



Staff Report to the Zoning Administrator

Application Number: **07-0568**

Applicant: Paddy and Steve Graves
Owner: Paddy and Steve Graves
APN: 038-165-11

Agenda Date: July 17, 2009
Agenda Item #: **4**
Time: after 10:00 a.m.

Project Description: Proposal to demolish an existing single family residence and construct an approx. 3,000 sq. ft. single family residence w/ four bedrooms and a two car garage.

Location: 715 Seacliff Drive, Aptos (Seacliff)

Supervisory District: Second 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 07-0568, based on the attached findings and conditions.

Exhibits

- | | |
|---|---------------------------------------|
| A. Project plans | H. Discretionary Application Comments |
| B. Findings | I. Urban Designer's memo |
| C. Conditions | J. Geological report review letter |
| D. Categorical Exemption (CEQA determination) | K. Geotechnical review letter |
| E. Location map | L. Coastal Records Survey photo |
| F. General Plan map | M. GIS aerial photo |
| G. Zoning map | N. Assessor's information |

Parcel Information

Parcel Size:	6,000 sq. ft.
Existing Land Use - Parcel:	Single family dwelling
Existing Land Use - Surrounding:	residential
Project Access:	Seacliff drive
Planning Area:	Aptos
Land Use Designation:	R-UM (Urban Medium Density Residential)

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Zone District: R-1-4 (Single family residential - 4,000 square feet per unit)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards: Close to bluff edge – Geologic investigation completed
Soils: No hazard identified
Fire Hazard: Not a mapped constraint
Slopes: Project site slopes less than 5%;
edge of coastal bluff more than 45 feet from structure
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed,
2-Oaks and 2-Birch (clusters) to remain
Scenic: Partially visible from beach (see photos in report)
Drainage: Drainage will slope away from bluff edge
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting

The project is located in the Seacliff area, west of State Park Drive on Seacliff Drive. The site contains an existing two-bedroom, one-story residence. To the south of the site is the coastal bluff and below are Las Olas Drive and the beach. The top of the bluff is approximately 22 feet from the south property line and approximately 45 feet from the structure.

Project Description

The applicant is proposing to demolish the existing residence and construct a new single-family dwelling. The new residence will be a four-bedroom, two-story structure with an attached two-car garage.

Geological and Geotechnical Reports

The applicant has submitted both a Geologic Report (prepared by Nielsen and Associates, dated May 2007) and a Geotechnical Report (prepared by Dees and Associates, dated May 2007). The County Geologist and Engineer have accepted both reports, respectively.

The Geologic Report notes a 20 feet wide "potentially unstable zone in the next 100 years" and

recommends a 150% setback. The total minimum setback would therefore be 30 feet setback from the edge of the coastal bluff. The southern property line is located a minimum of 22 feet away from the top. The zoning for the property requires a minimum of 15 feet for the rear setback, while the house itself is at a minimum of 45 feet away from the top of the bluff. The Geologic Report calls this a "reasonable distance away".

The Geologic Report recommends that all runoff be directed to Seacliff Drive and none of the runoff be allowed to flow down the bluff. The Geotechnical Report concurs with these recommendations and allows spread footings for the main part of the foundations with piers located at the rear of the structure.

Zoning & General Plan Consistency

The subject property is a 6,000 square foot lot, located in the R-1-4 (Single family residential - 4,000 square feet per unit) zone district, a designation that allows residential uses. The proposed single-family residence is a principal permitted use within the zone district and the project is consistent with the site's (R-UM) Urban Medium Density Residential General Plan designation.

SITE DEVELOPMENT STANDARDS TABLE

	R-1-4 Standards	Proposed Residence
Front yard setback:	15 feet	22'
Rear yard setback:	15 feet	15'
Side yard setback:	5 feet / 5 feet	5'-0" east / 10'-0" west
Lot Coverage:	40 % maximum	35.16 %
Building Height:	28 feet maximum	26'-6"
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	49.9 % (2,994 sq. ft.)
Parking	four bedrooms – 3 (18' x 8.5')	two in garage two uncovered

Neighborhood Compatibility

The current residence is a one-story structure and the applicant is proposing a two-story structure. This is a neighborhood of one and two story structures. The immediate neighbor to the east is a new two-story residence with stucco siding. The house directly across the street from the applicant is similar in design and materials.

A review of assessors' records (shown below) indicates that there are other houses in the area that are over 40% Floor Area Ratio. The chart also indicates that this residence, while larger in overall size than the other houses in the neighborhood, is in proportion to the lot size (it is the second largest lot in the immediate vicinity).

RESIDENCES ON THE BLUFF SIDE OF SEACLIFF DRIVE

Assessors Parcel Number	Site Address	No. of Stories	Site Area	Residence Size	Garage (- 225)	Total Bldg.	Floor Area Ratio
038-165-01	721		4486	1950	-	1950	.43
038-165-12	719		5967	1432	327	1759	.29
038-165-11 (existing)	715	one	5880	1377	116	1493	.25
038-165-11 (proposed)	715	two	6000	2819	175	2994	.499
038-165-05	713		3964	2409	400	2809	.71
038-165-06	711		4225	1263	5	1268	.30
038-165-07	709		4704	1645	175	1820	.39
038-165-08	707		5880	1868	-	1868	.32
038-165-09	705		4965	1188	-	1188	.24
038-165-10	701		10846	1688	325	2013	.19

RESIDENCES ON THE INLAND SIDE OF SEACLIFF DRIVE

Assessors Parcel Number	Site Address	No. of Stories	Site Area	Residence Size	Garage (-225)	Total	Floor Area Ratio
038-163-22	720		4573	1694	-	1694	.37
038-163-21	718		3659	924	-	924	.25
038-163-20	716		3659	1502	-	1502	.41
038-163-19	714		3746	2198	271	2469	.65
038-163-18	712		3789	792	89	881	.23
038-163-17	710		3876	1472	225	1697	.44
038-163-16	704		3920	1995	57	2052	.52
038-163-15	700		3964	1448	-	1448	.37

Impact on Public View

The following two photos indicate the location of this residence in relationship to the houses on the bluff and the residences below on Las Olas Drive. The first photo is an aerial photo taken from a helicopter off shore (Coastal Records Project). The number of residences on the bluff which are two story is clearly evident.

The second photo is taken from the beach at the edge of the water during a low tide. The photo shows that currently the existing structure cannot be seen from the beach. As proposed, the second floor of the new residence will project above the edge of the bluff, but not more than the two residences immediately to the west.

Staff believes that there is not a significant impact on the public views from Seacliff Beach associated with the proposed two-story residence. Given the height of the other houses on the bluff and the relatively narrow lots in this area, the proposed residence will not be out of character.



Figure 1. Project site from Coastal Records Project



Figure 2. View from the beach at low tide

Design Review

The proposed single family residence complies with the requirements of the County Design Review Ordinance, and has been reviewed by the Urban Designer in accordance with Chapter 13.11 and 13.20 (see Exhibit I). The design of the residence is Contemporary Mediterranean and will have an off-white cement plaster siding and either a black synthetic slate tile roof or a blended color clay tile roof.

The proposed design is compatible with the neighborhood, given the variety of one and two story homes in the neighborhood and in relative adjacency to the site. In addition, the massing was broken up on all four sides.

Local Coastal Program Consistency

The proposed single family residence is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

The project site is located between the shoreline and the first public road. It is not identified as a priority acquisition site in the County's Local Coastal Program. The proposed project will not interfere with public access to the beach, ocean, or other nearby body of water because there is no access from the top of the coastal bluff down to the beach.

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located with the Urban Services line, is already served by existing water and sewer utilities, and no change of use is proposed.

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 07-0568, based on the attached findings and conditions.

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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 R-1-4 (Single family residential - 4,000 square feet per unit), a designation that allows residential uses. The proposed single family residence is a principal permitted use within the zone district, consistent with the site's (R-UM) Urban Medium 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; although the development site is on a prominent bluff top, the area is fully developed with many two-story residences. The neighborhood is a mixture of size, number of stories, style and materials. The project was reviewed at a neighborhood compatibility meeting and found to be compatible.

Staff believes that there is not a significant impact on the public views from Seacliff Beach associated with the proposed two-story residence. Photos taken from the beach indicate that the new residence (although two story) will be moved back sufficiently from the location of the existing residence as to not increase the visual impact on the beach. Given the height of the other houses on the bluff and the relatively narrow lots in this area, the proposed residence will not be out of character.

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 through-road, however the single family 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

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priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4 (Single family residential - 4,000 square feet per unit) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted consistent with the neighboring structures.

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 Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single family 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 single family residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4 (Single family residential - 4,000 square feet per unit) 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 Medium Density Residential (R-UM) land use designation in the County General Plan.

The proposed single family 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 single family 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 single family 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 single family residence will comply with the site standards for the R-1-4 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a

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design that could be approved on any similarly sized lot in the vicinity. The structure meets the minimum setback (25 ft. or 100 year erosion rate) from the coastal bluff that is required in the General Plan.

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

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

This finding can be made, in that the proposed single family residence is to be constructed on an existing developed lot.

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

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

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

This finding can be made, in that the proposed single family 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. Staff believes that there is not a significant impact on the public views from Seacliff Beach associated with the proposed two-story residence. Given the height of the other houses on the bluff and the relatively narrow lots in this area, the proposed residence will not be out of character.

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Conditions of Approval

Exhibit A: Architectural plans prepared by Dennis Grady, Designer,
dated August 30, 2007.
Preliminary grading plan prepared by Roper Engineering,
dated September 16, 2007

- I. This permit authorizes the demolition of a single-family residence and the construction of a four-bedroom, two-story single family residence. 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.
- II. Prior to issuance of a Demolition Permit the applicant/owner shall:
 - A. Prior to approval of demolition or building permits, the applicant shall notify the MBUAPCD of the project. Applicant shall obtain approval of the demolition plan and the plan for disposing of associated waste material, as required by federal regulations (national emissions standards for asbestos) and rules of the MBUAPCD.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. After removal of the existing concrete patio, drainage shall be directed away from the top of the bluff.
- III. 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. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - D. 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

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proposed development. The final plans shall include the following additional information:

1. One elevation shall indicate materials and colors as this Discretionary Application approved them.
 2. The County Geologist shall review and accept grading, drainage, erosion control and landscape plans. The drainage plan shall include the following:
 - a. All downspouts shall be directly connected to drainage swales in closed piping or concrete swales.
 - b. Swales shall be concrete. The drainage plan may incorporate walks with curbs at the sides of the residence as drainage swales, providing 1% minimum slope is maintained.
 3. Details showing compliance with fire department requirements.
 4. Letters from the Geologist and Geotechnical Engineer verifying that grading and drainage plans conform to recommendations of their respective technical reports.
- E. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal.
- F. 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.
- G. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- H. Submit 3 copies of the soils report prepared and stamped by a licensed Geotechnical Engineer.
- I. Pay the current fees for Parks and Child Care mitigation for two bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- J. Pay the current fees for Roadside and Transportation improvements for two bedrooms. Currently, these fees are, respectively, \$787 and \$787 per bedroom.
- K. Provide required off-street parking for three 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.

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- L. 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.
- IV. 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 geologic and 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.
- V. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
 - B. Any future proposed additions will put the structure above the maximum Floor Area Ratio of 50% and will not be approved.
- VI. 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.

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- 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.

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Please note: This permit expires three years from the effective date on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Lawrence Kasparowitz
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.

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Assessor Parcel Number: 038-165-11

Project Location: 715 Seacliff Drive

Project Description: Proposal to demolish an existing single family residence and construct an approx. 3,000 sq. ft. residence with four bedrooms and a two car garage

Person Proposing Project: Paddy and Steve Graves

Contact Phone Number: (831) 465-0677

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

Specify type:

E. X Categorical Exemption

Specify type: Class 3 – New Construction (Section 15303)

F. Reasons why the project is exempt: New small structure

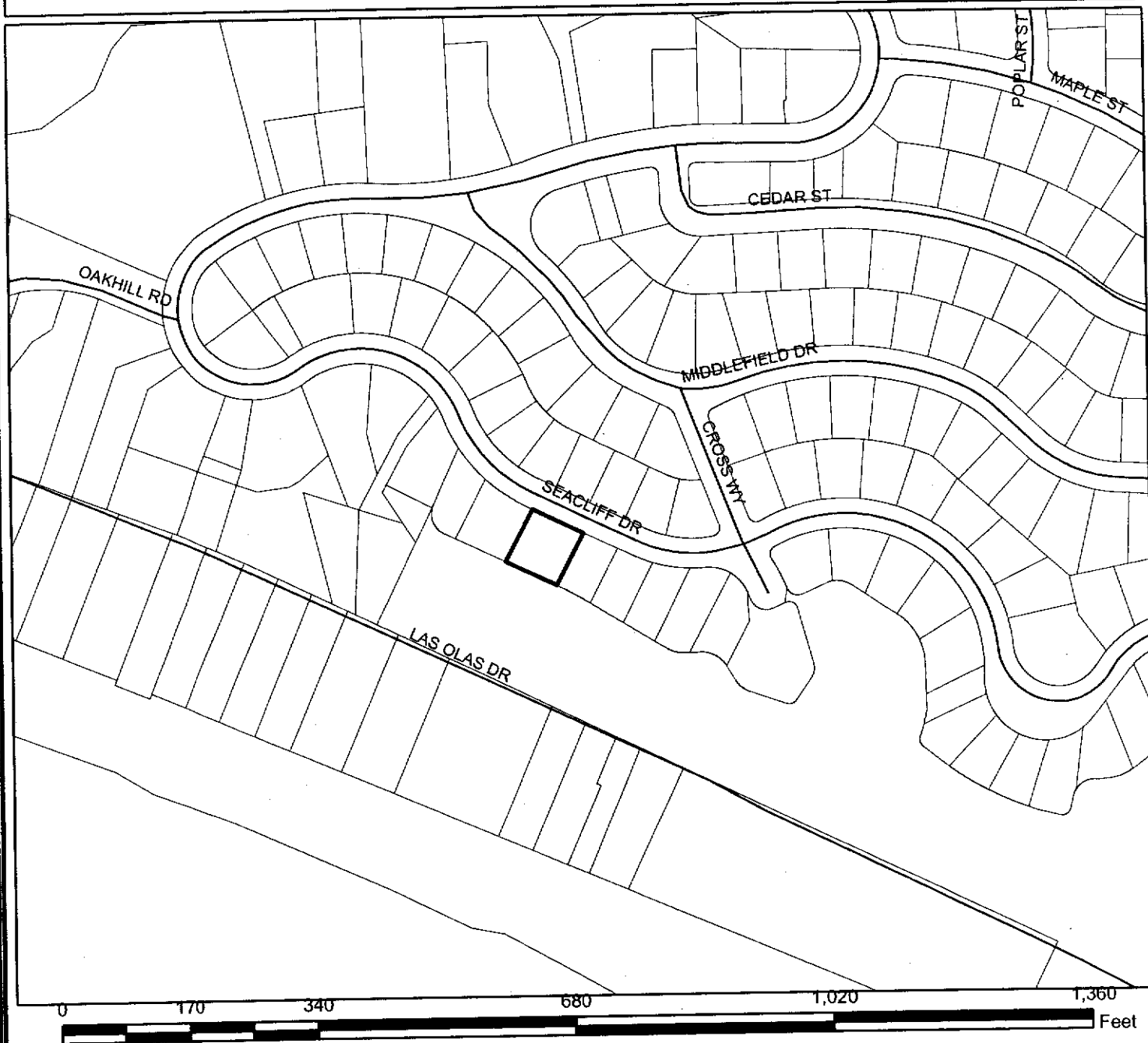
In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner





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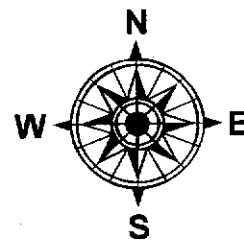


Location Map



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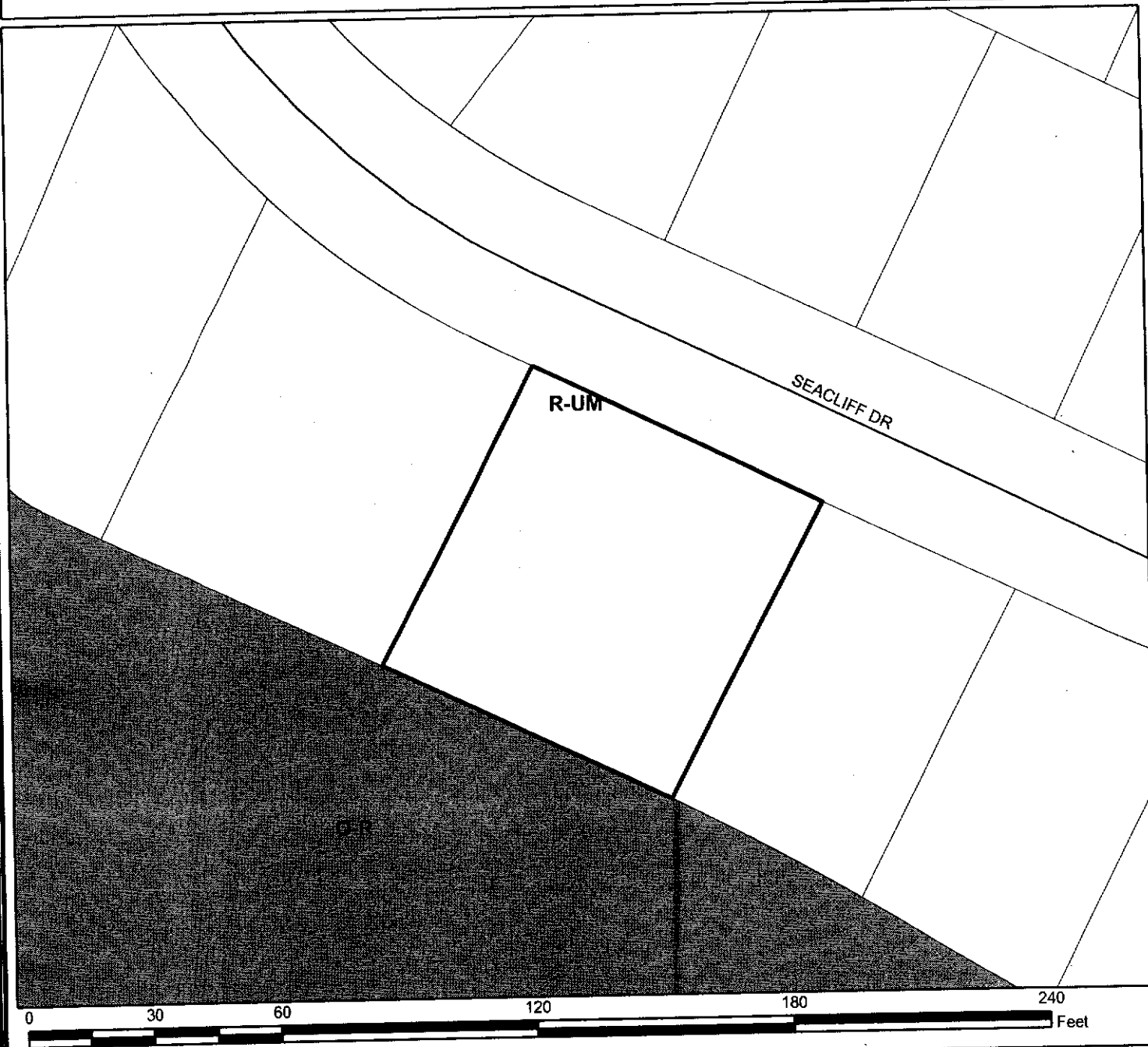
-  APN: 038-165-11
-  Assessors Parcels
-  Streets
-  County Boundary








Map created by
County of Santa Cruz
Planning Department
August 2007

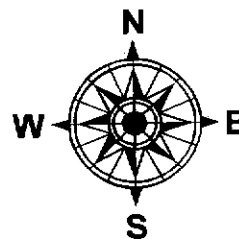


General Plan Designation Map



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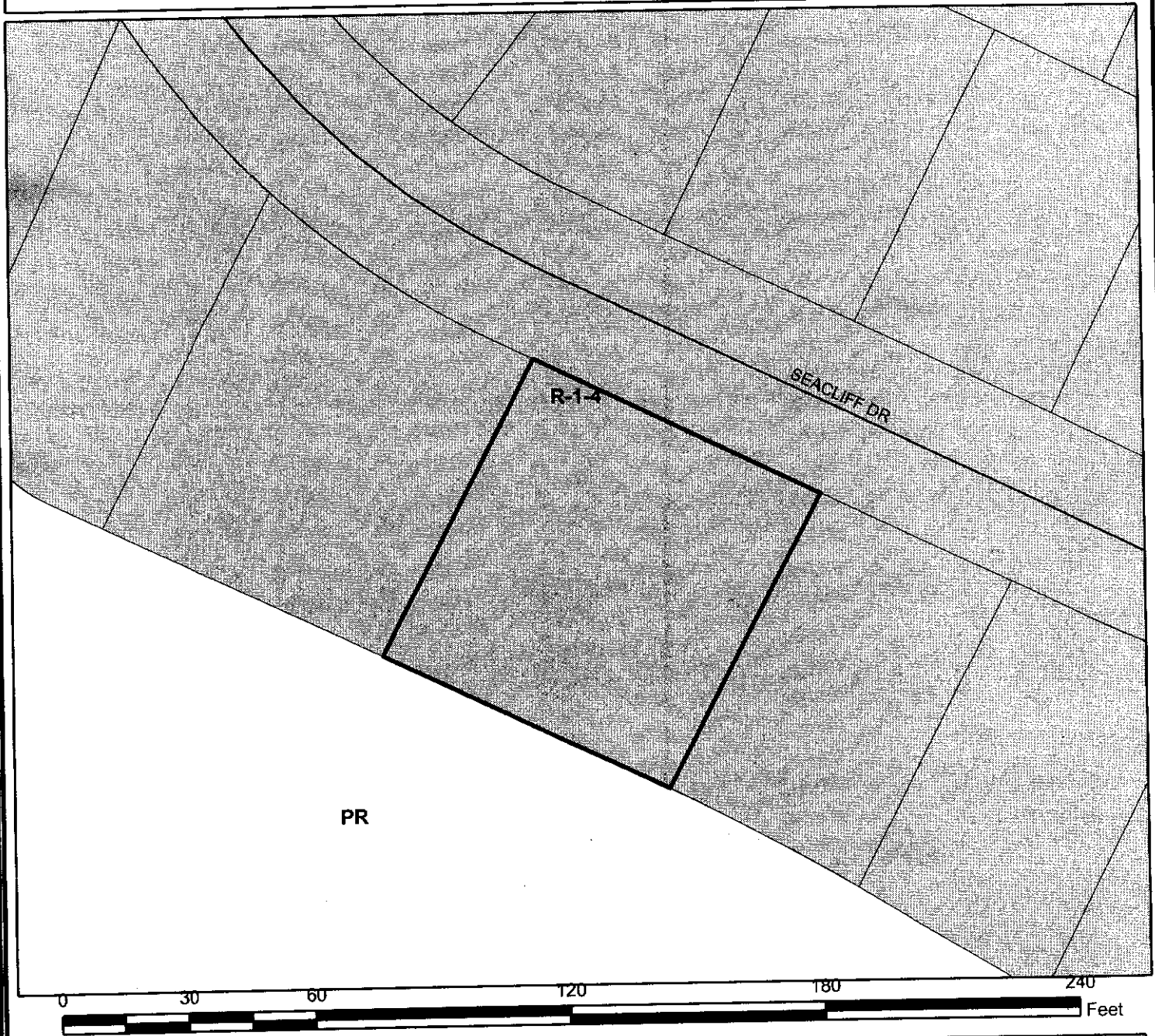
-  APN: 038-165-11
-  Assessors Parcels
-  Streets
-  Residential - Urban Medium Density
-  Parks and Recreation








Map created by
County of Santa Cruz
Planning Department
August 2007

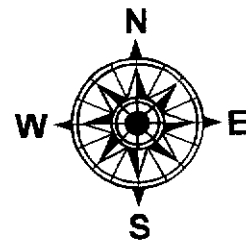


Zoning Map



LEGEND

-  APN: 038-165-11
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY
-  PARK



Map created by
County of Santa Cruz
Planning Department
August 2007

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: Larry Kasparowitz
Application No.: 07-0568
APN: 038-165-11

Date: December 19, 2007
Time: 13:43:59
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON OCTOBER 19, 2007 BY ANTONELLA GENTILE =====
Geology and geotechnical reports have been accepted.

===== UPDATED ON OCTOBER 22, 2007 BY ANTONELLA GENTILE =====
Project has been deemed complete by Environmental Planning.

Environmental Planning Miscellaneous Comments

===== REVIEW ON OCTOBER 19, 2007 BY ANTONELLA GENTILE =====
Conditions:

1. Show methods for protection of existing trees during construction and include details for installation and maintenance of protection methods.
2. Submit grading and drainage plans prepared by a civil engineer.
3. All construction must comply with the recommendations made in the geology report (Nielsen and Associates, May 2007) and geotechnical report (Dees and Associates, May 2007).
4. Plan review letters will be required from the geologist and geotechnical engineer stating that the plans conform to the recommendations made in the reports.
5. A note must be included on the building plans referencing the geology and geotechnical reports and stating that construction shall comply with all recommendations in the reports.
6. Winter grading must be applied for separately. ===== UPDATED ON OCTOBER 22, 2007 BY ANTONELLA GENTILE =====
7. Complete and record the Declaration of Geologic Hazards that was mailed with the soils and geology reports acceptance letter.

Dpw Drainage Completeness Comments

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

===== REVIEW ON OCTOBER 10, 2007 BY TRAVIS RIEBER =====

1. At any time prior to the public hearing please provide a geotechnical engineers approval of the proposed drainage plan utilizing sheet flow and landscaped swales.

===== UPDATED ON NOVEMBER 20, 2007 BY TRAVIS RIEBER =====

The civil plans revised on 10/31/07 and the geotechnical plan review letter dated 11/1/2007 have been received and are approved for the discretionary application stage.

Dpw Drainage Miscellaneous Comments

Disc ionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 07-0568
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LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON OCTOBER 10, 2007 BY TRAVIS RIEBER =====

1. Please provide a cross section construction detail of the proposed paver block surfacing and the landscaped swales.

2. All drainage features should be shown on the plans. Please show the location of downspouts on the plan.

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON NOVEMBER 20, 2007 BY TRAVIS RIEBER =====
NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON OCTOBER 4, 2007 BY DEBBIE F LOCATELLI =====

Driveway approach to meet Santa Cruz County Design Criteria. Concete valley gutter and all concrete in the right of way to be removed and replaced with asphalt to conform with existing drainage. Utility trenching and construction traffic will damage existing asphalt; remove and replace asphalt to the center line of the roadway. If as a result of the construction process the other lane of traffic is degraded that shall also require replacement. This applies only to frontage of parcel. These requirements shall be noted on the plans or part of discretionary permit conditions. Any questions contact Dave Garibotti at 831-454-2376.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON OCTOBER 4, 2007 BY DEBBIE F LOCATELLI =====

Encroachment permit required for all off-site work in the County road right-of-way, to be submitted at the time of submittal of Building Permit Application.

Dpw Road Engineering Completeness Comments

===== REVIEW ON OCTOBER 9, 2007 BY ANWARBEG MIRZA =====

1. Show the edge of pavement of Seacliff Drive and its connection with the driveway. The portion of the driveway within the right-of-way shall be paved with 2 inches of asphalt concrete over 6 inches of aggregate base. Please reference the correct figure in the design criteria and show in plan view.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON OCTOBER 9, 2007 BY ANWARBEG MIRZA =====

1. We do not recommend direct pedestrian access to Seacliff Drive. A pedestrian path to the driveway is acceptable.

Dpw Sanitation Completeness Comments

===== REVIEW ON OCTOBER 4, 2007 BY CARMEN M LOCATELLI =====

Sewer service is currently available.

Disc ionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 07-0568
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Dpw Sanitation Miscellaneous Comments

===== REVIEW ON OCTOBER 4, 2007 BY CARMEN M LOCATELLI =====

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection work must be obtained from the District. Show all existing and proposed plumbing fixtures on floor plans of building application.

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON OCTOBER 17, 2007 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

If the public fire hydrant is further than 250 feet from any portion of the building, a new fire hydrant will be required.

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON OCTOBER 17, 2007 BY ERIN K STOW =====

NO COMMENT

INTEROFFICE MEMO

APPLICATION NO: 07-0568

Date: March 11, 2008

To: Lawrence Kasparowitz, Project Planner

From: Urban Designer

Re: Residential addition at 715 Seadiff Drive, Aptos

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.			N/A
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.			N/A
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A

Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and			N/A

finishes which harmonize with the character of the area. Natural materials are preferred			
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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			N/A
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			

Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

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



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

October 11, 2007

Steve and Patti Graves
C/o Stephen Graves and Associates
2735 Porter Street
Soquel, CA 95073

Subject: Engineering Geology Report by Nielsen and Associates,
Dated May, 2007 Project No. SCR- 1198-G, and Geotechnical Engineering Report by
Dees and Associates, May 2007, Project Number SCR-0225

Reference: APN: 038-165-11
APPL#: 07-0568

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:

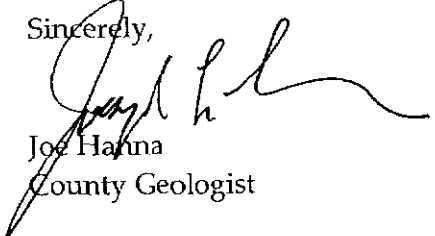
1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the subject reports and include a statement that the project shall conform to the reports' recommendations.
3. Before building permit issuance a *plan, a review letter* shall be submitted to Environmental Planning. The authors of the reports shall write the *plan review letters*. These letters shall state that the project plans conform to the reports' recommendations.
4. An engineered drainage plan is required for this project. NO onsite retention of drainage is allowed.

5. The attached notice of geologic hazards must be recorded before the final of the building permit for the retaining wall proposed in the subject reports.

Our acceptance of the reports 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
County Geologist

Cc Dees and Associates
Nielsen and Associates



Dees Associates, Inc.
Geotechnical Engineers
501 Mission Street, Suite 8A, Santa Cruz, CA 95060

Phone: 831 427-1770
Fax: 831 427-1794
Email: dna@dslextrreme.com

November 1, 2007

Project No. SCR-0225

STEVE AND PATTI GRAVES
% Stephen Graves & Associates
2735 Porter Street
Soquel, California 95073

Subject: Geotechnical Plan Review No. 2

Reference: Proposed Single Family Residence
715 Seacliff Drive
APN 038-165-11
Santa Cruz County, California

Dear Mr. and Mrs. Graves:

As requested, we have reviewed the geotechnical aspects of the revised drainage plan, Sheets C1, for the new residence proposed for the referenced site. Sheet C1 was prepared by Roper Engineering and is last dated October 31, 2007. Geotechnical recommendations for the project were presented in our report, dated May 8, 2007.

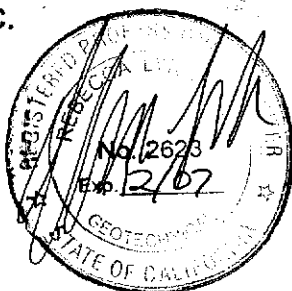
Roof runoff from the new residence will be directed towards shallow swales located on each side of the home. The swales will discharge onto Seacliff Drive in front of the site. The existing concrete patios and walkways will be removed and the new patios and walkways will be constructed with permeable pavers.

Our review indicates the aforementioned plans are in general accordance with the recommendations. If you have any questions, please call our office.

Very truly yours,

DEES & ASSOCIATES, INC.

Rebecca L. Dees
Geotechnical Engineer
G.E. 2623



Copies: 2 to Addressee

SITE



31/34

EXHIBIT L

Graves 07-0568



11:50:16 Thu Dec 27, 2007

VIAPNS010
12/27/07

C O U N T Y O F S A N T A C R U Z

VIAPNP010L
11:48:42

PARCEL INQUIRY BY APN

APN..... 038 165 11 STATUS A REAPPRAISABLE ? YES-COMPL
SITUS..... 715 SEACLIFF DR APTOS
ASSESSEE NAME... GRAVES STEPHEN P & PADDY EASTON H/W JT

MAILING STREET.. 420 MCCORMICK AVE SINGLE RESIDENCE
CITY/STATE/ZIP.. CAPITOLA CA 95010 PCOR.. Y DE..

----- CURRENT -----
DOCUMENT NUMBER. 2007-0027782 REC.DATE 5-18-07 PP ACCT.....
NO. PARCELS..... 001 IND. SP 1,600,000 TAX CODE AREA.. 69-270
FULL VALUE..... YES DEED TYPE 01 EXEMPTION CODE.
PRIMARY USE.... 020

----- PREVIOUS -----
DOCUMENT NUMBER. 1999-0022664 REC.DATE 3-30-99 MULTIPLE SITUS. NO
NO. PARCELS..... IND. SP ETALS..... NO
FULL VALUE..... YES DEED TYPE COMMENTS.....
SUPP VALUES.... YES

PREV. ASSESSEE.. LO ANTHONY K S/M

PF21=APN TRANS HIST

NEXT APN,OR... PF1=MULT SITUS PF5=TRANSFERS PF6=ETALS
 PF7=VALUES PF10=HISTORY PF11=CHARACTERISTICS

11:50:25 Thu Dec 27, 2007

12/27/07
11:48:53

C O U N T Y O F S A N T A C R U Z
C H A R A C T E R I S T I C I N Q U I R Y S C R E E N

VIAPNP014LI
VIAPNS014LI

PARCEL NO.....: 038 165 11

ASSESSEE NAME...: GRAVES STEPHEN P & PADDY EASTON H/W JT

SITUS.....: 715 SEACLIFF DR APTOS

MAILING ADDRESS: 420 MCCORMICK AVE

CAPITOLA

CA 95010

USE CODE.....: SINGLE RESIDENCE

S T R U C T U R E D A T A

MAIN BUILDING...SQFT: 1377

NO. UNITS.....: 1

POOL.....: NO

YEAR BUILT(EST).....: 1957

HEAT.....: WALL

SPA.....: NO

TOTAL ROOM COUNT....: 5

CONCRETE.SQFT:

DECKS.....SQFT:

NO. BEDROOMS.....: 2

GARAGE...SQFT: 341

NO. FIREPLACES: 1

NO. BATHROOMS(F/H)...: 2 / 0

CARPORT..SQFT:

ROOF.....: T&G

MISC OTHER BUILDINGS: NO

L A N D D A T A

WATER.....: PUBLIC

SANITATION....: PUBLIC

PARCEL SIZE (COMPUTER EST.).....SQFT: 5880.600

PARCEL NO.....: 038 165 11

NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THIS DATA.

KEY NEW PARCEL NUMBER AND HIT ENTER, OR PA2 TO EXIT. PF1=BASE INFO PF7=VALUE