



Staff Report to the Zoning Administrator

Application Number: **141066**

Applicant: Susan Cummins
Owner: Shelton
APN: 052-281-18

Agenda Date: 9/19/14
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to raise a portion of the roof, increase the size of three windows, replace a portion of an existing retaining wall and construct exterior stairs at an existing single family dwelling. Requires a Coastal Development Permit.

Location: Project located at 14 Plover Circle approximately 300 feet from the intersection of Plover Circle and Rio Boca Road.

Supervisory District: 2nd District (District Supervisor: Friend)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Determination that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141066, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	Approximately 16,400 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Plover Circle
Planning Area:	San Andreas
Land Use Designation:	R-S (Urban Low Residential)
Zone District:	SU (Special Use)
Coastal Zone:	<u> X </u> Inside <u> </u> Outside

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

Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards:	Mapped V-zone
Soils:	Soils report required at the building permit stage
Fire Hazard:	Not a mapped constraint
Slopes:	Parcel is relatively flat
Env. Sen. Habitat:	Mapped sensitive habitat, no impact expected
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped as a scenic resource
Drainage:	Existing drainage adequate
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	<u> X </u> Inside <u> </u> Outside
Water Supply:	Watsonville City Water
Sewage Disposal:	City of Watsonville Sanitation
Fire District:	Pajaro Valley Fire Protection
Drainage District:	Flood Control District 7

Project Setting

The subject parcel is located on the seaward side of Plover Circle within Pajaro Dunes subdivision and mostly within the mapped 100 year flood plain. The property is relatively flat and developed with an existing single family dwelling. This is a proposal to raise a portion of the roof at the seaward side of the existing dwelling to and install new windows for enhanced functionality of the dining room. The project will include replacement of a portion of an existing retaining wall and installation of a new stair case to improve beach access.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 16,400 square feet, located in the SU (Special Use) zone district, a designation which allows residential uses. The existing single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's (R-S) Urban Low Residential General Plan designation.

Local Coastal Program Consistency

The proposed 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, 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 consistent with the existing range of styles. The project site is located between the shoreline and the first public road. An existing beach access is located immediately to the north of the subject property

and the property is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Environmental Review

The project qualifies as Class 1 and Class 3 Categorical Exemptions under the California Environmental Quality Act and is not subject to further environmental review.

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

- Determination that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **141066**, 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: Nathan MacBeth
Santa Cruz County Planning Department
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Santa Cruz CA 95060
Phone Number: (831) 454-3118
E-mail: nathan.macbeth@co.santa-cruz.ca.us

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: 141066
Assessor Parcel Number: 052-281-18
Project Location: 14 Plover Circle

Project Description: Alterations to an existing single family dwelling including raising a portion of the roof and increase the size of windows, replace a portion of an exiting retaining wall and install new stairs.

Person or Agency Proposing Project: Susan Cummins

Contact Phone Number: (831) 239-2539

- 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. ☒ **Categorical Exemption**

Specify type: Class 1 – Existing Facilities (Section 15301) and Class 3 - New Construction or Conversion of small structures (Section 15303).

F. Reasons why the project is exempt:

Minor alterations to an existing single family dwelling and construction of a new stairs in an area designated for residential uses.

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

Nathan MacBeth, Project Planner

Date: _____

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 SU (Special Use), a designation which allows residential uses. The existing single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's (R-S) Urban Low Residential General Plan designation.

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

This finding can be made, in that no such easements or restrictions are known to encumber the project site. The proposed development will not result in any changes to existing beach access which is located directly to the north of the subject property.

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. As proposed, the project will not have a significant impact on public views in that the existing single family dwelling is currently visible from the beach and will continue to be visible from the beach as a result of the project. The design is consistent with the range of styles found in the vicinity which is developed at a urban low residential density. The project is not located on a prominent ridge 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 though the project site is located between the shoreline and the first public road, the project is located within the private community of Pajaro Dunes. Access to the beach is limited to residents and visitors and the proposed development will not interfere with existing beach access located immediately to the north of the subject property. Consequently, the single family dwelling 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, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are

allowed uses in the SU (Special Use) zone district, 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 consistent with the existing range of styles. All improvements would be sited to minimize disturbance to the dune area. Environmental Planning Staff have reviewed the proposed development and determined no adverse impact to the dunes (mapped sensitive habitat) are likely to occur since the proposed improvements are located in an existing disturbed area. Further, the proposal has been conditioned to comply with FEMA flood requirements.

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. The site is mapped as a biotic resource. Review of the proposal by Environmental Planning staff concluded that the scope of work would be limited to an existing disturbed area therefore no impact to sensitive habitats is expected. 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 improvements and existing 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 these amenities.

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 improvements and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district as the primary use of the property will be one single family dwelling that meets all current site standards for the zone district. The subject property has a designated 50 foot by 50 foot building envelope for the construction of a single family dwelling. Site disturbance outside the building envelope would be minimized to allow for the repair of an existing retaining wall and expansion of the retaining wall to protect the structure from drifting sand and improve access around the dwelling. As proposed, the new stairs and improvements to the dwelling will be located entirely within the designated building envelope.

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

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

The proposed single family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed single family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the SU 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.

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 modification to the existing single family dwelling are to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is not expected to increase above existing traffic levels (1 peak trip per dwelling unit). As a result, no adverse impacts on existing roads or intersections in the surrounding area are expected.

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 improvements are located within the Pajaro Dunes subdivision. The proposed modifications to the roof line are consistent with the style of the existing dwelling. Further, the proposed development is consistent with the range of residential designs and variety of architectural styles in the vicinity. The proposed improvements to the existing single family dwelling are 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 project is not subject to design review as specified in County Code Section 13.11.040.

Conditions of Approval

Exhibit D: Project plans 5 sheets prepared by Susan Cummins dated 1/20/14

- I. This permit authorizes the modification to the roof and installation of new windows at an existing single family dwelling and replacement of a portion of an existing retaining wall and construction of a new staircase. 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 Demolition Permit from the Santa Cruz County Building Official.
 - C. 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.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- 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. Details showing compliance with fire department requirements
 - B. Two copies of the modification worksheet, based on the final plans submitted with the

building application.

- C. Two copies of the completed Substantial Improvement Forms, including a contractor affidavit, owner affidavit, and cost breakdown, based on the final plans submitted with the building application. The forms can be downloaded here:
<http://www.sccoplanning.com/LinkClick.aspx?fileticket=FzxV4JVLAw0%3d&tabid=1001>.
1. If the total improvement value exceeds 50% of the structure's value, either portions of the project shall be removed from the project plans prior to building permit issuance to reduce improvement costs below 50%, or the applicant shall modify the application to bring the structure into compliance with all FEMA and County regulations for new construction within the FEMA-designated VE-Zone.
 2. Any additional work (including siding, roofing, damage repairs, etc.) proposed within 5 years of the issue date of the building permit shall be evaluated for cumulative improvement. If the total value of the proposed work, when added to the costs of this project, exceeds 50% of the structure's value, the structure will be required to comply with all FEMA and County regulations for new construction within the FEMA-designated VE-Zone.
 3. Any additional structural modifications proposed within 5 years of the issue date of the building permit shall be evaluated to determine if geologic review is required.
- D. A stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found on our website at [sccoplanning.com](http://www.sccoplanning.com) by navigating to Environmental / Erosion and Stormwater Pollution Control / Construction Site Stormwater BMP Manual.
- E. Grading Evaluation: A grading/drainage plan completed by a licensed civil engineer may need to be provided upon building permit review
- F. 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.
- G. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- H. Meet all requirements and pay any applicable plan check fee of the Fire Protection District.
- I. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.

- J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. Construction hours: Monday through Saturday between 8AM and 5PM unless authorization is granted by Planning Staff in advance of working outside of the specified hours of construction.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - D. The project must comply with all recommendations of the approved soils reports.
 - E. 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.

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: _____

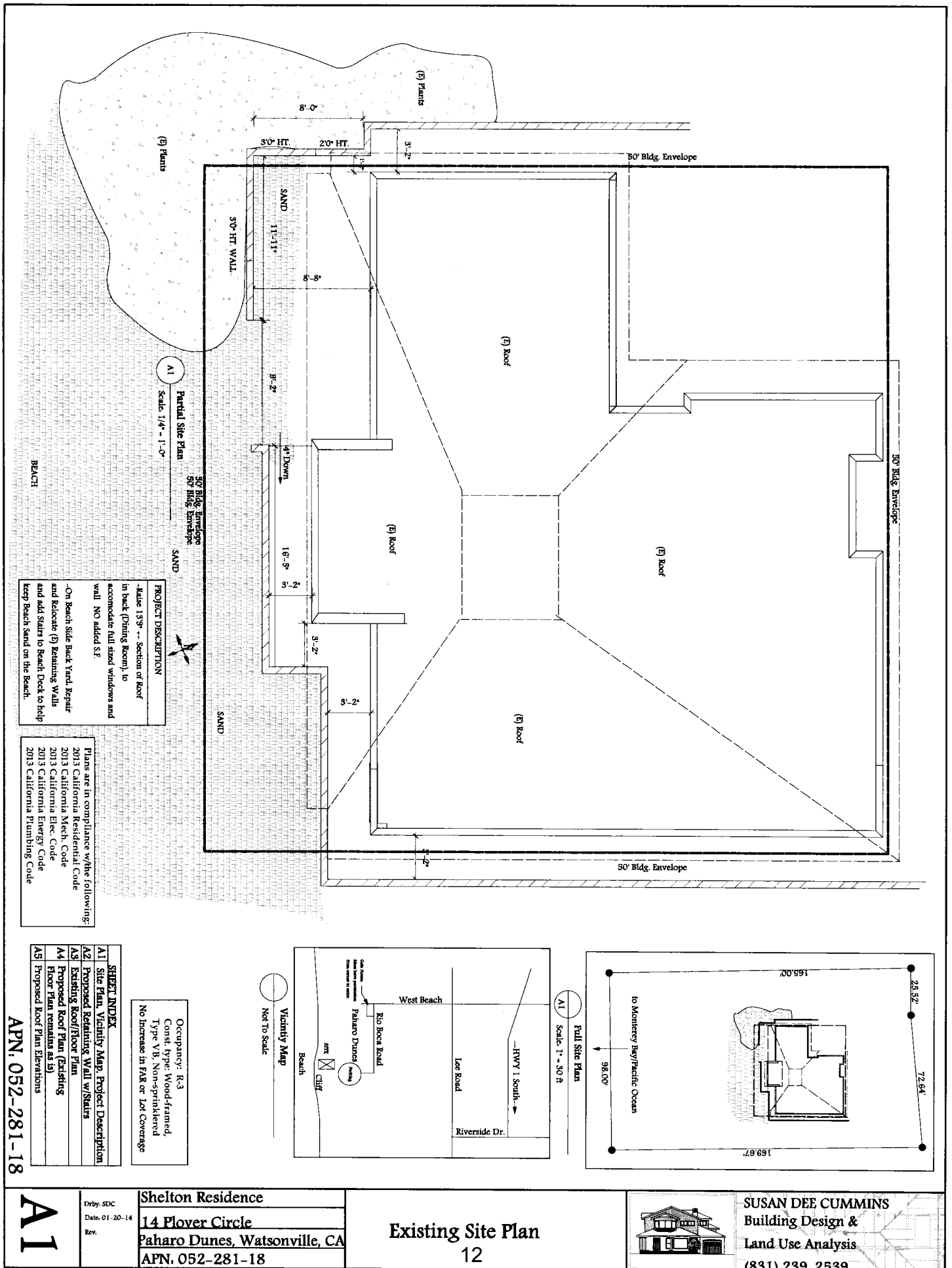
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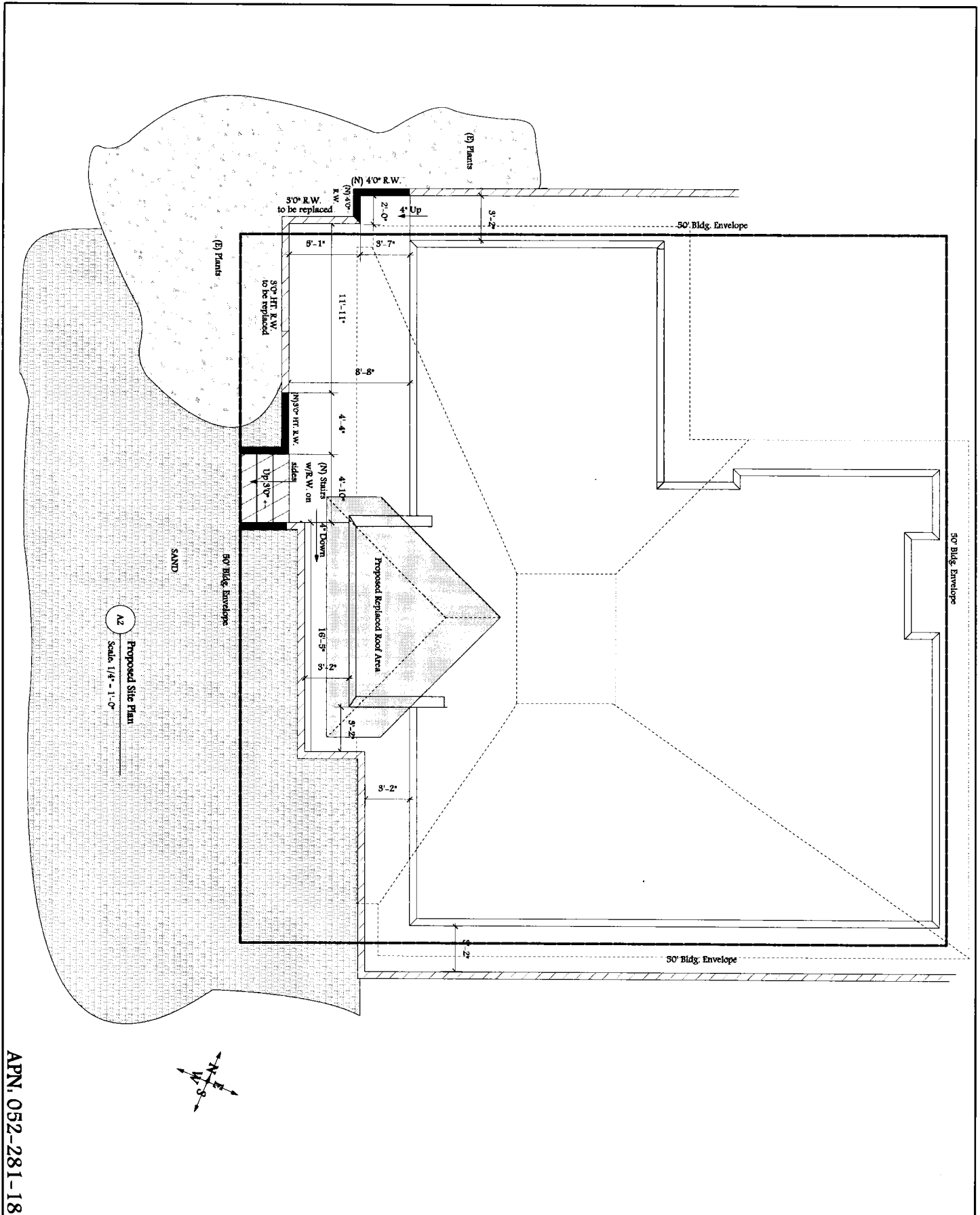
Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

Nathan MacBeth
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.





APN, 052-281-18

A2

Drawn: SDC
Date: 01-20-14
Rev.

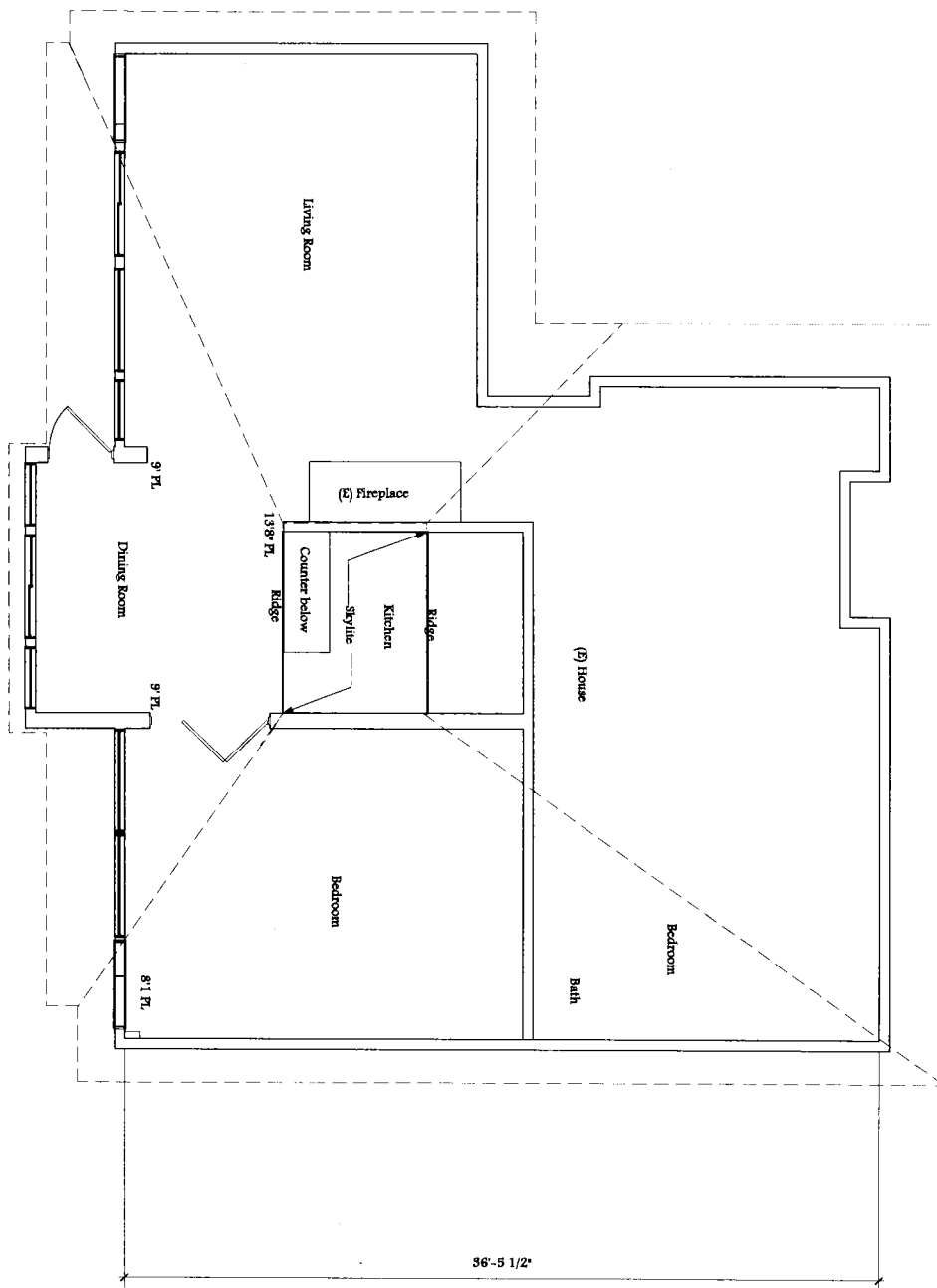
Shelton Residence
14 Plover Circle
Paharo Dunes, Watsonville, CA
APN, 052-281-18

Proposed Site Plan. Additional
Retaining Wall & Proposed Stairs



SUSAN DEE CUMMINS
Building Design &
Land Use Analysis
(831) 239-2539

EXHIBIT D



Existing Ground Floor Plan
A2 Scale: 1/4" = 1'-0"

APN. 052-281-18




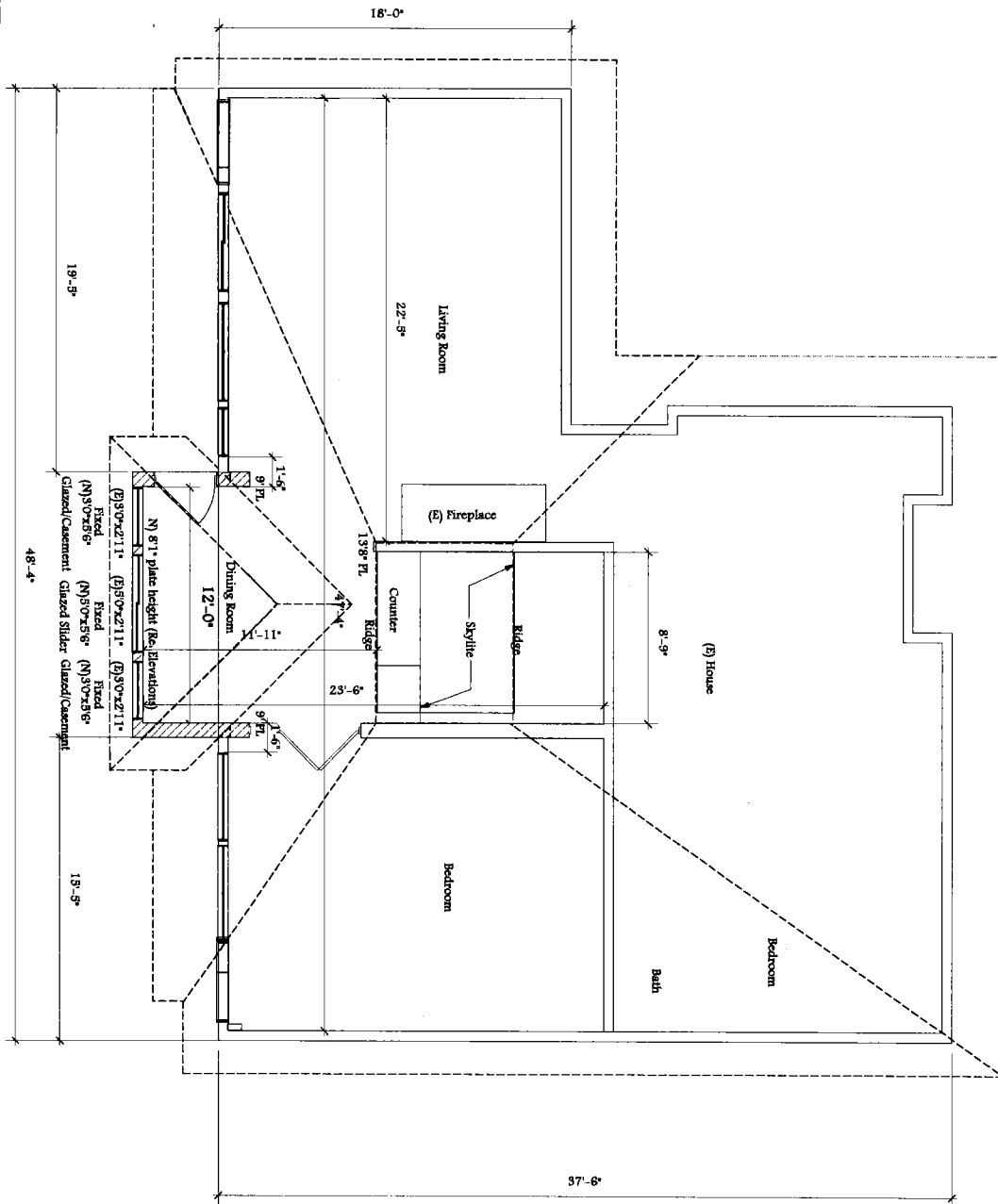
A3	Drby, SDC	Shelton Residence	Existing Ground Floor Plan		SUSAN DEE CUMMINS Building Design & Land Use Analysis (831) 239-2539	
	Date: 01-20-14	14 Plover Circle				14
	Rev.	Paharo Dunes, Watsonville, CA				
		APN. 052-281-18				

EXHIBIT D

LEGEND	
	Represents Altered Walls (Same to 8'1" plate height)
	Represents Existing Walls

Proposed Floor Plan
 A2 Scale: 1/4" = 1'-0"



APN. 052-281-18


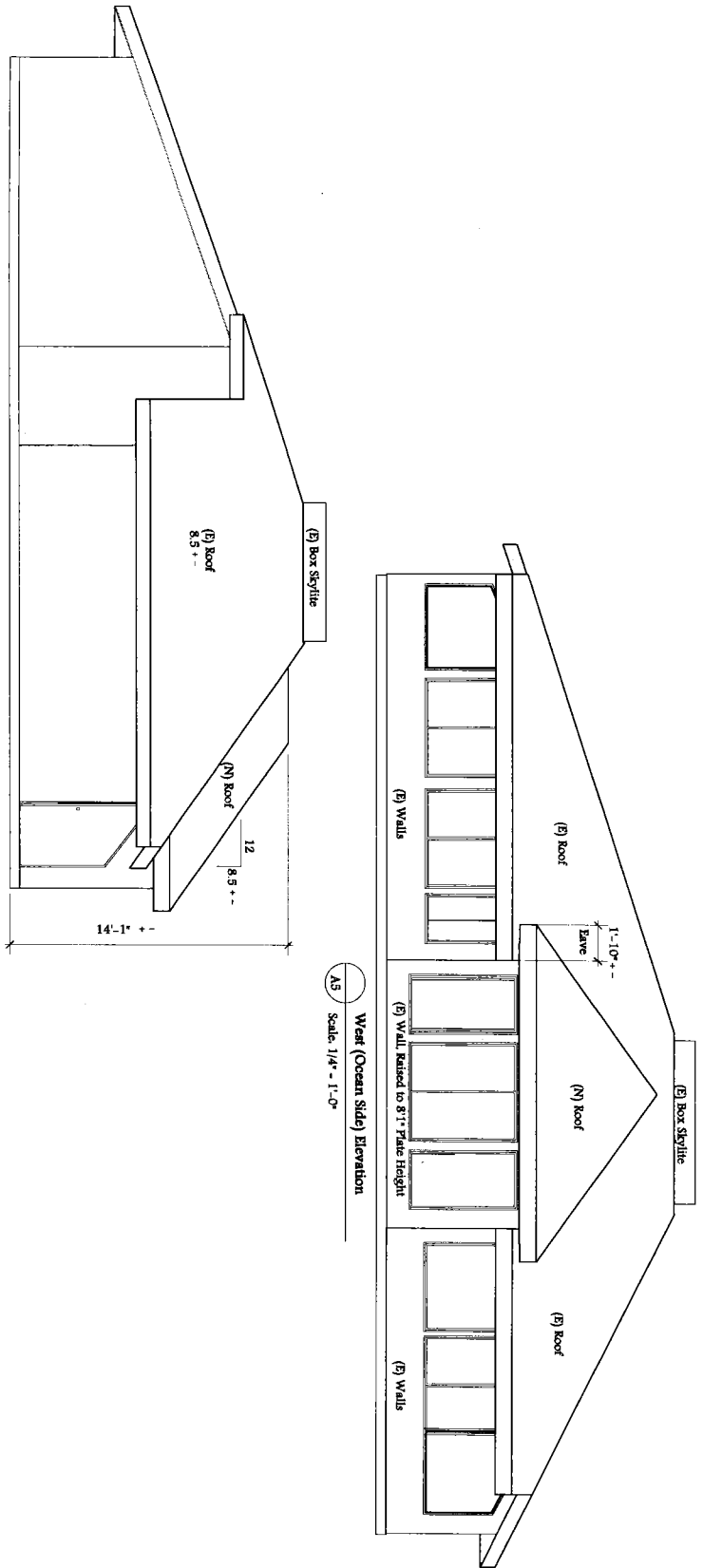
A4	Drby. SDC	Shelton Residence	Existing/Proposed Floor Plan		SUSAN DEE CUMMINS Building Design & Land Use Analysis 888.1.239.2539
	Date: 01-20-14	14 Plover Circle			
	Rev.	Paharo Dunes, Watsonville, CA			
		APN. 052-281-18			

EXHIBIT D



APN: 052-281-18

A5	Drawn: SDC	Shelton Residence
	Date: 01-20-14	14 Plover Circle
	Rev:	Paharo Dunes, Watsonville, CA
		APN: 052-281-18

Smaller Raised Roof Elevations

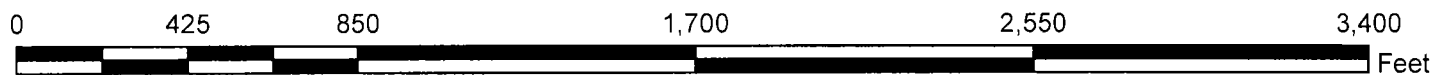
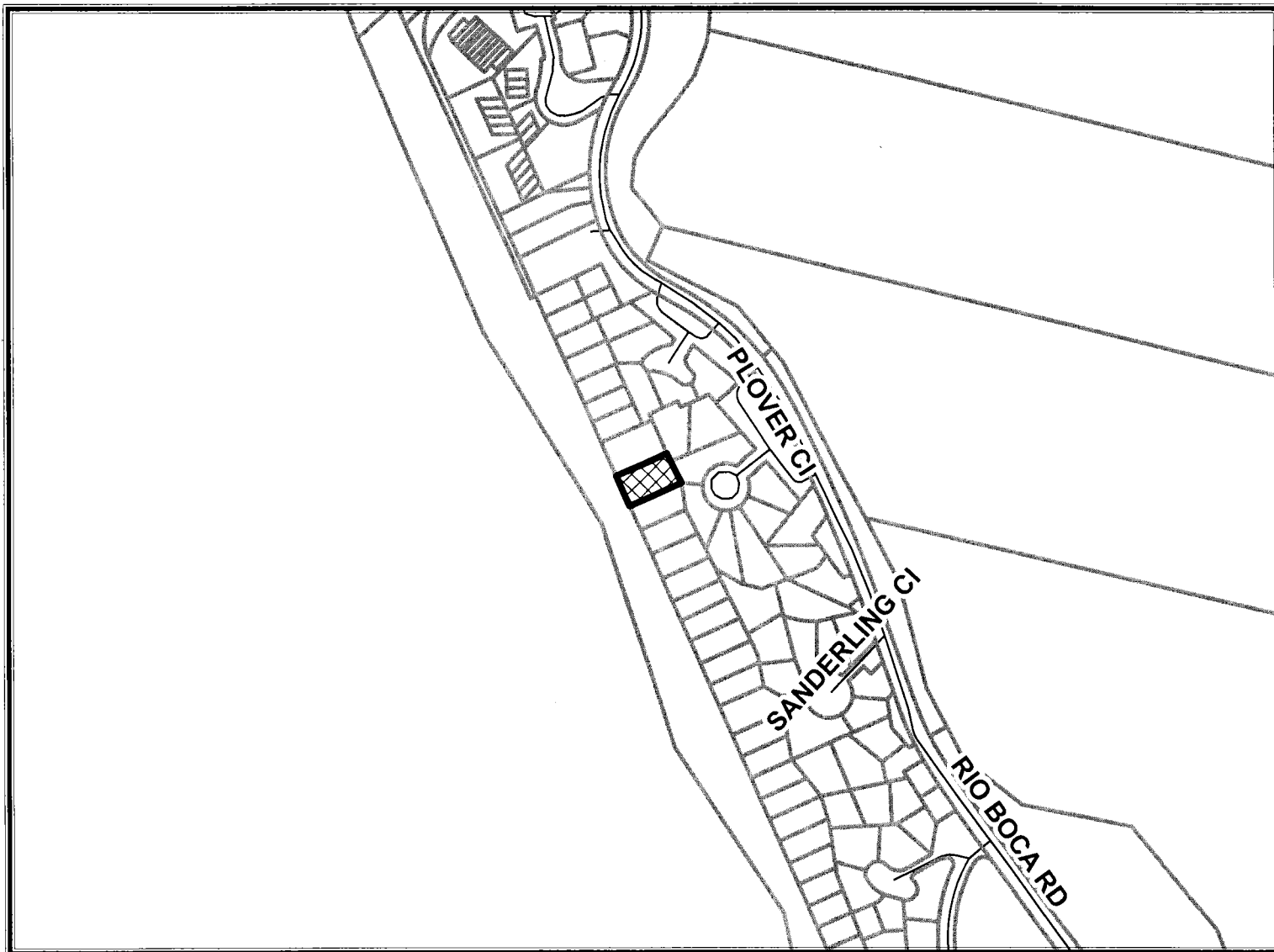


SUSAN DEE CUMMINS
Building Design &
Land Use Analysis
(831) 239-2539




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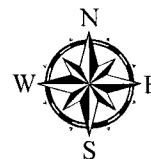


Location Map



LEGEND

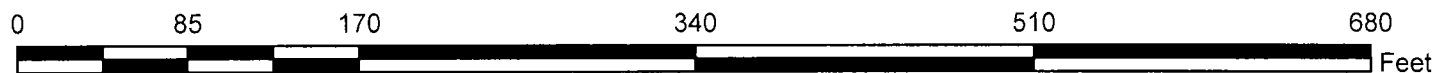
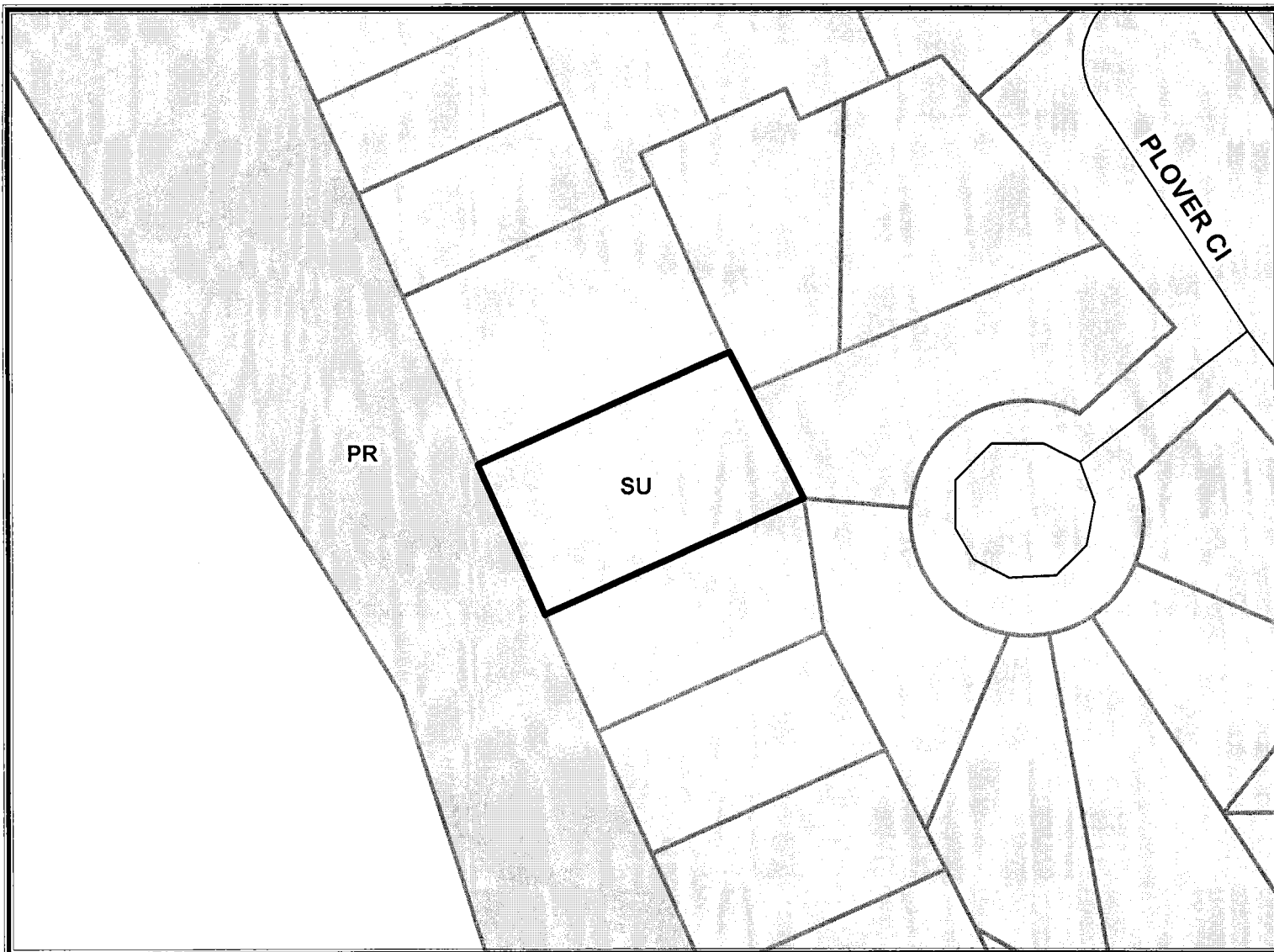
-  APN: 052-281-18
-  Assessors Parcels
-  Street








Map Created by
County of Santa Cruz
Planning Department
September 2014

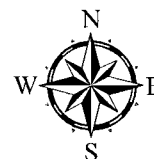


Zoning Map



LEGEND

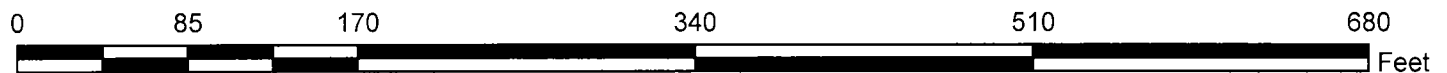
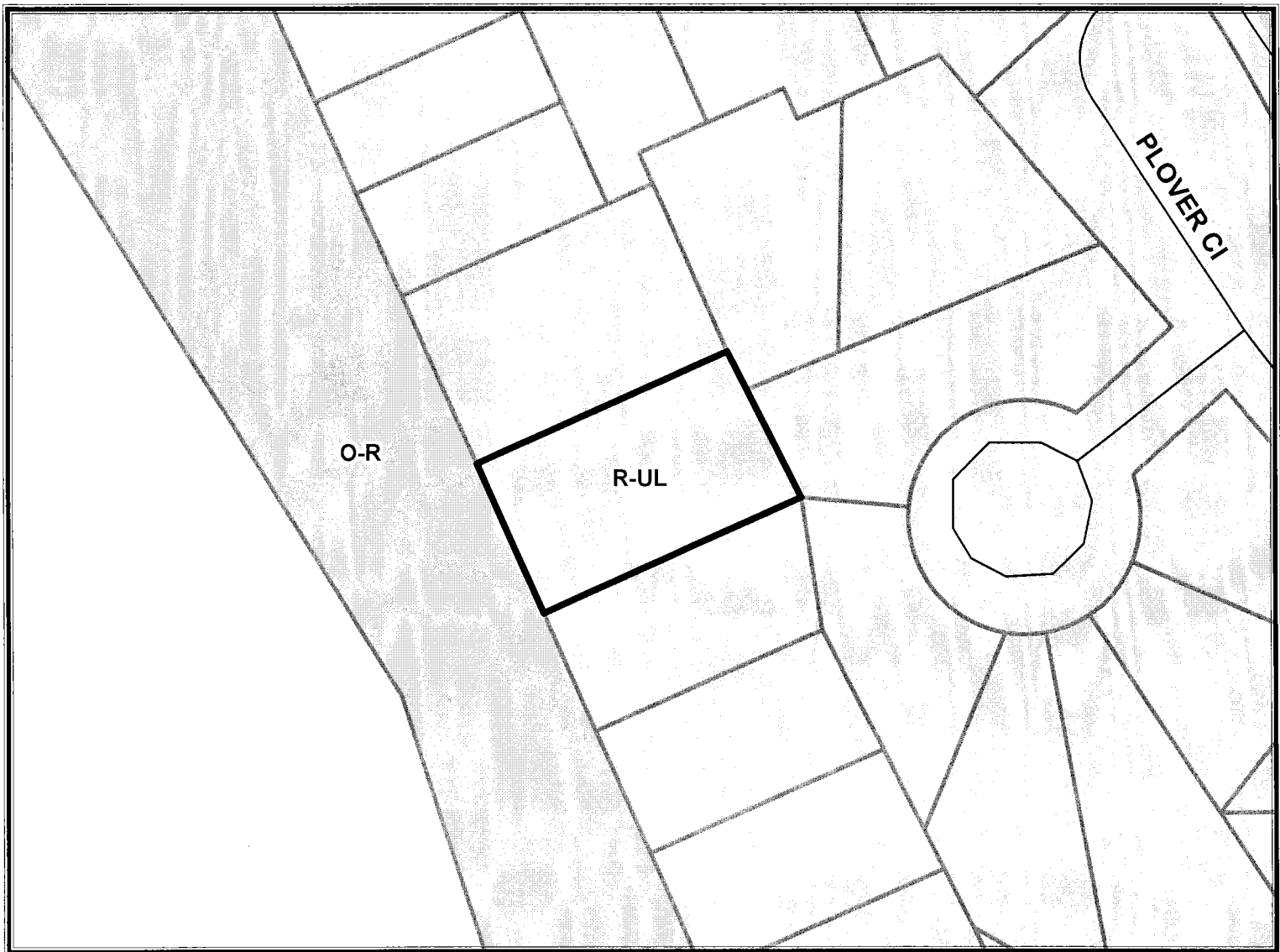
-  APN: 052-281-18
-  Assessors Parcels
-  Street
-  SPECIAL USE
-  PARK



Map Created by
County of Santa Cruz
Planning Department
September 2014



General Plan Designation Map



LEGEND



APN: 052-281-18



Assessors Parcels

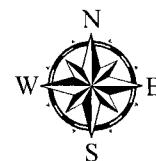


Street

Residential - Urban Low Density



Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
September 2014

From: Geisler, Karen@Coastal [mailto:Karen.Geisler@coastal.ca.gov]
Sent: Wednesday, September 10, 2014 3:47 PM
To: Nathan MacBeth
Subject: RE: #141066 14 Plover Circle, Watsonville

Hello Nate: I wanted to get back to you with comments regarding the above project.

Following our review, it seems that the proposed extension of the existing retaining wall (being pre-Coastal Act) is acceptable. However, we strongly encourage that the proposed private access stairway be removed from the project, or denied at the hearing, as this proposed development raises issues related to public access with regards to private accessways and visual impacts as seen from the beach. There is an existing public accessway available nearby with stairs leading down to the beach adjacent to the property.

Please let me know if you have any questions.

Best
~Karen

Karen J Geisler, Coastal Program Analyst
California Coastal Commission, Central Coast District
725 Front Street, Suite 300, Santa Cruz, CA 95060
Phone: (831) 427 4863 Fax: (831) 427 4877
Karen.Geisler@coastal.ca.gov

www.coastal.ca.gov ><(((°>.....><(((°>
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