



Staff Report to the Zoning Administrator

Application Number: **101095**

Applicant: Iffland Engineers, Inc.
Attn.: Steve Mills
Owner: Anchialine Properties LLC
APN: 046-321-06

Agenda Date: February 18, 2011

Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to increase the existing first story ceiling height and to increase the exterior eave height from 9 feet to 11 feet; to remodel and extend the existing second floor deck to create a 296 square foot covered deck; to remodel the existing elevated walkway, and to complete associated exterior improvements including new doors and windows at the west elevation.

Location: Property located on the southwest side of San Andreas Road (1443 San Andreas Road) approximately 190 feet southeast of the entry to Manresa State Beach.

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

Permits Required: Coastal Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 101095, 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. Permit History. |
| D. Categorical Exemption (CEQA
determination) | |

Parcel Information

Parcel Size:	37,277 square feet
Existing Land Use - Parcel:	Single Family Residence
Existing Land Use - Surrounding:	Single Family Residences to the south and east, Manresa State Beach to the south and west.
Project Access:	Via San Andreas Road, a public road.
Planning Area:	La Selva Beach

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

Land Use Designation: R-R (Rural Residential)
Zone District: RR (Rural Residential)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal X Yes No
Comm.

Environmental Information

Geologic Hazards: Coastal bluff on western portion of the parcel: Geologic report accepted by the county geologist (06-0367); no additional review required for this project.
Soils: Geotechnical report accepted by the county Geologist (06-0367); no additional review required for this project.
Fire Hazard: Not a mapped constraint
Slopes: Coastal bluff on western portion of the parcel; no development proposed within 25 feet of the coastal bluff.
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Scenic corridor (San Andreas Road); scenic beach viewshed.
Drainage: Existing drainage adequate
Archeology: Archaeological Site Review conducted in 2001 (01-0339); no historical or cultural resources evident on the property.

Services Information

Urban/Rural Services Line: Inside X Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Septic system.
Fire District: Aptos/La Selva Fire Protection District
Drainage District: None

History

The original dwelling on the parcel was constructed in 1962 but since that time the dwelling has been substantially remodeled and expanded. Development Permits have been approved and Building Permits have been issued to: 1) Demolish the original carport and to construct a one story addition to the dwelling and a detached garage. 2) To construct a second story addition (recreation room) and deck areas above the detached garage to be connected to the main dwelling by a bridged hallway. 3) To construct a second story addition (living room) to the original dwelling and recognize the original recreation room as a bedroom suite, to convert the attached garage to a detached habitable and non-habitable accessory structure (exercise room and workshop) and to construct a detached garage.

Permits were also approved and issued to construct a wall of over 6 feet in height within the side setback; to construct a wall with pillars up to 6 feet in height and a gazebo in the front yard setback; to replace the beach access stairs on the coastal bluff and to construct 250 lineal feet of concrete seawall (retaining wall).

Several technical reviews were also undertaken in conjunction with these permits, including a Geologic Hazards Assessment, Geologic and Soils Report Reviews and an Archaeologic Report Review. The Archaeological Reconnaissance Survey for the subject parcel concluded that pre-historical cultural resources were not evident at the site.

The existing dwelling and accessory structures that currently exist on the property are in conformance with all of the previous approvals and the property now consists of a two story dwelling, on site with an attached habitable exercise room, an attached non-habitable workshop, a detached garage and a walled garden area with a gazebo and access to the beach via a staircase. A complete list of permits is included as attachment F.

Project Setting and Scope

The subject parcel is 37,277 square feet in size located on a coastal bluff and immediately south of an incised coastal arroyo, with steep slopes down to the beach on both the north and west sides of the lot. In addition, the land slopes up steeply along the southern property boundary to the adjacent residence that lies to the south. To avoid development within the required 25 foot setback to the coastal bluff/arroyo along the northern property boundary, variances have been granted to allow for a reduced side setback along the southern boundary and therefore substantial retaining walls have been constructed along this side of the parcel. To the north of the parcel, across the arroyo and at roughly the same elevation as the property, is the parking lot for Manresa State Beach.

The property is currently developed with a single family dwelling, attached accessory structures and a detached garage located within a walled garden. The main dwelling is located on the west side of the parcel adjacent to the coastal bluff and also close to the south side of the parcel, as is the detached garage, with driveway and yard areas on the north side above the arroyo. Views of the dwelling and surrounding garden walls are partially screened and softened in views from the parking lot at Manresa State Beach and from the beach itself, by mature vegetation including several large cypress trees.

The proposed project includes for the reconstruction of the roof of the existing one story dwelling that will raise the plate height from 9 feet to 11 feet and allow for increased glazing and revised doors along the western elevation and an increased ceiling height. The reconstruction of the roof also includes for the reconstruction and reconfiguration of the existing first story rooftop deck, which is proposed to be extended 6 feet 6 inches westwards towards the coastal bluff, and in addition, an extension of the roof at the existing second floor is proposed to create a new 296 square foot covered deck. Further, the second story elevated hallway that connects main part of the dwelling to the master suite that is above the exercise room and workshop, is to be reconstructed and reconfigured. The project also includes other associated interior and exterior improvements.

The project will not materially increase the size of the existing habitable area of the dwelling, and the proposed improvements will occur essentially within the existing footprint of the dwelling and will comply with all required setbacks for the zone district. The height of the new roof area is calculated at 27 feet 1 inch which is within the maximum 28 foot height limit that is allowed in the zone district.

Coastal bluff/Geologic Hazards

The coastal bluff located on the west and northwest portion of the subject parcel has been extensively analyzed over the past 20 years by the County of Santa Cruz and the Coastal Commission and a 25 foot minimum setback from the top of the bluff has been determined to apply. The proposed covered deck complies with the required 25 foot setback from the coastal bluff on the north and west sides of the property.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 37,277 square feet, located in the RR (Rural Residential) zone district, a designation which allows residential uses. The proposed addition/remodel to the existing single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's (R-R) Rural Residential General Plan designation.

Local Coastal Program Consistency

The proposed addition/remodel 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 compatible with the existing range of styles. While the project 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. No coastal access easements cross the subject property and a public pedestrian access point already exists about 150 feet north of the project site at the entrance to Manresa State Beach. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review and scenic resources

The proposed increase in plate height at the west elevation and the addition of a small covered deck area and a revised elevated hallway at the existing second story will not significantly alter the bulk, mass and scale of the existing residence. In addition, the proposed additions will not interfere with surrounding ocean views because there is only one adjacent residence to the south that is located above the subject property and properties across San Andreas Road do not currently have ocean views across this parcel.

The proposed additions comply with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as natural colored stucco and stone to match the existing dwelling, which has been designed to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

The proposed covered deck area and revised western elevation will be visible from the scenic beach viewshed. However, the rooftop deck is proposed to be narrower than the existing deck so that the proposed covered area will be less than one third of the total width of the residence and also narrower than the second story living room behind it. The proposed covered deck will not increase the overall height of the dwelling. Further, the dwelling is surrounded by tall cypress

trees such that the house, as seen from the beach, is set well below the crown of the trees. In addition, these trees will also help to screen and soften views of the deck area from the Manresa State Beach parking lot to the north. The proposed changes to the elevated hallway will not be visible from the scenic beach viewshed.

Environmental Review

The proposed remodel and deck addition at the existing dwelling is categorically exempt from review under the California Environmental Quality Act (CEQA) consistent with the CEQA guidelines Section 15301, Existing Facilities.

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 **101095**, based on the attached findings and conditions.

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

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

Report Prepared By: Lezanne Jeffs
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Proposal to Amend Coastal Development Permits 06-0367, 98-0489 and 93-0574 to Allow Remodeling of an Existing Single Family Residence at 1443 San Andreas Rd. Watsonville, CA 95076 (APN 046-321-06)

Owner
Architect Properties, LLC
P.O. Box 1707
Los Altos, CA 94023

Architect
Michael Vachon
14407 Rio San Juan Way
San Diego, CA 92120

Engineers of Record
IPLand Engineers Inc.
14407 Rio San Juan Way
San Diego, CA 92120

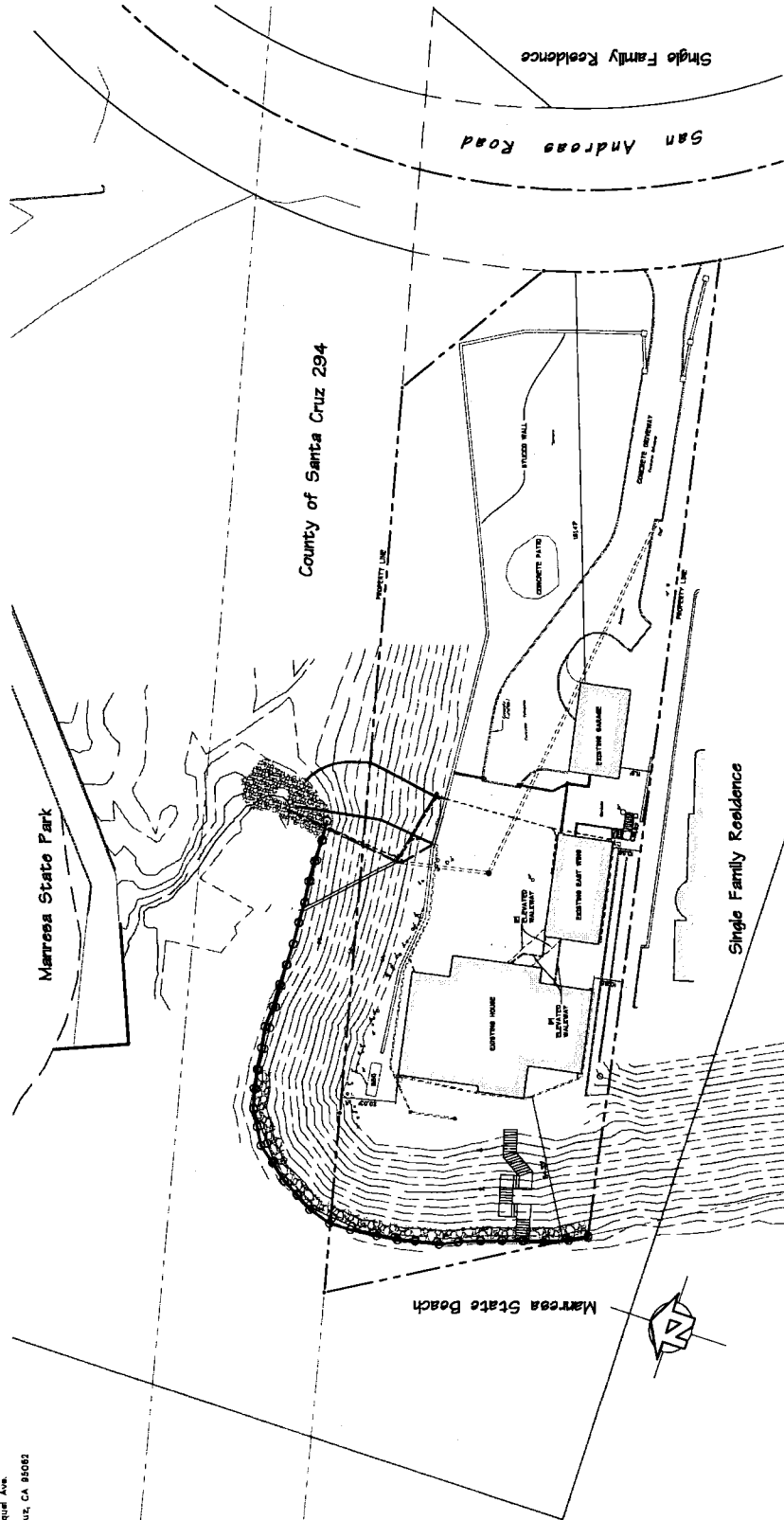
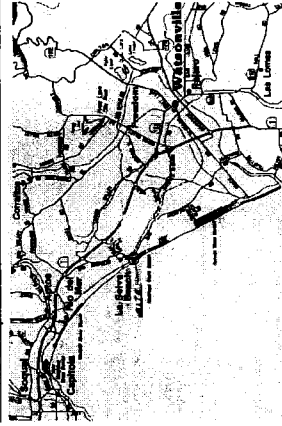
Property Data
PROPERTY AREA: 37,277 SF / 0.86 AC
WATER SUPPLY: SOQUEL CREEK WATER DISTRICT
SEWER DISPOSAL: SEPTIC
ELECTRICAL SUPPLY: PACIFIC GAS AND ELECTRIC
REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION

Note
1. REFER TO ARCHITECTURAL PLANS FOR PROPOSED IMPROVEMENTS NOT SHOWN HEREON.

Benchmark
ELEVATION OF BENCHMARK 100.00 - SANTA CRUZ COUNTY BENCHMARK # 103, ELEVATION 100.00

Sheet Index
C-1 Site Plan
A-1 First Floor Plan
A-2 Second Floor Plan
A-3 Elevation

Vicinity Map



Site Plan

SCALE: 1" = 20'

EXHIBIT A



Sheet
A-1

Remodel Plans for
LA SELVA BEACH HOUSE
1443 San Andreas Rd., Malibu, CA 90265-2210

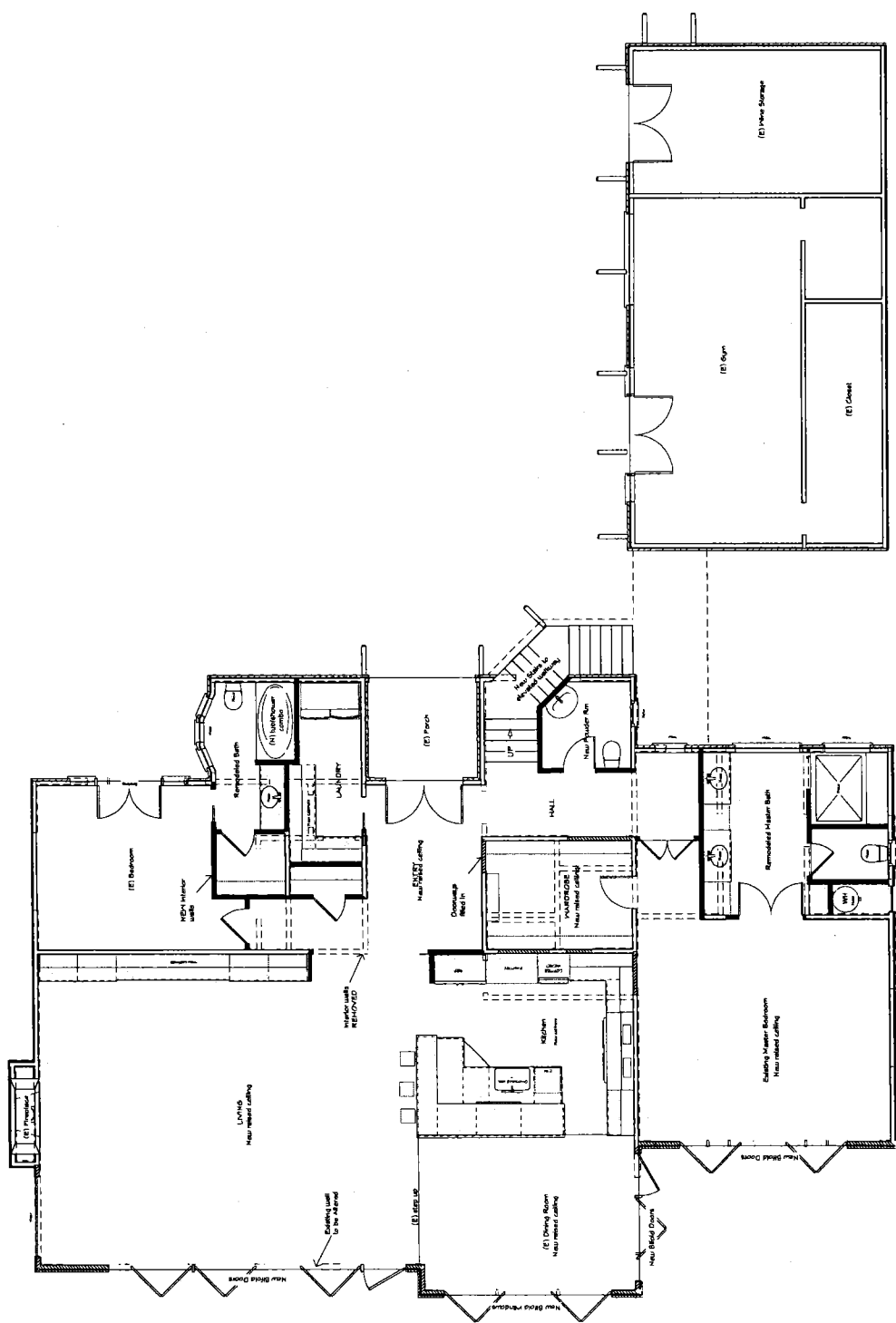
zoning submittal

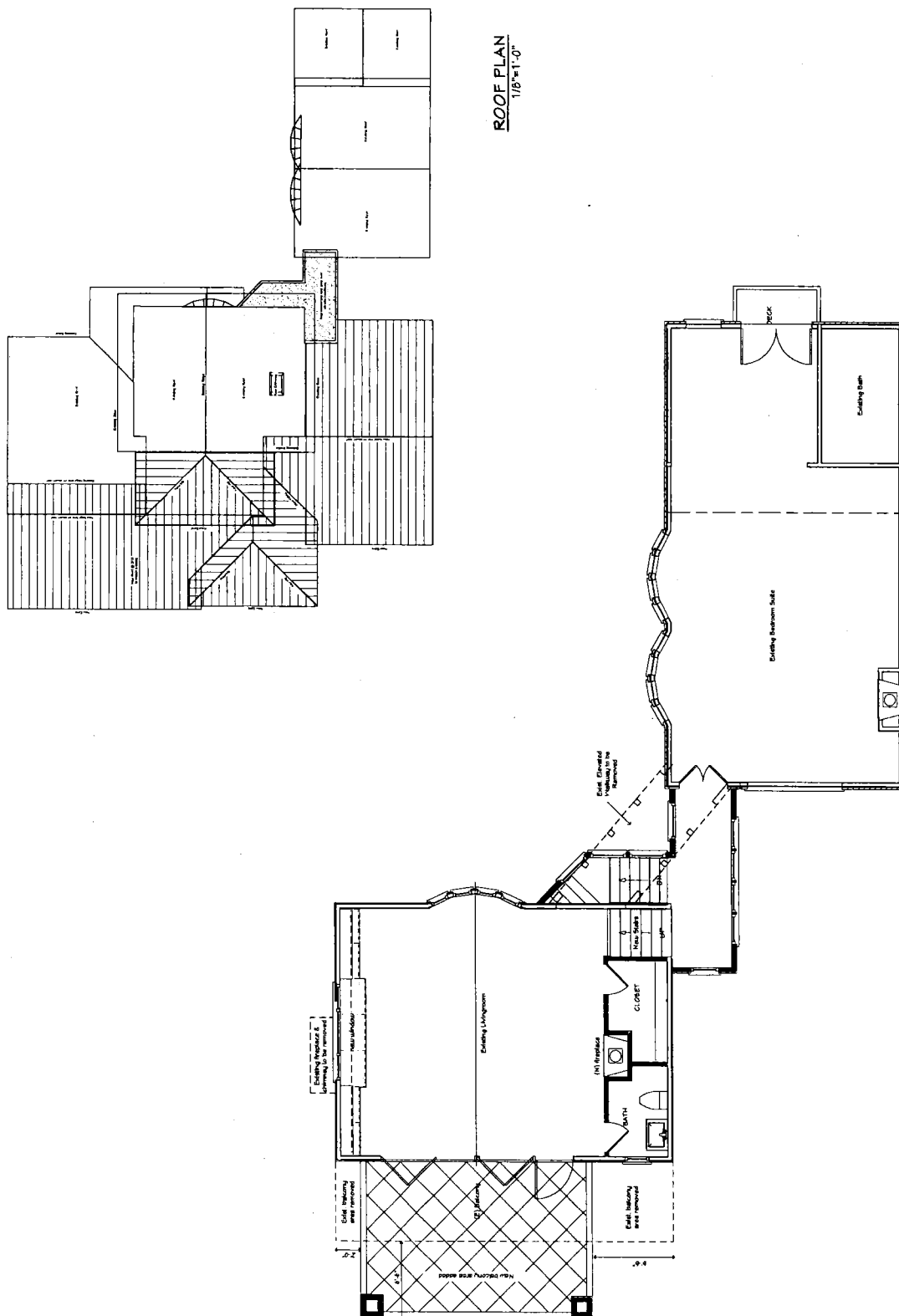


Michael Walker
ARCHITECT
408.667.5009

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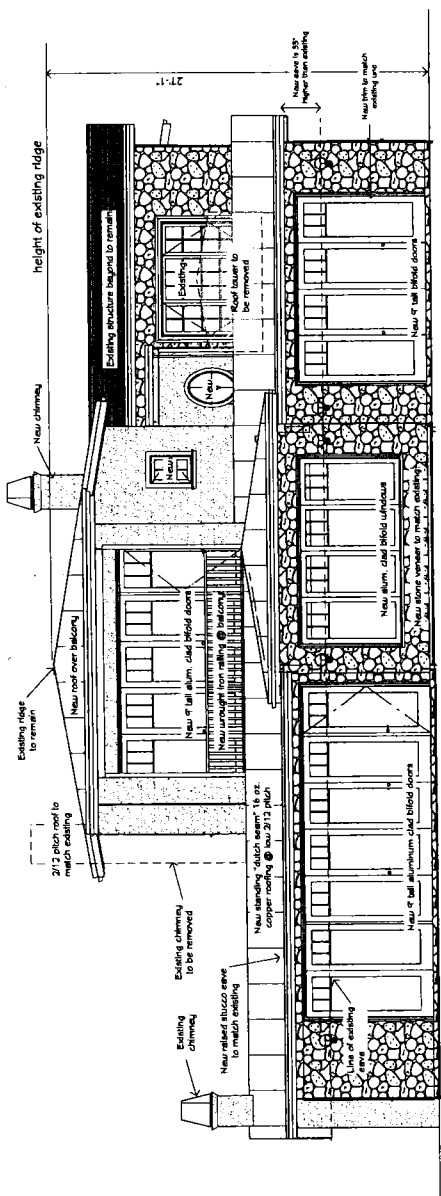
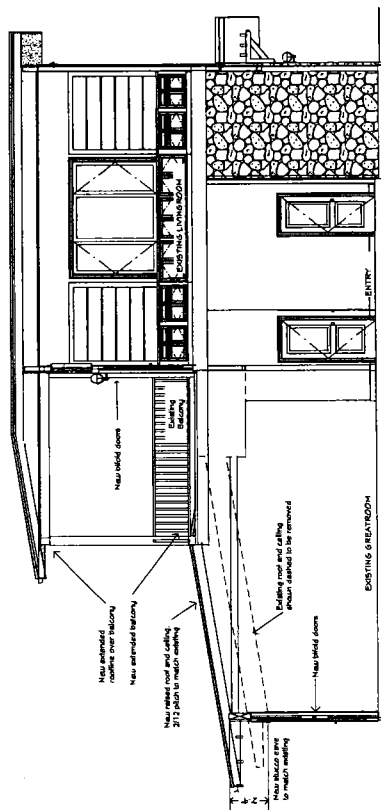
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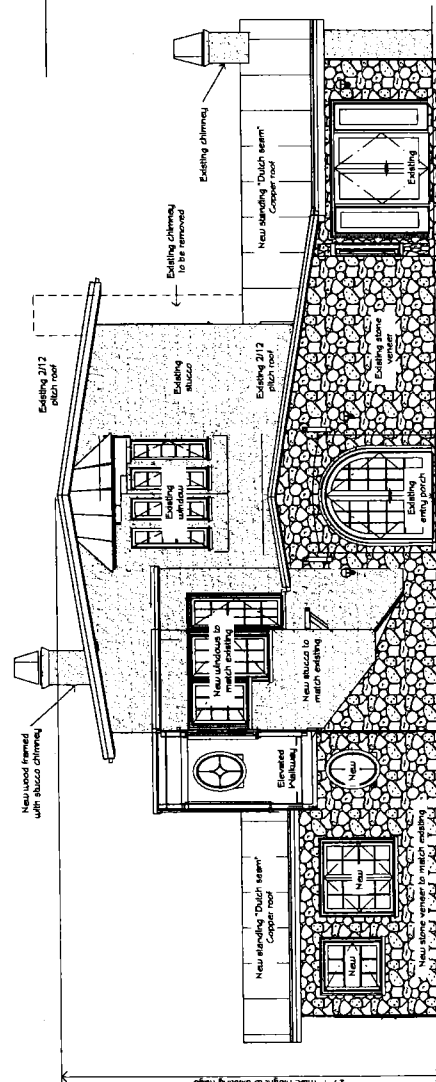
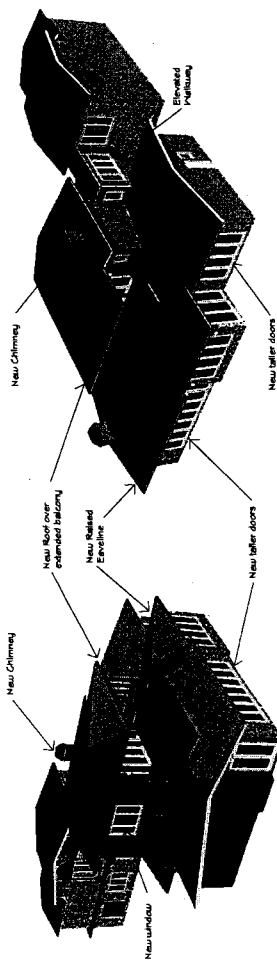


View from beach

SECTION AA



WEST ELEVATION



EAST ELEVATION

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 RR (Rural Residential), a designation which allows residential uses. The proposed addition/remodel is a principal permitted use within the zone district, and the zoning is consistent with the site's (R-R) Rural Residential General Plan designation.

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

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements, as no such easements or restrictions are known to encumber the project site. In addition, the proposal is in compliance with the top of bluff setback and setbacks from steep slope requirements on this parcel.

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 will be natural in appearance and complementary to the site; and the development will be a minimal addition at the top of the bluff.

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 proposed addition of a covered rooftop deck and revised elevated hallway will not interfere with public access to the beach, ocean or nearby body of water, as no such easements are known to encumber the site. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the 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 RR (Rural Residential) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is compatible with the existing range of styles.

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 complies with the required setback from the top of the bluff and from steep slopes. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed addition/remodel to the single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the addition/remodel to the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RR (Rural Residential) zone district, as the primary use of the property will be one single family dwelling and associated accessory structures that meet all current site standards for the zone district and previous variance approvals.

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

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

The proposed deck addition and remodel will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, in that the the only adjacent property to the south is located upslope from the subject property and will therefore not be impacted by reduced light, air, solar opportunities and open space. The proposed project will meet current setbacks for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance) that ensure access to light, air, and open space in the neighborhood.

The proposed addition/remodel will be properly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed addition/remodel will comply with the site standards for the RR zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

The proposed covered deck and remodel of the single-family residence is in compliance with General Plan policies 5.10.2 and 5.10.7 in that it will not interfere with ocean views. The proposed exterior colors and materials will match those approved for the existing dwelling that have been selected to blend in with the beach and coastal bluff setting and character of the area.

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

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

This finding can be made, in that the proposed addition of a covered deck and remodel of the existing dwelling will not increase the utility usage and will not increase the current level of traffic on San Andreas Road.

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 covered deck addition and remodel is consistent with the land use intensity and density of the neighborhood and will not negatively impact the scenic beach viewshed.

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

This finding can be made, in that the proposed addition/remodel 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. This project was reviewed by the Urban Designer and found to be in compliance with the requirements for a sensitive site as listed in Chapter 13.11.

Conditions of Approval

Exhibit A: Project plans, 1 page, prepared by Ifland Engineers, dated 10/10/10 and 3 pages, prepared by Michael Vierhus, Architect, undated.

- I. This permit authorizes the reconstruction of the existing roof to raise the plate height and ceiling height, the construction of a covered deck at the second floor, reconstruction and reconfiguration of the elevated hallway, and associated remodelling of the existing 2 story dwelling. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors. In addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval. Proposed colors are to be substantially in conformance with previous planning approvals and match the existing dwelling and accessory structures.
 2. The site plan is required to be amended to show the 25 foot required setback to the coastal bluff/top of slope. The site plan must, in addition, show the line of the existing second floor and the proposed covered deck to confirm that all of proposed structure complies with the setback to the

bluff. This plan must be based upon a site survey to accurately locate the top of the bluff.

- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim,

action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

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

Application #: 101095
APN: 046-321-06
Owner: Anchialine Properties LLC

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney, AICP
Deputy Zoning Administrator

Lezanne Jeffs
Planner

Project

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: 101095

Assessor Parcel Number: 046-321-06

Project Location: 1443 San Andreas Road

Project Description: Proposal to increase the first floor ceiling height from 7.5 feet to 10 feet 3 inches and to increase the interior eave from 9 feet to 11 feet, to remodel the existing deck to create a 296 square foot covered deck, to remodel the existing elevated walkway

Person or Agency Proposing Project: Steve Mills

Contact Phone Number: (831) 426-5313

- 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 1 - Existing Facilities (Section 15301)

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

Addition and remodel of an existing single family dwelling in an area designated for residential uses.

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

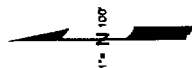
Lezanne Jeffs, Project Planner

Date: _____

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© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1996

Tax Area Code
69-279

46-32



BK.45
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95RS34
3/25/1999

42RS7
9/22/1964

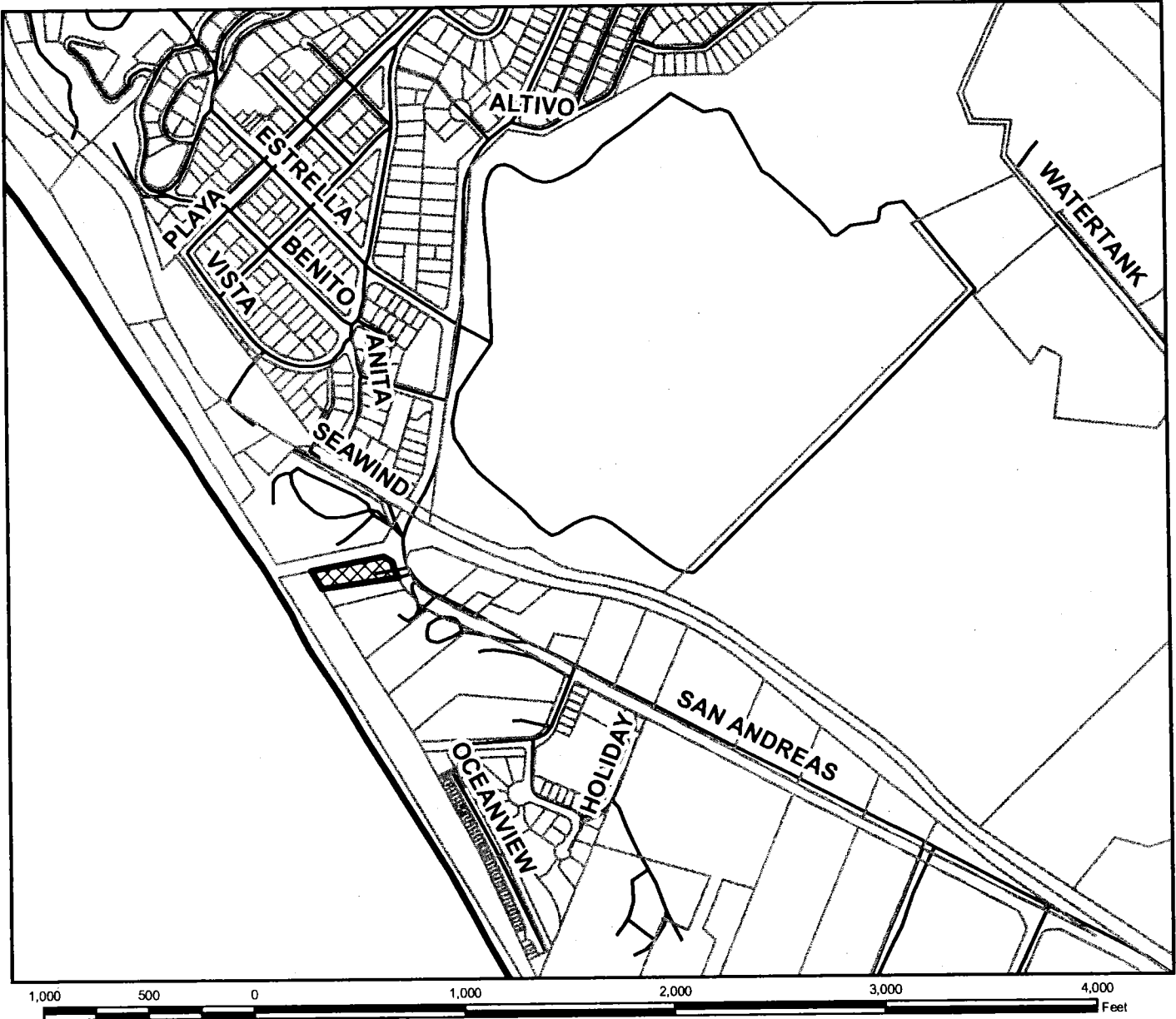
Electronics & drawings 9/1/75 KSA as per owner
Rev. 8/28/75 CB (Removed RTW)
Rev. 5/27/76 (TCA CONSOLIDATION) RW
Rev. 8/28/66 GG (Cor page rwh)
Rev. 6/28/59 CB (55R334)
Rev. 5/31/01 mwm (changed page rwh.)
Rev. 5/20/10 CB (Spatial Adjustment)

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





Assessor's Map No. 46-32
County of Santa Cruz, Calif.
Sept. 1995

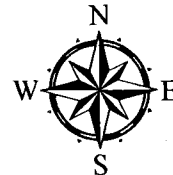


Location Map



LEGEND

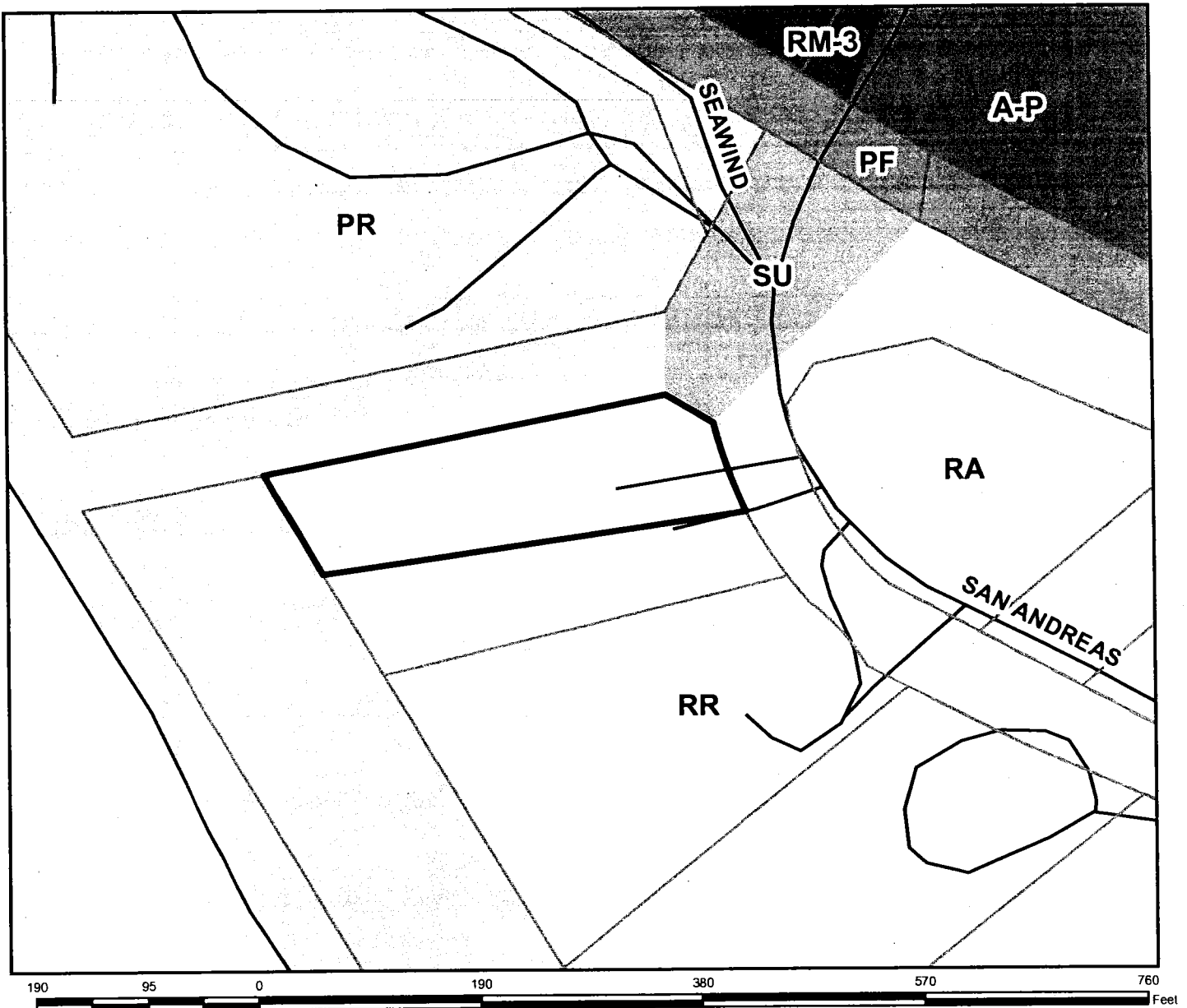
-  APN: 046-321-06
-  Assessors Parcels
-  Streets
-  County Boundary



Map Created by
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November 2010

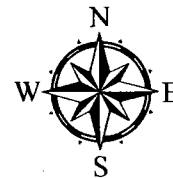


Zoning Map



LEGEND

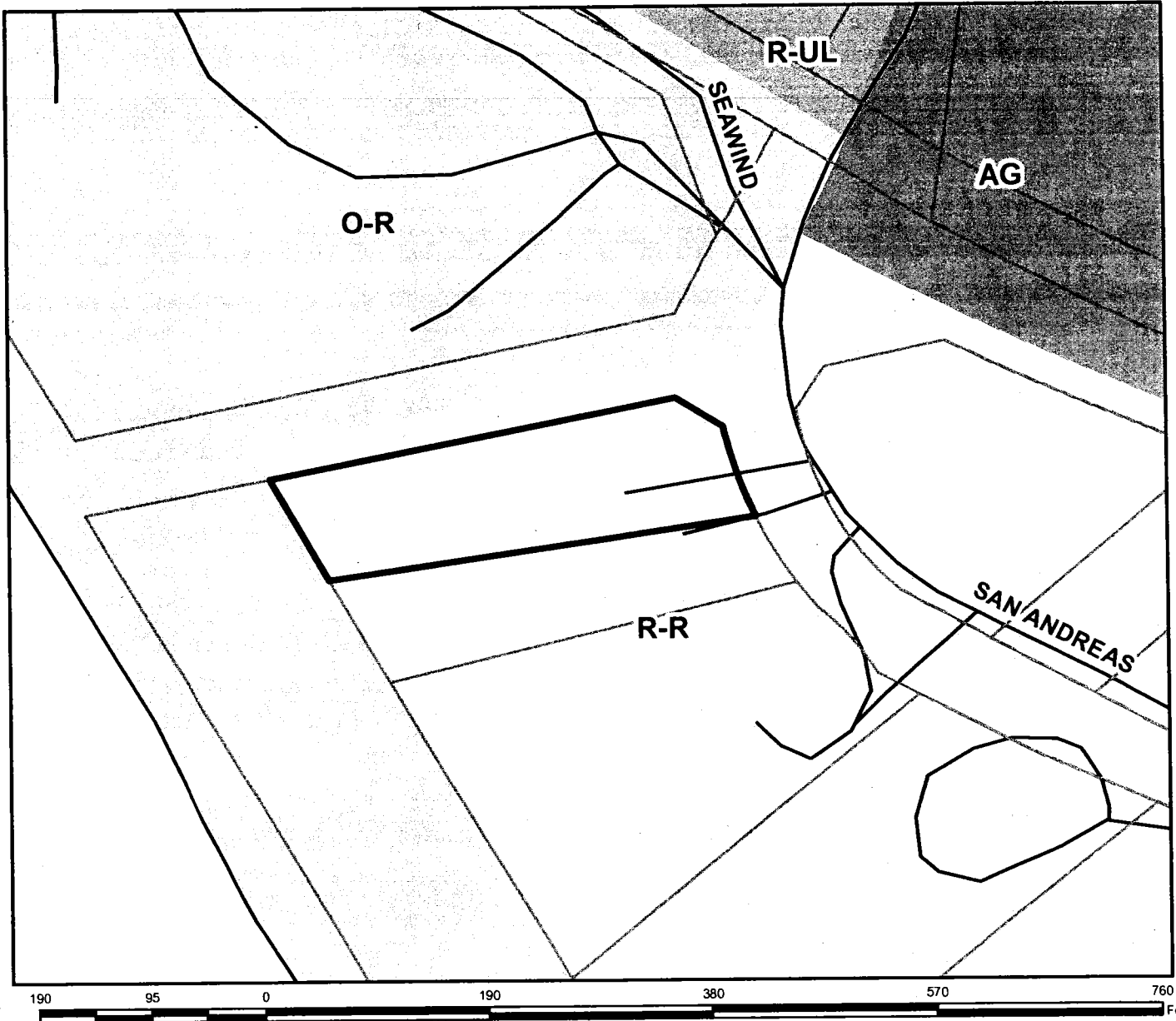
- APN: 046-321-06
- Assessors Parcels
- Streets
- County Boundary
- RESIDENTIAL-RURAL
- AGRICULTURE RESIDENTIAL
- PARK
- SPECIAL USE
- PUBLIC FACILITY
- RESIDENTIAL-MULTI FAMILY



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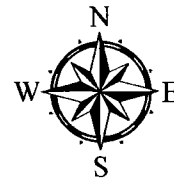


General Plan Designation Map



LEGEND

- APN: 046-321-06
- Assessors Parcels
- Streets
- County Boundary
- Residential-Rural
- Parks and Recreation
- Residential - Urban Low Density
- Agriculture



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PERMIT HISTORY

DATE	PERMITS	DESCRIPTION
1993	93-0574 - Coastal Development permit, Residential Development Permit and a Variance including a geologic hazards assessment and a soils report review.	To demolish an existing nonconforming carport and to construct an 862 square foot one-story addition to the residence and to construct a detached garage with a reduced side setback from 15 feet to around 10 feet, and to construct a wall of over 6 feet in height within the side yard setback.
Finaled 1995	Building permit #108038	Addition to the residence (as approved by 93-0574)
Structural Final 1996	Building permit #107283	Detached garage (as approved by 93-0574)
1994	94-0452 Amendment to Coastal Development Permit 93-0574 and a Residential Development Permit	To allow for the construction of a wall with pillars up to 6 feet in height within the required front yard and to construct a gazebo.
1995	95-0201 Amendment to Coastal Development Permit 94-0452	To replace the stairway on the coastal bluff.
Finaled 1998	Building Permit #112795	To replace the stairway on the coastal bluff. (as approved by 95-0201)
1998	98-0489 Coastal Development Permit and a Variance	To construct a second story addition and deck areas above the detached garage, with reduced side setbacks, to be connected to the main dwelling by a bridged hallway.
Finaled 2006	Building Permit #126313	Additions to SFD as approved by 98-0489. Resulted in 2-story SFD with 2 bedrooms, 3.5 baths, recreation room, decks, and attached garage.
2001 - abandoned	01-0339 Coastal Development Permit, including Archaeologic Site Review and a Geotechnical Engineering Investigation.	To replace temporary rip rap with a retaining wall for erosion and flood control.
2002	Coastal Development Permit #3-02-107 (California Coastal Commission)	Seawall.
Finaled in 2006	Building Permit #138047	To construct 250 lineal feet of concrete seawall (as approved by 3-02-107)
2006	06-0367 Coastal Development Permit	To construct a second story addition (living room) to the dwelling, conversion of the attached garage to habitable space (exercise room) and to construct a detached garage.
2007	07-0503 Amendment to Coastal Development Permit 06-0367 and a Variance.	To increase the size of the detached garage by 266 square feet, and to allow a reduced front yard setback of 11 feet 6 inches.
Finaled in 2008	Building Permit # 147431	Second story room addition, living room and deck (as approved by 06-0367)
Finaled in 2008	Building Permit # 147432	Interior remodel To convert garage to habitable (exercise room) and recognize recreation room as a bedroom (as approved by 06-0367)
Finaled in 2008	Building Permit # 147433	Detached garage (as approved by 06-0367 and 07-0503)