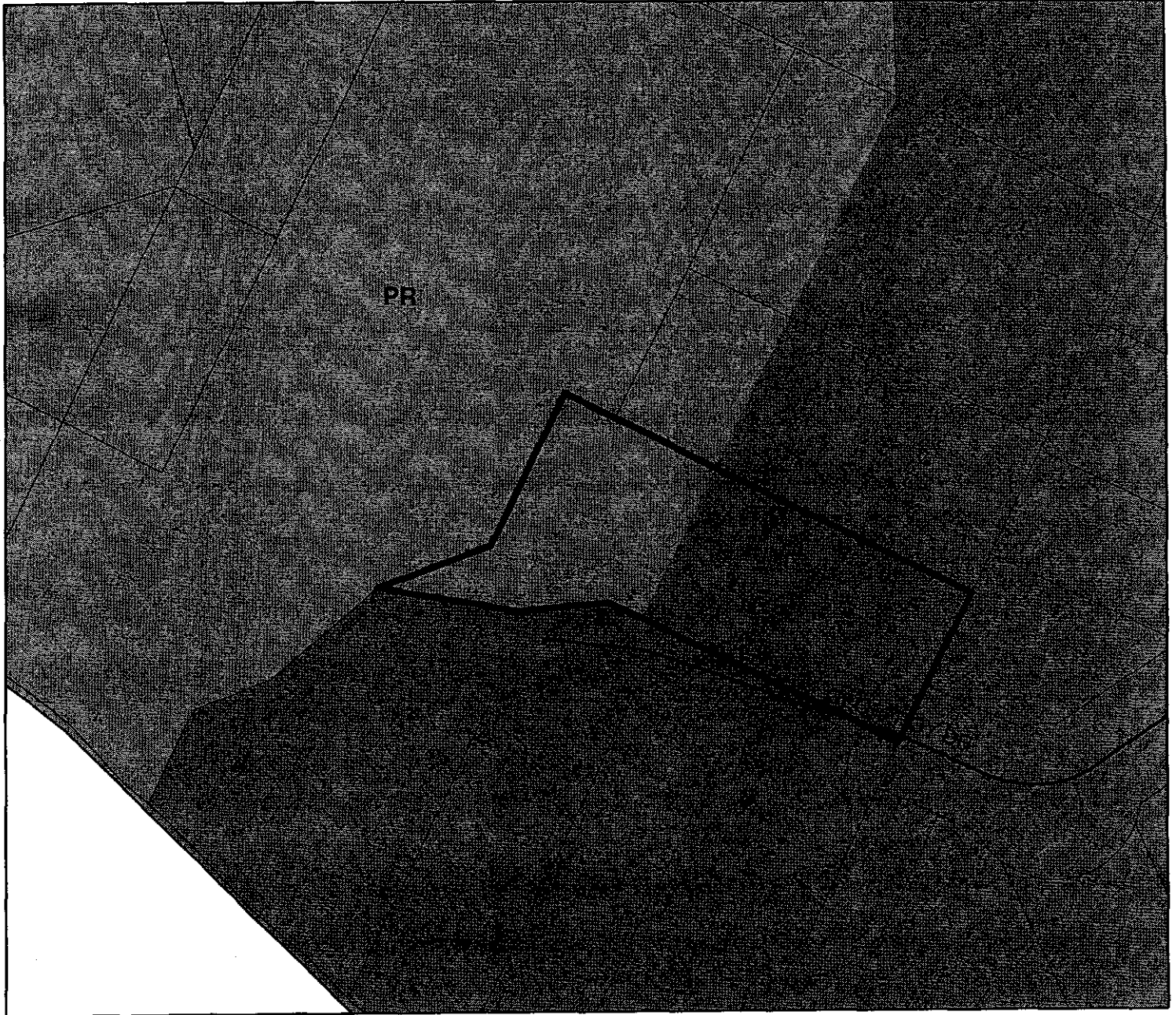


Map Created by  
County of Santa Cruz  
Planning Department  
April 2008

EXHIBIT C



# Zoning Map



0 60 120 240 360 480 Feet

## LEGEND



APN: 028-143-44



Assessors Parcels



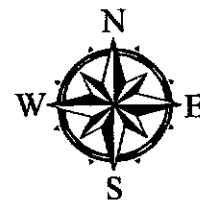
Streets



RESIDENTIAL-SINGLE FAMILY



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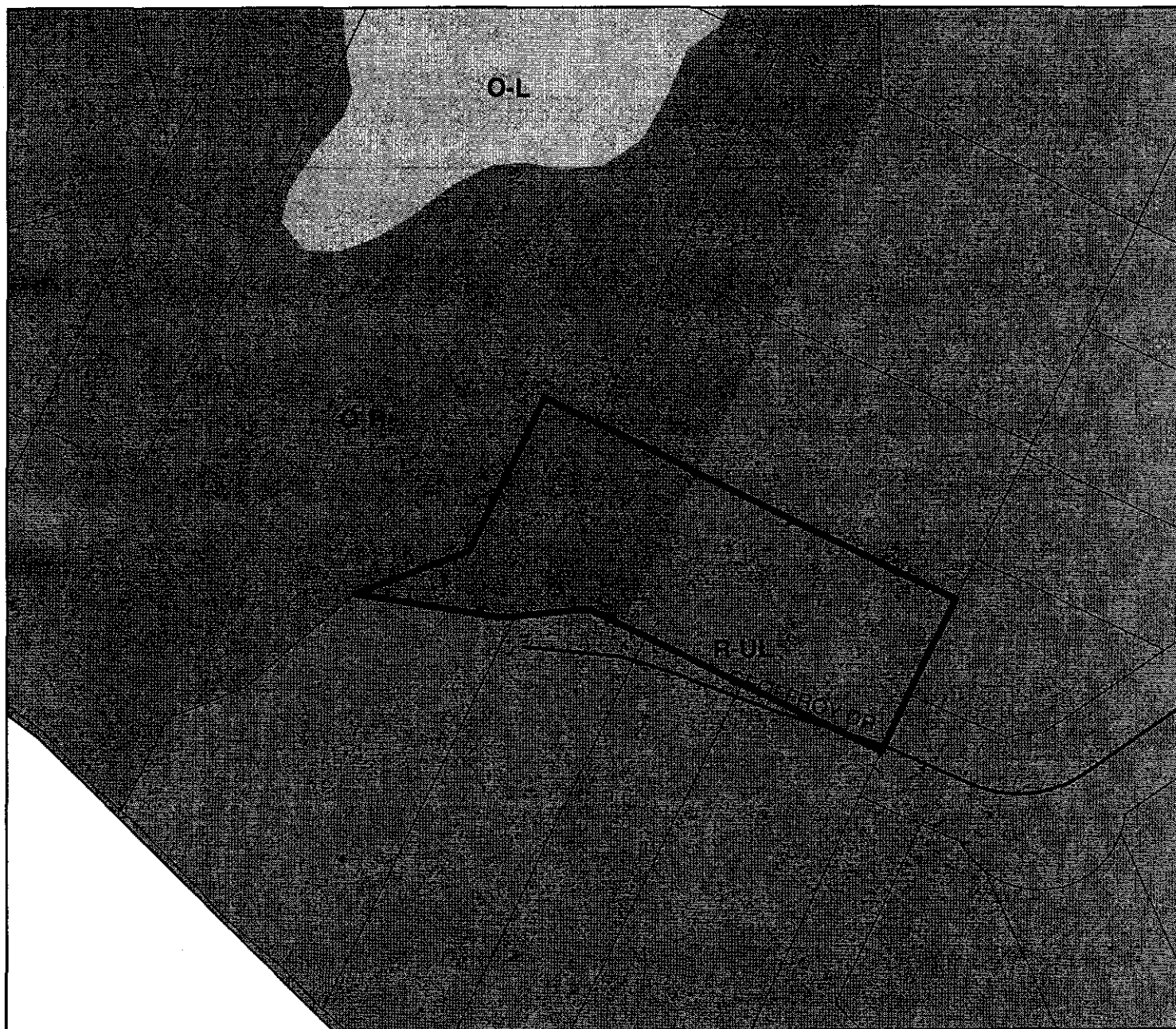


Map Created by  
County of Santa Cruz  
Planning Department  
April 2008






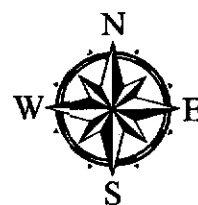
# General Plan Designation Map



0 60 120 240 360 480 Feet

## LEGEND

-  APN: 028-143-44
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density
-  Parks and Recreation
-  Lake



Map Created by  
County of Santa Cruz  
Planning Department  
April 2008



**CENTRAL  
FIRE PROTECTION DISTRICT**  
of Santa Cruz County  
Fire Prevention Division

930 17<sup>th</sup> Avenue, Santa Cruz, CA 95062  
phone (831) 479-6843 fax (831) 479-6847

**Date:** April 15, 2008  
**To:** Robert Lloyd  
**Applicant:** **Derek Van Alstine**  
**From:** Tom Wiley  
**Subject:** **08-0139**  
**Address:** **63 Geoffroy Dr.**  
**APN:** 028-143-44  
**OCC:** 2814344  
**Permit:** 20080100

We have reviewed plans for the above subject project.

The following NOTES must be added to notes on velums by the designer/architect in order to satisfy District requirements when submitting for **Application for Building Permit**:

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2007) and District Amendment.

UWIC (Urban Wildland Interface Code) papers must be filled out for this site prior to the plan check being started, as further construction requirements may be needed in order to obtain a permit. Please obtain the form from Central Fire District, and make an appointment with the Central Fire Protection District for review.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and SPRINKLERED as determined by the building official and outlined in the 2007 California Building Code (e.g., R-3, Type V-N, Sprinklered).

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 250 feet of any portion of the building.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to construction (CFC 508.5).

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

NOTE on the plans that the designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

Show on the plans where smoke detectors are to be installed according to the following locations and approved

by this agency as a minimum requirement:

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed ½ inch.

NOTE on the plans that the roof coverings to be no less than Class "B" rated roof.

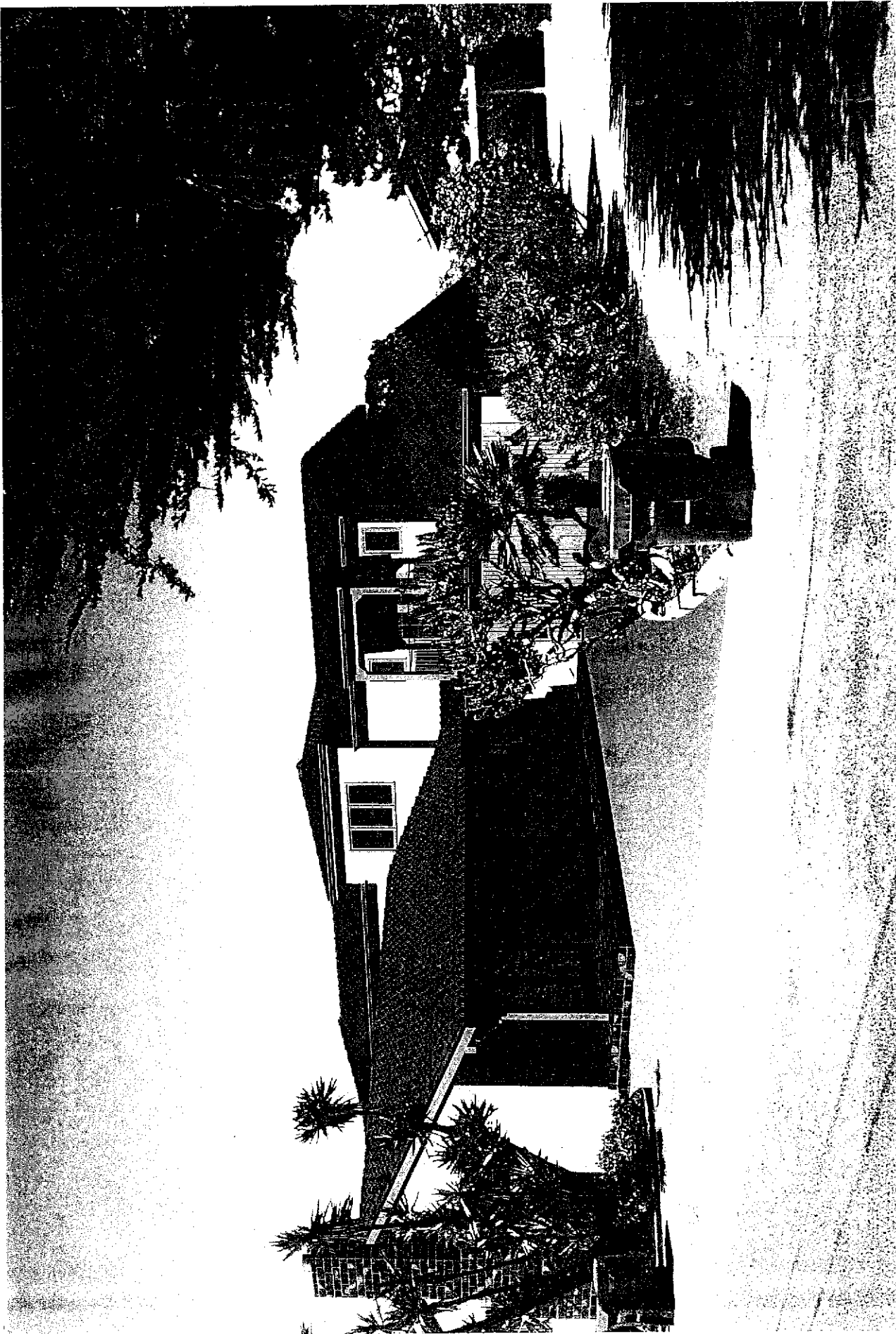
NOTE on the plans that a 100-foot clearance will be maintained with non-combustible vegetation around all structures.

Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at [tomw@centralfpd.com](mailto:tomw@centralfpd.com). All other questions may be directed to Fire Prevention at (831)479-6843.

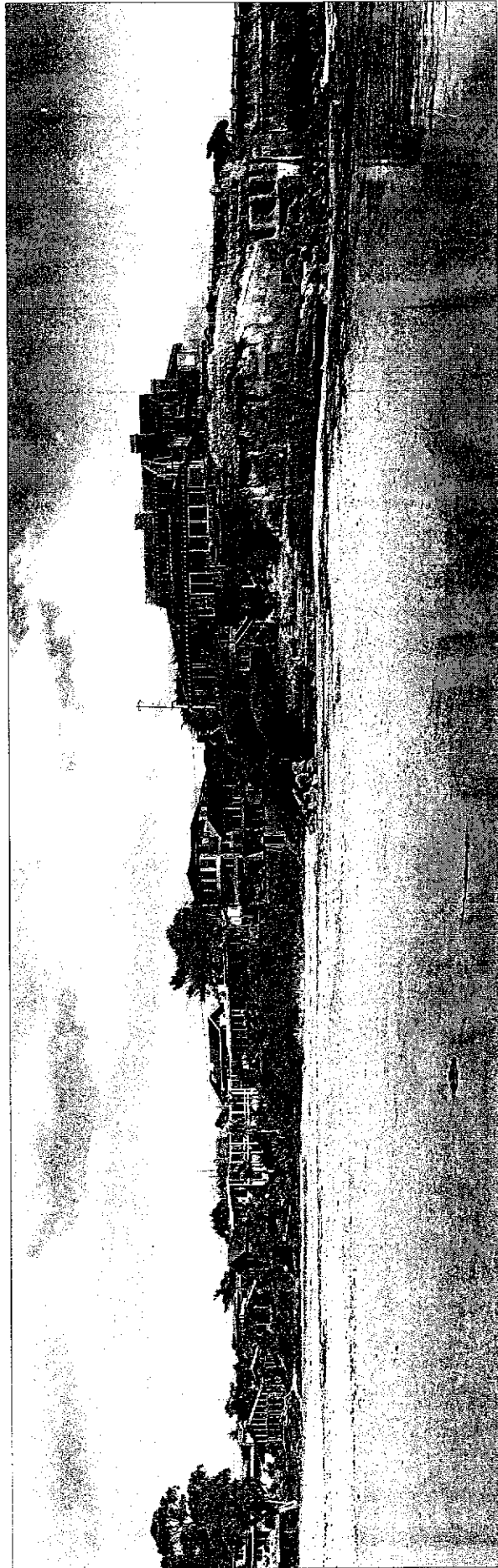
CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.  
2814344-041508



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LLOYD PROPOSED RESIDENCE  
RENDERING: ARCHIGRAPHICS



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**LLOYD PROPOSED RESIDENCE**  
RENDERING: ARCHIGRAPHICS



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

**TOM BURNS, PLANNING DIRECTOR**

May 27, 2008

Derek Van Alstine  
716A Soquel Ave  
Santa Cruz, CA 95062

Subject: GEOLOGIC HAZARDS ASSESSMENT  
LOCATION: 63 Geoffroy Drive  
APN: 028-143-44  
OWNER: Robert Lloyd  
APPLICATION NUMBER: 08-0139

Dear Mr. Van Alstine,

I performed a site reconnaissance of the parcel referenced above on Thursday May 22, 2008, where a 1,479 square foot room addition to an existing single-family dwelling is proposed. The parcel was evaluated for possible geologic hazards due to its location on a coastal bluff. This letter briefly discusses my site observations, outlines permit conditions and any 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.

### PROJECT DESCRIPTION

The parcel is located on the coastal bluff (figure 1), along the east side of Black's Beach in Santa Cruz, CA. The coastal bluff extends approximately 30 feet down to the beach at this location (figure 2). The existing home is located approximately 27-31 feet from the edge of the bluff. A concrete patio is approximately 20 feet from the edge of the bluff. The proposed 1,479 square foot room addition will be constructed on the second floor over the existing northern side of the home and consists of 3 bedrooms, 2 bathrooms and a stairway. The existing home is 2,315 square feet with a 678 square foot basement.

## SITE GEOLOGY

The property is underlain by sediments composed of unconsolidated sandy material over sandstone bedrock of the Purisima Formation, which are all susceptible to erosion. Retreat of the bluff may occur episodically due to saturation during intense storms, and wave impact along the bedrock toe of the bluff. The adjacent parcel, which faces the open ocean has experienced slope failure and damage due to wave run-up in the past. Therefore, this area is considered highly erosive and constantly changing over time.

## SEISMIC HAZARDS

This property is located in a seismically active region of northern California, as the October 17, 1989 earthquake amply demonstrated. The subject parcel is located approximately 10 miles southwest of the San Andreas Fault zone.

Although the subject property is situated outside of any mapped fault zones, very strong ground shaking is likely to occur on the parcel during the anticipated lifetime of the proposed dwelling and, therefore, proper structural and foundation design is imperative. In addition to the San Andreas, other nearby fault systems capable of producing intense seismic shaking on this property include the San Gregorio, Zayante, Sargent, Hayward, Butano, and Calaveras faults, and the Monterey and Corralitos fault complexes.

In addition to intense ground shaking hazard, development on this parcel could be subject to the effects of lateral spreading, lurch cracking, liquefaction or subsidence and seismically-induced landsliding during a large magnitude earthquake occurring along one of the above-mentioned faults.

## REPORT REQUIREMENTS

The Geologic Hazards Ordinance requires that "all development activities shall be located away from potentially unstable areas....". Therefore, based on the project size, 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 bluff failure issues.

County Code section 16.10.040(s) states, "Development/development activities, any project that includes activity in any of the following categories is considered to be development or development activity.

1. Any repair, reconstruction, alteration, addition, or improvement of a habitable structure that modifies or replaces more than fifty (50) percent of the total length of the exterior walls, exclusive of interior and exterior wall coverings and the replacing of windows or doors without altering their openings. This allows a total modification or replacement of up to fifty (50) percent, measured as described above, whether the work is done at one time or as the sum of multiple projects during the life of the structure;

2. The addition of habitable space to any structure, where the addition increases the habitable space by more than fifty (50) percent over the existing habitable space, measured in square feet. This allows a total increase of up to fifty (50) percent of the original habitable space of a structure, whether the additions are constructed at one time or as the sum of multiple additions during the life of the structure;
3. An addition of any size to a structure that is located on a coastal bluff, dune, or in the coastal hazard area, that extends the existing structure in a seaward direction;
4. Installation of a new foundation for a habitable structure;
5. The repair, replacement, or upgrade of an existing foundation of a habitable structure that affects more than fifty (50) percent of the foundation (measured in linear feet for perimeter foundations, square feet for slab foundations, or fifty (50) percent of the total number of piers), or an addition to an existing foundation that adds more than fifty (50) percent of the original foundation area. This allows repair, upgrade, or addition up to fifty (50) percent, measured as described above, whether the work is performed at one time or as the sum of multiple projects during the life of the structure;

Based on the definition #2 above, the project is considered to be development and it will be necessary to establish the 100-year setback as required by County Code 16.10.070(g). For all development, including that which is cantilevered, and for non-habitable structures, a minimum setback shall be established at least 25 feet from the top edge of the coastal bluff, or alternatively, the distance necessary to provide a stable building site over a 100-year lifetime of the structure, whichever is greater. The determination of the minimum setback shall be based on the existing site conditions and shall not take into consideration the effect of any proposed protection measures, such as shoreline protection structures, retaining walls, or deep piers. Your engineering geologist shall establish an appropriate setback required to maintain a safe distance from the edge of the bluff to the home.

The engineering geologist must evaluate coastal erosion patterns including the processes that caused the nearby sea cave. In their report, the engineering geologist must summarize and evaluate the investigation and conclusions submitted with the unpublished consulting reports.

It will also be necessary to complete a geotechnical (soil) report to assist in the determination of the appropriate engineered foundation and render an engineered drainage plan for the site. It is entirely likely that a soils engineer will need to assist the project engineering geologist in evaluating the potential slope stability hazards affecting the development envelope. I encourage you to have the consultant you select contact



Derek Van Alstine  
028-143-44  
08-0139

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 approximate \$2,017 fee for Geologic and Geotechnical Report Review.

#### PERMIT CONDITIONS

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

1. Grading activities must be kept to a minimum; if grading volumes in excess of 100 cubic yards, fill spreading or placement greater than two feet in depth or cut slopes in excess of five feet in height are envisioned, a grading permit must be secured. Additionally,
2. Drainage from impermeable surfaces (such as the proposed roof and driveway) must be collected and properly disposed of. Runoff must not be allowed to sheet off these areas in an uncontrolled manner. An engineered drainage plan formulated by the project engineer, and reflecting the findings of the geologic report is required for any development on the parcel.
3. A Declaration 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.

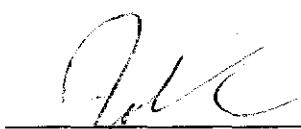
Final building plans submitted to the Planning Department will be checked to verify that the project is consistent with the conditions outlined above, prior to the issuance of a building permit. If you have any questions concerning these conditions, the hazards assessment, or geologic issues in general, please contact me at 454-3162. It should be noted that other planning issues not related specifically to geology may alter or modify your development proposal in regards to the location of the proposed structures.

Sincerely,

  
JESSICA DE GRASSI  
Resource Planner  
Environmental Planning

Date

5/27/08

  
JOE HANNA  
County Geologist  
C.E.G. #1313

FOR: Claudia Slater  
Principal Planner  
Environmental Planning

Derek Van Alstine  
028-143-44  
08-0139

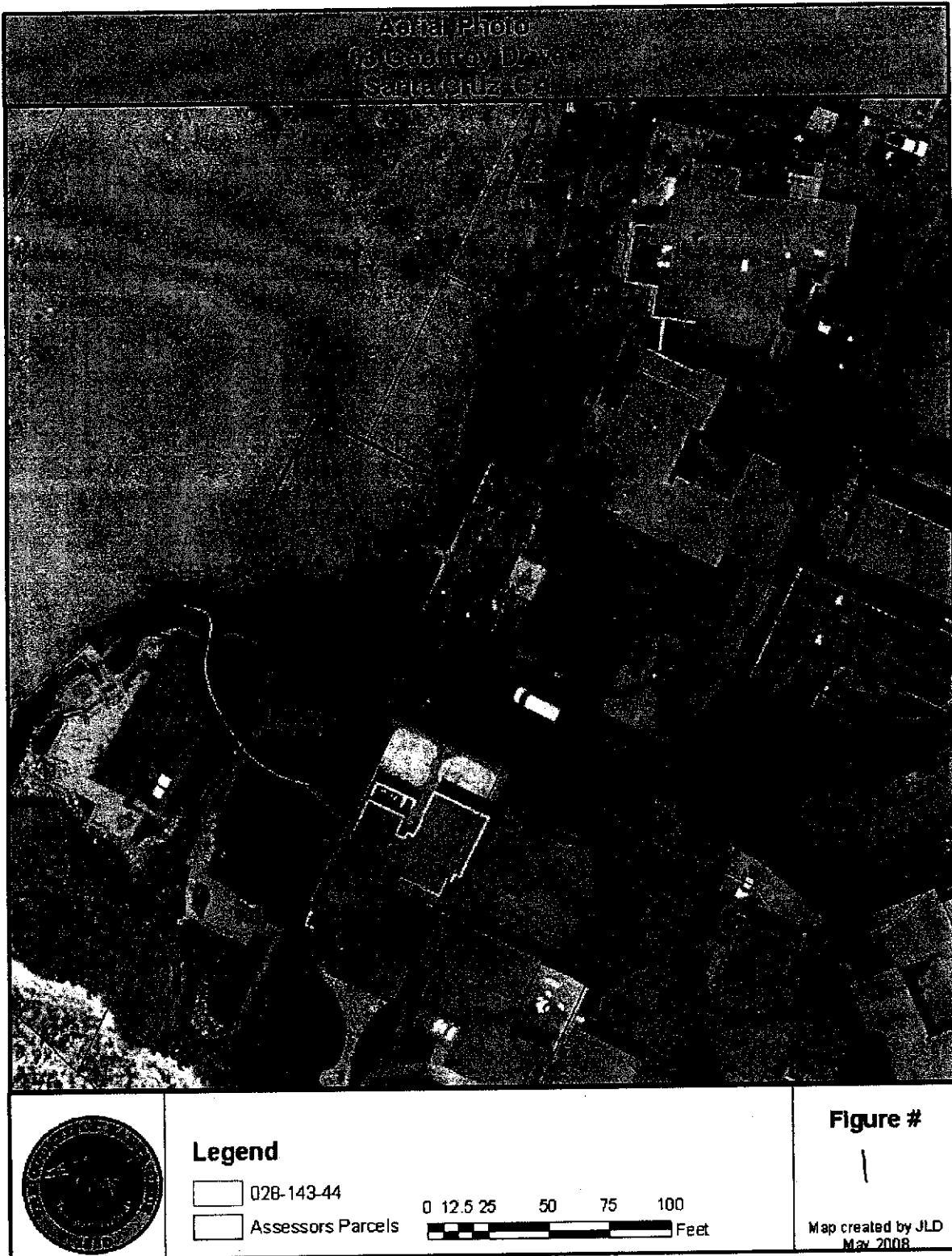
References:

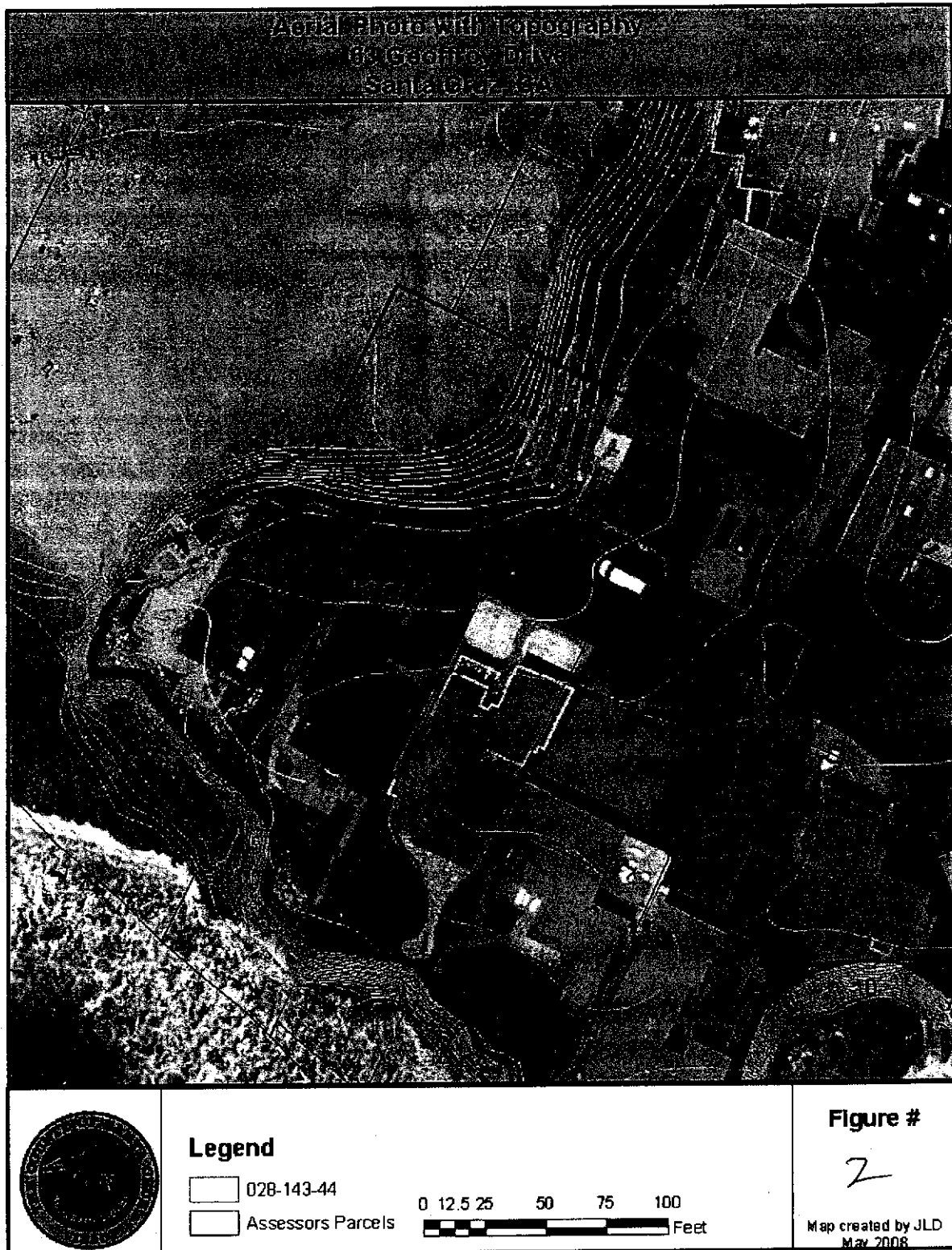
*Maps and Reports*

Brabb, E.E., 1989, Geologic map of Santa Cruz County, California, U.S. Geological Survey Miscellaneous Investigations Series Map I-1905, scale 1:62,000.

Cooper, Clark and Associates, 1975, Preliminary map of landslide deposits in Santa Cruz County, California, scale 1:62,000

Dupre, W.R. 1975, Maps showing geology and liquefaction potential of quaternary deposits in Santa Cruz County, California, U.S. Geological Survey Miscellaneous Field Studies Map MF-648, 2 sheets, scale 1:62,500.







# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

**TOM BURNS, PLANNING DIRECTOR**

July 30, 2008

Robert Lloyd  
C/O Derek Van Alstine  
716A Soquel Avenue  
Santa Cruz, CA 95062

**Subject: Review of Engineering Geology Report, by Rogers E. Johnson and Associates,  
Dated July 9, 2008; Project Number C08010-55**

**APN 028-143-44, Application #: 08-0139**

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) Prior to the issuance of the Building Permit, a final landscape and drainage plan must be submitted to the County Geologist for review and approval.
- 3) Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
- 4) A geotechnical engineering report must be submitted with the Building Permit Application.
- 5) Please provide an electronic copy of the engineering geology report in .pdf format. This document may be submitted on compact disk or emailed to [pln829@co.santa-cruz.ca.us](mailto:pln829@co.santa-cruz.ca.us).
- 6) Prior to the issuance of a Building Permit the owner must record a Declaration of Geologic Hazards.

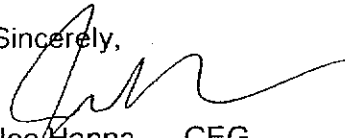
Our acceptance of the report is limited to the report's technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

(over)

Please submit two copies of the report at the time of building permit application.

Please call the undersigned at (831) 454-3175 or email at [pln829@co.santa-cruz.ca.us](mailto:pln829@co.santa-cruz.ca.us) if we can be of any further assistance.

Sincerely,



Joe Hanna CEG  
County Geologist

Cc: Rogers E. Johnson and Associates  
Haro, Kasunich and Associates

**NOTICE TO PERMIT HOLDERS WHEN A SOILS ENGINEERING AND ENGINEERING  
GEOLOGY REPORTS HAVE BEEN PREPARED, REVIEWED AND ACCEPTED FOR THE  
PROJECT**

After issuance of the building permit, the County requires your soils engineer and engineering geology 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 and engineering geologist must be submitted to the building inspector and to Environmental Planning stating that they have observed the foundation excavation and that the excavations meets the recommendations of the reports.
3. **At the completion of construction,** *final letters* from your soils engineer and engineering geologist must be submitted to Environmental Planning that summarizes the observations and the tests the consultants have made during construction. The final letters 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 letters* identify any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer and the engineering geologist, 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.