



Staff Report to the Zoning Administrator

Application Number: **121103**

Applicant: Dennis Norton
Owner: McLarney Revocable Trust
APN: 032-211-33

Agenda Date: August 3, 2012
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to remodel an existing 3-bedroom single-family dwelling, and add 1 full and one half-bath to result in a 3-bedroom, 3 and 1/2 bath two-story residence.

Location: The property is located approximately 19 feet north of the intersection of 35th Avenue and East Cliff Drive at 211 35th Avenue.

Supervisory District: 1st District (District Supervisor: John Leopold)

Permits Required: Coastal Development Permit
Technical Reviews: none

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121103, based on the attached findings and conditions.

Exhibits

- | | |
|---|-------------------------------------|
| A. Project plans | E. Assessor's, Location, Zoning and |
| B. Findings | General Plan Maps |
| C. Conditions | |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size:	5,000 square feet
Existing Land Use - Parcel:	residential
Existing Land Use - Surrounding:	residential
Project Access:	From driveway off 35 th Avenue
Planning Area:	Live Oak/Pleasure Point
Land Use Designation:	R-UM (Urban Medium Residential)
Zone District:	R-1-4-PP (Single-family residential, minimum 4,000 square foot parcel size, Pleasure Point Combining District)

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

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: Parcel is level
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: City of Santa Cruz Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire District
Drainage District: Zone 5

History

According to Assessors' records, the existing 1,870 square foot single-family residence was built in 1958. In 2007, application No. 07-0284 was opened for a consultation for a proposed replacement dwelling. On April 10, 2009, application No. 09-0136 was approved for demolition of the existing residence and for a replacement 2,498 square foot residence. However, the owners did not go forward with the project approved under 09-0136, and subsequently submitted the application for the remodel as currently proposed.

Project Setting

The project site is located on 35th Avenue one house inland from the corner of 35th Avenue and East Cliff Drive. The proposed interior and exterior remodel of the existing two-story single-family home would be just over 65 feet from the coastal bluff, and Environmental Planning has determined that the geologic setback is sufficient. The East Cliff beach community neighborhood is characterized by an eclectic mix of single-family dwellings with tight setbacks on small parcels.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 5,000 square feet, located in the R-1-4-PP (single-family residential, 4,000 square foot minimum, Pleasure Point Combining District) zone district, a designation that allows residential uses. The proposed single-family dwelling is a

principal permitted use within the zone district and the project is consistent with the site's Urban Medium Residential General Plan (R-UM) designation.

Local Coastal Program Consistency

The proposed remodel of a single-family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings on small parcels. Size and architectural styles vary in the area, and the design submitted is consistent 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. The proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. There is existing parking on the project site for two cars; the proposed remodel will not change the bedroom count (three bedrooms) and therefore the applicant is not required to provide additional parking.

Design Review

The proposed remodel of a single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate design features such as natural-looking materials and colors that are compatible with beach community character, and that will be in visual harmony with surrounding land uses and the natural landscape. The proposal is consistent with the Pleasure Point Design Guidelines through the utilization of elements such as a second story that is set back as specified in the Design Guidelines, a front porch, board-and-batten and shingle siding treatments, and an eclectic casual "beach house" character to the overall design and landscaping that blends well with its surroundings.

Environmental Review

Environmental review of the proposed project pursuant to the requirements of the California Environmental Quality Act (CEQA) has resulted in the determination that the proposed project is exempt per CEQA Section 15301, Existing Facilities. The proposed project is a remodel and addition to an existing single-family dwelling with a less than 50% increase in floor area.

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 **121103**, based on the attached findings and conditions.

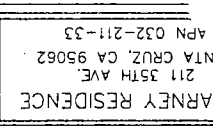
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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: Alice Daly
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Phone Number: (831) 454-3140
E-mail: alice.daly@co.santa-cruz.ca.us

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LEGEND OF SHEETS	
PAGE	TITLE
1	COVER SHEET, REACTOR
2	5/16 PLUM
3	ENTRANCE ROOM PLUM
4	REAR PORCH PLUM
5	REAR PORCH 5/16 PLUM
6	LANDSCAPE PLUM
7	ROSE
8	ROSE
9	ROSE
10	ROSE
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100	ROSE



DENNIS NORTON
HOME DESIGN AND
PROJECT PLANNING
220 CORTOLA AV. CORTOLA, CA 95010 415 478 2818
FAX 415 478 2818

COVER SHEET
LEGEND OF SHEETS

CG	GG
DRN	DRN
35TH	35TH
04/11/12	04/11/12
3421	3421

[illegible][illegible]

LEGEND

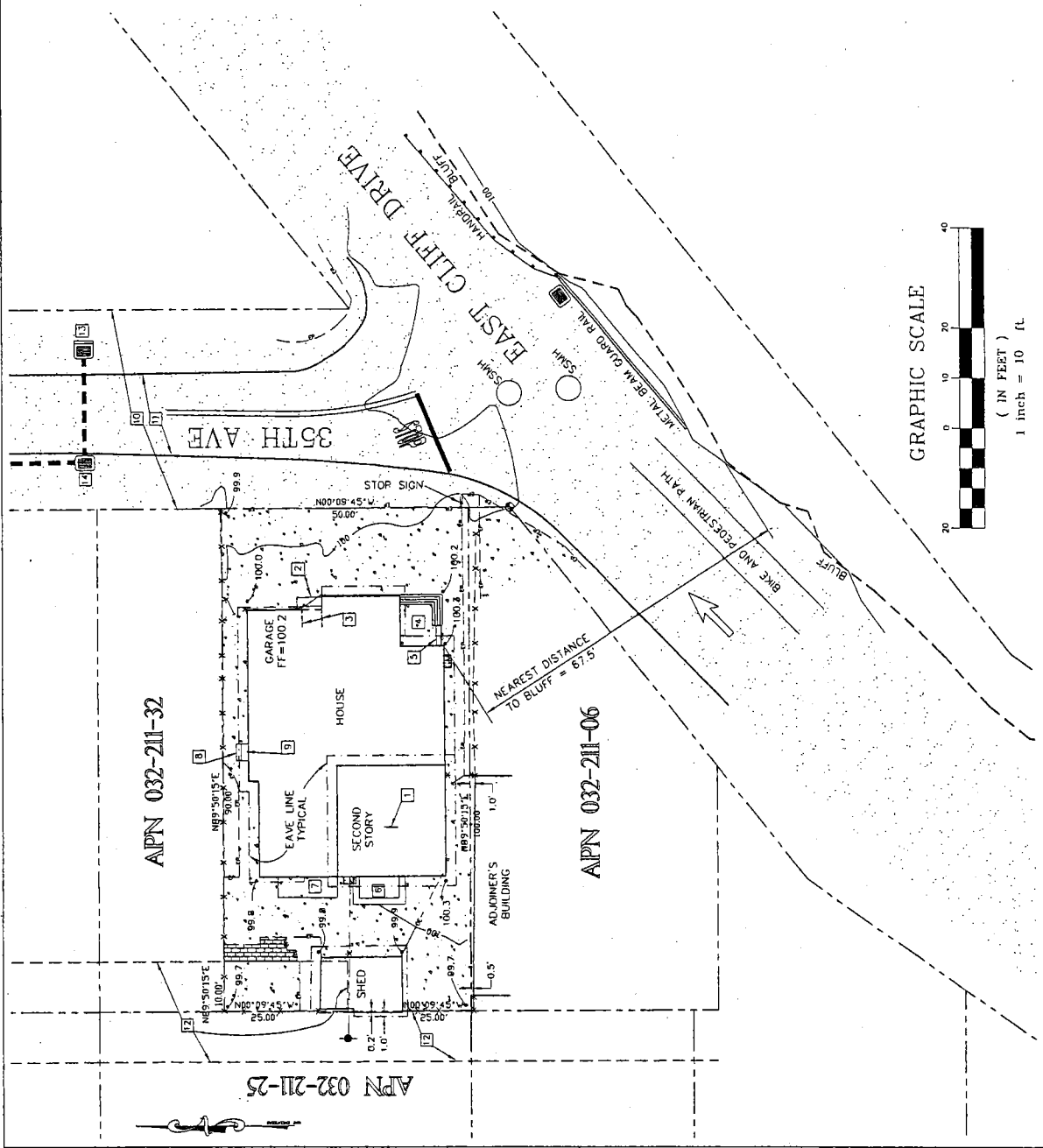
- FF FINISH FLOOR
- EM ELECTRIC METER
- GM GAS METER
- UG UNDERGROUND
- SSMH SANITARY SEWER MANHOLE
- JOINT UTILITY POLE
- BENCH MARK (8" SPIRE, LS 5513)
- EXISTING SPOT ELEVATION 100.1
- 100' ASSUMED
- EXISTING STORM DRAIN INLET
- 12" PVC
- UG SD
- WOOD
- FENCE
- PROPERTY LINE
- BLUFF
- CAVE
- EAVE LINE
- ELEVATION 100
- ASPHALT PAVING
- BRICK PAVING
- CONCRETE PAVING
- EDGE OF PAVEMENT (CONCRETE BRICK & ASPHALT)
- OVER HEAD
- ELECTRIC
- ALLEY
- UNITS

NOTES

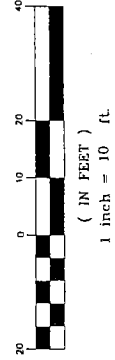
1. TOPOGRAPHIC FIELD DATA COLLECTED ON 5/26/09
2. ELEVATIONS ARE IN FEET. ELEVATION OF 100.0' (LS 5513) WITH AN ASSUMED ELEVATION OF 100.0'

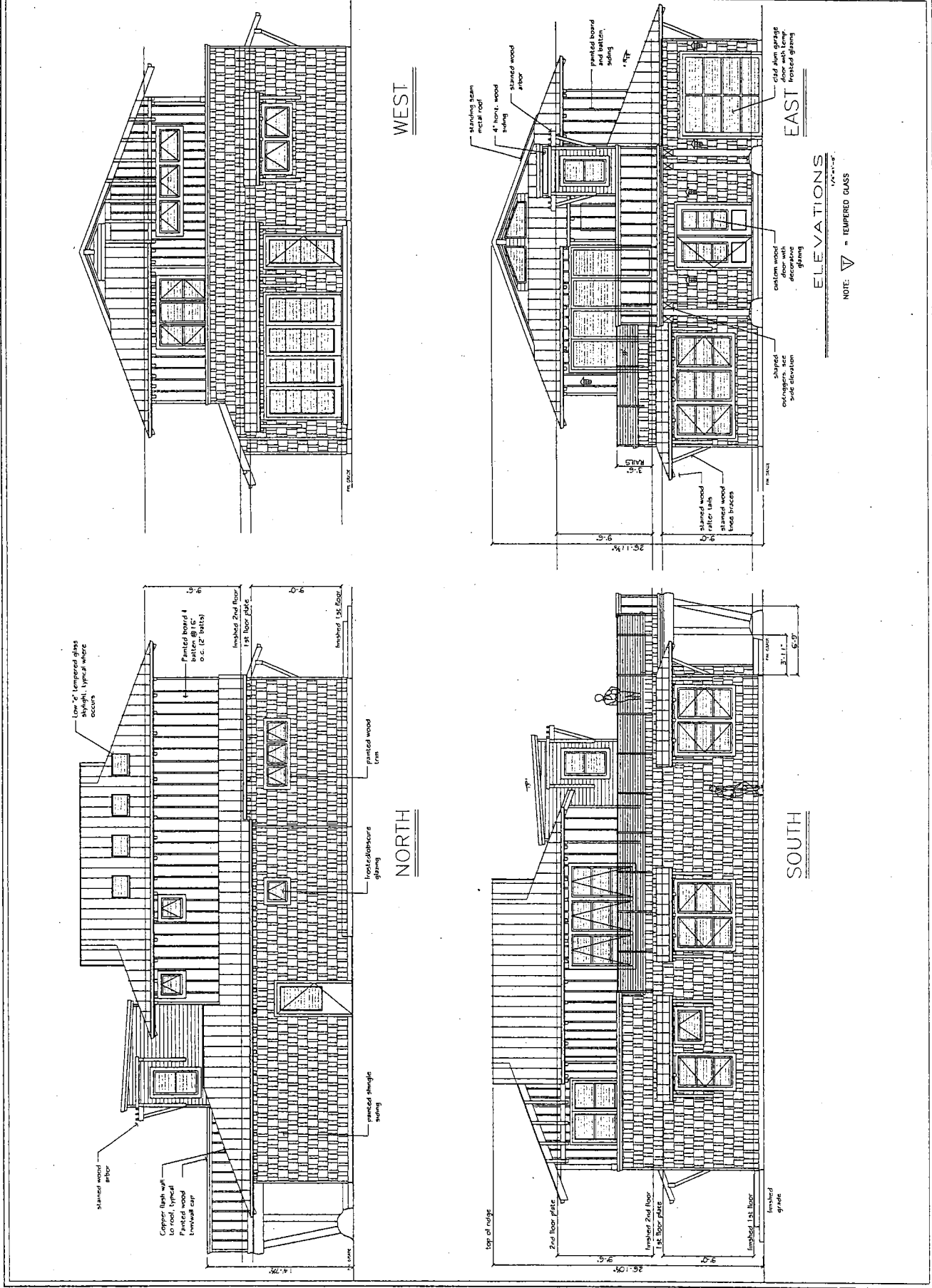
EXISTING FEATURE NOTES

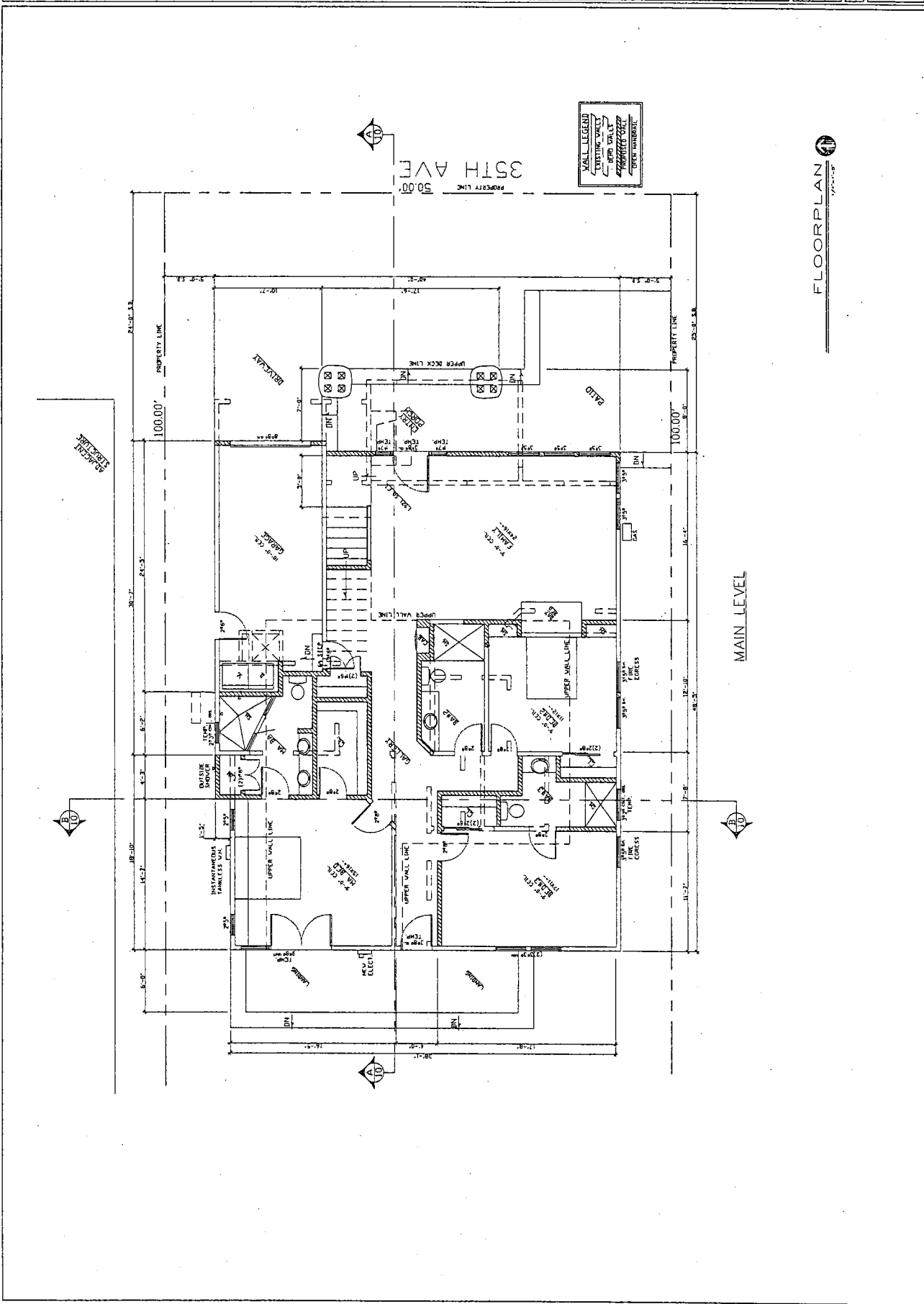
- 1 SECOND STORY ROOF HEDGE (ELEV=121.8)
- 2 BRICK STOOP, TWO 6" RISERS
- 3 COVERED ENTRY
- 4 RAISED CONCRETE PATIO (ELEV=101.3) WITH L SHAPED WOOD BENCH
- 5 CONCRETE STEPS, 2-6" RISERS
- 6 WOOD DECK WITH 2-7" RISERS
- 7 CONCRETE PORCH 8" ABOVE SURROUNDING GRADE
- 8 6" CONCRETE STEP
- 9 5' HIGH WOOD SHED ON 12" HIGH CONCRETE STOOP
- 10 35TH AVE RIGHT OF WAY (40' WIDE)
- 11 FOG LINE, EDGE OF TRAVELED WAY
- 12 ALLEY LIMITS FROM LEGAL DESCRIPTION FOR SUBJECT PARCEL AND AS SHOWN ON THE UN-FILED MAP "THE BREAKERS" THE ALLEY IS NOT PHYSICALLY EVIDENT. FENCE LINES GENERALLY FOLLOW THE PROPERTY LINES THROUGH THE ENTIRE ALLEY ON THIS BLOCK.
- 13 STORM DRAIN INLET, GRATE=98.1', INVERT=95.5'
- 14 STORM DRAIN INLET, GRATE=99.1', INVERT=95.1'

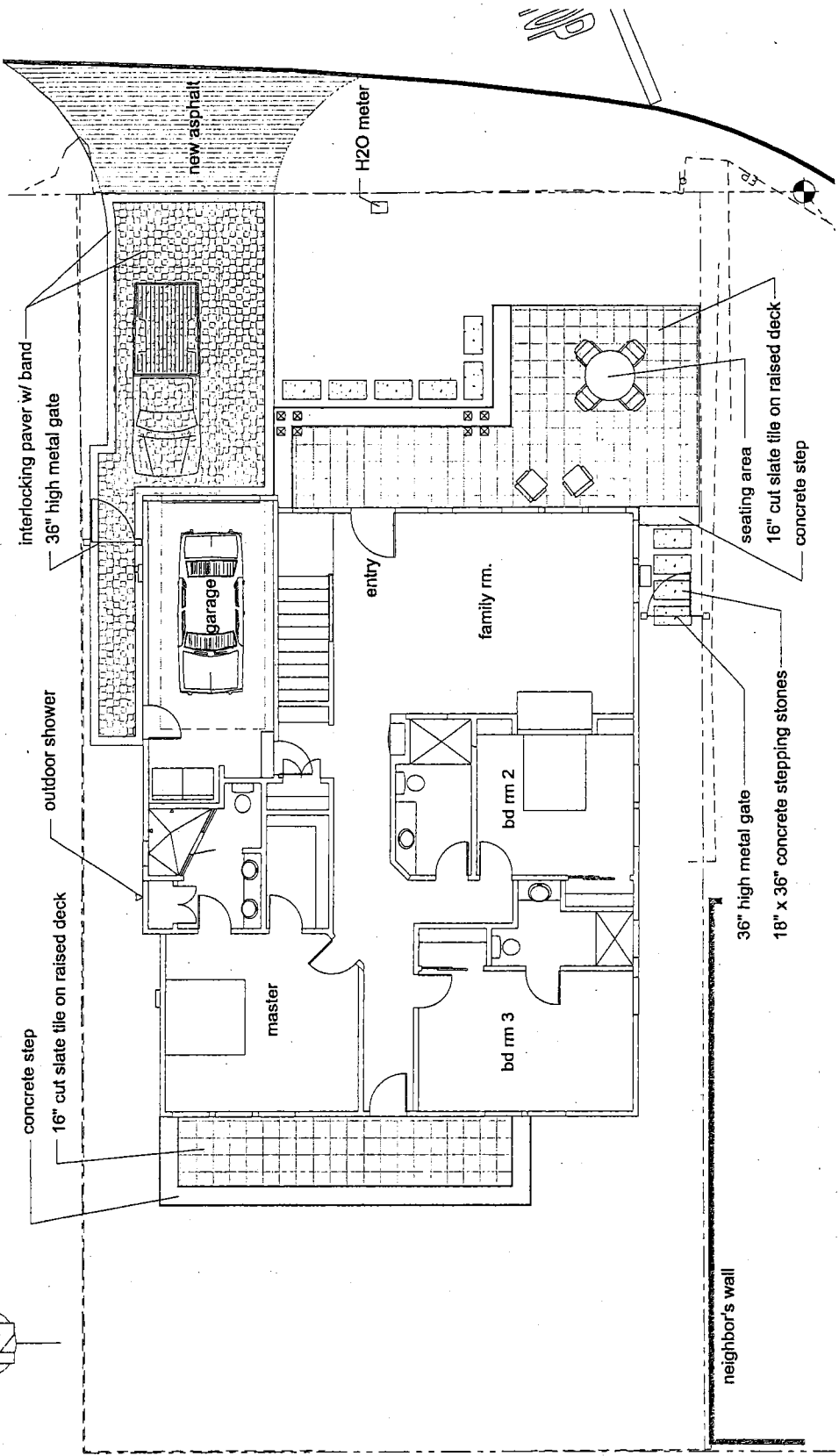
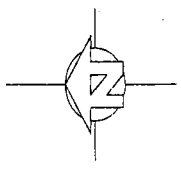


GRAPHIC SCALE









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Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
3370 Sandwell Pl., Santa Cruz, CA 95062
408.452.1995 michael@arnone.com www.arnonelandscape.com

McLARNY RESIDENCE
211 THIRTY FIFTH AVENUE
SANTA CRUZ, CALIFORNIA



DATE	PURPOSE
4/12/12	planting schedule MAA
5/17/12	landscape plan MAA

scale:
1/4" = 1' - 0"

sheet title:
hardscape

sheet number:
L - 1
of four

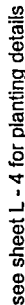
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EXHIBIT A

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 Single-family residential, minimum 4,000 square foot parcel size, Pleasure Point Combining District (R-1-4-PP), a designation allowing residential uses. The single-family residence proposed for a remodel is a principal permitted use within the zone district, and the zoning is consistent with the site's Urban Medium Residential (R-UM) 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.

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 site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road, and the remodel to the single-family residence will not interfere with public access to the beach, ocean, or any nearby body of water. 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 with the character of the surrounding neighborhood. The existing residence proposed for a remodel is an allowed use in the Single-family Residential, minimum 4,000 square foot parcel size, Pleasure Point Combining District (R-1-4-PP) zone district, and is consistent with the Urban Medium Residential (R-UM) General Plan and Local Coastal Program land use designation. Developed parcels in the vicinity contain single family dwellings. House size and architectural styles are varied in the neighborhood, and the proposed remodel is consistent with the existing range of styles.

Conditions of Approval

Exhibit A: Project plans, 10 pages, dated 4/11/12, by Dennis Norton.

- I. This permit authorizes the remodel of an existing two-story 3-bedroom single-family dwelling, including the addition of one full and one half-bath to result in a 3-bedroom, 3 and 1/2 bath two-story residence. 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 an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - D. 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. Changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 - B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to

submittal.

- C. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- 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.
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Minor variations to this permit that 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.

Application #: 121103
APN: 032-211-33
Owner: McLarney Revocable Trust

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, AICP
Deputy Zoning Administrator

Alice Daly, AICP
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 121103
Assessor Parcel Number: 032-211-33
Project Location: 211 35th Avenue

Project Description: Remodel of an existing 3-bedroom single-family residence, including the addition of one full and one 1/2 bath to result in a 3-bedroom, 3 and one-half bath two-story residence.

Person or Agency Proposing Project: Dennis Norton

Contact Phone Number: 831-476-2616

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

Specify type:

E. ☒ Categorical Exemption

Specify type: Class 1 - Existing Facilities (Section 15301e)

F. Reasons why the project is exempt:

An addition to and remodel of an existing structure with less of an increase than 50% of the floor area.

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

Alice Daly, Project Planner

Date: _____

FOR TAX PURPOSES ONLY

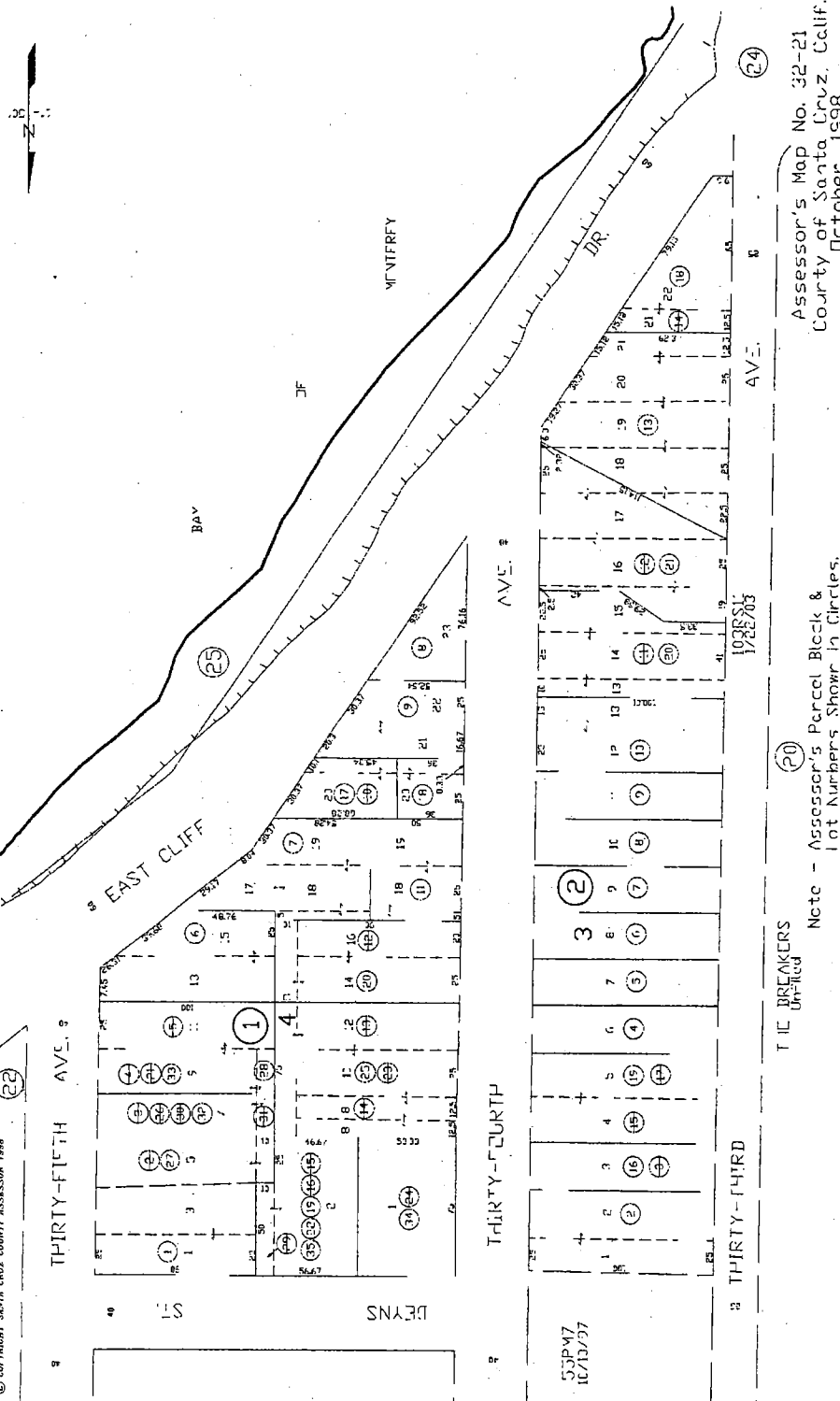
THE ASSessor MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ASSessor'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO ANY PERSON OR PROPERTY ARISING OUT OF THE USE OF THIS MAP.

© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

POR RANCHO ARROYO DEL RODEO
SE 1/4 SEC. 21, T.1S., R.1W., M.L.B. & M

tax Area Code
82-043

32-21



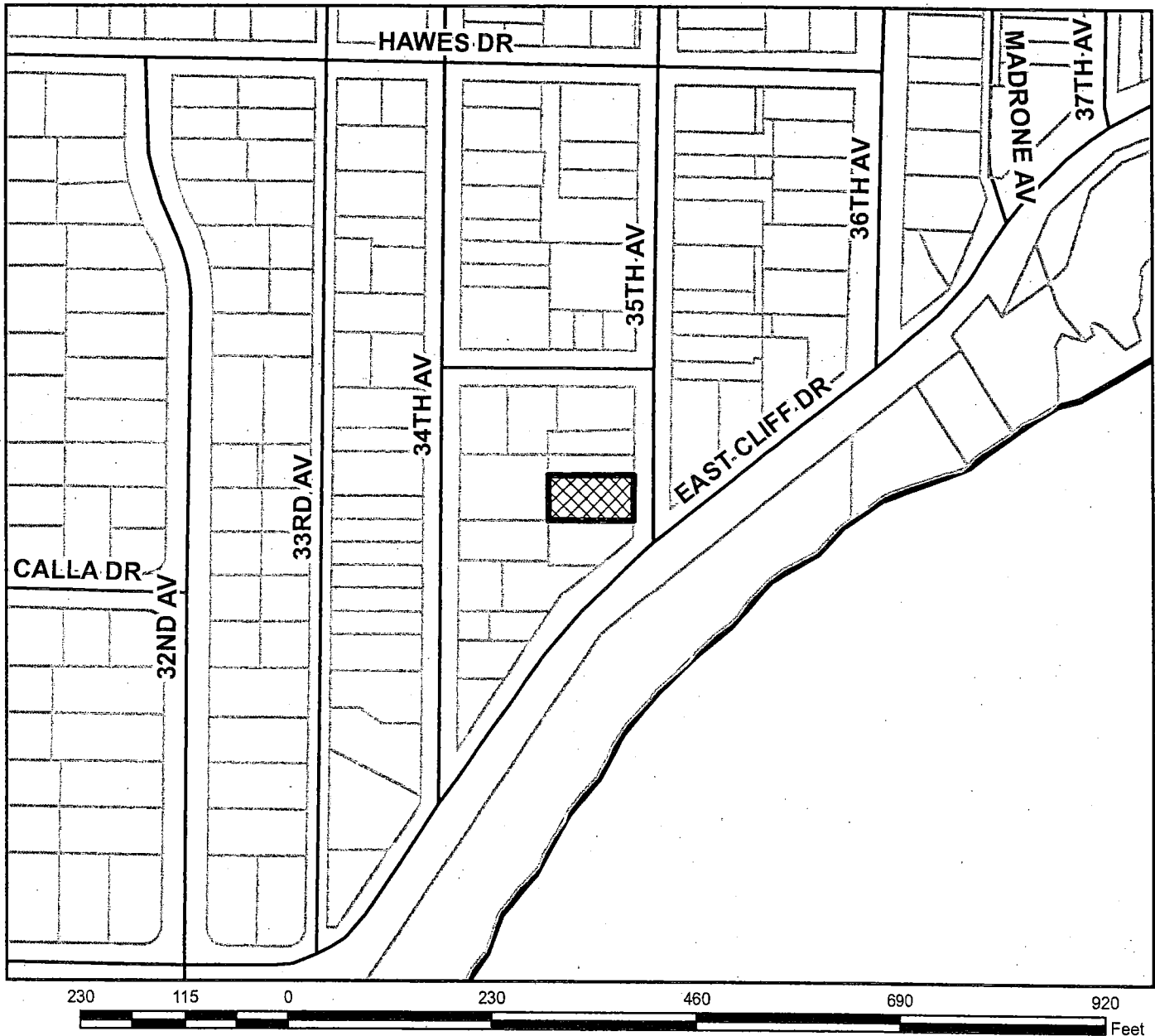
Assessor's Map No. 32-21
County of Santa Cruz, Calif.
October, 1998

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

TIE BREAKERS
UNITED

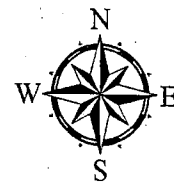


Location Map



LEGEND

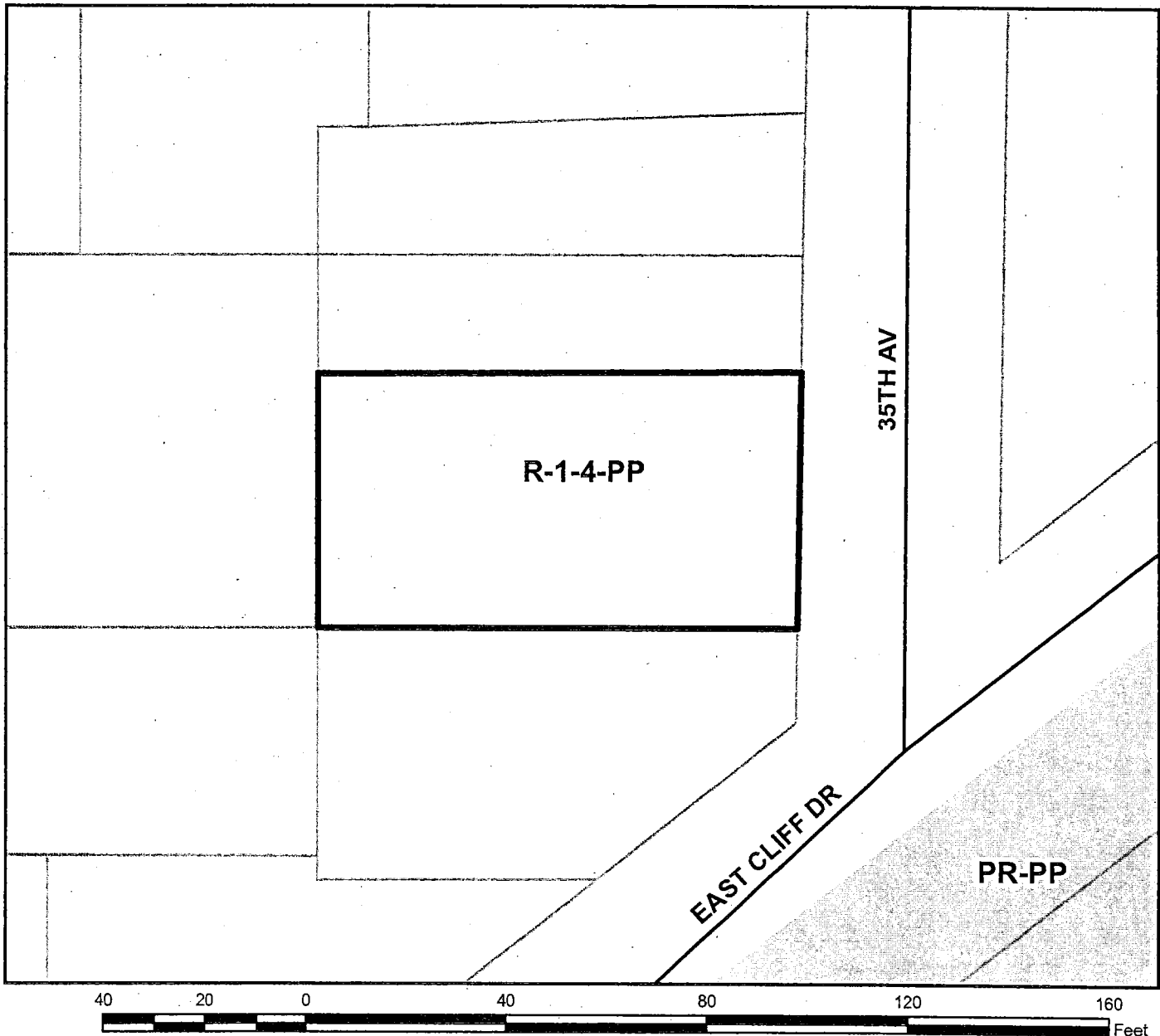
-  APN: 032-211-33
-  Assessors Parcels
-  Streets
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
May 2012



Zoning Map



LEGEND



APN: 032-211-33



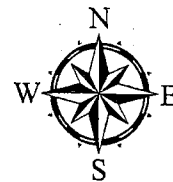
Assessors Parcels



Streets

RESIDENTIAL-SINGLE FAMILY

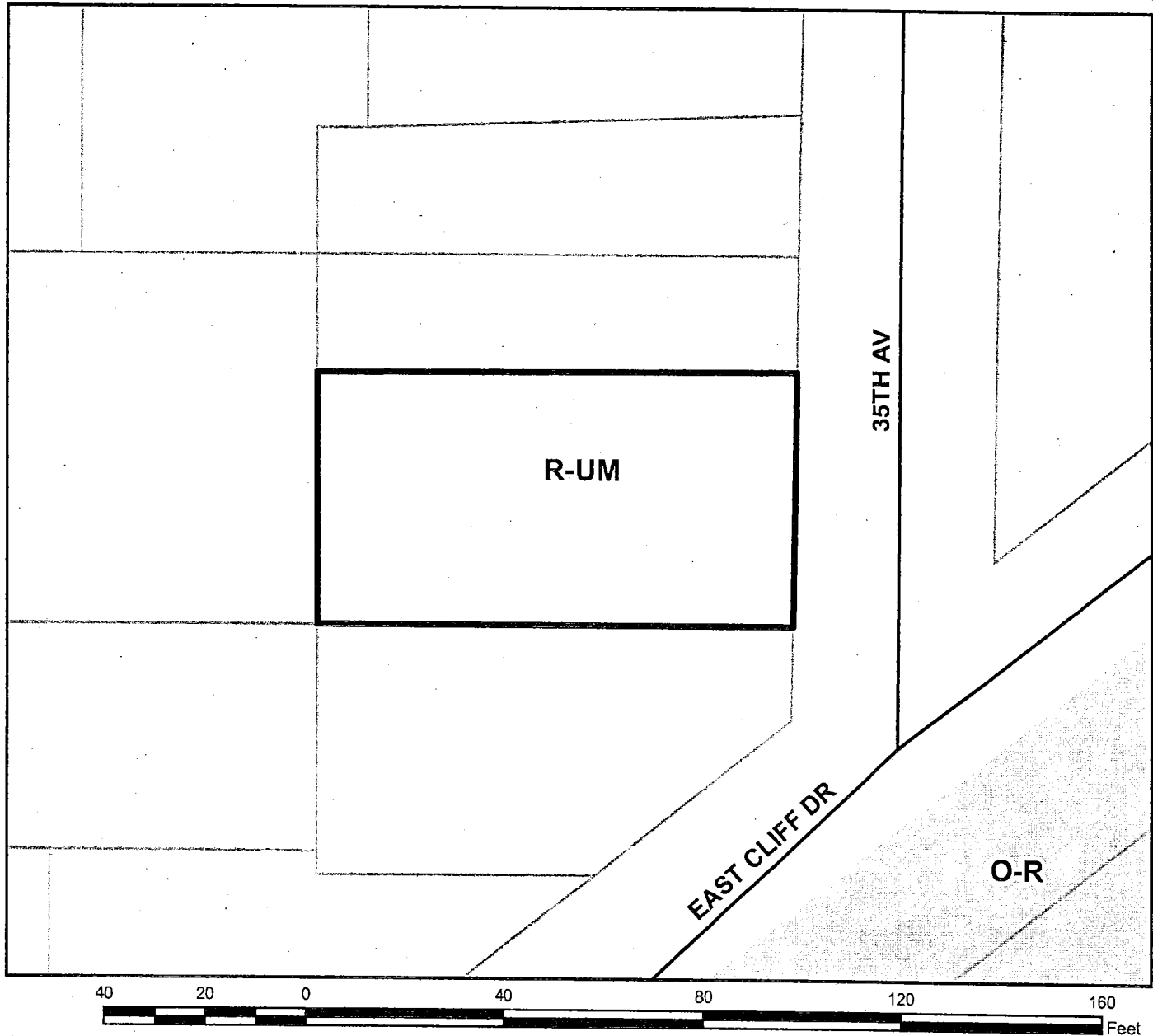
PARK



Map Created by
County of Santa Cruz
Planning Department
May 2012



General Plan Designation Map



LEGEND



APN: 032-211-33



Assessors Parcels



Streets

Residential - Urban Medium Density

Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
May 2012

