



Staff Report to the Zoning Administrator

Application Number: 09-0129

Applicant: Richard Van Trood
Owner: Van Trood
APN: 046-172-12

Agenda Date: 6/5/09
Agenda Item #: 4
Time: After 10:00 a.m.

Project Description: Proposal to construct a two story addition of 499 square feet to an existing two story residence. Requires an amendment to Coastal Development Permit 01-0282.

Location: Property located at the north-west corner of Mesa Drive and Sunset Drive in Sunset Beach. (59 Sunset Drive)

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

Permits Required: Coastal Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0129, 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:	5,765 square feet
Existing Land Use - Parcel:	Single family dwelling
Existing Land Use - Surrounding:	Single family residential neighborhood, Sunset State Beach
Project Access:	Sunset Drive (off San Andreas Road)
Planning Area:	San Andreas
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-6 (Single family residential - 6,000 square feet minimum)

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

Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: 5-15%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed - foundation excavation only
Tree Removal: No trees proposed to be removed
Scenic: Mapped scenic resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside (Rural Services Line) Outside
Water Supply: Sunset Beach Mutual Water Company
Sewage Disposal: Septic
Fire District: CalFire (County Fire Department)
Drainage District: None

History & Project Scope

Coastal Development Permit 01-0282 was approved on 8/16/02 to authorize the construction of a two story single family dwelling. The dwelling was constructed (under Building Permit 133547) and a final inspection was issued on 11/3/03. The current application (09-0129) is to amend Coastal Development Permit 01-0282 to allow the construction of a two story addition (of 499 square feet) at the rear of the existing residence.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 5,765 square feet, located in the R-1-6 (Single family residential - 6,000 square feet minimum) zone district, a designation which allows residential uses. The existing residence is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation. All site standards will be met on the subject property and the addition does not result in the construction of any additional bedrooms in the existing residence.

Local Coastal Program Consistency

The proposed addition is in conformance with the County's certified Local Coastal Program, in that the addition is designed to match the existing residence and the project will be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The project site is located between the shoreline and the first public road, but is not identified as

a priority acquisition site in the County's Local Coastal Program. Public beach access is available at Sunset State Beach. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

A residential addition of less than 500 square feet is not subject to the requirements of the County Design Review Ordinance, however, the addition is designed to match the existing residence in terms of architectural style and materials and will not result in a visual impact on surrounding land uses or the natural landscape.

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.

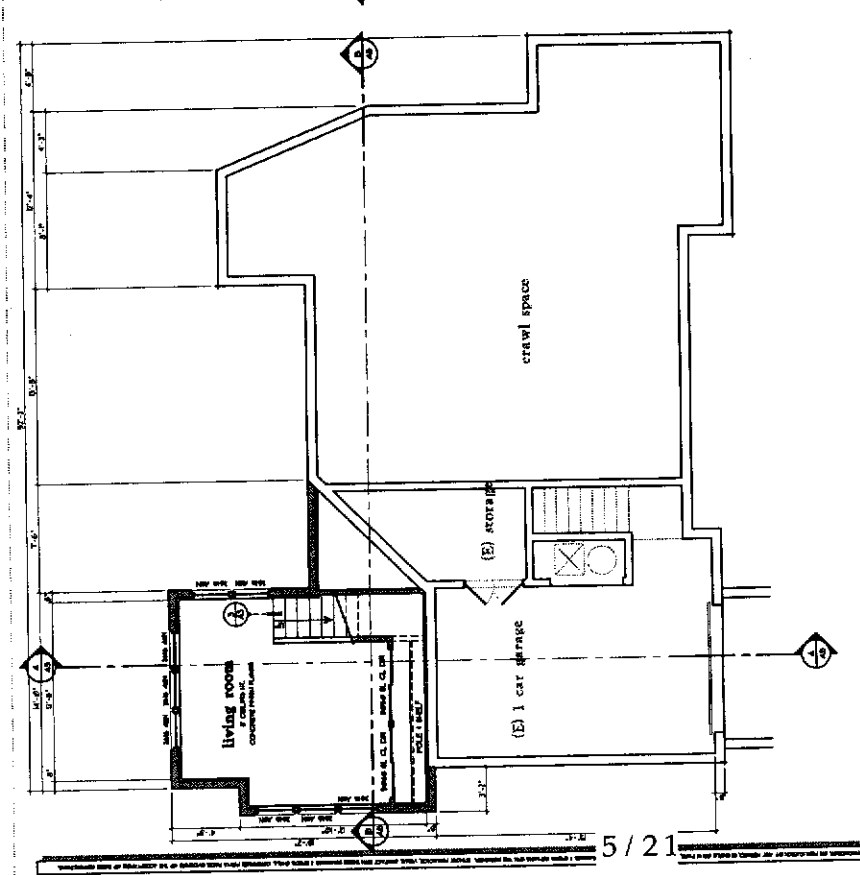
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **09-0129**, based on the attached findings and conditions.

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

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

Report Prepared By: Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@co.santa-cruz.ca.us



Lower Level Floor Plan

Scale 1/4"=1'-0"

(1) A1, fl.	Lower Level Living Area
273 sq. ft.	Additional Lower Living Area
236 sq. ft.	Garage Area

GENERAL STRUCTURAL NOTES:
SEE STRUCTURAL CHAIRMAN FOR STRUCTURAL NOTES • LEADERS

WILLIAMS BUILDING
 1000 S. Main St.
 Santa Ana, CA 92701
 Phone: (714) 241-1111
 Fax: (714) 241-1112
 E-Mail: info@williamsbuilding.com
 Website: www.williamsbuilding.com

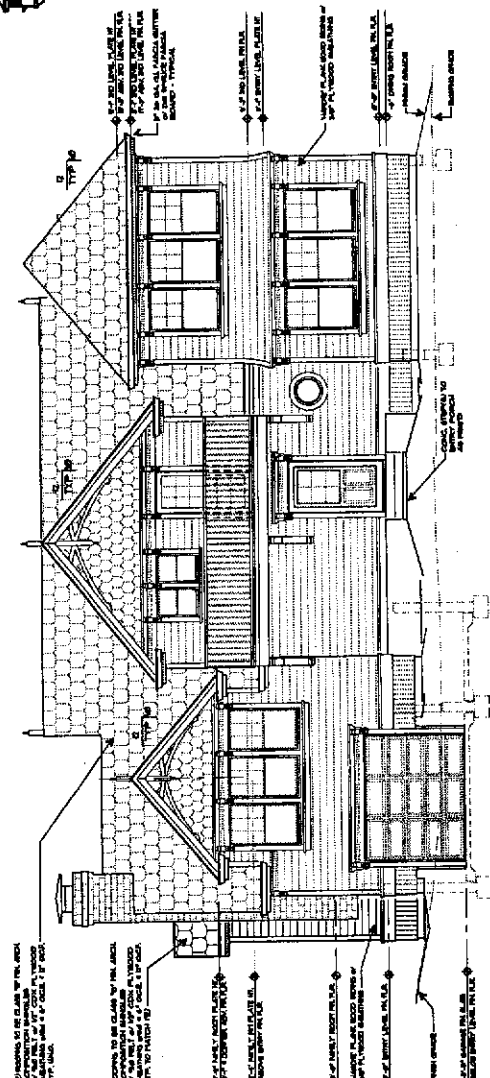
PROJECT TITLE:	
DATE:	
BY:	
CHECKED BY:	
APPROVED BY:	

Vantwood Residence
 Addition of Living Room
 and Family rm Extension
 59 Bunker Drive
 Rancho Beach, California
 APR 4-12-12

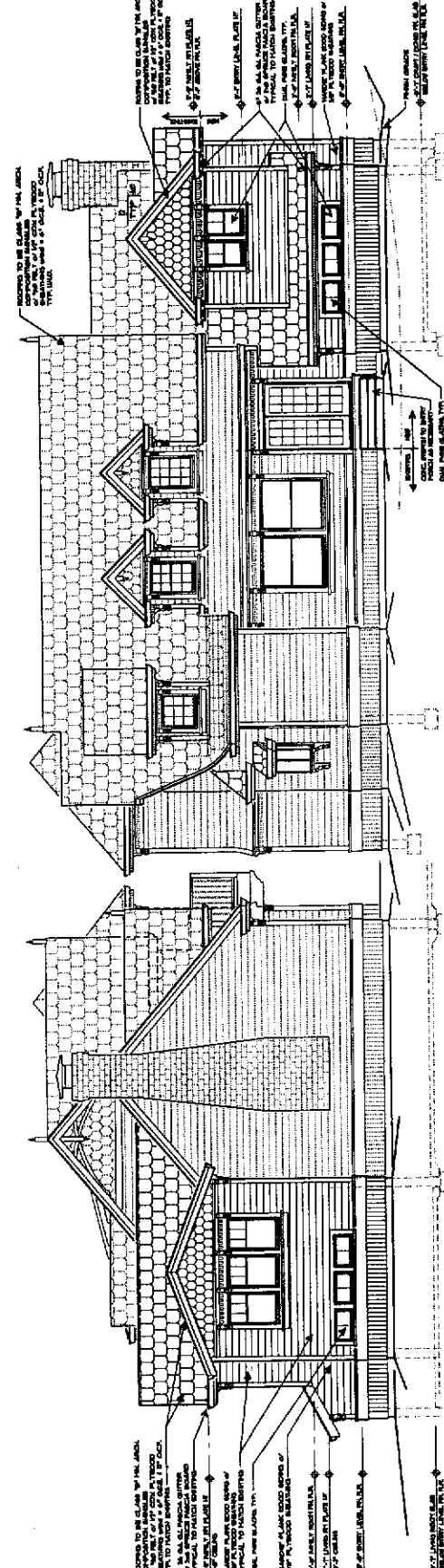
Exterior Elevations

DATE: Mar. 16, 2009
 SCALE: 1/4"=1'-0"
 DRAWN BY: J. Vantwood
 CHECKED BY: J. Vantwood

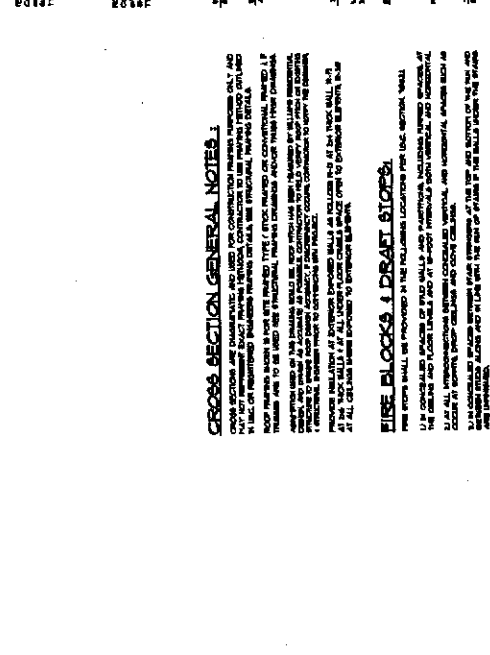
SHEET NO. **A4**



Exterior Elevations - Front Scale 1/4"=1'-0"



Exterior Elevations - Rear Scale 1/4"=1'-0"

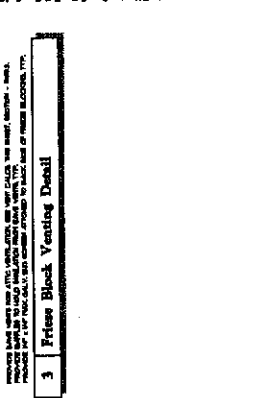
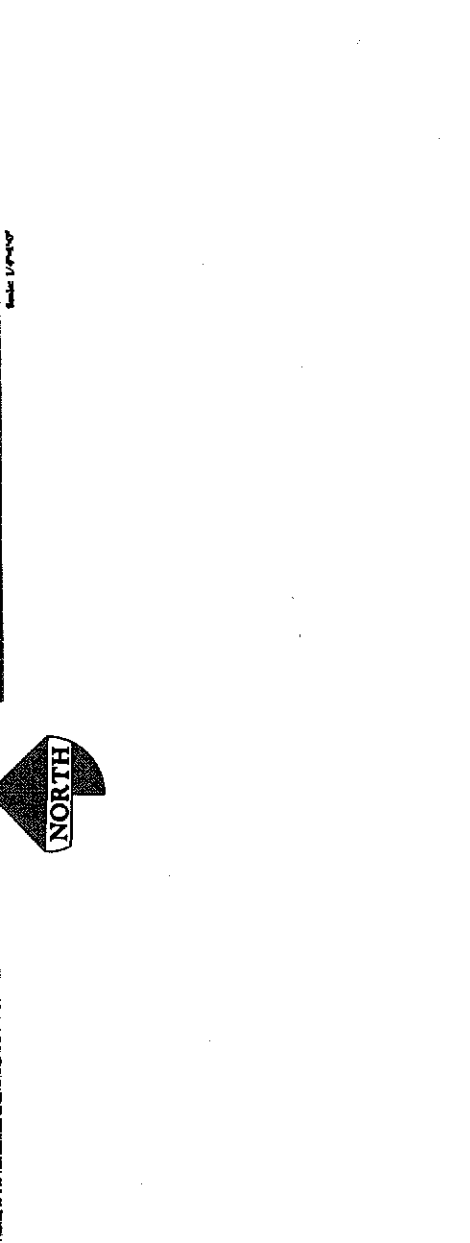


Exterior Elevations - Left Side Scale 1/4"=1'-0"

CROSS SECTION GENERAL NOTES:
 CROSS SECTIONS ARE DIAGNOSTIC AND USED FOR CONSTRUCTION PURPOSES ONLY. AND NOT FOR CONSTRUCTION PURPOSES. ALL CROSS SECTIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 1. ALL CROSS SECTIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 2. ALL CROSS SECTIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 3. ALL CROSS SECTIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 4. ALL CROSS SECTIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 5. ALL CROSS SECTIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 6. ALL CROSS SECTIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 7. ALL CROSS SECTIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 8. ALL CROSS SECTIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 9. ALL CROSS SECTIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 10. ALL CROSS SECTIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:

FIRE BLOCKS & DRAFT STOPPERS:
 FIRE BLOCKS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER UBC SECTION 703.1:
 1. ALL FIRE BLOCKS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER UBC SECTION 703.1:
 2. ALL FIRE BLOCKS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER UBC SECTION 703.1:
 3. ALL FIRE BLOCKS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER UBC SECTION 703.1:
 4. ALL FIRE BLOCKS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER UBC SECTION 703.1:
 5. ALL FIRE BLOCKS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER UBC SECTION 703.1:
 6. ALL FIRE BLOCKS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER UBC SECTION 703.1:
 7. ALL FIRE BLOCKS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER UBC SECTION 703.1:
 8. ALL FIRE BLOCKS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER UBC SECTION 703.1:
 9. ALL FIRE BLOCKS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER UBC SECTION 703.1:
 10. ALL FIRE BLOCKS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER UBC SECTION 703.1:

EXTERIOR ELEVATION GENERAL NOTES:
 ALL EXTERIOR ELEVATIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 1. ALL EXTERIOR ELEVATIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 2. ALL EXTERIOR ELEVATIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 3. ALL EXTERIOR ELEVATIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 4. ALL EXTERIOR ELEVATIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 5. ALL EXTERIOR ELEVATIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 6. ALL EXTERIOR ELEVATIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 7. ALL EXTERIOR ELEVATIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 8. ALL EXTERIOR ELEVATIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 9. ALL EXTERIOR ELEVATIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:
 10. ALL EXTERIOR ELEVATIONS SHALL BE DRAWN TO THE FOLLOWING STANDARDS:



Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-6 (Single family residential - 6,000 square feet minimum), a designation which allows residential uses. The existing residence, including the proposed addition, is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

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

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

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

This finding can be made, in that the development is consistent with the surrounding 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; 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 located between the shoreline and the first public road, with public beach access available at the adjacent Sunset State Beach. Consequently, the addition 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 designed to match the existing residence and will 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 feet minimum) zone district of the area, as well as the General Plan and Local Coastal Program land use designation.

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 addition 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 and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single family residential - 6,000 square feet minimum) zone district, in that the primary use of the property will be one single family 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 Urban Low Density Residential (R-UL) land use designation in the County General Plan.

The proposed addition 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 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 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 residence, including the proposed addition, 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.

Application #: 09-0129
APN: 046-172-12
Owner: Van Trood

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 expected level of traffic generated by the existing residence is anticipated to remain at only one peak trip per day (one peak trip per dwelling unit).

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 existing residence, including the proposed addition, is consistent with the land use intensity and density of the neighborhood.

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

Not applicable (addition is less than 500 square feet).

Conditions of Approval

Exhibit A: Project Plans "Van Trood Residence", prepared by Williams Residential Design / Build, 6 sheets, dated 3/16/09.

- I. This permit authorizes the construction of an addition to an existing single family residence as depicted on the approved Exhibit "A" for this permit. 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 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. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
 2. Grading, drainage, and erosion control plans.
 3. The following setbacks shall be indicated on the building plans and shall be met in the construction of the proposed addition: 20 feet front yard, 10 feet exterior side yard, 5 feet side yard, 20 feet rear yard (double frontage/reverse corner lot).

4. Details showing compliance with fire department requirements.
- B. 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.
 - C. Meet all requirements of the County Department of Public Works, Stormwater Management.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of CalFire (County Fire Department).
 - F. 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. 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 three 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.

Application #: 09-0129
APN: 046-172-12
Owner: Van Trood

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Randall Adams
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: 09-0129

Assessor Parcel Number: 046-172-12

Project Location: 59 Sunset Drive

Project Description: Proposal to construct an addition to an existing single family dwelling.

Person or Agency Proposing Project: Richard Van Trood

Contact Phone Number: (408) 529-2300

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

Specify type:

E. ☒ Categorical Exemption

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

F. Reasons why the project is exempt:

Construction of a residential addition in an area designated for residential development.

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

Randall Adams, Project Planner

Date: _____

46-17

41MB49
11/16/65

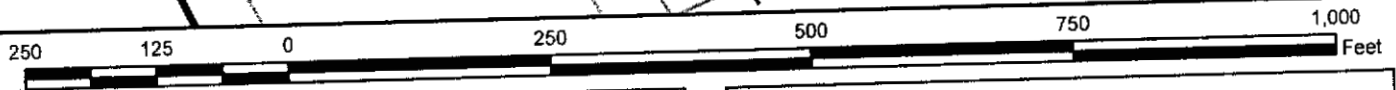
SEC. 14
SEC. 15

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





19



Location Map



LEGEND

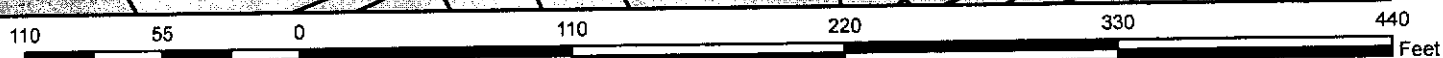
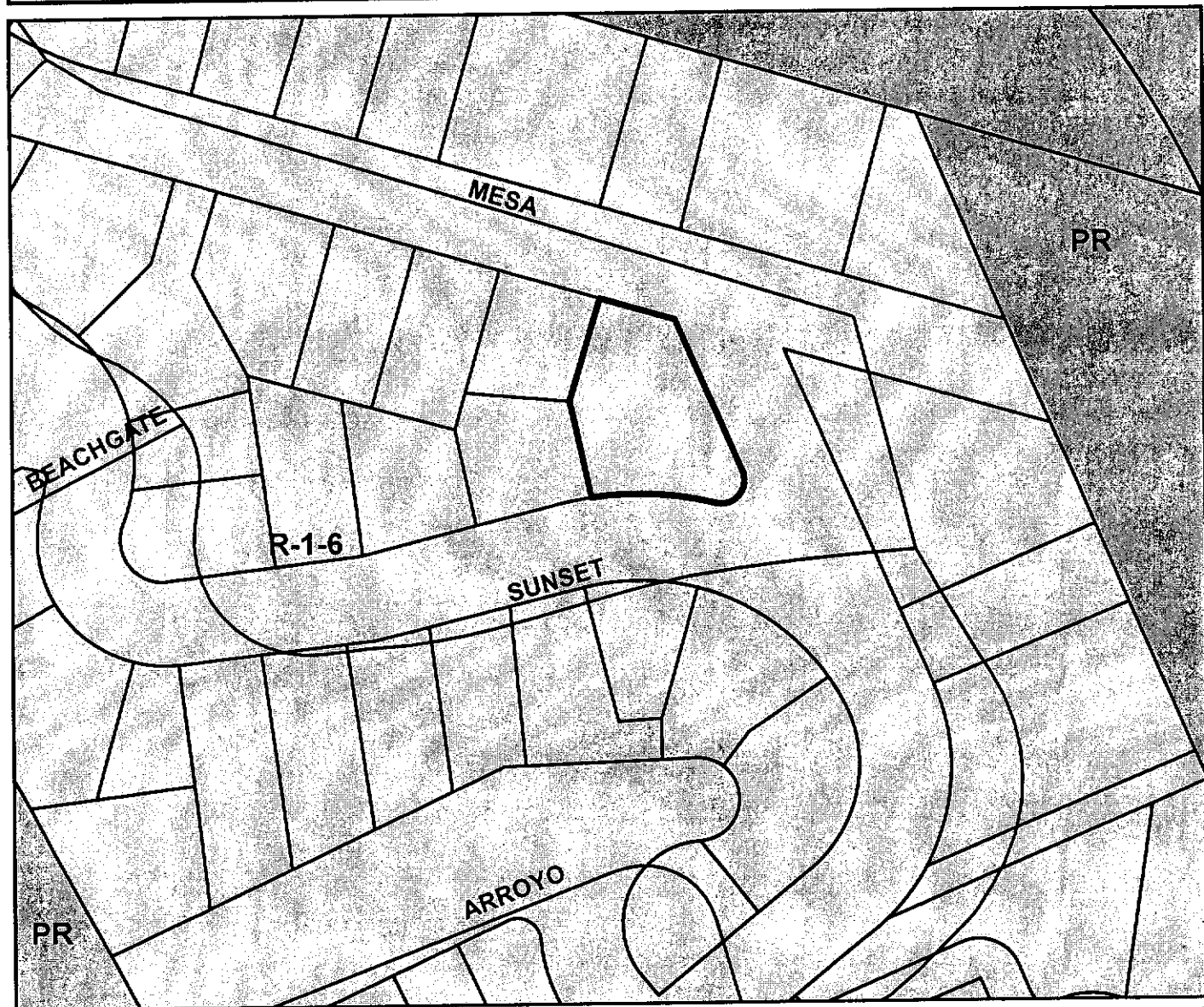
-  APN: 046-172-12
-  Assessors Parcels
-  Streets
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
April 2009

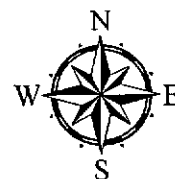


Zoning Map



LEGEND

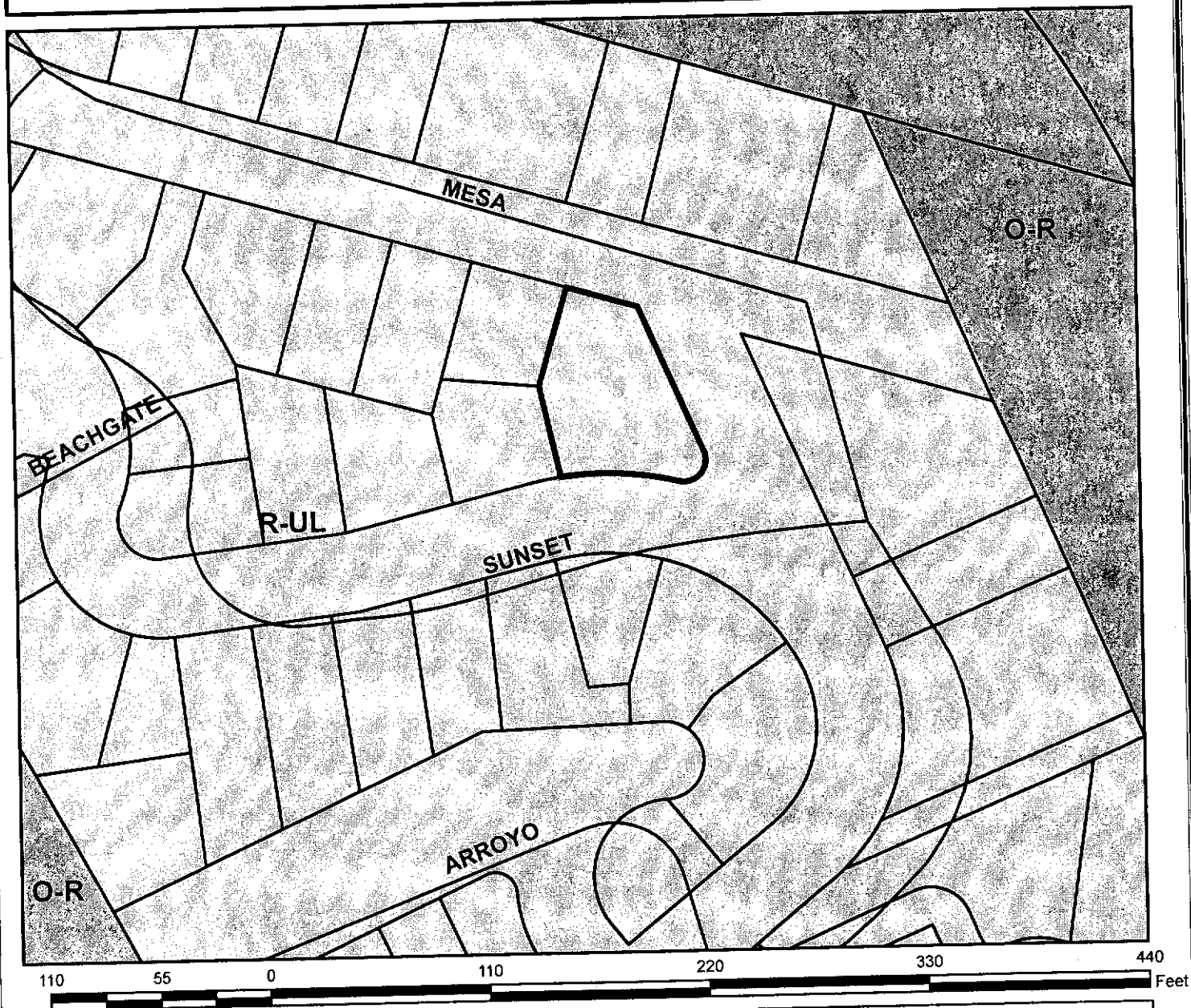
- APN: 046-172-12
- Assessors Parcels
- Streets
- RESIDENTIAL-SINGLE FAMILY
- PARK








Map Created by
County of Santa Cruz
Planning Department
April 2009

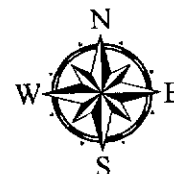


General Plan Designation Map



LEGEND

-  APN: 046-172-12
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density
-  Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
April 2009