



Staff Report to the Zoning Administrator

Application Number: **08-0237**

Applicant: Monterey Oaks Estates, LLC
Owner: Monterey Oaks Estates, LLC
APN: 046-311-01

Agenda Date: June 5, 2009
Agenda Item #: 1
Time: After 10:00 a.m.

Project Description: Proposal to extend the expiration date of 05-0305 (Coastal Development Permit, Residential Development Permit for a fence of 6 feet in height within the required front yard setback, Large Dwelling Review, and a Grading Permit), make minor exterior modifications to the previous approval, a second floor addition of around 900 square feet over the garage, and add approximately 1,000 square feet of deck to the second floor.

Location: Property located on the north side of San Andreas Road at the intersection with Oceanview Drive, between 1380 and 1400 San Andreas Road, in Aptos.

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

Permits Required: Time extension and Amendment to Coastal Development Permit, Grading Permit, Residential Development Permit, Large Dwelling Permit (05-0305).

Technical Reviews: None

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0237, based on the attached findings and conditions.

Exhibits

- | | |
|---|--|
| A. Project plans | H. Reduced set of project plans |
| B. Findings | I. Printout, discretionary comments, dated 3/24/09 |
| C. Conditions | J. Memo, Urban Designer comments, dated 2/26/09 |
| D. Categorical Exemption (CEQA determination) | K. Comments & Correspondence |
| E. Assessor's Map | |
| F. Location Map | |
| G. Zoning and General Plan Maps | |

Parcel Information

Parcel Size: 1.8 acres
Existing Land Use - Parcel: vacant
Existing Land Use - Surrounding: Single-family residences, agriculture, State beach
Project Access: San Andreas Road
Planning Area: La Selva Beach
Land Use Designation: R-R (Rural Residential)
Zone District: R-A (Residential Agriculture)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Baywood loamy sand, Elkhorn loamy sand
Fire Hazard: Not a mapped constraint
Slopes: 15 – 50 percent slopes at rear of lot
Env. Sen. Habitat: Mapped biotic – Monarch butterfly
Grading: Approx. 657 cu yards grading proposed
Tree Removal: 6" madrone, 16" and 22" pines and 36" eucalyptus to be removed; 2 pines and 1 oak in front (south side) required to be retained per Permit 05-0305
Scenic: Mapped resource
Drainage: Existing drainage adequate
Archeology: No significant impact

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Septic
Fire District: Aptos/La Selva Fire Protection District
Drainage District: N/A

History

A previous application to construct a single-family dwelling on the site was approved as Coastal Development Permit # 98-0764, but was not exercised. In 2005, Permit 05-0305 granted a Coastal Development Permit, Residential Development Permit for a fence of 6 feet in height within the required front yard setback, Large Dwelling Review, and a Grading Permit to construct an approximately 7,300 square foot, two-story single family dwelling. This permit was not exercised and the applicant is now requesting a Time Extension and Amendment to Permit 05-0305 to include

an approximately 900 square foot addition over the garage and minor exterior modifications.

Project Setting

The project site is a vacant 1.8-acre parcel located in a low-density residential area along the north side of San Andreas Road in the La Selva Beach Planning Area. The proposed development is located on the relatively flat lot frontage, away from steeper slopes at the rear of the parcel. The proposed building footprint will be predominantly upslope of the 90-foot contour. The structure was approved as a two-story residence of 7,374 square feet, with six bedrooms and an attached four-car garage of 1,416 square feet.

Zoning & General Plan Consistency

The subject property is a 78,408 square foot lot, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed addition is a principal permitted use within the zone district and the project is consistent with the site's (R-R) Rural Residential General Plan designation. The proposed addition is consistent with all development regulations of the RA zone district, including height, lot coverage, setbacks and on site parking, and no variances are required. The project is located along a designated scenic road as per General Plan policy 5.10.10 and the landscaping improvement plan is consistent with requirements of General Plan Policy 5.10.13 in that the natural terrain and landscaping attain a smooth transition and natural appearance and that characteristic and indigenous plant species appropriate to the area are to be utilized.

The project is consistent with County Code Section 13.10.325 in that the proposed addition to the residence is landscaped to be adequately screened from public view and does not impact public views along the San Andreas scenic corridor. The addition is proposed at the northeastern end of the residence and will be located the furthest from San Andreas Road, which is more than 100 feet to the south. The minor changes to the exterior from the previously approved home under Permit 05-0305 include the addition of deck areas to the front and rear of the home, balusters, entryway stairs and configuration, and windows shapes. The project is consistent with all required zoning setbacks for the Residential Agriculture zone district and does not adversely impact neighboring property privacy or solar access. The project has been reviewed by the County Urban Designer for consistency with County Code Section 13.11, Design Review, and the project is conditioned to comply with all previous conditions of Permit 05-0305, with the exception of a new condition of approval that requires the color of the structure to be a more subdued earthtone.

Large Dwelling Permit

Coastal Development Permit and Variance 05-0305 allowed the construction of an approximately 7,300 square foot, two story single family dwelling with a four car garage. The large dwelling permit requires that findings be made that the proposed home be screened from the public view and will not impact public viewsheds, or neighboring property. The approved home is located along San Andreas Road, a scenic road per General Plan, however, the home has been properly screened from the road by existing trees that will be retained and additional trees that were proposed. The proposed addition is approximately 900 square feet to the second story, with the majority located above the four car garage, which is located over 100 feet from the traveled roadway and is screened by existing and proposed landscaping. Furthermore, the second story

addition is broken up by recessing the wall plane and including a open covered patio area. A condition of approval has been added to the permit that requires the color of the home be revised to a darker earth tone color to minimize any impact to the San Andreas Road scenic corridor.

The proposed addition will not impact neighboring property privacy or solar access as it is located above a garage, which meets all zoning site standards for the Residential Agriculture zone district. In addition, the proposed addition is located over 50 feet away from the neighboring property to the east, which is a greater setback than any required setback in any zone district.

Design Review

The proposed addition to the approved single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed changes to the project will incorporate site and architectural design features such as non-reflective ceramic tile roofing and natural darker color materials to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. In addition, no public views to the coastline are impacted by the proposed development. The second story addition has recessed wall plane and an open patio area that help break up the massing.

The minor changes to the exterior from what was previously approved under Permit 05-0305 include the addition of approximately 1,000 square feet of deck areas to the front and rear of the home, balusters, entryway stairs and configuration, and windows shapes. The project has been reviewed by the County Urban Designer for consistency with County Code Section 13.11, Design Review, and the project is conditioned to comply with all previous conditions of Permit 05-0305, with the exception of a new condition of approval that requires the color of the structure to be a more subdued earthtone.

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. Natural materials and earth tone colors are utilized to maintain consistency with existing residential development, which consists largely of two-story stucco exteriors and tile roofs. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design of the proposed addition submitted is not inconsistent with the approved development. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Public access to Manresa State Beach is available at the main entrance on San Andreas Road. Alternate public access is available at Ocean view Drive in the project vicinity.

Time Extension

In addition to the proposed exterior changes and the addition, the applicant is also requesting a time extension to Permit 05-0305. Extensions for a period of up to one year may be granted per

County Code Section 18.10.133. The application for a time extension was made prior to Permit 05-0305 expiration date.

The previous findings and conditions for Permit 05-0305 continue to be valid, in that the regulations or site conditions have not changed in a manner that would affect the prior decision and the requested Amendment includes an additional condition of approval to mitigate for any impacts to scenic San Andreas Road. An extension of Coastal Development Permit and Variance 05-0305 for a period of one year from the original expiration date is considered as appropriate. The permit would be extended from 6/5/08 to 6/5/09.

Furthermore, findings for Coastal Development Permit and Variance 05-0305 are on file in the County Planning Department.

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 **08-0237**, based on the attached findings and conditions.

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

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

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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 RA (Residential Agriculture), a designation which allows residential uses. The proposed addition is a principal permitted use within the zone district, consistent with the site's (R-R) Rural 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 proposed addition 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 as other homes in the vicinity are also large and consist of stucco exteriors, columns and tile roofs. The site is surrounded by developed property and the colors shall be natural in appearance and complementary to the site and approved single family residence. Furthermore, 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 project site is not located between the shoreline and the first public road. Consequently, the residence will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the addition is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood and the approved dwelling. Additionally, residential uses are allowed uses in the RA (Residential Agriculture) 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 of two-story, large homes with stucco exteriors and tile roofs.

Development Permit Findings

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

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

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

This finding can be made, in that the proposed location of the addition to the residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district in that the primary use of the property will be one residence that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

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

The proposed addition to the residence 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 addition to the residence 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 addition to the residence will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed addition to the residence will comply with the site standards for the RA zone district (including setbacks, lot coverage,

floor area ratio, height, and number of stories).

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 addition to the residence is to be constructed on an existing undeveloped lot, which was approved for a large dwelling under Permit 05-0305. The expected level of traffic generated by the proposed project is not anticipated to increase as the addition will be part of the previously approved dwelling.

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 neighborhood containing dwellings ranging in sizes from 1800 to over 7000 square feet. The proposed addition to the home will complement with the homes found along San Andreas Road which are composed of stucco and tile roofs. The addition does not block view of the coastline or any vista points along the scenic San Andreas roadway. Mature trees have been preserved on the site and proposed landscaping serves to soften the visual impact of the proposed development.

The building has been designed with pitched, rather than flat roofs which are surfaces with non-reflective materials. Natural materials and colors which blend with the natural cover of the site are proposed.

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 addition to the residence 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 home was previously conditioned under Permit 05-0305 to retaining three existing trees and provides a landscape plan that would mitigate any possible visual impacts to San Andreas Road, a scenic road. In addition, a six-foot stucco wall was previously approved adjacent to San Andreas Road will further breakup the visual impact of the addition, which is located approximately 100 feet from the traveled roadway.

Large Dwelling Review Findings

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

This finding can be made, in that addition to the previously approved large home will be compatible with the design of the home in a neighborhood of homes that range in size from 1800 to over 7,000 square feet. The two immediately neighboring homes are composed of stucco and tile roofs, and the home and addition will maintain the same use of materials. The proposed addition will be setback with a recessed wall plane and an open covered patio area will help break up the mass of the addition. A condition of approval has been included that the color of the home be a more subdued earth tone color. In addition, existing trees and additional trees will help mitigate any visual impact to scenic San Andreas Road.

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

This finding can be made, in that proposed addition will be properly screened by the existing and proposed trees and landscaping from scenic San Andreas Road. The home has been sited at an angle and the addition is to the second story over the garage, which is located the furthest at approximately over 100 feet from the traveled roadway. The second story addition is broken up by recessing the wall plane and including a open covered patio area. A condition of approval has been included that the home be painted a subdued earth tone to help mitigate any visual impacts from scenic San Andreas Road.

The proposed addition will not impact neighboring property privacy or solar access as it is located above a garage, which meets all zoning site standards for the Residential Agriculture zone district. In addition, the proposed addition is located over 50 feet away from the neighboring property, which is a greater setback than any required setback in any zone district. Furthermore, the addition does not block view of the coastline or any vista points along the scenic San Andreas roadway. Mature trees have been preserved on the site and proposed landscaping serves to soften the visual impact of the proposed development.

Conditions of Approval

Exhibit A: Project plans, five sheets, prepared by Robert Garcia, dated 12/16/08.
Grading & Drainage plans, seven sheets, prepared by Fall Creek Engineering, dated 12/08.
Landscape plan, one sheet, prepared by SSA Landscape Architects, dated 11/06/08.
Project plans, two sheets, prepared by Platinum Engineering Solutions, dated 12/18/08.

- I. This permit authorizes the construction of a(n) addition of approximately 900 square feet and approximately 1,100 square feet in decks to a previously approved 7,300 square foot, two-story residence with a four car garage. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof. All conditions of permit number 05-0305 are incorporated herein by reference and are also conditions of this approval.
 - B. 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.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - D. 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 approved by the Urban Designer. A 8 1/2" by 11" color board shall be submitted for approval by the Urban Designer. Colors shall be subdued dark earth tone to complement the setting of the house and the adjacent house to the west.
 2. Grading, drainage, and erosion control plans. Grading plans shall show the area of trees to be preserved with the zone of no disturbance indicated.
 3. 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.
 4. 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, if applicable.
- D. Submit an update to the Soils Report to conform to the requirements of the 2007 California Building Code.
- E. Obtain an arborist report to make recommendations to ensure trees are preserved during construction.
- F. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- G. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Beach Fire Protection District.
- H. Plan review letters shall be required from the soils engineer stating that the plans conform to the recommendations in the accepted reports.
- I. 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(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 06/05/09 (one year from the original expiration date) 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

Porcila Perez Wilson
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: 08-0237

Assessor Parcel Number: 046-311-01

Project Location: Monterey Oaks Estates, LLC

Project Description: Proposal to add approximately 900 square foot addition to a single family dwelling.

Person or Agency Proposing Project: Monterey Oaks Estates, LLC

Contact Phone Number: 831-728-4534

- 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 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Additions to a single family residence in an area designated for residential development.

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

Porcila Perez, Project Planner

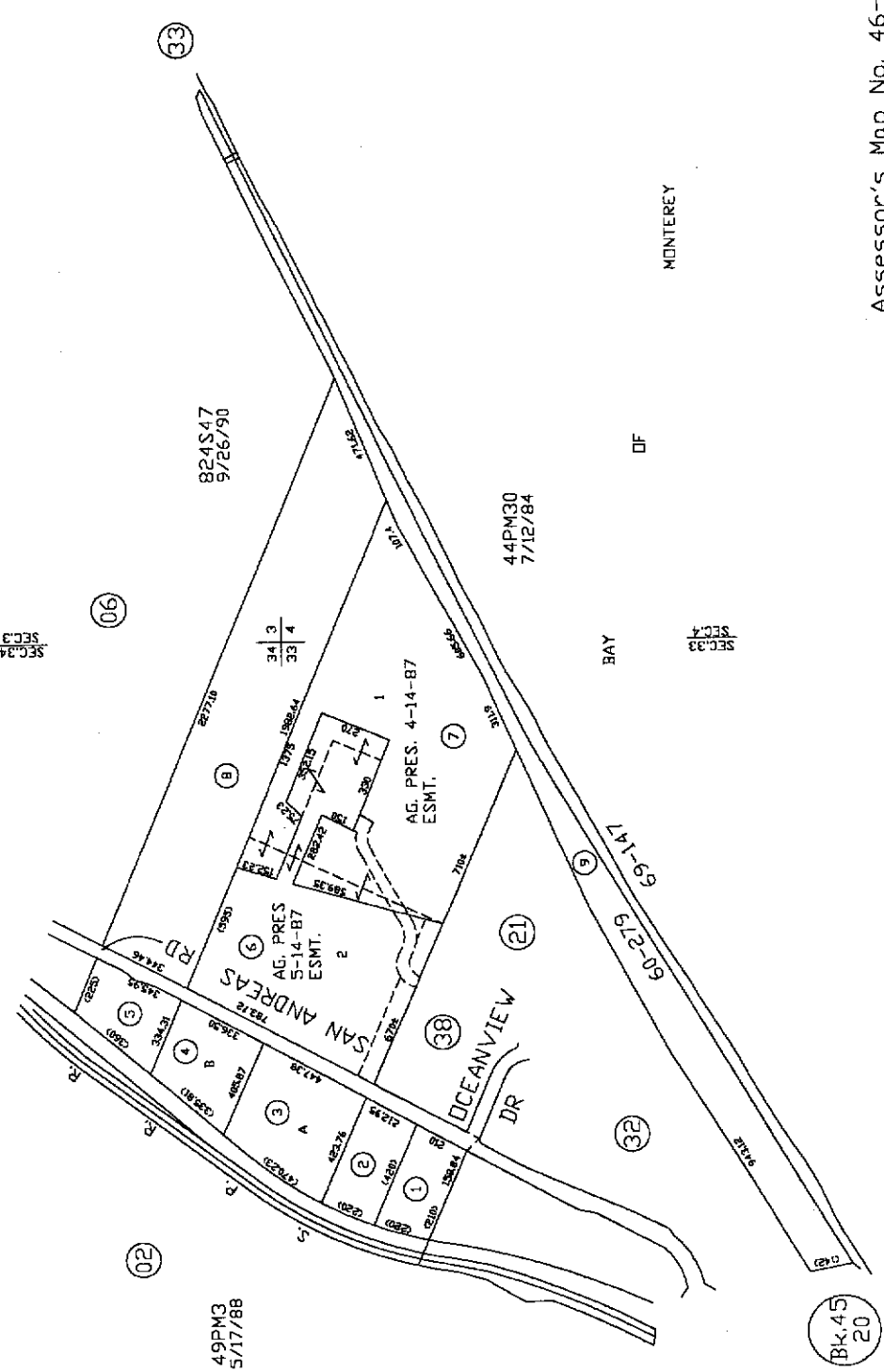
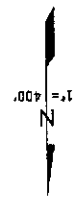
Date: _____

FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. SAN ANDREAS RANCHO
 SECS. 3,4,33 & 34,
 T.11S. & R.12S., R.I.E., M.D.B.&M.

Tax Area Code
 69-147 69-279

46-31



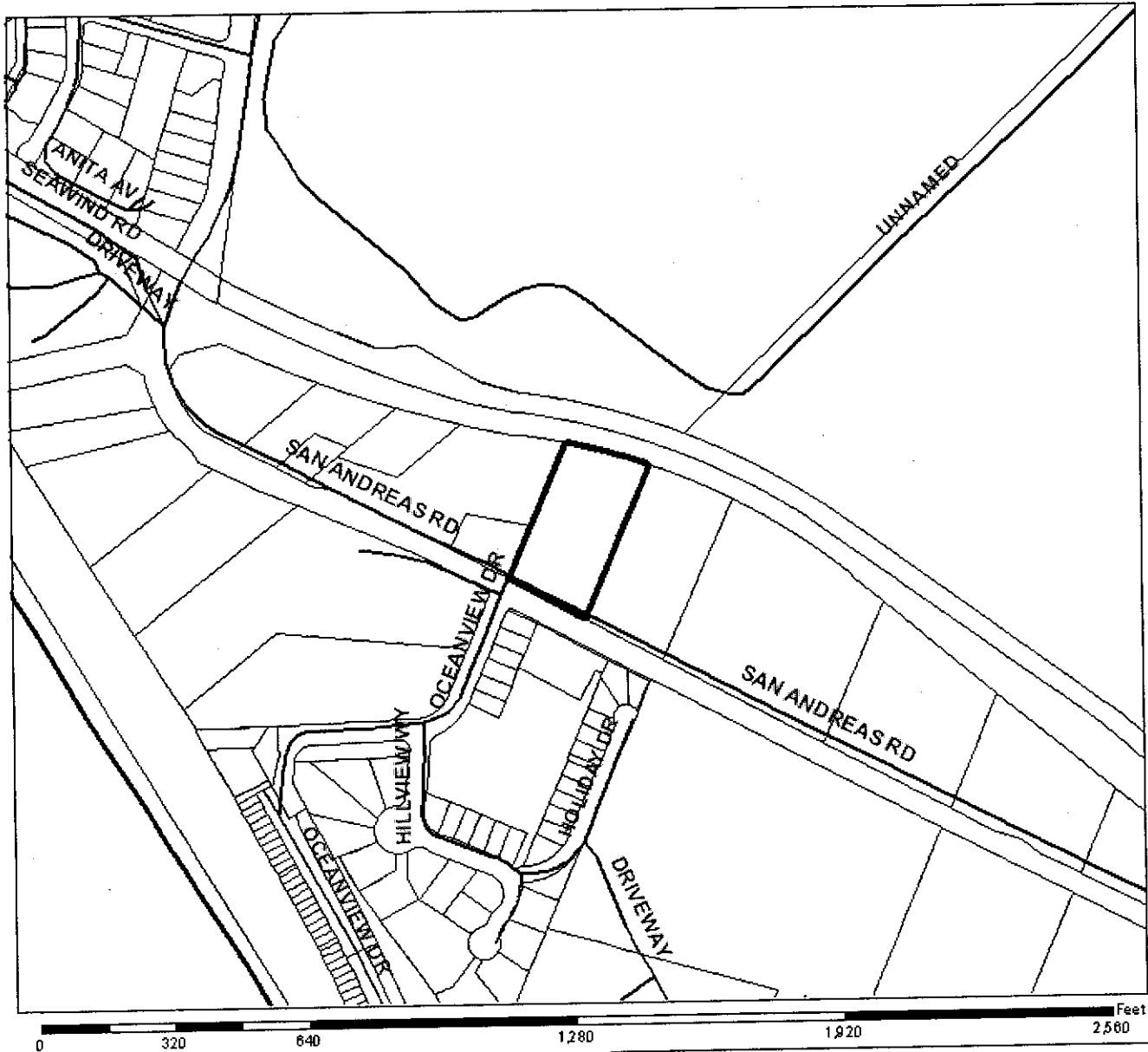
Assessor's Map No. 46-31
 County of Santa Cruz, Calif.
 Sept. 1995

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





Electronically drawn 9/12/95 KSA
 Rev. 5/27/98 (CICA CONSULTATION)
 Rev. 5/21/01 (CICA CONSULTATION)
 Rev. 5/14/02 (CICA CONSULTATION)

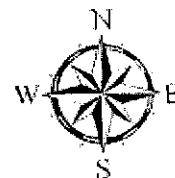


Location Map



LEGEND

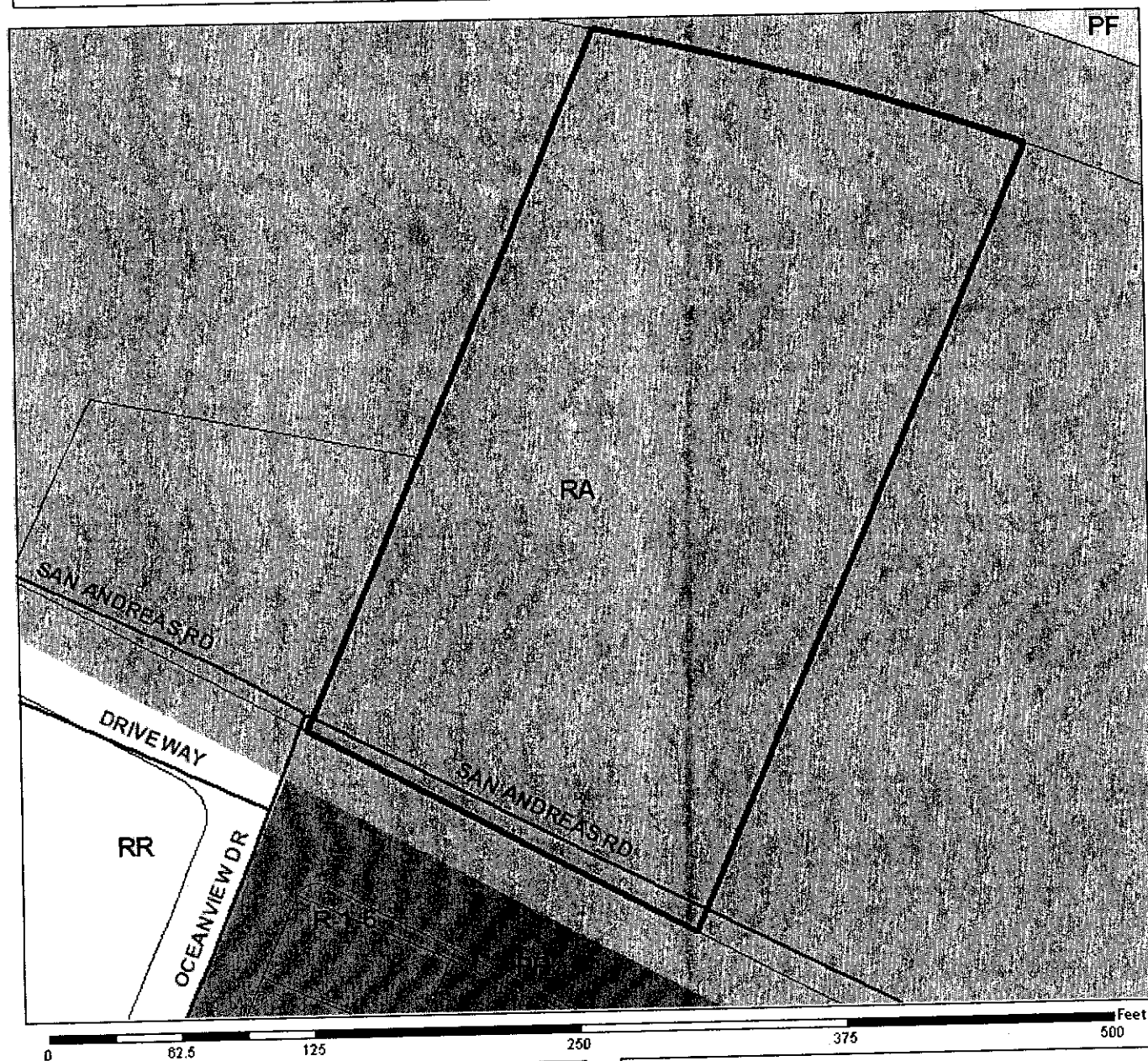
-  APN: 046-311-01
-  Assessors Parcels
-  Streets
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
June 2008

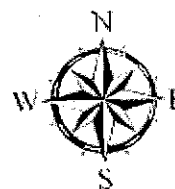


Zoning Map



LEGEND

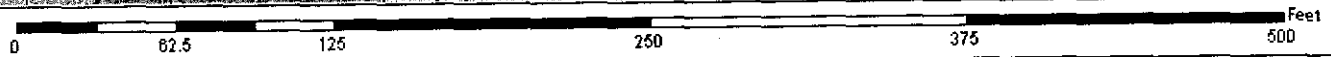
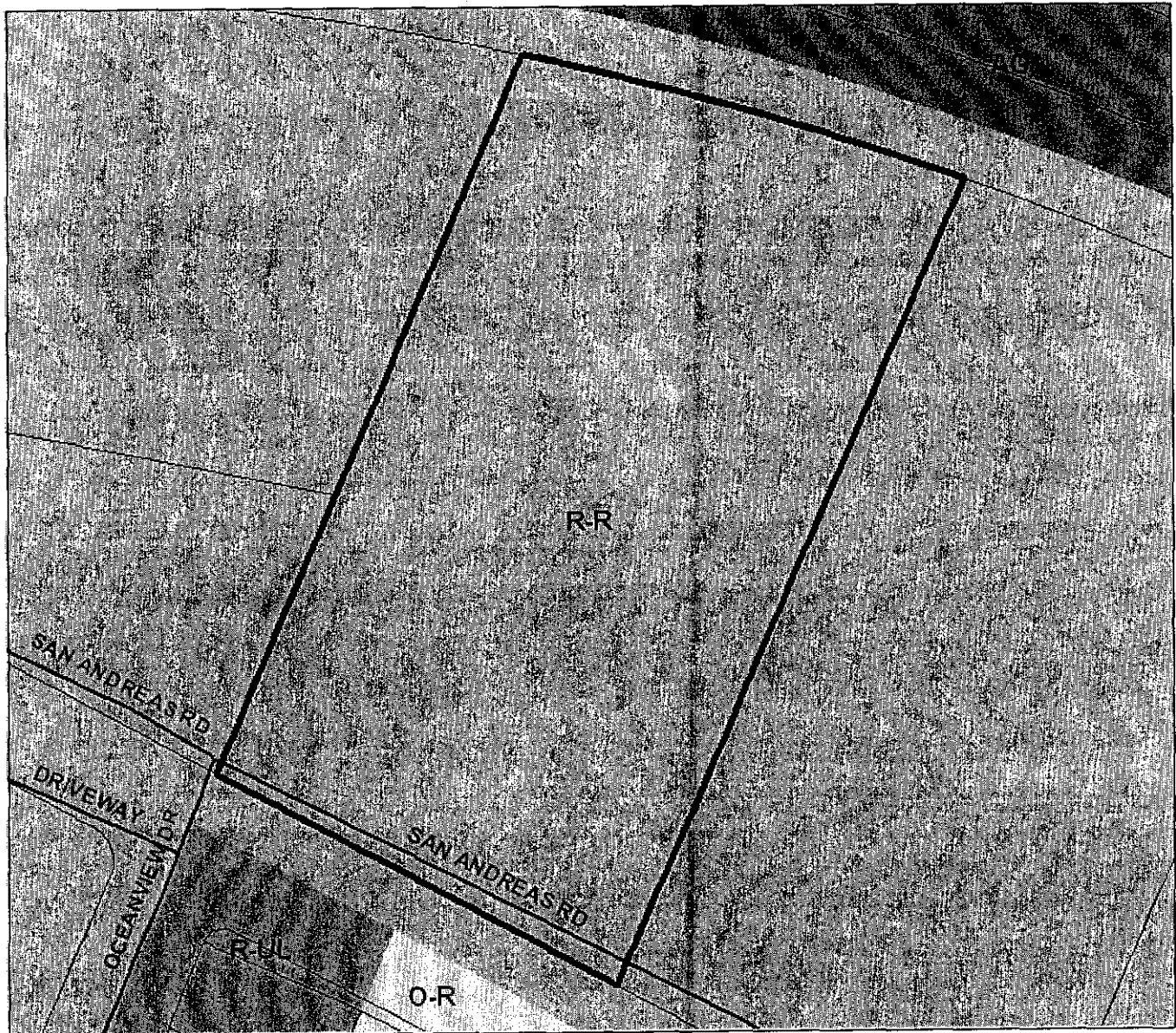
- APN: 046-311-01
- Assessor's Parcel
- Street
- AGRICULTURE RESIDENTIAL
- PUBLIC FACILITY
- RESIDENTIAL-RURAL
- RESIDENTIAL-SINGLE FAMILY
- PARK










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Planning Department
June 2008

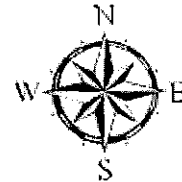


General Plan Designation Map



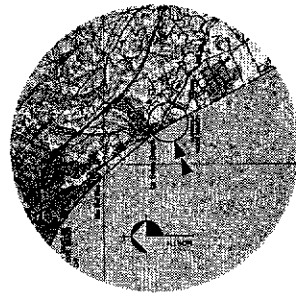
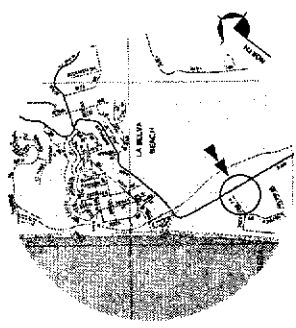
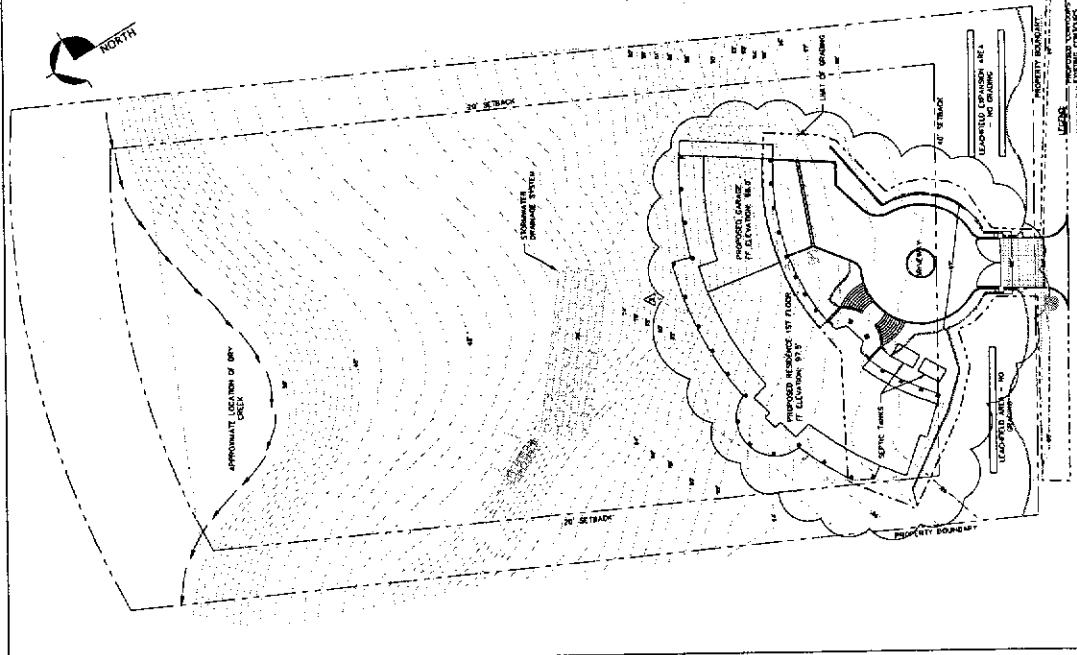
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-  APN: 04B-311-01
-  Assessors Parcels
-  Streets
-  Residential-Rural
-  Agriculture
-  Parks and Recreation
-  Residential - Urban Low Density



Map Created by
County of Santa Cruz
Planning Department
June 2008

TUT RESIDENCE GRADING, DRAINAGE, AND EROSION CONTROL PLANS



LOCATION MAP
SHEET 3 OF 10

VICINITY MAP
SHEET 2 OF 10

CUT AND FILL VOLUMES
SHEET 4 OF 10

CUT AND FILL VOLUMES
SHEET 4 OF 10

SHEET	DESCRIPTION
SHEET 1	COVER SHEET AND SITE IMPROVEMENT PLAN
SHEET 2	GRADING PLAN WITH FINISHED GRADE ELEVATIONS
SHEET 3	GRADING - PLAN AND PROFILE
SHEET 4	GRADING - CROSS SECTIONS
SHEET 5	RETAINING WALL DETAILS
SHEET 6	DRAINAGE PLAN AND DETAILS
SHEET 7	DRAINAGE AND EROSION CONTROL MEASURES
SHEET 8	SPECIFICATIONS
SHEET 9	SPECIFICATIONS CONTINUED

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NOTES:
1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA GRADING AND EROSION CONTROL SPECIFICATIONS.
2. ALL EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA GRADING AND EROSION CONTROL SPECIFICATIONS.
3. ALL DRAINAGE MEASURES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA GRADING AND EROSION CONTROL SPECIFICATIONS.
4. ALL EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA GRADING AND EROSION CONTROL SPECIFICATIONS.
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10. ALL EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA GRADING AND EROSION CONTROL SPECIFICATIONS.

COVER SHEET AND
SITE IMPROVEMENT PLAN

MONTEREY OAKS ESTATES LLC
144 WEST LAKE AVENUE
MENDOCINO, CA 94554
TEL: (707) 732-4034

GRADING, DRAINAGE
AND EROSION CONTROL PLAN
TUT RESIDENCE
LA BREA BEACH, CA
APR 04-011-01



DATE: 04/01/01
SHEET: 1 OF 10

512 E. Pasadena
Pasadena, CA
91106
GARY J. JONES
ON 08/17/84

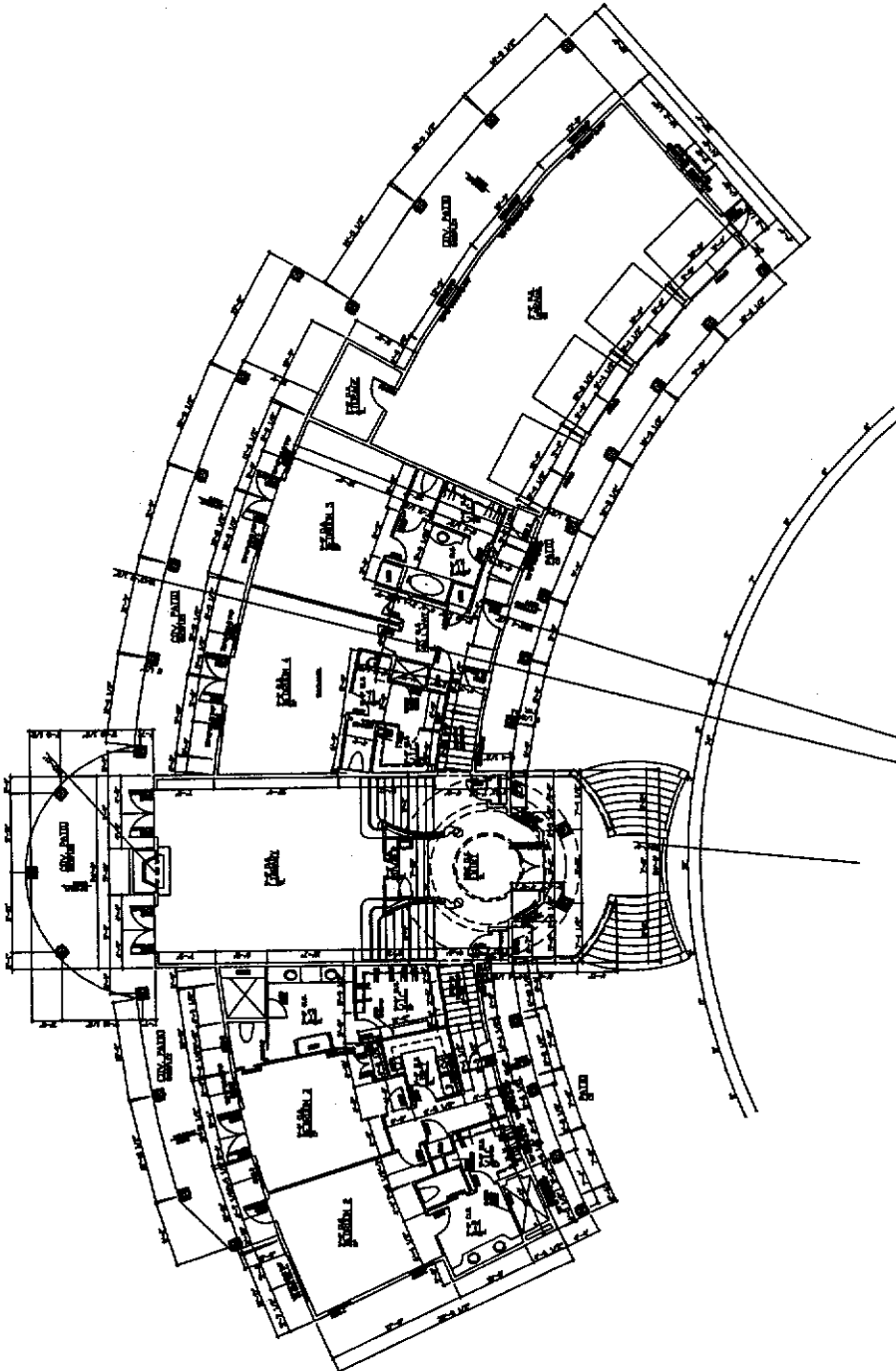
1st. FLOOR PLAN A-2



SOURCE: FLITAGE	
10% FLOOR	1,000 SF.
20% FLOOR	2,000 SF.
30% FLOOR	3,000 SF.
40% FLOOR	4,000 SF.
50% FLOOR	5,000 SF.
60% FLOOR	6,000 SF.
70% FLOOR	7,000 SF.
80% FLOOR	8,000 SF.
90% FLOOR	9,000 SF.
100% FLOOR	10,000 SF.

- PLUING NOTES

- [illegible]



2nd. FLOOR PLAN A-3

SQUARE FOOTAGE

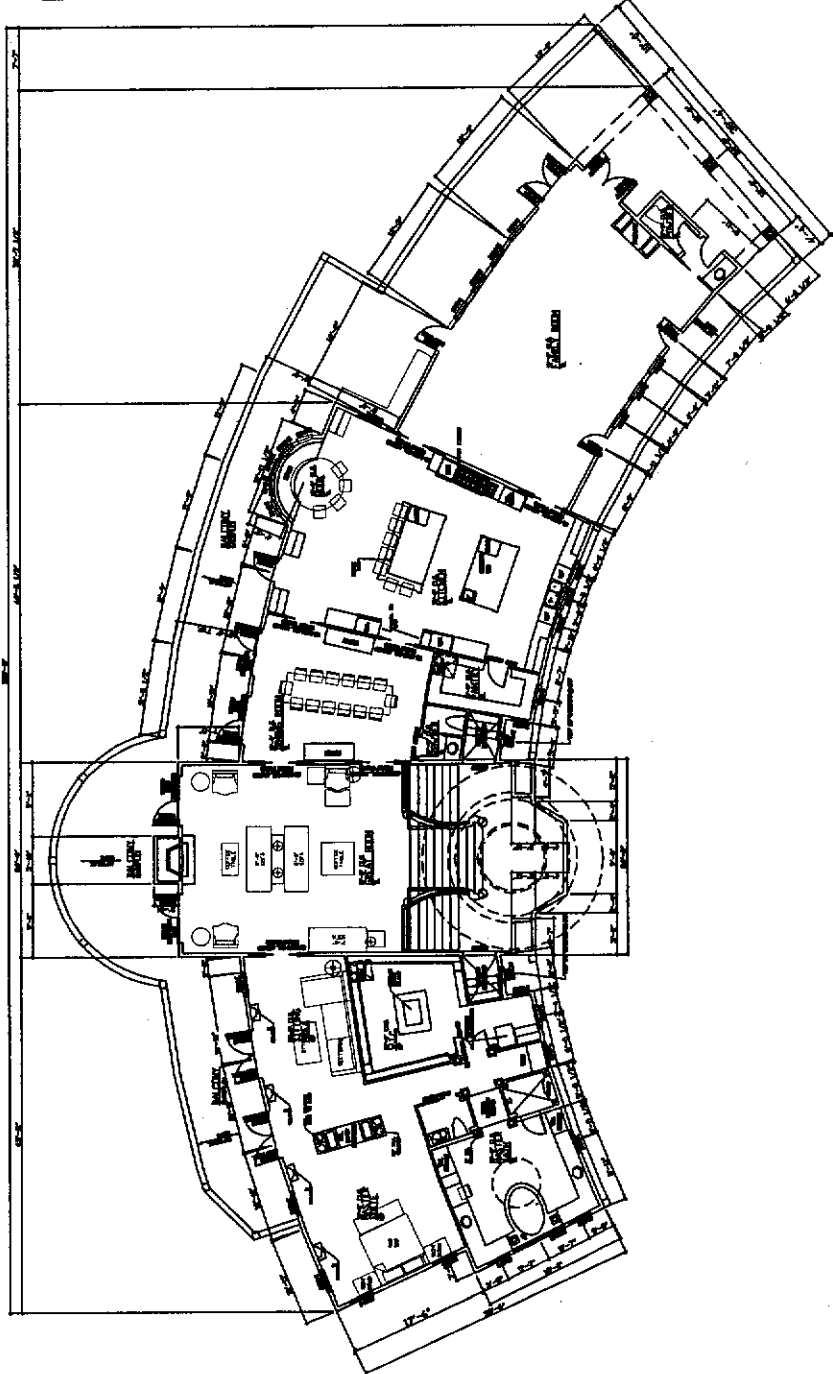
1st FLOOR	
2nd FLOOR	
TOTAL COVER SPACE	
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LEFT FRONT PORCH	
REAR FRONT PORCH	
REAR BALCONY	
FRONT BALCONY	
2nd FLOOR TOTAL	
TOTAL	

PLANNING NOTES

1. **SPOT MARKET** - A market that you can enter or leave at any time.
2. **FORWARD MARKET** - A market that you enter or leave at a fixed time.
3. **SWAP MARKET** - A market that you enter or leave at a fixed time.
4. **OPTION MARKET** - A market that you enter or leave at a fixed time.
5. **COMMODITY MARKET** - A market that you enter or leave at a fixed time.
6. **STOCK MARKET** - A market that you enter or leave at a fixed time.
7. **BOND MARKET** - A market that you enter or leave at a fixed time.
8. **CURRENCY MARKET** - A market that you enter or leave at a fixed time.
9. **ENERGY MARKET** - A market that you enter or leave at a fixed time.
10. **PRECIOUS METALS MARKET** - A market that you enter or leave at a fixed time.

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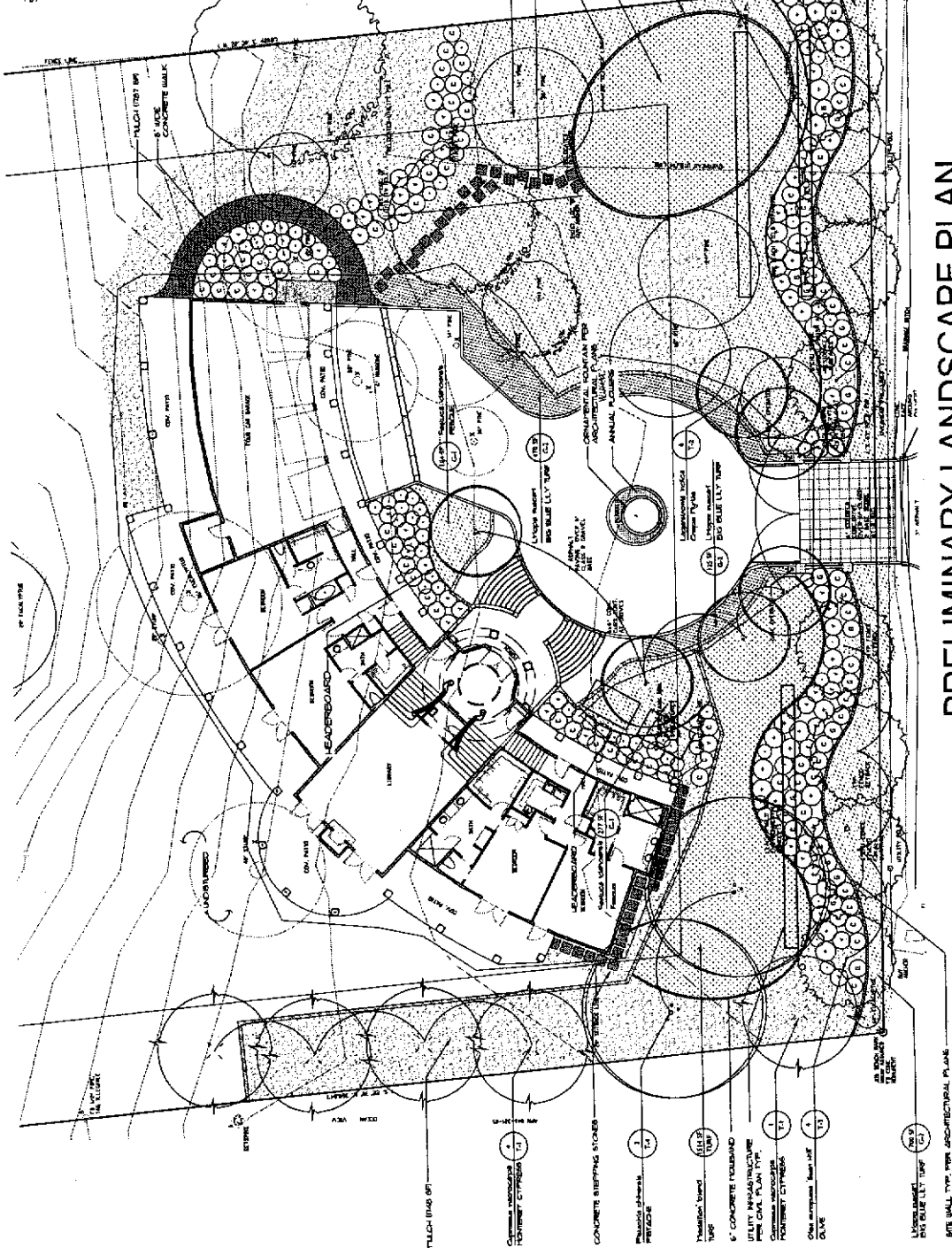
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PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZESPACING
T1	Cupressus macrocarpa	MONTEREY CYPRESS	36" BOX / AS SHOWN
T2	Laguncularia racemosa	COASTAL RHYTHMIS	36" BOX / AS SHOWN
T3	Quercus agrifolia	COASTAL QUERCUS	36" BOX / AS SHOWN
T4	Quercus agrifolia	COASTAL QUERCUS	36" BOX / AS SHOWN
S1	Quercus agrifolia	COASTAL QUERCUS	1 GAL. @ 30' OC
S2	Quercus agrifolia	COASTAL QUERCUS	1 GAL. @ 30' OC
S3	Quercus agrifolia	COASTAL QUERCUS	1 GAL. @ 30' OC
S4	Quercus agrifolia	COASTAL QUERCUS	1 GAL. @ 30' OC
S5	Quercus agrifolia	COASTAL QUERCUS	1 GAL. @ 30' OC
S6	Quercus agrifolia	COASTAL QUERCUS	1 GAL. @ 30' OC
S7	Quercus agrifolia	COASTAL QUERCUS	1 GAL. @ 30' OC
S8	Quercus agrifolia	COASTAL QUERCUS	1 GAL. @ 30' OC
S9	Quercus agrifolia	COASTAL QUERCUS	1 GAL. @ 30' OC
S10	Quercus agrifolia	COASTAL QUERCUS	1 GAL. @ 30' OC
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PRELIMINARY LANDSCAPE PLAN

MONTEREY OAKS ESTATES, LLC.
144 W. LAKE AVENUE
WATSONVILLE, CA 95076

SSA LANDSCAPE ARCHITECTS



SCALE: 1" = 10' - 0"
NOVEMBER 06, 2006
SHEET NO. 141

GRADING CROSS SECTIONS

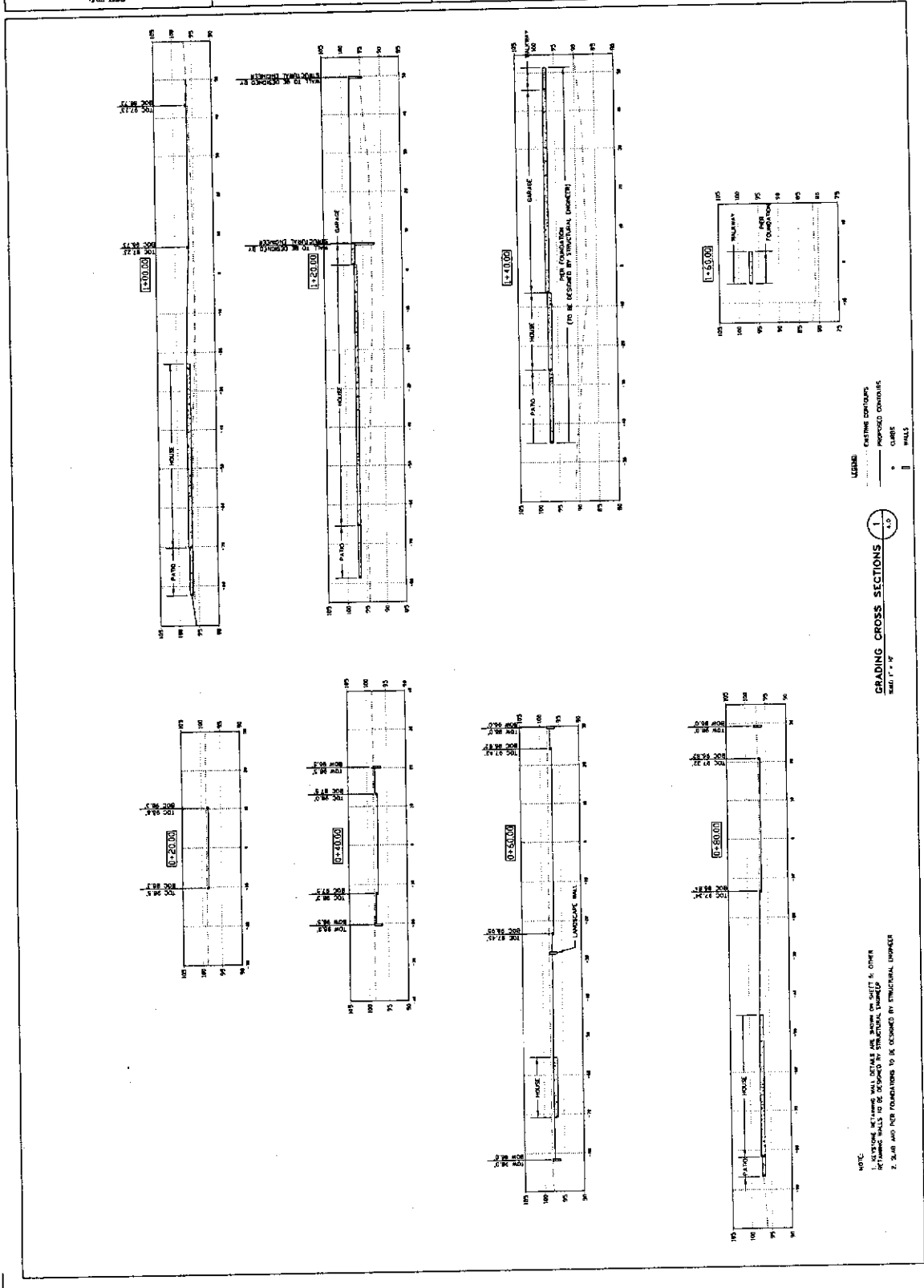
MONTEREY OAKS ESTATES LLC
184 WEST LAKE AVENUE
ATLANTA, GA 30328
TEL (404) 788-4004

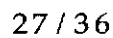
GRADING, DRAINAGE
AND EROSION CONTROL PLAN
LA 004-248-311-01
LA 004-248-311-01

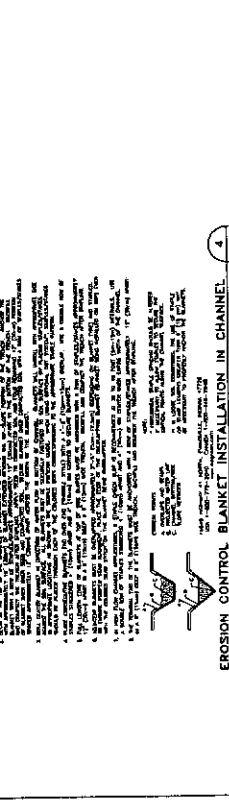
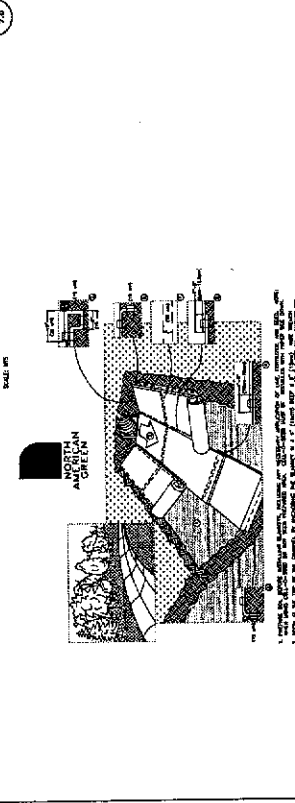
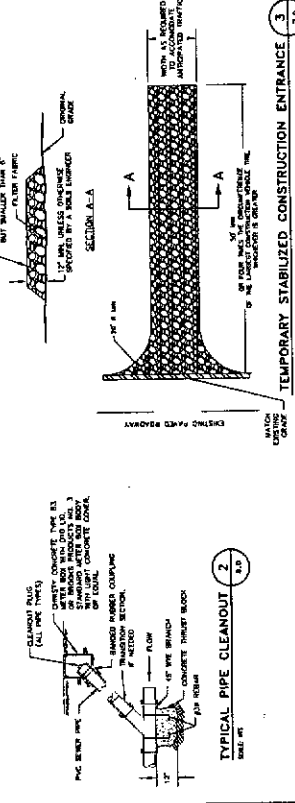
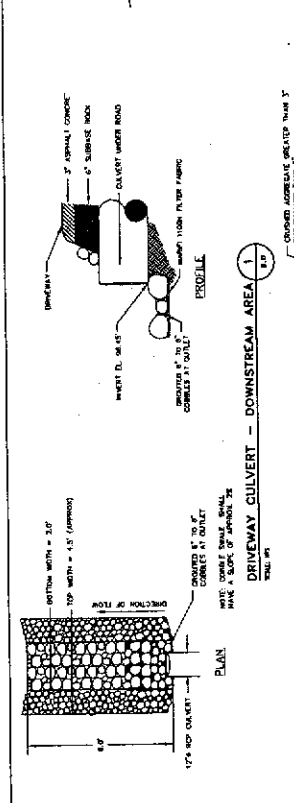
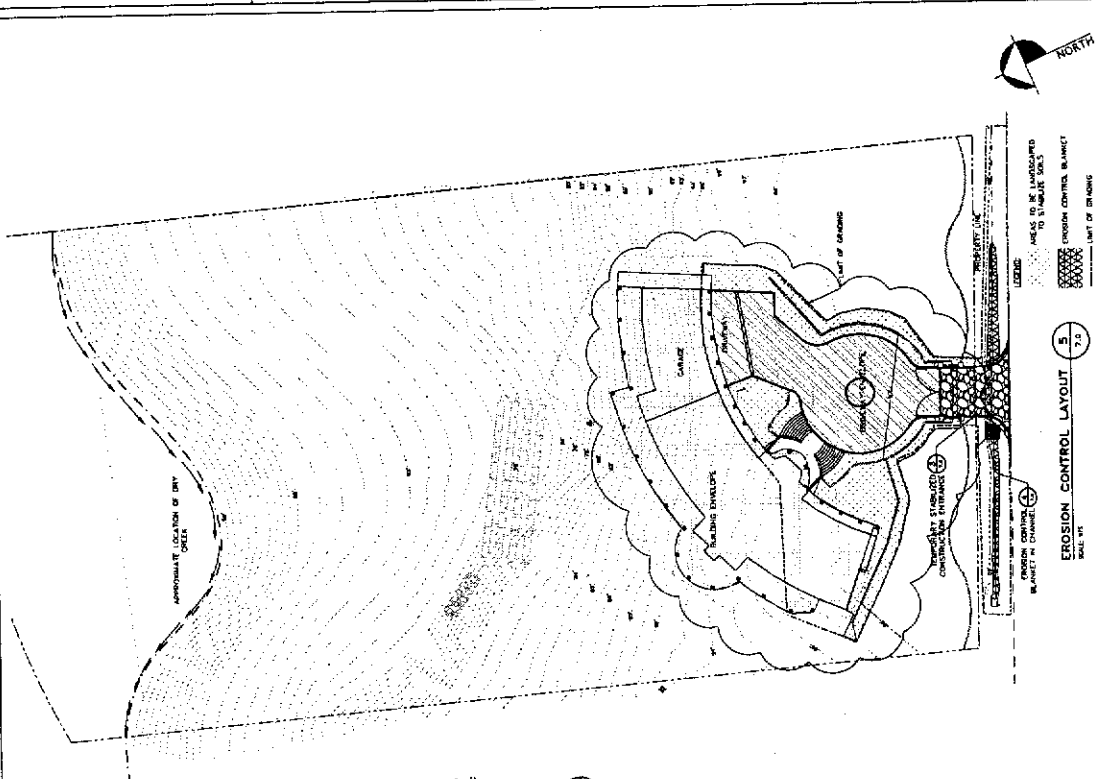
DATE	DESCRIPTION
10/1/01	ISSUED FOR PERMIT
10/1/01	ISSUED FOR CONSTRUCTION
10/1/01	ISSUED FOR RECORD



PROJECT NO.	LA 004-248-311-01
SHEET NO.	4.0
TOTAL SHEETS	4.0
DATE	10/1/01
BY	DAVID L. SMITH
CHECKED BY	DAVID L. SMITH
APPROVED BY	DAVID L. SMITH







C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Maria Perez
Application No.: 08-0237
APN: 046-311-01

Date: March 24, 2009
Time: 15:04:52
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON OCTOBER 1, 2008 BY ROBERT S LOVELAND =====

Prior comments pertaining to this project are still valid.

Environmental Planning Miscellaneous Comments

===== REVIEW ON OCTOBER 1, 2008 BY ROBERT S LOVELAND =====

1. Prior comments regarding this project are still valid.

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON JULY 3, 2008 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 JULY 3, 2008 BY ERIN K STOW =====
NO COMMENT

INTEROFFICE MEMO

APPLICATION NO: 08-0237 (second routing)

Date: February 26, 2009

To: Maria Porcila Perez, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: New residence at San Andreas Road, La Selva Beach

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 ridge top 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			N/A

repeat or harmonize with those in the cluster			
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			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
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship	✓		
Street design and transit facilities			N/A
Relationship to existing structures	✓		

Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color		✓	<i>The color should be a darker earth tone to complement the setting of the house and the adjacent house to the west.</i>

Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		

Design Review Authority

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

Design Review Evaluation

13.10.325 (d)

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Changes in the natural topography of the building site are minimized.	✓		
Grading cuts and fills are minimized, and when allowed are balanced.	✓		
House design and accessory structure horizontal elements follow hillside contours, where applicable.	✓		
Colors and materials are used to reduce the appearance of building bulk. Use of earthtone colors is encouraged.	✓		
Building height appearance is minimized by varying the height of roof elements and setting back higher portions of the structure from prominent viewpoints.	✓		

Ridgeline silhouettes remain unbroken by building elements. Building envelopes should be allocated to the lower portions of hillside lots, where feasible.	✓		
The structure(s) is compatible in terms of proportion, size, mass and height with homes within the surrounding neighborhood	✓		
Architectural features break up massing. This can be accomplished by varying rooflines, puncturing large wall expanses with bay windows or recessed wall planes, or using a combination of vertical and horizontal architectural elements.	✓		
Landscaping helps blend the structure(s) with the natural environmental setting of the site.	✓		
Existing vegetation is preserved as much as possible.	✓		
The structure(s) is sited to take advantage of existing trees and land forms.	✓		
Fast-growing, native landscaping is planted to screen elements visible from viewpoints located off the parcel on which the structure is located	✓		
The view to adjacent properties is controlled.	✓		
Second story windows facing close neighboring properties are minimized.	✓		
Upper floor balconies and decks are oriented toward large yard areas.	✓		
The structure is located on the site as far from property lines as possible.	✓		
Landscaping is used to enhance privacy.	✓		
The location of the structure(s) on the site minimizes view blockage within public viewsheds.	✓		

PERMIT CONDITIONS / ADDITIONAL INFORMATION

- none