



Staff Report to the Zoning Administrator

Application Number: **131195**

Applicant: Pat Powers
Owner: John and Christine Walsh
APN: 028-304-35

Agenda Date: 2/07/2014
Agenda Item #: 4
Time: After 9:00 a.m.

Project Description: Proposal to construct a 286 square foot attached garage in front of the façade of the existing single family dwelling and to occupy more than 50 percent of the front yard with parking on a parcel in the R-1-5-PP zone district. Requires a Coastal Development Permit, Variance, and a Pleasure Point Design Exception.

Location: The property is located on the south side of East Cliff Drive at 22826 East Cliff Drive, approximately 100 feet west of South Palisades Avenue within the Live Oak Planning area.

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

Permits Required: Coastal Development Permit, Residential Development Permit, Variance, and a Pleasure Point Design Exception

Technical Reviews: None

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131195, based on the attached findings and conditions.

Exhibits

A.	Categorical Exemption (CEQA determination)	F.	General Plan Maps Allowed Pleasure Point garage configurations
B.	Findings	G.	Comments & Correspondence
C.	Conditions		
D.	Project plans		
E.	Assessor's, Location, Zoning and		

Parcel Information

Parcel Size:	5,535 square feet Gross, 4008 net (less Coastal Bluff)
Existing Land Use - Parcel:	Single Family Dwelling
Existing Land Use - Surrounding:	Single Family Dwelling
Project Access:	East Cliff Drive

Planning Area: Live Oak
Land Use Designation: R-UM (Residential Urban Medium)
Zone District: R-1-5-PP (Single family Residential, 5000 square feet
per unit, Pleasure Point Combining District)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal ☒ Yes ☐ No
Comm.

Environmental Information

Geologic Hazards: Coastal Bluff, existing dwelling meets required geological setback
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: Site is flat except 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: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Santa Cruz Water Department
Sewage Disposal: Santa Cruz Sanitation
Fire District: Central Fire Protection District
Drainage District: Zone 5

Project Setting

The property contains an existing two story dwelling. The property is surrounded by a one story dwelling with an attached garage to the west, a two story dwelling with attached garage to the east, and a two story dwelling with an attached garage to the north. Most of the properties located in the vicinity of the subject property contain garage and/or paved parking area located between the house the East Cliff Drive providing space for back out vehicular movements into East Cliff Drive.

History

The original home was constructed in 1948. In 2011, the home was remodeled to construct a 462 square foot second story addition to the existing two-story dwelling including construction of a new bedroom at the lower level, addition of a bedroom to the upper level and reconstruction of the covered entry porch. The remodel included removal of an attached two car carport and exterior stairs and relocation and conversion of a storage to laundry area, a hall, one full and one half bath with stairway and relocation of stair landing at upper level. The remodel resulted in a two-story dwelling with four bedrooms, two and ½ baths, living room, dining room, laundry

room and a hall.

Two subsequent applications were submitted to construct an attached one car garage to the home. Both applications were withdrawn or abandoned because the Public Works Department recommended that vehicles be required enter and exit the site in a forward motion from East Cliff Drive and that vehicles do not back into East Cliff Drive. The Public Works Department Road Engineering section has since changed their position regarding the proposed garage due to the fact that surrounding properties contain garages along this section of East Cliff Drive and existing driveway aprons provided on most of these properties require back out parking.

The dwelling is considered nonconforming with respect to the required minimum side yard setbacks. The dwelling provides an approximately 3 foot setback on the east side and an approximately 3 foot 8 inch setback on the west side. The required setback is 5 feet on both sides.

Project Description/Permit Requirements

The applicant proposes to add a one car attached garage to the existing non-conforming single family. The garage is proposed to be located slightly in front of the existing façade of the dwelling. The project also includes a driveway apron occupying more than 50% of the front yard. It is proposed to provide for parking and potential turnaround area for vehicles before they enter the street.

A coastal development permit is required for construction of an addition that is more than 10% of the floor area or 250 square feet, whichever is less, given the property location within 50 feet of the coastal bluff. A variance is required to pave more than 50 percent of the front yard for use as parking. And finally, a design exception to the Pleasure Point design criteria is required for location of the proposed garage in front of the façade of the house. The pleasure point standards specifically require that proposed garages must be recessed back from the main part of the house unless special circumstances apply to the dwelling.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 4,008 square feet net (5,535 square feet less 1,527 square feet of coastal bluff area), located in the R-1-5-PP (Single family Residential, 5,000 square feet per unit- Pleasure Point Combining) zone district, a designation which allows residential uses. The proposed garage is a principal permitted use within the R-1-5-PP zone district and the zoning is consistent with the site's (R-UM) Residential Urban Medium General Plan designation. The proposed addition complies with the required 20 foot front yard, 5 foot side yard, required 50 foot bluff setback, and 40 percent allowed lot coverage.

Parking

The proposed garage can accommodate a compact parking space of approximately 7 ½ feet by 16 feet in size. The parking ordinance requires four bedroom dwellings to provide three standard parking spaces, dimensioned to 8/12 feet by 18 feet in size. The site can accommodate three additional standard parking spaces in front of the proposed home and complies with the required parking.

Pleasure Point Design Standards

The pleasure point standards require that proposed garages be recessed back from the main part of the house, as depicted in the illustrations provided in the code (Exhibit F). An exception is allowed if the intent of the code can be met by the proposed design or if special circumstances warrant such an approach. The fact that the existing dwelling was constructed prior to the adoption of the Pleasure Point standards limits the available area for development of a garage meeting the standard. The garage is proposed to be almost flush with the dwelling and protrudes about two and ½ feet beyond the existing house, an insignificant amount, which is in keeping with the intent of the code to de-emphasize the garage. No additional recess can be provided so an exception is recommended.

Back Out Movements into East Cliff Drive

East Cliff Drive is designated as an arterial street by the Public Works Department and back-out movements are generally discouraged by the adopted Public Works Design Criteria due to traffic safety issues related to vehicle speeds associated with arterial streets. Notwithstanding the Public Works Design Criteria, the Public Works Department recognizes that most of the properties in the vicinity of the subject property contain garages and parking aprons requiring vehicular back-out movements onto the East Cliff Drive. As such, the Public Works Department supports this project with the proposed design including an 18 foot wide driveway and a potential turnaround area located on the east side of the site. While vehicles may not always be able to pull into the street in a forward manner, the design improves this potential and thus will improve traffic safety.

Public Works Encroachment has recommended that the existing landscaping located within the public right-of-way be removed to improve sight distance and bicycle safety as a condition of approval. Furthermore, front yard landscaping is not permitted to exceed 3 feet in height to ensure that sight distance for exiting vehicles is maintained, which assures improved traffic safety to on-coming vehicles.

Front Yard Parking Allowance

The ordinance allows driveways to cover no more than 50 percent of the front yard area in an effort to prevent parking from occupying the entire front yard. Development of a parking apron exceeding the maximum 50 percent front yard area will allow more flexibility in parking turnaround and improve the ability of vehicles to exit the site in a forward manner, and thus improve traffic safety on East Cliff Drive, which is the main concern of the Public Works Department. Denial of a variance to allow more than 50 percent of the front yard as parking area will also deprive the subject property of privileges enjoyed by other adjacent properties in the vicinity of the subject property, which have hardscape occupying the entire front yard. In addition, most residential properties are located on local streets where back-out movements are permitted and turnaround movements are not encouraged by the Public Works Department for improved traffic safety.

Non-Conforming Regulations

As stated previously, the existing house is non-conforming with regard to side yard setbacks. The non-conforming regulations allow modifications up to 65 percent of the major structural components within any five year period for non-conforming dwellings such as the existing dwelling. The required modification worksheet demonstrates that the proposed changes will result in approximately a 1% exterior wall modification to the structure and therefore the proposed changes will comply with this allowed modification. All proposed new improvements comply with the site standards as otherwise noted.

Local Coastal Program Consistency

The proposed garage 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 with garages. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles. Although the project site is located between the shoreline and the first public road there is existing public access within 700 feet both to the east and to the west and it 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.

Design Review

The proposed garage complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features consistent with the design of the existing dwelling. The proposed garage has been recessed as much as feasible given the location of the dwelling toward the front of the site.

Environmental Review

The California Environmental Quality Act (CEQA) provides exemptions for classes of projects which do not have a significant effect on the environment. A preliminary determination has been made that the project is exempt from the California Environmental Quality Act under Class 3, Section 15303 and allows new construction or conversion of small structures including construction of an addition to the single family dwelling. A notice of exemption has been attached as Exhibit A.

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 **131195**, 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

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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-1-5-PP (Single family residential - 5,000 square feet-Pleasure Point Plan), a designation, which allows residential uses. The proposed residential addition is a principal permitted use within the zone district, consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

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

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

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

This finding can be made, in that the proposed addition is consistent with the existing dwelling in terms of architectural style; the site is surrounded by lots developed to an urban density; the proposed materials and colors shall be natural in appearance and complementary to the existing dwelling; and although the development site is located bluff top, the site is not adjacent to a public beach or within a designated scenic corridor.

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 although the project site is located between the shoreline and the first public road, the site does not have access to the shoreline because the site is located at the top of the coastal bluff with no physical access down to the beach. There is existing public access within 700 feet both to the east and to the west. Consequently, the single family dwelling and addition will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the existing dwelling and surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-5-PP (Single family residential - 5,000 square feet-Pleasure Point Plan) zone district of the area, as well as the

Application #: 131195
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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 not inconsistent with the existing range. Where the proposed project does not meet the Pleasure Point standards (garage not recessed behind the house), findings for an exception to the Pleasure Point standards are included.

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 garage addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets the 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 proposed garage and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-5-PP (Single family residential - 5,000 square feet) zone district in that the primary use of the property will be one single family dwelling with an attached garage. The garage complies with the site standards for the R-1-5-PP, including setbacks, lots coverage, height, floor area ratio, and number of stories. Where the project does not comply with the required Pleasure Point standards (garage not recessed behind the house), exception findings are attached.

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 garage addition is consistent with the use and density requirements specified for the Urban Medium Residential (R-UM) land use designation in the County General Plan.

The proposed garage addition will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed garage addition will comply with the site standards for the R-1-5-PP 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. Where the project does not comply with the required Pleasure Point standards (garage not recessed behind the house), exception findings are attached.

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 garage addition is to be constructed on an existing developed lot. The proposed garage will not affect the expected level of traffic generated by the existing dwelling.

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 garage is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed garage addition 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.

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that development of a parking apron exceeding the maximum 50 percent front yard area will allow more flexibility in parking turnaround and improve the ability of vehicles to exit the site in a forward manner, and thus improve traffic safety on East Cliff Drive, which is the main concern of the Public Works Department. Without the variance to allow more than 50 percent of the front yard as parking area the subject property would be denied privileges enjoyed by other adjacent properties in the vicinity of the subject property, which have hardscape occupying the entire front yard.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that an increase in the allowed hardscape for the parking area within the front yard will improve traffic safety along East Cliff Drive by allowing improved vehicular maneuvering on the subject property so that vehicles may potentially exit onto East Cliff Drive in a forward manner, consistent with the County Design Criteria established for arterial streets, which encourages vehicles to exit into the street in a forward manner.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that other properties in the vicinity under similar circumstances along East Cliff Drive contain hardscape within the front yard in excess of 50 percent allowed by code; therefore, the proposed variance will not be a grant of special privileges.

Pleasure Point Residential Development Standards Exception Findings

1. There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the development standards; or

The subject property is zoned R-1-5-PP. The parcel is approximately 5,535 square feet gross size and approximately 4,008 square feet net area after required deductions for the existing coastal bluff. The property contains an existing dwelling situated close to East Cliff Drive in order to meet the required 100 stability requirement and minimum 25 foot setback from the coastal bluff. These site constraints and the fact that the existing dwelling was constructed prior to the adoption of the Pleasure Point standards limit available area for development of a garage meeting the required pleasure point standard to recess the garage behind the dwelling. However, the proposed garage is situated almost flush with the dwelling and protrudes about two and ½ feet beyond the house, an insignificant amount, which is in keeping with the intent of the code to de-emphasize the garage.

2. The Pleasure Point Community Design “PP” Combining District purposes, found in SCCC 13.10.444, are better achieved by an alternative design; or
3. The granting of an exception will result in a superior residential design that is consistent with the Pleasure Point Community Design “PP” Combining District purposes, found in SCCC 13.10.344.

Conditions of Approval

Exhibit D: Plans, sheets A-1 thru A-3, prepared by Patrick Powers designs, dated November 2013

1. This permit authorizes construction of a 286 square foot attached garage in front of the façade of the existing single family dwelling and coverage of more than 50 percent of the front yard with parking. 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 "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, 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.

2. Grading, drainage, and erosion control plans, only as required by Environmental Planning.
 3. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- B. 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.
- C. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- D. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- E. 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.
- K. Complete and record a Declaration of Restriction to construct a non-habitable accessory structure (garage). **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- L. Plans shall include a landscape plan for plants located adjacent to East Cliff Drive that calls out plant species and plant height at maturity. Plant height shall not exceed three feet in height. Plans shall call out the removal of landscaping within the public right-of-way as required by Public Works Encroachment.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, 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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Application #: 131195
APN: 028-304-35
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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.

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: _____

Wanda Williams
Deputy Zoning Administrator

Sheila McDaniel
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: 131195

Assessor Parcel Number: 028-304-35

Project Location: 22826 East Cliff Drive, Santa Cruz, CA 95062

Project Description: Proposal to construct a 286 square foot attached garage in front of the façade of the existing single family dwelling and to occupy more than 50 percent of the front yard with parking in the R-1-5-PP zone district. Requires a Coastal Development Permit, Variance, and a Pleasure Point Design Exception.

Person or Agency Proposing Project: Pat Powers

Contact Phone Number: (831) 454-9148

- 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).
E. X **Categorical Exemption**

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

F. Reasons why the project is exempt:

Construction of an addition to a single family dwelling on site with a single family dwelling in an area designated for residential use.

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

Sheila McDaniel, Project Planner

Date: _____

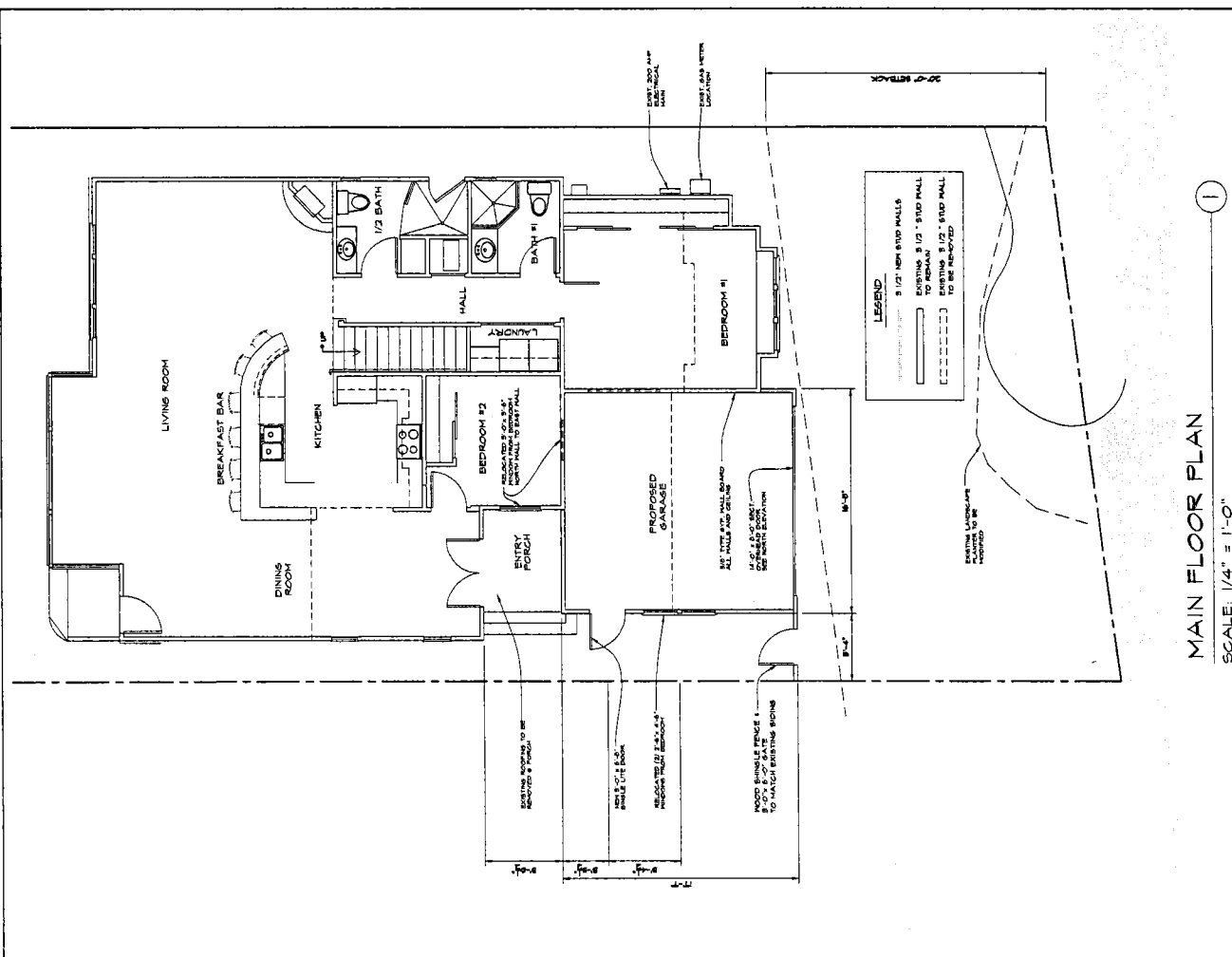
Student:	MALESH
Grade:	AS SHORE
Date:	12/05/2015

**EXISTING/PROPOSED
FLOOR PLANS**

Proposed Garage Addition for:
WALSH FAMILY
2-2826 EAST CLIFF DRIVE
SANTA CRUZ, CALIFORNIA 95062
A/P.N. 028-904-95

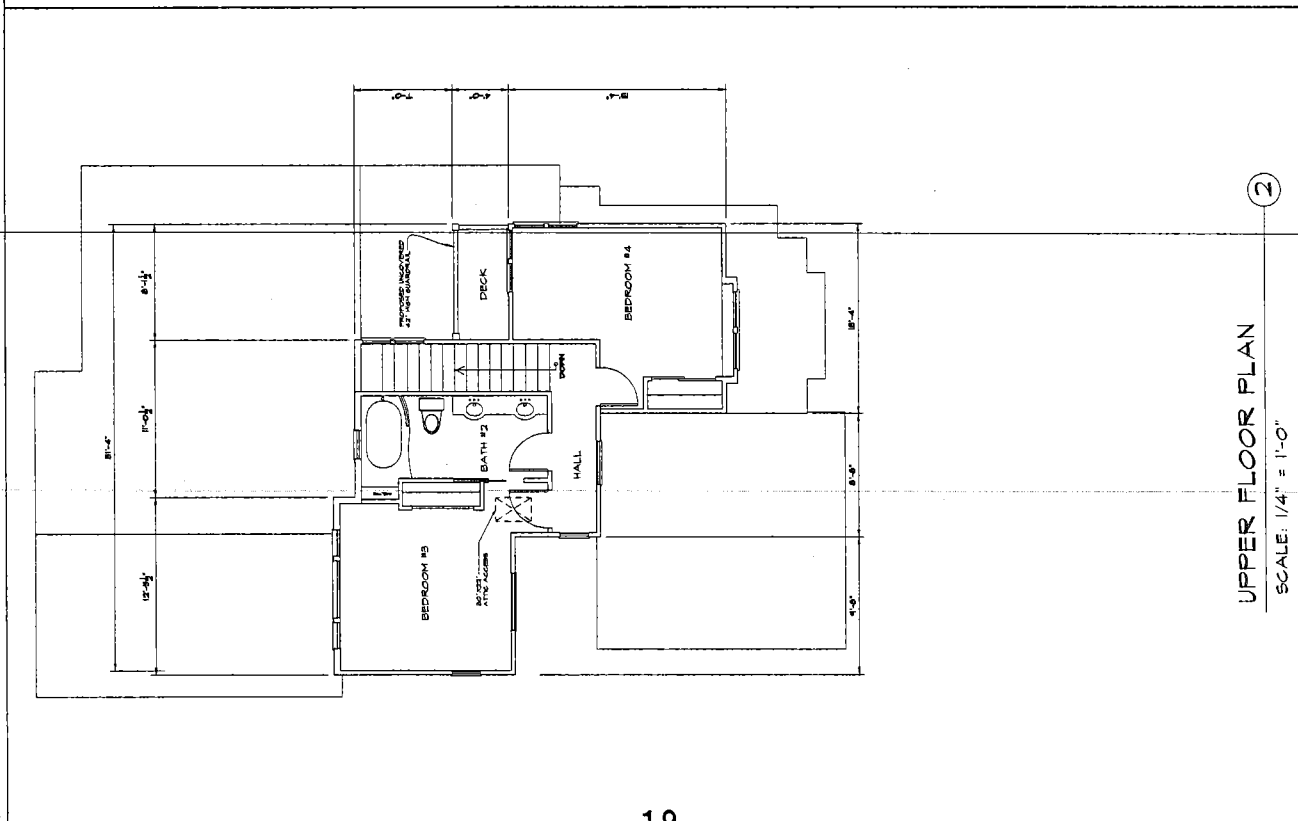
pattick powers
design
residential
commercial improvements
landscape design
Beverly Hills 49060
805-771-1144

Revisions
1 OCT. 2018
2 NOV. 2018
3
4



MAIN FLOOR PLAN

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



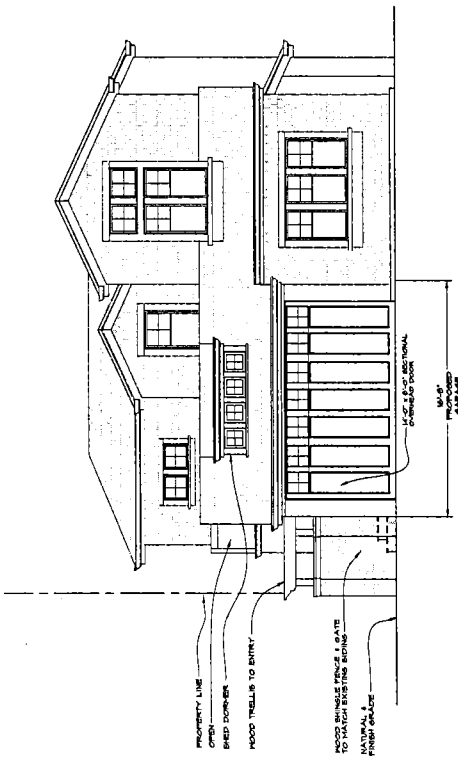
UPPER FLOOR PLAN

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

WEST ELEVATION

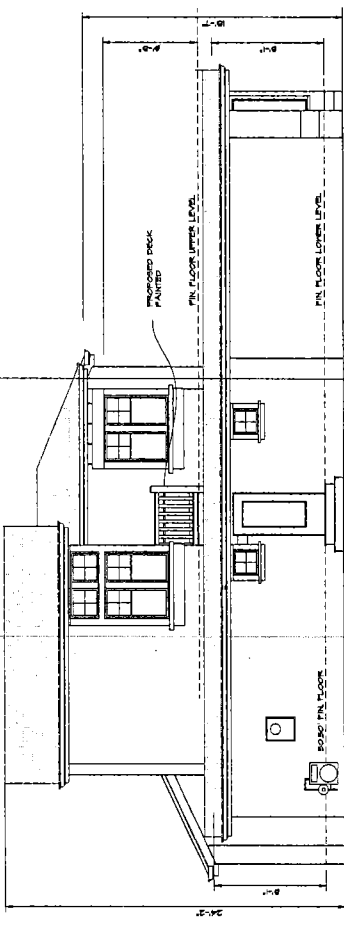
EXISTING/PROPOSED
EXTERIOR ELEVATIONS

WALSH FAMILY
Proposed Garage Addition for,
2-2826 EAST CLIFF DRIVE
SANTA CRUZ, CALIFORNIA 95062
A.P.N. 028-904-95

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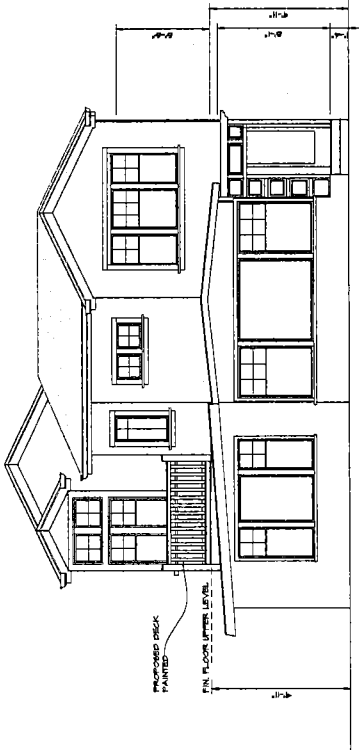
NORTH ELEVATION

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



③

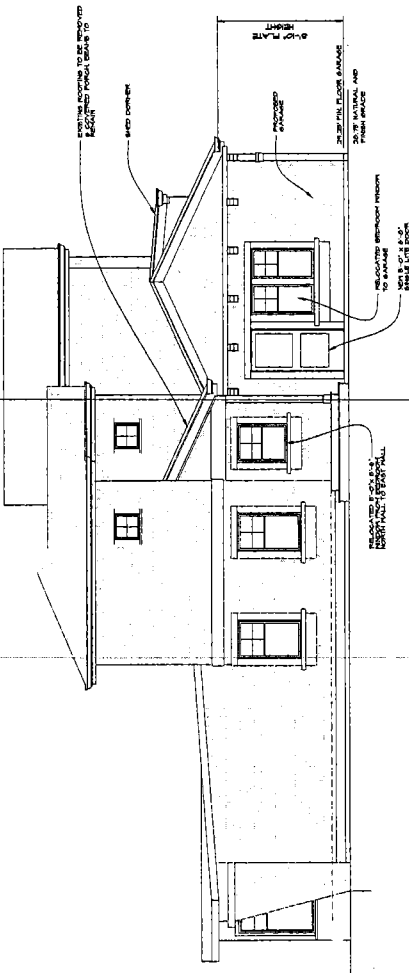
WEST ELEVATION



④

SOUTH ELEVATION

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



④

EAST ELEVATION
SCALE: 1/4" = 1'-0"

FOR TAX PURPOSES ONLY

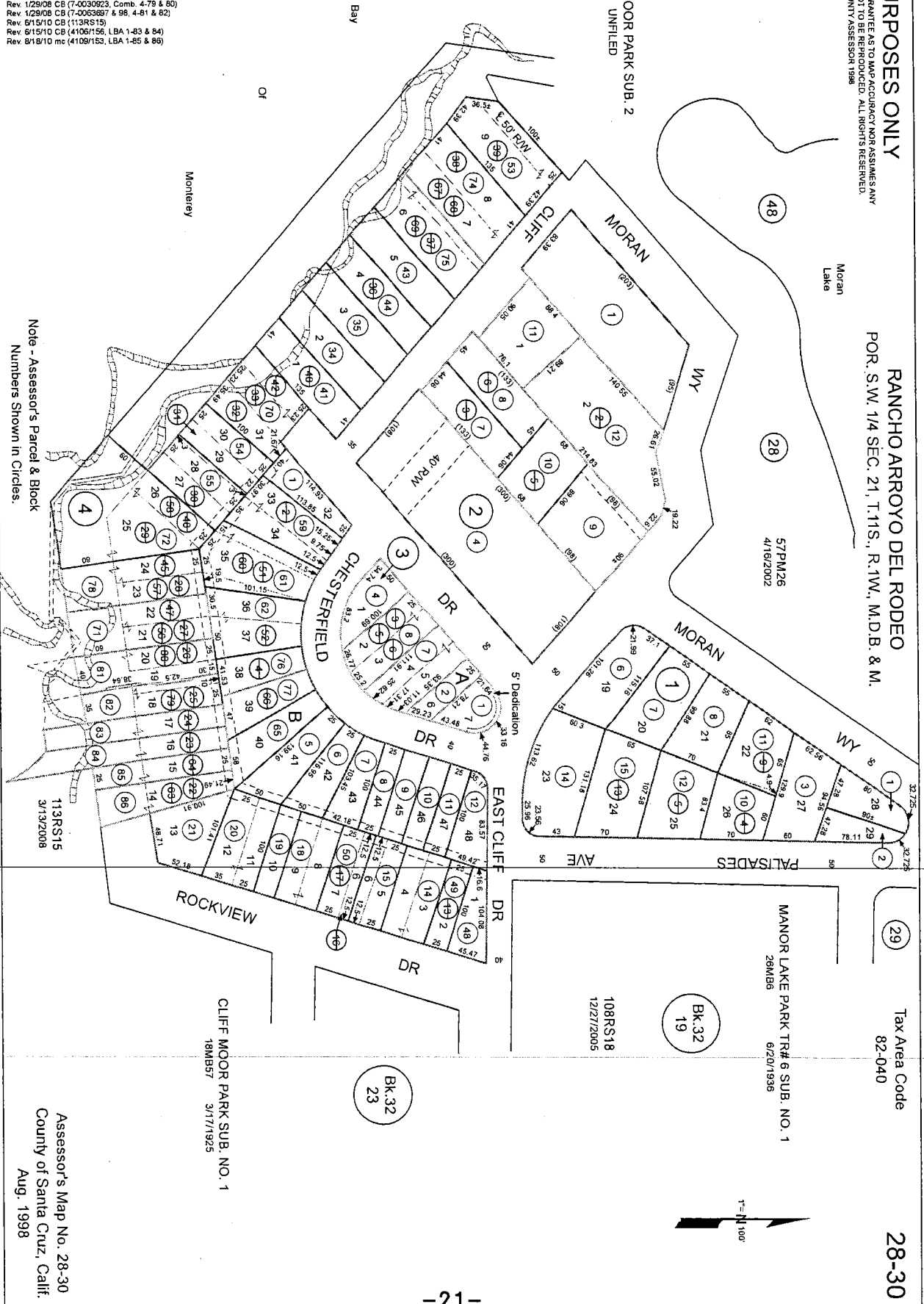
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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RANCHO ARROYO DEL RODEO
POR. S.W. 1/4 SEC. 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

28-30

Electronically Redrawn: 8/21/98 rw
Rev. 6/14/99 CB (Cort to 4-23, 24 & 64)
Rev. 6/27/00 GG (Comb. Form 4-72)
Rev. 8/27/01 GG (LBA 2001-0050168, 69, 70 & 71, 3-04, 05, 06, 07)
Rev. 4/22/02 CB (57PM26, 2-11 & 12)
Rev. 5/18/02 GG (LBA 2001-0074255, 4-74 & 75)
Rev. 2/24/03 DD (2-0091450, combo 3-08)
Rev. 1/13/06 mvm (Comb. form, 4-78)
Rev. 5/21/07 la (108RS18)
Rev. 1/29/08 CB (7-0030923, Comb. 4-79 & 80)
Rev. 1/29/08 CB (7-0030997 & 98, 4-81 & 82)
Rev. 6/15/10 CB (113RS15)
Rev. 6/15/10 CB (4108/156, LBA 1-83 & 84)
Rev. 6/18/10 mc (4109/153, LBA 1-85 & 86)



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

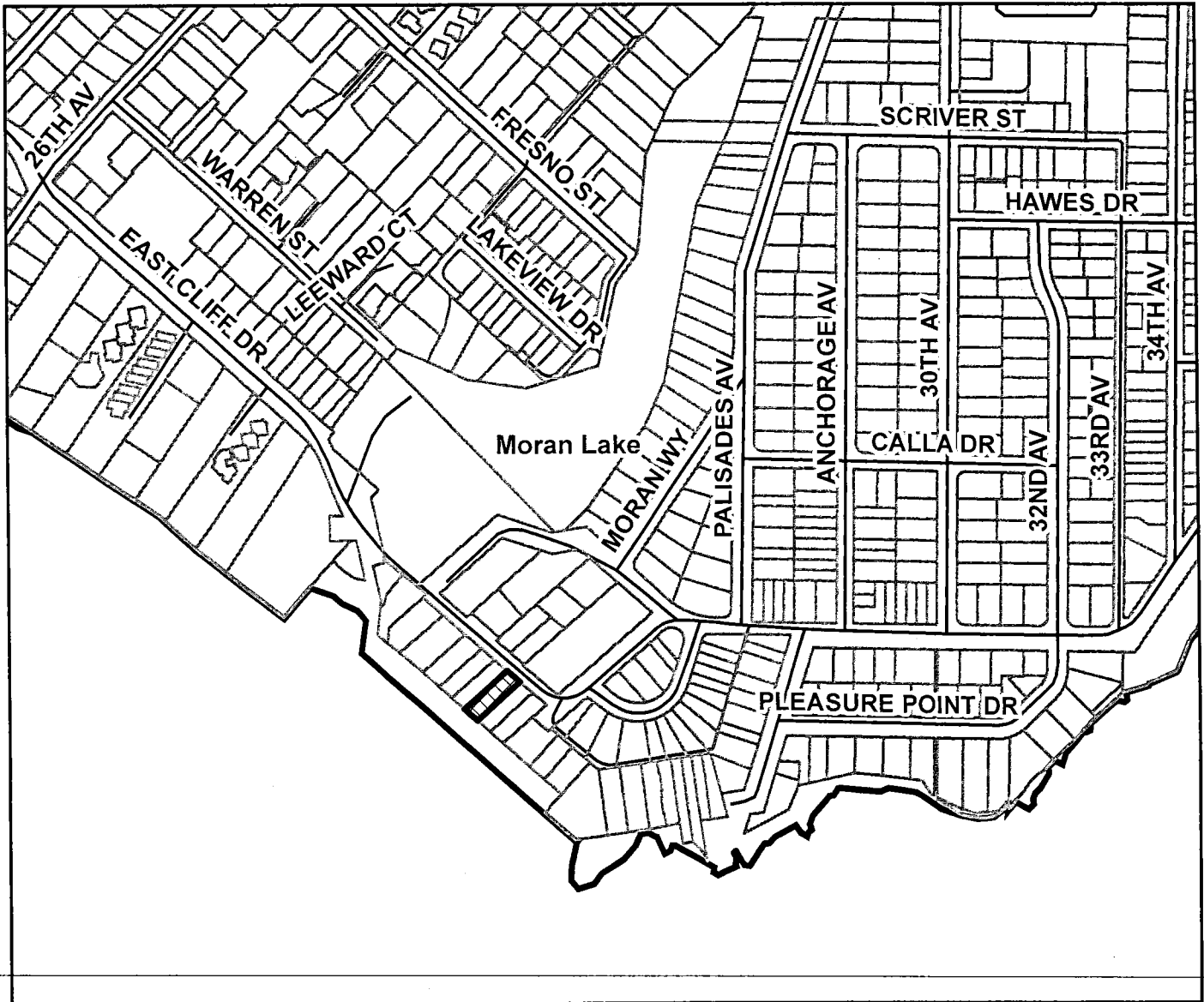
113RS15
3/13/2008

CLIFF MOOR PARK SUB. NO. 1
18MB57 3/17/1925






Assessor's Map No. 28-30
County of Santa Cruz, Calif.
Aug. 1998

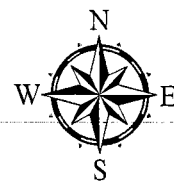


Location Map



LEGEND

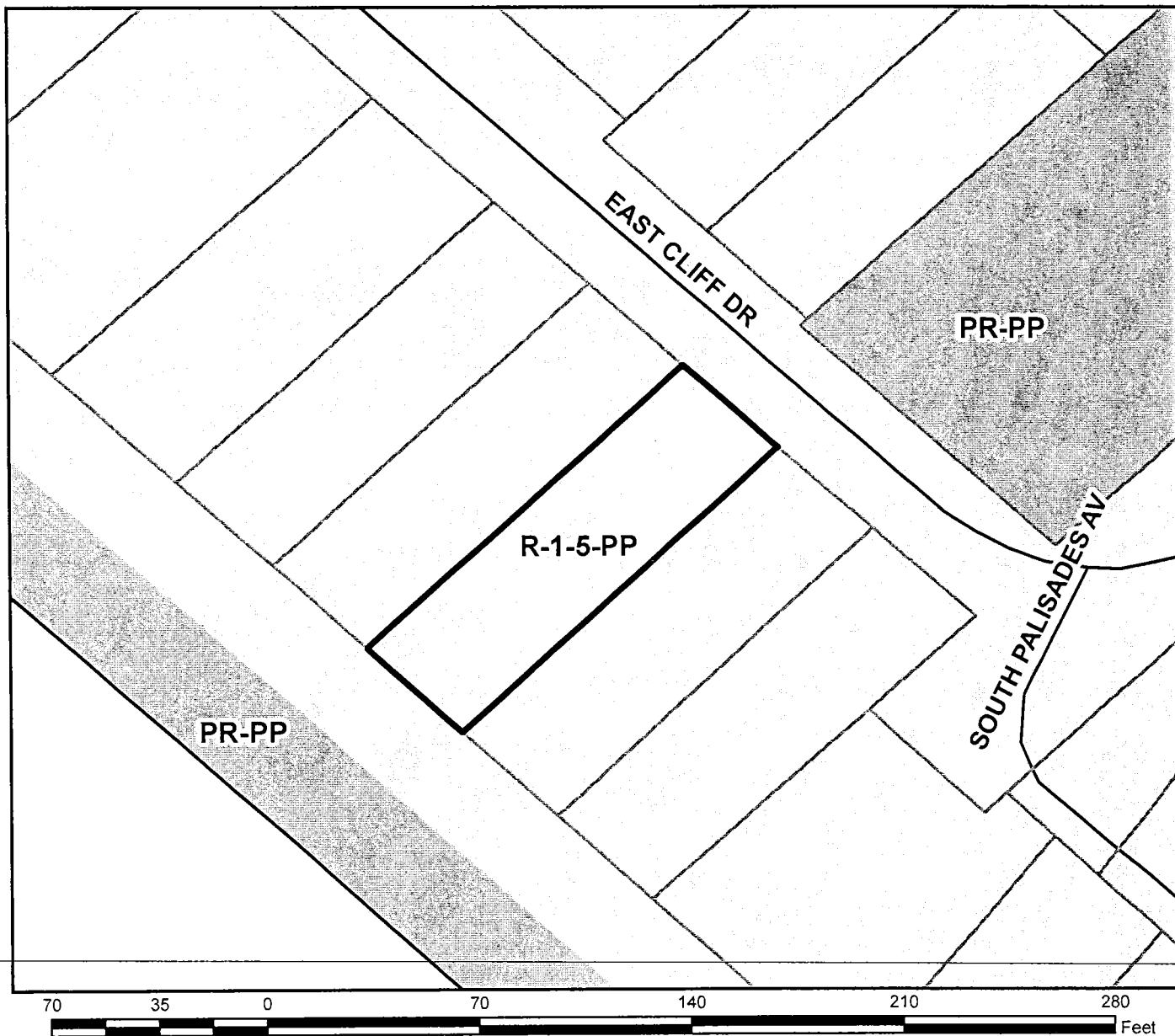
-  APN: 028-304-35
-  Assessors Parcels
-  Streets
-  County Boundary
-  Lakes



Map Created by
County of Santa Cruz
Planning Department
August 2013



Zoning Map



LEGEND



APN: 028-304-35



Assessors Parcels



Streets

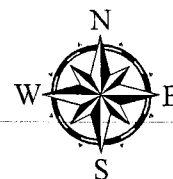


County Boundary

RESIDENTIAL-SINGLE FAMILY



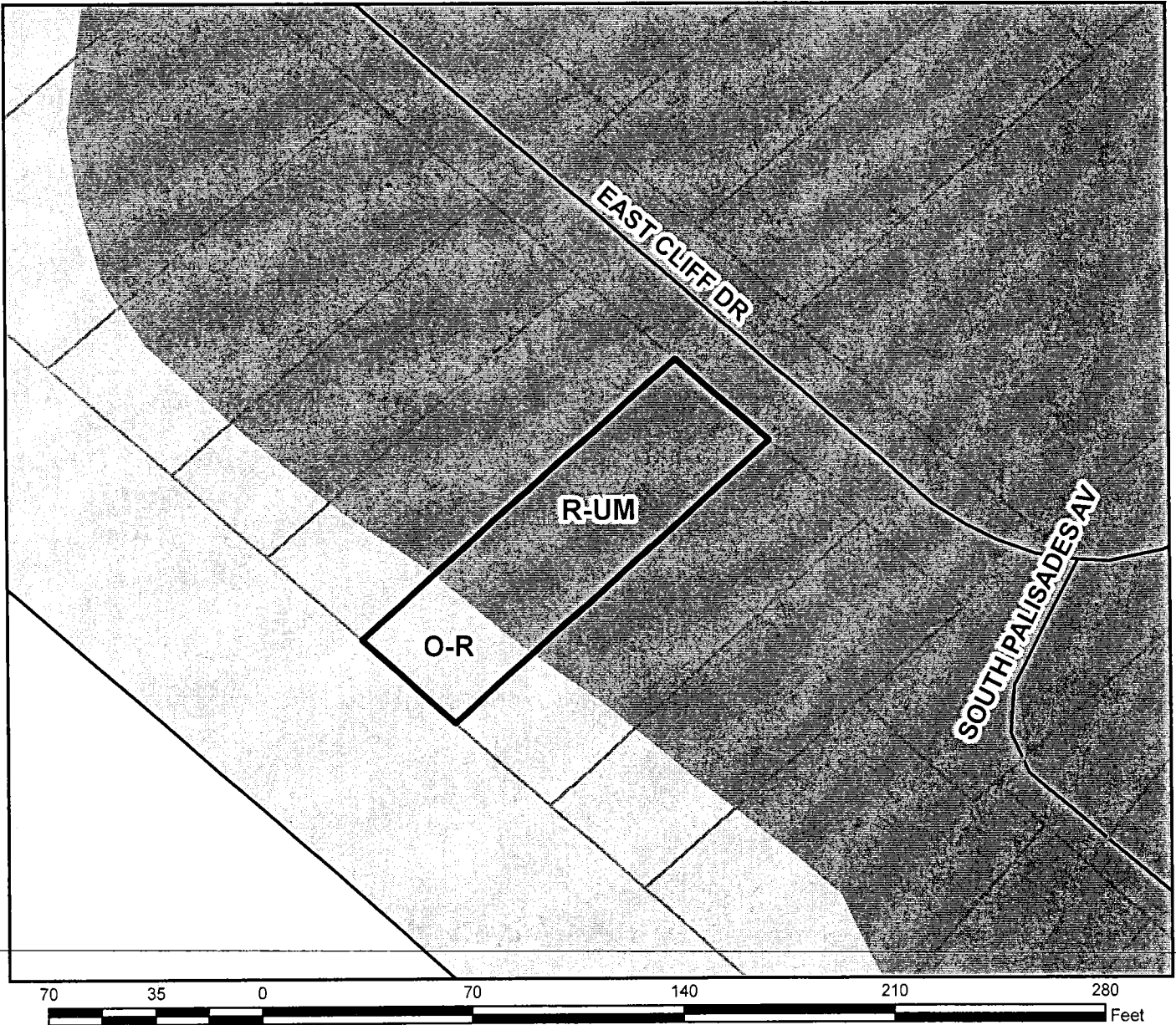
PARK









Map Created by
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Planning Department
August 2013

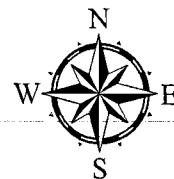


General Plan Designation Map



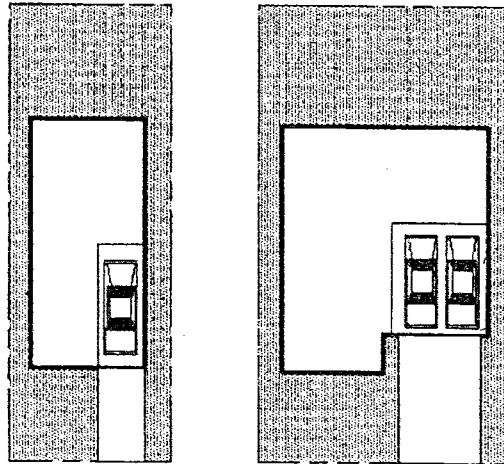
LEGEND

-  APN: 028-304-35
-  Assessors Parcels
-  Streets
-  County Boundary
-  Residential - Urban Medium Density
-  Parks and Recreation

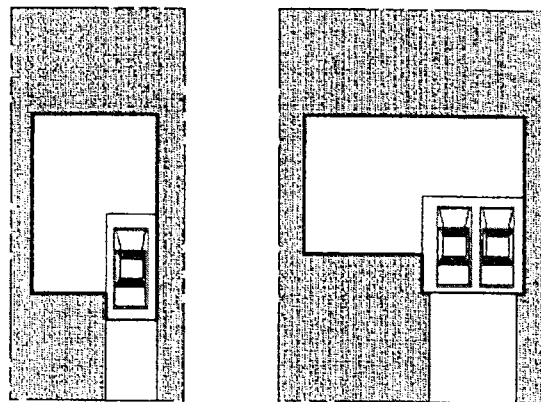


Map Created by
County of Santa Cruz
Planning Department
August 2013

**Figure 13.10.446-6
Allowed Configurations**



**Figure 13.10.446-7
Prohibited Configurations**



[Ord. 5063 § 3, 2010].

13.10.447 Exceptions.

An applicant may request a Level V exception to the requirements of SCCC 13.10.446 for applicable residential projects, subject to approval by the Zoning Administrator following a public hearing, pursuant to the following:

(A) Exceptions to the Pleasure Point residential development standards may be granted if the project is found to be consistent with the Pleasure Point Community Design "PP" Combining District purposes, found in SCCC 13.10.444, the findings found in SCCC 18.10.230(A), and at least one of the following additional findings:

(1) There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the development standards; or

(2) The Pleasure Point Community Design "PP" Combining District purposes, found in SCCC 13.10.444, are better achieved by an alternative design; or

(3) The granting of an exception will result in a superior residential design that is consistent with the Pleasure Point Community Design "PP" Combining District purposes, found in SCCC 13.10.344.

(B) Any decision on an exception shall not establish a precedent for future applications. [Ord. 5063 § 3, 2010].



Discretionary Application Comments 131195

APN 028-304-35

Your plans have been sent to several agencies for review. The comments that were received are printed below. Please read each comment, noting who the reviewer is and which of the three categories (Completeness, Policy Considerations/Compliance, and Permit Conditions/Additional Information) the comment is in.

Completeness: A comment in this section indicates that your application is lacking certain information that is necessary for your plans to be reviewed and your project to proceed.

Policy Considerations/Compliance: Comments in this section indicate that there are conflicts or possible conflicts between your project and the County General Plan, County Code, and/or Design Criteria. We recommend that you address these issues with the project planner and the reviewer before investing in revising your plans in any particular direction.

Permit Conditions/Additional Information: These comments are for your information. No action is required at this time. You may contact the project planner or the reviewer for clarification if needed.

Coastal Commission Review

Routing No: 1 | Review Date: 08/09/2013

SHEILA MCDANIEL (SMCDANIEL) : Complete

Coastal Commission Review

Routing No: 2 | Review Date: 01/02/2014

SHEILA MCDANIEL (SMCDANIEL) : Not Required

Driveway/Encroachment Review

Routing No: 1 | Review Date: 07/25/2013

DEBRA LOCATELLI (DLOCATELLI) : Incomplete

Please revise plans to indicate what is existing and what is proposed within the county's right-of-way. If there is a new driveway proposed, the building plans will require details per the County of Santa Cruz Design Criteria.

Please remove all landscaping within the County's right-of-way.

Driveway/Encroachment Review

Routing No: 2 | Review Date: 10/21/2013

DEBRA LOCATELLI (DLOCATELLI) : Complete

The plans still do not indicate that all landscaping within the county right of way is to be removed; however, I will deem this application complete. Once the building permit application is received, it will be denied if this information is not clearly indicated on the plans. Also, driveway details will be required at the time of the building permit application.



Driveway circulation shall be reviewed by DPW Traffic Engineer.

Driveway/Encroachment Review

Routing No: 3 | Review Date: 01/02/2014

SHEILA MCDANIEL (SMCDANIEL) : Not Required

Environmental Planning

Routing No: 1 | Review Date: 07/18/2013

ANTONELLA GENTILE (AGENTILE) : Not Required

Environmental Planning

Routing No: 2 | Review Date: 01/02/2014

SHEILA MCDANIEL (SMCDANIEL) : Not Required

Fire Review

Routing No: 1 | Review Date: 08/09/2013

KAREN MILLER (KMILLER) : No Response

Date: August 12, 2013

To: Pat Powers

Applicant: SAME

From: Jim Dias

Subject: *Garage Addition*

Address *2-2826 East Cliff Dr Santa Cruz CA 95062*

APN: 028-304-35

OCC: 2830435

Permit: 131195

We have reviewed plans for the above subject project.

The following NOTES must be added to notes on velums by the designer/architect in order to satisfy District requirements when submitting for **Application for Building Permit**:

CORRECT NOTE on the plans that these plans are in compliance with 2010 California Building and Fire Codes and District Amendment.

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 600 feet of any portion of the building if the building is equipped with an automatic fire sprinkler



system, or 400 feet if the building is not equipped with an automatic fire sprinkler system.

Show on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement in the following locations:

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

Show the location of the CO detector outside each sleeping room and on each level at a minimum of the residence

NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed ½ inch.

NOTE on the plans that the roof coverings to be no less than Class "B" rated roof.

Submit a check in the amount of **\$115.00** for this particular plan check, made payable to Central Fire Protection District. A **\$50.00 Late Fee** may be added to your plan check fees if payment is not received within **30 days** of the date of this Discretionary Letter. **INVOICE MAILED TO OWNER**. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at jimd@csgengr.com . All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.

Fire Review

Routing No: 2 | Review Date: 01/02/2014

SHEILA MCDANIEL (SMCDANIEL) : Not Required

Project Review

Routing No: 1 | Review Date: 08/09/2013

SHEILA MCDANIEL (SMCDANIEL) : Incomplete



see letter

Project Review

Routing No: 2 | Review Date: 11/25/2013

SHEILA MCDANIEL (SMCDANIEL) : Complete

Project Review

Routing No: 3 | Review Date: 01/02/2014

SHEILA MCDANIEL (SMCDANIEL) : Complete

Road Engineering Review

Routing No: 1 | Review Date: 08/09/2013

SHEILA MCDANIEL (SMCDANIEL) : No Response

Road Engineering Review

Routing No: 2 | Review Date: 10/31/2013

SHEILA MCDANIEL (SMCDANIEL) : Incomplete

The parcel's frontage is unable to properly accommodate a circular driveway, since as shown on plans, vehicular circulation can be blocked by parked vehicles. If the existing driveway on the east side of parcel is widened to 18', the existing driveway and parking configuration can be approved for this project. Please revise proposed driveway configuration and resubmit application. (Public Works Staff).

Revised plans submitted November 25th to address required revision. Plan now comply with Public Works Recommendations, as proposed. (Sheila McDaniel-Project Planner)

Road Engineering Review

Routing No: 3 | Review Date: 01/02/2014

SHEILA MCDANIEL (SMCDANIEL) : Complete