



## Staff Report to the Zoning Administrator

Application Number: **09-0001**

**Applicant:** James Lloyd  
**Owner:** Terrence & Anne Sopira  
**APN:** 043-112-25

**Agenda Date:** May 1, 2009  
**Agenda Item #:** 2  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to demolish an existing one-story single-family dwelling and detached guest cottage and to construct a detached two-unit dwelling group consisting of a 3,893 square foot one-story single-family dwelling, attached garage, rooftop deck and a single-story 1,172 square foot guest cottage, and about 1,096 cubic yards of earthwork to recompact unsuitable soil with no change to finished grade.

**Location:** Project located on the southwest side of Cliff Drive, across the street from the intersection with Mirada Drive (454 Cliff Dr.)

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

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

**Technical Reviews:** Soils Report Review. Preliminary Grading Review

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0001, based on the attached findings and conditions.

### Exhibits

- |   |                                     |
|---|-------------------------------------|
| A. Project plans                              | E. Assessor's, Location, Zoning and |
| B. Findings                                   | General Plan Maps                   |
| C. Conditions                                 | F. Comments & Correspondence        |
| D. Categorical Exemption (CEQA determination) |                                     |

### Parcel Information

Parcel Size:	36,728 square feet
Existing Land Use - Parcel:	Single-family Residential
Existing Land Use - Surrounding:	Single-family Residential

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

Project Access: Cliff Dr.  
Planning Area: Aptos  
Land Use Designation: R-UL/O-U (Urban Low Density Residential/Urban Open Space)  
Zone District: R-1-6/PR Single-Family Residential – 6,000 minimum lot area/Parks Recreation and open Space)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: N/A  
Fire Hazard: Not a mapped constraint  
Slopes: >50% slopes occupy about 25% of the lot; developed area <5%  
Env. Sen. Habitat: Coastal arroyo; mapped protected species; historically developed site and no observed habitat in the vicinity of replacement dwellings.  
Grading: 1,096 cubic yards – limited to overexcavation and recompaction  
Tree Removal: Proposed removal of four trees. Trees to be removed have little or no significance to the surrounding neighborhood or adjacent coastal arroyos.  
Scenic: Mapped resource; however increase in building profile will not significantly impact the view from the beach.  
Drainage: Existing drainage adequate  
Archeology: Not mapped/no physical evidence on site

### Services Information

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

### History

A portion of the subject parcel was created in 1928 as a part of the Aptos Beach Country Club Properties. In 1973, Minor Land Adjustment L-789 combined two adjacent lots to form APN 043-112-22. In 1997 Lot Line Adjustment 97-0467 was approved in order to cure a structural encroachment. Subsequently APNs 043-112-22 and 043-112-13 were combined to create the subject parcel APN 043-112-25.

According to Assessor Records, the existing one-story dwelling and detached cottage were constructed in 1936.

### **Project Setting and Description**

The subject parcel is about .82 acres in area and is developed with a 2,011 single-story dwelling, a 470-square foot guest cottage and a 150-square foot shed. The residence is located adjacent to a steep arroyo, which occupies just approximately 25% of the parcel. The developed portion of the lot is relatively flat. The property is located in the Aptos Planning Area. The neighborhood is developed with single-family dwellings. Access to the site is via Cliff Drive, a county-maintained road.

The applicant proposes to demolish the existing dwelling, guest cottage and shed and construct two single-story dwellings of 3,893 and 1,172 square feet respectively. The larger dwelling includes an attached garage. Additionally, approximately 1,096 cubic yards of grading are proposed. Because the grading consists of overexcavation and recompaction, no change in grade will result and the project is not subject to Environmental Review. The proposed dwelling group does not represent an increase in the number of bedrooms above the number that currently exists for both dwelling units.

### **Zoning & General Plan Consistency**

The subject property is a 36,728 square foot lot, located primarily in the R-1-6 (single-family residential – 6,000 square foot minimum lot size) zone district, a designation which allows residential uses. The proposed residential dwelling group is an allowed use within the zone district and the project is consistent with the site's (R-UL) Urban Low Residential General Plan designation.

The portion of the lot characterized by coastal arroyo is located within the PR (parks, recreation and open space) zone district and carries a O-U (urban open space) General Plan designation. No development is proposed within this portion of the site and the replacement house and second dwelling unit will not create any impact to the open space or arroyo.

Per County Code Section 13.10.552(a), the development is required to provide a total of five on-site parking spaces. The proposed garage accommodates three spaces, while the additional two required spaces can be either located in tandem with the garage or to the northeast of the proposed 1,172 square foot guest cottage.

The project is consistent with the site's Urban Low Residential General Plan designation in that it allows a density range of 6,000 to 10,000 square feet of net developable area per dwelling unit.

The objective of this land use designation is to provide low density residential development within the Urban Services Line which have a full range of urban services. Additionally, General Plan Objective 2.8 states that housing types appropriate to the Urban Low Density designation may include detached houses, duplexes, and clustered small lot detached units at allowable densities. As proposed, the project will result in 2 units on approximately 36,728 square feet of net developable area, for a density of 18,364 square feet per dwelling. While this is below the prescribed density for the General Plan designation, 25% of the property contains slopes of over 50%; therefore higher density on the site is infeasible.

## **Environmental Resources**

Four trees are proposed to be removed in conjunction with the proposed development. According to the Resource Planner for the area, the four trees are landscaping trees and "...have little or no significance to the backdrop of the surrounding neighborhood or the ravines below." The tree removal will allow for greater clustering of development than now exists and the parcel is characterized by several mature trees that will remain to provide screening from adjacent properties.

The site is mapped as habitat for Dudley's lousewort, a protected plant species. The historic development and landscaping on the parcel make it unlikely that habitat for the species exist and no specimens were noted in the field.

The proposed development is exempt from the County Riparian Corridor Protection ordinance per Section 16.30.050(a) in that the replacement dwelling will not encroach further into the corridor that is associated within the coastal arroyo than the existing dwelling. Erosion control measures will be required as a condition of approval to ensure that no significant impact to the adjacent corridor results from the proposed development.

## **Scenic Resources**

The property is located within a mapped scenic resource area due to its proximity to the beach. However, the site is located more than 600 feet from Beach Drive to the southwest and is only marginally visible from the beach. Additionally, the replacement dwellings maintain the single-story profile of the existing dwellings and do not represent any additional encroachment into the coastal viewshed.

## **Local Coastal Program Consistency**

The proposed replacement dwellings are in conformance with the County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The replacement dwellings will incorporate several existing design features including redwood siding with stone veneer fireplace and a low-pitched roof. The proposed dwellings will incorporate actual redwood and stone recycles from the existing residences on the site. The proposed colors are shades of muted white, which shall be as unobtrusive as practicable. 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 dwellings on either side of the subject replacement house are characterized by greater mass and bulk and similar color range as the proposed dwelling. The project site is not identified as a priority acquisition site in the County's Local Coastal Program. The replacement dwellings will occupy much the same footprint as that occupied by the existing dwellings and does not represent any appreciable increase in footprint or height. There is no beach access in proximity to the existing and proposed dwelling location. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

## **Design Review**

The proposed dwelling group complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as maintaining a single-story profile and salvaging materials from the existing structures to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

The project was reviewed by the County Urban Designer (Exhibit F) and found to be compatible with the existing pattern of development in the neighborhood. Specifically, the structures, as noted previously, are essentially replacing structures that have existed on the site for more than 60 years and both dwellings feature redwood siding and stone that will be salvaged from the existing residences. The replacement dwellings represent updates to the existing structures without creating a higher profile or other significant impact to the surrounding neighborhood. It should also be noted that the both the existing and proposed dwellings are set back nearly 100 feet from Cliff Drive.

The development is consistent with the surrounding neighborhood in terms of architectural style as the surrounded lots are developed with two-story dwellings of various forms. The adjacent dwellings represent a mix of Mediterranean, ranch, and modern/shed styles. The minimalist modern look of the replacement dwellings blends in cleanly with the surrounding eclectic styles.

The existing dwellings are minimally visible from the street, as the lot is heavily vegetated with shrubs, trees and a large hedge along the frontage. The proposed replacement dwellings will not appreciably alter the existing views either from the street, adjacent dwellings, or from the coast.

## **Environmental Review**

The proposed residential addition is categorically exempt from review under the Environmental Quality Act (CEQA) consistent with CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

## **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.

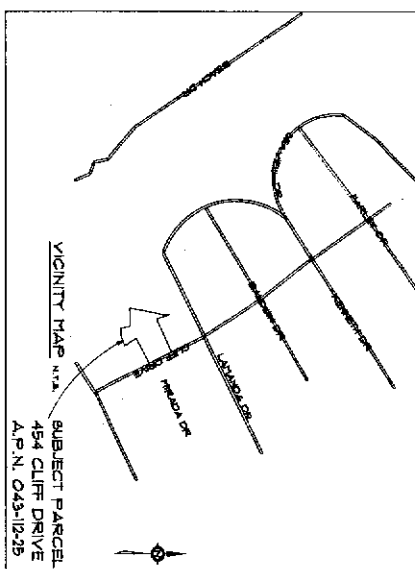
## **Staff Recommendation**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **09-0001**, based on the attached findings and conditions.

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

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

Report Prepared By: Robin Bolster-Grant  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-5357  
E-mail: [robin.bolster@co.santa-cruz.ca.us](mailto:robin.bolster@co.santa-cruz.ca.us)

[illegible]

1. COVER SHEET
2. SITE PLAN
3. GRADING PLAN
4. RESIDENCE FLOOR PLAN
5. RESIDENCE ELEVATIONS
6. COTTAGE FLOOR PLAN
7. COTTAGE ELEVATIONS
8. AXONOMETRIC STUDY
9. STORMWATER MANAGEMENT PLAN
10. SURVEY 1
11. SURVEY 2

464 CLIP DRIVE  
ARTOS CA. 95003  
(916) 944-0740

DESIGNER, JAMES LLOYD DESIGN  
300 BARBER DRIVE  
DANTA CREEK CA. 95004  
PH.(415) 486-0585

1. DEMOLITION OF EXISTING RESIDENCE AND GUEST COTTAGE
2. CONSTRUCTION OF NEW RESIDENCE.
3. CONSTRUCTION OF GUEST COTTAGE
4. INSTALLATION OF DECK, PATIO AND WALKS.
5. INSTALLATION OF NEW DRAINAGE SYSTEM.

THE 2001 CBC, 2001 CFE, 2001 CFC, THE 2001 CEC, 2001 CLE, 2001 CMC, 2001 CEC, AND THE 2001 CALIFORNIA BURNER CODES AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

OCCUPANCY GROUP,	R-3A1
TYPE OF CONSTRUCTION,	V-2
STORED,	
BUILDING AREA,	8,060.4 SQ. FT.
FIRE SPRINKLERS,	YES
DEFERRED SUBMITTAL, INFO,	
FIRE SPRINKLER PLAN,	

**DESIGN**  
**MAKES**  
**LEOP**  
 300 JAMISON DRIVE  
 SANTA CRUZ  
 CA. 95062  
 PH (830) 454-0755  
 FAX (831) 484-0840  
 Jambison@earthlink.com  
 Web: jambison.com

COVER SHEET

draw date	7/30/08
checked by	JM LUTTS
status	NOTED
job no.	07406
sheet	1

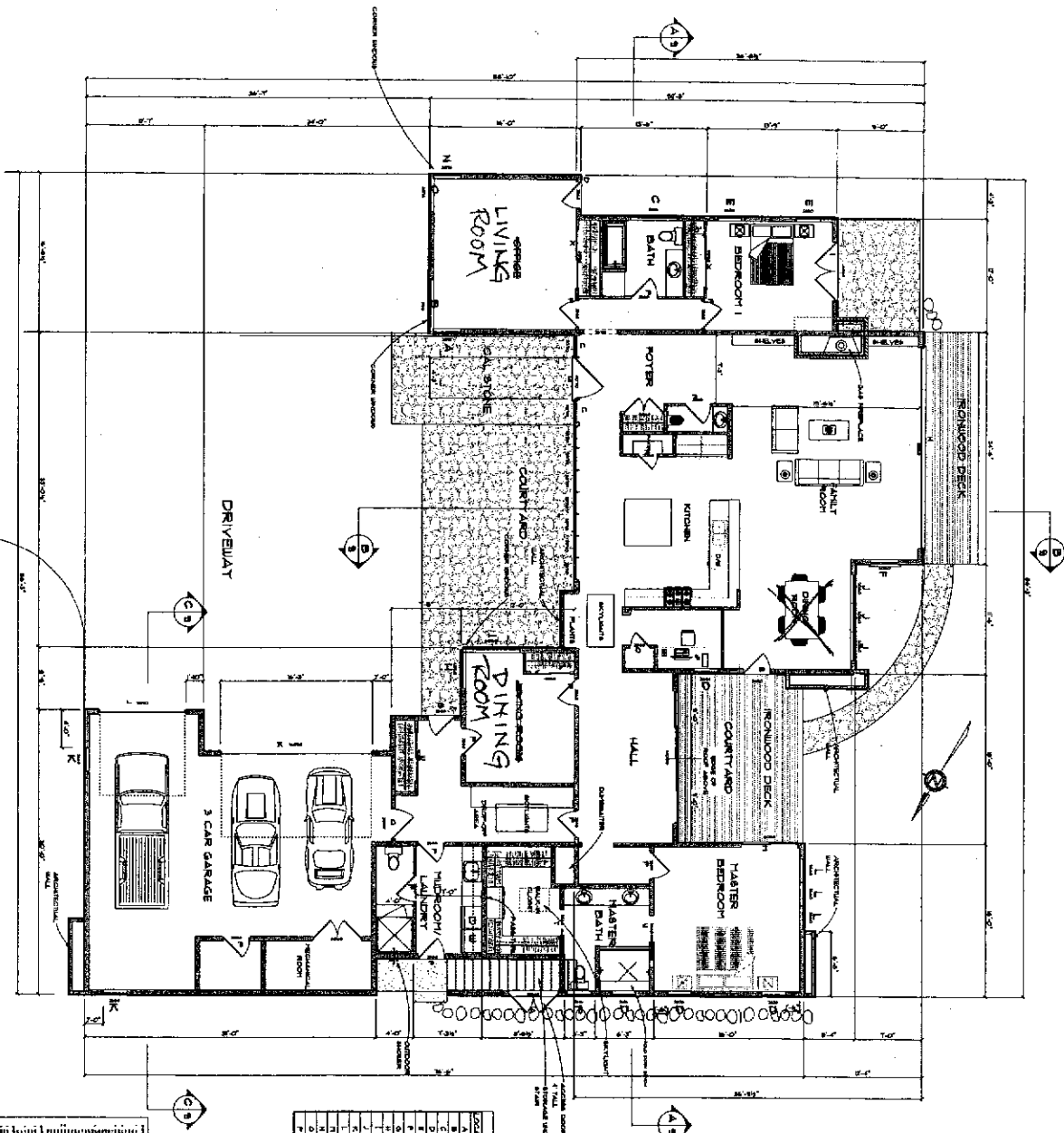






# FLOOR PLAN

APR 21 1994



LOCATION	LIBRARY	TYPE	COUNT	SIZE	NOTES
A	Master Bedroom	DOOR	1	8'0" x 4'0"	STANDARD ACCESS
B	Master Bedroom	DOOR	1	7'6" x 6'6"	
C	Master Bedroom	DOOR	1	7'6" x 6'6"	POOR ROOM LITE
D	Master Bedroom	DOOR	1	7'6" x 6'6"	
E	Master Bedroom	DOOR	1	7'6" x 6'6"	
F	Master Bedroom	DOOR	1	7'6" x 6'6"	
G	Master Bedroom	DOOR	1	7'6" x 6'6"	
H	Master Bedroom	DOOR	1	7'6" x 6'6"	
I	Master Bedroom	DOOR	1	7'6" x 6'6"	
J	Master Bedroom	DOOR	1	7'6" x 6'6"	
K	Master Bedroom	DOOR	1	7'6" x 6'6"	
L	Master Bedroom	DOOR	1	7'6" x 6'6"	
M	Master Bedroom	DOOR	1	7'6" x 6'6"	
N	Master Bedroom	DOOR	1	7'6" x 6'6"	
O	Master Bedroom	DOOR	1	7'6" x 6'6"	
P	Master Bedroom	DOOR	1	7'6" x 6'6"	
Q	Master Bedroom	DOOR	1	7'6" x 6'6"	
R	Master Bedroom	DOOR	1	7'6" x 6'6"	
S	Master Bedroom	DOOR	1	7'6" x 6'6"	
T	Master Bedroom	DOOR	1	7'6" x 6'6"	
U	Master Bedroom	DOOR	1	7'6" x 6'6"	
V	Master Bedroom	DOOR	1	7'6" x 6'6"	
W	Master Bedroom	DOOR	1	7'6" x 6'6"	
X	Master Bedroom	DOOR	1	7'6" x 6'6"	

LOCATION	TYPE	COUNT	SIZE	NOTES
A	Master Bedroom	1	8'0" x 4'0"	STANDARD ACCESS
B	Master Bedroom	1	7'6" x 6'6"	
C	Master Bedroom	1	7'6" x 6'6"	POOR ROOM LITE
D	Master Bedroom	1	7'6" x 6'6"	
E	Master Bedroom	1	7'6" x 6'6"	
F	Master Bedroom	1	7'6" x 6'6"	
G	Master Bedroom	1	7'6" x 6'6"	
H	Master Bedroom	1	7'6" x 6'6"	
I	Master Bedroom	1	7'6" x 6'6"	
J	Master Bedroom	1	7'6" x 6'6"	
K	Master Bedroom	1	7'6" x 6'6"	
L	Master Bedroom	1	7'6" x 6'6"	
M	Master Bedroom	1	7'6" x 6'6"	
N	Master Bedroom	1	7'6" x 6'6"	
O	Master Bedroom	1	7'6" x 6'6"	
P	Master Bedroom	1	7'6" x 6'6"	
Q	Master Bedroom	1	7'6" x 6'6"	
R	Master Bedroom	1	7'6" x 6'6"	
S	Master Bedroom	1	7'6" x 6'6"	
T	Master Bedroom	1	7'6" x 6'6"	
U	Master Bedroom	1	7'6" x 6'6"	
V	Master Bedroom	1	7'6" x 6'6"	
W	Master Bedroom	1	7'6" x 6'6"	
X	Master Bedroom	1	7'6" x 6'6"	

LOCATION	TYPE	COUNT	SIZE	NOTES
A	Master Bedroom	1	8'0" x 4'0"	STANDARD ACCESS
B	Master Bedroom	1	7'6" x 6'6"	
C	Master Bedroom	1	7'6" x 6'6"	POOR ROOM LITE
D	Master Bedroom	1	7'6" x 6'6"	
E	Master Bedroom	1	7'6" x 6'6"	
F	Master Bedroom	1	7'6" x 6'6"	
G	Master Bedroom	1	7'6" x 6'6"	
H	Master Bedroom	1	7'6" x 6'6"	
I	Master Bedroom	1	7'6" x 6'6"	
J	Master Bedroom	1	7'6" x 6'6"	
K	Master Bedroom	1	7'6" x 6'6"	
L	Master Bedroom	1	7'6" x 6'6"	
M	Master Bedroom	1	7'6" x 6'6"	
N	Master Bedroom	1	7'6" x 6'6"	
O	Master Bedroom	1	7'6" x 6'6"	
P	Master Bedroom	1	7'6" x 6'6"	
Q	Master Bedroom	1	7'6" x 6'6"	
R	Master Bedroom	1	7'6" x 6'6"	
S	Master Bedroom	1	7'6" x 6'6"	
T	Master Bedroom	1	7'6" x 6'6"	
U	Master Bedroom	1	7'6" x 6'6"	
V	Master Bedroom	1	7'6" x 6'6"	
W	Master Bedroom	1	7'6" x 6'6"	
X	Master Bedroom	1	7'6" x 6'6"	

DESIGN

350 BURNETT DRIVE  
SANTA CLARA  
CA 95050  
TEL (408) 486-0000  
www.janetdesign.com

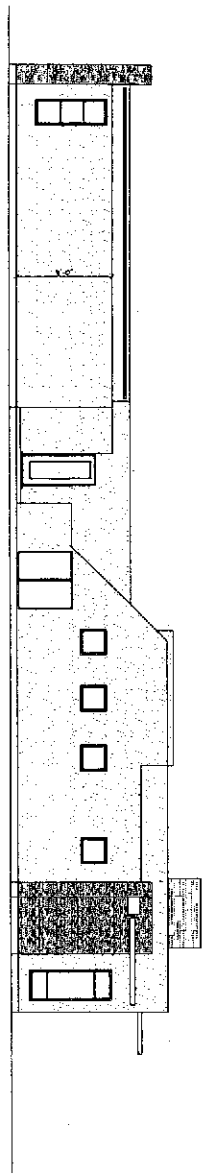
**A NEW RESIDENCE FOR:**

TERRY & ANNE BOPIRA

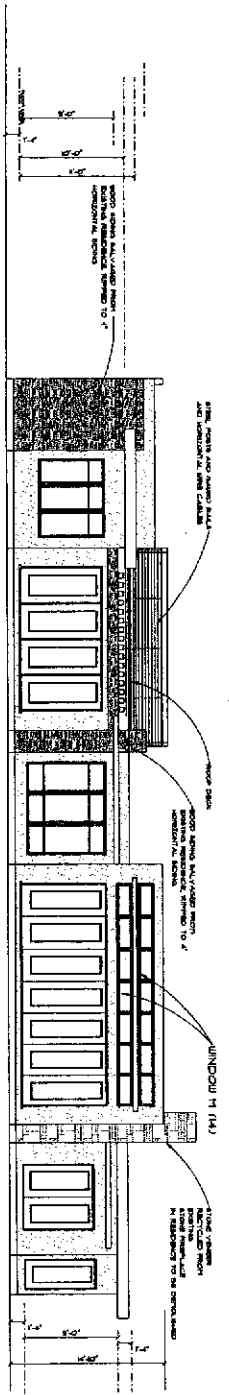
454 CLIFF DRIVE

APTOS CA, 95003

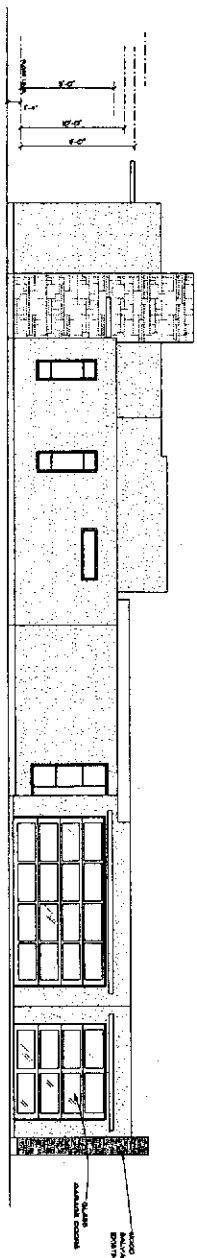
3



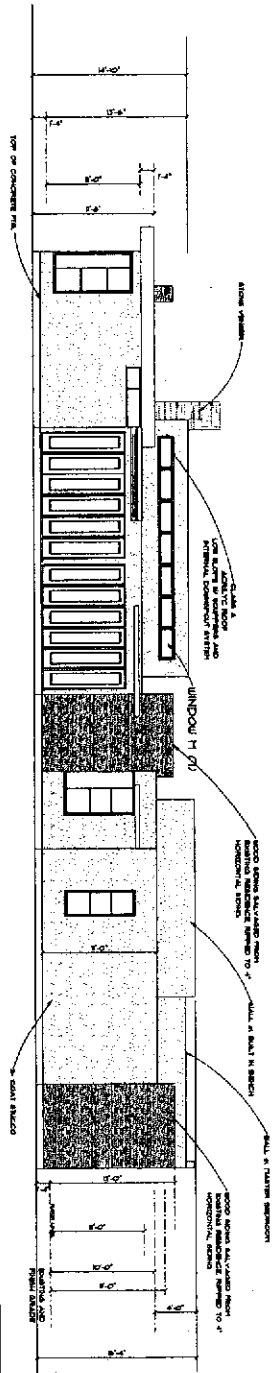
RIGHT ELEVATION  
NORTHWEST  
SCALE 3/16" = 1'



REAR ELEVATION  
SOUTH-WEST  
SCALE 3/16" = 1'



LEFT ELEVATION  
SOUTH-EAST  
SCALE 3/16" = 1'



FRONT ELEVATION  
NORTH-EAST  
SCALE 3/16" = 1'

NOTES:  
1. SEE SHEET 1 FOR FOUNDATION AND ROOFING DETAILS.  
2. SEE SHEET 2 FOR ELECTRICAL AND PLUMBING DETAILS.  
3. SEE SHEET 3 FOR INTERIOR FINISHES AND FURNITURE.  
4. SEE SHEET 4 FOR EXTERIOR FINISHES AND LANDSCAPE.

**DESIGN**

300 WILSON, LEXINGTON, MA 01846  
TEL: (617) 552-0000  
FAX: (617) 552-0001  
WWW.DESIGN.COM

**EXHIBIT A**

**A NEW RESIDENCE FOR:**  
TERRY & ANNE BOPIRA  
- 11 -  
454 CLIFF DRIVE  
APTOS CA. 95003

ELEVATIONS	
FRONT	1/4"
REAR	1/4"
LEFT	1/4"
RIGHT	1/4"
SECTION	1/4"
DETAILS	1/4"

DOOR SCHEDULE				
LOCATION	MARKET TYPE	SIZE	COUNT	NOTES
1	Interior Door/Frame	3'-0" x 6'-8"	1	Living Room
2	Interior Door/Frame	3'-0" x 6'-8"	1	Bedroom
3	Interior Door/Frame	3'-0" x 6'-8"	1	Bath
4	Interior Door/Frame	3'-0" x 6'-8"	1	Kitchen
5	Interior Door/Frame	3'-0" x 6'-8"	1	Dining Room
6	Interior Door/Frame	3'-0" x 6'-8"	1	Office
7	Interior Door/Frame	3'-0" x 6'-8"	1	Entry
8	Interior Door/Frame	3'-0" x 6'-8"	1	Staircase

WINDOW SCHEDULE				
LOCATION	MARKET TYPE	SIZE	COUNT	NOTES
1	Window/Case	3'-0" x 6'-8"	1	Living Room
2	Window/Case	3'-0" x 6'-8"	1	Bedroom
3	Window/Case	3'-0" x 6'-8"	1	Bath
4	Window/Case	3'-0" x 6'-8"	1	Kitchen
5	Window/Case	3'-0" x 6'-8"	1	Dining Room
6	Window/Case	3'-0" x 6'-8"	1	Office
7	Window/Case	3'-0" x 6'-8"	1	Entry
8	Window/Case	3'-0" x 6'-8"	1	Staircase

COTTAGE FLOOR PLAN  
SCALE 1/4" = 1'

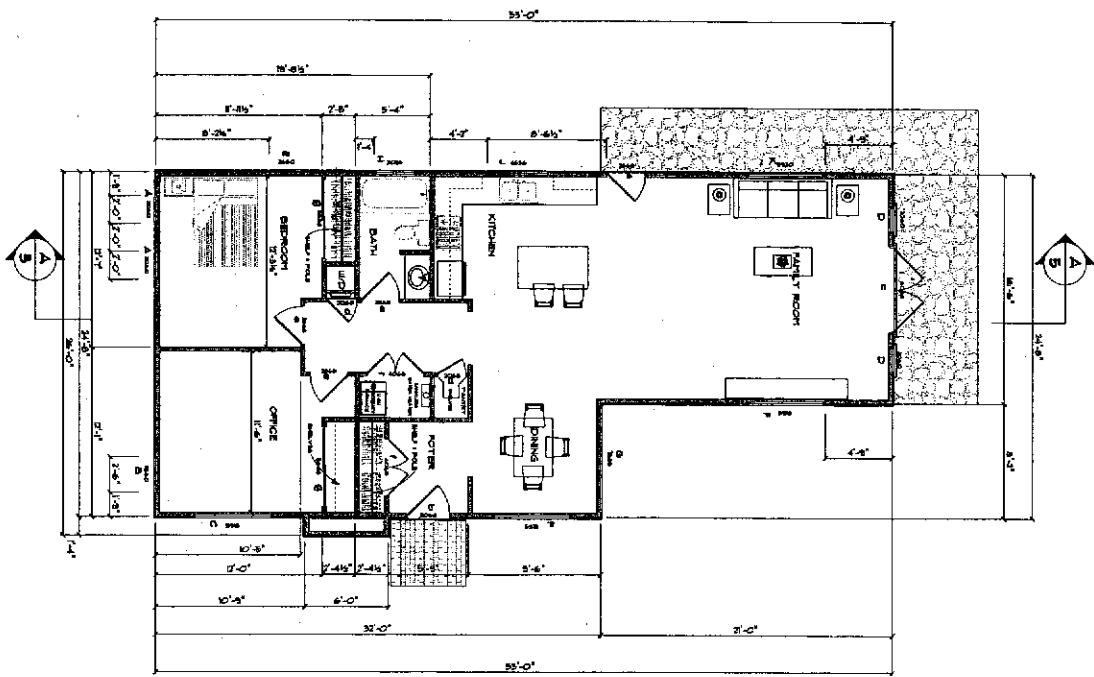


EXHIBIT A

DESIGN  
STUDIO

100 LAMAR STREET  
SANTA CRUZ  
CA 95060  
TEL: (408) 498-0880  
FAX: (408) 498-0881  
www.designstudio.com

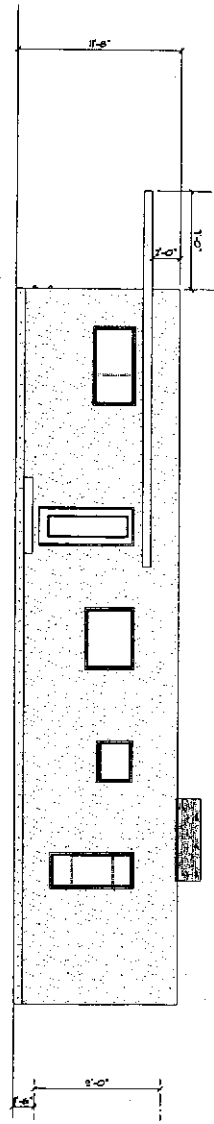
A NEW RESIDENCE FOR:  
- 12 -  
TERRY & ANNE SOPIRA  
454 CLIFF DRIVE  
APT06 CA. 95003

COTTAGE  
FLOOR  
PLAN

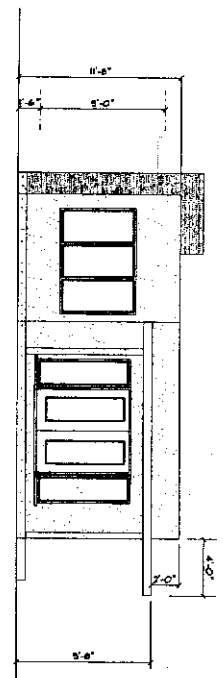
DATE: 12/10/03  
BY: JAL

15000  
4 LOTS  
NOTED  
CROSS

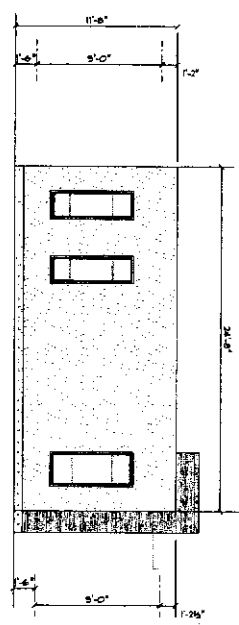
5



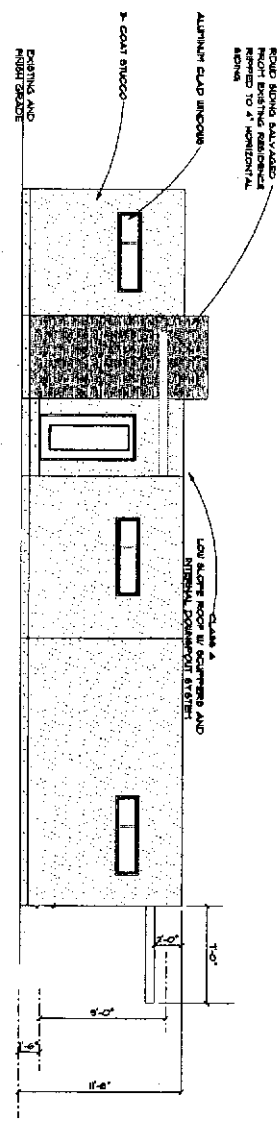
COTTAGE LEFT ELEVATION SCALE 1/4" = 1'  
SOUTHEAST



COTTAGE REAR ELEVATION SCALE 1/4" = 1'  
SOUTHWEST



COTTAGE FRONT ELEVATION SCALE 1/4" = 1'  
NORTHEAST



COTTAGE RIGHT ELEVATION SCALE 1/4" = 1'  
NORTHWEST

EXHIBIT A

**DESIGN**

300 MARKET DRIVE  
SAN FRANCISCO, CALIF. 94102  
ARCHITECTS  
400 MARKET DRIVE  
SAN FRANCISCO, CALIF. 94102  
ARCHITECTS

**A NEW RESIDENCE FOR:**

TERRY & ANNE SOPIRA  
484 CLIFF DRIVE  
APTOS CA. 95003

**REVISIONS**

NO.	DATE	BY
1		
2		
3		
4		
5		

**COTTAGE ELEVATIONS**

13 -

**CLIENT**

300 MARKET DRIVE  
SAN FRANCISCO, CALIF. 94102  
ARCHITECTS

**NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

**DATE**

1/10/00

**CREATED BY**

J. LLOYD

**NOTED**

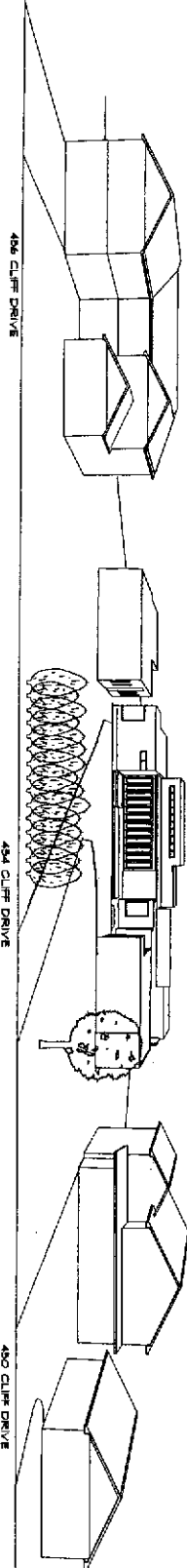
J. LLOYD

**DATE**

1/10/00

**6**

# EXHIBIT A



## AXONOMETRIC STUDY

A.P.N. 043-11-25

CONSENT TO PRINT  
THIS DRAWING IS THE PROPERTY OF  
THE ARCHITECT AND IS NOT TO BE  
REPRODUCED OR COPIED IN ANY  
MANNER WITHOUT THE WRITTEN  
CONSENT OF THE ARCHITECT.

DATE	10/10/04
DESIGNED BY	JH LORR
NOTED	
DATE	05/05/04
PROJECT	

6.1

REVISION	BY	DATE

AXONOMETRIC  
STUDY

**A NEW RESIDENCE FOR:**  
TERRY & ANNE SOPIRA  
454 CLIFF DRIVE  
APT08 CA. 95003  
- 14 -

**DESIGN**

300 LAMARCA DRIVE  
SAN JOSE, CA 95128  
TEL: (408) 298-0000  
FAX: (408) 298-0000  
WWW.DESIGNFIRM.COM

## **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 developed portion of the property is zoned R-1-6 (Single-family residential – 6,000 square foot minimum lot size), a designation which allows residential uses. The proposed two-unit dwelling group is an allowed use within the zone district, consistent with the site's (R-UL) Urban Low Residential General Plan designation. Neither the existing nor proposed development occur within the portion of the property zoned PR (Parks, Recreation and Open Space) and carrying the General Plan designation of O-U (Urban Open Space).

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

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

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site. While the site occupies the edge of a coastal arroyo, the site is more than 600 feet from the beach and is only marginally visible from the coast. The replacement structures will maintain their single-story low profile and therefore do not constitute any increased visual impact to surrounding properties or to the coast.

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

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

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

This finding can be made, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (single-family residential – 6,000 square foot minimum parcel size) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. Additionally, both structures will utilize materials recycled from the existing dwellings and will maintain the single-story low profile of the existing dwellings.



## **Residential Development Permit Findings**

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed two-unit dwelling group 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. Additionally, the proposed structures will occupy virtually the same footprint as the existing structures with no increase in height.

- 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 two-unit dwelling group and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (single-family residential – 6,000 square foot minimum lot size) zone district in that the primary use of the property will be two dwellings that meet 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.**

While the proposed two-unit dwelling group is below the density range required for the R-UL (Urban – Residential Low) General Plan designation, approximately 25% of the parcel is characterized with slopes of more than 50%. Therefore, greater density on the site is infeasible.

The proposed two-unit dwelling group 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 dwellings 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 dwellings 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 dwellings 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.

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 two-unit dwelling group is to be constructed on a lot with two existing dwelling units. There is not expected to be any additional trip generation attributable to this proposal.

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-story dwellings are consistent with the land use intensity and density of the neighborhood. The dwellings replace existing structures on the site without any appreciable increase in footprint and no proposed increase in height. The structures are set back nearly 100 feet from Cliff Drive and only marginally visible from the coast due to the topography of the site.

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 dwelling group will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The dwellings replace existing structures and utilize stone and wood that will be recycled from the existing dwellings on the site.

## Conditions of Approval

Exhibit A: Project Plans, 8 sheets, prepared by James Lloyd Design, dated 12/14/08, Stormwater Management Plans, 1 sheet, prepared by Prime Landscaping Services, dated 10-17-08, Surveyed Plans, 2 sheets, prepared by McGregor Land Surveys, dated February 2008.

- I. This permit authorizes the demolition of an existing single family dwelling and detached guest cottage and the construction of a single-story 3,893 square foot single-family dwelling and attached garage, a single-story 1,172 square foot guest cottage, and approximately 1,096 cubic yards of overexcavation and recompaction. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
  - C. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
  - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 ½" x 11" format for Planning Department review and approval
  2. Grading, drainage, and detailed erosion control plans designed to protect the adjacent arroyo from sediment.
  3. Submit a landscape plan showing the planting of drought-resistant landscaping
  4. 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.
  5. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
- 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.
- D. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- E. Meet all requirements and pay any applicable plan check fee of the Aptos-La Selva Fire Protection District.
- F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- G. Provide required off-street parking for 5 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.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- 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<sup>7</sup>(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: \_\_\_\_\_

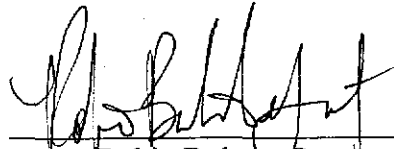
Effective Date: \_\_\_\_\_

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

Application #: 09-0001  
APN: 043-112-25  
Owner: Terrence and Anne Sopira

---

Don Bussey  
Deputy Zoning Administrator



---

Robin Bolster-Grant  
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: 09-0001

Assessor Parcel Number: 043-211-25

Project Location: 454 Cliff Drive, Aptos

**Project Description: Two-Unit Dwelling Group**

**Person or Agency Proposing Project: James Lloyd**

**Contact Phone Number: 831-459-0999**

- 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:

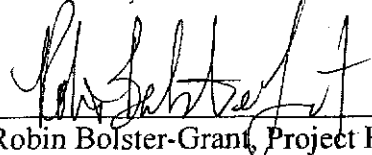
E. ☒ Categorical Exemption

Specify type: 15303. New Construction or Conversion of Small Structures

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

Two-unit dwelling group replacing existing dwellings on site.

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

  
Robin Bolster-Grant, Project Planner

Date: 4-3-09



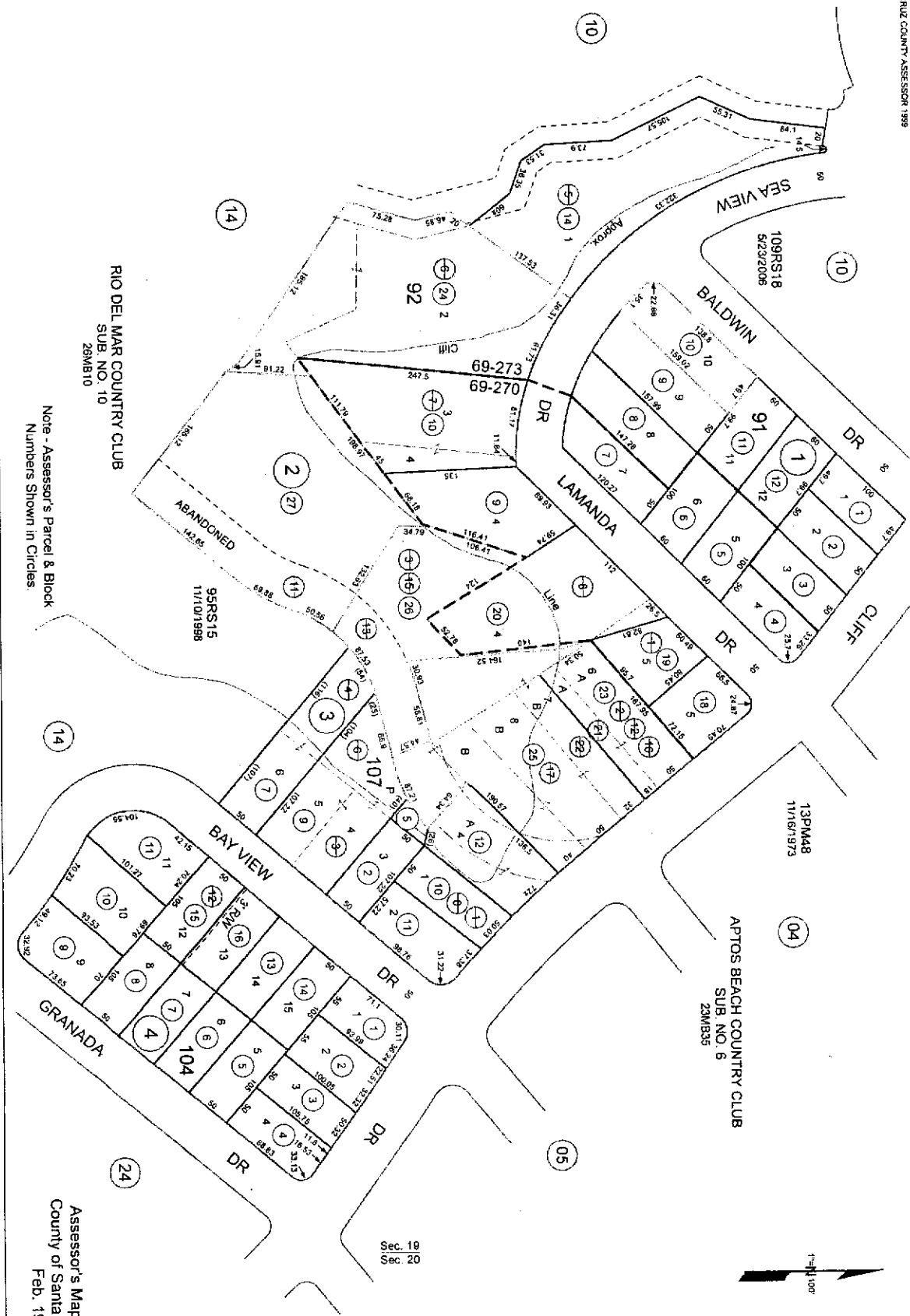
**FOR TAX PURPOSES ONLY**  
 THE ASSESSOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION ASSUMES ANY  
 LIABILITY FOR OTHER USES OF THIS INFORMATION. ALL RIGHTS RESERVED.  
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999

**POR. APTOS RANCHO**  
 N.E. 1/4 SEC. 19, & N.W. 1/4 SEC. 20, T.11S., R.1E., M.D.B. & M.

Tax Area Code  
 69-270 69-273

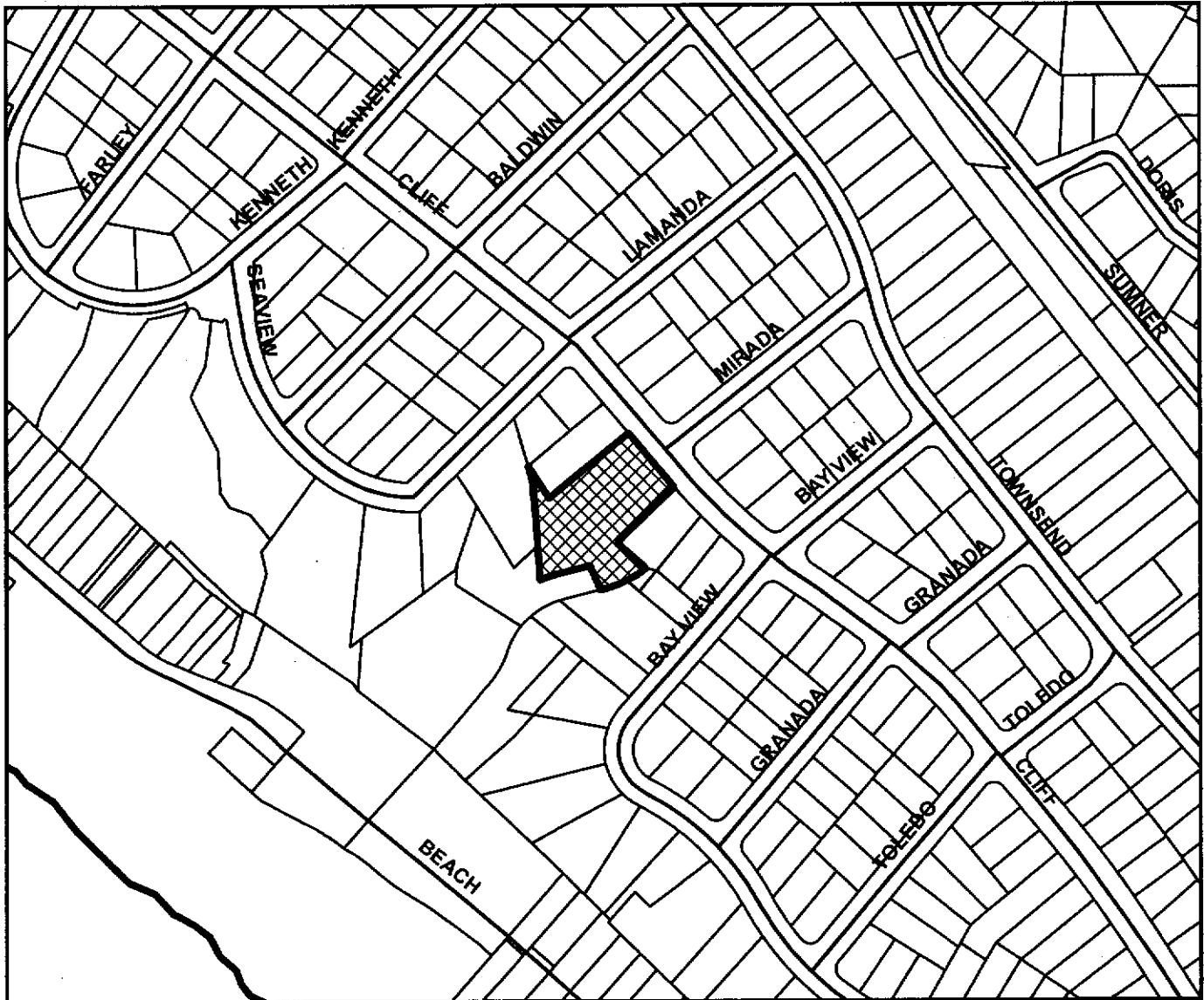
43-11

Electronically Redrawn 2/11/99  
 Rev. 2/11/99 (For. to pg. 24) rw  
 Rev. 8/1/99 C.B. (Tax Consolidation)  
 Rev. 7/9/07 to (109RS18)









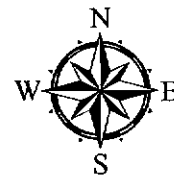
# Location Map



360 180 0 360 720 1,080 1,440 1,800 Feet

## LEGEND

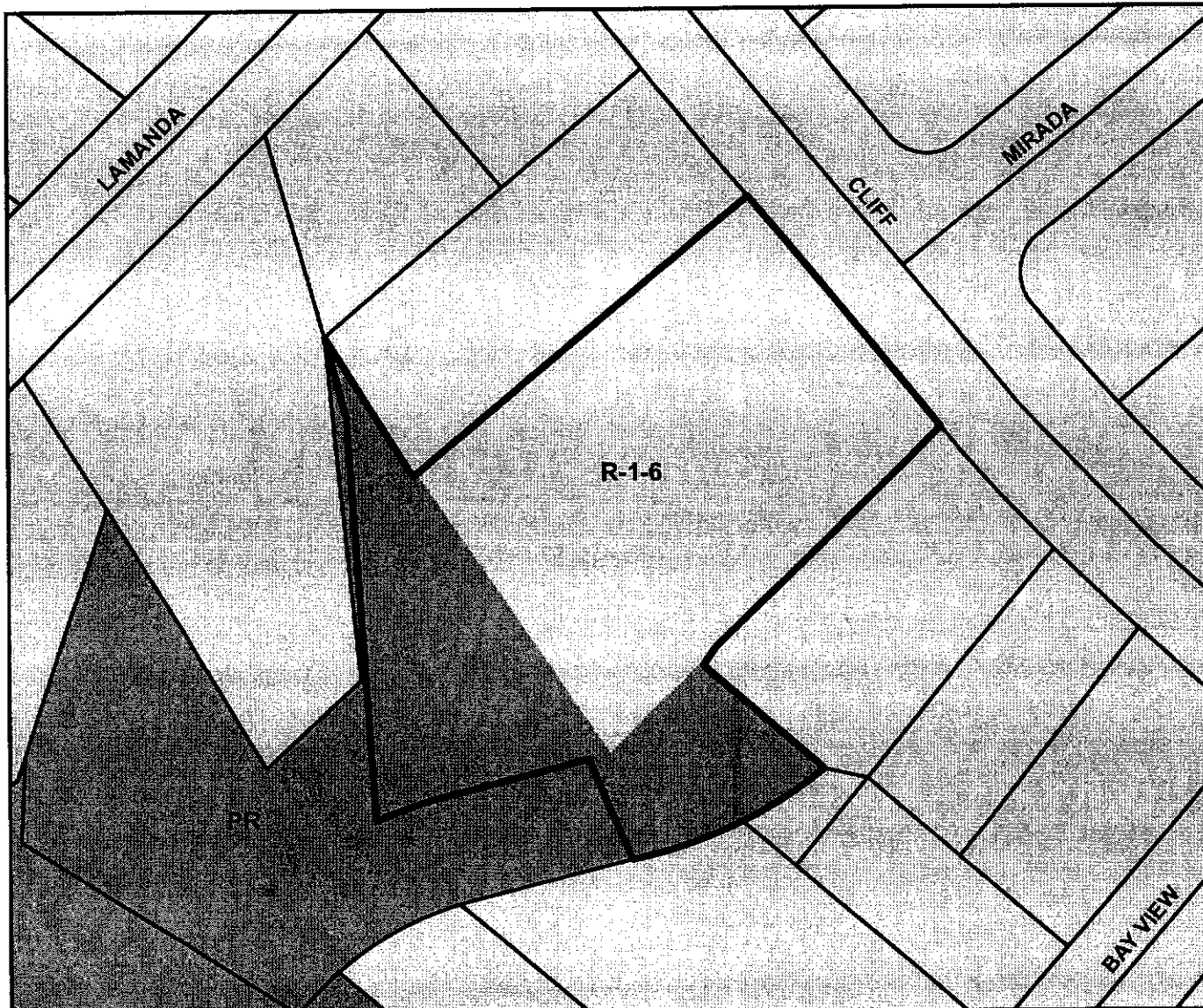
-  APN: 043-112-25
-  Assessors Parcels
-  Streets
-  County Boundary



Map Created by  
County of Santa Cruz  
Planning Department  
January 2009



# Zoning Map



90 45 0 90 180 270 360 Feet

## LEGEND



APN: 043-112-25



Assessors Parcels



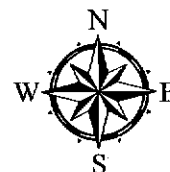
Streets



RESIDENTIAL-SINGLE FAMILY



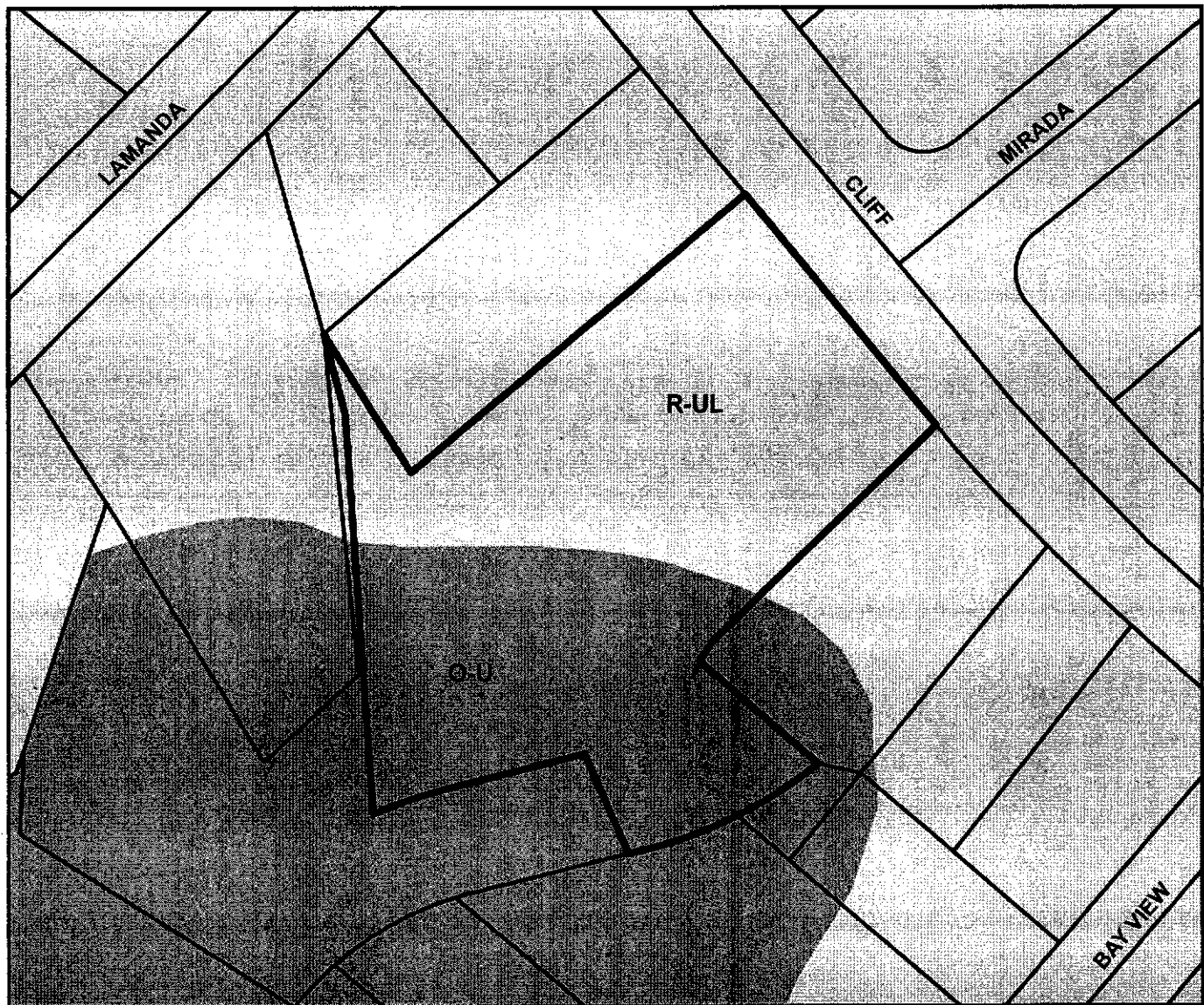
PARK








Map Created by  
County of Santa Cruz  
Planning Department  
January 2009

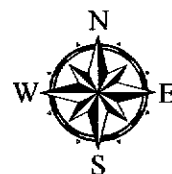


# General Plan Designation Map



## LEGEND

-  APN: 043-112-25
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density
-  Urban Open Space



Map Created by  
County of Santa Cruz  
Planning Department  
January 2009

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

**Project Planner:** Robin Bolster  
**Application No.:** 09-0001  
**APN:** 043-112-25

**Date:** April 1, 2009  
**Time:** 17:17:27  
**Page:** 1

---

**Environmental Planning Completeness Comments**

The geotechnical engineering report has been reviewed and accepted. Project is completed from a geotechnical engineering and civil engineering stand point for this project. ===== UPDATED ON JANUARY 29, 2009 BY JOSEPH L HANNA =====

===== UPDATED ON JANUARY 29, 2009 BY ANTONELLA GENTILE =====

The geotechnical engineering report has been accepted by Environmental Planning. See the letter from Joseph Hanna dated 1/29/09 for more information.

Project is complete per Environmental Planning.

See miscellaneous comments below.

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON JANUARY 28, 2009 BY JOSEPH L HANNA =====

===== UPDATED ON FEBRUARY 2, 2009 BY ANTONELLA GENTILE =====

Miscellaneous comments

1. Although this parcel is mapped for the presence of Dudley's lousewort, the species is not expected to occur on the lot due to the existing disturbance and landscaping.

2. This project is exempt from the Riparian Corridor Protection ordinance per section 16.30.050(a) of County code. The proposed dwelling does not extend closer to the corridor than the existing dwelling, and therefore does not significantly increase the degree of encroachment into or impact on the riparian corridor.

3. This permit includes the removal of four trees. All trees to be removed are landscaping features, and have little or no significance to the backdrop of the surrounding neighborhood or ravines below.

Conditions of approval

1. Final plans shall show tree protection fencing and include installation details for all trees to remain.

2. A civil-engineered grading, drainage, and erosion control plan shall be submitted with the building application in order to address the grading and drainage requirements and the required setbacks from the two canyons.

3. Include 2 copies of the soils report with the building application.

4. The project shall comply with all recommendations of the soils report.

5. The project shall comply with all conditions of the soils report acceptance letter from Joe Hanna dated 1/29/09.

6. Once building plans have been prepared that can be approved by all agencies, a plan review letter from the soils engineer shall be required.

**Discretionary Comments - Continued**

**Project Planner:** Robin Bolster  
**Application No.:** 09-0001  
**APN:** 043-112-25

**Date:** April 1, 2009  
**Time:** 17:17:27  
**Page:** 2

---

**Dpw Drainage Completeness Comments**

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

===== REVIEW ON JANUARY 30, 2009 BY GERARDO VARGAS ===== Application 09-0001 has been approved for the discretionary stage in regards to drainage. Please see miscellaneous comments to be addressed at the building application stage.

**Dpw Drainage Miscellaneous Comments**

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

===== REVIEW ON JANUARY 30, 2009 BY GERARDO VARGAS ===== 1. Please include geotechnical review and approval of proposed drainage plan. The approval letter should state that the proposed drainage plan will not cause any stability or erosion problems on the site or downstream from the site, on the adjacent property.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$1.03 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

You may be eligible for fee credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures to establish eligibility. Documentations such as assessor-s records, surveys records, or other official records that will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted.

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.

The designer 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. The designer letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of -general conformance to plans- are not sufficient. An as-built plan may be submitted in lieu of the letter.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

**Dpw Driveway/Encroachment Completeness Comments**

===== REVIEW ON JANUARY 30, 2009 BY DAVID GARIBOTTI =====

Please clearly indicate the edge of pavement and existing and proposed improvements in the right of way, including driveway approach details, curbs, drainage structures.

===== UPDATED ON MARCH 18, 2009 BY DAVID GARIBOTTI =====

---

Discretionary Comments - Continued

Project Planner: Robin Bolster  
Application No.: 09-0001  
APN: 043-112-25

Date: April 1, 2009  
Time: 17:17:27  
Page: 3

Information provided as requested.

**Dpw Driveway/Encroachment Miscellaneous Comments**

===== REVIEW ON JANUARY 30, 2009 BY DAVID GARIBOTTI =====

Driveway to conform to County Design Criteria Standards.

Encroachment permit required for all off-site work in the County road right-of-way. An encroachment permit is required for all improvements or landscaping in the right of way. Any approved landscaping must be maintained so as to not obstruct the public's use of the right-of-way and/or the sight line from the driveway. Please resolve sheets 2 and 2.1 regarding the improvements (drainage?) in the right-of-way adjacent to the driveway. Please review and coordinate the survey, sheets 2 and 2.1 regarding the hedge, service pole, edge of pavement and the property line. =====

UPDATED ON MARCH 18, 2009 BY DAVID GARIBOTTI =====

The location of the utility pole on sheets 2 and 2.1 has not been corrected. Since both sheets locate the pole within the property line this does not create a problem for Encroachments.

**Aptos-La Selva Beach Fire Prot Dist Completeness C**

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

===== REVIEW ON FEBRUARY 11, 2009 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

**Aptos-La Selva Beach Fire Prot Dist Miscellaneous**

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

===== REVIEW ON FEBRUARY 11, 2009 BY ERIN K STOW =====

NO COMMENT



## Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003  
Phone # 831-685-6690 • Fax # 831-685-6699

---

February 11, 2009

Planning Department  
County of Santa Cruz  
Attention: Robin Bolster-Grant  
701 Ocean Street  
Santa Cruz, CA 95060

Subject: APN: 043-112-25 / Appl #09-0001  
454 Cliff Drive

Dear Ms. Bolster-Grant

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections as presented.

A plan review fee of **\$50.00** is due and payable to the Aptos/La Selva Fire Department **PRIOR TO APPROVAL** of building application. **Reminder:** the enclosed Permit/Service Fees form must be submitted to the Aptos/La Selva Fire Department at time of payment.

- Any other requirements 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.

---

In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information **on the plans that are submitted for BUILDING PERMIT**.

The County of Santa Cruz Emergency Services Department/Addressing must approve or assign an address before Fire Department approval is obtained.

**NOTE** on the plans "these plans are in compliance with California Building and Fire Codes (2007 edition) and Aptos/La Selva Fire District Amendments".

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

**NOTE** on the plans "the **REQUIRED** and **AVAILABLE FIRE FLOW**. FIRE FLOW requirements for this project is **1,000 gallons per minute**. The AVAILABLE FIRE FLOW information can be obtained from the water company. The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which is not exceed 3,600 square feet (344.5 m2)

**EXHIBIT F**



shall be 1,000 gallons per minute (3785.4 L/min). Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5m<sup>2</sup>) shall not be less than that specified in Appendix Table B105.1 of the California Fire Code".

**NOTE** on the plans "All buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13-D, and adopted standards of the Aptos/La Selva Fire Protection District."

**NOTE** on the plans "the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval."

**NOTE** on the plans "an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Underground plan submittal and permit, will be issued to a Class B, Class C-16, Class C-36 or owner/builder. No exceptions."

**SHOW** on the plans where the smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement.

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

When a fire alarm system is proposed in lieu of 110V/battery backup smoke detectors, a separate fire alarm permit and fee is required by the Aptos/La Selva Fire District. **NOTE** on the plans, "three sets of fire alarm plans shall be submitted and approved prior to commencing work."

**NOTE** on the plans "building numbers shall be provided. Numbers shall be a minimum of four (4) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street."

**NOTE** on the plans "the installation of an approved spark arrester on the top of the chimney. The wire mesh not to exceed 1/2 inch."

**NOTE** on the plans "the roof covering shall be no less than Class "B" rated roof."

**NOTE** on the plans "a 30-foot clearance shall be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.

**EXCEPTION:** 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."

**NOTE** on the plans "the job copies of the building and fire systems plans and permits must be on-site during inspections."

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards,

Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

Sincerely,



Jim Dias, Fire Marshal  
Fire Prevention Division  
Aptos/La Selva Fire Protection District

Cc: Terrence & Anne Sopira  
816 Runningwood Circle  
Mountain View, CA 94040

Cc: James Lloyd  
520 Warren Drive  
Santa Cruz, CA 95060

## INTEROFFICE MEMO

APPLICATION NO: 09-0001

Date: January 21, 2009

To: Robin Bolster-Grant, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: New residence at 454 Cliff 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
<b>Visual Compatibility</b>			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
<b>Minimum Site Disturbance</b>			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

<b>Ridgeline Development</b>			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at 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
<b>Landscaping</b>			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A

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

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

back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			
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
<b>Compatible Site Design</b>			
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	✓		
<b>Natural Site Amenities and Features</b>			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
<b>Views</b>			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
<b>Safe and Functional Circulation</b>			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A

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

**13.11.073 Building design.**

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Compatible Building Design</b>			
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	✓		
<b>Scale</b>			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
<b>Building Articulation</b>			
Variation in wall plane, roof line, detailing, materials and siting	✓		
<b>Solar Design</b>			
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	✓		





# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

January 29, 2009

Terrance and Anne Sopira  
816 Runningwood Cir.  
Mountain View Drive, California 94040

**Subject: Review of Geotechnical Investigation by Bauldry Engineering**  
**Dated November 26, 2008 and April 10, 2007; Project #: 0705-SZ994-A13**  
**APN 043-112-25, Application #: 09-0001**

Dear Applicant:

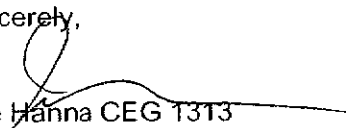
The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations. Plans shall also provide a thorough and realistic representation of all grading necessary to complete this project.
3. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. The author of the report shall write the *plan review letter*. The letter shall state that the project plans conform to the report's recommendations.
4. Prior to the excavation of the foundations for any structure, the geotechnical engineer must inspect the location of the proposed foundation, and submit a short letter to the Building Department and the Environmental Planning Section to confirm the inspection. See the second page for other required inspections.
5. Please provide an electronic copy of the soils report and addendum in .pdf format. This document may be submitted on compact disk or emailed to [kent.edler@co.santa-cruz.ca.us](mailto:kent.edler@co.santa-cruz.ca.us).

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

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

Sincerely,

  
Joe Hanna CEG 1313  
County Geologist  
Cc Bauldry Engineering, Inc.  
James Lloyd

(over)

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

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

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report and per the requirements of the 2007 California Building Code. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *final letter* from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

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