



## Staff Report to the Zoning Administrator

Application Number: **09-0265**

**Applicant:** Peter Silva  
**Owner:** Marcus Monte  
**APN:** 045-292-08

**Agenda Date:** July 2, 2010  
**Agenda Item #:** 3  
**Time:** after 10:00 a.m.

**Project Description:** Proposal to remodel a single-family residence to construct an approximately 570 sq. ft. dining room addition with wine cellar below and an approximately 4000 sq. ft. master bath and master closet addition, an approximately 900 sq. ft. detached garage and grade approximately 600 cu. yds. to create a basement.

**Location:** 140 El Pinar, La Selva Beach

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

**Permits Required:** Coastal Development Permit

**Technical Reviews:** Archeological resources review, Preliminary grading approval

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0265, 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. Reduced plans                      |
| D. Categorical Exemption (CEQA determination) | G. Discretionary Application Comments |
|                                               | H. Urban Designers Comments           |

### Parcel Information

Parcel Size: 52,192 square feet  
Existing Land Use - Parcel: single family residence  
Existing Land Use - Surrounding: residential

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

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Project Access: El Pinar  
Planning Area: La Selva Beach  
Land Use Designation: R-UL (Urban Low Residential)  
Zone District: R-1-15 (single-family residential -  
15,000 square foot min. parcel size)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: 133, 135, 136  
Fire Hazard: Not a mapped constraint  
Slopes: 0-5%  
Env. Sen. Habitat: Mapped biotic/no physical evidence on site  
Grading: Approximately 600 cu. yds. for basement  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Existing drainage adequate  
Archeology: Mapped/report prepared

### Services Information

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

### Project History and Proposal

The existing residence was built in 1975, added on to in 1993 and is currently a one-story, 4,631 sq. ft. structure on an approximately 1.2 acre site. The applicant is proposing to remodel the residence to:

1. add an approximately 900 square foot detached garage
2. add an approximately 600 square foot dining room with wine cellar below, and
3. add an approximately 400 square foot to the master bedroom.

### Zoning & General Plan Consistency

The subject property is a parcel of approximately 52,192 square feet, located in the R-1-15 (single-family residential, 15,000 square foot minimum) zone district, a designation that allows residential uses. A single-family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Residential General Plan designation.

## SITE STANDARDS TABLE

	R-1-15 Standards <sup>(a)</sup>	Proposed Project
<b>Front Setback</b> <sup>(b)</sup>	20 ft.	39'-10" $\pm$ (East)
<b>Rear Setback</b> <sup>(c)</sup>	15 ft.	57'-4" $\pm$ (West)
<b>Side Setback</b>	10 ft and 10 ft.	58'-4" $\pm$ (North) 15' (South)
<b>Lot Coverage</b>	40%	11%
<b>Floor Area Ratio</b>	50%	13%
<b>Parking</b>	4 bedrooms - 3 spaces required	5 space in garages 2 on widened driveway
a. R-1-10 to R-1-15.9 zoning district. b. Considered to be taken from the Eastern property line of the lot. c. Considered to be opposite the Front setback.		

### Archeological Review

Robert L. Edwards of Archaeological Associates of Central California performed an archaeological reconnaissance of the property in April 2009. In a report dated December, 2009, Mr. Edwards indicated that "archival research and the surface reconnaissance do not indicate the presence of an archaeological site on the proposed project parcel, and that no archaeological impact can be predicted and the proposed development should not be held up on the basis of archaeological concerns".

### Design Review

The proposed addition to the existing single-family dwelling complies with the requirements of the County Design Review Ordinance, as it will blend with the existing architecture. The Urban Designers comments are attached as Exhibit H.

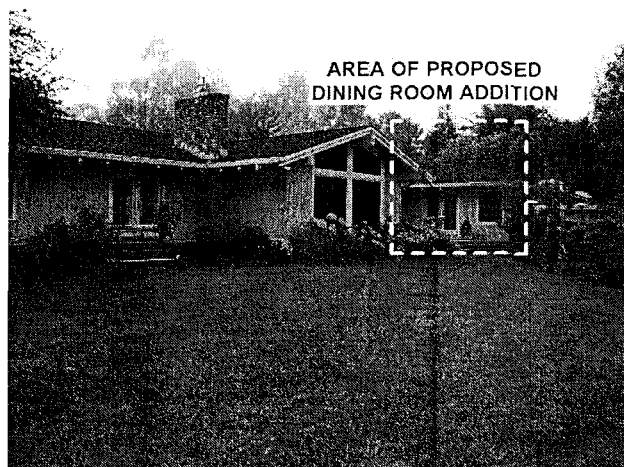


Fig. 1 - Location of Proposed Addition

### **Local Coastal Program Consistency**

The proposed additions and new garage will be in conformance with the County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the existing residence. The additions and new garage will not diminish public views of the coast.

Developed parcels in the area contain single-family dwellings, and their size and architectural styles vary widely. The design submitted is not inconsistent with the existing range.

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.

### **Environmental Review**

Environmental review of the proposed project per the requirements of the California Environmental Quality Act (CEQA) has resulted in the determination that the proposed project is exempt per CEQA Section 15303 (Class 3- New Construction or Conversion of Small Structures).

### **Conclusion**

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

### **Staff Recommendation**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **09-0265**, based on the attached findings and conditions.

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

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

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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-1-15 (single-family residential, 15,000 square foot minimum), a designation that allows residential uses. The proposed additions to the existing single-family dwelling will not change the principal permitted use within the zone district, and the use is consistent with the site's (R-UL) Urban Low 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.

The proposed additions and new garage will be in conformance with the County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the existing residence. The additions and garage will use similar materials and colors.

Developed parcels in the area contain single-family dwellings, and their size and architectural styles vary widely. The design submitted is not inconsistent with the existing range. Lots developed to an urban density surround the site.

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, and therefore the additions to the existing 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 priority acquisition site in the County Local Coastal Program.

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

The proposed additions and new garage will be in conformance with the County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible, in scale

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with, and integrated with the character of the existing residence. Developed parcels in the area contain single-family dwellings, and their size and architectural styles vary widely. The design submitted is not inconsistent with the existing range.

Additionally, residential uses are allowed uses in the R-1-15 (single-family residential, 15,000 square foot 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 additions to the existing single-family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the completed structure will meet 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 additions to the existing single-family dwelling will be consistent with all pertinent County ordinances and the purpose of the R-1-15 (single-family residential, 15,000 square foot minimum) zone district. The primary use of the property will remain as one single-family dwelling that meets all current site standards for the zone district. The conditions under which it would be operated or maintained are consistent with all pertinent County ordinances.

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 remains consistent with the use and density requirements specified for the Urban Low Residential (R-UL) land use designation in the County General Plan.

The proposed additions to the existing single-family dwelling 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). The additions to the existing single-family dwelling will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The completed single-family dwelling as proposed 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 it will comply with the site standards for the R-1-15 zone district (including setbacks, lot coverage, floor area ratio,

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height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed additions are to an existing single-family dwelling, and the number of trips will not be affected.

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.

The proposed additions and new garage are in conformance with Section 13.11 of the County of Santa Cruz Code, in that the proposed residence with additions and the new garage are sited and designed to be visually compatible, in scale with, and integrated with the character of the existing residence. The additions and garage will use similar materials and colors to the existing residence. The completed project will be in conformance with the physical design aspects of the neighborhood, and will not affect the land use intensity or dwelling unit intensities.

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 completed single-family dwelling as proposed 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.

## Conditions of Approval

Exhibit A: Architectural plans prepared by Thacher & Thompson, Architects,  
dated July 27, 2009

- I. This permit authorizes the remodel of a single-family residence to remodel a single-family residence by constructing an approximately 570 sq. ft. dining room addition with wine cellar below and an approximately 400 sq. ft. master bath and master closet addition, an approximately 900 sq. ft. detached garage and grade approximately 600 cu. yds. to create a basement.

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. 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.
- E. 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

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information:

1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
  2. A comprehensive grading plan completed by a licensed civil engineer or architect.
  3. A detailed erosion control plan.
  4. A drainage plan that demonstrates that drainage is consistent with the Department of Public Works regulations and standards and shows the following:
    - a. existing and proposed site drainage patterns.
    - b. methods of design that include both resource and flood protections consistent with County standards.
    - c. mitigations to limit the impacts from the overflow of the rainwater harvesting system, the safe point of release and demonstration that the overflow will not adversely impact adjacent of downstream properties.
    - d. use of Best Management Practices
  5. 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 that clearly depict the total height of the proposed structure. Maximum height is 28 feet.
  6. Details showing compliance with fire department requirements.
  7. Obtain a permit from Environmental Health Services to upgrade the existing leachfield.
- B. Submit six 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 and pay Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.

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- D. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
  - E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
  - 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. 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.

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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.

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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 listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.**

Approval Date: \_\_\_\_\_

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

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

\_\_\_\_\_  
Steven Guiney  
Deputy Zoning Administrator

\_\_\_\_\_  
Lawrence Kasparowitz  
Project Planner

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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: 09-0265  
Assessor Parcel Number: 045-292-08  
Project Location: 140 El Pinar, La Selva Beach

Project Description: Proposal to remodel a single-family residence to construct an approximately 570 sq. ft. dining room addition with wine cellar below and an approximately 400 sq. ft. master bath and master closet addition, an approximately 900 sq. ft. detached garage and grade approximately 600 cu. yds. to create a basement.

Person Proposing Project: Peter Silva

Contact Phone Number: 831-457-3939

- 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: Section 15303 - New Construction or Conversion of Small Structures

F. Reasons why the project is exempt:

Addition to an existing structure for a combined to area of less than 50% of the floor area (less than 2,500 square feet) and construction of an approximately 900 sq. ft. garage.

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

\_\_\_\_\_  
Lawrence Kasparowitz, Project Planner

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

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 THE ASSessor MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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POR. SAN ANDREAS RANCHO  
 SEC. 28, T.11S., R.1E., M.D.B. & V.

Tax Area Code  
 69-275

45-29

TR. NO. 384 LOS BARRANCOS DE APTOS  
 40MB92 7/17/64

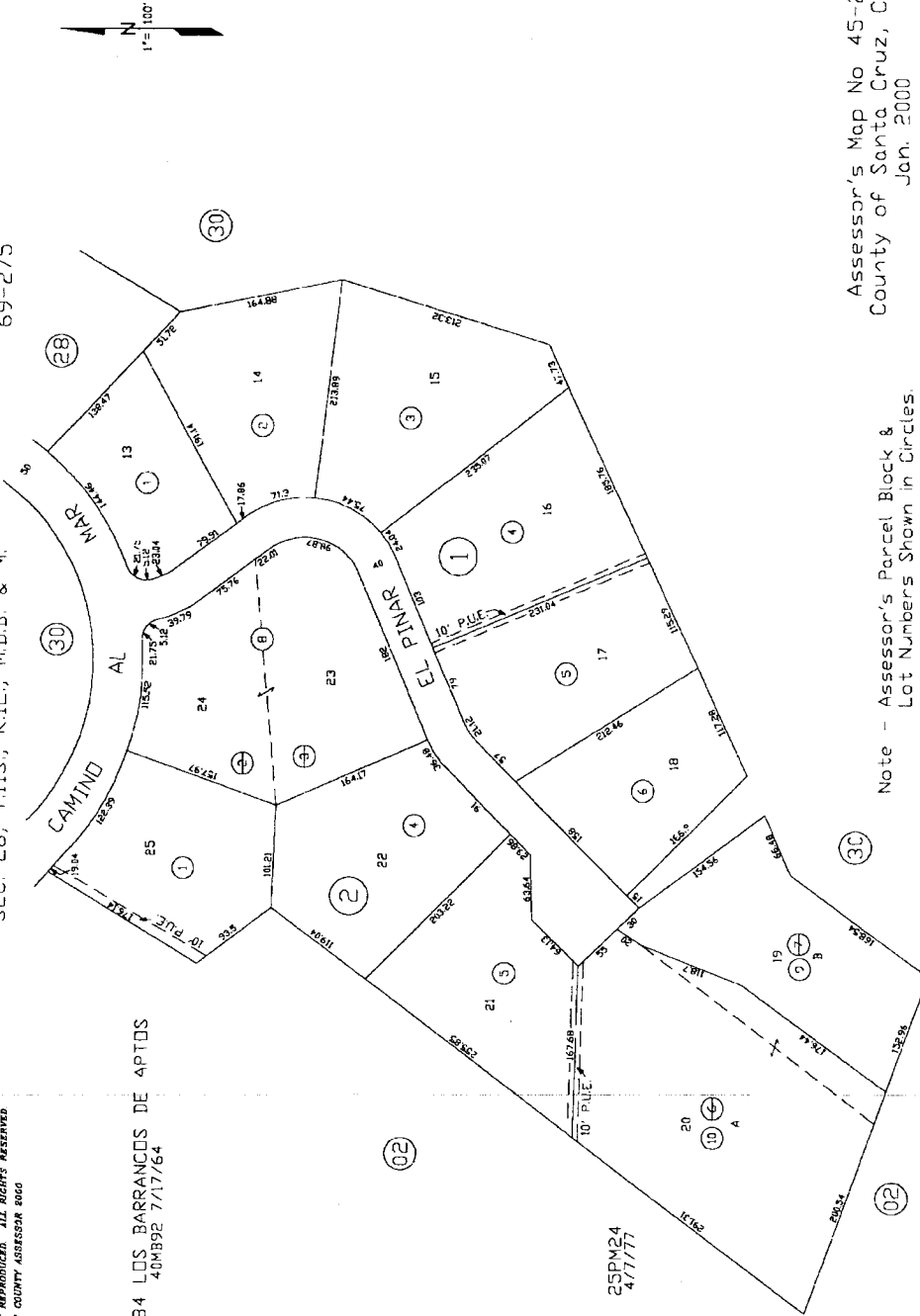


EXHIBIT E

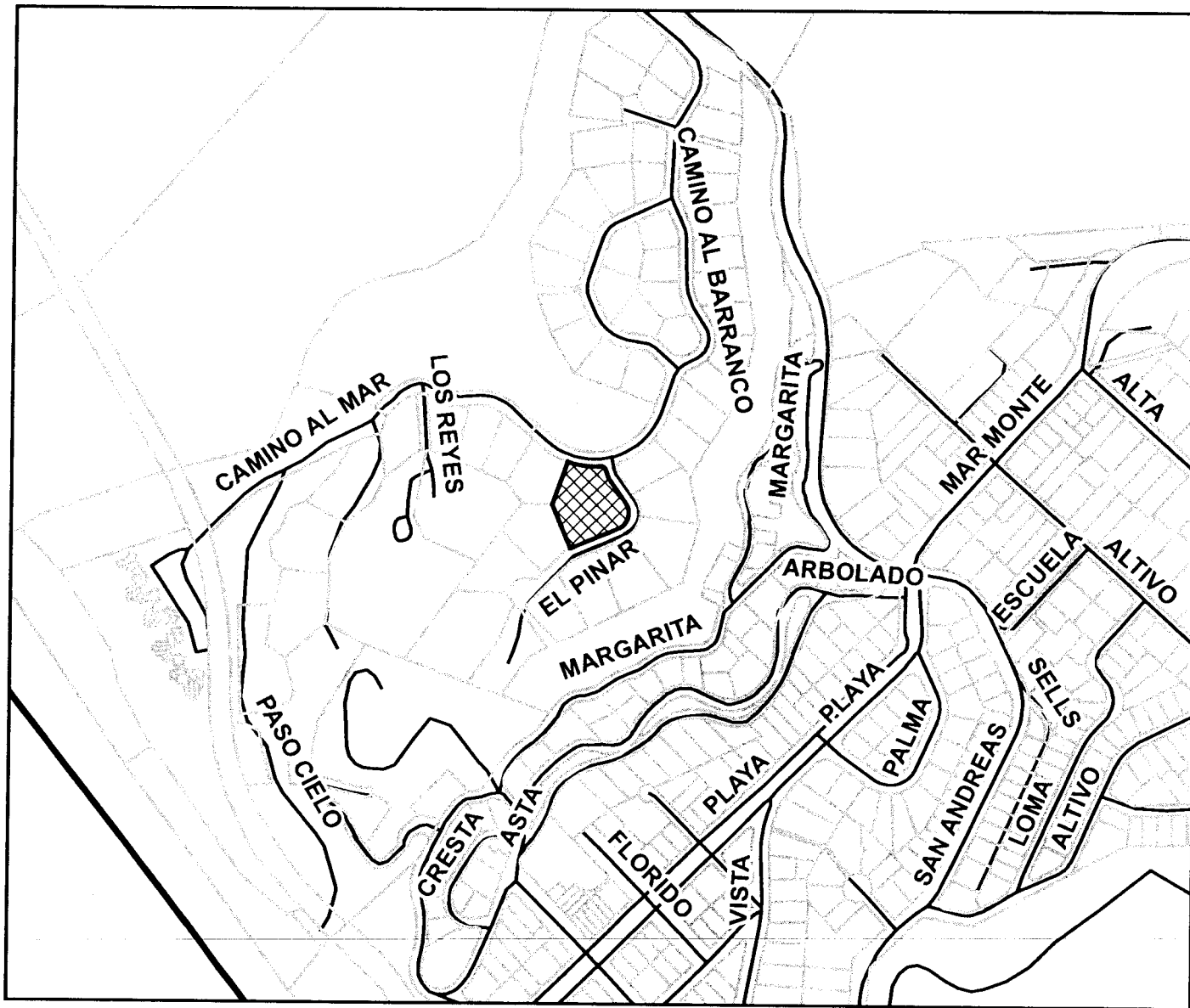
Assessor's Map No 45-29  
 County of Santa Cruz, Calif.  
 Jan. 2000

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

Electrically redrawn 1/12/00 KSA



# Location Map



## LEGEND



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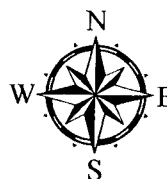
Assessors Parcels



Streets



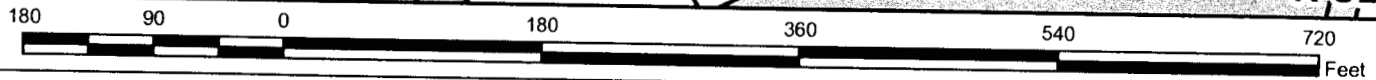
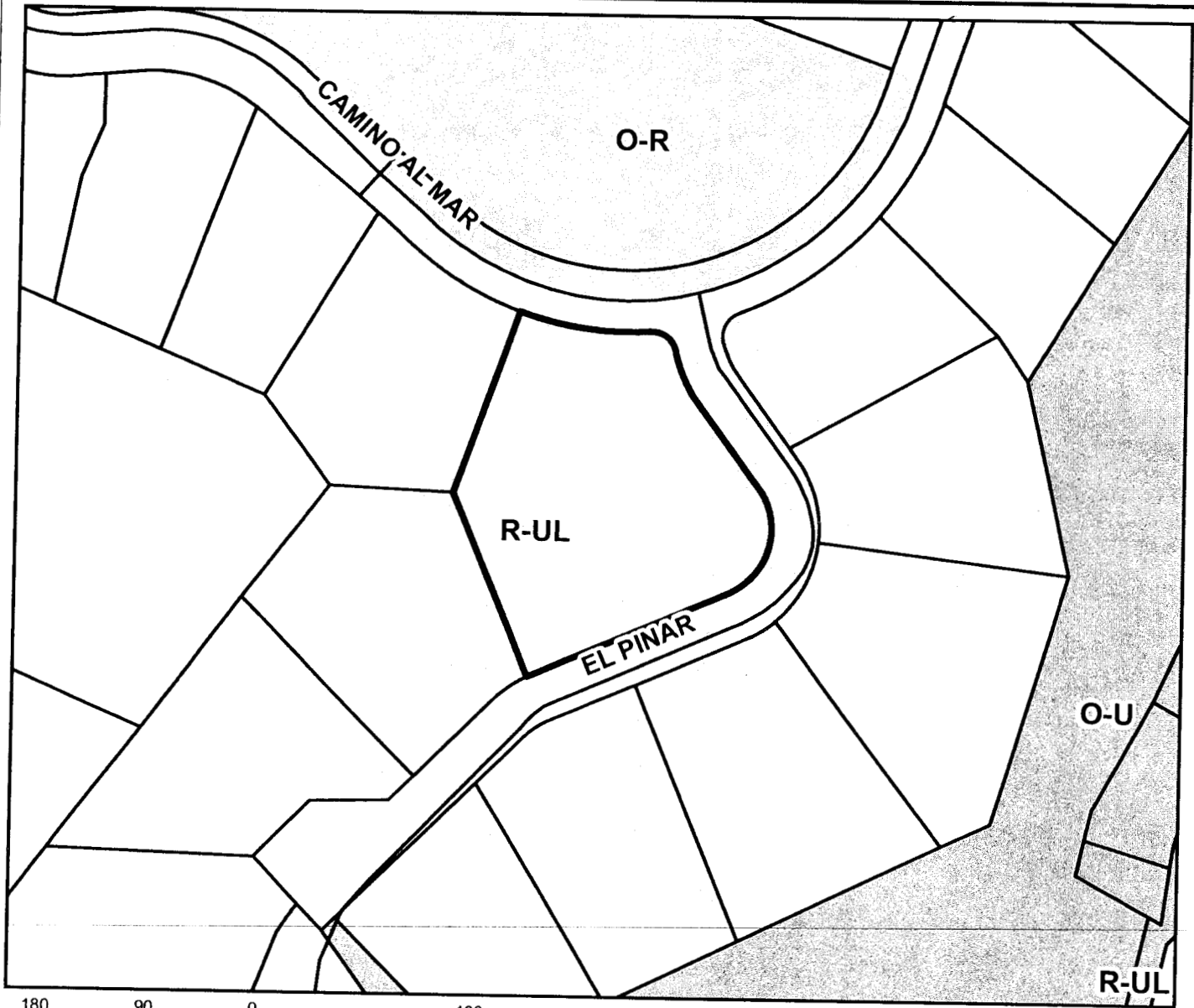
County Boundary









Map Created by  
County of Santa Cruz  
Planning Department  
July 2009



# General Plan Designation Map



## LEGEND

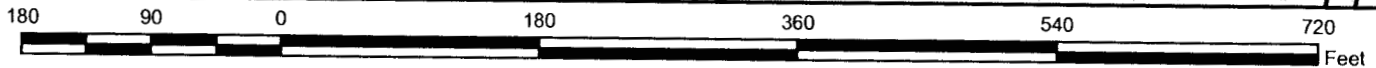
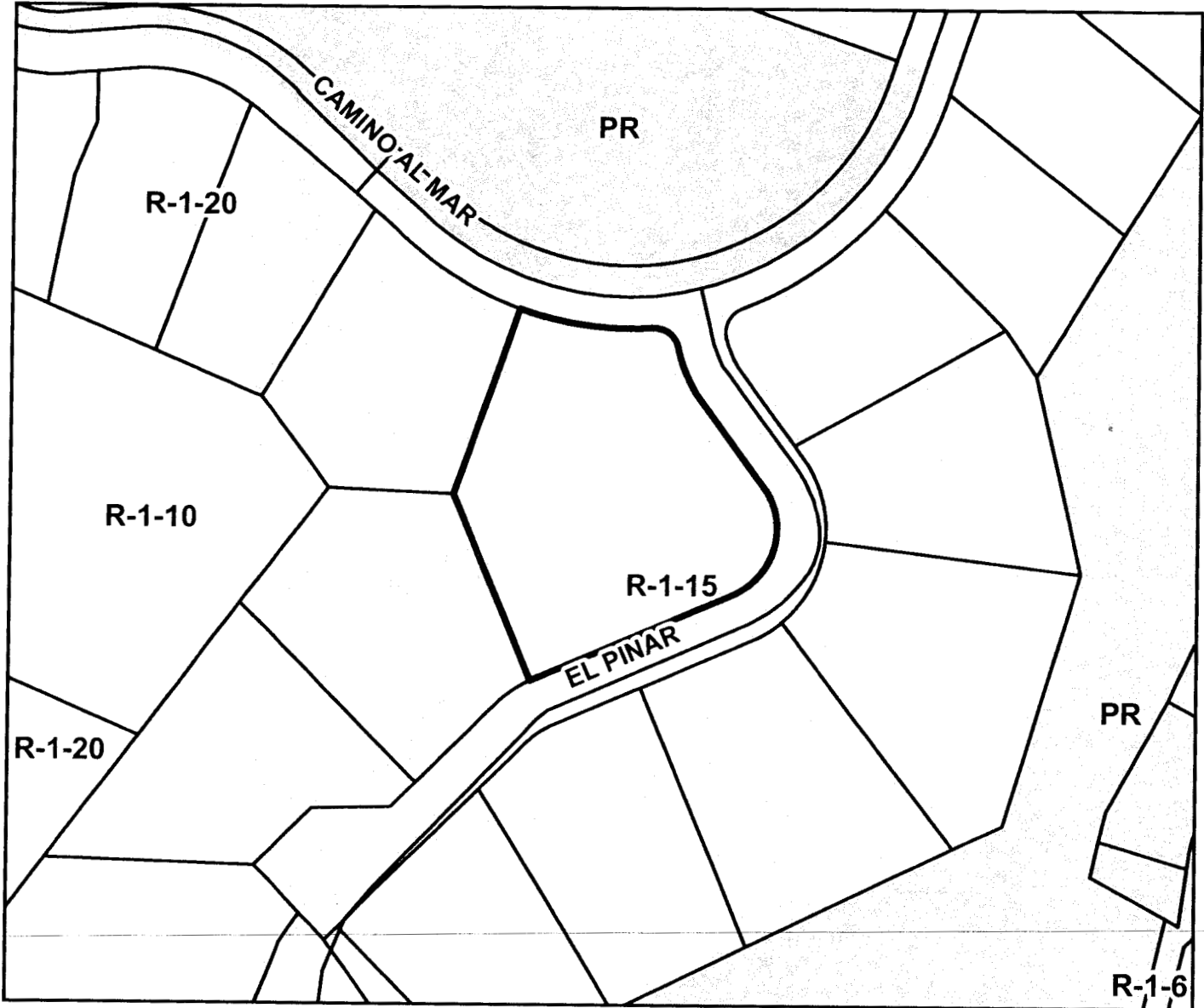
-  APN: 045-292-08
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density
-  Parks and Recreation
-  Urban Open Space



Map Created by  
County of Santa Cruz  
Planning Department  
July 2009



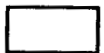
# Zoning Map



## LEGEND



APN: 045-292-08



Assessors Parcels



Streets

RESIDENTIAL-SINGLE FAMILY  
PARK



Map Created by  
County of Santa Cruz  
Planning Department  
July 2009



ARIEAL SITE PHOTOGRAPH

MONTE RESIDENCE - 140 EL PINAR, LA SELVA BEACH, CA - APN: 045-292-8



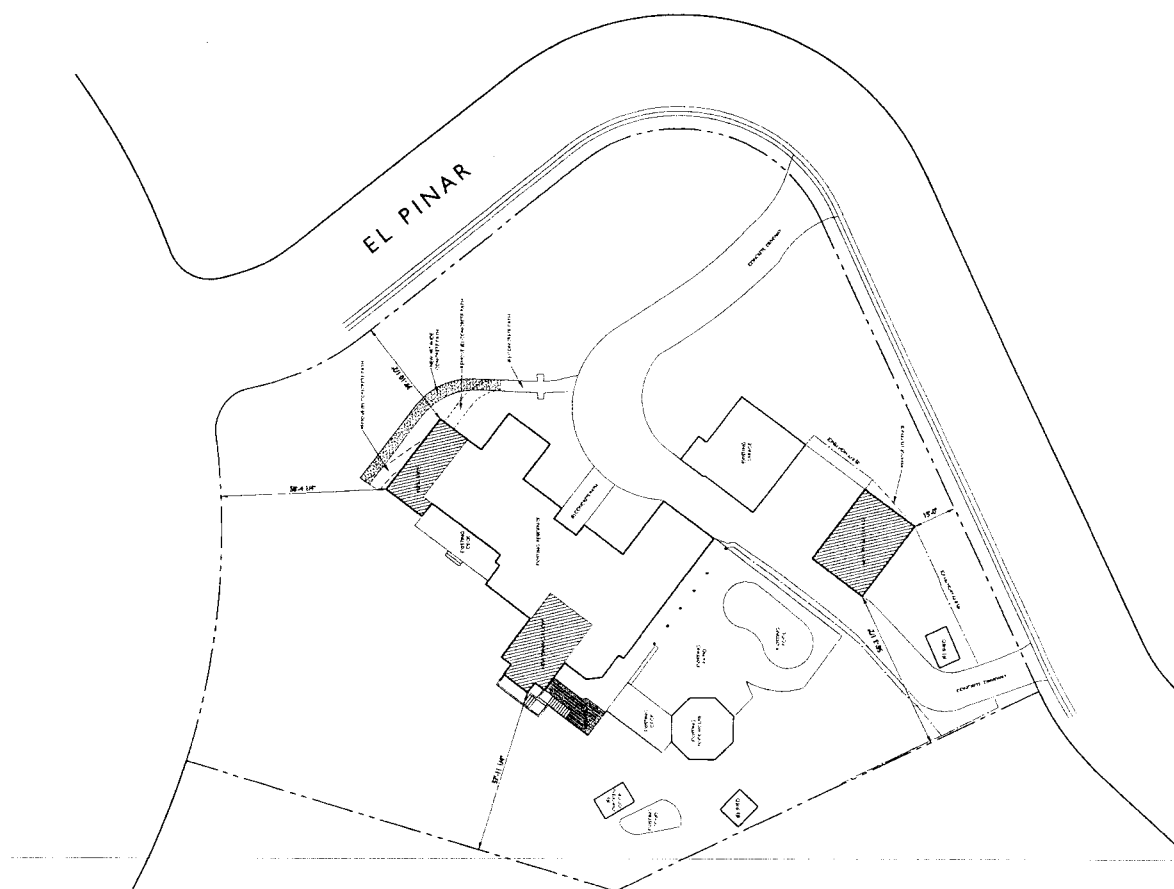
THACHER & THOMPSON ARCHITECTS  
JULY 27, 2008



MONTE RESIDENCE - 140 EL PINAR, LA SELVA BEACH, CA - APN: 045-292-8

2

EXHIBIT E



LOT COVERED CALCULATIONS	
1.	1. ZONE PERMIT
2.	2. PARCEL AREA
3.	3. AREA COVERED BY DRIVE
4.	4. NET AREA AREA
5.	5. PERCENTAGE OF PARCEL COVERED
PERCENTAGE SPACE CALCULATIONS	
6.	6. TOTAL HATCHED SPACE
7.	7. TOTAL UNHATCHED SPACE
FLOOR AREA CALCULATIONS BY TYPE OF SPACE	
8.	8. TOTAL FLOOR AREA
9.	9. TOTAL FLOOR AREA LESS THAN 6' IN HEIGHT
10.	10. TOTAL FLOOR AREA LESS THAN 8' IN HEIGHT
11.	11. TOTAL FLOOR AREA LESS THAN 10' IN HEIGHT
12.	12. TOTAL FLOOR AREA LESS THAN 12' IN HEIGHT
13.	13. TOTAL FLOOR AREA LESS THAN 14' IN HEIGHT
14.	14. TOTAL FLOOR AREA LESS THAN 16' IN HEIGHT
15.	15. TOTAL FLOOR AREA LESS THAN 18' IN HEIGHT
16.	16. TOTAL FLOOR AREA LESS THAN 20' IN HEIGHT
17.	17. TOTAL FLOOR AREA LESS THAN 22' IN HEIGHT
18.	18. TOTAL FLOOR AREA LESS THAN 24' IN HEIGHT
19.	19. TOTAL FLOOR AREA LESS THAN 26' IN HEIGHT
20.	20. TOTAL FLOOR AREA LESS THAN 28' IN HEIGHT
21.	21. TOTAL FLOOR AREA LESS THAN 30' IN HEIGHT
22.	22. TOTAL FLOOR AREA LESS THAN 32' IN HEIGHT
23.	23. TOTAL FLOOR AREA LESS THAN 34' IN HEIGHT
24.	24. TOTAL FLOOR AREA LESS THAN 36' IN HEIGHT
25.	25. TOTAL FLOOR AREA LESS THAN 38' IN HEIGHT
26.	26. TOTAL FLOOR AREA LESS THAN 40' IN HEIGHT
27.	27. TOTAL FLOOR AREA LESS THAN 42' IN HEIGHT
28.	28. TOTAL FLOOR AREA LESS THAN 44' IN HEIGHT
29.	29. TOTAL FLOOR AREA LESS THAN 46' IN HEIGHT
30.	30. TOTAL FLOOR AREA LESS THAN 48' IN HEIGHT
31.	31. TOTAL FLOOR AREA LESS THAN 50' IN HEIGHT
32.	32. TOTAL FLOOR AREA LESS THAN 52' IN HEIGHT
33.	33. TOTAL FLOOR AREA LESS THAN 54' IN HEIGHT
34.	34. TOTAL FLOOR AREA LESS THAN 56' IN HEIGHT
35.	35. TOTAL FLOOR AREA LESS THAN 58' IN HEIGHT
36.	36. TOTAL FLOOR AREA LESS THAN 60' IN HEIGHT
37.	37. TOTAL FLOOR AREA LESS THAN 62' IN HEIGHT
38.	38. TOTAL FLOOR AREA LESS THAN 64' IN HEIGHT
39.	39. TOTAL FLOOR AREA LESS THAN 66' IN HEIGHT
40.	40. TOTAL FLOOR AREA LESS THAN 68' IN HEIGHT
41.	41. TOTAL FLOOR AREA LESS THAN 70' IN HEIGHT
42.	42. TOTAL FLOOR AREA LESS THAN 72' IN HEIGHT
43.	43. TOTAL FLOOR AREA LESS THAN 74' IN HEIGHT
44.	44. TOTAL FLOOR AREA LESS THAN 76' IN HEIGHT
45.	45. TOTAL FLOOR AREA LESS THAN 78' IN HEIGHT
46.	46. TOTAL FLOOR AREA LESS THAN 80' IN HEIGHT
47.	47. TOTAL FLOOR AREA LESS THAN 82' IN HEIGHT
48.	48. TOTAL FLOOR AREA LESS THAN 84' IN HEIGHT
49.	49. TOTAL FLOOR AREA LESS THAN 86' IN HEIGHT
50.	50. TOTAL FLOOR AREA LESS THAN 88' IN HEIGHT
51.	51. TOTAL FLOOR AREA LESS THAN 90' IN HEIGHT
52.	52. TOTAL FLOOR AREA LESS THAN 92' IN HEIGHT
53.	53. TOTAL FLOOR AREA LESS THAN 94' IN HEIGHT
54.	54. TOTAL FLOOR AREA LESS THAN 96' IN HEIGHT
55.	55. TOTAL FLOOR AREA LESS THAN 98' IN HEIGHT
56.	56. TOTAL FLOOR AREA LESS THAN 100' IN HEIGHT
57.	57. TOTAL FLOOR AREA LESS THAN 102' IN HEIGHT
58.	58. TOTAL FLOOR AREA LESS THAN 104' IN HEIGHT
59.	59. TOTAL FLOOR AREA LESS THAN 106' IN HEIGHT
60.	60. TOTAL FLOOR AREA LESS THAN 108' IN HEIGHT
61.	61. TOTAL FLOOR AREA LESS THAN 110' IN HEIGHT
62.	62. TOTAL FLOOR AREA LESS THAN 112' IN HEIGHT
63.	63. TOTAL FLOOR AREA LESS THAN 114' IN HEIGHT
64.	64. TOTAL FLOOR AREA LESS THAN 116' IN HEIGHT
65.	65. TOTAL FLOOR AREA LESS THAN 118' IN HEIGHT
66.	66. TOTAL FLOOR AREA LESS THAN 120' IN HEIGHT
67.	67. TOTAL FLOOR AREA LESS THAN 122' IN HEIGHT
68.	68. TOTAL FLOOR AREA LESS THAN 124' IN HEIGHT
69.	69. TOTAL FLOOR AREA LESS THAN 126' IN HEIGHT
70.	70. TOTAL FLOOR AREA LESS THAN 128' IN HEIGHT
71.	71. TOTAL FLOOR AREA LESS THAN 130' IN HEIGHT
72.	72. TOTAL FLOOR AREA LESS THAN 132' IN HEIGHT
73.	73. TOTAL FLOOR AREA LESS THAN 134' IN HEIGHT
74.	74. TOTAL FLOOR AREA LESS THAN 136' IN HEIGHT
75.	75. TOTAL FLOOR AREA LESS THAN 138' IN HEIGHT
76.	76. TOTAL FLOOR AREA LESS THAN 140' IN HEIGHT
77.	77. TOTAL FLOOR AREA LESS THAN 142' IN HEIGHT
78.	78. TOTAL FLOOR AREA LESS THAN 144' IN HEIGHT
79.	79. TOTAL FLOOR AREA LESS THAN 146' IN HEIGHT
80.	80. TOTAL FLOOR AREA LESS THAN 148' IN HEIGHT
81.	81. TOTAL FLOOR AREA LESS THAN 150' IN HEIGHT
82.	82. TOTAL FLOOR AREA LESS THAN 152' IN HEIGHT
83.	83. TOTAL FLOOR AREA LESS THAN 154' IN HEIGHT
84.	84. TOTAL FLOOR AREA LESS THAN 156' IN HEIGHT
85.	85. TOTAL FLOOR AREA LESS THAN 158' IN HEIGHT
86.	86. TOTAL FLOOR AREA LESS THAN 160' IN HEIGHT
87.	87. TOTAL FLOOR AREA LESS THAN 162' IN HEIGHT
88.	88. TOTAL FLOOR AREA LESS THAN 164' IN HEIGHT
89.	89. TOTAL FLOOR AREA LESS THAN 166' IN HEIGHT
90.	90. TOTAL FLOOR AREA LESS THAN 168' IN HEIGHT
91.	91. TOTAL FLOOR AREA LESS THAN 170' IN HEIGHT
92.	92. TOTAL FLOOR AREA LESS THAN 172' IN HEIGHT
93.	93. TOTAL FLOOR AREA LESS THAN 174' IN HEIGHT
94.	94. TOTAL FLOOR AREA LESS THAN 176' IN HEIGHT
95.	95. TOTAL FLOOR AREA LESS THAN 178' IN HEIGHT
96.	96. TOTAL FLOOR AREA LESS THAN 180' IN HEIGHT
97.	97. TOTAL FLOOR AREA LESS THAN 182' IN HEIGHT
98.	98. TOTAL FLOOR AREA LESS THAN 184' IN HEIGHT
99.	99. TOTAL FLOOR AREA LESS THAN 186' IN HEIGHT
100.	100. TOTAL FLOOR AREA LESS THAN 188' IN HEIGHT
101.	101. TOTAL FLOOR AREA LESS THAN 190' IN HEIGHT
102.	102. TOTAL FLOOR AREA LESS THAN 192' IN HEIGHT
103.	103. TOTAL FLOOR AREA LESS THAN 194' IN HEIGHT
104.	104. TOTAL FLOOR AREA LESS THAN 196' IN HEIGHT
105.	105. TOTAL FLOOR AREA LESS THAN 198' IN HEIGHT
106.	106. TOTAL FLOOR AREA LESS THAN 200' IN HEIGHT
107.	107. TOTAL FLOOR AREA LESS THAN 202' IN HEIGHT
108.	108. TOTAL FLOOR AREA LESS THAN 204' IN HEIGHT
109.	109. TOTAL FLOOR AREA LESS THAN 206' IN HEIGHT
110.	110. TOTAL FLOOR AREA LESS THAN 208' IN HEIGHT
111.	111. TOTAL FLOOR AREA LESS THAN 210' IN HEIGHT
112.	



① EXISTING FLOOR PLAN  
SCALE: 1/8" = 1'-0"

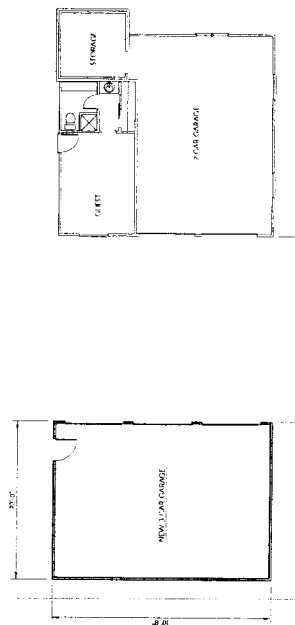
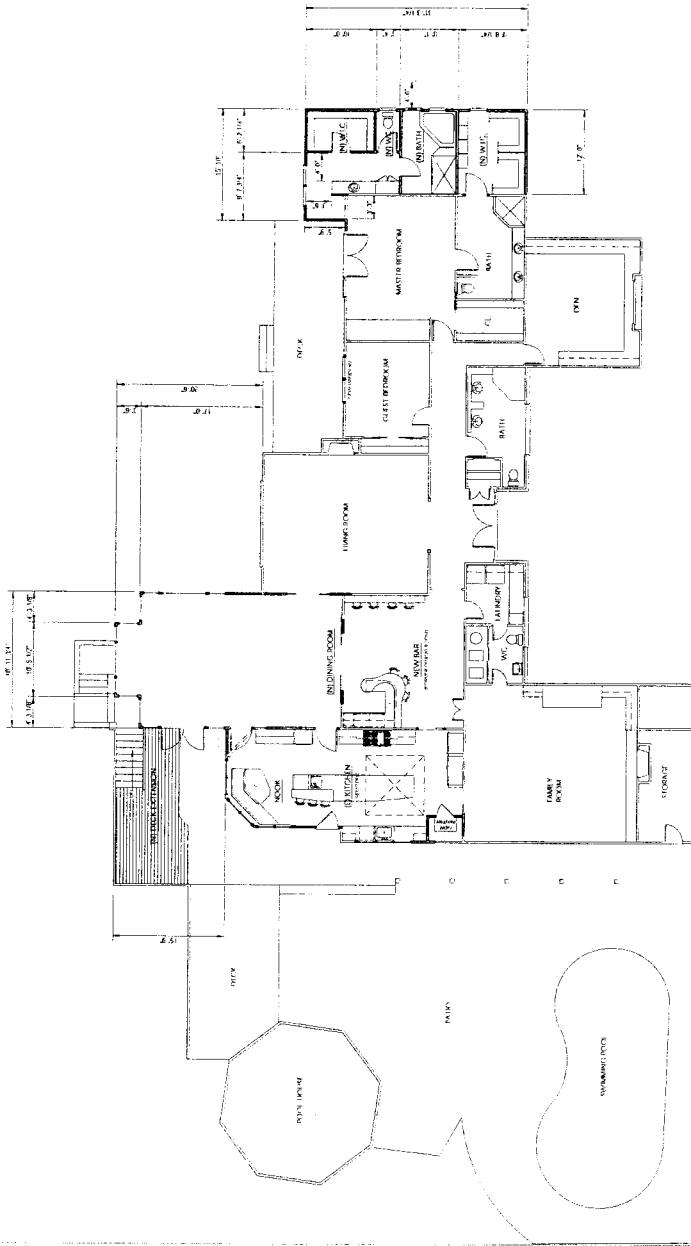
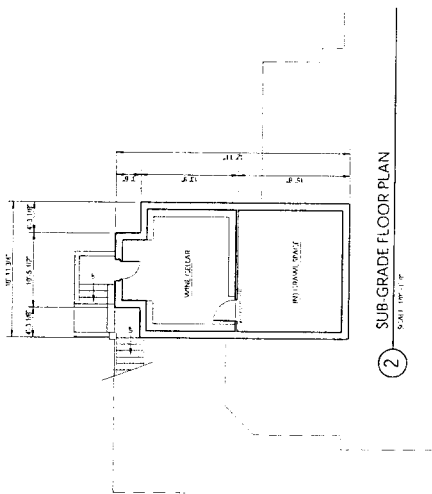
## EXISTING FLOOR PLAN

MONTE RESIDENCE - 140 EL PINAR, LA SELVA BEACH, CA - APN: 045-292-8

2012. 12 - 11 00

(2)

EXHIBIT F



PROPOSED FLOOR PLAN

MONTE RESIDENCE - 140 EL PINAR, LA SELVA BEACH, CA - APN: 045-292-8



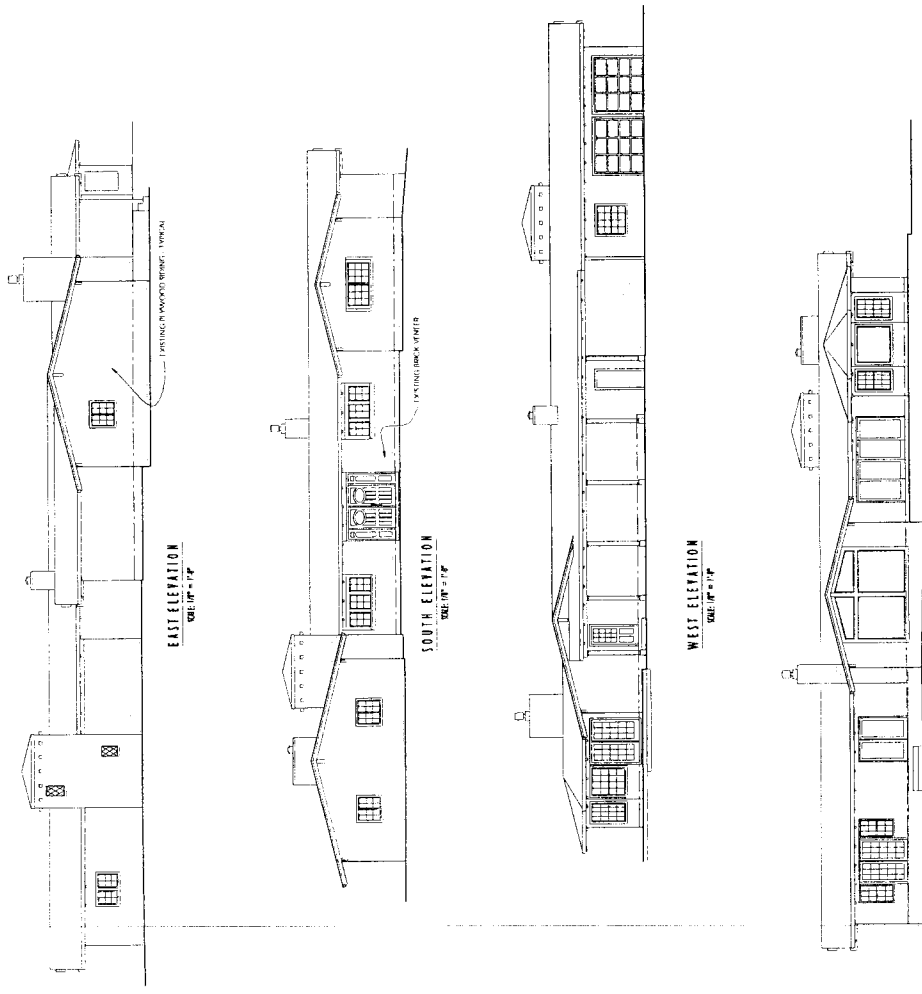
THACHER & THOMPSON ARCHITECTS  
JULY 27, 2009

4

EXHIBIT F



THACHER & THOMPSON ARCHITECTS  
JULY 27, 2009

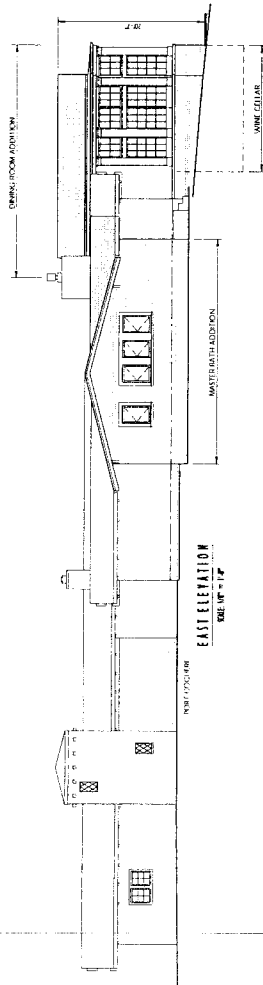


5

EXISTING ELEVATIONS

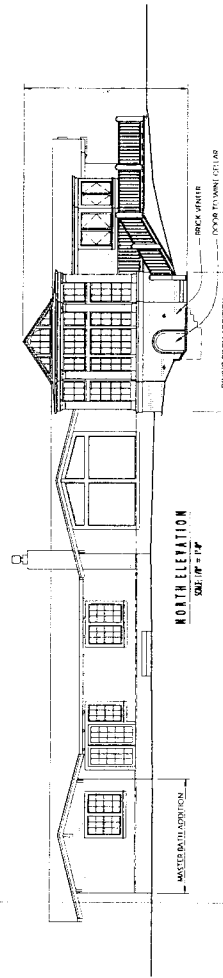
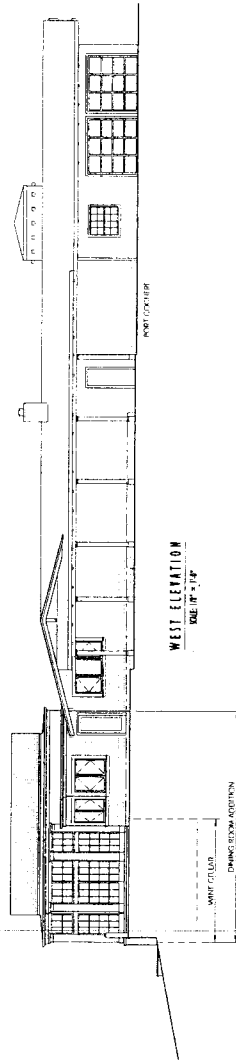
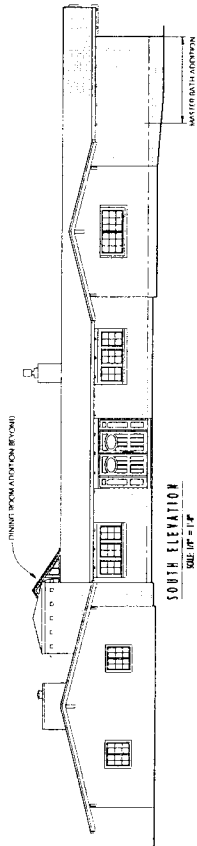
MONTE RESIDENCE - 140 EL PINAR, LA SELVA BEACH, CA - APN: 045-292-8

EXHIBIT F



**MATERIALS**

- ALL NEW ROOFS TO HAVE COMPOSITION ROOF SHINGLES TO MATCH EXISTING
- ALL EXTERIOR (E) PLYWOOD SIDING AND (I) SHEATHING TO BE EXPOSED TO CORNER CLEAD SHINGLES WITH MITERED CORNERS.
- NEW EXTERIOR ROOF TRIM TO MATCH EXISTING.
- NEW WINDOWS TO BE ALUMINUM CLAD WOOD WINDOWS.
- NEW MASONRY VENEER TO BE "USED BRICK" TO MATCH EXISTING



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**PROPOSED ELEVATIONS**

MONTE RESIDENCE - 140 EL PINAR, LA SELVA BEACH, CA - APN: 045-292-8



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

**Project Planner:** Larry Kasparowitz  
**Application No.:** 09-0265  
**APN:** 045-292-08

**Date:** May 27, 2010  
**Time:** 15:15:50  
**Page:** 1

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**Environmental Planning Completeness Comments**

===== REVIEW ON AUGUST 17, 2009 BY ROBERT S LOVELAND =====

1. Archaeological Site Review is still in process.

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON AUGUST 17, 2009 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. Submit a soils report (3 original signed and stamped) completed by a California licensed geotechnical engineer for review.
2. Submit a comprehensive grading plan completed by a licensed civil engineer or architect.
3. Obtain a grading permit if required.
4. Submit a detailed erosion/sediment control plan.

NOTE TO PLANNER:

The parcel is mapped with a biotic layer, but the resource will not be impacted by the project proposed.

**Dpw Drainage Completeness Comments**

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

===== REVIEW ON AUGUST 20, 2009 BY TRAVIS RIEBER =====

1. How does the existing home and driveway runoff drain? Are there any problems? Show the existing site drainage pattern and any changes as a result of this project.
2. The development must hold runoff levels at predevelopment rates. The development proposal must incorporate methods of design that include both resource and flood control protections, effective for a broad range of storms. Please provide a proposal consistent with County standards.
3. What mitigations are being proposed to limit the impacts from the overflow of the rainwater harvesting system once the tanks are full? How will overflow from the proposed rainwater harvesting tanks be directed to a safe point of release? Demonstrate that the overflow will not adversely impact adjacent or downstream properties. All drainage features should be shown on the plans.

Note: Projects are required to utilize Best Management Practices where feasible to treat development runoff onsite. Such measures include pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into land-

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## Discretionary Comments - Continued

**Project Planner:** Larry Kasparowitz  
**Application No.:** 09-0265  
**APN:** 045-292-08

**Date:** May 27, 2010  
**Time:** 15:15:50  
**Page:** 2

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scaping, etc.

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$210.00 additional review fee shall be applied to all re-submittals starting with the third routing.

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

### Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON AUGUST 20, 2009 BY TRAVIS RIEBER =====

1. Please provide a cross section construction detail of the proposed vegetated swales, drain inlets with treatment units and rainwater harvesting systems.

2. A recorded maintenance agreement will be required for the proposed drainage system. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at: <http://www.dpw.co.santa-cruz.ca.us/Storm%20Water/FigureSWM25.pdf>

3. A civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of -general conformance to plans- are not sufficient. An as-built plan may be submitted in lieu of the letter. Upon approval of the project a hold will be placed on the permit to be released once a satisfactory letter is received.

### Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON AUGUST 5, 2009 BY DAVID GARIBOTTI =====

No Comment, project adjacent to a non-County maintained road.

### Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON AUGUST 5, 2009 BY DAVID GARIBOTTI =====

No comment. Not adjacent to a County maintained road.

### Environmental Health Completeness Comments

===== REVIEW ON AUGUST 11, 2009 BY JIM G SAFRANEK ===== A 2006 septic pumper's report in EHS files suggests that the septic system was failing (2500 gallons pumped from a 2000 gal septic tank, liquid wasteflow back from leachfields back to tank). A new septic tank was installed in 1999 (tank only) but the existing leachfield was put in under permit in 1974. An EHS permit to upgrade the leachfield will

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Discretionary Comments - Continued

Project Planner: Larry Kasparowitz  
Application No.: 09-0265  
APN: 045-292-08

Date: May 27, 2010  
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Page: 3

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be required. For septic permit questions contact the District EH Specialist at 454-2751, Ruben Sanchez.

**Environmental Health Miscellaneous Comments**

===== REVIEW ON AUGUST 11, 2009 BY JIM G SAFRANEK =====  
NO COMMENT

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

===== REVIEW ON AUGUST 6, 2009 BY ERIN K STOW =====  
DEPARTMENT NAME: Aptos/La Selva Fire District APPROVED

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

===== REVIEW ON AUGUST 6, 2009 BY ERIN K STOW =====  
NO COMMENT

**INTEROFFICE MEMO****APPLICATION NO: 09-0265**

Date: September 25, 2009

To: Alice Daly, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Additions to a single-family residence, 140 El Pinar, La Selva Beach

**Design Review Authority**

**13.20.130** The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

**Design Review Standards**

**13.20.130** Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Visual Compatibility</b>			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
<b>Minimum Site Disturbance</b>			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

<b>Ridgeline Development</b>			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
<b>Landscaping</b>			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A

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

<b>Large agricultural structures</b>			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
<b>Restoration</b>			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
<b>Signs</b>			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A
<b>Beach Viewsheds</b>			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, not visually intrusive			N/A

No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A