



Staff Report to the Zoning Administrator

Application Number: **131138**

Applicant: John Craycroft, Craycroft Design
Owner: Yaffa and Robert Scranton
APN: 052-291-14

Agenda Date: November 21, 2014
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to construct 1,719 square feet of habitable additions and a 675 square foot garage addition to an existing 1,838 square foot, single-family dwelling with an 830 square foot non-habitable basement storage area/workshop/garage below; to convert 215 square feet at the lower floor to habitable area, and to demolish 370 square feet of existing decks. This requires a Coastal Development Permit, a Variance for second floor rooftop decks and a Residential Development Permit with Design Review for increased height of the dwelling from 30 to 33 feet in the Pajaro Dunes Planned Unit Development and SU zone district.

Location: Property located on the south side of Shearwater Lane (51 Shearwater Lane) at about 525 feet north of the intersection with Puffin Lane.

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

Permits Required: Coastal Development Permit
Variance
Residential Development Permit
Design Review

Technical Reviews: Geologic Hazards Assessment (REV131122)

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131138, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Categorical Exemption (CEQA determination) | F. Assessor's, Location, Zoning and General Plan Maps |
| B. Findings | G. Geologic hazards Assessment REV131122 |
| C. Conditions | H. Primary Frontal Dune Analysis, prepared by Rock Solid Engineering Inc., dated June 4, 2014 |
| D. Project plans | |
| E. Visual and Neighborhood Analysis | |

Parcel Information

Parcel Size: 9,053 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential neighborhood
Project Access: Shearwater Lane
Planning Area: San Andreas
Land Use Designation: R-UL (Urban Low Residential)
Zone District: SU (Special Use)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Located on a primary frontal dune and therefore, by definition, within the Wave Run-Up or "V" zone, and mapped within the 500 year flood zone. Mapped within an area of high liquefaction potential.
Soils: An engineering Geotechnical (soils) Report is required to be submitted prior to the issuance of a Building Permit.
Fire Hazard: Not a mapped constraint
Slopes: The building site is fairly level but is located within a depression and surrounded by slopes that range between 15% and 50%.
Env. Sen. Habitat: Within a coastal dune sensitive habitat area.
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Mapped within a scenic area. Not visible from the beach or ocean.
Drainage: Proposed drainage plan approved by Department of Public Works, Stormwater Division.
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Watsonville
Sewage Disposal: City of Watsonville
Fire District: Pajaro Valley Fire Protection District
Drainage District: Flood Zone 7

History

Application 74-400-PUD (Ordinance 2089, adopted February 28, 1975) was approved for a 262-unit Planned Unit Development with service and recreational facilities. This Permit amended previous Use Permits, 2331-U, 2550-U, 2751-U 3134-U and 3301-U approved between 1965 and 1973, that had previously approved a 400-unit PUD with commercial and recreational facilities. Subsequently, a Coastal Commission Permit, 239-75, was approved on December 3, 1975 to recognize the Pajaro Dunes development as approved by 74-400-PUD.

Application 74-400-PUD was later Amended (Ordinance 2329, adopted August 17, 1976) to allow the developer to maintain a real estate sales office in the “existing offices for the sale, resale or rental of properties within the Pajaro Dunes developments, and to allow meeting, seminar or assembly uses conducted by the Pajaro Dunes Association.

The dwelling at 51 Shearwater Lane was constructed subject to the original Use Permits that were approved for a 400-unit development. Building Permit #28694 was issued on June 7, 1972 for a 3 bedroom, 2 bath, two story dwelling with a loft and a garage below. The dwelling was remodeled in 1991 under Building Permit #100330 to add an additional bathroom.

Project Setting

Pajaro Dunes is a gated community that includes both single-family and multi-family dwellings, along with recreational and service facilities, that has been developed along an area of coastal dunes lying between the Watsonville Slough to the northeast and the beach fronting onto the Pacific Ocean to the southwest.

The single-family homes within Pajaro Dunes have all been custom designed and built by individual property owners and therefore exhibit many different styles and include many two and three-story structures that range from around 1,400 square feet to over 4,700 square feet in size. Despite the range of styles and sizes there is a sense of cohesiveness to the development due to the extensive use of wood shingles, especially on the older homes, and because the individual homes are all set within the rolling grassy dune landscape with no fences. Additionally, all of the homes are connected by a series of boardwalks and trails that link the entire development.

Vehicular access to the development is via Rio Boca Road that runs along the inland edge of the development adjacent to Watsonville Slough. From this main artery there are a series cul-de-sacs and parking areas that branch off into the development. Homes that have frontage onto these roads and courts include on-site parking. However, many of the homes in Pajaro Dunes, particularly those located directly adjacent to the beach, include off-site parking within designated parking areas and can only be reached via pedestrian trails.

Although there are few trees within the dune area, the development is backed by several stands of large mature Eucalyptus trees along Rio Boca Road. Recreational facilities for the development that include tennis courts and play areas are located on the inland edge of the dunes adjacent to and accessed via Rio Boca Road but are also linked to the homes via pedestrian trails.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 9,053 square feet, located in the SU (Special Use) zone district, a designation which allows residential uses when combined with a residential General Plan land use designation. The existing single-family dwelling is a principal permitted use within the zone district and the construction of additions to that structure is allowed subject to meeting all of the required site standards. The zoning is consistent with the site's (R-UL) Urban Low Residential General Plan designation.

The SU (Special Use) zoning designation of the parcel reflects that the lot lies within a Planned Unit Development and that there are special site and development standards that were approved by 74-400-PUD. These standards are set out in the table below:

| | Front yard | Side yards | Rear yard | Lot Coverage | Floor Area Ratio | Height |
|------------|------------|--|-----------|--------------|------------------|--------|
| 74-400-PUD | 20 ft. | 5 ft. and 7 ft. or 6 ft. and 6 ft. | 10 ft. | 45% | N/A | 30 ft. |
| Proposed | 20 ft. | 13.5 ft. and 29.5 ft. | 18.5 ft. | 19% | N/A | 33 ft. |

The proposed dwelling will meet all of the proposed setbacks and the maximum Lot Coverage for the zone district. However, the proposed remodel and additions will increase the height of the dwelling to just over 32 feet 4.5 inches as measured from the original grade. This requires approval of a Residential Development Permit for an increase in height, as set out in County Code section 13.10.323(E)(5)(b), that allows for an increase in height of up to a maximum of 33 feet subject to Design Review. A complete list of Development Permit Findings is included with this report.

In addition, the proposed project includes removing the existing ground and second floor level decks at the south elevation and replacing them with two rooftop deck areas that will be accessed from the loft level and upper floor level of the dwelling. Based upon County Code section 13.10.323 (Development Standards for Residential districts) subsection (E)(1), "Second story rooftop decks and landings are not permitted". Therefore the proposed 212 square foot rooftop deck that will be accessed from the kitchen at the upper floor of the dwelling requires the approval of a Variance, since it will be located on a second story rooftop. A complete list of Variance findings for the proposed deck is included with this report, also including the proposed rooftop deck that will be accessed from the loft level, although it is not a second story rooftop deck. The visual impact of these decks will be minimal and no adjacent properties will be overlooked.

Design Review

Although the existing dwelling conforms to the 30 foot height limit allowed within the Pajaro Dunes PUD when measured at the wall line, the northern corner of the large overhanging eave at the loft level of the existing dwelling currently has a height of around 32 feet 6 inches at its highest point when measured from the surveyed estimated original grade level below. As proposed, the remodel and additions to the dwelling will extend the loft area to include the area beneath the existing eaves and this will result in a structure that has a maximum height of just over 32 feet 4.5 inches at its highest point. This is lower than the height of the existing eave and within the maximum 33 feet height that is allowed however, because the remodeled dwelling will be over-height measured at the new wall line, Design Review of the remodeled structure is required.

The remodeled and enlarged dwelling complies with the requirements of the County Design Review Ordinance, in that the structure is located in a bowl-shaped depression within the sand dunes and is surrounded by higher ground on all sides, except for where the driveway links the garage to the street. Therefore, except for views along the driveway from Shearwater Lane, the house does not appear to exceed the height limit. In fact, when viewed from turnaround at the end of Shearwater Lane or from the adjacent walkway or beach access path located immediately to the southeast of the dwelling, the house only appears to be a low profile, two story structure and the lower floor and half basement garage/workshop/storage area are not visible. Similarly, in views from further east on Shearwater Lane, only the upper portion of the dwelling is visible.

The proposed additions to the home include a three story area with a new garage at the lower floor that will be constructed at the north elevation along the driveway towards Shearwater Lane, and a three story addition at the south elevation that expands the existing living areas and loft within an area currently occupied by decks from the upper and lower floors. Both of these additions will conform to the maximum 30 foot height limit allowed within the Pajaro Dunes PUD. However, the loft level will also be reconfigured to eliminate the existing sloped roof areas and to extend the floor area within an area currently covered by large overhanging eaves, thereby allowing for an increase in the useable floor area and this will change the roof line at the highest portion of the structure. The proposed remodel will therefore result in a portion of the structure that exceeds the 30 foot height limit. However, this will not significantly increase the visual impact of the dwelling since the existing angular roof will be replaced with a softer curved roofline that more closely follows the grade line. Further reduction in the scale of this over-height portion of the structure, as viewed from Shearwater Lane looking directly along the driveway, will be achieved by the stepping down of the structure towards the street.

The remodeled and extended dwelling will not be out of scale with the neighborhood since many of the existing three story homes in the development are prominently situated, within the open dune area. The remodeled and expanded dwelling that is located within a low lying area will therefore have a lesser impact visually than many of these surrounding homes. The remodeled structure has also been designed to be in keeping with the older dwellings in Pajaro Dunes in that the exterior of the structure will consist of wood shingles and the design includes simple, rectangular windows. It will also incorporate updated details such as a curved roofline that will reflect other recently remodeled dwellings on Shearwater Lane.

The proposed design has also been reviewed and approved by the Pajaro Dunes Association Design Committee and no negative comments were received. The Committee found that the height of the home was acceptable and within the range exhibited by other homes within the development. In addition, the Committee reviewed the plans in relationship to surrounding properties and found that the proposed expansion of the existing loft area and proposed rooftop decks would not affect nearby homes and that the project would result in improved privacy for neighboring properties.

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, however, the proposed remodeled and extended dwelling will continue to not be visible from the adjacent beach since it is located back behind and at a lower elevation than homes developed along the shoreline. The proposed remodel and expansion of the existing dwelling will not interfere with public beach access, which is provided nearby at Palm State Beach on West Beach Road, about three quarters of a mile north of the project site. Neither will the project interfere with the existing private pathway to the beach that is located immediately to the southwest of the parcel for use by residents of the Pajaro Dunes community. This path connects to a pedestrian boardwalk located along the southwestern boundary of the subject parcel that is part of the internal pedestrian circulation network and that connects the turnarounds located at either end of Shearwater Lane. This boardwalk also will not be affected by the proposed development.

The proposed project will not interfere with any existing open views, nor will it affect access to the Watsonville Slough as this body of water is separated from the project site by recreation areas with tennis courts, mature Eucalyptus trees and by Rio Boca Road. The project site is not identified as a priority acquisition site in the County's Local Coastal Program.

Dune Habitat

The proposed additions to the existing home have been designed so that, to the greatest extent possible, they are located in areas covered by existing structures or are within the existing paved driveway and walkway. However, a portion of the new structure will be over a currently undisturbed dune area. Therefore the project has been conditioned to require that the area of dune habitat that will be removed by the proposed development must be completely offset or exceeded by areas of existing coverage that are to be re-vegetated and restored. The applicant has been required as a condition of approval of this permit, to submit a detailed restoration and landscaping plan prepared by a qualified professional, that will include recommendations for the replanting of these areas and, in addition, will include provisions for the removal of all non-native species such as ice plant on the parcel and replanting with native dune species. As a result there will be no net loss of dune habitat within the parcel and the overall quality of the remaining dune habitat areas will be enhanced.

In order to protect and preserve the dune habitat during construction of the project, six foot high construction fencing will be erected around the entire building site. In addition, a biological monitor is required to be on site during all excavation activities to protect the black legless lizard, should any members of this species be present. All drainage for the proposed remodeled dwelling has been designed in accordance with Best Management Practices to protect this sensitive habitat.

Geologic Hazards

Due to the location of the structure on a sand dune within a coastal wave run-up hazard area and within the 500 year flood plain, a Geologic Hazards Assessment for this parcel was required for this project. Based upon this Assessment the project has been accepted as proposed but has been conditioned to require the submittal of a Geotechnical Report prior to the issuance of a Building Permit, that must address the potential for liquefaction or subsidence hazards on the parcel. Further, no grading will be allowed at the site without the submittal of an additional engineering study.

In addition, to address concerns regarding coastal flooding, including the potential for sea level rise, a Primary Frontal Dune Analysis, prepared by Rock Solid Engineering, Inc. dated June 4, 2014 was submitted in support of this application. This report indicates that the existing sand dune reservoir at the Primary Frontal Dune exceeds both the FEMA and Coastal Commission recommendations and the structure is therefore not expected to be damaged by coastal flooding during a 100 year event.

Environmental Review

Environmental Review has not been required for the proposed project since, as proposed, the project qualifies for an exemption under the California Environmental Quality Act (CEQA) consistent with the CEQA guidelines in Section 3, New Construction or Conversion of Small Structures (15303). This is because the proposed additions and remodeling of the existing dwelling will be constructed within an area designated for residential uses and the project will conform to all of the required site and development standards for the Pajaro Dunes Planned Unit Development subject to the approval of a Residential Development Permit and Design Review to allow for an increased height of the dwelling up to a maximum 33 feet and a Variance to allow for the provision of second story rooftop decks.

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 **131138**, 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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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: 131138

Assessor Parcel Number: 052-291-14

Project Location: 51 Shearwater Lane, Watsonville

Project Description: Proposal to construct habitable and non-habitable additions totalling 2,394 square feet at an existing 2,660 square foot single family dwelling with an attached garage/storage area and to convert 215 square feet of the original garage to habitable area.

Person or Agency Proposing Project: John Craycroft, Craycroft Design

Contact Phone Number: (831) 427 3048

- 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 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a residential addition at an existing single-family dwelling that is located within an existing residential neighborhood within an area that is zoned for residential uses.

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

Lezanne Jeffs, 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, although zoned SU (Special Use), allows residential uses when combined with a residential General Plan designation. The existing Single-family Dwelling and the proposed additions and remodel constitute a principal permitted use within the zone district, and the zoning is consistent with the site's (R-UL) Urban Low Residential General Plan designation.

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

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

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

The proposed Single-family Dwelling is in conformance with the design criteria and special use standards and conditions of 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 and the size and architectural styles of these homes vary widely. The design submitted is consistent with the existing range of styles.

The proposed remodeled and extended dwelling is of a similar scale to many of the existing three story homes in the neighborhood but will have less visual impact than many of these existing homes that are prominently situated at the crest of the dune. The proposed remodeled and expanded dwelling is located within a low lying semi bowl-shaped area behind the primary frontal dune and therefore will not be prominent in views from the surrounding neighborhood. The remodeled structure has been designed to be in keeping with the older dwellings in Pajaro Dunes in that the dwelling include wood shingle siding and simple, rectangular windows. It will also incorporate updated details such as a curved roofline that will reflect other recently remodeled dwellings on Shearwater Lane.

Therefore, this finding can be made.

- 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.**

The project site is located between the shoreline and the first public road. However, this finding can be made, in that the proposed remodeled and extended dwelling will not be visible from the adjacent beach since it is located back behind, and at a lower elevation than homes developed immediately along the shoreline. The remodeled dwelling will not interfere with public beach access, which is provided nearby at Palm State Beach on West Beach Road, about three quarters of a mile north of the project site. Neither will the project interfere with the existing private pathway to the beach that is located immediately to the southwest of the parcel for use by residents of the Pajaro Dunes community. This path connects to a pedestrian boardwalk located along the southwestern boundary of the subject parcel that is part of the internal pedestrian circulation network and that connects the turnarounds located at either end of Shearwater Lane. This boardwalk also will not be affected by the proposed development.

Further, the proposed project will not interfere with any existing open views, nor will it affect access to the Watsonville Slough as this body of water is separated from the project site by recreation areas with tennis courts, mature Eucalyptus trees and by Rio Boca Road. The project site is not identified as a priority acquisition site in the County's 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 residential land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design is consistent with the design of other homes in the vicinity. Further the plans have been reviewed and approved by the Pajaro Dunes Association Design Review Committee.

In addition, the project has been conditioned to require that there is no net loss to the coastal dune habitat on the parcel from the proposed additions. Further, non-native invasive species on the parcel such as ice plant will be required to be removed and these areas re-vegetated so that the dune habitat will be restored and enhanced to result in an overall improvement to the dunes in the vicinity of the project site.

Most homes within Pajaro Dunes include substantial decks, including many that are accessed from second and third floor areas. These deck areas shade the dune area below and are also visually prominent and intrusive features in the landscape. The proposed remodel of the dwelling will eliminate existing deck areas and these will be replaced by new decks located on rooftops where they can be accessed directly from an adjacent habitable floor. These decks will have no impact on the sensitive dune habitat, are visually integrated within the design of the structure and will not overlook adjacent properties, thereby leading to increased privacy for the neighboring homes. Therefore a Variance has been granted to allow for upper story rooftop decks for the proposed remodeled dwelling. Variance findings are included with this report.

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 ensure the optimum in safety and the conservation of energy and resources. The proposed remodeled and extended single-family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets or exceeds all current setbacks for the Pajaro Dunes Planned Unit Development that ensure access to these amenities. Further, the removal of existing cantilevered decks at the south elevation of the dwelling and replacing these with rooftop decks located closer to Shearwater Lane will increase the privacy of neighboring properties.

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.**

The proposed location of the single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the 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 Pajaro Dunes Planned Unit Development, subject to Design Review for the approval of an increase in height from 30 feet to a maximum of 33 feet at the remodeled loft area.

In addition, the proposed remodel of the dwelling will eliminate existing deck areas and these will be replaced by new decks located on second and third story rooftops where they can be accessed directly from an adjacent habitable floor. These decks are visually integrated within the design of the structure and will not overlook adjacent properties, thereby leading to increased privacy for the neighboring homes. Therefore a Variance has been granted to allow for upper story rooftop decks for the proposed remodeled dwelling. Variance findings are included with this report.

This finding can therefore be made.

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-UL) 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 Pajaro Dunes PUD, intended to protect neighboring parcels from the effects of adjacent developments, 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 additions and remodel of the existing single-family dwelling will comply with the site standards for the Pajaro Dunes PUD and for the SU zone district (including setbacks and lot coverage) and will comply with the maximum allowed height limit of 33 feet, subject to Design Review to ensure that the scale and appearance of the remodeled structure is consistent with a design that could be approved on any similarly sized lot in the vicinity that has similar characteristics.

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

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

This finding can be made, in that the proposed addition to the existing single-family are not expected to increase the level of traffic above that generated by the existing dwelling and therefore the project will not adversely impact existing roads or intersections in the surrounding area. Further, the proposed additions and remodeling of the existing structure will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources and therefore will not overload utilities in the area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

The single-family homes within Pajaro Dunes have all been custom designed and built by individual property owners and therefore exhibit many different styles and include many two and three-story structures that range from around 1,400 square feet to over 4,700 square feet in size. The proposed remodeled and extended dwelling therefore will not be out of scale with the neighborhood. Further, the remodeled structure has been designed to be in keeping with the style of the existing homes in Pajaro Dunes in that the dwelling will include wood shingle siding and simple, rectangular windows. It will also incorporate updated details such as a curved roofline that will reflect other recently remodeled dwellings on the adjacent Shearwater Lane.

The proposed design has also been reviewed and approved by the Pajaro Dunes Association Design Committee and no negative comments were received. The Committee found that the height of the home was acceptable and within the range exhibited by other homes within the development. In addition, the Committee reviewed the plans in relationship to surrounding properties and found that the proposed expansion of the existing loft area and proposed rooftop decks would not affect nearby homes and that the project would result in improved privacy for neighboring properties.

Therefore, this finding can be made.

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 remodeled and extended dwelling 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.

The proposed additions to the dwelling at the north and south elevations of the existing structure will conform to the maximum 30 foot height limit allowed within the Pajaro Dunes PUD. However, the existing loft level of the dwelling will also be reconfigured to eliminate the sloped roof areas and to extend the floor area within an area currently covered by large overhanging eaves, thereby allowing for an increase in the useable floor area. This remodel will change the roof line at the highest point of the structure and result in a portion of the dwelling that exceeds the 30 foot height limit. However, this change will not significantly increase the visual impact of the dwelling since the existing angular roof will be replaced with a softer curved roofline that more closely follows the grade line. Further, in views from Shearwater Lane looking directly along the driveway, the scale of this over-height portion of the structure will be reduced by the stepping down of the structure towards the street.

The remodeled and enlarged dwelling complies with the requirements of the County Design Review Ordinance, in that the structure, which is located in a bowl-shaped depression, is surrounded by higher ground on all sides, except for where the driveway links the garage to the street. Therefore, the remodeled house will not be visually intrusive or out of scale with the surrounding neighborhood. In fact, when viewed from turnaround at the end of Shearwater Lane or from the adjacent walkway or beach access path located immediately to the southeast of the dwelling, the house will appear to be a low profile, two-story structure and the lower floor and half basement garage/workshop/storage area will not be visible. Similarly, in views from further east on Shearwater Lane, only the upper portion of the dwelling will be visible above the surrounding dunes.

The remodeled structure has also been designed to be in keeping with the style of surrounding older dwellings in Pajaro Dunes in that the dwelling will include wood shingle siding and simple, rectangular windows. It will also incorporate updated details such as a curved roofline that will reflect other recently remodeled dwellings on Shearwater Lane.

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.**

The proposed project is located within the SU (Special Use) zone district, a designation that allows for residential uses when combined with a residential General Plan designation. The existing single-family dwelling and the proposed expansion and remodel constitute a principal permitted use within the zone district, and the zoning is consistent with the site's (R-UL) Urban Low Residential General Plan designation. Therefore the proposed deletion of the decks at the first and second floor of the existing house and the inclusion of replacement decks at the upper story rooftops is therefore consistent with the allowed uses on the parcels.

The existing dwelling is located within the Pajaro Dunes Planned Unit Development a community that has been developed within an area of coastal dunes special habitat. Therefore, in order to preserve and protect the dune habitat the proposed additions to the existing home have been designed so that, to the greatest extent possible, they are located in areas covered by existing structures or are within the existing paved driveway and walkway. In addition, existing ground level and upper level deck areas at the south elevation are proposed to be removed so that the dune habitat may be restored in these areas. This is consistent with the conditions of approval of Coastal Development Permit 239-75 and with the requirements of the Sensitive Habitats Protection ordinance, chapter 16.32 of the Santa Cruz County Code. Therefore, without the inclusion of rooftop deck areas to replace the existing decks that are to be removed, the proposed remodeled dwelling would have no useable outdoor open space. All homes in Pajaro Dunes have useable, private outdoor areas, the majority of which are provided by extensive deck areas, many located at the second and third floor of the structures. Therefore the approval of deck areas at the rooftop areas of the proposed remodeled dwelling, where these decks are no higher than the floor level of an adjacent portion of dwelling is consistent with decks located at the upper floors of adjacent homes. If the replacement deck areas were not located at the rooftop, the alternative would be to construct deck areas that would protrude beyond the footprint of the structure. This is not desirable as the decks would then increase the lot coverage and shade the dune area below as well as being visually prominent and intrusive features in the landscape.

Therefore, this finding can be made.

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 a single-family dwelling is an allowed use within the SU zone district. The Variance will allow for the construction of decks located on flat roof areas above the upper floors of the dwelling. The site and development standards of the Santa Cruz County Code include a provision that second story rooftop decks are not allowed. This was added to address complaints and concerns about loss of privacy, particularly on smaller, generally urban parcels and was intended to prevent the construction of decks at the roof level of the highest

portion of a dwelling. However, the regulation does not address multi level dwellings where rooftop decks are not located on the highest portion of the house and where a supported or cantilevered deck could be approved at the same level if there were no enclosed space below. The granting of a Variance to allow for the construction of decks at the upper rooftop levels of the remodeled dwelling, but not on the rooftop at the highest point of the dwelling, will be in harmony with the general intent and purpose of zoning objectives since the floor level of the proposed decks will be no higher than the floor level of adjacent pre-existing legally developed portions of the structure. Further, the proposed decks will not be materially detrimental to public health, safety, or welfare or injurious to any property or improvements in the vicinity since the provision of rooftop decks to replace the existing ground level and upper level decks at the south elevation of the structure will result in improved privacy for neighboring properties. The proposed deck areas are located away from adjacent structures and will not overlook or shade any neighboring homes on Shearwater Lane. In addition the decks will be visually less intrusive than similarly sized cantilevered or supported decks that would otherwise have to be constructed.

Further, the proposed design that includes rooftop decks has been reviewed and approved by the Pajaro Dunes Association, Design Committee who found that the proposed rooftop decks would not affect nearby homes and that the project would result in improved privacy for neighboring properties.

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.**

The granting of a Variance to allow for rooftop decks at the upper levels of the proposed remodeled dwelling does not constitute a grant of special privilege because all homes in Pajaro Dunes have useable, private outdoor areas, the majority of which are provided by extensive deck areas, many located at the second and third floor of the structures. Therefore the approval of deck areas at the rooftop areas of the proposed remodeled dwelling, where these decks are no higher than the floor level of an adjacent portion of dwelling is consistent with decks located at the upper floors of adjacent homes. If the replacement deck areas were not located at the rooftop, the alternative would be to construct deck areas that would protrude beyond the footprint of the structure. This is not desirable as the decks would then increase the lot coverage and shade the dune area below as well as being visually prominent and intrusive features in the landscape. Therefore, similar rooftop decks that are no higher than the floor level of an adjacent habitable area and not constructed on the roof of the highest portion of dwelling could be constructed on any similarly sized lot within the Pajaro Dunes community where such rooftop decks do not negatively impact neighboring properties and result in a reduced impact or improvement to the surrounding sensitive dune habitat.

This finding can therefore be made.

Conditions of Approval

Exhibit D: Three sheets prepared by Craycroft Design, one sheet as revised 10/28/14 and two sheets as revised 7/10/14, and two sheets prepared by Luke R. Beautz, licensed Land Surveyor, dated August 2013.

Exhibit E: Visual and Neighborhood Analysis

- I. This permit authorizes the construction of additions totaling 1,719 square feet of habitable area and 675 square feet of non-habitable area and the conversion of 215 square feet of existing non-habitable area to habitable use at and existing four level single-family dwelling. This permit also authorized the demolition of 370 feet of existing supported and cantilevered decks and the addition of 662 square feet of rooftop decks. 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. 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" and Visual Simulations marked Exhibit "E" 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. In addition, supply three copies a color and material sheet to an 8 1/2" x 11" format for Planning Department review and approval.

2. Drainage, and erosion control plans.
 3. Please note that the base flood elevation of the Coastal High Hazard Area in this location is 34 feet, as referenced to the NAVD 88 datum. This elevation should be delineated on all elevations and cross-sections.
 4. The building plans must include the approved roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 33 feet.
 5. Details showing compliance with fire department requirements.
- B. Provide calculations to show that the proposed area of dune habitat that will be restored will equal or exceed the proposed area of removal of existing dune habitat from the proposed development. The following additional information should be provided:
1. The total area of the proposed disturbance to existing undeveloped dune areas. This should include the proposed balcony off the kitchen at 0.5:1.
 2. The total area of existing coverage by driveway/deck areas to be restored to dune habitat following completion of the proposed project. This includes the area of the lower deck and areas under the upper decks, where they not within the area of the proposed new addition. The ground level deck may be counted at 1:1 and the upper decks at 0.5:1. In addition show that existing paved areas of the driveway that are not required for vehicle or pedestrian circulation, will be broken out and restored to dune habitat areas. This includes a paved area adjacent to the east elevation and an area of the driveway in the "L" shaped area between the side of the new garage and the existing front wall of the dwelling.
- C. Submit a detailed restoration landscaping plan, completed by a qualified professional, clearly showing the area that is to be re-vegetated with native dune plants. The restoration area shall equal or exceed the area that is proposed for new development. In addition to the restoration of the areas detailed in B. 2. (above) the plan should include provisions for the removal and restoration of all areas currently covered by ice plant. The plan shall include recommendations for the ongoing maintenance of all restored dune areas to ensure establishment and ongoing health and vitality of all the proposed plantings.
- D. Ensure that Best Management Practices are included in the design of the proposed drainage for the project to protect the sensitive dune habitat area.

- E. All plans shall include a note regarding the requirement for a biological monitor to be onsite during all excavation activities to protect the black legless lizard, which is a California Species of Special Concern.
 - 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 and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
 - H. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - I. Pay the current fees for Parks and Child Care mitigation for one bedroom. Currently, these fees are, respectively, \$800 and \$109 per bedroom.
 - J. Provide required off-street parking for a minimum of 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.
 - K. 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.
 - L. Submit a letter from the Pajaro Dunes Association Design Committee to indicate approval of the final building plans for this project.
- 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 netting to protect the dune habitat shall be erected prior to the start of construction and shall be maintained during the construction of the project.
 - 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. All dune restoration plantings shall be installed.
 - F. 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. No additional outdoor use areas, including new areas of paving and decks of less than 18 inches in height, are allowed on the parcel without a requirement for an Amendment to this Permit to review potential for disturbance to the coastal dunes sensitive habitat.
 - B. All dune restoration plantings shall be maintained and any plants that die shall be replaced as recommended by the project Biologist or other qualified professional or as detailed on the restoration landscaping plan.
 - C. The parcel shall be maintained to be free of non-native, invasive species such as ice plant, as recommended by the Biologist or other qualified professional and as detailed on the restoration landscaping plan.
 - D. Except for the hallway and bathroom shown on Exhibit D, no additional area of the lower floor of the dwelling shall be converted to habitable area without the issuance of a Building Permit for an interior remodel of the structure.
 - E. 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: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

Lezanne Jeffs
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.

[illegible][illegible][illegible]

/

[illegible][illegible]

CUL DE SAC

1/6" - 1'-0"

PROPERTY INFORMATION FROM :
--SURVEY MADE BY LANE BEAULT, C.E. 15 AUGUST 2013

| | |
|-------------------------|--------------------|
| LOT SIZE - | 4035 SQ. FT. |
| EXPOSED | |
| HEATED AREA - | 1636 SQ. FT. |
| ADDITION - | 1844 SQ. FT. |
| TOTAL PROPOSED - | 3702 SQ. FT. |
| PROPOSED LOT COVERAGE - | 1746 SQ. FT. (44%) |

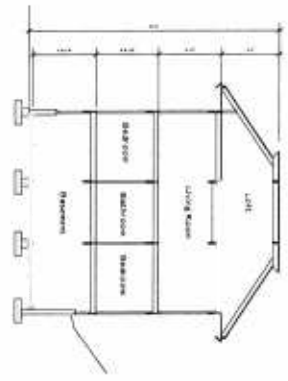
1. Add 2 Car Garage
2. Add Bath on First Level
3. Add Dining Room
4. Relocate & Enlarge Kitchen
5. Relocate Master Bedroom & Bath
6. Enlarge Living Room and 2 Bedrooms
7. Add 1 Bedroom
8. Enlarge & Remodel Loft
9. Remodel and Enlarge Entry
10. Add Elevator

A

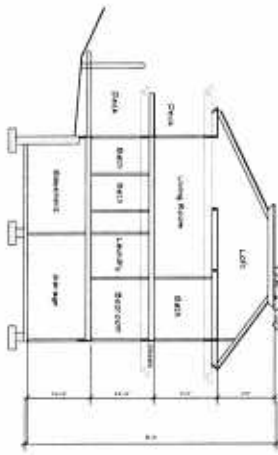
Owner:
Robert & Yaffa Scranton
Shearwater Lane
Pajaro Dunes, CA

Design:
Craycroft Design
455 Happy Valley Way
Santa Cruz, CA 95065
Tel: 831-427-3048

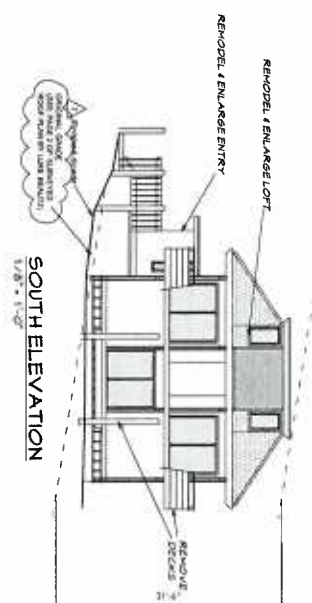
| | | | |
|---------|------------------------------------|----------|----------|
| 6/12/13 | NO VIDEO FOR 6/6/2008-6/12/2008 | NO VIDEO | NO VIDEO |
| 7 | REVIEWED PER 6/12/2008 | NO VIDEO | NO VIDEO |



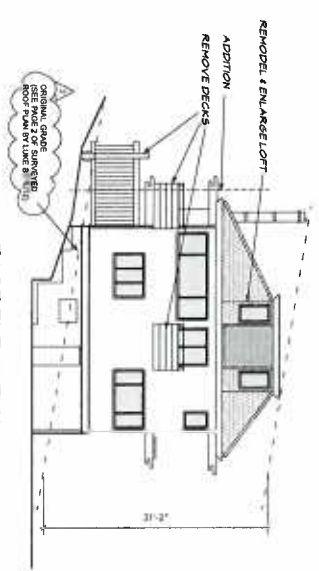
SECTION A
1/8" = 1'-0"



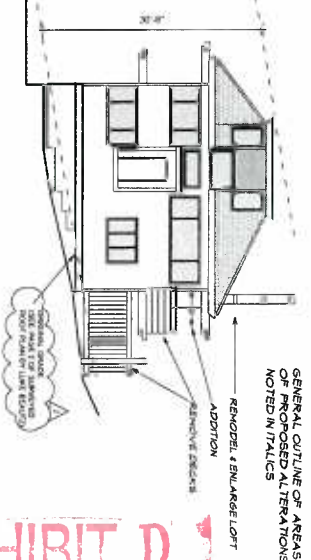
SECTION B
1/8" = 1'-0"



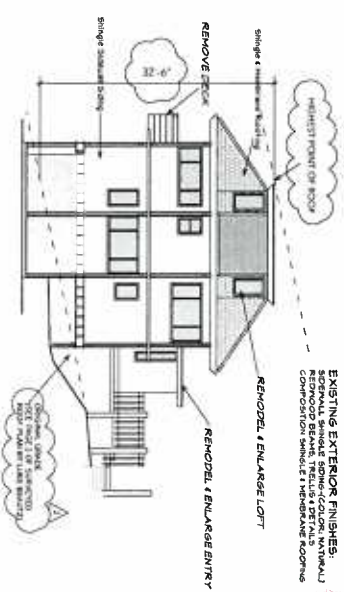
SOUTH ELEVATION
1/8" = 1'-0"



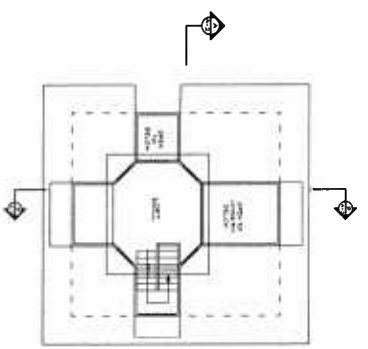
EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



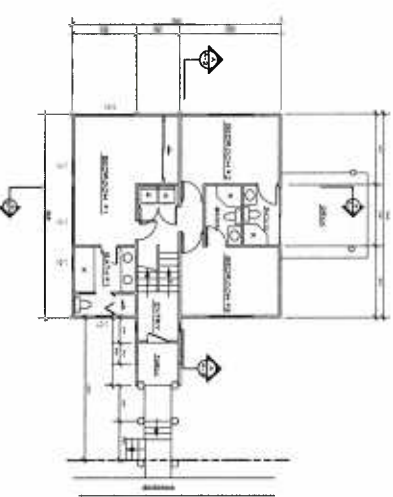
FRONT (NORTH) ELEVATION
1/8" = 1'-0"



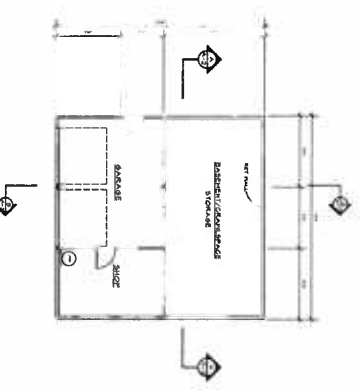
ATTIC LOFT LEVEL PLAN
1/8" = 1'-0"
HEATED - 210 SQ. FT.



SECOND LEVEL PLAN
1/8" = 1'-0"
HEATED - 167 SQ. FT.



FIRST LEVEL PLAN
1/8" = 1'-0"
HEATED - 559 SQ. FT.



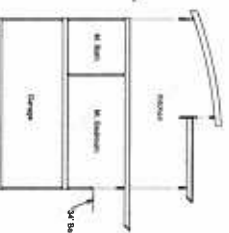
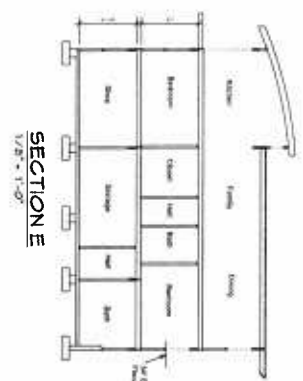
GARAGE LEVEL PLAN
1/8" = 1'-0"
UNHEATED - 440 SQ. FT.

EXISTING PLANS AND ELEVATIONS

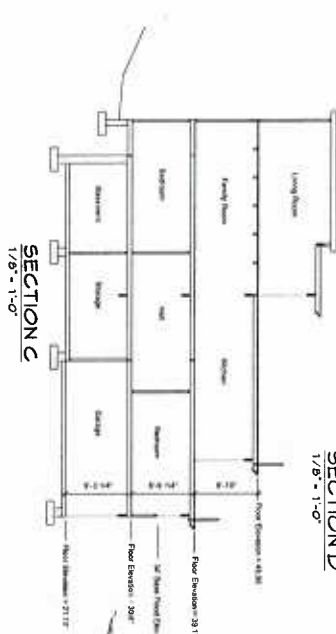
GENERAL OUTLINE OF AREAS OF PROPOSED ALTERATIONS NOTED IN ITALICS

EXHIBIT D

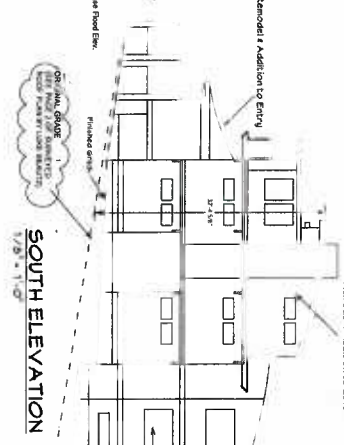
| | | | | | |
|----------------------------|--|---|---|--|--|
| <p>SHEET A2</p> | <p>Project: Scranton Residence 51 Shearwater Lane Pajaro Dunes, CA APN:</p> | <p>EXISTING FLOOR PLANS & ELEVATIONS</p> | <p>Owner: Robert & Yaffa Scranton Shearwater Lane Pajaro Dunes, CA</p> | <p>Design: Craycroft Design 455 Happy Valley Way Santa Cruz, CA 95065 Tel. 831-427-3048</p> | <p>Date: JAN 2013 Scale: 1/8" = 1'-0" Drawn: JL</p> |
|----------------------------|--|---|---|--|--|



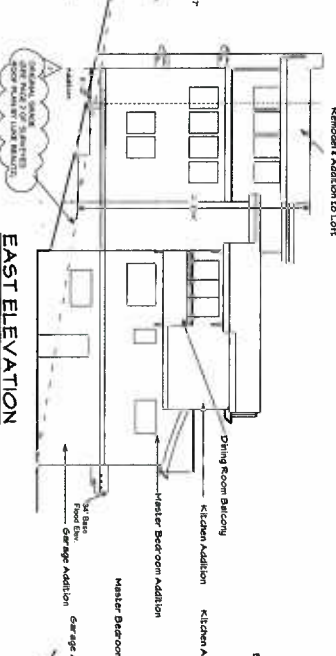
SECTION D
1/8" = 1'-0"



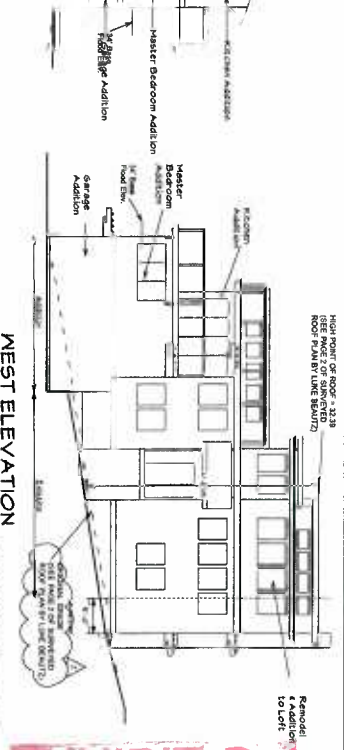
SECTION C
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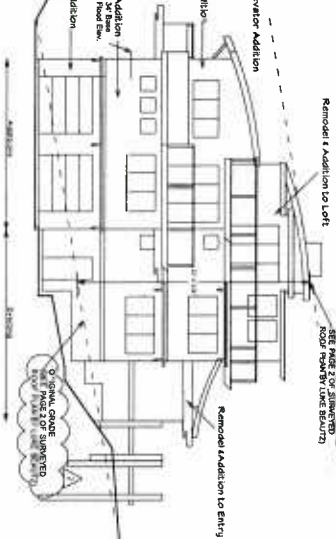
SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



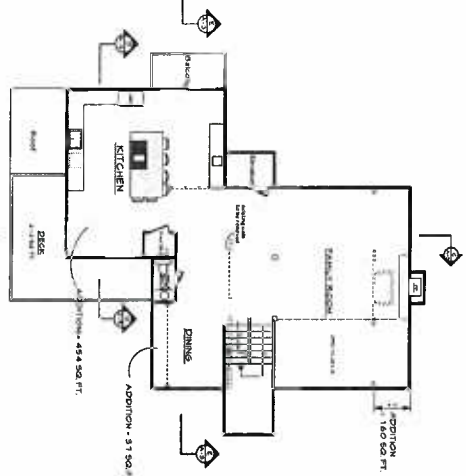
WEST ELEVATION
1/8" = 1'-0"



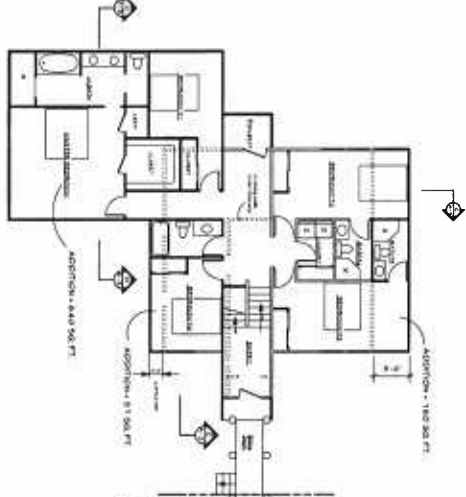
FRONT (NORTH) ELEVATION
1/8" = 1'-0"



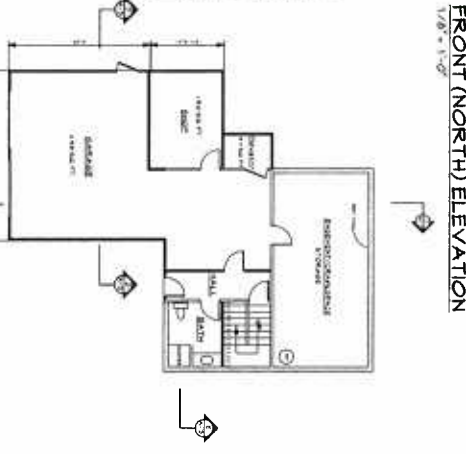
PROPOSED ATTIC/LOFT LEVEL PLAN
1/8" = 1'-0"



PROPOSED SECOND LEVEL PLAN
1/8" = 1'-0"



PROPOSED FIRST LEVEL PLAN
1/8" = 1'-0"



PROPOSED GARAGE LEVEL PLAN
1/8" = 1'-0"

PRELIMINARY BUILDING PLANS

EXHIBIT D

| | | | |
|--|---|---|---|
| DATE: MAY 2013 SCALE: 1/8" = 1'-0" DRAWN BY: [Signature] CHECKED BY: [Signature] PROJECT: 2013-001 | Project: Scranton Residence 51 Shearwater Lane Pajaro Dunes, CA APN: | Owner: Robert & Yaffa Scranton Shearwater Lane Pajaro Dunes, CA | Design: Craycroft Design 455 Happy Valley Way Santa Cruz, CA 95065 Tel: 831-427-3048 |
|--|---|---|---|

EXISTING RESIDENCE ROOF PLAN & SURVEY

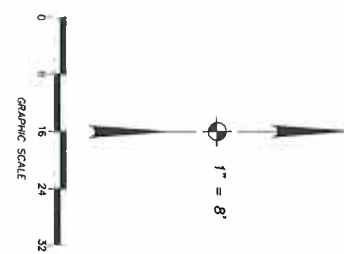
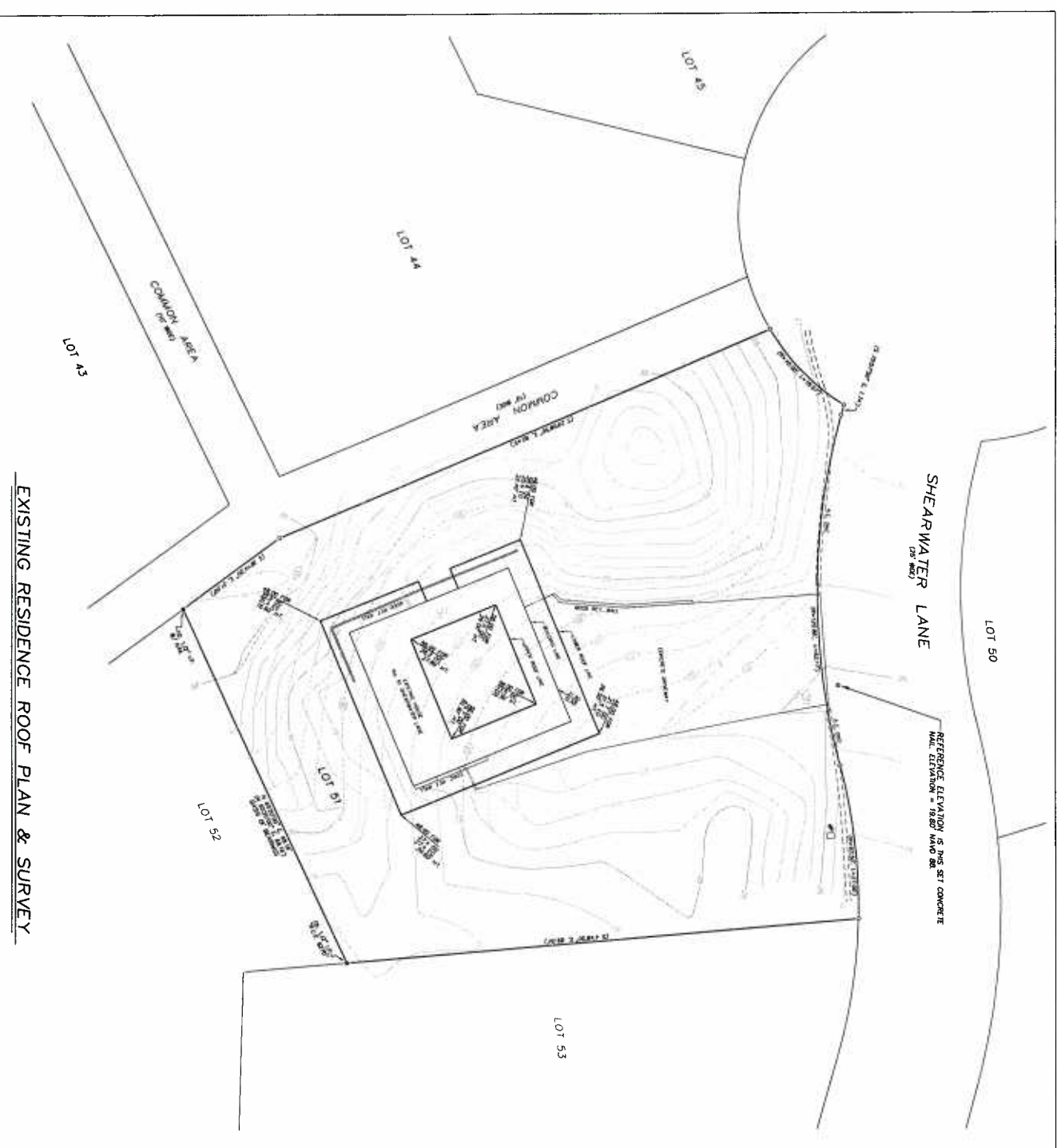



EXHIBIT D

- LEGEND
- Indicates survey monument found as noted hereon.
 - o Indicates survey point set as noted hereon.
 - () Indicates nothing found or set.
 - () Indicates record data based on 44-M-39.
 - FOR
 - DO Indicates finished grade roof
 - EG Indicates original ground
 - HT Indicates existing ground.
 - HT Indicates existing contour.
 - HT Indicates original ground contour.

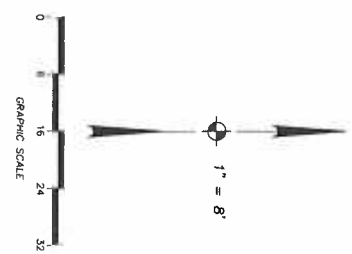
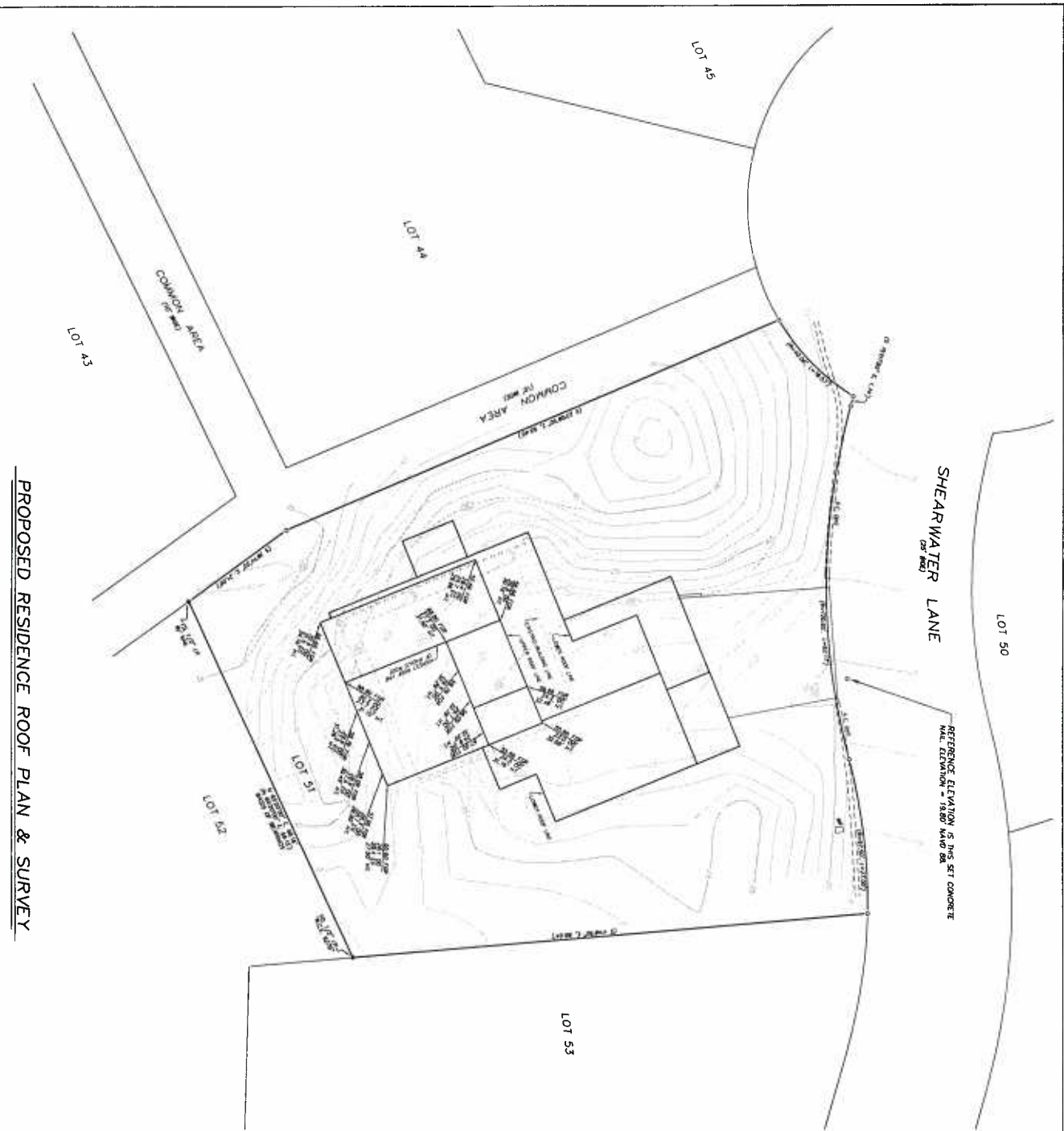
NOTE
ORIGINAL GROUND CONTOURS SHOWN HEREON ARE BASED ON INTERPRETATION OF EXISTING CUT SLOPES, SLOPE BREAKS, AND EXISTING GRADES ON NEIGHBORING PROPERTIES.

BENCH MARK IS COUNTY OF SANTA CRUZ BENCH MARK No. 1414, A STANDARD BRASS DISC SET IN THE EXPOSED AGGREGATE STEPS AT THE WESTERN CORNER OF THE BOTTOM STEP OF THE PALMARO DUNES TENNIS CLUB. ELEV. = 9.21' MAND 88.



SURVEYOR'S MAP
SHOWING A ROOF PLAN AND SURVEY FOR
THE EXISTING AND PROPOSED RESIDENCE ON
LOT 51
TRACT No. 468
44-M-39
PALMARO DUNES UNIT ONE
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 8'
BY: LUCAS R. BEAULT, C.E., L.S.
AUGUST 2013
APN: 005-291-14
SHEET 1 OF 2

PROPOSED RESIDENCE ROOF PLAN & SURVEY




- LEGEND**
- Indicates survey monument found as noted hereon.
 - o Indicates survey point set as noted hereon.
 - () Indicates record data based on 44-M-39.
 - FOR
 - OG Indicates finished grade roof
 - EG Indicates existing ground.
 - HT. Height
 - Indicates existing contour.
 - Indicates original ground contour.

NOTES

ORIGINAL GROUND CONTOURS SHOWN HEREON ARE BASED ON INTERPRETATION OF EXISTING CUT SLOPES, SLOPE BREAKS, AND EXISTING GRADES ON NEIGHBORING PROPERTIES.

BENCH MARK IS COUNTY OF SANTA CRUZ BENCH MARK NO. 141A, A CONCRETE MONUMENT SET IN THE WESTERN CORNER OF THE PALM DUNES TOWN CLUB. ELEV. = 921' NAVD 83.



SURVEYOR'S MAP
 SHOWING A ROOF PLAN AND SURVEY FOR
 THE EXISTING AND PROPOSED RESIDENCE ON
 LOT 51
 TRACT NO. 468
 44-M-39
 PALM DUNES UNIT ONE
 SANTA CRUZ COUNTY, CALIFORNIA
 SCALE: 1" = 8'
 BY LUKE R. BEAUZIZ, C.E., L.S.
 A.P.N. 032-291-14
 SHEET 2 OF 2

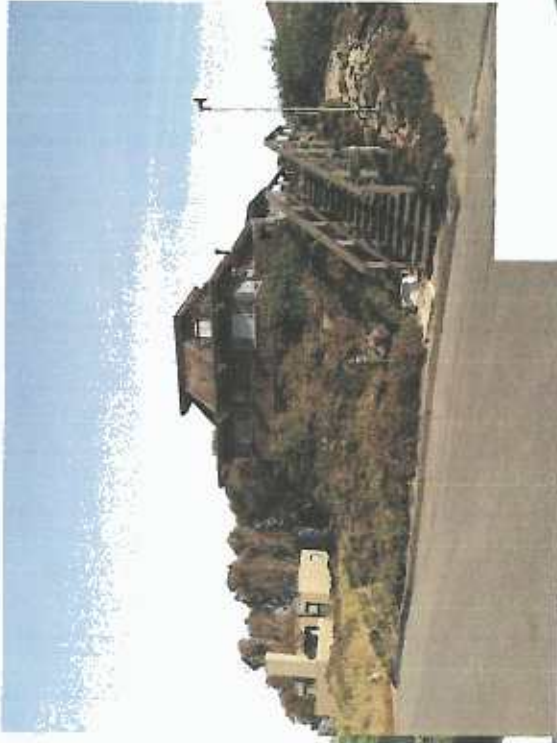


AERIAL PHOTO

SHOWING NEIGHBORING PROPERTIES
AND LOCATION OF SITE PHOTOS

Proposed Remodeling and Additions
Scranton Residence
51 Shearwater, Pajaro Dunes

Craycroft Design
12/5/12



B



C



A



D

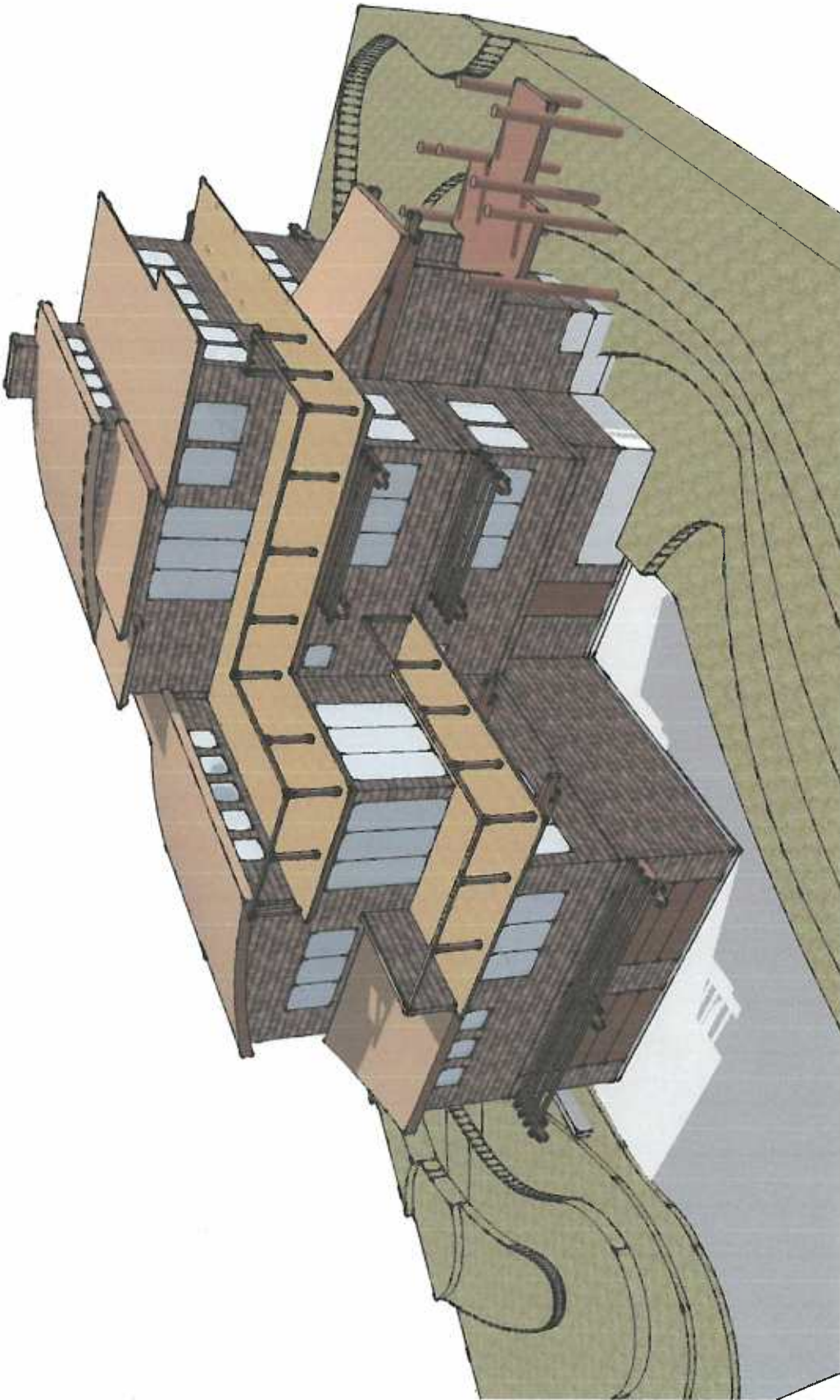


E

Proposed Remodeling and Additions
Scranton Residence
51 Shearwater, Pajaro Dunes
Craycroft Design
12/5/12

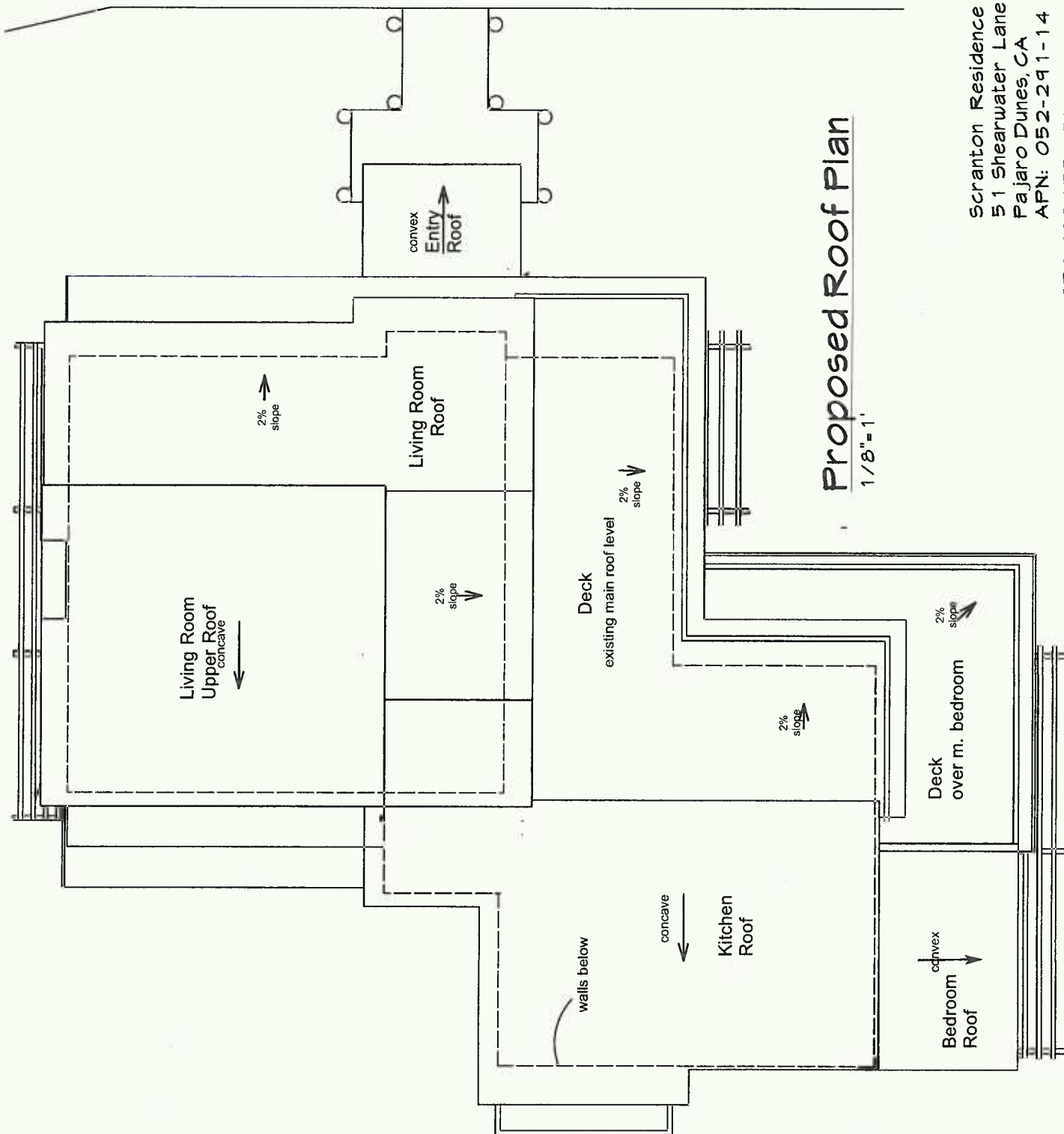
photos pg 2

EXHIBIT E



Perspective Roof View
1/8"=1'

Scranton Residence
51 Shearwater Lane
Pajaro Dunes, CA
APN: 052-291-14
CRAYCROFT DESIGN 11/1/13



Proposed Roof Plan

1/8"=1'

Scranton Residence
51 Shearwater Lane
Pajaro Dunes, CA
APN: 052-291-14

CRAYCROFT DESIGN 11/12/13



Scranton Residence
51 Shearwater Lane
Pajaro Dunes, CA
APN: 052-291-14

CRAYCROFT DESIGN 11/1/17

1. View of proposed improvements
from east beach access/common area



2. View of proposed improvements
from north from Shearwater Lane

Scranton Residence
51 Shearwater Lane
Pajaro Dunes, CA
APN: 052-291-14

CRAYCROFT DESIGN 11/12/13



3. View of proposed improvements
from east from Shearwater Lane

Scranton Residence
51 Shearwater Lane
Pajaro Dunes, CA
APN: 052-291-14

CRAYCROFT DESIGN 11/1/13



4. View of proposed improvements
from turnint circle at Shearwater Lane

Scranton Residence
51 Shearwater Lane
Pajaro Dunes, CA
APN: 052-291-14

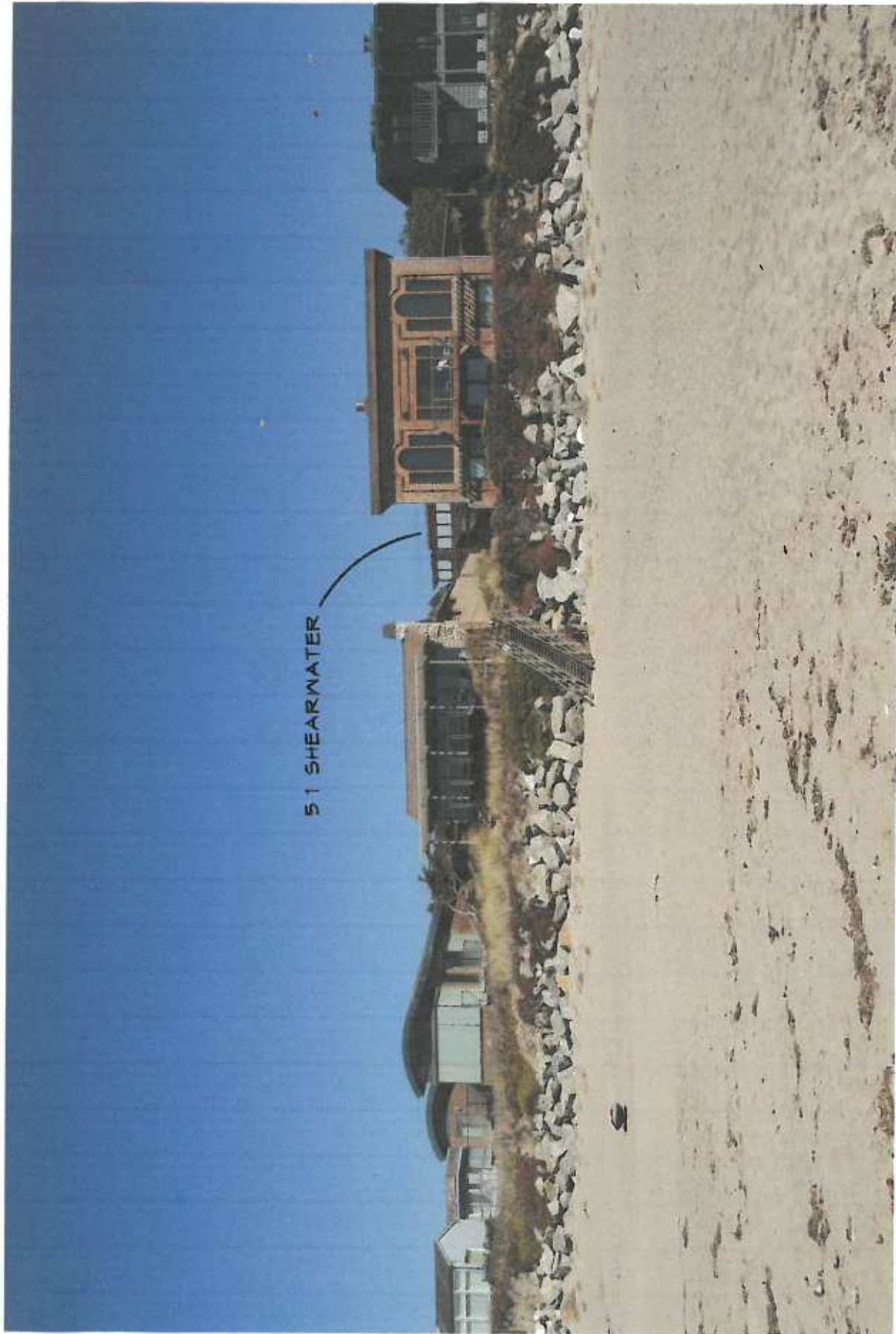
CRAYCROFT DESIGN 11/11/13



5. View of proposed improvements
looking north from beach access walkway

Scranton Residence
51 Shearwater Lane
Pajaro Dunes, CA
APN: 052-291-14

CRAYCROFT DESIGN 11/1/13



Scranton Residence
51 Shearwater Lane
Pajaro Dunes, CA
APN: 052-291-14

CRAYCROFT DESIGN 11/1/13

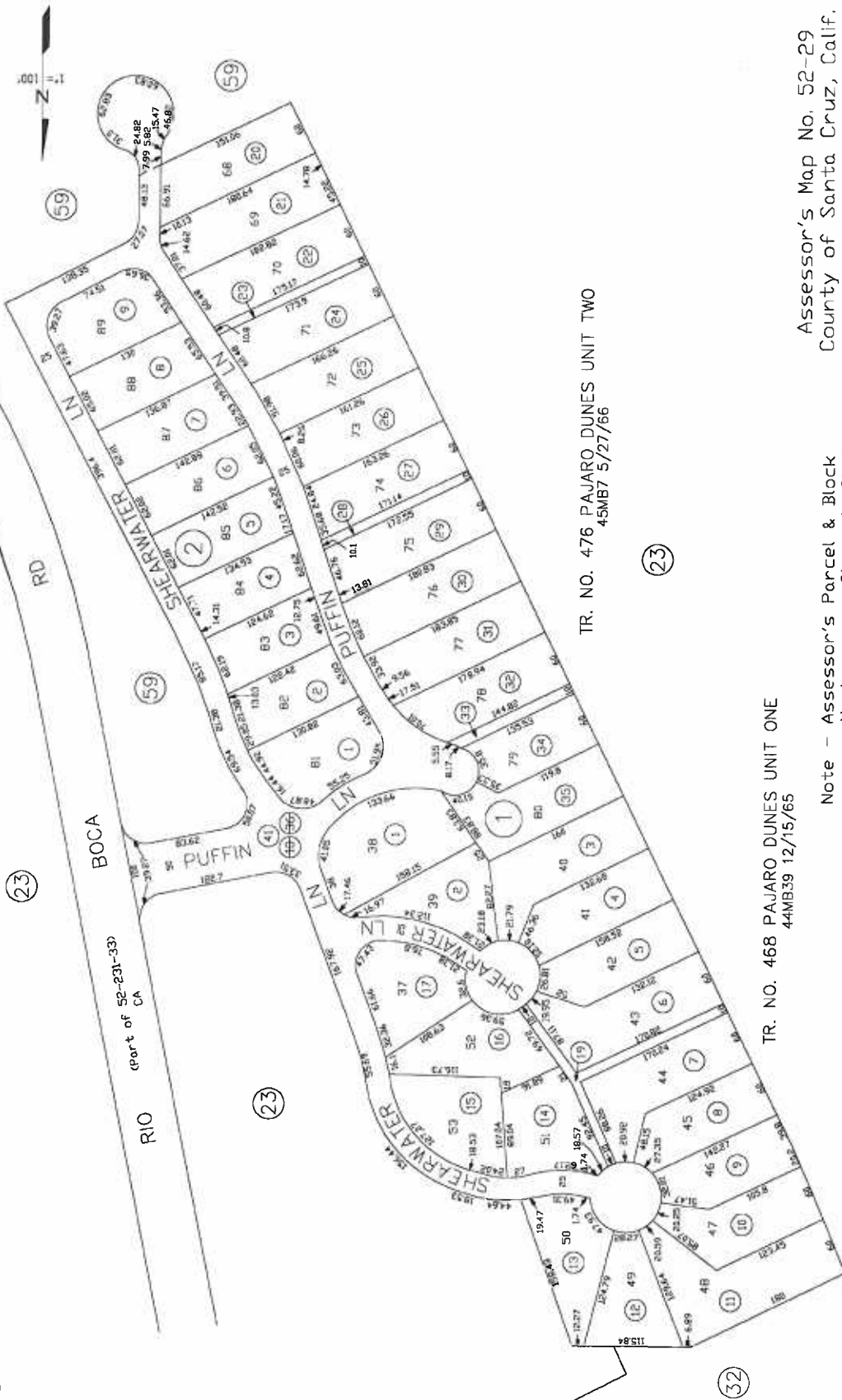
6. View of proposed improvements
from the beach

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POR. SEC. 25, T.12S., R.1E., M.D.B. & M.

Tax Area Code
 69-261

52-29

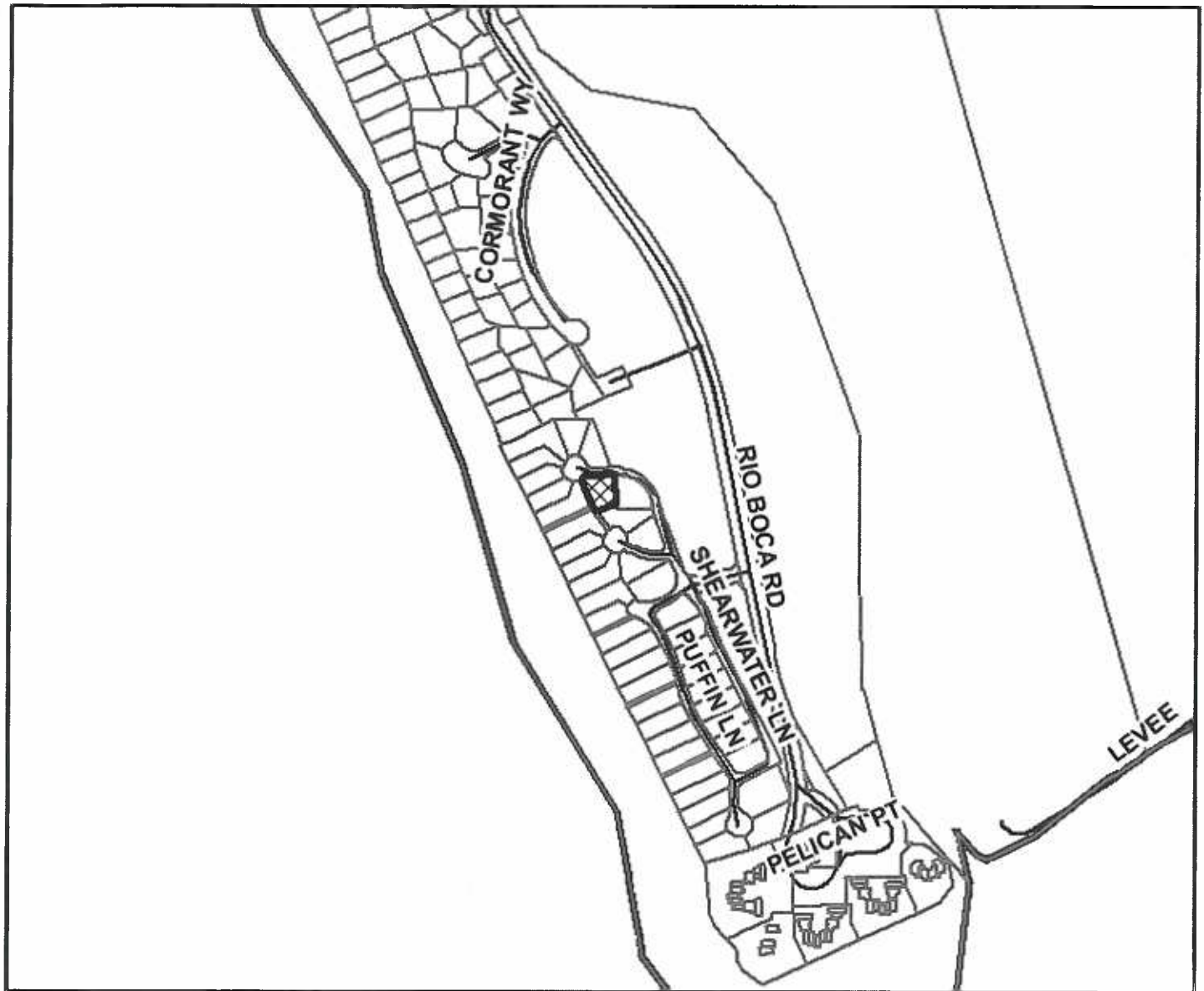


Assessor's Map No. 52-29
 County of Santa Cruz, Calif.
 Aug. 2000





Electronically redrawn 5/19/00 KSA
 Rev. B/19/00 KSA (Cor. to Pg. 59)



Location Map



LEGEND

-  APN: 052-291-14
-  Assessors Parcels
-  Streets
-  County Boundary

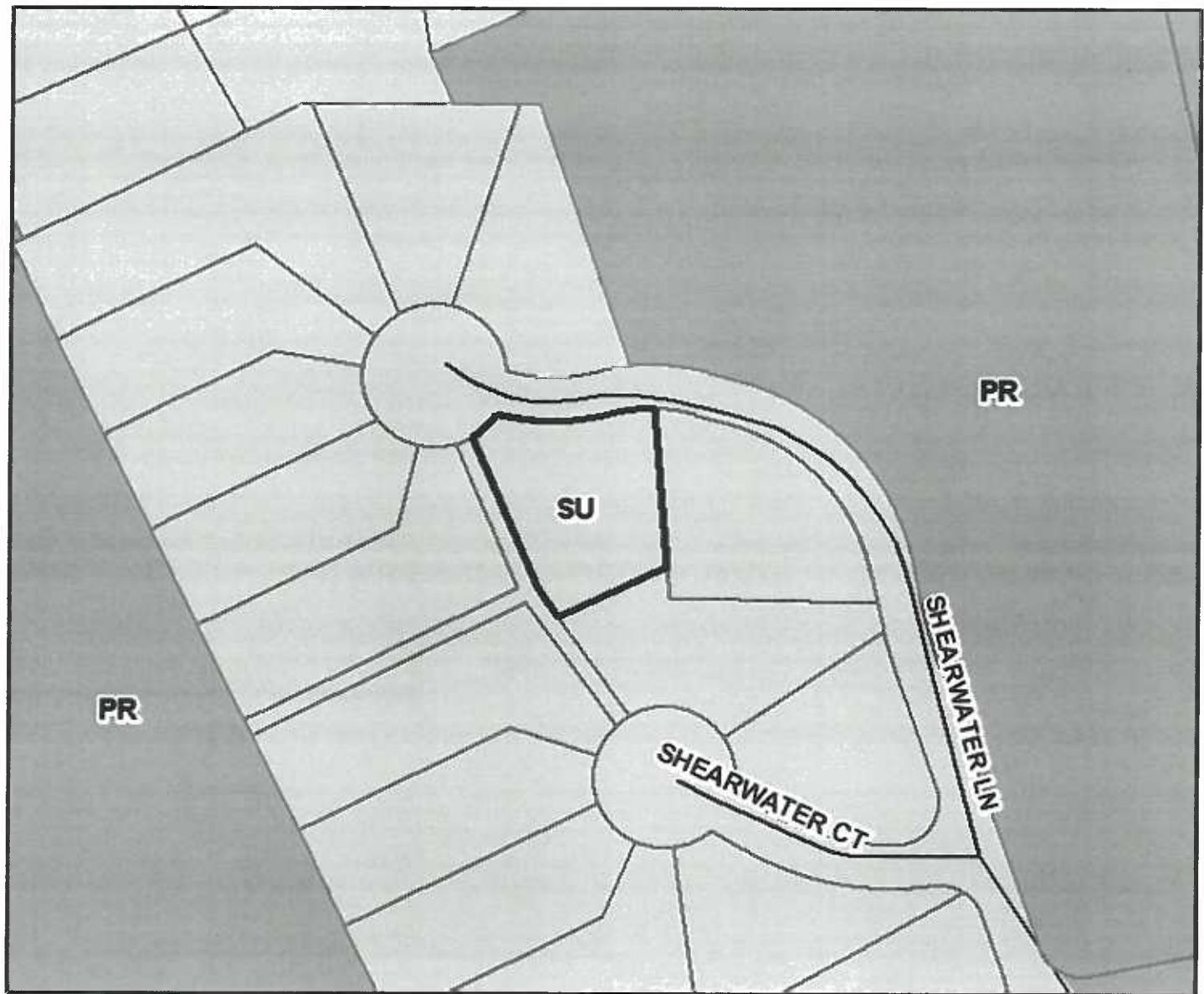


Map Created by
County of Santa Cruz
Planning Department
May 2013

EXHIBIT F



Zoning Map



125 62.5 0 125 250 375 500 Feet

LEGEND

-  APN: 052-291-14
-  Assessors Parcels
-  Streets
-  SPECIAL USE
-  PARK

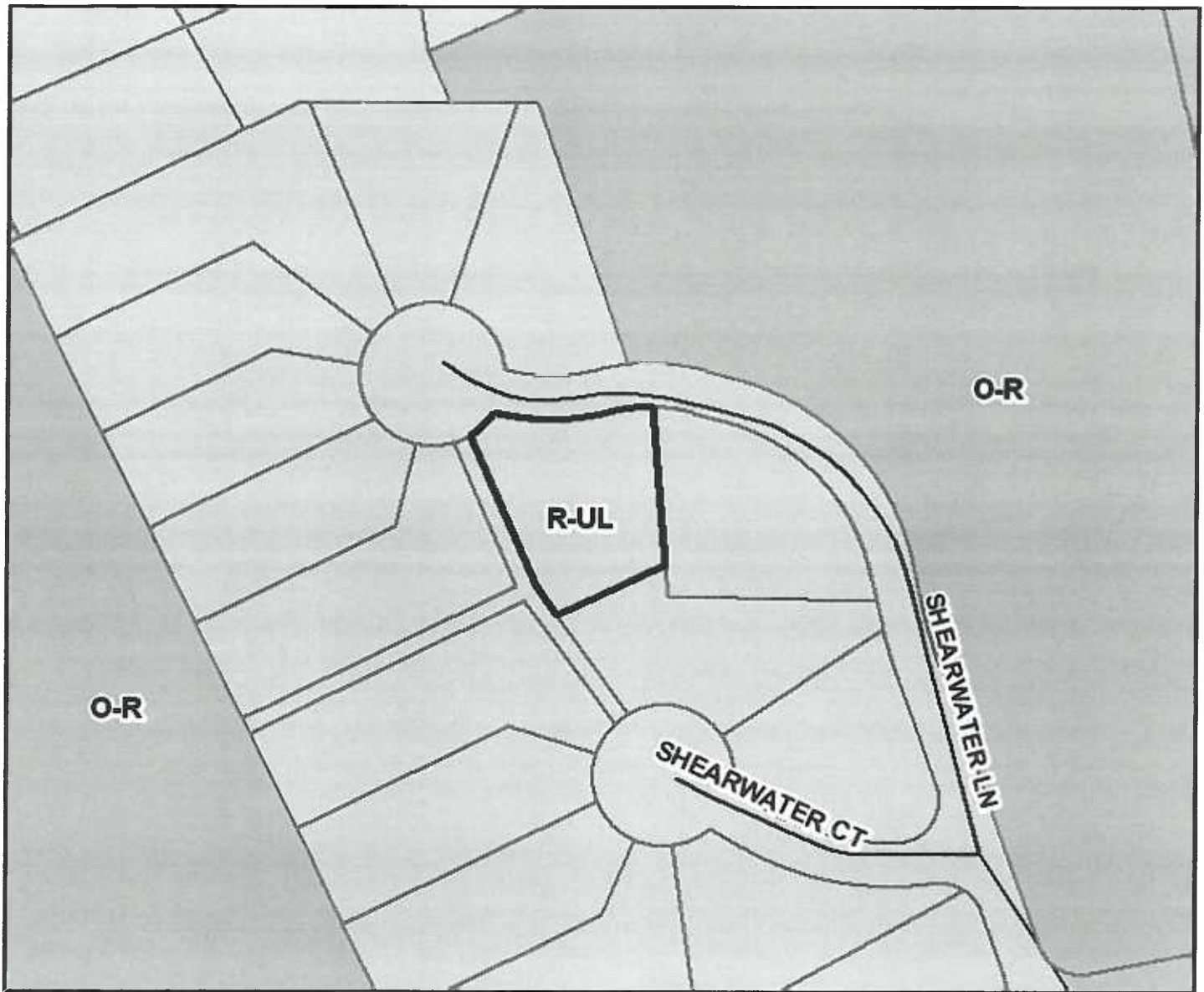


Map Created by
County of Santa Cruz
Planning Department
May 2013






EXHIBIT F

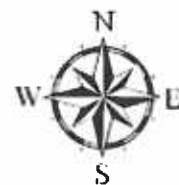


General Plan Designation Map



LEGEND

-  APN: 052-291-14
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density
-  Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
May 2013

EXHIBIT F



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

January 13, 2014

Craycroft Design
455 Happy Valley Way
Santa Cruz, CA 95065

Subject: GEOLOGIC HAZARDS ASSESSMENT
LOCATION: **51 Shearwater Lane**
APN: **052-291-14**
OWNER: **Yaffa and Robert Scranton Trustees**
APPLICATION NUMBER: **REV131122**

Dear Mr. ~~Edie~~ Craycroft:

I performed a site reconnaissance of the parcel referenced above on December 20 2013, where a substantial remodel and a 1864 square foot two story addition to an existing single-family dwelling is proposed. The parcel was evaluated for possible geologic hazards due to its location within a coastal high hazard area. This letter briefly discusses my site observations, and outlines permit conditions and any requirements for further technical investigation.

Completion of this hazards assessment included a site reconnaissance, a review of maps and other pertinent documents on file with the Planning Department, and an evaluation of aerial photographs. The scope of this assessment is not intended to be as detailed as a full geologic or geotechnical report completed by a state registered engineering geologist, geotechnical engineer, or civil engineer.

SITE DESCRIPTION

The subject home is located along the Pacific Ocean at 51 Shearwater Lane. The home is located adjacent to the ocean, and is accessed by a private driveway 51 Shearwater Lane. The home is located on the primary frontal dune, and therefore by definition is within the V zone.

FLOOD HAZARDS

The V zone is defined in the FEMA Coastal Construction Manual 1-10 as "Portion of the Special Flood Hazard Area (SFHA) that extends from the offshore to the inland limits of a primary frontal dune along an open coast, and any other area subject to high-velocity wave action from storms or tsunamis." Examining the attached Terrain Map the frontal dune extends from the beach to Shearwater Lane. Correspondingly, the entire parcel is

within the SFHA. The proposed project is considered a substantial improvement, and therefore the improvements and the existing structure must be elevated above the Base Flood Elevation, unless it is determined that the sand reservoir is sufficient to resist storm or tsunami attack, as demonstrated through an analysis of the adequacy of the sand reservoir. .

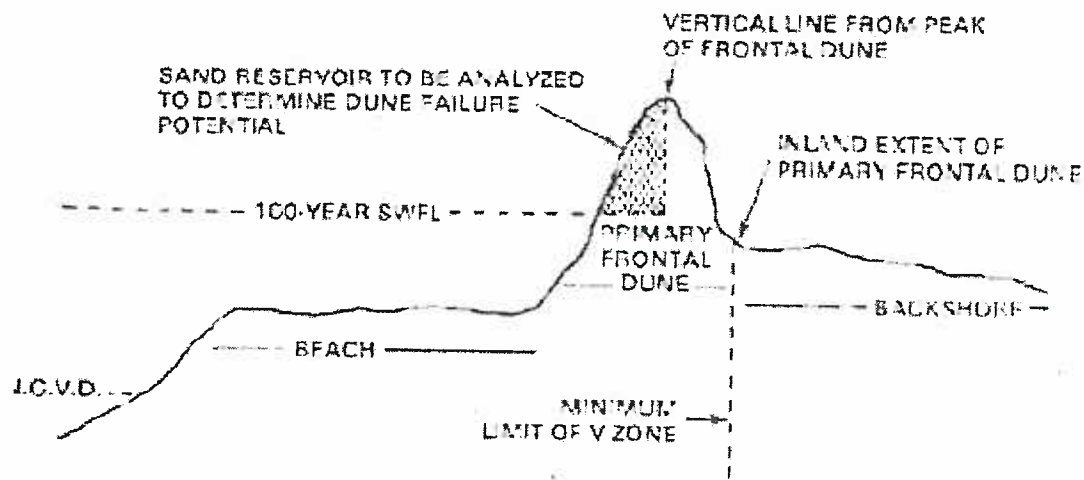


Figure 1. Primary frontal dune definition sketch
(May 6, 1988 Federal Register, p. 16271).

SEISMIC HAZARDS

This project is located in a seismically active region of northern California, as the October 17, 1989 earthquake amply demonstrated, and is relatively close to the San Andreas Fault. The Working Group on California Earthquake Probabilities¹ estimates that Northern California has a 30-year probability of 93% for the occurrence of an $M \geq 6.7$ earthquake, and a 15% probability of an $M \geq 7.5$ earthquake. The nearby San Andreas Fault by itself has a 30-year probability of 21% of generating an $M \geq 6.7$ earthquake. Very strong ground shaking is likely to occur at the site during the anticipated lifetime of the

¹ Working Group on California Earthquake Probabilities - Historic California Earthquake Catalog, ¹ 2007 Working Group on California Earthquake Probabilities, 2008, The Uniform California Earthquake Rupture Forecast, Version 2 (UCERF 2): U.S. Geological Survey Open-File Report 2007-1437 and California Geological Survey Special Report 203 [http://pubs.usgs.gov/of/2007/1437/].

project and, therefore, proper structural and foundation design is imperative. In addition to the San Andreas, other nearby fault systems capable of producing intense seismic shaking on this property include the San Gregorio, Zayante, Sargent, Hayward, Butano, and Calaveras faults, and the Monterey and Corralitos fault complexes.

In addition to intense ground shaking hazard, development on this parcel could be subject to the effects of seismically tsunami, lateral spreading and other types of seismically-induced landsliding, liquefaction, lurch cracking, or subsidence during a large magnitude earthquake occurring along one of the above-mentioned faults. These hazards affect this property as follows:

Tsunami: The home is located immediately adjacent to the beach, and could be affected by a tsunami (a sea wave caused by an earthquake, submarine landslide, or other disturbance). Tsunami are relatively rare events, but can occur from both distant or nearby sources. As required by the National Flood Insurance Program, structures within the V zone must consider the potential for tsunamis, and their potential damage to the project.

Liquefaction: Liquefaction is the sudden loss of soil strength during strong ground shaking, which results in temporary fluid-like behavior of the affected soil materials. Liquefaction typically occurs in areas where groundwater is shallow and materials consist of clean, poorly consolidated, fine sands and silts. Ground shaking can also induce the settlement of loose, granular soils (i.e. clean sands and silts) located above the groundwater table. The home at 51 Shearwater Lane is constructed on the primary frontal dune, and is likely subject to liquefaction as beach sands are located below at least a portion of the property. The damage caused by liquefaction is dependent upon types of foundation that is used to support the home, and the type of site development.

A geotechnical report is required for this project given the project's size, location, and nature. The geotechnical engineer, in compliance with the California Building Code can develop mitigations that reduce the effects of liquefaction.

Subsidence: Subsidence hazards involve either the sudden collapse of the ground to form a depression or the slow subsidence or compaction of the sediments near the Earth's surface. Seismically related subsidence can occur on the property, but good site preparation should help to reduce this affect.

REPORT REQUIREMENTS

The Geologic Hazards Ordinance requires that "all development activities shall be located away from potentially unstable areas....". Under section 16.10.040 s (1) any human made change to developed or undeveloped real estate in the Special Flood Hazard Area is development. A geotechnical engineering report will be required evaluates and proposes design criteria for seismicity, liquefaction, and an analysis of the V zone's affect on the proposed addition.

PERMIT CONDITIONS

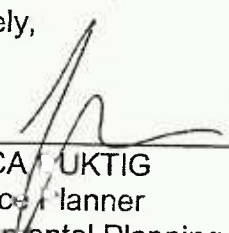
Permit conditions will be developed for your proposal after the technical report has been reviewed. At a minimum, however, you can expect to be required to follow all the recommendations contained in the report in addition to the following items:

1. No grading is allowed in the Coastal High Hazard Zone without engineering study. Our understanding is that no grading is required for this project.
2. A geotechnical report is required for this project.
3. The entire structure is required to be elevated above the Base Flood Elevation (34 feet NSVD 88, unless it is shown through a civil engineering analysis that the site is protected from the 1% annual chance storm. The analysis must include an accurate cross-section or through the entire frontal dune, and if necessary a determination concerning the dune failure during high-velocity wave action from storms or tsunami.
4. Drainage from impermeable surfaces (such as the proposed roof and driveway) must be collected and properly disposed of. Runoff must not be allowed to sheet off these areas in an uncontrolled manner.
5. A Declaration form acknowledging a possible geologic hazard to the parcel and completion of technical studies must be completed prior to permit issuance, and will be forwarded to you when your technical studies have been reviewed and accepted by the Planning Department.

Final building plans submitted to the Planning Department will be checked to verify that the project is consistent with the conditions outlined above, prior to the issuance of a building permit. If you have any questions concerning these conditions, the hazards assessment, or geologic issues in general, please contact me at 454-3162. It should be noted that other planning issues not related specifically to geology may alter or modify your development proposal in regards to the location of the proposed structures.

This determination is appealable. Please contact me if you would like to file an appeal and I will provide guidance on how to proceed.

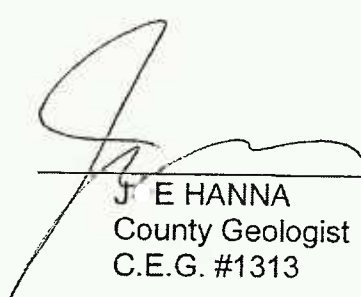
Sincerely,



JESSICA MUKTIG
Resource Planner
Environmental Planning

Date

1/13/14



J. E. HANNA
County Geologist
C.E.G. #1313

FOR: Kent Edler PE
Senor Engineer
County of Santa Cruz
Planning Department

References:

Maps and Reports

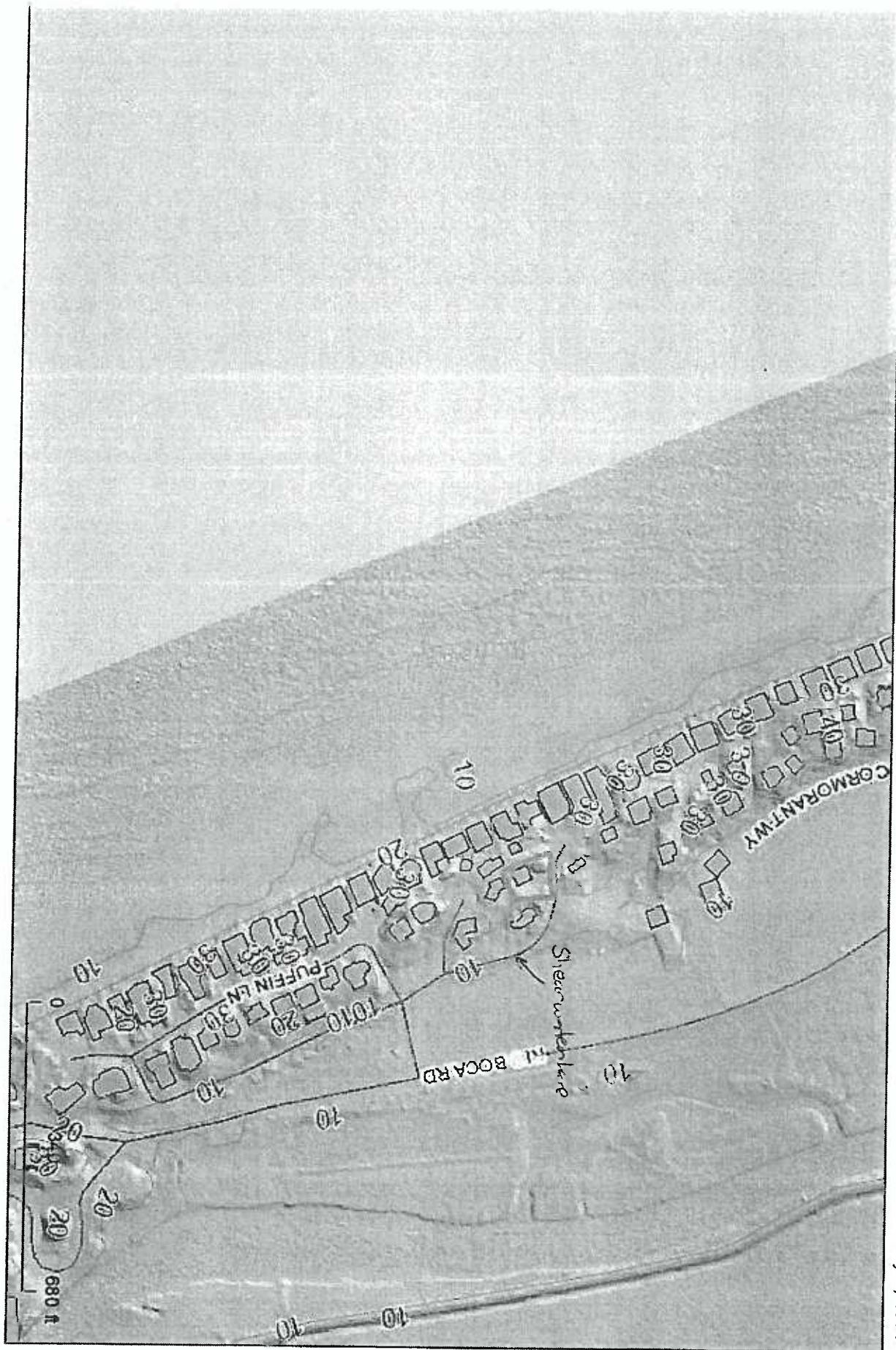
Brabb, E.E., 1989, Geologic map of Santa Cruz County, California, U.S. Geological Survey Miscellaneous Investigations Series Map I-1905, scale 1:62,000.

Cooper, Clark and Associates, 1975, Preliminary map of landslide deposits in Santa Cruz County, California, scale 1:62,000

Dupre, W.R. 1975, Maps showing geology and liquefaction potential of quaternary deposits in Santa Cruz County, California, U.S. Geological Survey Miscellaneous Field Studies Map MF-648, 2 sheets, scale 1:62,500.

Hall, N.T., Sarna-Wojcicki, A.M., and Dupre, W.R., 1974, Fault and their potential hazards in Santa Cruz County, California, U.S. Geological Survey Miscellaneous Field Studies Map M-F626, 3 sheets, scale 1:62,500.

Primary Frontal Dune : 51 Shearwater Lane



January 2, 2014

Project No. 14019

June 4, 2014

Robert and Yaffa Scranton
15785 Blackberry Hill Road
Los Gatos, California, 95030

SUBJECT: **PRIMARY FRONTAL DUNE ANALYSIS**
51 Shearwater Lane, Pajaro Dunes, Watsonville, California
APN: 052-291-14

REFERENCES: See Attached

Dear Mr. & Mrs. Scranton:

In response to the Geologic Hazards Assessment prepared by the County of Santa Cruz (Reference 1), we have prepared an analysis of the primary frontal dune. The purpose of this analysis is to determine if the sand reservoir of the dune is sufficient to resist storm or tsunami attack.

Our analysis is based on the procedures outlined in the 2011 Coastal Construction Manual (Reference 2) and on the following sketch provided in the Geologic Hazards Assessment (Reference 1).

1) PROCEDURE

- a) A cross section was developed from the beach through the subject property. The cross section is shown on **Figure 1**, attached.
- b) The limits of the frontal dune are shown on the cross section. The center of the frontal dune was then drawn midway between the limits of the frontal dune. Because the dune is developed and the peak is not clearly defined, the midway point between the dune extents was taken as the Vertical Line from Peak of Frontal Dune.
- c) Based on our review of the Flood Insurance Study for Santa Cruz County (Reference 3), the 100-year Stillwater level (SWFL) at Sunset Beach (located just north of the project) is 7.8 Feet NAVD for a 0.2 percent chance annual flood. This SWFL includes astronomical tides, storm surge and wave setup.
- d) A projected sea level rise of 3.43 feet was added to the SWFL for a total of 11.23 feet NAVD.

EXHIBIT H

- e) The 100 year Stillwater level (SWFL) of 11.23 Feet (NAVD 88) was plotted on the cross section. A vertical line was drawn from the frontal dune peak down until it intersected the SWFL horizontal line as shown below in **Figure 2**.

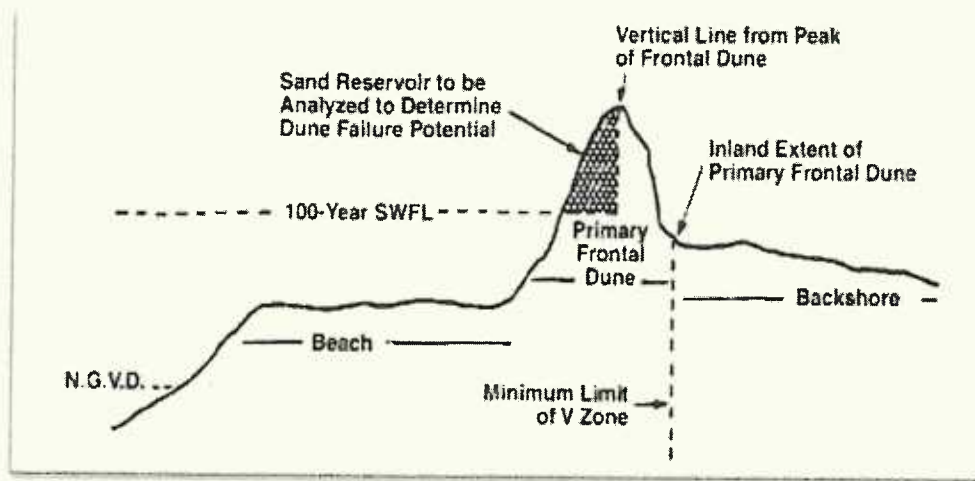


Figure 2: Primary Frontal Dune Definition Sketch

- f) The area of the Sand Reservoir (as shown above) is shown hatched on the Cross Section, **Figure 1**. The CAD software was used to calculate the area of the sand dune reservoir (hatched section) of 1804 square feet.

2) CONCLUSIONS

- a) Based on our review of the Coastal Construction Manual, Section 3.6.8, the current FEMA procedures require that a dune have a minimum frontal dune reservoir of 540 square feet. However, the Coastal Construction Manual recommends a frontal dune reservoir of 1,100 square feet.
- b) The calculated sand dune reservoir of 1804 square feet exceeds both the FEMA procedure and the Coastal Construction Manual recommendation. The dune is therefore considered adequate to prevent dune removal during the 100 year event

If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

ROCK SOLID ENGINEERING, INC.



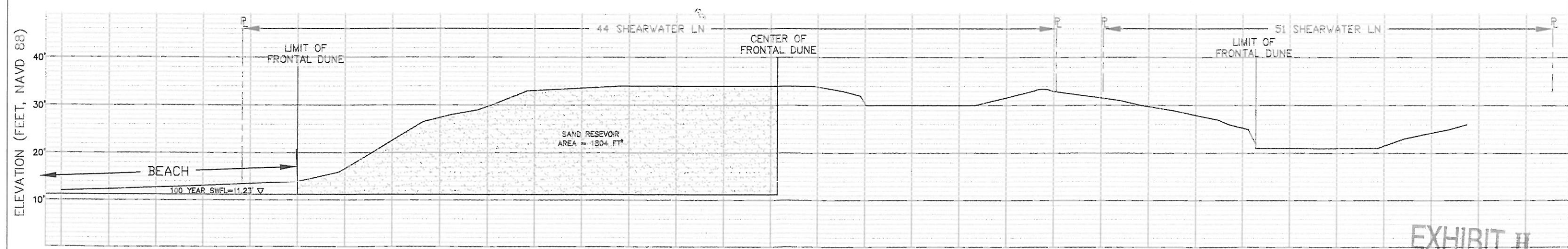
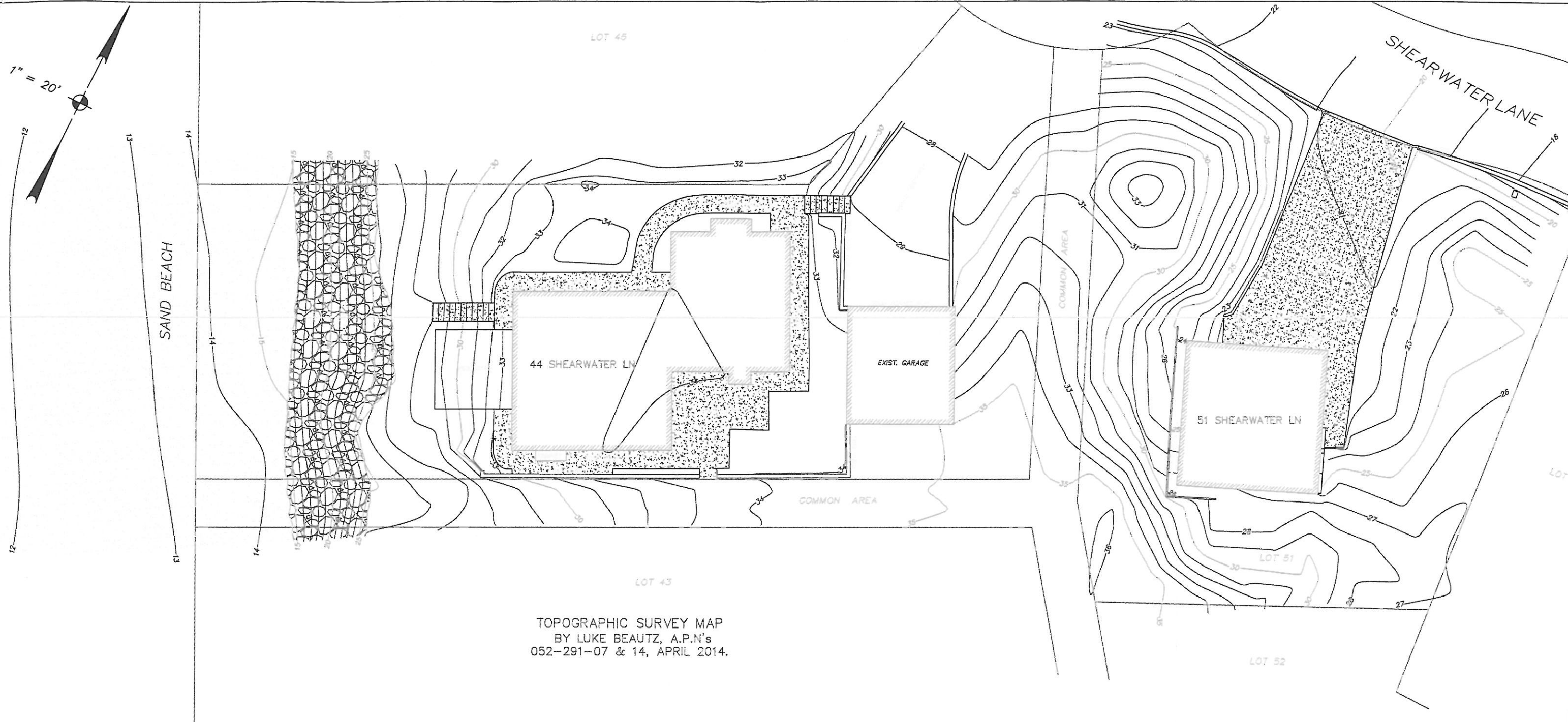
Signed: 6-5-14

Yvette M. Wilson, P.E
Principal Engineer
R.C.E. 60245

Distribution: (1) Addressee via email
(3) John Craycroft and via email

REFERENCES

1. County of Santa Cruz, Geologic Hazards Assessment, Location: 51 Shearwater Lane, APN: 052-291-14, Owner: Yaffa and Robert Scranton Trustees, Application Number: REV131122, Dated January 13, 2014.
2. FEMA, Coastal Construction Manual, FEMA P-55, Volume I, Dated August 2011.
3. FEMA, Flood Insurance Study, Santa Cruz County, California, Revised May 16, 2012.



CROSS SECTION
 SCALE 1"=20' H=V