



Staff Report to the Zoning Administrator

Application Number: **08-0428**

Applicant: Matson Britton Architects
Owner: Allen and Teresa Fleishman
APN: 042-051-11

Agenda Date: 3/6/09
Agenda Item #: 6
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing single family dwelling and to construct a 2 bedroom, 3 bathroom, 2 story single family dwelling of about 1487 square feet with an attached 225 square foot garage and to construct a 6 foot tall wall and place a hot tub over 18" in height within the front yard.

Requires a Coastal Development Permit, a Residential Development Permit to construct a wall over 3' within the required 15' front yard setback, a Variance to reduce the front yard setback from 15' to 8.5' at the location of the hot tub, and Preliminary Grading Review.

Location: Property located on the east side of Glen Drive in Rio Del Mar, across the bridge from Moosehead Drive and approximately 20 feet northwest from the intersection with Creek Drive.

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

Permits Required: Coastal Development Permit, Residential Development Permit, & Variance
Technical Reviews: Preliminary Grading Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0428, based on the attached findings and conditions.

Exhibits

- | | |
|---|------------------------------|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoning map |
| C. Conditions | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size: 2999 square feet

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

Existing Land Use - Parcel: Single Family Residential
Existing Land Use - Surrounding: Single Family Residential
Project Access: Via Creek Drive or Glen Drive
Planning Area: Aptos
Land Use Designation: R-UM (Urban Medium Residential)
Zone District: R-1-4 (Single family residential - 4,000 square feet per dwelling unit)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: FEMA mapping shows parcel as located within a flood hazard area; however, the survey data provided indicates that the elevation of the parcel is above the FEMA base flood elevation (BFE). This datum is based on NGVD1929; therefore, the proposed construction is not subject to FEMA flood elevation requirements.
Soils: Geotechnical Report indicates the potential for seismic induced liquefaction; therefore the applicant will be required to record a Declaration of Geologic Hazards.
Fire Hazard: Not a mapped constraint.
Slopes: Site slopes gently downwards to the east (<15%).
Env. Sen. Habitat: The parcel is mapped for Dudley's Lousewort, a protected species; however, Environmental Planning Staff have determined that this species does not exist at the site.
Grading: Approximately 198 cubic yards of earth will be moved as a result of the project; preliminary grading review completed
Tree Removal: No trees proposed to be removed
Scenic: Mapped scenic resource area; parcel minimally visible from scenic beach viewshed or other public vista.
Drainage: Conceptual drainage plan reviewed and approved by DPW Stormwater Management; additional information required at building permit stage.
Archeology: Not a mapped resource

Services Information

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

History

The subject parcel was created in 1925 as part of the Aptos Beach Country Club Properties Subdivisions (No. 2) and the parcel boundaries have remained unchanged.

The existing residence was approved by the Zoning Administrator in 1983 for a Coastal Permit and the right to use a less than 40' right of way for frontage and access (83-74-CZ). The associated building permit was finalized in 1984 (76087).

Project Setting

The subject parcel is approximately 2,999 square feet and is located on the west side of Aptos Creek, across from the Rio Del Mar Esplanade. The parcel is accessed from Glen Drive, a private road with a 25 foot right of way. Glen Drive and Creek Drive intersect about 20 feet south east of the subject parcel and again intersect about 380 feet north of the subject parcel, thereby forming a circular drive which encloses 18 parcels developed with residences. The parcels within the Glen Drive/Creek Drive "circle" range in size from 1,868 square feet to 5,507 square feet. In addition, there are 12 parcels, mostly developed with single family dwellings, located on the west side of Glen Drive. Creek Drive continues south past the intersection with Glen Drive to access 6 additional residentially zoned parcels.

The subject parcel is zoned R-1-4 (Single Family Residential - 4,000 square foot minimum) and is designated R-UM (Urban Medium Residential) in the County General Plan. Parcels to the north, south, east, and west hold the same General Plan designation and implementing zone district and are developed with single family dwellings. Further to the east and adjacent to Creek Drive is Aptos Creek, which opens to Rio Del Mar beach, about 760 feet south of the subject parcel.

The parcel is characterized by gently downward sloping topography to the east (<15% slope) towards Aptos Creek. West and south of Glen Drive, across the street from the subject property, the topography slopes steeply upwards with over 30% slopes. The neighborhood is located about 70 feet below Aptos Wharf Road, about 16-25 feet above sea level. This parcel is minimally visible from the Rio Del Mar scenic beach viewshed.

The subject parcel is a pie shaped lot with three sides consisting of two side property lines and a front property line; therefore, if built out to the setbacks, the only available yard space will be in the front of the house along Glen Drive. Surrounding homes within the "circle" also have limited yard space within the rear and side yards; however most are rectangular lots that offer more space for a rear yard than the subject parcel.

Project Description and Analysis

The applicant is proposing to demolish the existing single family dwelling and construct a new two story single family dwelling of about 1,487 square feet with an attached 225 square foot one car garage. The applicant is also proposing to construct a 6 foot maximum height stucco garden wall about 4 feet from the edge of the traveled way (Glen Drive), at it's closest point, which is within the required 15' front yard setback. In addition, the applicant is requesting a Variance to install a hot tub over 18" in height to be located about 8.5 feet from the front property line.

The proposed residence will have two bedrooms and three bathrooms, which is the same as the originally permitted residence; therefore, there is no increase in the intensity of the use. There

will be an attached one car garage and two parking spaces available outside of the right of way, within the driveway.

The proposed residence will be about 28 feet tall at its highest point, as measured on the exterior of the addition to finished grade. The neighborhood is an area of mixed architectural styles and the proposed design, colors, and materials are compatible with the surrounding variety. The proposed residence does not block views of the ocean in that the proposed residence will be about the same height as the existing residence and it will be only marginally visible from the scenic beach viewshed.

Overheight Wall

The proposed garden wall will be a maximum of 6 feet in height and, at its closest point, will be located about 4 feet from the edge of the road as traveled. Although the wall will be located on the inside of the corner, site distance will not be compromised by the addition of a six foot solid wall beyond what currently exists. Glen Drive slopes up towards the residence in this location; therefore, pedestrians and vehicles will be able to view oncoming traffic up or down the hill. In addition, there will be a minimum of 4 feet between the edge of the road and the wall which is enough room for pedestrians and bicycles to move off of the roadway to avoid traffic.

The wall is intended to provide a private, safe yard area for the residence where no other yard area is available due to the odd pie shape of the parcel and 5 foot setbacks.

Variance

As mentioned above, the parcel is a pie shaped lot with three sides consisting of two side yards with 5 foot setbacks and a front yard with a 15 foot setback. The parcel is only about 2,991 square feet (as surveyed); therefore, the proposed residence will be constructed to the setbacks leaving the only open space/yard area at the front of the parcel along Glen Drive. A six foot garden wall is proposed to surround a 400- 500 square foot area at the front of the parcel to create a private, enclosed yard. Within the enclosed front yard, the applicant is proposing to install an above ground hot tub, which will encroach approximately 6.5 feet into the required 15 foot front yard setback; therefore, the applicant is requesting approval of a variance to reduce the front yard setback in the location of the hot tub (as shown on Exhibit A) to 8.5 feet.

Staff was able to make the findings for a variance due to the shape of lot and the inability to provide adequate yard area anywhere else on the parcel.

Zoning & General Plan Consistency

The subject property is a 2,991 square foot lot, located in the R-1-4 (Single Family Residential - 4,000 square feet per dwelling unit) zone district, a designation which allows residential uses. The proposed single family dwelling is a permitted use within the zone district and the project is consistent with the site's (R-UM) Urban Medium Residential General Plan designation. The proposed project complies with all of the R-1-4 site standards, with the exception of the variance request for a reduced front yard setback for a hot tub, as shown below:

	Required R-1-4 Site Standards	Proposed Site Standards
Front Yard	15'	15' (Variance for 8.5' required at location of proposed hot tub)
Side Yards	5' & 5'	5' & 5'
Rear Yard	15'	Three sided lot; no rear property line
Maximum Height	28'	28'
Lot Coverage	40%	36%
Floor Area Ratio	50%	50%

Local Coastal Program Consistency

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site is not identified as a priority acquisition site in the County's Local Coastal Program and will not interfere with public access to the beach, ocean, or other nearby body of water. Public beach access is located about 400 feet south at Rio Del Mar State Beach.

Design Review

The proposed design of the single family dwelling is a Mediterranean style that includes such features as clay tile roofs, arched windows, and a stucco exterior with stone veneer accents. Adjacent homes to the east are a similar Mediterranean style and have many of the same features as the proposed residence. Other residences in the surrounding Glen Drive/Creek Drive area are of varied architectural style and most also appear to be built out to the setbacks (where topography permits); therefore, the proposed design of the residence is compatible with the character of the surrounding community. In addition, the Rio Del Mar Esplanade, a special area as designated in the County General Plan, is located across Aptos Creek about 600 feet from the subject parcel and it is possible that portions of the proposed structure will be visible from the Esplanade. Special design criteria under County Code Section 13.20.147, requires that new commercial development along the Rio Del Mar esplanade be compatible with the Mediterranean style of the existing buildings; therefore, although the residence will not be located within this designated special area, the design, if visible, is compatible with the requirements for new development in that area. In addition, the proposed residence complies with all County requirements for bulk, mass, and scale.

The proposed residence will not be taller than the existing two story residence and will therefore not create a new obstruction of surrounding ocean views and will incorporate new landscaping features to buffer the view of the 6 foot wall from the street.

All new utility and service lines shall be installed underground as a condition of the permit.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **08-0428**, 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

Report Prepared By: Samantha Haschert
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3214
E-mail: samantha.haschert@co.santa-cruz.ca.us

CONSULTANTS

ARCHITECT

WATSON BRITTON ARCHITECTS
128 N. BRANCAVILLI
SANTA ANA, CA 92701
PHONE: 949-425-0544
FAX: 949-425-4715
EMAIL: north@watsonbrt.com
CONTACT: MARTHA WATSON

CIVIL ENGINEER

RICHARD RISH ENGINEERING
305 PORTER ST. SUITE 42-202
SANTA ANA, CA 92701
PHONE: 949-425-1523
FAX: 949-425-1523
EMAIL: richard@risheng.com
CONTACT: RICHARD RISH

SURVEYORS

WARD SURVEYING
1741 SEABOARD AVENUE STE A
SANTA ANA, CA 92701
PHONE: 949-425-5505
FAX: 949-425-6956
EMAIL: survey@ward.com
CONTACT: MATT WARD

SOILS ENGINEER

PACIFIC CREST ENGINEERING
444 AIRPORT BLVD., STE 106
WATSONVILLE, CA 95076
PHONE: 831-722-4446
FAX: 831-722-4196
EMAIL: elizabeth@pacificcresteng.com
CONTACT: ELIZABETH MITCHELL

FLEISHERMAN RESIDENCE

NEW RESIDENCE

110 GLEN DRIVE APTOS, CA 95003

PROJECT SUMMARY

OWNERS

TERESA & ALLEN FLEISHMAN
110 GLEN DRIVE
APTOS, CA 95003

A.P.N.

042 - 091 - 11

OCCUPANCY

R-3 (PER 2007 C.B.C.)

GROUP

VB

CONSTRUCTION

TYPE:

PROJECT DESCRIPTION:
THIS PROJECT IS TO DEMOLISH AN EXISTING TWO STORY
SINGLE FAMILY DWELLING AND BUILD A NEW TWO STORY
S.F.D. INCLUDING TWO BEDROOMS, THREE BATHS, KITCHEN,
DINING, LIVING ROOM, FAMILY ROOM, AN ATTACHED
SINGLE CAR GARAGE, 6' GARDEN WALL AND HOT TUB.

LOT SIZE

2441 S.F.

PROPOSED FLOOR AREAS

FIRST FLOOR: 1671 S.F.

GARAGE: 225 S.F.

COVERED PORCHES: 12 + 96 + 97 + 85 S.F.

SECOND FLOOR: 1702 S.F.

DECKS: 14 S.F.

(COVERED INCLUDED - 75 S.F.)

TOTAL CONDITIONED SPACE = 1487 S.F.

ADJUSTED COVERED AREA:

NORTH SIDE = 36 - 140 = 0 S.F.

WEST SIDE = (12 + 15 + 104) = 131 - 140 = 0 S.F.

SOUTH SIDE = (75 + 97) = 172 - 140 = 0 S.F.

ADJUSTED FLOOR AREA = (1487 + 225) - 225 (GARAGE
CREDIT) = 1487 S.F.

TOTAL LOT COVERAGE = 1671 + 225 + 85 = 1971 S.F.

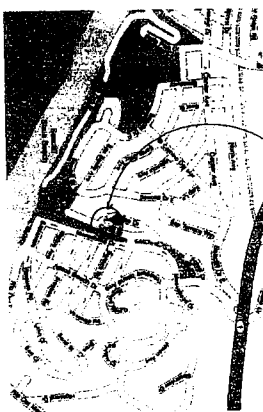
F.A.R. = (1487 S.F. / 2441 S.F.) X 100 = 44.72%

LOT COVERAGE = (1071 S.F. / 2441 S.F.) X 100 = 36.01%

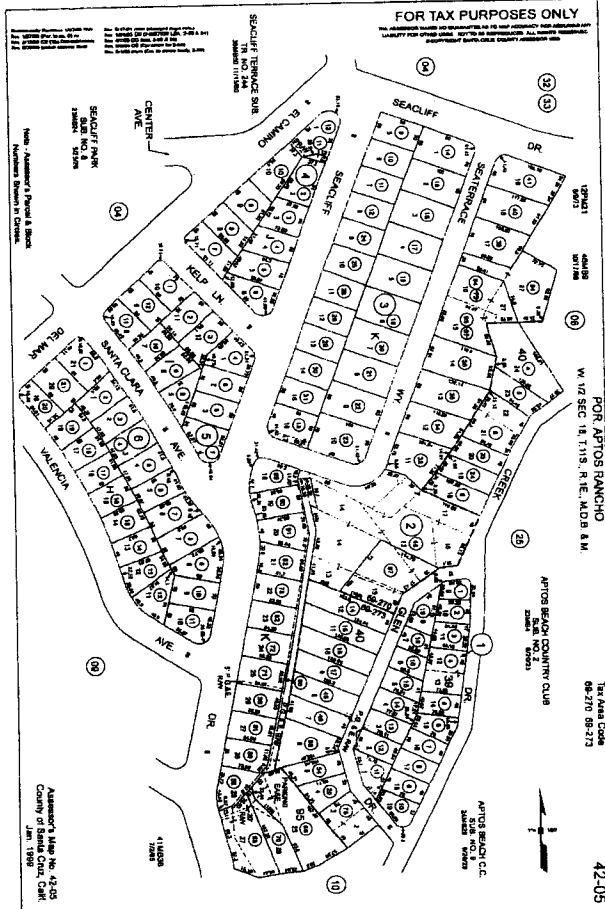
SHEET INDEX

ARCHITECTURAL DRAWINGS

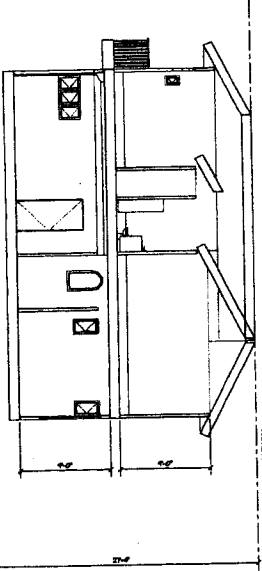
- P1 TITLE SHEET
- P2 SITE PLAN
- P3 PROPOSED FLOOR PLANS
- P4 PROPOSED ROOF PLAN
- P5 PROPOSED SOUTH & WEST ELEVATIONS
- P6 PROPOSED NORTH & EAST ELEVATIONS
- P7 EXISTING EXTERIOR ELEVATIONS
- CIVIL DRAWINGS
- C-1 GRADING & DRAINAGE PLAN
- C-2 DETAILS
- C-3 EROSION CONTROL PLAN
- SURVEY
- TOPOGRAPHIC SURVEY PLAN



VICINITY MAP
NTS



ASSESSOR'S PARCEL MAP
NTS



BUILDING SECTION
3/16" = 1'-0"

EXHIBIT A

FLEISHERMAN - 7 - RESIDENCE

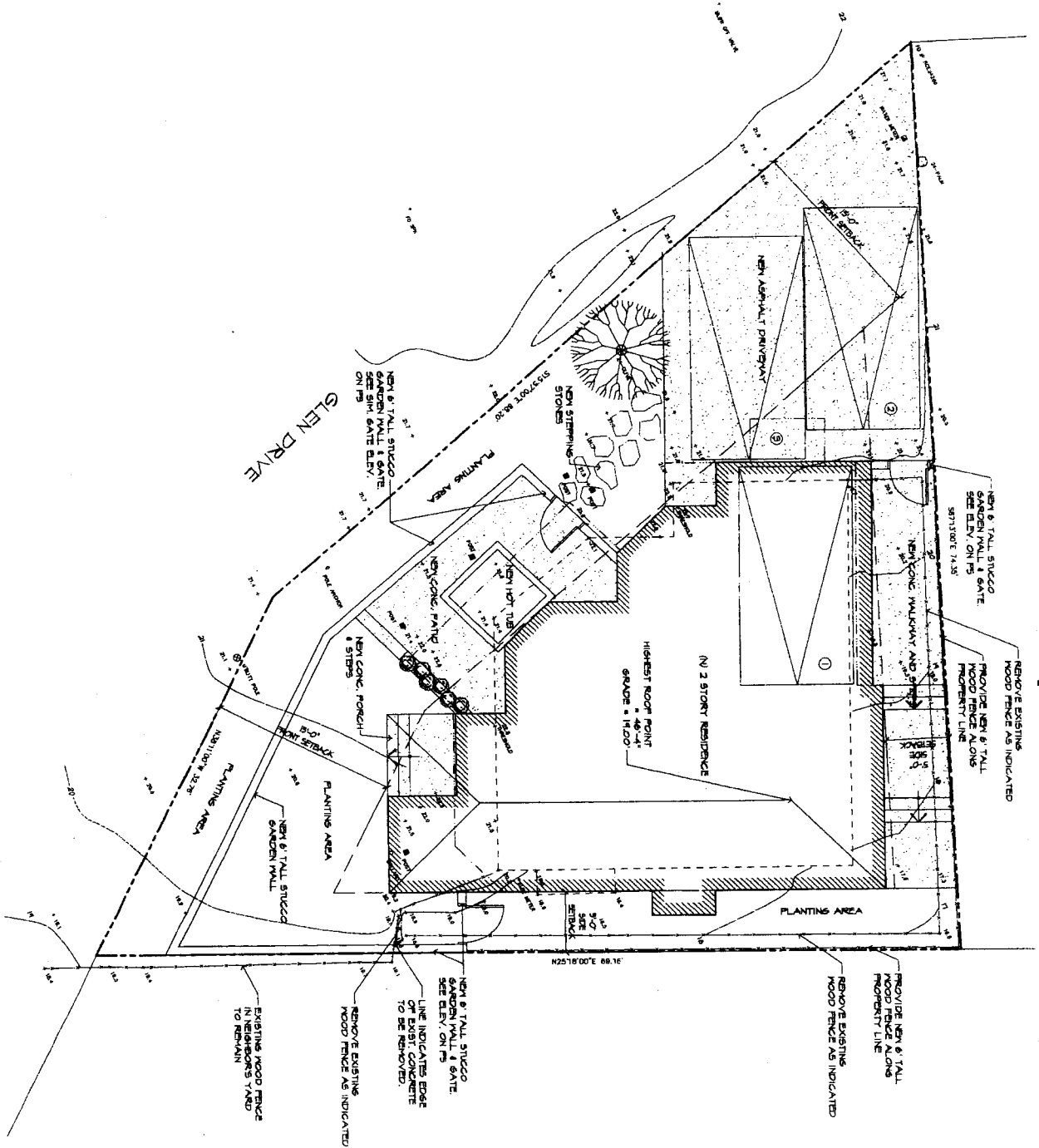
110 GLEN DRIVE
APTOS, CALIFORNIA 95003
APN: 042-091-11

TITLE SHEET

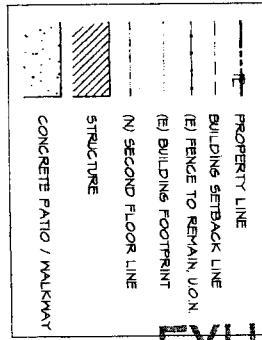
P1

SITE PLAN

1/4" = 1'-0"



SITE LEGEND



NOTE:
THIS PLAN IS PREPARED WITH INFORMATION PROVIDED BY THE SURVEY PREPARED BY WARD SURVEY DATED 04-08-08. SEE ORIGINAL SURVEY LOCATED AS THE LAST SHEET OF THIS SET.
THE EXISTING HATCHED AREAS ON THE SITE ARE TO BE DEMOLISHED AND REMOVED EXCEPT FOR THE EXISTING PLANTING AT THE BACK OF THIS SET FOR LAYOUT OF EXISTING FEATURES.

EXHIBIT A

FLEISH - 8 - SIDENCE
16 1/2" x 11" x 1/2"
APTOS, CALIFORNIA 95008
APR 042-024-11

SITE PLAN








P2

DATE	01/11/08
BY	WJL
CHECKED	WJL
DESIGNED	WJL
FILED	WJL

1 1/4" = 1'-0"



SITE LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE
	(E) FENCE TO REMAIN, UON
	(E) BUILDING FOOTPRINT
	(N) SECOND FLOOR LINE
	STRUCTURE
	CONCRETE PATIO / WALKWAY

NOTE: THIS PLAN IS PREPARED WITH INFORMATION PROVIDED BY THE SURVEY BOOKS AND SEE ORIGINAL SURVEY DATED 1960. SEE ORIGINAL SURVEY LOCATED AS THE LAST SHEET OF THIS SET.

THE EXISTING HANDSCAPED AREAS ON THE SITE ARE TO BE DEMOLISHED AND REMOVED. EXISTING PLANTING TO BE REPLACED AFTER CONSTRUCTION OF NEW RESIDENCE. SEE SURVEY AT THE BACK OF THIS SET FOR LAYOUT OF EXISTING FEATURES.

FLEIS - 9 - RESIDENCE
DRIVE
APTOS, CALIFORNIA 95005
APN 042-051-11

SITE PLAN

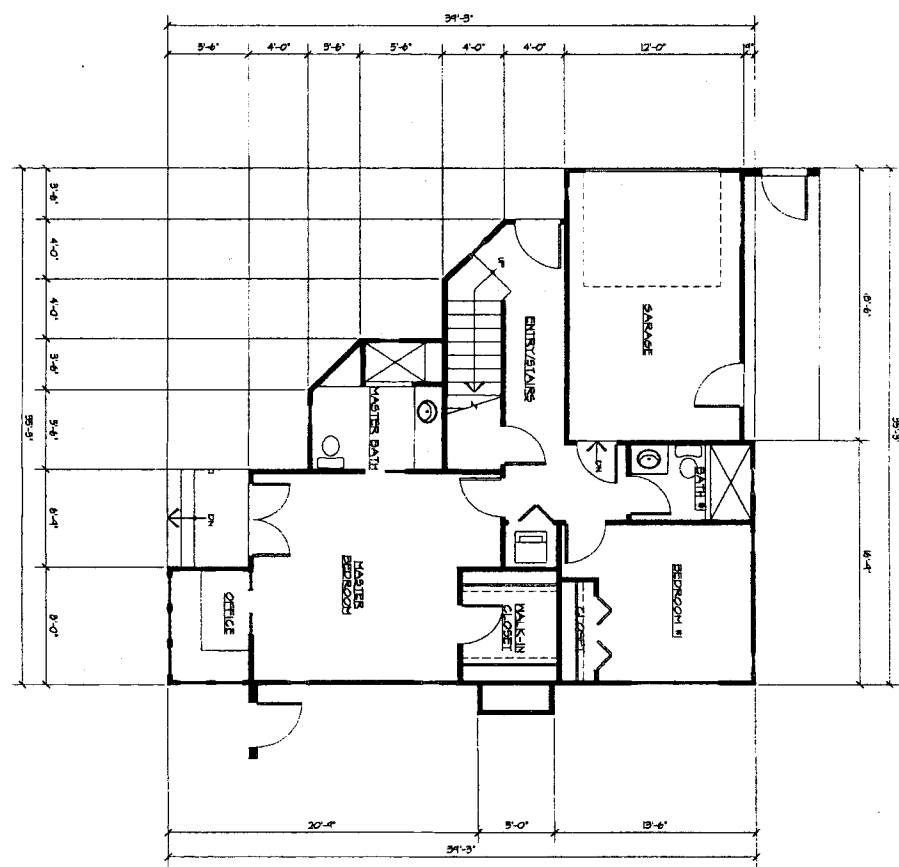
04/14/08
DELANO
FLEISHMAN

20

EXHIBIT

FIRST FLOOR PLAN

1/4" = 1'-0"



FLOOR AREA = 161 SQ. FT.
GARAGE = 225 SQ. FT.



EXHIBIT A

SECOND FLOOR PLAN

1/4" = 1'-0"

FLOOR AREA = 720 SQ. FT.

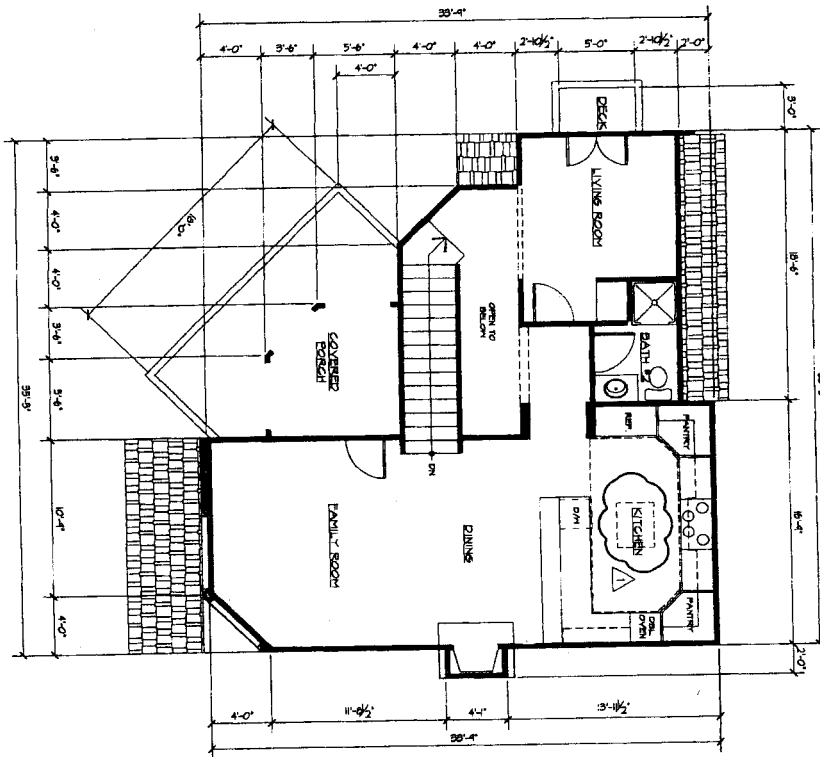
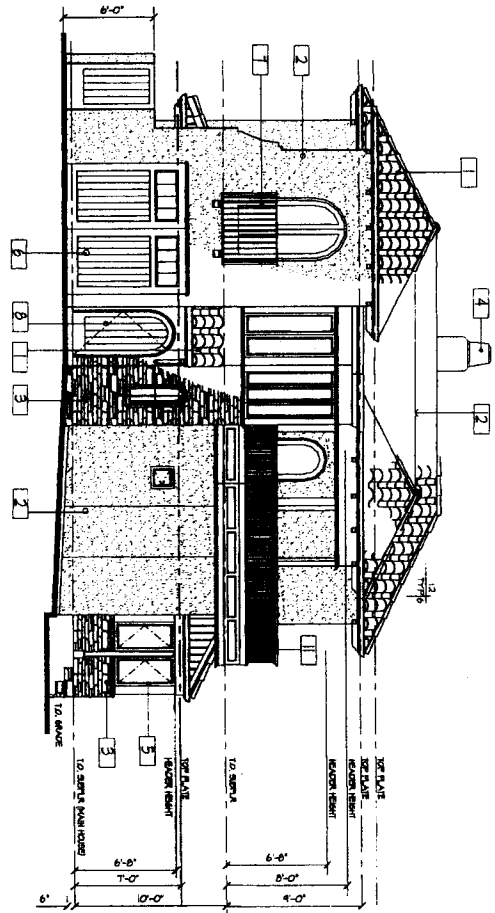
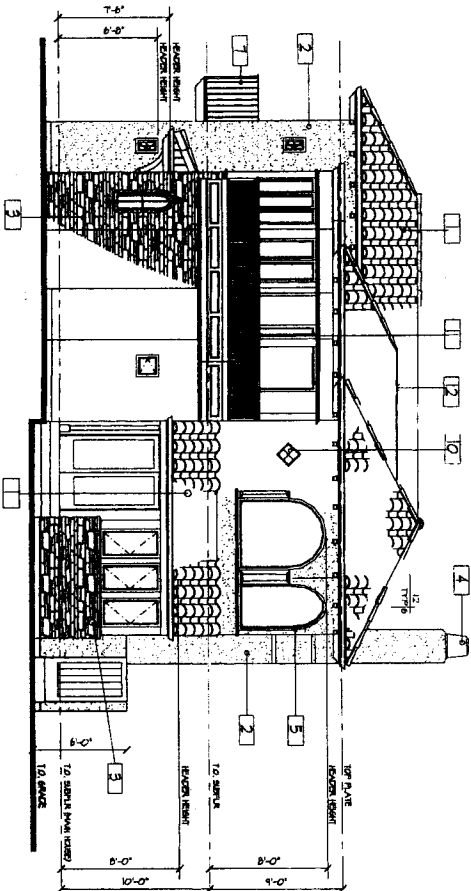


EXHIBIT A

P4	DATE	04/11/08	FLEISHMAN RESIDENCE - 11 - VE APTD. 042-091-11 APT. 15008	1. FLOOR AREA 2. ROOMS 3. BATHS 4. KITCHEN 5. LIVING ROOM 6. FAMILY ROOM 7. DECK 8. COVERED PORCH 9. STAIRS 10. HALLWAY 11. CLOSET 12. ENTRY 13. PORCH 14. TERRACE 15. DRIVEWAY 16. GARAGE 17. OTHER
	BY			
	CHECKED			
	APPROVED			
	DATE			

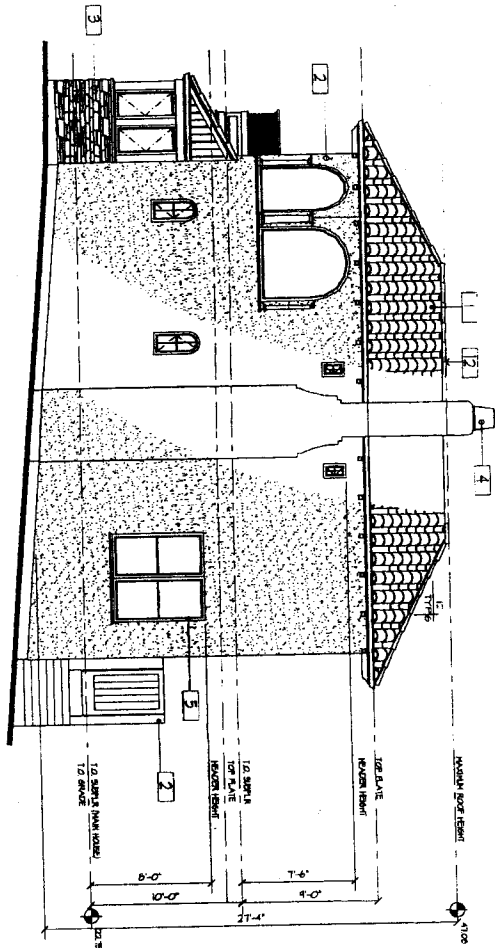


WEST ELEVATION
SCALE: 1/4" = 1'-0"

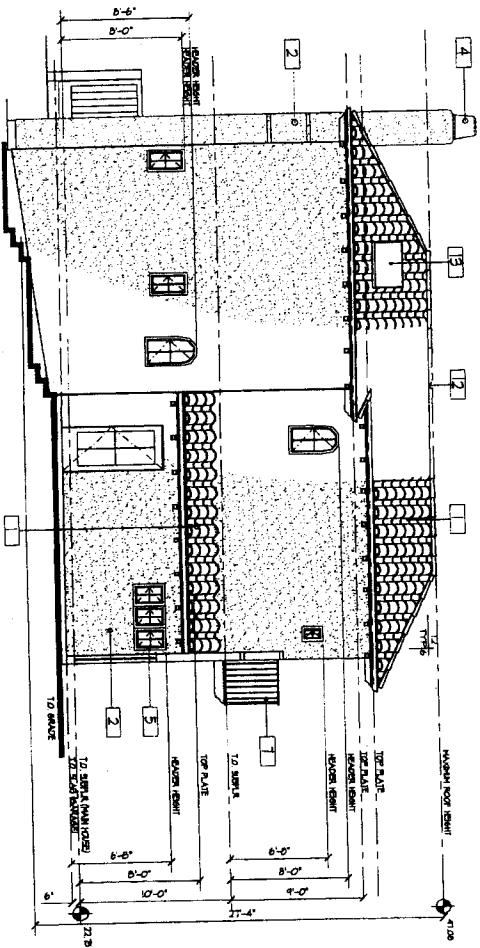


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES	
1	BARREL STYLE CLAY TILE ROOF
2	5 CORNERED TOWER
3	12" SHIP LUGS - PAINTED
4	12" SHIP LUGS - PAINTED
5	12" SHIP LUGS - PAINTED
6	12" SHIP LUGS - PAINTED
7	12" SHIP LUGS - PAINTED
8	12" SHIP LUGS - PAINTED
9	12" SHIP LUGS - PAINTED
10	12" SHIP LUGS - PAINTED
11	12" SHIP LUGS - PAINTED
12	12" SHIP LUGS - PAINTED
13	12" SHIP LUGS - PAINTED



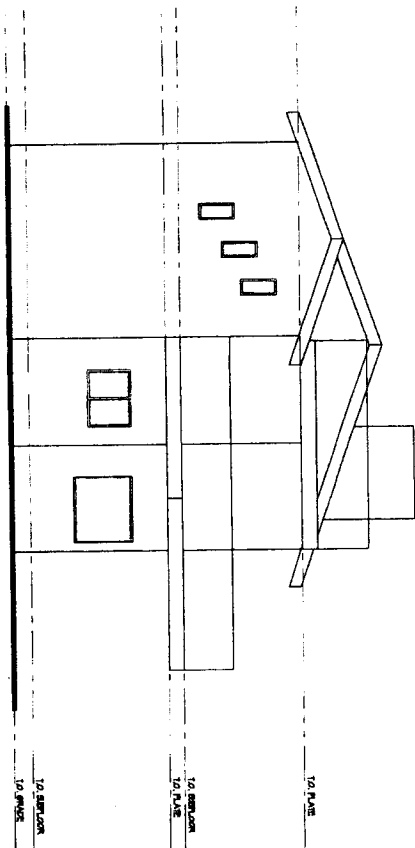
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

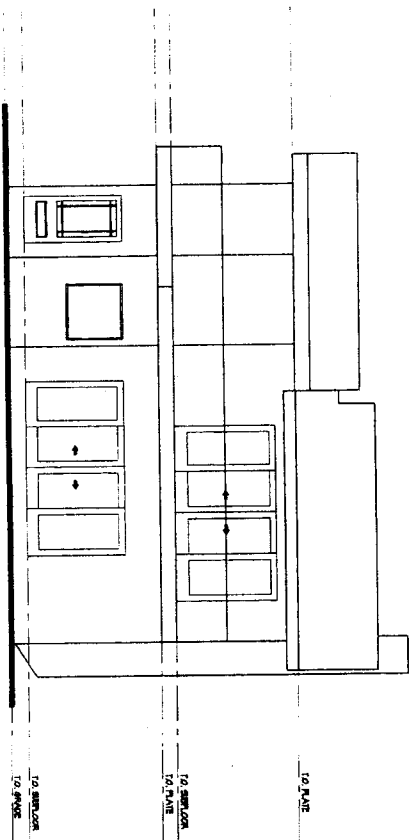
ELEVATION NOTES	
1	DAWES STILE
2	STAINED WOOD DOOR
3	STAINED WOOD FLANK
4	STAINED WOOD DOOR
5	STAINED WOOD FLANK
6	STAINED WOOD DOOR
7	STAINED WOOD FLANK
8	STAINED WOOD DOOR
9	STAINED WOOD FLANK
10	STAINED WOOD DOOR
11	STAINED WOOD FLANK
12	STAINED WOOD DOOR
13	STAINED WOOD FLANK

EXHIBIT A



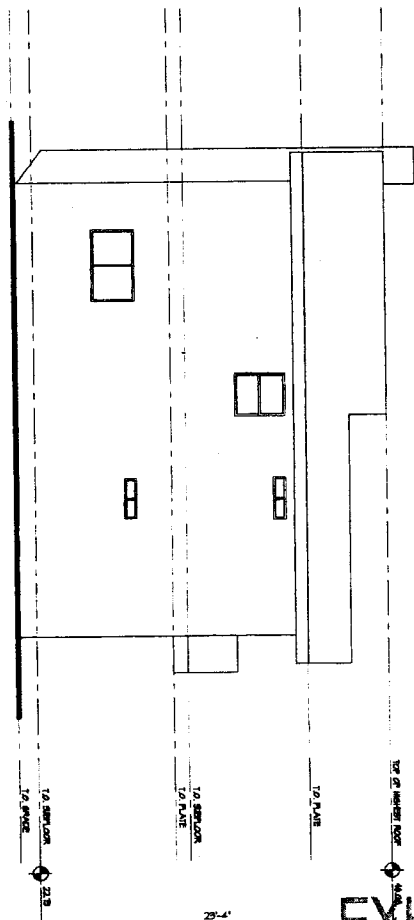
WEST ELEVATION
SCALE: 1/4" = 1' - 0"

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



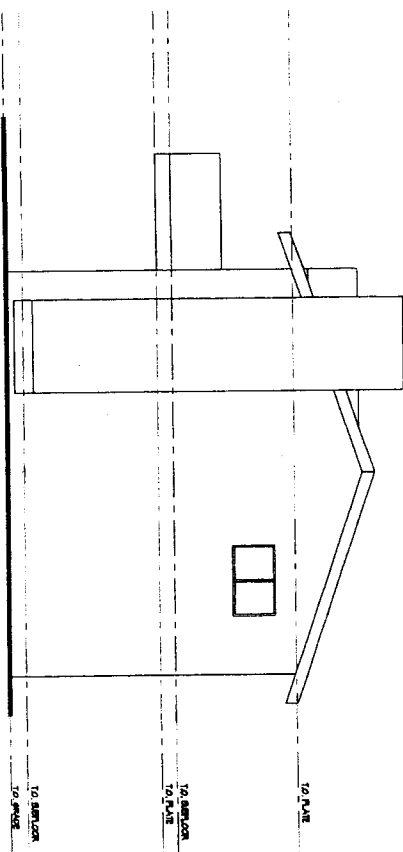
SOUTH ELEVATION

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



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

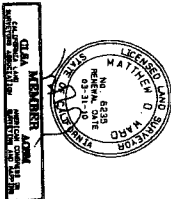
SCALE: 1/4" = 1' - 0"



EAST ELEVATION

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

110 GLEN DRIVE
APTOS, CALIFORNIA 95062
APRIL 1988
1:2500 SCALE
110 GLEN DRIVE
APTOS, CALIFORNIA 95062
APRIL 1988
1:2500 SCALE



GLEN DRIVE

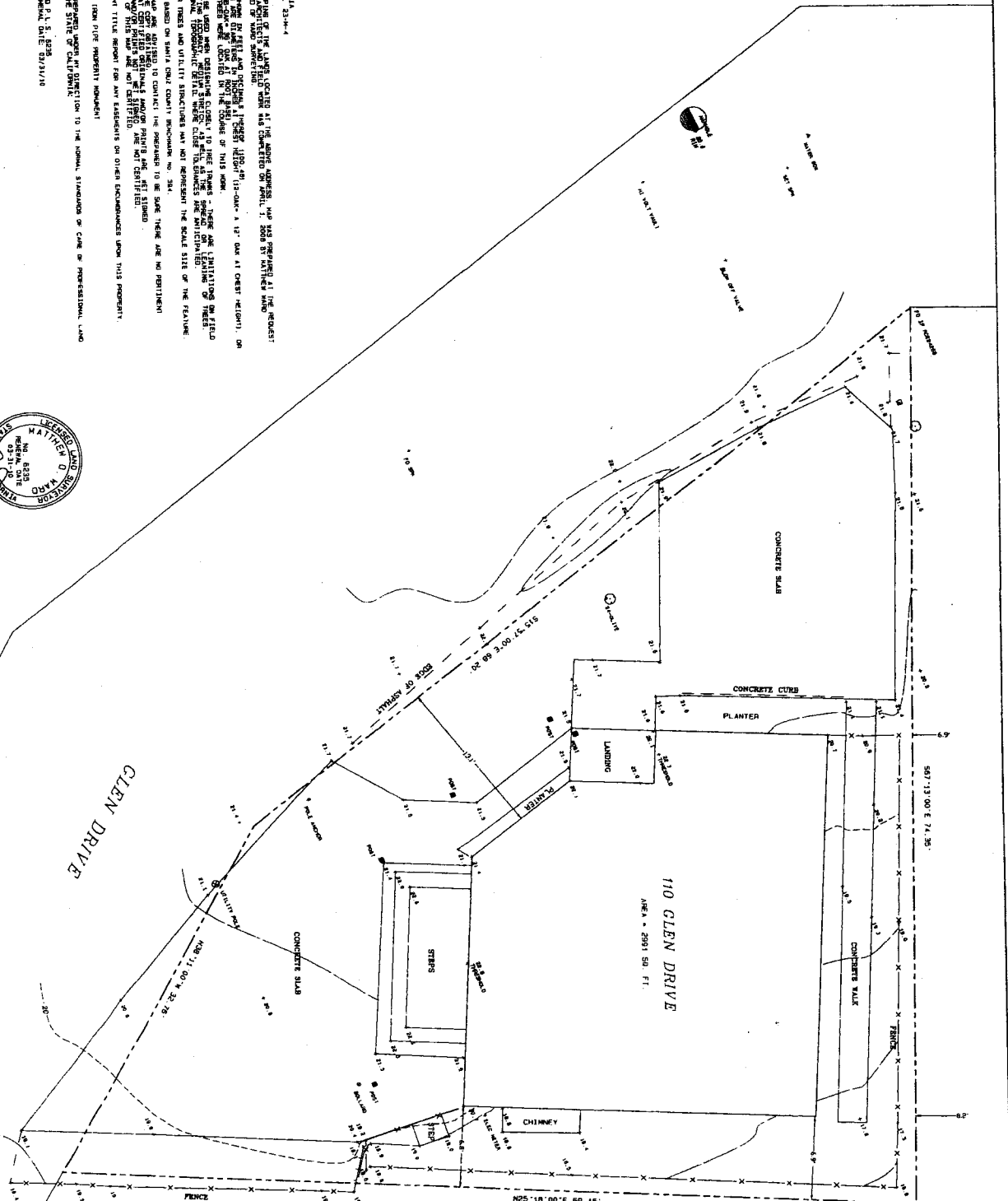


EXHIBIT A

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-1-4 (Single family residential - 4,000 square feet minimum), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

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

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

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

This finding can be made, in that the development is consistent with the surrounding and nearby neighborhoods in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors and materials are natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

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

This finding can be made, in that the proposed project will not interfere with public access to the beach, ocean, or any nearby body of water because public beach access is located about 400 feet to the south. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood and the Rio Del Mar esplanade. Additionally, residential uses are allowed uses in the R-1-4 (Single family residential - 4,000 square feet per dwelling unit) zone district of the area, as well as in the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings, some with a similar Mediterranean architectural style. Size and architectural styles vary in the area, and the design submitted is not inconsistent with the existing range.

Variance Findings

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

This finding can be made, in that the three-sided pie shape of the parcel and small size of the property at only 2,991 square feet, are special circumstances that deprive the property owners the privilege of having a house and private back yard, while meeting the setback requirements for the zone district. The proposed residence is designed to meet all of the zone district site standards including a 15' front yard setback, 5' side yard setbacks, 40% maximum lot coverage, 28' maximum height, and 50% maximum floor area ratio. The resulting house is 1487 square feet which is moderately sized in proportion to the neighboring residences; however, in meeting site standards, the only open space remaining for yard area is within the 15' front yard setback along Glen Drive. This front yard area is the only available place on the parcel to locate recreational equipment, such as the proposed hot tub, which is subject to setback requirements because it is a structure over 18" in height; therefore, a variance to allow the proposed hot tub to encroach about 6.5 feet into the required 15' front yard setback is warranted due to the existence of special circumstances regarding parcel shape and size.

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

This finding can be made, in that the proposed single family dwelling is a permitted use within the Single Family Residential zone district and it complies with all of the required site standards of the R-1-4 zone district. In addition, construction of the home and all site improvements will be required to comply with the most recent version of the California Building Code to ensure that the building is not detrimental to public health or safety or injurious to surrounding property or improvements.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that allowing a hot tub to encroach slightly into the front yard setback where a private open yard area will be maintained because there is no other acceptable location on the property, is not a grant of special privilege in that the surrounding parcels are not three sided and the parcels are large enough to have both a house and a usable private yard area.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood and will generally be the same height and mass as the existing residence.

In addition, the proposed location of the six foot high wall along Glen Drive will allow adequate sight distance for vehicles traveling along Glen Drive and turning on to and off of Glen Drive in that the wall will be set back about 4 feet from the edge of the road as traveled, which is an adequate distance for vehicular and pedestrian safety.

The proposed location of the wall on the property and the design of the wall will not contain any corners or pockets that would conceal persons with criminal intent in that the wall will be straight along Glen Drive.

The proposed design of the wall will not utilize an excessive quantity of materials or energy in its construction or maintenance, in that the wall is proposed to be only about 80 feet long and will be constructed with the residence. In addition, fences and walls are relatively insignificant structures that are accessory to the residential use allowed on the property.

The proposed design and location of the wall does not adversely impact the available light or the movement of air to properties or improvements in the vicinity, in that the wall will not exceed six feet in height and will be setback an adequate distance from Glen Drive and from adjacent residences.

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

This finding can be made, in that the proposed location of the single family dwelling and the conditions under which it would be maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4 (Single family residential - 4,000 square feet minimum) zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

In addition, the location of the six foot maximum height wall and the conditions under which it

will be operated and maintained will be consistent with the purpose of the R-1-4 (Single Family Residential) zone district in that the primary use of the property is residential, and fencing is a normal ancillary use in the zone district. Specific regulations for fencing and walls are contained in section 13.10.525. This proposal complies with the requirements and intents of that section, in that:

- The garden wall permitted in this permit will be situated on the property in a manner that allows adequate sight distance for vehicles traveling along Glen Drive as well as entering and exiting the property, in that the wall will be set back from the traveled roadway an adequate distance to provide room for pedestrians, bicycles, and vehicular site distance.
 - The proposed wall along the street will be set back from the street about 4 feet and will therefore allow adequate light and air to pass through to the street area.
 - The proposed location of the wall on the property and the design of the wall will not contain any corners or pockets that would conceal persons with criminal intent in that the wall will be straight along Glen Drive.
 - The proposed location and design of the wall is compatible with the visual neighborhood character of the surrounding neighborhood.
3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Urban Medium Residential (R-UM) land use designation in the County General Plan.

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

The proposed single family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the R-1-4 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.

In addition, the proposed garden wall will be set back from the road and will allow adequate sight distance consistent with road standards specified in the General Plan.

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

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

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing parcel that is currently developed with a similarly sized single family dwelling. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit) which is the same as what currently exists; therefore, surrounding roads and intersections will not be impacted by the proposed development. In addition, fencing does not utilize a significant amount of electricity or utilities or generate any additional traffic on the streets in the vicinity in that a fence or wall is not a use that generates or intensifies traffic and there are not any associated gate motors or electrical lights that will create a draw on electrical utilities.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family dwelling is consistent with the land use intensity and density of the neighborhood and that the proposed garden wall is compatible with the visual character of the neighborhood due to the height, design, and location. The color of the wall will be natural or muted tones that are typically used on garden walls and will be compatible with the proposed residence.

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

This finding can be made, in that the proposed single family dwelling will be of an appropriate scale and type of design that will be compatible with the aesthetic qualities of the existing surrounding residences, natural features, and scenic qualities of the area and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Project Plans, 11 sheets, prepared by Matson Britton Architects (dated 10/27/08, and 9/19/08 (sheet P3), R.I. Engineering (dated 9/08), and Ward Surveying (dated 4/8/08).

- I. This permit authorizes the construction of a two story, two bedroom, three bathroom single family dwelling with an attached one car garage, a six foot maximum height garden wall within the front yard setback and a reduction in the front yard setback from 15' to 8.5' in the location of the hot tub. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
 2. Plans shall include cross sections which indicate that the ceiling height will not exceed 16' in any area of the residence.

3. The project plans shall be revised to address the existing retaining wall along the eastern property boundary and shall indicate if the wall is to be removed and replaced or if it is to remain.
 - a. If the wall is to be left in place, plans shall include a statement from the geotechnical engineer assessing the adequacy of the wall with respect to the proposed improvements.
 - b. Plans shall include retaining wall foundation details to determine whether construction activity will require encroachment onto adjacent properties.
Please note: The property owner must supply an owner-agent agreement form to perform work on adjacent properties.
4. Grading and erosion control plans.
5. Drainage plans that include the following information:
 - a. A tabulation of existing impervious areas and new impervious areas resulting from the proposed project. Plans shall clearly show the limits of both the existing and new impervious areas with shading or hatching.
Please note: A drainage fee will be assessed on the net increase in impervious area. Reduced fees are assessed for semi-pervious surfacing. To receive credit for existing impervious surfaces, documentation must be provided to establish the date built. Sources of documentation may include: assessor's records, survey records, aerial photos, or other official records.
 - b. Describe the offsite routing path along Glen Drive and Creek Drive to the outfall at Aptos Creek.
 - c. Describe and show on the plans, a safe overflow path downstream of the proposed pump system. Demonstrate that there will be no adverse impacts to adjacent/downstream properties should the pump system fail.
Please note: The property owner must obtain permission to do work outside of the property boundaries.
6. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28-feet.

- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. All utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries.
 - E. Submit a quantitative analysis of lateral spreading as an addendum to the geotechnical report.
 - F. Submit a statement from the project structural engineer that verifies the building permit. If the assumption of a period 0.5 seconds or less cannot be verified, additional information will be required prior to building permit issuance.
 - G. Submit a geotechnical plan review letter prepared by the author of the soils report that states that the project plans conform with the recommendations of their report and that references the final plan set drawings by sheet name, drawing and revision date.
 - H. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - I. Submit an update to the soils report that includes retaining wall recommendations.
 - J. 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.
 - K. Complete and record a Declaration of Geologic Hazards, which will be sent to the applicant and property owner following formal review and acceptance of the project geotechnical report. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.

- B. Submit a statement prepared by the project civil engineer that confirms that the drainage improvements were completed on site as per the plans.
- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- D. The project must comply with all recommendations of the approved soils reports.
- 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.
- B. The garden wall shall be stained/painted a muted natural earth tone that is compatible with the architectural design and color of the new residence.
- C. The fence, posts, and any post caps or other ornaments may not exceed six feet in height from existing or finish grade, whichever is the greater dimension.

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.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Samantha Haschert
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 08-0428

Assessor Parcel Number: 042-051-11

Project Location: 110 Glen Drive

Project Description: Proposal to demolish an existing residence and construct a two story single family dwelling of about 1487 square feet with a one car garage.

Person or Agency Proposing Project: Matson Britton Architects

Contact Phone Number: (831) 425-0544

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

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Proposal to demolish an existing 2 story residence and construct a new 2 story residence of about 1712 square feet.

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

Samantha Haschert, Project Planner

Date: _____

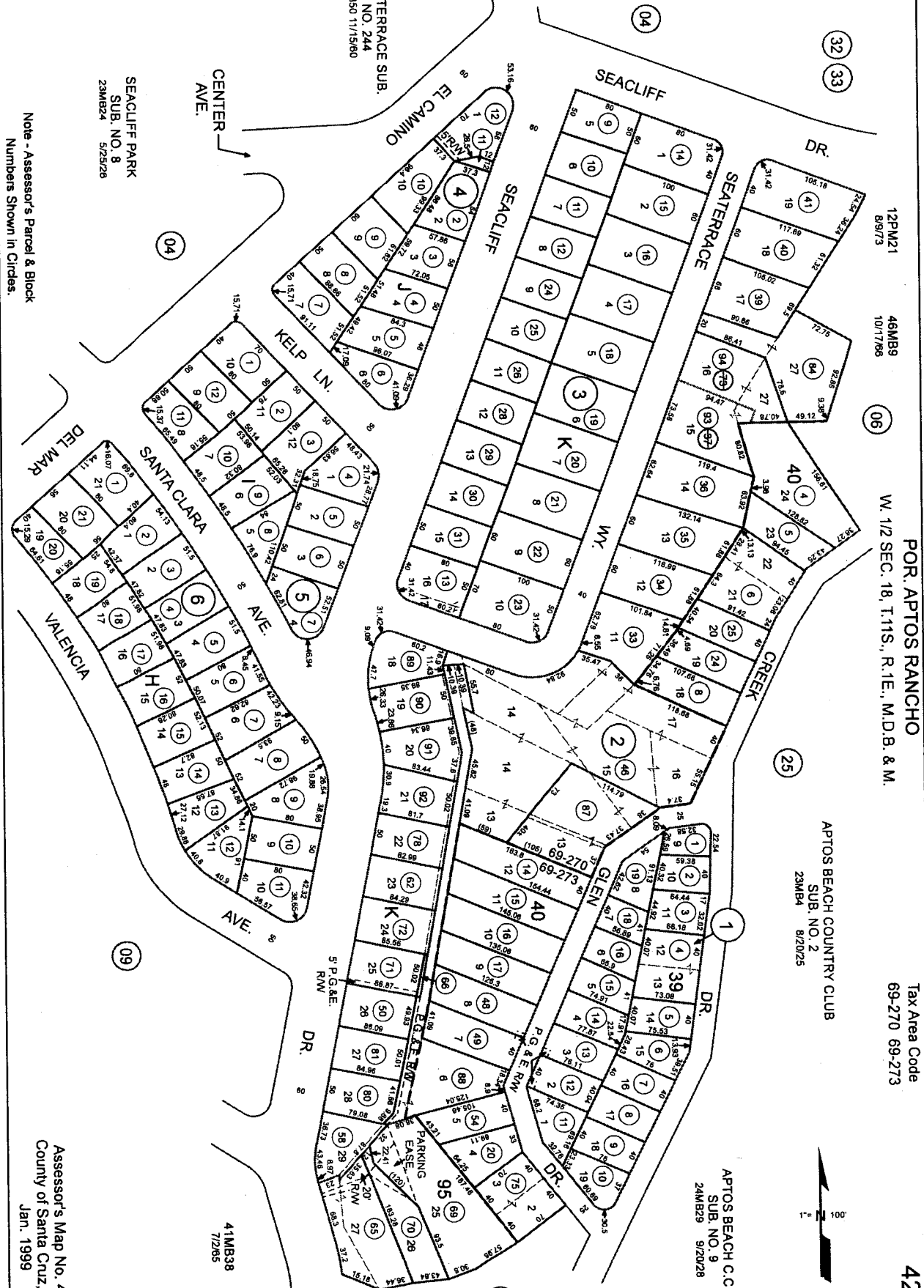
FOR TAX PURPOSES ONLY

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Electronically Redrawn 1/27/99 RV
Rev. 1/27/99 (Por. to pg. 6) w
Rev. 5/12/99 CB (Tax Consolidation)
Rev. 9/30/00 (street names) mvm

Rev. 5/17/01 mvm (changed page refs.)
Rev. 1/24/03 DD (2-007/832 LSA, 2-93 & 94)
Rev. 4/7/03 DD (Cor. 2-93 & 94)
Rev. 9/6/04 CB (Cor arrow for 2-66)
Rev. 8/1/06 mvm (Cor. to parcel bndy, 2-86)

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



12PM21
8/9/73

46MB9
10/17/86

06

W. 1/2 SEC. 18, T.11S., R.1E., M.D.B. & M.

POR. APTOS RANCHO

Tax Area Code
69-270 69-273

42-05

32
33

DR.

APTOS BEACH COUNTRY CLUB
SUB. NO. 2
23MB4 8/20/25

100'

APTOS BEACH C.C.
SUB. NO. 9
24MB29 9/20/28

24MB29 9/20/28

SEACLIFF

SEATERACE

WY.

CREEK

DR.

DR.

DR.

DR.

DR.

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SEACLIFF TERRACE SUB.
TR. NO. 244
39MB50 11/15/60

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SEACLIFF PARK
SUB. NO. 8
23MB24 5/25/26

SEACLIFF PARK

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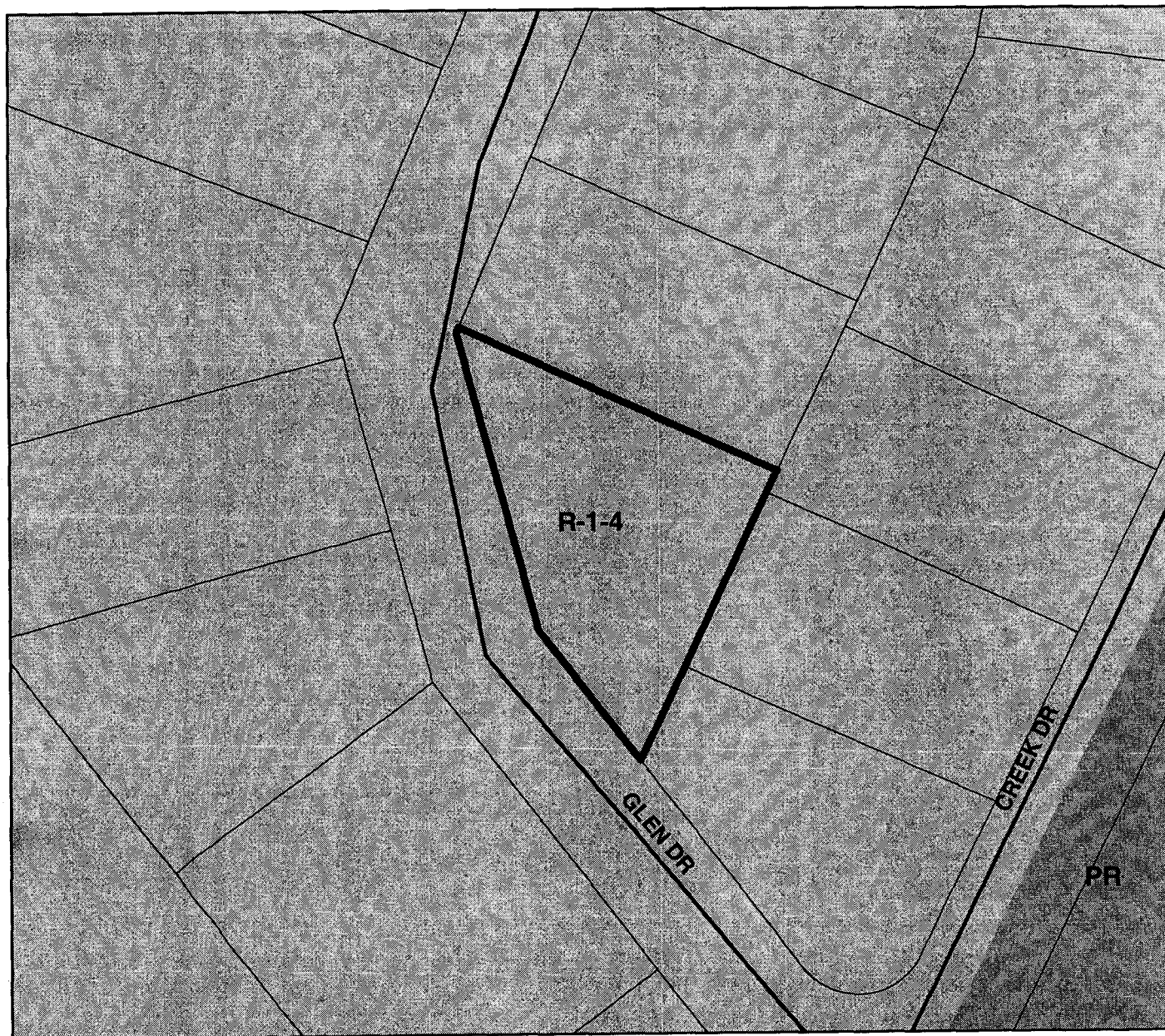
SANTA CLARA

SANTA CLARA

Assessor's Map No. 42-05
County of Santa Cruz, Calif.
Jan. 1999



Zoning Map



0 25 50 100 150 200 Feet

LEGEND



APN: 042-051-11



Assessors Parcels



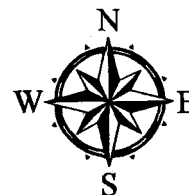
Streets



RESIDENTIAL-SINGLE FAMILY



PARK



Map Created by
County of Santa Cruz
Planning Department
October 2008

EXHIBIT F

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

Project Planner: Samantha Haschert
Application No.: 08-0428
APN: 042-051-11

Date: January 21, 2009
Time: 12:29:35
Page: 1

Environmental Planning Completeness Comments

===== UPDATED ON OCTOBER 17, 2008 BY CAROLYN I BANTI =====

Revise the survey to reference the NGVD 1929 datum.

The geotechnical report states the Project Structural Engineer must verify their assumption that the building period is less than 0.5 seconds. If this assumption is incorrect, significant additional subsurface investigations may be required for the site. Please submit a statement from the project structural engineer that verifies the building period.

Please note: The geotechnical investigation submitted has not been formally reviewed nor accepted. Although reference is made to the report in the comments for 08-0428, additional comments may follow during the building submit stage when a formal review of the document is completed. ===== UPDATED ON DECEMBER 16, 2008 BY CAROLYN I BANTI =====

Letter from Ward Surveying received (11/18/08). Letter verifies that the survey shown on the plan is based on NGVD1929. Comment Addressed.

After discussions with the project planner, verification of the fundamental period of the building will be moved to Conditions of Approval and required with the building app. If the assumption of a period 0.5 seconds or less cannot be verified, additional studies will be required.

Completeness Comments Addressed. ===== UPDATED ON DECEMBER 16, 2008 BY CAROLYN I BANTI =====

Environmental Planning Miscellaneous Comments

===== REVIEW ON OCTOBER 17, 2008 BY CAROLYN I BANTI =====

-- First Review -- Compliance Comments --

FEMA mapping shows this parcel as located in a flood hazard area, however the survey data provided indicates that the elevation of the parcel is above the FEMA base flood elevation (BFE). If the survey is based on the same datum as the FEMA flood map (NGVD 1929), compliance with FEMA floodplain requirements will not be required. If the survey illustrates that the parcel is within the floodplain, the development must meet FEMA requirements and will require a Flood Geologic Hazards Assessment.

This parcel is mapped for the presence of Dudley's lousewort, a protected species. However, existing disturbance on the site and the site visit indicate that the species is not likely to be found in the development area.

--- Second Review --- Compliance Comments ---

The letter provided from the surveyor (Ward Surveying, 11/18/08) confirms that the survey benchmark used references NGVD1929. Comment Addressed.

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 08-0428
APN: 042-051-11

Date: January 21, 2009
Time: 12:29:35
Page: 2

-- First Review --Misc. Comments/Conditions of Approval --

The geotechnical investigation identifies the site as having the potential for seismically-induced liquefaction resulting in settlements between 3 and 4 inches. A Declaration of Geologic Hazards must be recorded on the property prior to issuance of the building permit per Code Section 16.10.070(d)2. A copy of this Declaration will be sent after formal review and acceptance of the geotechnical report.

The geotechnical investigation states that a quantitative analysis of lateral spreading was outside the scope of services for the project. Please provide this analysis with the building permit application.

Please update the soils report to include retaining wall recommendations.

A geotechnical plan review letter is required at the building permit stage. The author of the soils report shall write the plan review letter. The letter shall state that the project plans conform with the recommendations of their report and shall reference the final plan set drawings reviewed by sheet name, drawing and revision dates.

Upon field inspection it was noted that a retaining wall exists along the eastern property boundary that is not shown on the site plan, nor identified as being removed/replaced. Please show this feature on the building permit application, along with a note stating whether it will be removed or left in place. If the retaining wall is to be left in place, please provide a statement from the geotechnical engineer assessing its adequacy with respect to the proposed improvements.

Please provide retaining wall foundation details to determine whether this construction activity will require encroachment onto adjacent properties. If this is the case, an owner-agent agreement form must be obtained to perform the work. =====
UPDATED ON DECEMBER 16, 2008 BY CAROLYN I BANTI =====

Dpw Drainage Completeness Comments

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

===== REVIEW ON OCTOBER 15, 2008 BY TRAVIS RIEBER =====

1. Provide more details for the existing drainage conditions. How does runoff from the east corner of the lot move across the adjacent properties and get into Aptos Creek? How is runoff conveyed from the site to Glen Drive? Describe the offsite routing path along Glen Drive to the outfall at Aptos Creek.
2. Does this site currently receive any runoff from adjacent/upslope property? If so, how will the project continue to accept this runoff without causing adverse impacts to the proposed structure or adjacent/downstream properties.
3. Please clarify the need for the proposed sump pump in the north east corner of the lot. Pumped systems are typically not allowed. Describe and show on the plans a safe overflow path downstream of the proposed pump system. Demonstrate that there will be no adverse impacts to adjacent/downstream properties should the pump system fail.

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 08-0428
APN: 042-051-11

Date: January 21, 2009
Time: 12:29:35
Page: 3

4. The appropriate fee for SFD replacement is \$565.00 per the unified fee schedule. Please submit \$315.00 to planning to supplement the deposit made at intake.

5. The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$200.00 additional review fee shall be applied to all re-submittals starting with the third routing.

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON DECEMBER 8, 2008 BY TRAVIS RIEBER =====

The civil plans dated September 2008 have been received and are approved for the discretionary application stage. See the miscellaneous comments for issues to be addressed at the building application stage.

While we acknowledge that the existing offsite drainage path across the adjacent parcels is shown in Appendix A of the drainage calculations. Please provide to the planner prior to the Zoning Administrator hearing a statement from the civil engineer that the overflow path for the pumped system is safe and will not cause adverse impacts to adjacent or downstream properties. ===== UPDATED ON DECEMBER 8, 2008 BY TRAVIS RIEBER =====

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON OCTOBER 15, 2008 BY TRAVIS RIEBER =====

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. To receive credit for the existing impervious surfaces please provide documentation such as assessor-s records, survey records, aerial photos or other official records that will help establish and determine the dates they were built.

Note: 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.

A civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. Upon approval of the project a hold will be placed on the permit to be released once a satisfactory letter is received. ===== UPDATED ON DECEMBER 8, 2008 BY TRAVIS RIEBER =====

1. Describe the offsite routing path along Glen Drive and Creek Drive to the outfall at Aptos Creek.

2. Describe and show on the plans a safe overflow path downstream of the proposed pump system. Demonstrate that there will be no adverse impacts to adjacent/downstream properties should the pump system fail.

3. The property owner is responsible to get permission to do work outside the property boundaries.

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 08-0428
APN: 042-051-11

Date: January 21, 2009
Time: 12:29:35
Page: 4

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON DECEMBER 8, 2008 BY TRAVIS RIEBER =====

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON OCTOBER 6, 2008 BY DEBBIE F LOCATELLI =====
No Comment, project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON OCTOBER 6, 2008 BY DEBBIE F LOCATELLI =====
No comment.

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON OCTOBER 10, 2008 BY ERIN K STOW =====
DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED
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

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

===== REVIEW ON OCTOBER 10, 2008 BY ERIN K STOW =====
NO COMMENT

INTEROFFICE MEMO

APPLICATION NO: 08-0428

Date: October 8, 2008

To: Samantha Haschert, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: New residence at 110 Glen Drive, Aptos

COMPLETENESS ITEMS

■ none

COMPLIANCE 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			N/A

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

PERMIT CONDITIONS / ADDITIONAL INFORMATION

- *none*

EXHIBIT G