



Staff Report to the Zoning Administrator

Application Number: **04-0390**

Applicant: Matson Britton Architects
Owner: Thomason, Colburn J and Valdene
APN: 043-141-04

Agenda Date: 2/06/2008
Agenda Item #: 4
Time: After 10:00 a.m.

Project Description: The applicant proposes to demolish an existing single-family dwelling and construct a new 7,135 square foot, 2 story, single-family dwelling with 4 bedrooms, 3 ½ bathrooms, and an 609 square foot attached garage. The structure includes an approximately 4,363 square foot first floor, a 2,772 square foot second floor, and a 609 square foot attached garage. The project requires a Coastal Development Permit and a Residential Development Permit for a dwelling in excess of 7,000 square feet.

Location: The property is located on Bay View Drive about 450 feet southwest of the intersection of the intersection of Bay View Drive and Cliff Drive in Aptos (534 Bayview Drive)

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

Permits Required: Coastal Development Permit, Residential Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **Approval** of Application 04-0390, based on the attached findings.

Exhibits

- | | | | |
|----|--|----|--|
| A. | Project plans with revisions to 12/1/08 | G. | Photo Simulation (current design) |
| B. | Findings | H. | Photo Simulation (original design) |
| C. | Conditions | I. | Neighborhood Meeting Material |
| D. | Categorical Exemption (CEQA determination) | J. | Applicant Permit Streamlining Act Time Extension Request |
| E. | Location Map | K. | Design Review |
| F. | Zoning and General Plan Map | L. | Comments & Correspondence |

Parcel Information

Parcel Size: 16,810.46 square feet
Existing Land Use - Parcel: Single Family Residential
Existing Land Use - Surrounding: Single Family Residential
Project Access: Bayview Drive
Planning Area: Aptos
Land Use Designation: O-U, R-UL (Urban Open Space, Urban Low Residential)
Zone District: R-1-6 (Single Family Residential, 6000 square feet per unit)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: According to the project geologist the site is highly seismically-active with "significant worst-case landslide potential" with moderate to severe ground shaking potential during a quake. Project design recommended to follow geologic report and geotechnical engineering report recommendations.
Soils: Beach Terrace Deposits (clayey silty sand to sandy clay) underlain by Purisima Formation sand and pebbly sand, uncemented at property
Fire Hazard: Not a mapped constraint
Slopes: Essentially flat at the top of a steep coastal bluff (approximately 85-90 % slope)
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Per 13.11, site considered a Sensitive Site since it is located on a Coastal Bluff
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

Background

The application was submitted on August 16, 2004 and has undergone a lengthy and complicated analysis over 4 years. This has involved extensive correspondence between the County and Applicant, numerous plan revisions, and design review by the Urban Designer. Since July 2005

the applicant has submitted several plan revisions. Each submittal has been subject to design review and evaluation of neighborhood compatibility. This report focuses on the final revised plan set dated 12/01/08 attached as "Exhibit A". A photo-simulation of the revised plans is included as Exhibit G. A photo-simulation of the original design is included as Exhibit H for comparison.

Project Setting

The subject property is located on the south side of Bayview Drive on the top of a coastal bluff above Beach Drive within the Aptos Planning Area. Pursuant to County Code Section 13.11, the site is identified as a "Sensitive Site" due to its location on a coastal bluff, visible from a public beach. The parcel is approximately 16,810 square feet in size and is mostly flat with exception of a small portion of coastal bluff area to the rear of the parcel. The property currently contains an approximately 3,874 square foot single story, single-family dwelling with an attached 782 square foot garage. This information was obtained from the Assessor's estimated floor area.

The property is located within a fully developed single-family residential neighborhood comprised of a mix of one and two story homes. A one-story single-family dwelling is located on the south side of the property and a one-story home with a small second story element is located on the north side of the property. Both homes are within close proximity to the subject property.

In the immediate vicinity homes are mostly older, modest sized homes. There is an overall open feeling to this street that staff attributes to a predominance of one-story homes, or homes with more modest one story elements toward the front and second story elements toward the rear. Also included are homes with greater set backs from the street and homes with single story elements toward the street and large, open, and an expansive landscaped entries or courtyards.

Project Description

The applicant proposes to demolish an existing single-family dwelling and construct a new 2-story, 7,135 square foot single-family dwelling with 4 bedrooms, 3 ½ bathrooms, and an attached 609 square foot garage. The structure includes approximately 4,363 square foot first floor (3,771 square foot first floor and 593 covered areas less than 7'6" in height), a 2,772 square foot second floor, and a 609 square foot garage.

Zoning & General Plan Consistency

The subject property is a 16,810 square foot lot, located in the R-1-6 (Single Family Residential, 6000 square feet per unit) zone district, a designation that allows residential uses. The proposed Single Family Residential is a principal permitted use within the zone district and the project is consistent with the site's (O-U, R-UL) Urban Open Space, Urban Low Residential General Plan designation.

Floor Area Ratio (FAR)

Utilizing the standards for the floor area calculation contained in the Zoning Ordinance, the two-

story residence, proposed breezeway and courtyard porch areas, and garage equal 7,744 gross floor area. The net floor area provides the standard 225 square foot garage credit normally attributed to single-family dwellings and a 296 square foot credit for the unenclosed porch/breezeway areas. This floor area, 7,223 square feet divided by the lot site of 16,810 square feet equals approximately 43 percent floor area and does not exceed the 50 percent maximum allowed. See related information below.

Floor Area Ratio Calculation

1 st Floor	3771
2 nd Floor	2772
Garage	609
Covered Unenclosed Porch/breezeway <7'6" in height	593*
Gross Floor Area	7,744.4
Garage Credit	-225
Unenclosed Porch Credit (1/2 of area)	-296*
Total FAR	7,223 Square Feet = 43%

* areas under 7'6" are not discounted unless they qualify as a basement, attic, or underfloor area. None of the proposed porch or breezeway area qualifies as such. However, 1/2 of this covered unenclosed area is allowed to be deducted from the gross floor area.

Lot Coverage

The footprint of the structure is approximately 4,972.2 square feet and is comprised of the first floor area shown on the plans including the unenclosed porch/breezeway area. This is approximately 29.6 percent lot coverage and does not exceed the 30 percent coverage allowed by the ordinance. See calculation below.

First Floor Square Footage / Lot Size

4,972 Square Footage / 16,810. square feet = **29.6 percent lot coverage**

Large Dwelling (Gross Floor Area)

County Code Section 13.10.325 requires a Residential Development Permit (Large Dwelling Approval) when a residential structure exceeds 7,000 gross square feet in size, exclusive of detached accessory structures. For purposes of this calculation, the 609 square foot garage is physically attached to the dwelling and is included in the calculation for the large dwelling. Thus, the proposed structure is approximately 7,744 gross square feet in size and is considered a large dwelling.

The Large Dwelling Ordinance requires these projects to be compatible with the surroundings

and consistent with the large dwelling guidelines enumerated under 13.10.325. Large dwelling review is completed in the context of design review by the Urban Designer and is discussed below.

Design Review

County Code Section 13.11.040 requires Design Review for construction of single-family dwellings where the project exceeds 500 square feet within Coastal Special Communities or within sensitive sites. In this case, the subject property is located within a sensitive site, which is defined under County Code Section 13.11.030 as "any property ..located on a coastal bluff...". In addition, County Code Section 13.10.325 requires Design Review for residential structures in excess of 7,000 square feet and requires that a Residential Development Permit (Large Dwelling Approval) be obtained. As such, the final revised project plans were subject to Design Review, attached as Exhibit K.

As noted, the project has been redesigned to provide significant revisions to the structure so that the Urban Designer can make a finding of consistency with 13.11 and County Code Section 13.10.325 (d) (7), Large Dwelling Design Guidelines, require, among other findings, that "the structure(s) is compatible in terms of proportion, size, mass and height with homes within the surrounding neighborhood."

Although the structure is large relative to surrounding structures, the proposed structure has been redesigned many times and has resulted in elimination of the second story turret facing the beach and reduction in the southeast two story element to a one story element. These revisions reduce the bulk of the structure as seen from the beach and minimize visual impacts from the beach. The project also reduces the second story element to a one-story element on the south side elevation, which now presents a much less intrusive element to the immediate neighbor to the south, which is a one-story dwelling. Privacy is now maximized from this elevation. Otherwise, the north elevation minimizes windows and limits the amount of two story wall planes facing the adjoining neighbor, a 1 story residence with a partial 2-story element. In addition, the second story second unit facing the street has been eliminated and a stone wall adjacent to the proposed garage has been reduced in size. As shown on the plans, the front elevation, the most significant elevation of the building and the most predominant elevation for the neighborhood, now provides a one story façade with a roof line that tapers up to the second floor area and also reduces the width of the stone wall at the entry. Together, these revisions reduce the appearance of massing of the building significantly and narrow the width of the wall closest to the street. Furthermore, the landscape plans provide three trees along the frontage of the site, which will soften the appearance of the structure over time.

Comparison of the two attached photo-simulations show significant improvements to the proposed elevations relative to the original design submitted and neighborhood in which it is located. (It should be noted that the photo-simulation shows street trees in the front yard adjacent to the proposed garage. These trees are not currently present on the site, but are noted on the landscape plans and intended to reflect the site when the trees are mature.) With the revisions to the architectural design as shown and proposed landscaping plan the Urban Designer now supports the revised design with a finding of neighborhood compatibility. While the house is still large, the overall massing and scale of the residence has been articulated to the point that

integration with the neighborhood has been achieved.

Coastal Program Consistency

County Code Section 13.20.110 (c) requires development to be consistent with the Design Criteria and Special Use Standards and Conditions pursuant to County Code Section 13.20.130. In particular, County Code Section 13.20.130 (b) (1) requires new development to be "sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas." As noted under design review, the applicant has revised the project many times to reduce second story massing and alteration of roof forms to help achieve consistency with these criteria. The most current redesign on the front elevation significantly reduces the impact to the adjoining homes. The house is still large, but the overall massing and scale of the residence has been articulated to minimize impacts relative to the surrounding neighborhood in which it is located. In particular, the second story element on the south side of the dwelling has been removed, which eliminates massing and privacy issues previously noted. In addition, the north elevation also limits second story massing facing the adjoining residence and limits windows on the second story so that privacy is maximized.

County Code Section 13.20.130 (d), also requires projects located on bluffs to minimize visual intrusion and incorporate materials and finishes which harmonize with the character of the area. Even though the project is large relative to the surrounding structures, the project complies with the required setbacks, lot coverage and floor area and height of the zone district and the massing of the structure has been varied on each elevation and the rooflines articulated to minimize the height of the dwelling and view from the beach. Furthermore, design revisions on the beach elevation have resulted in the removal of the second story turret on the northwest corner of the dwelling and reduction in the height of the southwest two-story element to a one-story element. The overall massing of the structure facing the beach has been significantly reduced and views of the revised two-story dwelling will be minimized given the proposed 35-foot bluff top setback. Thus, views of the proposed two-story structure will be similar to with other large dwellings facing the beach.

Environmental Review

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA). An exemption is attached as Exhibit D.

Conclusion

As proposed, the proposed dwelling is compatible with the surrounding neighborhood and is consistent with cited 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

- **APPROVAL** of Application Number **04-0390**, based on the attached findings and conditions.

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

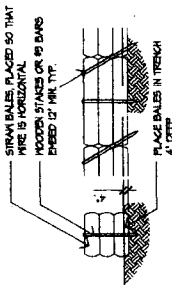
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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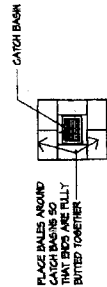
EROSION CONTROL NOTES

1. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF PLACING STRAW BALE BARRIERS, OR OTHER MEANS OF PROTECTING THE SOIL. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
2. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS SHALL BE PERMANENTLY REVEGETATED AS PER THE LANDSCAPE PLAN. AREAS NOT INCLUDED IN LANDSCAPE PLAN SHALL RE-SEED AT THE FOLLOWING RATES:
 BLENDED BROME: 1/4 PER 1000 S.F.
 ANNUAL RYEGRASS: 1/4 PER 1000 S.F.
 ROSE CLOVER: 1/4 PER 1000 S.F.
 FERTILIZED SEEDLING WITH 16-20-0 APPROXIMATE NUTRIENT
3. DISTURB ONLY THOSE AREAS UNDER CONSTRUCTION. DO NOT LEAVE SOIL UNPROTECTED DURING HEAVY RAIN.
4. STOCKPILE DISTURBED TOPSOIL AND REDISTRIBUTE AROUND FINISHED SITE IN LANDSCAPE AREAS AS SEED BASE.
5. STRAW BALES SHALL BE PLACED IN A ROW WITH THE ENDS TIGHTLY ADJUTING.
6. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4 INCHES. USE STRAW, ROCKS OR FILTER FABRIC TO FILL ANY GAPS BETWEEN THE BALES AND TAMP THE BACKFILL MATERIAL TO PREVENT EROSION UNDER OR AROUND THE BALES.
7. IF THE BALES ARE WIRE BOUND, THEY SHOULD BE ORIENTED SO THE BINDING IS AROUND THE SIDES. BATTER THAT ARE PLACED IN CONTACT WITH SOIL SOON DISTINGUISHABLE AND MAY ALLOW THE BALE TO FALL APART. THE BALES SHALL BE SECURELY ANCHORED IN PLACE BY THREE WOODEN STAKES OR REBAR DRIVEN INTO THE SOIL. THE STAKES OR REBAR IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TIGHTLY TOGETHER. DRIVE THE STAKES AT LEAST 18" INTO THE GROUND.

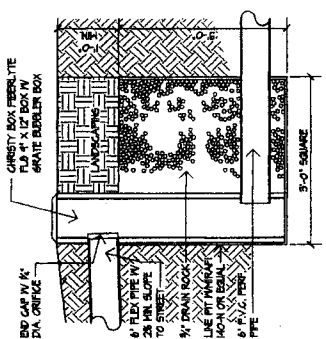
1. EXCAVATE THE TRENCH 4" DEEP TO BALE WIDTH.
2. PLACE AND STAKE STRAW BALES TIGHTLY, END TO END, USING 2X2 STAKES OR 1/2" REBAR. EXPOSED SOIL SHALL BE PROTECTED AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF PLACING STRAW BALE BARRIERS, OR OTHER MEANS OF PROTECTING THE SOIL. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
3. WEDGE LOOSE STRAW BETWEEN BALES.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



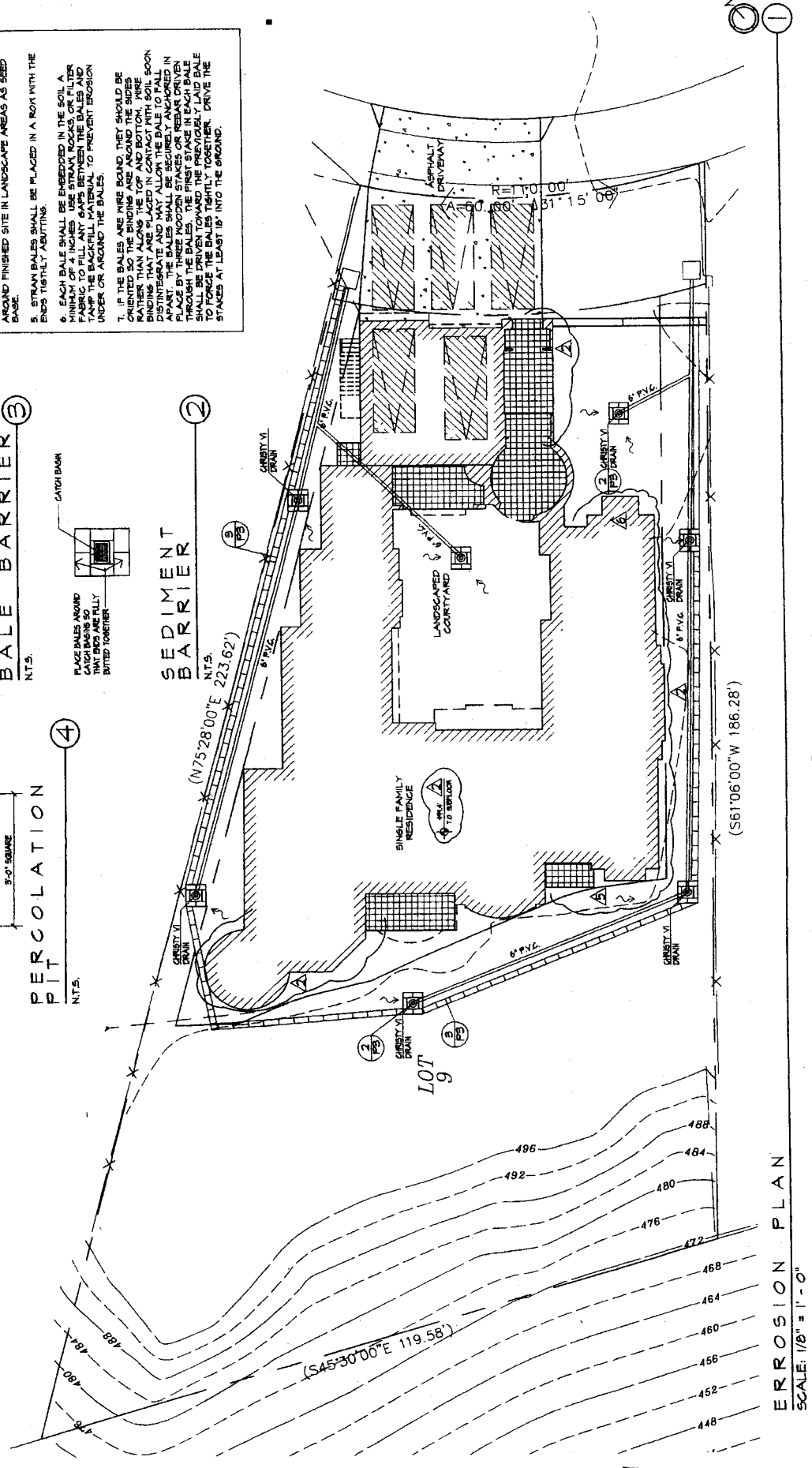
TYPICAL STRAW BALE BARRIER
NTS



PLACE BALES AROUND CATCH BASIN SO THAT ENDS ARE FULLY BUTTED TOGETHER



PERCOLATION PIT
NTS



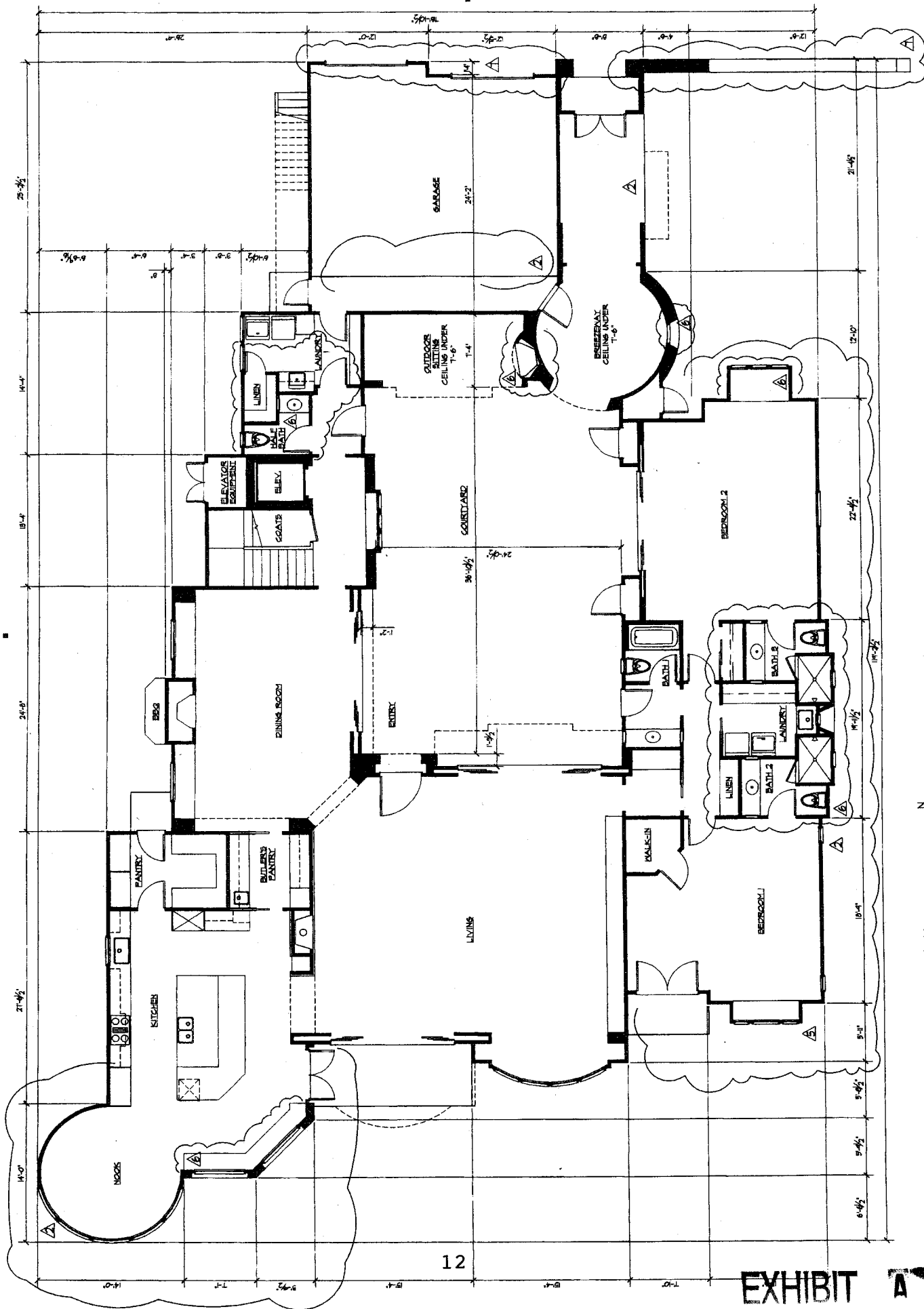


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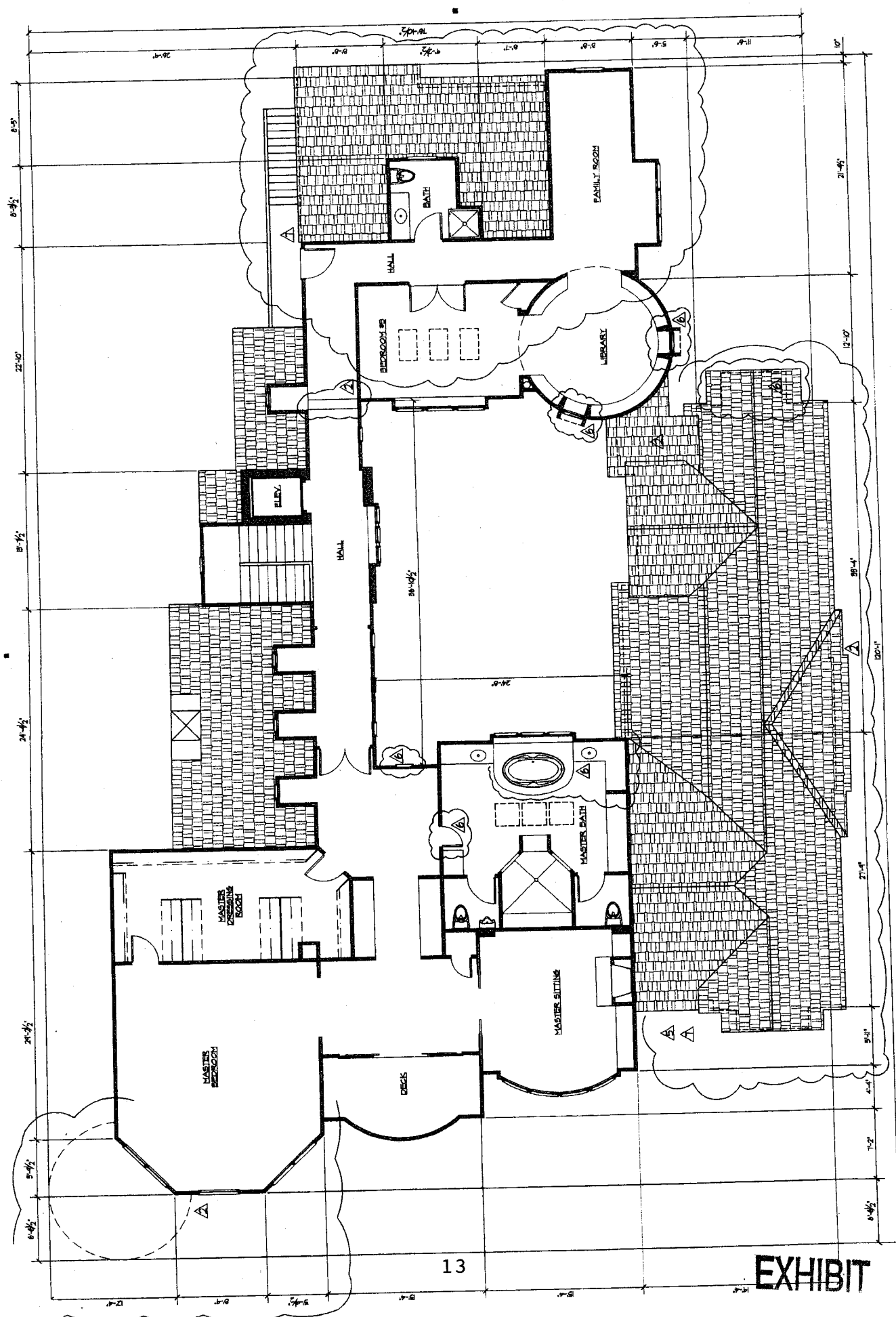
FIRST FLOOR PLAN

5/13/04	THOMSON	P4
1	2	3
4	5	6
7	8	9
10	11	12

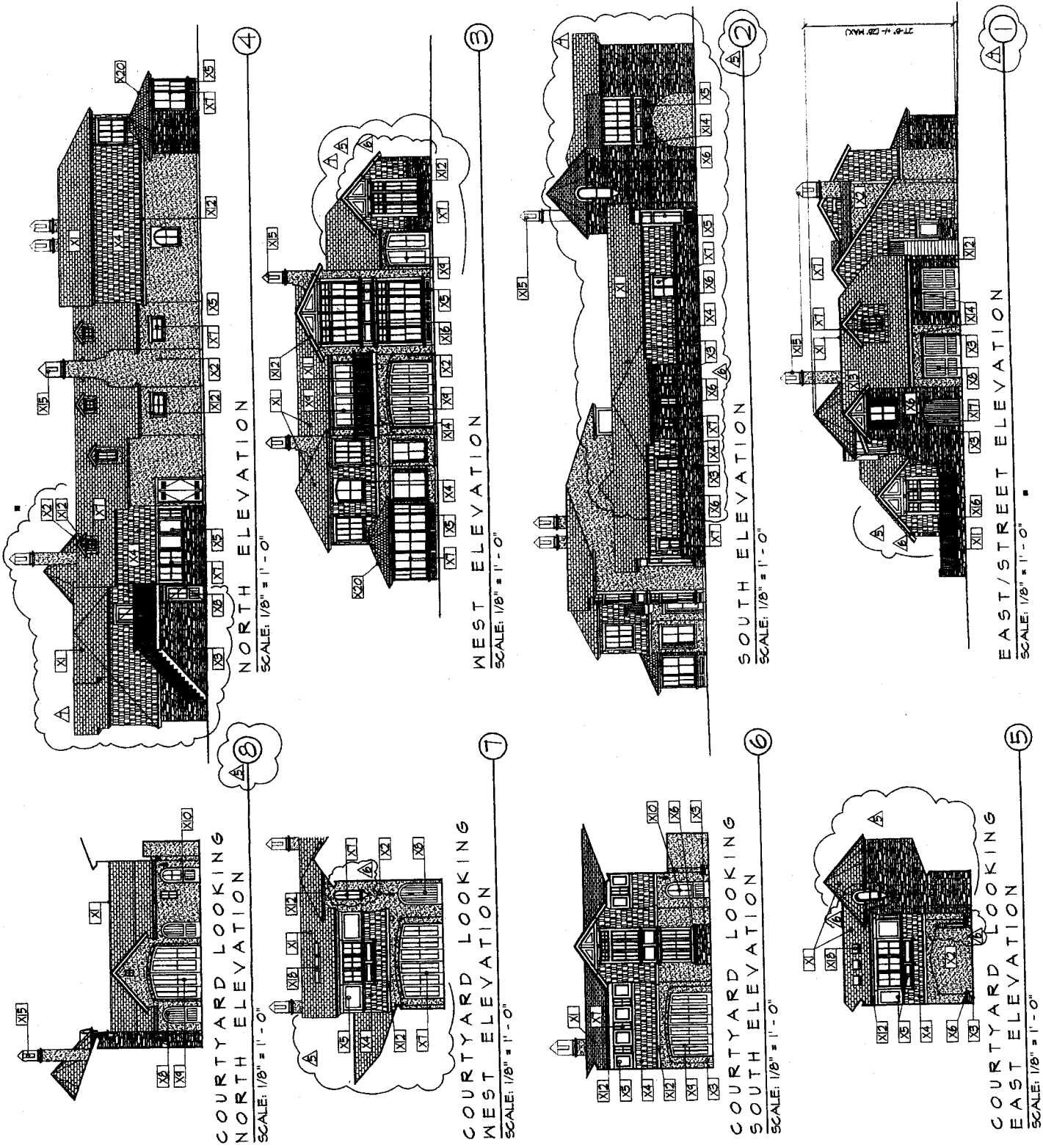


FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

EXHIBIT A



ELEVATION	NOTES
X1	COMPOSITE ROOF SHINGLES
X2	TRIPLE GLAZE WINDOWS
X3	PRECAST CONCRETE LINTEL
X4	PRECAST CONCRETE SILL
X5	WOOD SHINGLE SIDING
X6	PAINTED WOOD PANELS
X7	PRECAST CONCRETE LINTEL
X8	PRECAST CONCRETE SILL
X9	WOOD PLANK PANEL DOOR
X10	METAL GLAZE FRENCH DOORS
X11	WOOD PLANK PANEL DOOR
X12	WOOD BALUSTRADE HANDRAIL
X13	PAINTED WOOD TRIM
X14	WOOD SHUTTERS
X15	WOOD CORBELS
X16	COPPER GABLET CAP
X17	PAINTED RICH GRILLE
X18	PAINTED RICH GRILLE
X19	PAINTED RICH GRILLE
X20	PAINTED RICH GRILLE
X21	PAINTED RICH GRILLE
X22	PAINTED RICH GRILLE
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X99	PAINTED RICH GRILLE
X100	PAINTED RICH GRILLE



Plant Legend

PLANT NAME	SIZE	QUANTITY	NOTES
1. California Anemone	24" x 36"	2	
2. Eriogonum fasciculatum	18"	4	
3. Eriogonum fasciculatum	18"	4	
4. Eriogonum fasciculatum	18"	4	
5. Eriogonum fasciculatum	18"	4	
6. Eriogonum fasciculatum	18"	4	
7. Eriogonum fasciculatum	18"	4	
8. Eriogonum fasciculatum	18"	4	
9. Eriogonum fasciculatum	18"	4	
10. Eriogonum fasciculatum	18"	4	
11. Eriogonum fasciculatum	18"	4	
12. Eriogonum fasciculatum	18"	4	
13. Eriogonum fasciculatum	18"	4	
14. Eriogonum fasciculatum	18"	4	
15. Eriogonum fasciculatum	18"	4	
16. Eriogonum fasciculatum	18"	4	
17. Eriogonum fasciculatum	18"	4	
18. Eriogonum fasciculatum	18"	4	
19. Eriogonum fasciculatum	18"	4	
20. Eriogonum fasciculatum	18"	4	

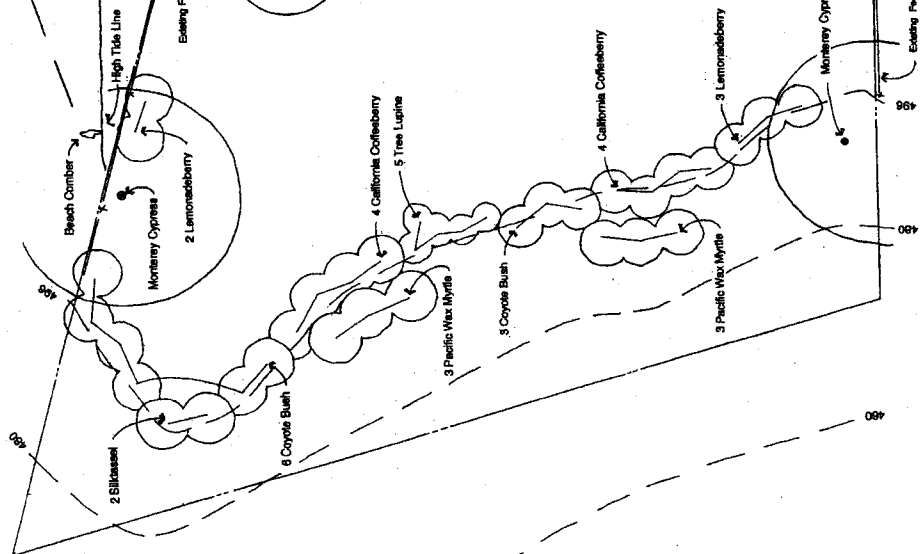
Planting Notes:
All plant material shall be nursery grown, healthy and free from disease and pests.

Planting holes shall be as deep as the root ball and 3 times the width.

Planting holes backfill shall be 75% native soil and aged chicken manure.

All planting holes and 2'-0" around the hole shall be mulched with redwood bark or fir bark.

All trees shall be staked with 2" x 10' scribe pole pine stakes, driven 2'-0" into the ground outside the rootball. The trees shall be tied with rubber tree ties, one tie to be located 3' above grade and the other tie located at the point where the top of the tree can not be seen if blown over.



Irrigation Notes:
All plantings shall be hand watered through the first dry season only.

PLAN

SCAPE

A

PLANT SPECIFICATIONS			
NO.	PLANT NAME	SIZE	QUANTITY
1	THUNBERGIA ALTA	100"	2
2	THUNBERGIA ALTA	100"	2
3	THUNBERGIA ALTA	100"	2
4	THUNBERGIA ALTA	100"	2
5	THUNBERGIA ALTA	100"	2
6	THUNBERGIA ALTA	100"	2
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100	THUNBERGIA ALTA	100"	2

PLANTING AREA PREPARATION

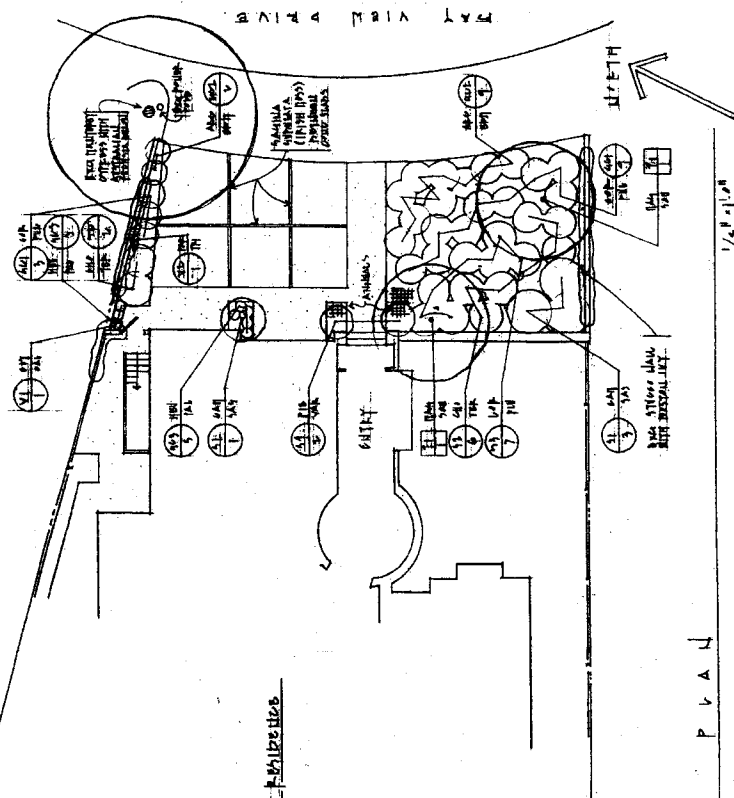
1. Remove all soil and debris from the planting area and ensure positive drainage away from all structures.
2. Cultivate of planting area to a minimum of 12" incorporating 5 cubic yards / 1000 of incorporated material.
3. After the completion of all grading and underground construction, all planting areas shall be covered with a minimum of 2" of mulch or other suitable material per existing topography to the drainage system or structure.
4. Existing plants to be moved and be protected from injury.
5. The condition of plants at completion to be moved shall be based within the degree of any existing top to the ground.

QUALITY OF PLANT MATERIALS

1. All plant material shall be healthy, green, healthy and free from disease and pests.
2. Plants and containers to be planted in the planting area shall be of suitable size and condition to be planted in the planting area.
3. Plants shall be protected from drying out, wind burn and injury during handling and storage.

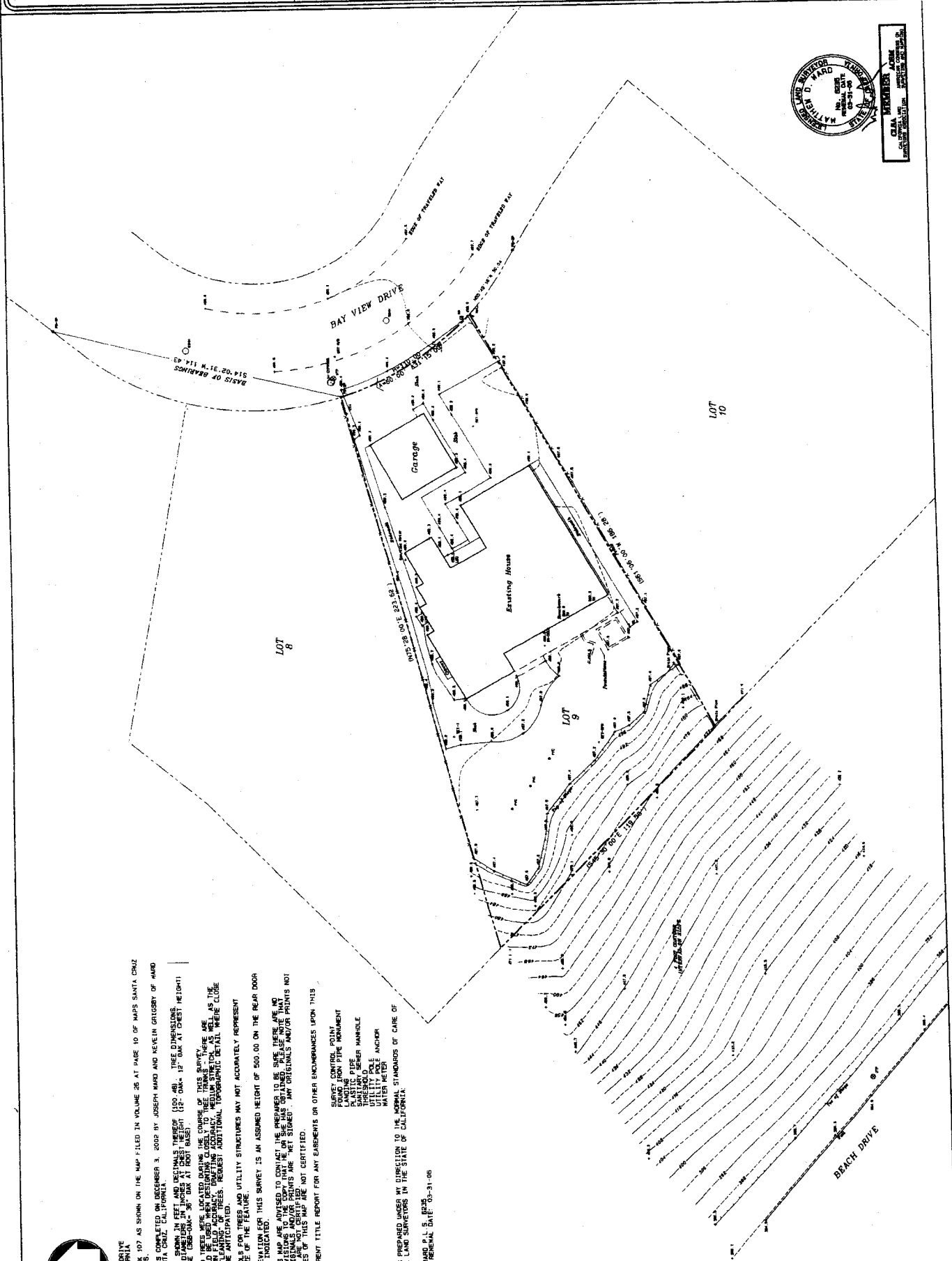
INSTALLATION

1. Planting holes shall be as deep as the rootball and 0.5 times the width of the rootball.
2. Shovel for the planting hole shall be 10% of the root ball and 0.5% of the root ball.
3. All planting holes shall be covered with 2" of mulch or 5" of bark or other approved material.
4. All trees shall be planted with 1" of root ball and 1" of root ball and 1" of root ball.





MEMBER
CIA
CALIFORNIA AND
NORTHWEST ASSOCIATION
AMERICAN CONGRESS ON
SMOKING AND NIPPING

[illegible]

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-6 (Single Family Residential, 6000 square feet per unit), a designation, which allows residential uses. The proposed residence is a principal permitted use within the zone district, consistent with the site's O-U, R-UL (Urban Open Space, Urban Low Residential) General Plan designation.

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

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

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made in that County Code Section 13.20.110 (c) requires development to be consistent with the Design Criteria and Special Use Standards and Conditions pursuant to County Code Section 13.20.130. In particular, County Code Section 13.20.130 (b) (1) requires new development to be "sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas." The applicant has revised the project many times to reduce second story massing and alteration of roof forms to help achieve consistency with these criteria. The most current redesign on the front elevation significantly reduces the impact to the adjoining homes. The house is still large, but the overall massing and scale of the residence has been articulated to the point that integration with the neighborhood has been achieved.

County Code Section 13.20.130 (d) also requires projects located on bluff tops to minimize visual intrusion and incorporate materials and finishes which harmonize with the character of the area. Even though the project is large relative to some of the surrounding structures, the structure is of relative size to some others as seen from the beach. In addition, the project complies with the required setbacks, lot coverage and floor area and height of the zone district and the massing of the structure has been varied and the roofline articulated to minimize the height of the dwelling when viewed from the beach. The proposed structure is setback from the top of the bluff approximately 35 feet, which will minimize the view of the second story element when viewed from the beach below. Furthermore, design revisions on the beach elevation have resulted in the removal of the second story turret on the northwest corner of the dwelling and reduction in the height of the southwest two-story element to a one-story element. The overall massing of the structure facing the beach has been significantly reduced and views of the revised two-story dwelling will be minimized given the bluff top setback and overall reduction in the second story elements facing the beach. Thus, views of the proposed two-story structure will be consistent with other large dwellings facing the beach.

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

This finding can be made, in that although the project site is located between the shoreline and the first public road, the property cannot and does not currently provide public access to the beach due to its location on a coastal bluff. Consequently, the proposed residence will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

The proposed residential use is allowed in the R-1-6 (Single Family Residential, 6000 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 that vary in size and architectural styles. This structure will be compatible within that range.

LCP policy 5.10.7 requires that infill structures on coastal bluffs be compatible with the existing pattern of development. Although the proposed residence is large relative to most of the surrounding structures, the proposed residence has been designed to be compatible, in scale with, and integrated with the character of the surrounding neighborhood by reduction in the second story floor area adjacent to the southwest property line, reduction of floor area at the rear of the structure facing the beach, and removal of the second unit facing the street. The building roof lines have been articulated throughout the building to reduce the overall massing of the entire structure and the wall lines have been varied along each elevation to minimize the massing of the building. Furthermore, the proposed structure is setback 35 feet from the bluff top, which minimizes views from the beach.

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 residence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the proposed residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single Family Residential, 6000 square feet per unit) zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

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 O-U, R-UL (Urban Open Space, Urban Low Residential) land use designation in the County General Plan.

The proposed residential structure 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 residence structure will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed residential structure will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residential structure will comply with the site standards for the R-1-6 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 parcel size is within the range of parcels located on the ocean side of the street.

Moreover, the project is consistent with Objective 8.6 (Building Design), which encourages development that "addresses the neighborhood and community context; utilizes scale appropriate to adjacent development; and incorporates design elements that are appropriate to surrounding uses and the type of land planned for that area." This is further elaborated in Policy 8.6.1, which "recognizes the potential for significant impacts to community from residential structures which are not well-proportioned to the site; and require residential structures to have a direct relationship to the parcel size as per the Residential Site and Development Standards ordinance, and Policy 8.6.4 (Review of Large Dwellings), which requires structures greater than 7,000 square feet in floor area to be consistent with the design criteria of the Visual Resources section of the General Plan and LCP Land Use Plan and the Zoning Ordinance."

The project does not exceed the ordinance site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories). And, even though the proposed structure is large relative to surrounding structures, the proposed structure is compatible with the neighborhood because the street front elevation has been redesigned to eliminate the second story element and is now one story, which is more consistent with many of the existing homes in the neighborhood. In addition, the stone wall at the entry has been reduced in width, which also reduces the overall width of the structure facing the street, and the dwelling has been redesigned to eliminate the second story element along the southwest elevation, which significantly reduces the impact to the immediate neighbor and neighborhood. These design changes have resulted in a structure consistent and compatible with the neighborhood.

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 residential structure is to be constructed on an existing lot developed with a single-family residence. The expected level of traffic generated by the proposed project is not anticipated to affect the peak trips per day because the site already contains a single-family dwelling. Thus, the replacement structure will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed residential structure is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the County Code Section 13.11.040 requires Design Review for construction of single-family dwellings where the project exceeds 500 square feet within Coastal Special Communities or within sensitive sites. In this case, the subject property is located within

a sensitive site, which is defined under County Code Section 13.11.030 as "any property ..located on a coastal bluff...". In addition, County Code Section 13.10.325 requires Design Review for residential structures in excess of 7,000 square feet and requires that a Residential Development Permit (Large Dwelling Approval) be obtained. As such, the final revised project plans were subject to Design Review, attached as Exhibit K.

As noted, the project has been redesigned to provide significant revisions to the structure so that the Urban Designer can make a finding of compatibility with the neighborhood as required by section 13.11, consistency with the Coastal Zone design criteria, and consistency with County Code Section 13.10.325 (d) (7), the Large Dwelling Design Guidelines, which require, among other findings, that "the structure(s) is compatible in terms of proportion, size, mass and height with homes within the surrounding neighborhood."

Although the structure is large relative to surrounding structures, the proposed structure has been redesigned many times and has resulted in elimination of the second story turret facing the beach and reduction in the southeast two story element to a one story element. These revisions reduce the bulk of the structure as seen from the beach and minimize visual impacts from the beach. The project also reduces the second story element to a one-story element on the south side elevation, which now presents a much less intrusive element to the immediate neighbor to the south, which is a one-story dwelling. Privacy is now maximized from this elevation. The north elevation minimizes windows and limits the amount of two story wall planes facing the adjoining neighbor, also a 1-½ story residence. In addition, the second story second unit facing the street has been eliminated and a stone wall adjacent to the proposed garage has been reduced in size. As shown on the plans, the front elevation, the most significant elevation of the building and the most predominant elevation for the neighborhood, now provides a one story façade with a roof line that tapers up to the second floor area and also reduces the width of the stone wall at the entry. Together, these revisions reduce the appearance of massing of the building significantly and narrows width of the wall closest to the street. Furthermore, the landscape plans provide three trees along the frontage of the site, which will soften the appearance of the structure over time.

Comparison of the two attached photo-simulations show significant improvements to the proposed elevations relative to the original design submitted. It should be noted that the photo-simulation shows street trees in the front yard adjacent to the proposed garage. These trees are not currently present on the site, but are noted on the landscape plans and intended to reflect the site when the trees are mature. However, with the revisions to the architectural design as shown, the Urban Designer now supports the revised design with a finding of neighborhood compatibility. The proposed residential structure will be of an appropriate scale and type of design consistent with the range within the neighborhood that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Large Dwelling Review Findings

1. The proposed structure is compatible with its surroundings given the neighborhood, location and environmental context and its design is consistent with the large dwelling design guidelines in County Code section 13.10.325(d); or

This finding can be made in that the project has been redesigned to provide a structure that is now consistent with County Code Section 13.10.325 (d) (7), Large Dwelling Design Guidelines, which require, among other findings, that "the structure(s) is compatible in terms of proportion, size, mass and height with homes within the surrounding neighborhood." The Urban Designer now supports the revised design with a finding of neighborhood compatibility as noted in the attached design review. Although the structure is large relative to surrounding structures, the proposed structure has been redesigned many times and has resulted in elimination of the second story turret facing the beach, reduction in the southeast two story element to a one story, elimination of the second story second unit facing the street, reduction in size and height of the stone wall facing the street that is adjacent to the garage and front yard area. The most significant elevation of the building, the front elevation, which faces the street and the most predominant elevation for the neighborhood, now provides a one story elevation with the roof line that tapers up to the second floor area that also reduces the width of the stone wall at the entry, which together reduces the appearance of massing of the building significantly and narrows the wall closest to the street.

2. The proposed structure, due to site conditions, or mitigation measures approved as part of this application, will be adequately screened from public view and will not adversely impact public viewsheds, neighboring property privacy or solar access, and its design is consistent with the large dwelling design guidelines set forth in County Code section 13.10.325(d).

This finding can be made in that the proposed project is consistent with the Large Dwelling Design Guidelines, as noted in finding 1. In addition, County Code Section 13.20.130 (d) requires projects located on bluff tops to minimize visual intrusion and incorporate materials and finishes which harmonize with the character of the area. Even though the project is large relative to the surrounding structures, the project complies with the required setbacks, lot coverage and floor area and height of the zone district and the massing of the structure has been varied on each elevation and the rooflines articulated to minimize the height of the dwelling and view from the beach. The proposed structure is setback from the top of the bluff approximately 35 feet, which will minimize the view of the second story element when viewed from the beach below. Furthermore, design revisions on the beach elevation have resulted in the removal of the second story turret on the northwest corner of the dwelling and reduction in the height of the southeast two-story element to a one-story element. The overall massing of the structure facing the beach has been significantly reduced and views of the revised two-story dwelling will be minimized given the bluff top setback and overall reduction in the second story elements

Application #: 04-0390

APN: 043-141-04

Owner: Thomason, Colburn J and Valdene

facing the beach characterized as infill and similar to what is there now.

The proposed project will not affect neighborhood privacy as the structure has been redesigned to eliminate the second story element on the southeast elevation facing the property to the southeast. Also, the northwest building elevation faces the roofline of the existing dwelling to the northeast and second story windows have been limited along the entire elevation, which limit views into the back yard of the adjacent property and maximizes privacy.

The project meets all required setbacks, which are intended to protect solar access.

Conditions of Approval

Development Permit No. 04-0390
Property Owner: Thomason, Colburn J and Valdene
Assessor's Parcel No.: 043-141-04

Exhibit A: Architectural Plans prepared by Matson Britton Architects, with sheet dates as follows:
Sheet P-1 dated 4/6/06 with revisions dated 12/1/2008, P-2 dated 8/16/04 with revisions dated 4/28/08, P-2a dated 8/16/04 with revisions dated 3/13/08, P-3 undated with revisions dated 4/28/08, P-4 dated 5/3/06 with revisions dated 12/01/08, P-5 dated 4/28/06 with dated 12/1/08, and P-6 dated 4/28/06 with revisions 12/1/08
Landscape Plans prepared by Ellen Cooper, dated 1/17/05 with revisions dated 1/16/06
Site Survey prepared by Ward Surveying, undated

- I. This permit authorizes the demolition of an existing dwelling and garage and to construct a new 2, 280 square foot single family dwelling with a 433 square foot basement, 76 square foot deck and a 281 square foot one story garage. 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.
 - D. 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.
 - 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 and/or Demolition 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, which shall be reviewed and approved by the Urban Designer prior to approval.
 2. Drainage, and erosion control plans.
 3. Plans shall be revised to correct floor plan/exterior elevation details including:
 - a. The street elevation shall be corrected to reflect the pantry door shown on the floor plan.
 - b. The floor plans shall be corrected to reflect the laundry room window shown on the street elevation.
 - c. The south elevation shall be corrected to include the second story roofline (in the background).
- 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. 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. Submit plans meeting all requirements of the County Department of Public Works and specifically address the following issues:
1. For fee calculations please provide tabulation of existing impervious areas and new impervious areas resulting from the proposed project. Make clear on the plans by shading or hatching the limits of both the existing and new impervious areas. A drainage fee will be assessed on the net increase in impervious area. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.
- D. Meet all requirements and pay any applicable plan check fee of the Aptos La Selva Fire Protection District to include:
1. A 30-foot clearance shall be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.
- E. Plans shall comply with all requirements of the Geological Report and Geotechnical Report Review and meet the following requirements:
1. Submittal of an engineered foundation plans are required, which show the augmentation of the home's foundation as required by the geotechnical engineer.
 2. Submittal of engineered grading and drainage plans, which conform to the recommendations made in the geotechnical report.
 3. The applicant shall submit plan review letters from the project soils engineer and engineering geologist. Plan review letters to state that the final building, grading and drainage plans are in conformance with the recommendations made in the reports prepared for this site.
 4. Final Landscape plans shall be submitted for review by the County Geologist.

5. All future development, as defined in the county Geologic Hazard Ordinance, must conform to the 35-foot setback from the coastal bluff as established by the project engineering geologist and geotechnical engineer.
- F. Meet all requirements of the County Department of Public Works Sanitation and shall specifically address the following:
1. Plans shall show the proposed location of on-site sewer lateral (s), clean-out(s), and connection(s) to existing public sewer on the plot plan of the building permit application.
 2. Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection work must be obtained from the District. Show all existing and proposed plumbing fixtures on floor plans of building application.
- G. Provide required off-street parking for 3 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. Submit revised landscape plans to include a 24 inch box replacement street tree for the Monterey Cypress tree shown as existing, but currently absent from the site. Final landscape plans shall address the recommendations of the Design Review, dated January 5, 2009, and shall be reviewed and approved by the Urban Designer.
- 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. A Declaration of Geologic Hazards form must be executed, recorded with the County Recorder's Office and a copy submitted to the Environmental Planning staff.
 - E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no

human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

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

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

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

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

Please note: This permit expires two years from the effective date 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.

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: 04-0390

Assessor Parcel Number: 043-141-04

Project Location: 534 Bay View Drive, Aptos CA 95003

Project Description: The applicant proposes to demolish an existing single-family dwelling and construct a new 7,135 square foot, 2 story, single-family dwelling with 4 bedrooms, 3 ½ bathrooms, and an 609 square foot attached garage. The structure includes an approximately 4,363 square foot first floor, a 2,772 square foot second floor, and a 609 square foot attached garage. The project requires a Coastal Development Permit and a Residential Development Permit for a dwelling in excess of 7,000 square feet.

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 3 - New Construction (Section 15303)

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

Proposal to demolish an existing single family dwelling and to reconstruct a single family dwelling

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

Sheila McDaniel, Project Planner

Date: _____

43-14

Tax Area Code
69-048 69-273

POR. APTOS RANCHO
NE. 1/4 SEC. 19, T.11S., R.1E., M.D.B. & M.

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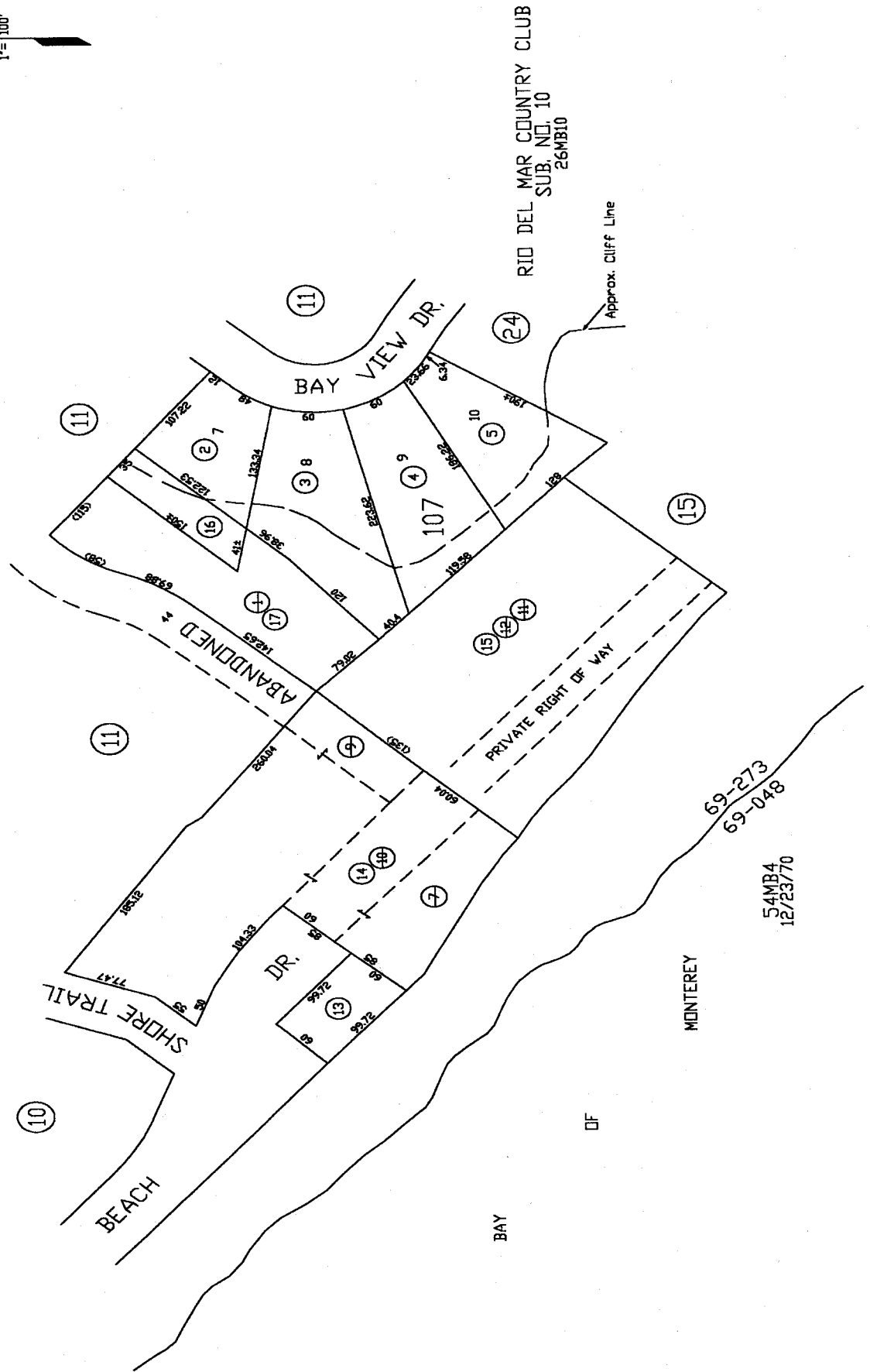
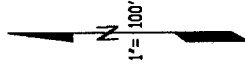
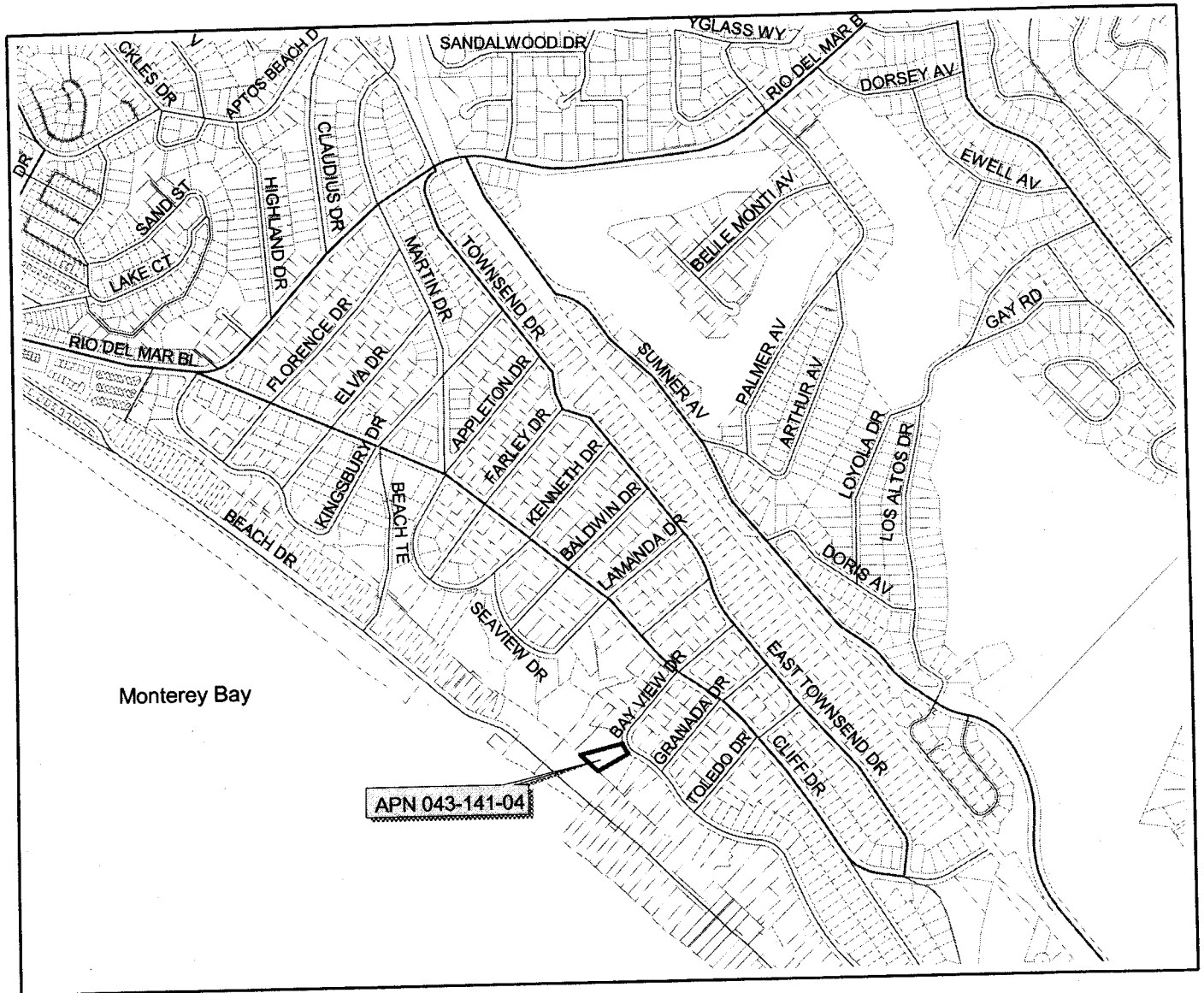


EXHIBIT E

Location Map



Monterey Bay

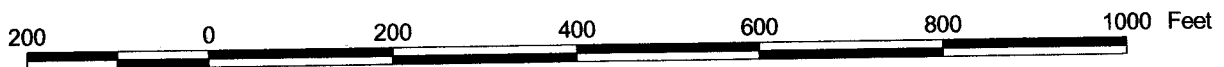
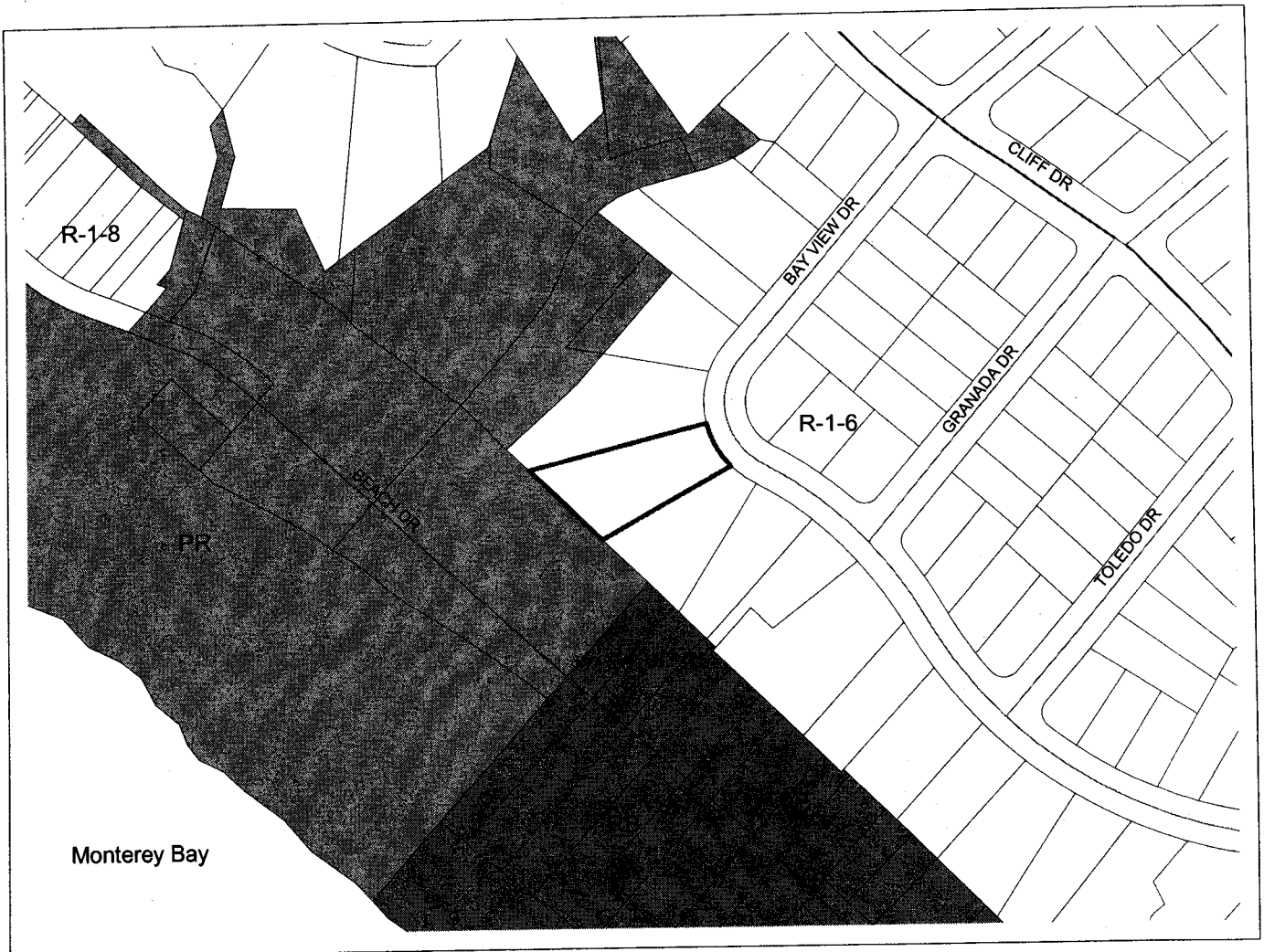
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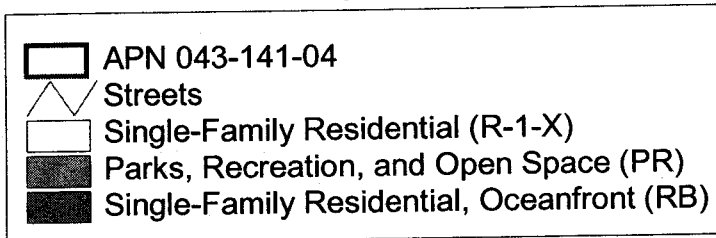
Map created by Santa Cruz County
Planning Department:
August 2004



Zoning Map

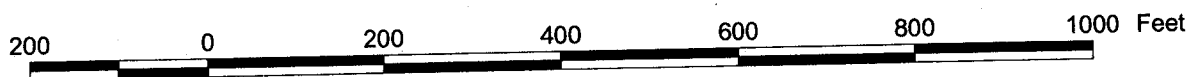
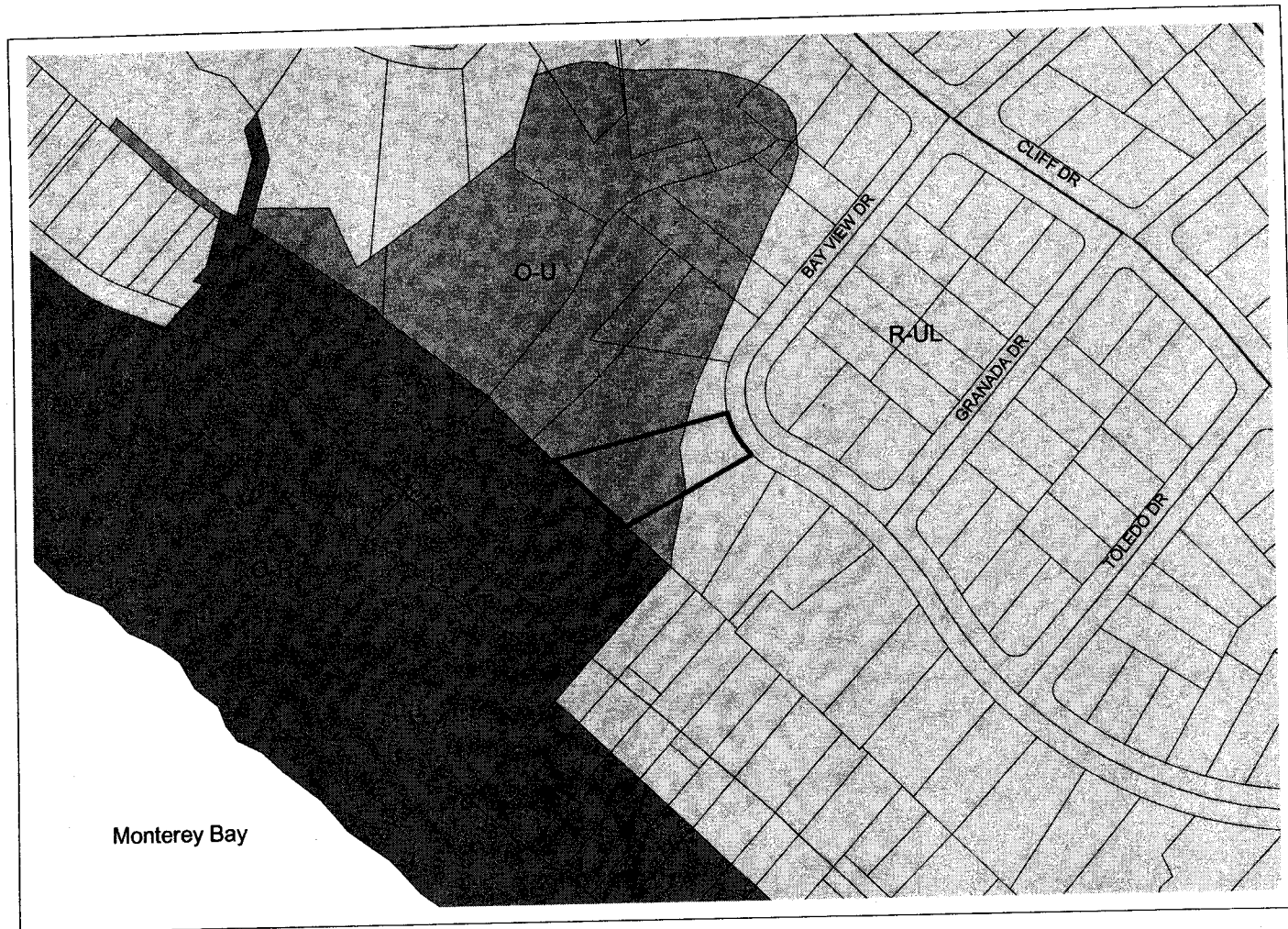


Legend

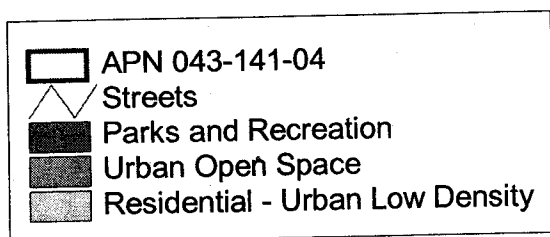


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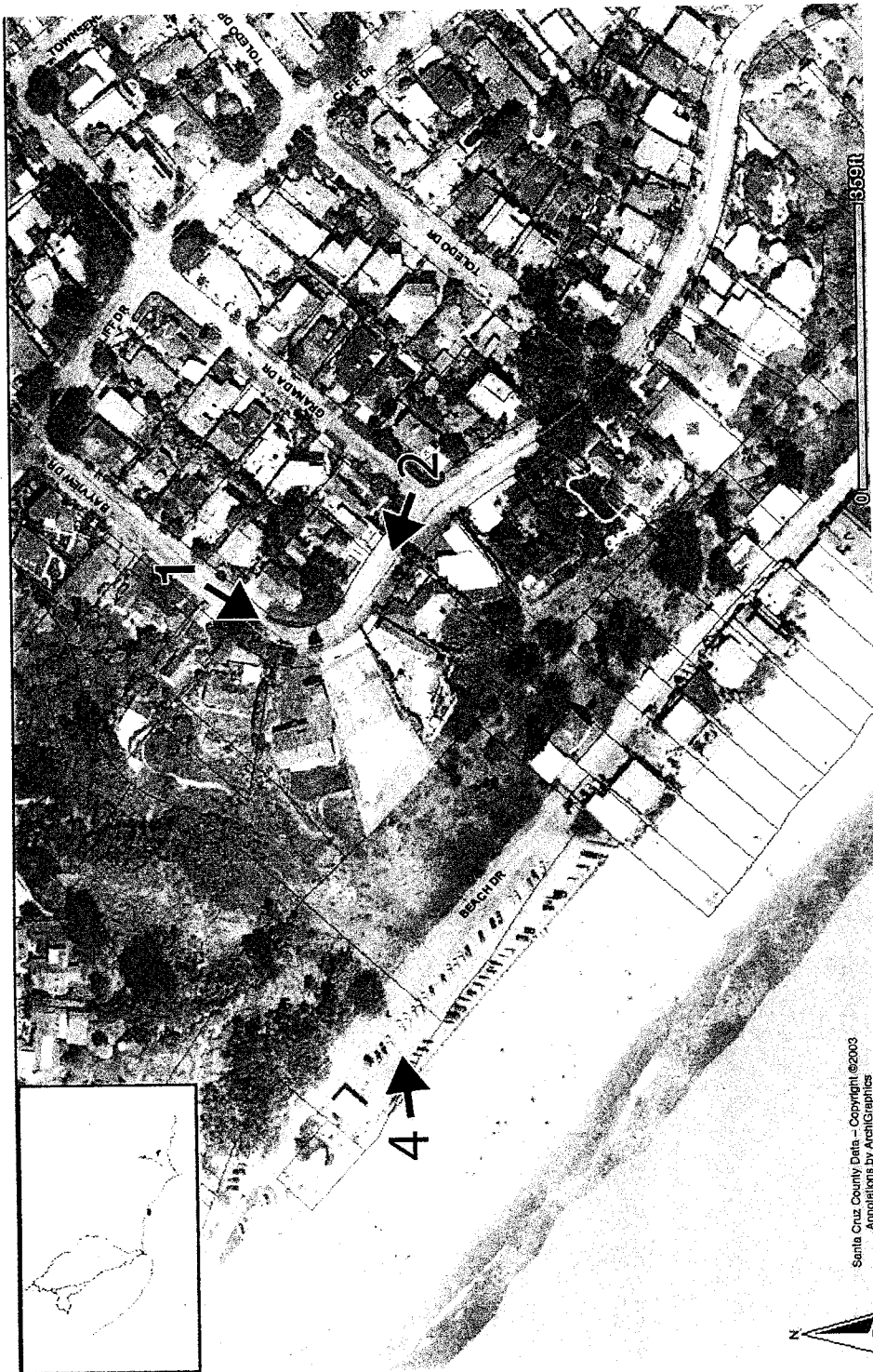
General Plan Map



Legend

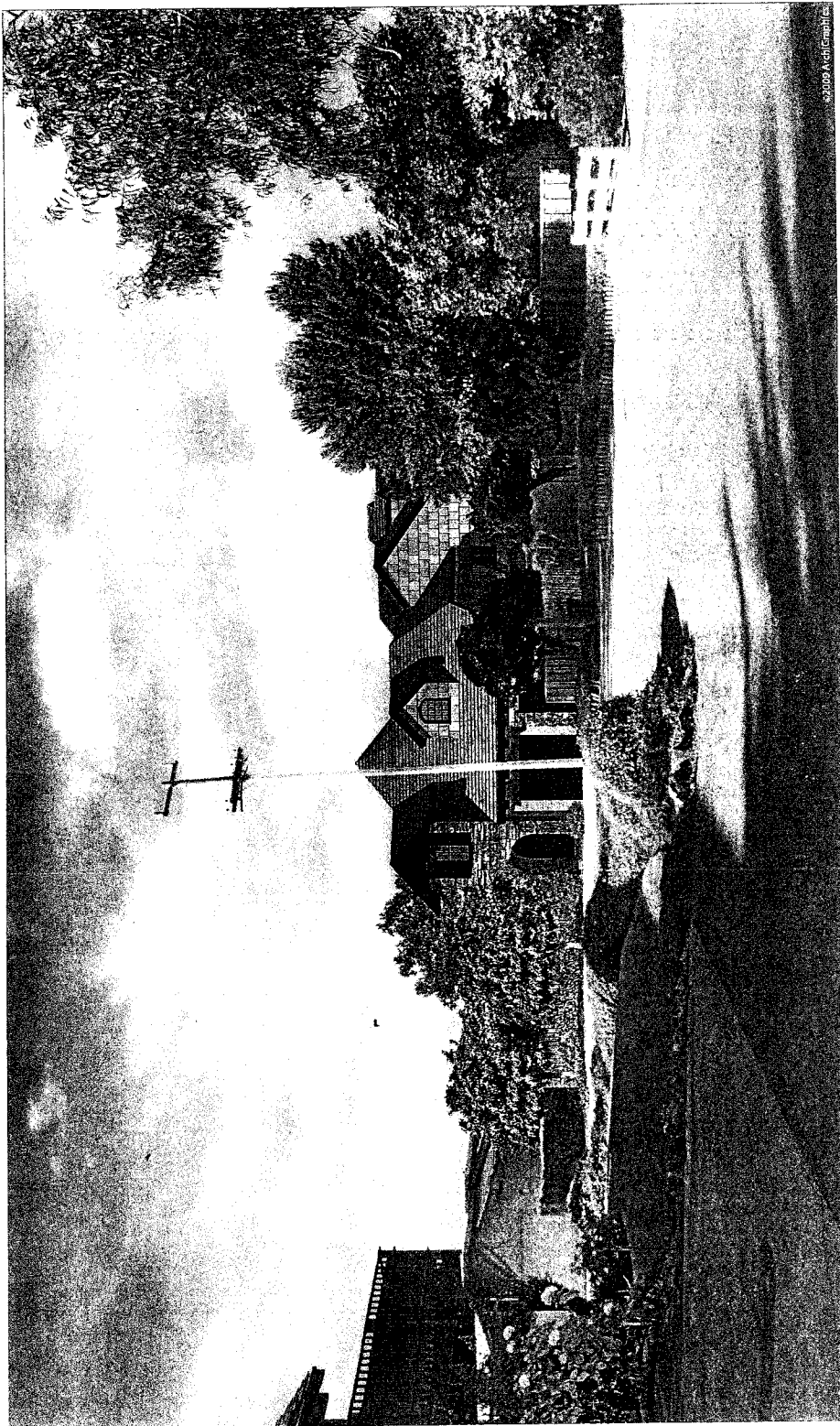


Map created by Santa Cruz County
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August 2004

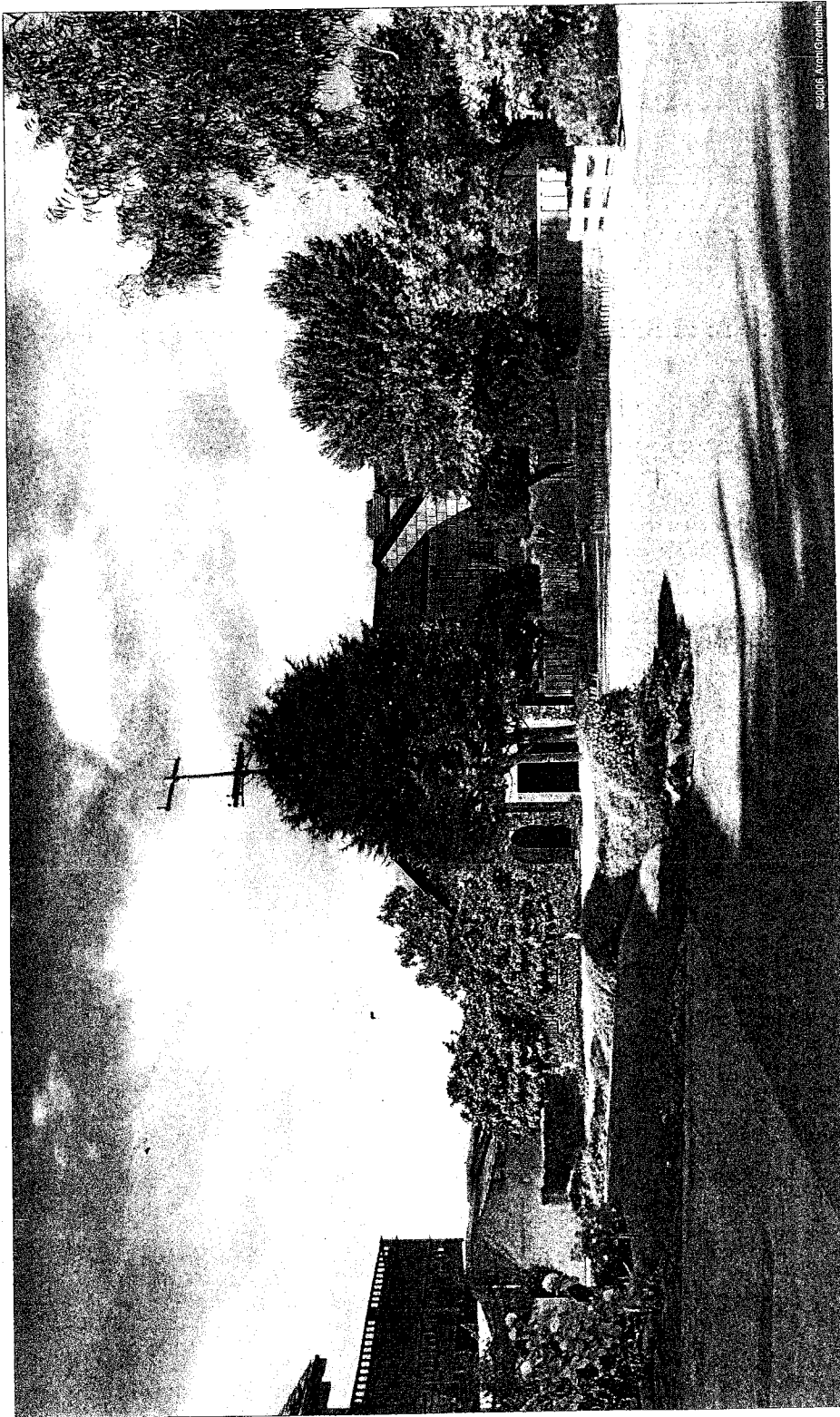


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Annotations by ArcGIS/MapInfo

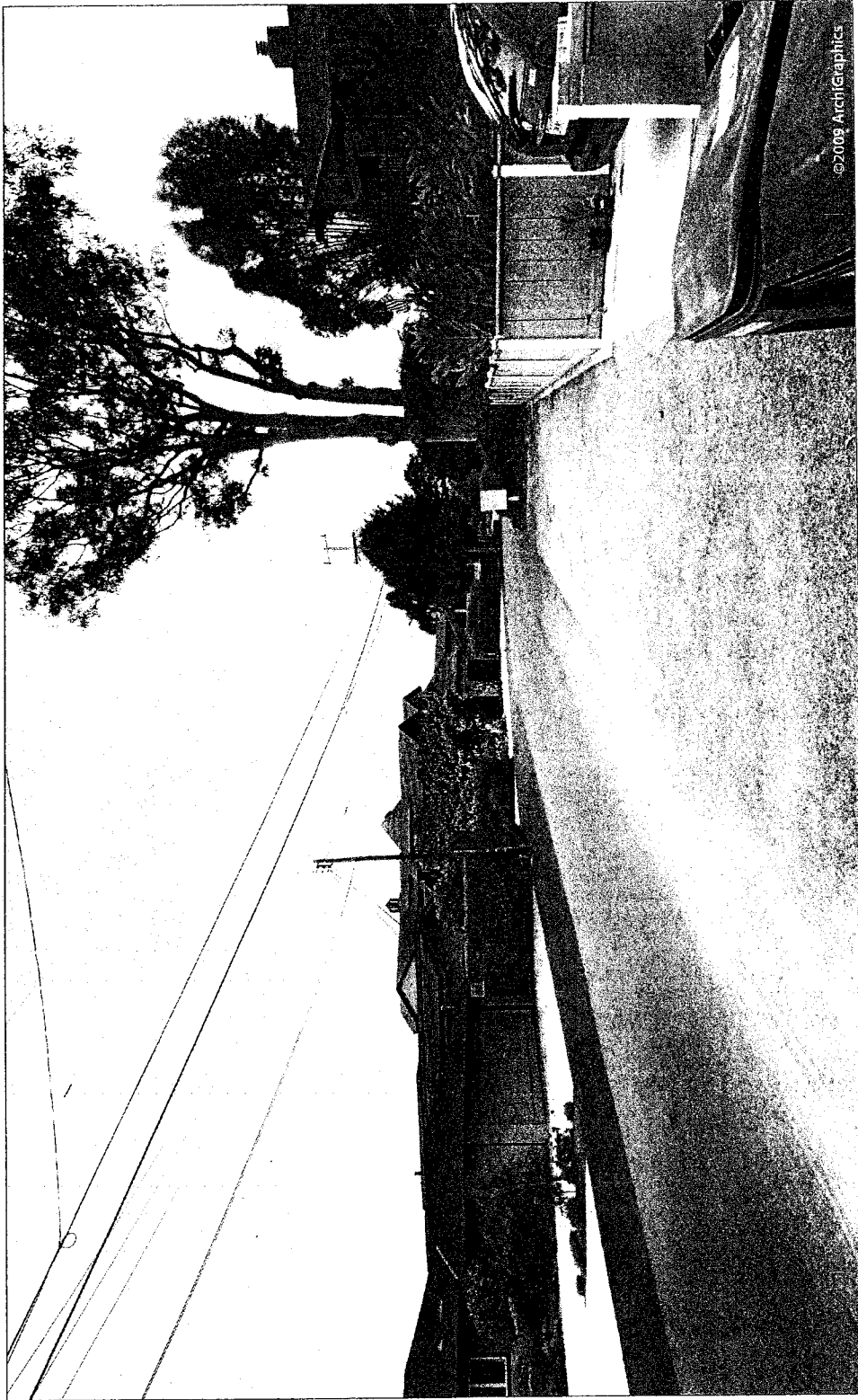
THOMASON RESIDENCE - Area Map
534 Bay View, Aptos CA
Matson Britton Architects



THOMASON view from beach, view 1
Matson Britton Architects
January 8, 2009
Rendering: ArchiGraphics



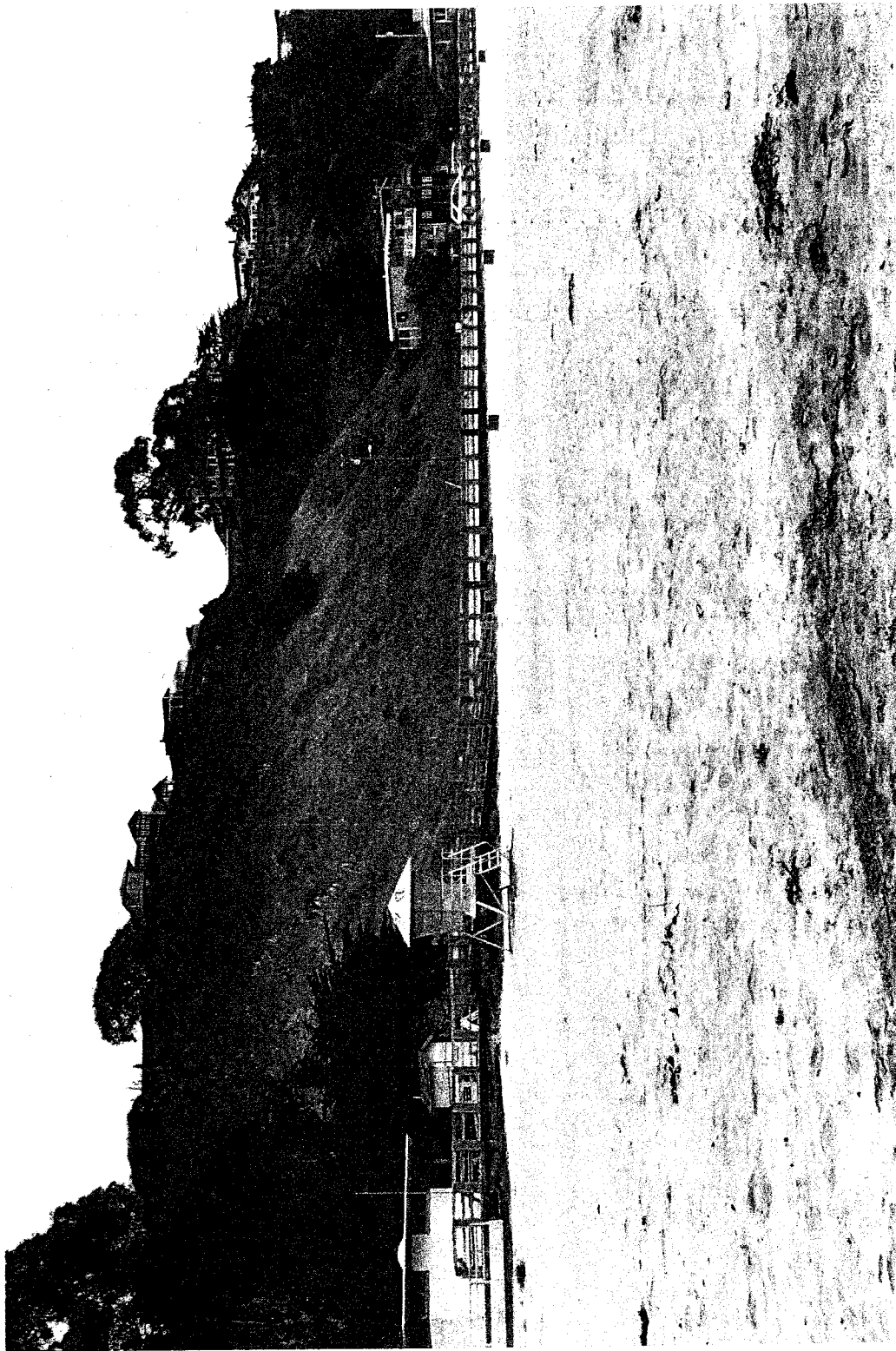
THOMASON view from beach, view 1 alternate with new tree placement
Matson Britton Architects
January 8, 2009
Rendering: ArchiGraphics



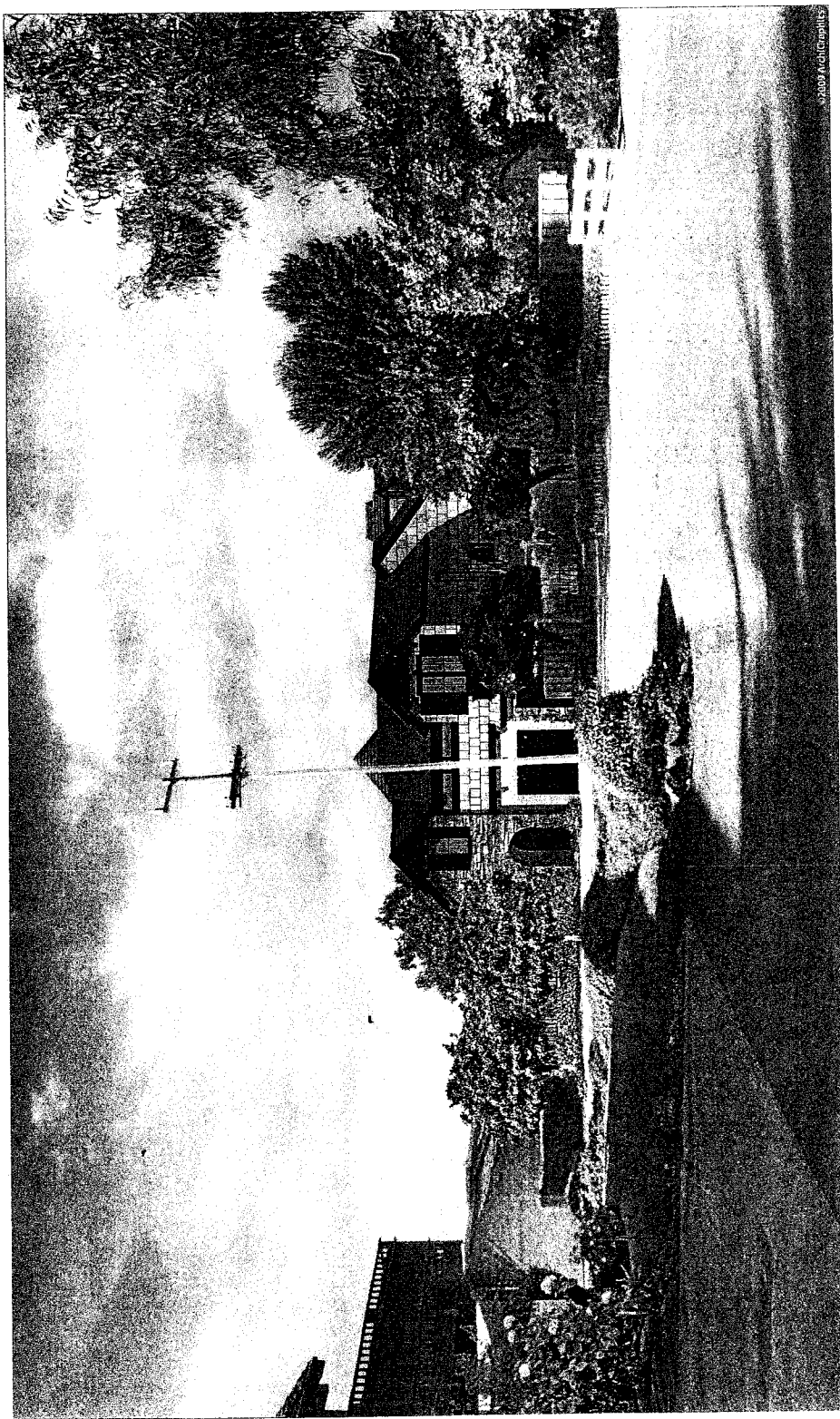
THOMASON view from beach, view 2
Matson Britton Architects
January 8, 2009
Rendering: ArchiGraphics



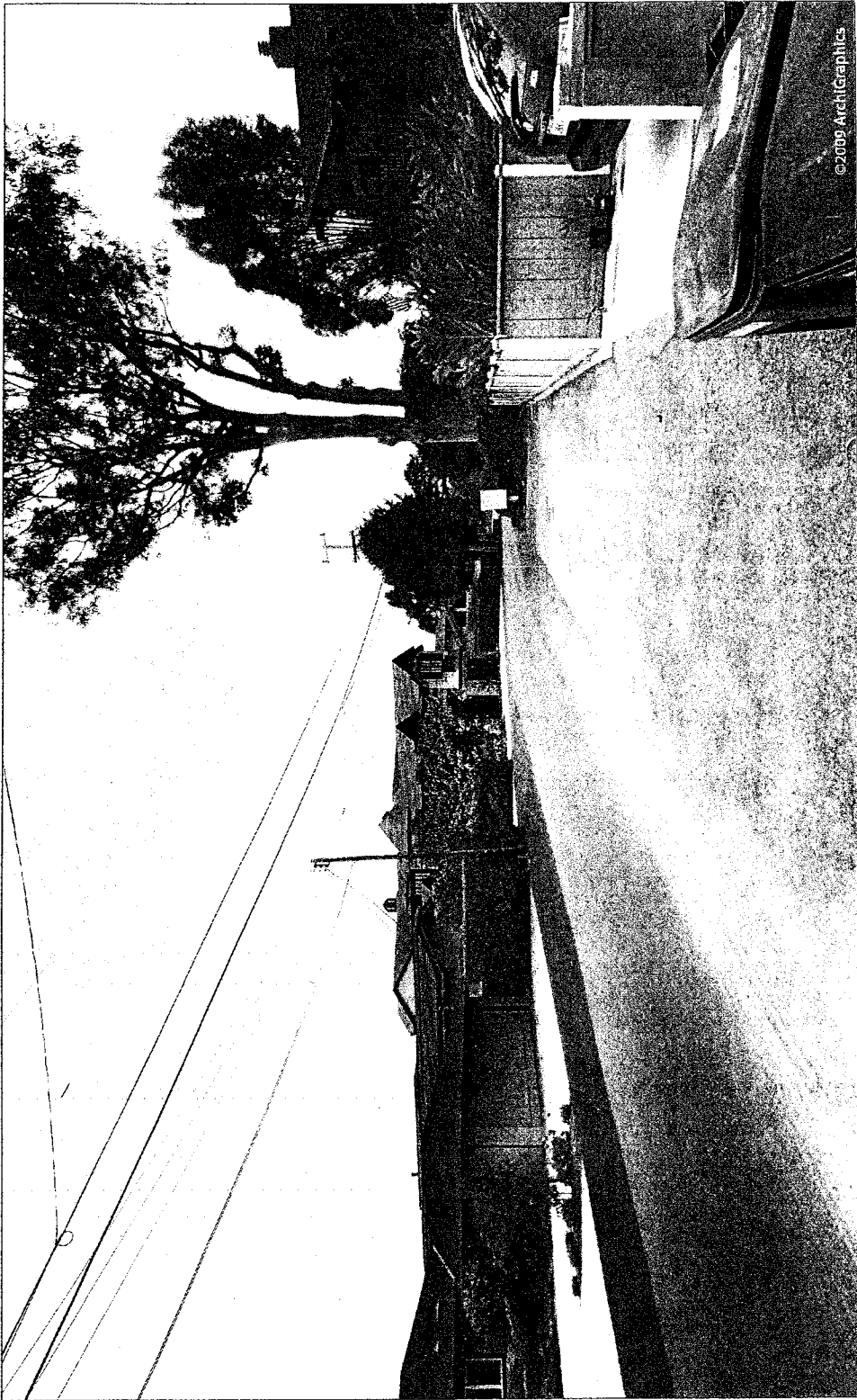
THOMASON view from beach, view 3
Matson Britton Architects
January 8, 2009
Rendering: ArchiGraphics



THOMASON view from beach, view 4
Matson Britton Architects
January 8, 2009
Rendering: ArchiGraphics



THOMASON view from beach, view 1 alternate
Matson Britton Architects
January 8, 2009
Rendering: ArchiGraphics



THOMASON view from beach, view 2 alternate
Matson Britton Architects
January 8, 2009
Rendering: ArchiGraphics

KATHLEEN
ARCHER
BOWDEN
ASSOCIATES

225 Ross Street, Santa Cruz, California 95060 • 831.425.3613 • kay@cruzio.com

October 17, 2005

Cove Britton
Matson & Britton
728 N. Branciforte Avenue
Santa Cruz, CA 95062

Cove:

I am enclosing my final report on the neighborhood meeting on the Thomason Residence at 534 Bay View in Aptos.

Please call me if you have any questions.

Sincerely,



Kay Archer Bowden

**Final Report from June 18, 2005 Meeting
Regarding Proposed Changes to Thomason Residence at
534 Bay View, Aptos, CA**

Prepared by Kay Archer Bowden

Introduction

I facilitated a meeting on Saturday, June 18, 2005, at Valdene and Colburn Thomason's house at 534 Bay View Drive in Rio del Mar. The purpose of the meeting was to provide the neighbors with information to assist them in understanding the Thomason's plans for their property. The Thomason's wanted to keep their neighbors informed.

On June 6, 2005 I sent letters to all property owners within 300 feet of the Thomason house inviting them to attend the June 18 meeting. A copy of that letter and a list of recipients are attached.

People who attended the June 18 meeting were:

Michael Abbott
Cove Britton
Jane Greene-Cowan
Gene Ravizza
Valdene Thomason
Don Wilhelm

Agenda

The Agenda used at the meeting was:

AGENDA
June 18, 2005

1. Welcome and Introductions
2. Clarify Meeting Purpose
3. Architect's Presentation
4. Question & Answer Period
5. Agree on Next Steps
6. Adjourn

Exhibits/Visual Aids/Presentation

To assist the neighbors in understanding the project, the architect showed them

- Three photo simulations
 - The present house as seen from Bay View Drive
 - The proposed house as seen from Bay View Drive
 - The front elevation of the house used in the two photos listed above
- The plan set submitted to the County Planning Department

The architect, Cove Britton, explained the plans. He and Valdene Thomason answered the neighbors' questions.

Questions/Concerns

1. Mr. Ravizza was concerned about windows overlooking his property.
2. Ms. Greene-Cowan commented that the entrance to the proposed house was pretty.
3. Mr. Wilhelm asked about logistics, i.e., when construction would occur.
4. Several people asked about the height of the ridgeline.
5. Mr. Ravizza, Ms. Greene-Cowan, and Mr. Abbott were concerned about the effect of the new house on the views from their homes.

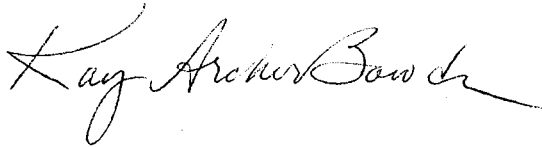
Next Steps

Meeting participants agreed to take the following follow-up steps:

1. The neighbors will call Kay Archer Bowden if they have further questions.
2. Kay Archer Bowden will keep track of the questions and find the appropriate person to answer the questions. (I received no calls.)

Follow-up

I did not receive any telephone calls from the neighbors after the meeting.

A handwritten signature in cursive script, reading "Kay Archer Bowden". The signature is written in dark ink and is positioned above the printed name.

Kay Archer Bowden

Attachments:

Invitation letter to neighbors

List of people invited

Photo simulation

Kathleen Archer Bowden

Meeting Facilitation & Consulting Services

June 6, 2005

Dear Neighbor:

I am writing to you on behalf of your neighbors, Mr. and Mrs. Thomason. The Thomasons have asked me to invite you to a meeting at their house at 534 Bay View Drive on Saturday, June 18th at 2:00 p.m.

Mr. and Mrs. Thomason are planning to replace their existing home and would like to discuss their plans with you. They have asked me to arrange and to facilitate a meeting with their neighbors. Mrs. Thomason and her architect, Cove Britton, will be at the meeting to describe the plans and answer your questions. We hope you will be able to join us on the 18th.

I will be traveling out of state until June 12th, but if you have questions about the meeting, please call my office at 425-3613. I will call you back on June 13th when I return to my office.

I look forward to meeting you on June 18th.

Sincerely,

Kay Archer Bowden

A	B	C	D	E
1	APN/DASH/OWNERNAME	COBY	OWNERADD	OWNERADD2
2	04311226 SKINNER JAMES R & JANIS M H/W CP		438 CLIFF DR	APTOS CA 95003
3	04311227 SEAFIRST BANK TRUSTEE ETAL	ROSEBUD/6974747	P O BOX 34020	SEATTLE WA 98124
4	04311302 LEE HOWARD J & EDRA PAULA H/W		20 CRESTWOOD	TROPHY CLUB TX 76262
5	04311307 SOUDART MICHEL & PAULA MARINA TRUSTEES		228 OAK GROVE AVE	ATHERTON CA 94027
6	04311309 BRIGGS DIXIE E TRUSTEE		526 BAYVIEW DR	APTOS CA 95003
7	04311408 MC RAY BENTON W & SHIRLEY A H/W JT		1825 KIRK MONT DR	SAN JOSE CA 95124
8	04311410 ORTIZ RAUL T & EVE H/W JT		7080 SOQUEL DR #D-352	APTOS CA 95003
9	04311411 GREENE ROBERT T & JANE M TRUSTEES		528 BAYVIEW DR	APTOS CA 95003
10	04311414 LONGMAN ANNE S TRUSTEE		851 SINEX AVE	PACIFIC GROVE CA 93950
11	04311415 KRAEGER BROOKA & DIANA GAY CO-TRUSTEES		13768 LONG RIDGE RD	LOS GATOS CA 95030
12	04311416 GARDINER BLANCHE L & JEFFREY W CO-TRUSTEES	C/O BOB GARDINER	570 ST CLAIR DR	PALO ALTO CA 94306
13	04311402 KILNER RICHARD B TRUSTEE ETAL		827 E GREENWICH PL	PALO ALTO CA 94303
14	04311403 EMMONS JANET H TRUSTEE		532 BAYVIEW DR	APTOS CA 95003
15	04311404 THOMASON COLBURN J & VALDENE H/W TO		7080 N MARKS #102	FRESNO CA 93711
16	04311405 RAVIZZA EUGENE A & MARY DIANNE TRUSTEES		9 O'KEEFE LN	LOS ALTOS CA 94022
17	04311414 CALIFORNIA STATE OF	DEPT OF PARKS & RECREATION	303 BIG TREES PARK RD	FELTON CA 95016
18	04311418 KILNER RICHARD B & CAROL A TRUSTEES		827 GREENWICH PL	PALO ALTO CA 94303
19	04315246 WHITE THOMAS O ETAL		25 ESTATES DR	ORINDA CA 94563
20	04315248 ROYAN PATRICK M & TERESA S TRUSTEES		20170 UPPER THOMPSON RD	LOS GATOS CA 95033
21	04315249 KOKES JOSEPH E & MARTHA P TRUSTEES		387 GORDON AVE	SAN JOSE CA 95127
22	04315250 YOUNG E JAMES TRUSTEES ETAL		400 W SANTA INEZ	HILLSBOROUGH CA 94010
23	04315251 MENEZES JOHN J & DOROTHY TRUSTEES		P O BOX 2800	LOS BANOS CA 93635
24	04315252 MENEZES HILL RANCH CO		1624 PACHECO BLVD	LOS BANOS CA 93635
25	04315267 HAWLEY SARAH D ETAL		8645 CARMEL VALLEY RD	CARMEL CA 93923
26	04324111 RIDINO BONNIE S/S		543 BAYVIEW DR	APTOS CA 95003
27	04324113 BARON ROBERT L & ELLEN G TRUSTEES		1714 MULBERRY LN	SAN JOSE CA 95125
28	04324302 BAKEWELL GRANT M JR ETAL	GRANT M & ANN S BAKEWELL	P O BOX 745	SAN CARLOS CA 94070
29	04324303 KASHIAN EDWARD M & JEANNE C H/W CP		8385 N FRESNO ST #160	FRESNO CA 93720
30				
31				

	A	B	C
1	APNNODASH	SITEADD	SITEADD2
2	04311302	524 BAY VIEW DR	APTOS CA 95003
3	04311307	528 BAY VIEW DR	APTOS CA 95003
4	04311309	526 BAY VIEW DR	APTOS CA 95003
5	04311406	109 GRANADA DR	APTOS CA 95003
6	04311410	533 BAY VIEW DR	APTOS CA 95003
7	04311411	528 BAY VIEW DR	APTOS CA 95003
8	04311414	521 BAY VIEW DR	APTOS CA 95003
9	04311415	527 BAY VIEW DR	APTOS CA 95003
10	04311416	525 BAY VIEW DR	APTOS CA 95003
11	04314102	530 BAY VIEW DR	APTOS CA 95003
12	04314103	532 BAY VIEW DR	APTOS CA 95003
13	04314104	534 BAY VIEW DR	APTOS CA 95003
14	04314105	536 BAY VIEW DR	APTOS CA 95003
15	04314114	SEACLIFF SB	APTOS CA
16	04314115	SEACLIFF SB	APTOS CA
17	04315248	591 BEACH DR	APTOS CA 95003
18	04315249	528 BEACH DR	APTOS CA 95003
19	04315250	529 BEACH DR	APTOS CA 95003
20	04315251	526 BEACH DR	APTOS CA 95003
21	04315252	527 BEACH DR	APTOS CA 95003
22	04324111	543 BAY VIEW DR	APTOS CA 95003
23	04324113	104 GRANADA DR	APTOS CA 95003
24	04324301	538 BAY VIEW DR	APTOS CA 95003
25	04324302	540 BAY VIEW DR	APTOS CA 95003
26	04324303	544 BAY VIEW DR	APTOS CA 95003
27			

Q	A		B	C	D	E
	APN	OWNER NAME				
1	04311224	KIEBERT OEELEEN TRUSTEE	COBY	OWNERADD	OWNERADD2	
2	04311407	JACOBS THOMAS R & PAMELA HW JT		456 SEAVIEW DR	APTOS CA 95003	
3	04311408	RIDLEY JEAN J & JOYCE H CO-TRUSTEES		107 GRANADA DR	APTOS CA 95003	
4	04311409	ABBETT MICHAEL J & GERALDINE M TRUSTEES		105 GRANADA DR	APTOS CA 95003	
5	04311413	HATHAWAY JOAN M TRUSTEE		103 GRANADA DR	APTOS CA 95003	
6	04324112	FARMER SANDRA L UJW		523 BAY VIEW DR	APTOS CA 95003	
7				541 BAY VIEW DR	APTOS CA 95003	



July 6, 2005

David Keyon, Project Planner
County of Santa Cruz Planning Department
701 Ocean Street – 4th Floor
Santa Cruz, CA 95060


RE: Application #04-0390; APN 043-141-04

Dear Mr. Keyon,

As agent for the owner on application 04-0390, I request /acknowledge/accept the appropriate time extension in regards to the required public hearing time frame.

Thank you for your consideration in this matter.

Sincerely,


Cove Britton
Architect

INTEROFFICE MEMO

Application No: 04-0390`

Date: January 5, 2009

To: Sheila McDaniel, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new residence at 534 Bayview Drive, Aptos

The architect has made significant revisions in previous routings, including the following:

1. Rear (bluff-facing) elevation –
 - a. reducing the height of a portion of the northwest tower-like element to one story.
 - b. reducing the height of the southwest two story element to one story.

The net result of these two revisions was reducing the bulk of the structure as seen from the beach. Both ends of the residence facing the bluff were revised to lessen the massing. Previous submittals are available for review.

2. South (side) elevation –
 - a. removed second floor, which lowered roof line and wall height.

This revision offered a much less intrusive elevation to the immediate neighbor.

The most recent discussions between staff and the architect have revolved around the impact of the massing of the front elevation to the street.

The following sums up the most current revisions:

1. The second unit above the garage has been removed.
2. The stone wall at the entry has been reduced in width.

These revisions have greatly reduced the impact to the public view along the street by reducing the mass of the structure at the front, and narrowing the wall which is closest to the street.

With the most recent resubmittal, the massing of the residence has been reduced to the point where the Urban Designer can support a recommendation of approval, and agree with the finding that the structure is compatible with the neighborhood.

INTEROFFICE MEMO

Application No: 04-0390 (final routing)

Date: January 5, 2009

To: Sheila McDaniel, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new residence at 534 Bayview Drive, Aptos

GENERAL PLAN / ZONING CODE ISSUES

Design Review Authority

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

Design Review Standards

13.20.130 Design criteria for coastal zone developments

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

Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area		?	<i>Suggest as a Condition of Approval that landscape in the rear yard be reviewed per this criteria.</i>
Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A

Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A

In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

Design Review Authority**13.11.040** Projects requiring design review.

- (a) Single home construction, and associated additions involving 500 square feet or more, within coastal special communities and sensitive sites as defined in this Chapter.

13.11.030 Definitions

- (u) "Sensitive Site" shall mean any property located adjacent to a scenic road or within the viewshed of a scenic road as recognized in the General Plan; or ***located on a coastal bluff***, or on a ridgeline.

Design Review Standards**13.11.072** Site design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A

Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		

Design Review Authority

13.11.040 (c) New single family residences or remodels of 7,000 square feet or larger as regulated by Section 13.10.325.

Design Review Evaluation

13.10.325 (d)

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Changes in the natural topography of the building site are minimized.	✓		
Grading cuts and fills are minimized, and when allowed are balanced.	✓		
House design and accessory structure horizontal elements follow hillside contours, where applicable.			N/A
Colors and materials are used to reduce the appearance of building bulk. Use of earthtone colors is encouraged.	✓		
Building height appearance is minimized by varying the height of roof elements and setting back higher portions of the structure from prominent viewpoints.	✓		
Ridgeline silhouettes remain unbroken by building elements. Building envelopes should be allocated to the lower portions of hillside lots, where feasible.			N/A
The structure(s) is compatible in terms of proportion, size, mass and height with homes within the surrounding neighborhood	✓		
Architectural features break up massing. This can be accomplished by varying rooflines, puncturing large wall expanses with bay windows or recessed wall planes, or using a combination of vertical and horizontal architectural elements.	✓		
Landscaping helps blend the structure(s) with the natural environmental setting of the site.		?	<i>Suggest as a Condition of Approval that landscape in the rear yard be reviewed per this criteria.</i>
Existing vegetation is preserved as much as possible.			N/A

The structure(s) is sited to take advantage of existing trees and land forms.			N/A
Fast-growing, native landscaping is planted to screen elements visible from viewpoints located off the parcel on which the structure is located	✓		
Second story windows facing close neighboring properties are minimized.	✓		
Upper floor balconies and decks are oriented toward large yard areas.	✓		
The structure is located on the site as far from property lines as possible.		✓	
Landscaping is used to enhance privacy.	✓		
The location of the structure(s) on the site minimizes view blockage within public viewsheds.			N/A

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Sheila McDaniel
Application No.: 04-0390
APN: 043-141-04

Date: December 29, 2008
Time: 10:46:54
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 10, 2004 BY ROBIN M BOLSTER =====

NO COMMENT

===== UPDATED ON SEPTEMBER 10, 2004 BY ROBIN M BOLSTER =====

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 10, 2004 BY ROBIN M BOLSTER =====

At the time of building application the following items must be addressed:

- 1) Engineered foundation plans are required, which show the augmentation of the home's foundation as required by the geotechnical engineer.
- 2) Engineered grading and drainage plans must be submitted, which conform to the recommendations made in the geotechnical report.
- 3) Plan review letters from the project soils engineer and engineering geologist must be submitted. Plan review letters to state that the final building, grading and drainage plans are in conformance with the recommendations made in the reports prepared for this site.
- 4) Final Landscape Plans must be submitted for review by the County Geologist.
- 5) All future development, as defined in the County Geologic Hazard Ordinance, must conform to the 35-foot setback from the coastal bluff as established by the project engineering geologist and geotechnical engineer.

Prior to building permit final, a Declaration of Geologic Hazards form must be executed, recorded with the County Recorder's office and a copy submitted to Environmental Planning Staff.

Dpw Drainage Completeness Comments

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

===== REVIEW ON SEPTEMBER 8, 2004 BY JOHN G LUMICAO =====
NO COMMENT

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON SEPTEMBER 8, 2004 BY JOHN G LUMICAO ===== A drainage fee will be assessed on the net increase in impervious area. The fees are currently \$0.85 per square ft . To receive credit for previously permitted impervious areas being removed, replaced or modified, please submit assessor's records and any other documentation of permitted structures to establish eligibility for fee credits.

Discretionary Comments - Continued

Project Planner: Sheila Mcdaniel
Application No.: 04-0390
APN: 043-141-04

Date: December 29, 2008
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Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON AUGUST 20, 2004 BY RUTH L ZADESKY =====
Show driveway plan view and centerline profile.
===== UPDATED ON JANUARY 11, 2005 BY RUTH L ZADESKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON AUGUST 20, 2004 BY RUTH L ZADESKY =====
Driveway to conform to County Design Criteria Standards.
Encroachment permit required for all off-site work in the County road right-of-way.
===== UPDATED ON JANUARY 11, 2005 BY RUTH L ZADESKY =====
Driveway to conform to County Design Criteria Standards.
Encroachment permit required for all off-site work in the County road right-of-way.

Dpw Road Engineering Completeness Comments

===== REVIEW ON SEPTEMBER 8, 2004 BY TIM N NYUGEN ===== 1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The structural section, a centerline profile, and a typical cross section.

2. Indicate on plans how the driveway will connect to the Bay View Dr. and there is existing curb, gutter, and sidewalk. ===== UPDATED ON JANUARY 21, 2005 BY GREG J MARTIN =====
No comment.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON SEPTEMBER 8, 2004 BY TIM N NYUGEN =====
NO COMMENT
===== UPDATED ON JANUARY 21, 2005 BY GREG J MARTIN =====

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON SEPTEMBER 2, 2004 BY ERIN K STOW =====
DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED
A 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.
All Fire Department building requirements and fees will be addressed in the Building Permit phase.
Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

Discretionary Comments - Continued

Project Planner: Sheila Mcdaniel
Application No.: 04-0390
APN: 043-141-04

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

===== REVIEW ON SEPTEMBER 2, 2004 BY ERIN K STOW =====
NO COMMENT

October 5, 2005

Mr. David Keyon
County of Santa Cruz Planning Department
701 Ocean Street
Room 400
Santa Cruz, CA 95060

Re: APN 043-141-04
Proposed development 534 Bay View Drive, Rio Del Mar

Dear Mr. Keyon,

We have been residents of Bay View Drive for over 25 years. We are writing to appeal to the Planning Commission's sense of neighborhood, community and protection of our coast. The proposed new home will encompass over 8000 square feet of our quaint, coastal street. It will impact the integrity of not only the fragile coastal bluff, but also the privacy, views and ambiance of all surrounding residents.

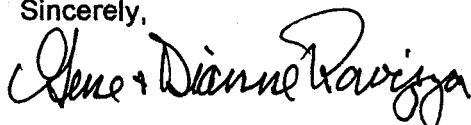
We are so committed to preserving Bay View Drive as it appears today, that we purchased the home next to our existing residence, Bay View, in order to preserve our neighborhood from exactly what is happening with this proposed "mega-home".

When making your final determination on the permit for 534 Bay View, please consider the fact that the home will be built on all the allowable property, except the required setbacks. What will be the impact to the coastal bluff? Perhaps it is time to reconsider the current zoning. Just because lot lines include bluffs and rocks, is this in the best interest of the coast?

Please take into consideration the compatibility of this home with the others in the neighborhood. How many other residents is this huge home affecting by blocking their views, light and privacy? Please give consideration to what defines a "neighborhood" and help us preserve ours.

We are available at any time for a meeting. Since we live directly next door to the residence, we would appreciate keeping us in the loop on this project. Thank you in advance for your consideration.

Sincerely,



Gene and Dianne Ravizza
(831) 662-2674

NEXT DOOR NEIGHBOR
AT 536 BAY VIEW DR

David Keyon

From: Michael Abbett [mike@theabbetts.com]
Sent: Monday, September 12, 2005 7:29 AM
To: David Keyon
Cc: raoulortiz@yahoo.com; gene_ravizza@cei.com
Subject: Re: Proposed project at 534 Bayview Drive

Dear Mr. Keyon,

Not having received a response, I am sending this E-mail again just on the chance that you did not receive it. If you were out of the office or just unable to reply yet due to your workload, please accept my apology for the added inconvenience.

Very truly yours,

Mike Abbett

Dear Mr. Keyon,

Would you please give me an update on the status of your review of the plans for the 534 Bayview Drive, Aptos project. When you replied to my earlier E-mail in late July (see below), you indicated that you may be ready for a public hearing in two to three months, but that due to your workload, the date was problematic.

Since that time many of us in the neighborhood have had informal discussions, and some of us have gone to the Planning Department to review the plans. As I indicated in my earlier E-mail and in a letter that I sent to you (did you receive it?), the overwhelming consensus in the neighborhood is that the current plans are incompatible with and will have an adverse impact on the neighborhood. We are particularly distraught that the architect and owners seem to have no interest in actually considering the impact of this project on the neighbors. When some of us attended the open house that they held on July 2, in response to an inquiry of whether the purpose of the open house was to solicit input and suggestions from the neighbors or was purely informational, Mr. Britten's response was "this is strictly for information."

As you know, the proposed new house is on a property which is on the bluff, and although the entire property is 16,509 sq. ft., the buildable area is much less than that. Therefore, the percent coverage of the buildable area is much greater than the 29.9%/49.9% stated in the plans as they were submitted. In fact, it is clear that the plan is to build on virtually all the property except for the required setbacks.

Careful review of the plans shows that the north and south elevations span approximately 120', which greater than the depth of almost all lots in this area. It is only by capitalizing on the un-buildable part of the plot that they are able to meet the maximum allowable coverages, but clearly they are exceeding the intent of those zoning restrictions.

We in the neighborhood would appreciate an update on the status of your review of this project.

Very truly yours,

Mike Abbett
103 Granada Drive

At 04:21 PM 7/20/2005, you wrote:
>Dear Mike Abett,

>
>I was forwarded a copy of your e-mail to Larry Kasparowitz, the County's
>Urban Designer, regarding the proposed new house at 534 Bayview Drive. I
>am the project planner for this project so all future inquiries regarding
>this project should be made through me.

>
>The project is likely to go to a public hearing before the Zoning
>Administrator within the next two to three months, and public notices will
>be sent out to all neighbors within 300 feet of the property about two
>weeks prior to the hearing. Due to my current workload, I cannot
>guarantee a hearing date at this time. Prior to the hearing, you and any
>other neighbors are free to come and view the plans, as long as you let me
>know in advance that you are coming so I can leave a set of plans out in
>the records room. Any concerns or questions should be addressed to me
>through letters, e-mail, or phone calls.

>
>My e-mail address is pln790@co.santa-cruz.ca.us, phone is (831) 454-3561.

>
>David Keyon
>County of Santa Cruz Planning Dept.
>Development Review