



Staff Report to the Zoning Administrator

Application Number: 151126

Applicant: Derek Van Alstine
Owner: Sherrol Cassedy
APN: 028-281-20

Agenda Date: 7/17/2015
Agenda Item #: 8
Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing single family dwelling and to reconstruct an approximately 2,743 square foot, two story single family dwelling. Requires a Pleasure Point Design Criteria Exception.

Location: Property located on the northwest side of Moran Way, northeast of the intersection of Moran Way and Moran Way, approximately 190 feet west of East Cliff Drive.

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

Permits Required: Pleasure Point Design Exception
Technical Reviews: None

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 151126, based on the attached findings and conditions.

Exhibits

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map, Location, Zoning Map, General Plan Map
- F. Public Comment

Parcel Information

Parcel Size: 6,664 square feet
Existing Land Use - Parcel: Single Family Dwelling
Existing Land Use - Surrounding: Single Family Residential
Project Access: Moran Way, 50 foot right-of-way
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Residential), O-U (Urban Open Space)
Zone District: R-1-5-PP (Single family residential – 5,000 square feet-
Pleasure Point Community Design Combining District)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No ☒ Coastal Exclusion

Environmental Information

Geologic Hazards: N/A
Soils: Subject to Soils Report Review complete (as part of current building permit application review). Project required to comply with soils recommendations.
Fire Hazard: Not a mapped constraint
Slopes: Site slopes downward to the west toward Moran Lake
Env. Sen. Habitat: Proposed home located beyond 100 foot riparian setback to Moran Lake
Grading: 182 cy cut, 74 fill
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Project conditioned to comply with Public Works Drainage requirements.
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting/Project Background

The subject property is located in the Coastal Exclusion area of the Coastal Zone and is therefore not subject to a Coastal Permit. The applicant submitted the proposed project to the Planning

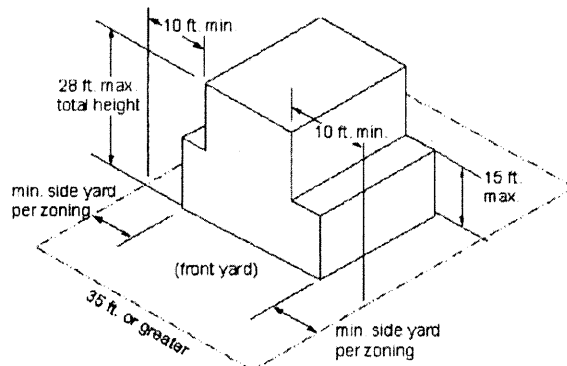
Department for a building permit review. The application was denied due to noncompliance with the Pleasure Point Design Criteria Combining District standards contained in County Code Section 13.10.444 of the Pleasure Point Community Design PP Combining District, which requires a 10 foot setback for the proposed second story.

The purposes of the Pleasure Point Community Design PP Combining District are to:

(A) Reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses; (B) Encourage community interaction and orientation towards the street by providing an incentive for the creation of more front porches in Pleasure Point; and (C) Reduce the visual impact of automobile-oriented features on residential building facades and in front yards.

County Code Section 13.10.446 (A) (1) (a) requires that second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15 feet in height, on lots 35 Feet or Greater be set back at least 10 feet from the side yard property line and subject to Figure 13.10.446-1 as shown below.

Building Envelope Limits for Lots 35 Feet or Greater in Width



The subject property slopes to the southwest, downward and away from Moran Way, toward Moran Lake. The dwelling is proposed as a one story dwelling as viewed from the street front located on Moran Way. Under this criteria, what appears as the first floor of the dwelling becomes the second floor of the dwelling as a result of the floor proposed below the first floor dwelling further down slope. As a result, the proposed dwelling does not meet the strict application of the code provision.

It can be interpreted that the required second story setback design standard was not intended to apply to downward sloping properties, but to flat lots as depicted in the above illustration. The intent of the regulations to protect visual and shading impacts is preserved in this case as there really is no second story element proposed above the main level by the project, only a floor proposed below the first and main level. Therefore, visual and shading impacts associated with a second story are limited in this location. Furthermore, neighboring structures are not

significantly impacted by the proposed dwelling design. The applicant has also obtained a number of neighbor letters in support of the proposed dwelling, including the property owner on the southwest and two properties across the street to the southwest. It is therefore recommended that the proposed project be granted a design exception.

Environmental Review

A preliminary determination has been made that the project is exempt from the California Environmental Quality Act and a notice of exemption has been attached as Exhibit D.

Conclusion

As proposed and conditioned, the project is consistent with 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 151126, 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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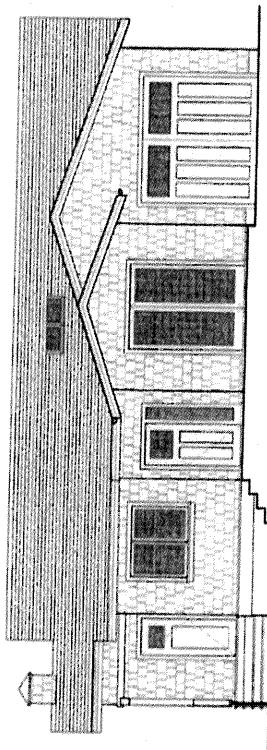
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PROJECT DESCRIPTION:	
PROJECT ADDRESS:	CONCRETE OF EXISTING ONE STORY SINGLE FAMILY DWELLING AND CONSTRUCTION OF A NEW
PASCEL NUMBER:	WATERMETER, 2.57 IN. SINGLE FAMILY DWELLING WITH A TAPPED 2.51 IN. GARAGE.
OCCUPANCY TYPE:	111 NORMAN WAY DANA POINT, CALIF. 90602
LOT AREA:	0.21 AC
SETBACK INFORMATION:	FRONT YARD 5.0-5.5 FT. SIDE YARD 5.0-5.5 FT. REAR YARD 15.0 FT.
PARKING (PROVIDED):	1 GARAGED AND 1 UNGARAGED
CODE NOTE:	SETBACK PLANS CONFORM TO THE 2015 CALIFORNIA RESIDENTIAL, MECHANICAL, PLUMBING, ELECTRICAL AND GAS PLUMBING CODES AS ADOPTED BY THE STATE OF CALIFORNIA. STRUCTURAL ENGINEERING CONFORMS TO SD-3 CODE.
FIRE PROTECTION NOTES:	1) THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2010) AND CENTRAL FIRE PROTECTION DISTRICT REQUIREMENTS. 2) ALL EXTERIOR WALLS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM CONFORMING WITH THE EDITION OF NFPA 130 CURRENTLY ADOPTED IN CALIFORNIA. 3) THE SPRINKLER SYSTEMS (HORIZONTAL AND VERTICAL BRANCH) SHALL BE DESIGNED TO PROTECT CALCULATIONS AND OUTFIT SHEDS FOR THE UNDERGROUNDS AND UNDERGROUNDS RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO SANTA CRUZ FIRE DEPARTMENT FOR APPROVAL. INSTALLATION SHALL FOLLOW GLUE SET SHEET PROVIDED BY SANTA CRUZ FIRE DEPARTMENT. 4) AN APPROVED MARK ARMORSTED SHALL BE INSTALLED ON TOP OF CONCRETE. MARK MUST NOT TO EXCEED 4 INCH. 5) ROOF GUTTERING SHALL BE 100 LBS THAN CLASS B WATERS ROOF. 6) NEW UNGARAGED HYDRANT, WATER STORAGE TANKS, AND /OR SPRINKLED ROADSIDE SHALL BE INSTALLED PRIOR TO CONSTRUCTION. 7) ADDRESS NUMBERS SHALL BE MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND. 8) FIRE HYDRANT INFORMATION: HYDRANT # 279 HYDRANT # 280 HYDRANT # 281 HYDRANT # 282 HYDRANT # 283 HYDRANT # 284 HYDRANT # 285 HYDRANT # 286 HYDRANT # 287 HYDRANT # 288 HYDRANT # 289 HYDRANT # 290 HYDRANT # 291 HYDRANT # 292 HYDRANT # 293 HYDRANT # 294 HYDRANT # 295 HYDRANT # 296 HYDRANT # 297 HYDRANT # 298 HYDRANT # 299 HYDRANT # 300 HYDRANT # 301 HYDRANT # 302 HYDRANT # 303 HYDRANT # 304 HYDRANT # 305 HYDRANT # 306 HYDRANT # 307 HYDRANT # 308 HYDRANT # 309 HYDRANT # 310 HYDRANT # 311 HYDRANT # 312 HYDRANT # 313 HYDRANT # 314 HYDRANT # 315 HYDRANT # 316 HYDRANT # 317 HYDRANT # 318 HYDRANT # 319 HYDRANT # 320 HYDRANT # 321 HYDRANT # 322 HYDRANT # 323 HYDRANT # 324 HYDRANT # 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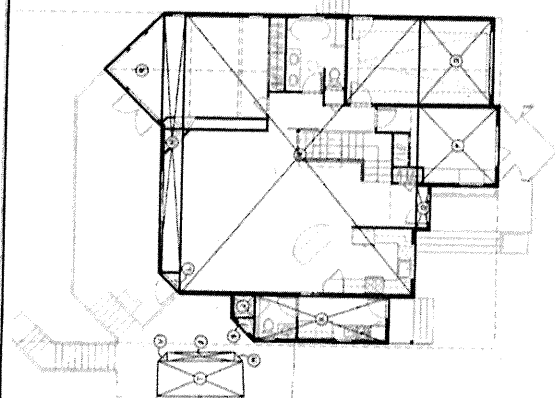
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<u>BUILDING DESIGN</u>	
T1	TITLE SHEET
T2	FLOOR AREA DIAGRAM
	SURVEY
A1	5-1/2" PLAN
A2	1" SECTION
A3	UPPER FLOOR PLAN
A4	ROOF PLAN
A5	FOUNDATION
A6	BUILDING SECTIONS
A7	ENTRANCE ELEVATIONS
A8	ENTRANCE ELEVATIONS
<u>CIVIL DRAWINGS</u>	
C1	GRADING & DRAINAGE PLAN
C2	DETAILS
C3	SEWAGE-WATER POLLUTION CONTROL PLAN

LOT COVERAGE CALCULATION



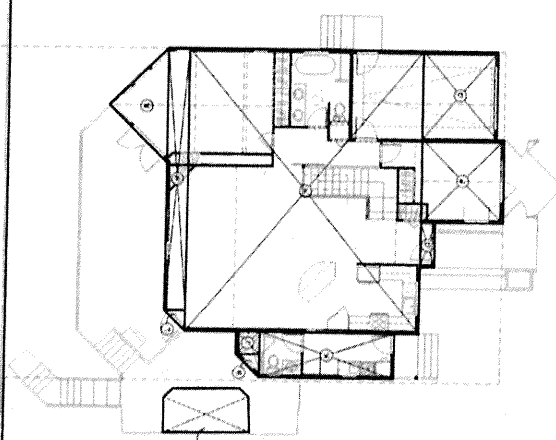
LOT COVERAGE TABULATION		
Zone	Distance	Area
A	0.3-0.500 mi	11.37
B	0.5-0.750 mi	120.85
C	0.75-1.000 mi	45.5
D	1.0-1.500 mi	110.85
E	1.5-2.000 mi	130.85
F	2.0-2.500 mi	120.85
G	2.5-3.000 mi	100.85
H	3.0-3.500 mi	80.85
I	3.5-4.000 mi	50.85
J	4.0-4.500 mi	30.85
K	4.5-5.000 mi	10.85
L	5.0-5.500 mi	10.85
M	5.5-6.000 mi	10.85
N	6.0-6.500 mi	10.85
O	6.5-7.000 mi	10.85
P	7.0-7.500 mi	10.85
Q	7.5-8.000 mi	10.85
R	8.0-8.500 mi	10.85
S	8.5-9.000 mi	10.85
T	9.0-9.500 mi	10.85
U	9.5-10.000 mi	10.85
V	10.0-10.500 mi	10.85
W	10.5-11.000 mi	10.85
X	11.0-11.500 mi	10.85
Y	11.5-12.000 mi	10.85
Z	12.0-12.500 mi	10.85
AA	12.5-13.000 mi	10.85
AB	13.0-13.500 mi	10.85
AC	13.5-14.000 mi	10.85
AD	14.0-14.500 mi	10.85
AE	14.5-15.000 mi	10.85
AF	15.0-15.500 mi	10.85
AG	15.5-16.000 mi	10.85
AH	16.0-16.500 mi	10.85
AI	16.5-17.000 mi	10.85
AJ	17.0-17.500 mi	10.85
AK	17.5-18.000 mi	10.85
AL	18.0-18.500 mi	10.85
AM	18.5-19.000 mi	10.85
AN	19.0-19.500 mi	10.85
AO	19.5-20.000 mi	10.85
AP	20.0-20.500 mi	10.85
AQ	20.5-21.000 mi	10.85
AR	21.0-21.500 mi	10.85
AS	21.5-22.000 mi	10.85
AT	22.0-22.500 mi	10.85
AU	22.5-23.000 mi	10.85
AV	23.0-23.500 mi	10.85
AW	23.5-24.000 mi	10.85
AX	24.0-24.500 mi	10.85
AY	24.5-25.000 mi	10.85
AZ	25.0-25.500 mi	10.85
BA	25.5-26.000 mi	10.85
BB	26.0-26.500 mi	10.85
BC	26.5-27.000 mi	10.85
BD	27.0-27.500 mi	10.85
BE	27.5-28.000 mi	10.85
BF	28.0-28.500 mi	10.85
BG	28.5-29.000 mi	10.85
BH	29.0-29.500 mi	10.85
BI	29.5-30.000 mi	10.85
BJ	30.0-30.500 mi	10.85
BK	30.5-31.000 mi	10.85
BL	31.0-31.500 mi	10.85
BM	31.5-32.000 mi	10.85
BN	32.0-32.500 mi	10.85
BO	32.5-33.000 mi	10.85
BP	33.0-33.500 mi	10.85
BQ	33.5-34.000 mi	10.85
BR	34.0-34.500 mi	10.85
BS	34.5-35.000 mi	10.85
BT	35.0-35.500 mi	10.85
BU	35.5-36.000 mi	10.85
BV	36.0-36.500 mi	10.85
BW	36.5-37.000 mi	10.85
BX	37.0-37.500 mi	10.85
BY	37.5-38.000 mi	10.85
BZ	38.0-38.500 mi	10.85
CA	38.5-39.000 mi	10.85
CB	39.0-39.500 mi	10.85
CC	39.5-40.000 mi	10.85
CD	40.0-40.500 mi	10.85
CE	40.5-41.000 mi	10.85
CF	41.0-41.500 mi	10.85
CG	41.5-42.000 mi	10.85
CH	42.0-42.500 mi	10.85
CI	42.5-43.000 mi	10.85
CJ	43.0-43.500 mi	10.85
CK	43.5-44.000 mi	10.85
CL	44.0-44.500 mi	10.85
CM	44.5-45.000 mi	10.85
CN	45.0-45.500 mi	10.85
CO	45.5-46.000 mi	10.85
CP	46.0-46.500 mi	10.85
CQ	46.5-47.000 mi	10.85
CR	47.0-47.500 mi	10.85
CS	47.5-48.000 mi	10.85
CT	48.0-48.500 mi	10.85
CU	48.5-49.000 mi	10.85
CV	49.0-49.500 mi	10.85
CU	49.5-50.000 mi	10.85
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CV	66.0-66.500 mi	10.85
CV	66.5-67.000 mi	10.85
CV	67.0-67.500 mi	10.85
CV	67.5-68.000 mi	10.85
CV	68.0-68.500 mi	10.85
CV	68.5-69.000 mi	10.85
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CV	72.5-73.000 mi	10.85
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CV	73.5-74.000 mi	10.85
CV	74.0-74.500 mi	10.85
CV	74.5-75.000 mi	10.85
CV	75.0-75.500 mi	10.85
CV	75.5-76.000 mi	10.85
CV	76.0-76.500 mi	10.85
CV	76.5-77.000 mi	10.85
CV	77.0-77.500 mi	10.85
CV	77.5-78.000 mi	10.85
CV	78.0-78.500 mi	10.85
CV	78.5-79.000 mi	10.85
CV	79.0-79.500 mi	10.85
CV	79.5-80.000 mi	10.85
CV	80.0-80.500 mi	10.85
CV	80.5-81.000 mi	10.85
CV	81.0-81.500 mi	10.85
CV	81.5-82.000 mi	10.85
CV	82.0-82.500 mi	10.85
CV	82.5-83.000 mi	10.85
CV	83.0-83.500 mi	10.85
CV	83.5-84.000 mi	10.85
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CV	87.5-88.000 mi	10.85
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CV	99.5-100.000 mi	10.85
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CV	100.5-101.000 mi	10.85
CV	101.0-101.500 mi	10.85
CV	101.5-102.000 mi	10.85
CV	102.0-102.500 mi	10.85
CV	102.5-103.000 mi	10.85
CV	103.0-103.500 mi	10.85
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CV	120.5-121.000 mi	10.85
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CV	123.5-124.000 mi	10.85
CV	124.0-124.500 mi	10.85
CV	124.5-125.000 mi	10.85
CV	125.0-125.500 mi	10.85
CV	125.5-126.000 mi	10.85
CV	126.0-126.500 mi	10.85
CV	126.5-127.000 mi	10.85
CV	127.0-127.500 mi	10.85
CV	127.5-128.000 mi	10.85
CV	128.0-128.500 mi	10.85
CV	128.5-129.000 mi	10.85
CV	129.0-129.500 mi	10.85
CV	129.5-130.000 mi	10.85
CV	130.0-130.500 mi	10.85
CV	130.5-131.000 mi	10.85
CV	131.0-131.500 mi	10.85
CV	131.5-132.000 mi	10.85
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CV	135.5-136.000 mi	10.85
CV	136.0-136.500 mi	10.85
CV	136.5-137.000 mi	10.85
CV	137.0-137.500 mi	10.85
CV	137.5-138.000 mi	10.85
CV	138.0-138.500 mi	10.85
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CV	139.0-139.500 mi	10.85
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CV	161.5-162.000 mi	10.85
CV	162.0-162.500 mi	10.85
CV	162.5-163.000 mi	10.85
CV	163.0-163.500 mi	10.85
CV		

MAXIMUM COVERAGE ALLOWED: 100%
 \$485.42 (\$2,425.00 - \$1,939.58)
 \$242.71 (\$1,212.50 - \$969.79)

3 LOT COVERAGE FLOOR PLAN

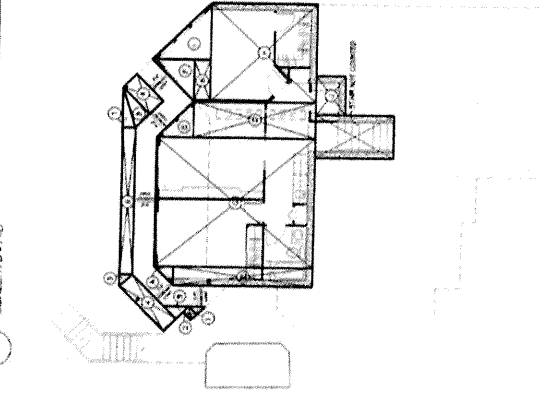
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FLOOR AREA CALCULATION

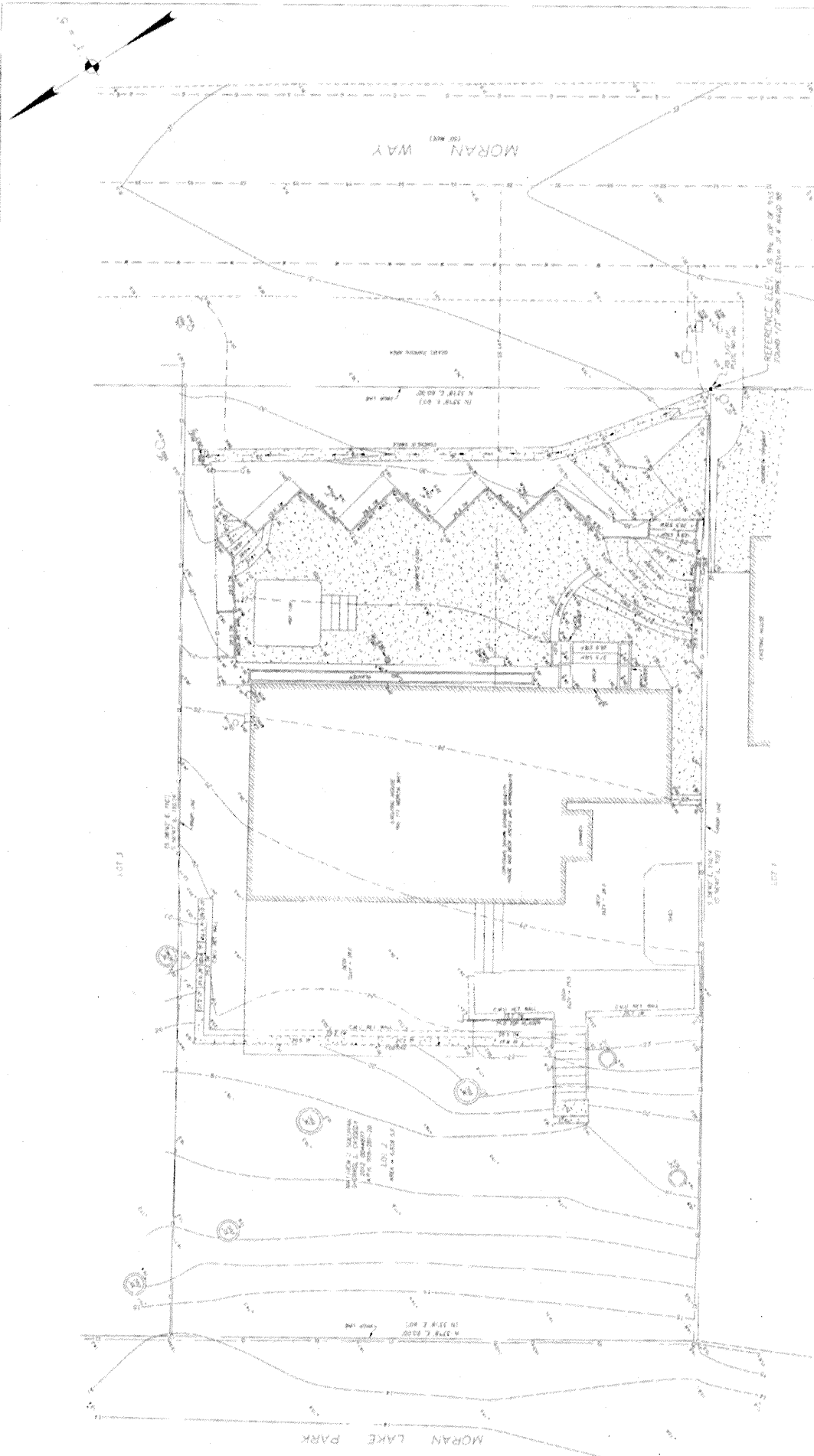
[illegible]

MAX. FLOOR AREA ALLOWED (SQ. FT.)	4,650 SF (2,500 - 3,917 SF)
PROPOSED FLOOR AREA	2,519 SF (3,194)

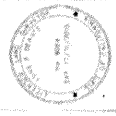
2 FIRST FLOOR AREA PLAN



1 LOWER LEVEL FLOOR AREA PLAN
SCALE 1/8" = 1'-0"

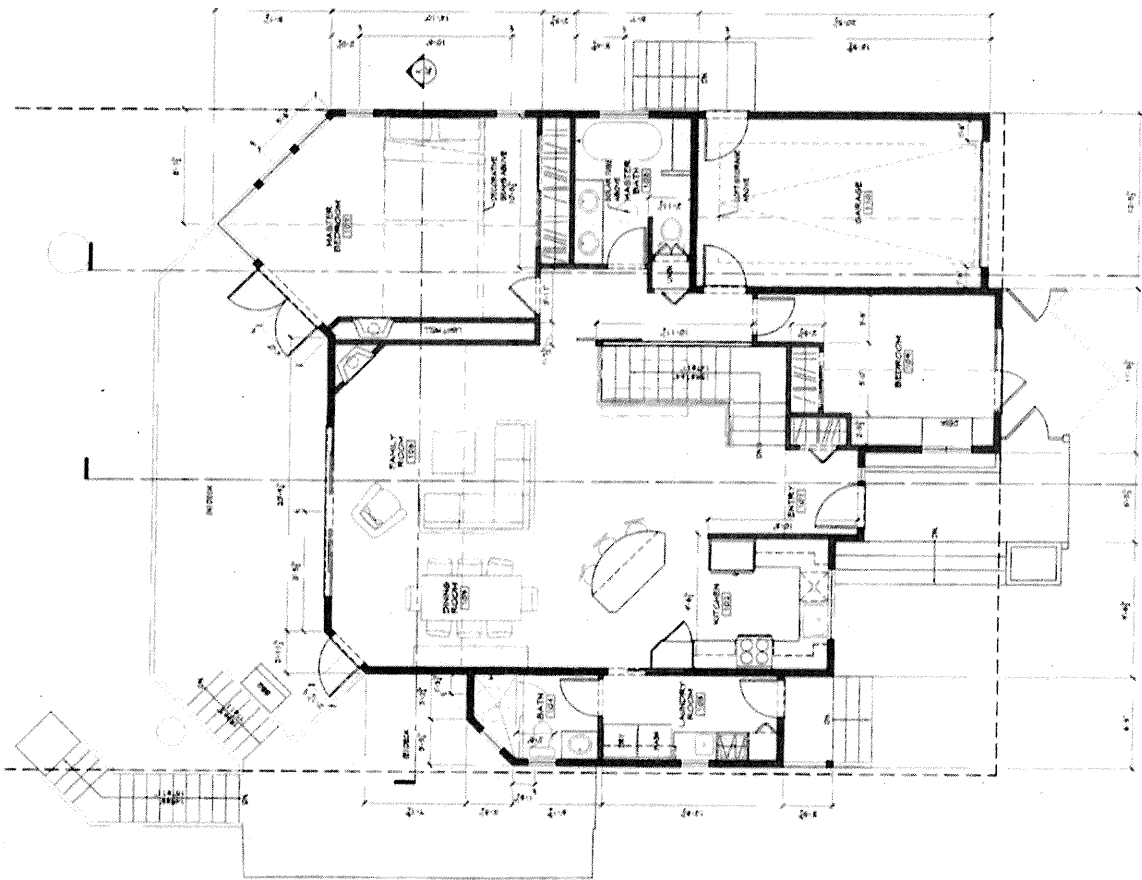


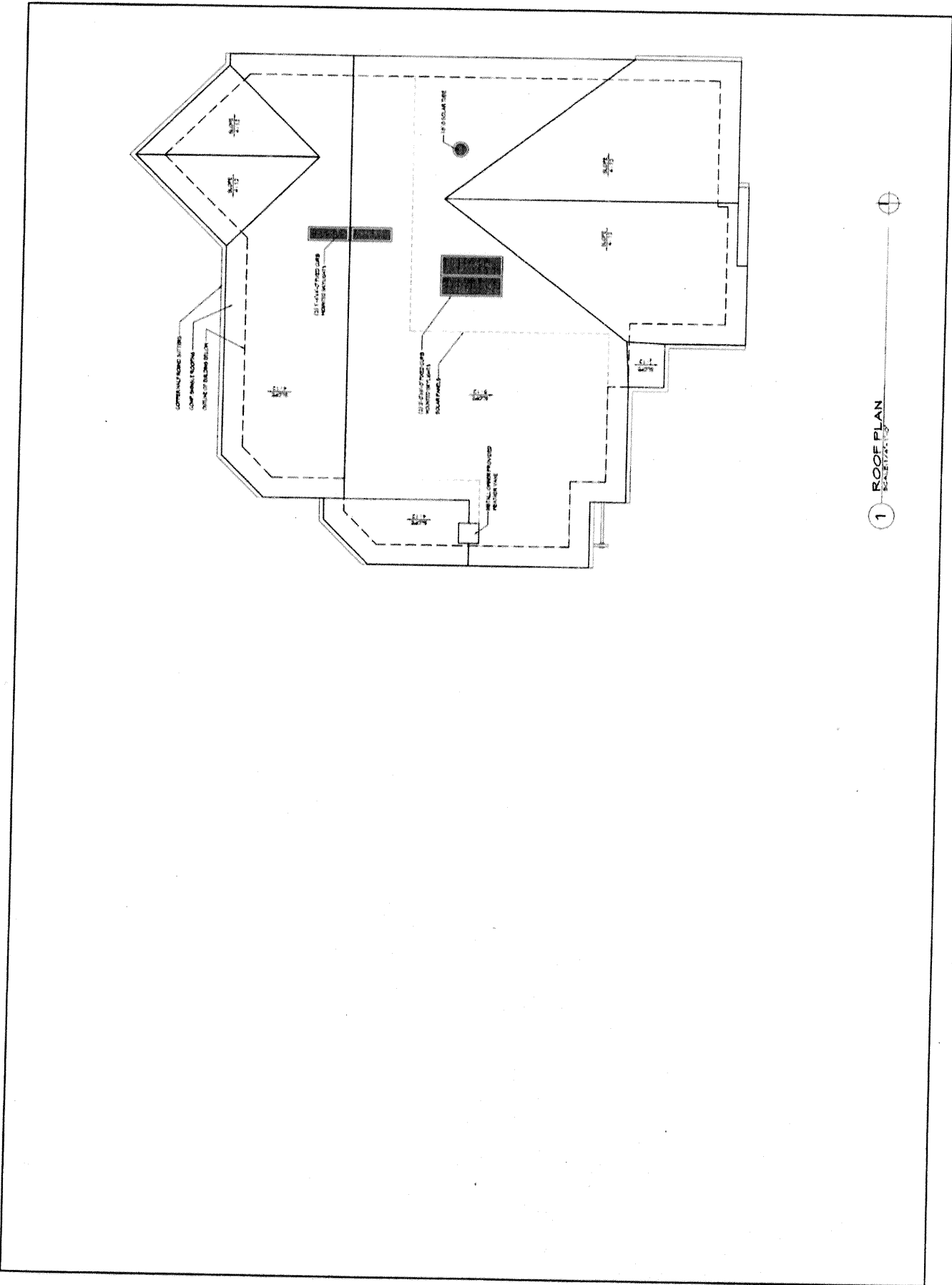
SURVEYOR'S MAP
 SHOWING EXISTING TOPOGRAPHY & SITE DATA ON
LOT 2
TRACT NO. 6, SUBDIVISION NO. 1
OF MORAN LAKE PARK
 SANTA CRUZ COUNTY, CALIFORNIA
 SCALE 1" = 5'
 FOR: MATTHEW SULLIVAN & SHERIDAN LANSLEY
 S.P.N. 028-291-20
 SHEET 2 OF 2



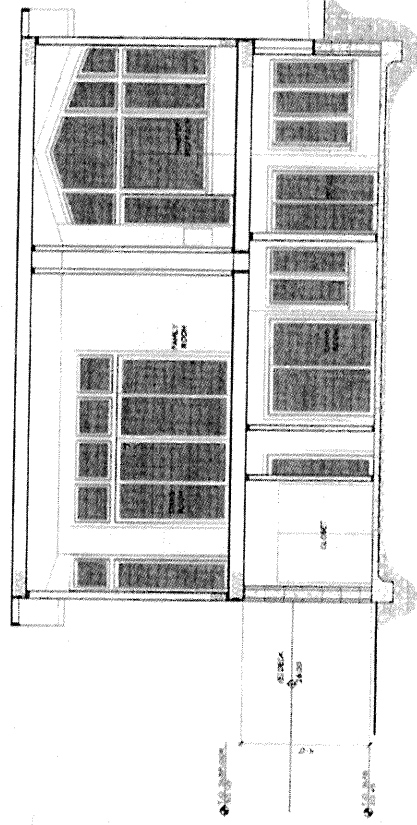
BENCH MARK
 BENCH MARK IS SANTA CRUZ COUNTY SURVEY MARK NO. 12345, LOCATED AT MORAN LAKE PARK, 44' SOUTH FROM THE CENTERLINE OF LOT 2, CLIFT DRIVE & 8' EAST FROM THE CENTERLINE OF THE EXISTING DRAINAGE DITCH ON THE CONCRETE WING WALL. A 5" DIA. BRASS CAP. ELEVATION - 15.17 MAND 80.

- LEGEND**
- indicates survey monument found as noted herein.
 - indicates existing found or set.
 - indicates spot elevation of existing ground or feature.
 - () indicates record data.





1 ROOF PLAN
SANTA CRUZ, CA



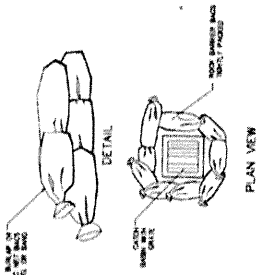
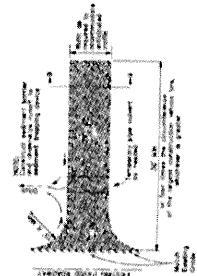
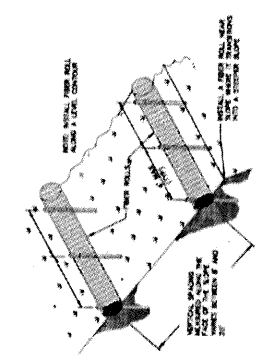
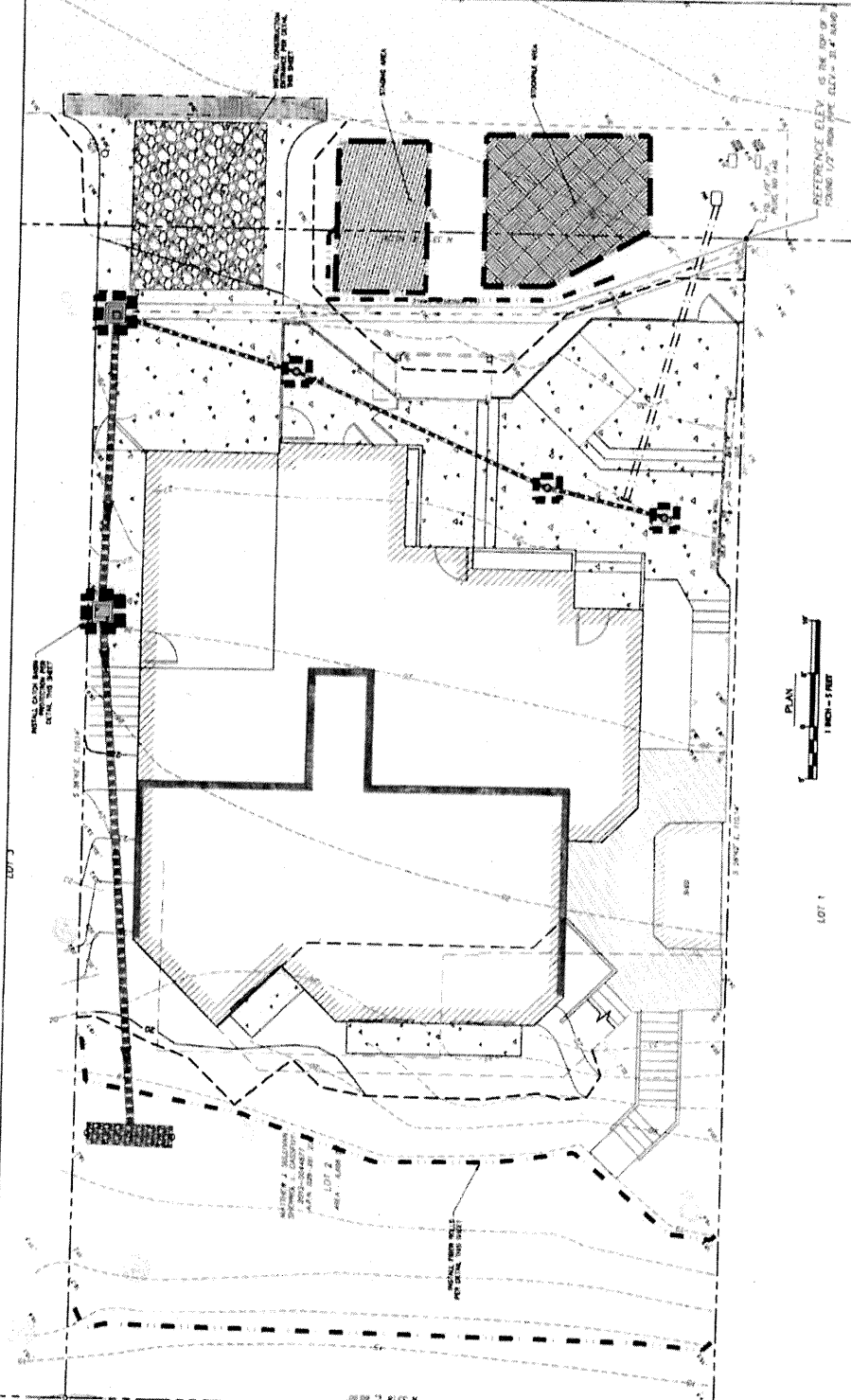
A SECTION C
ELEVATION

RI Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.henghwaer.com



EXHIBIT A



TOTAL AREA OF DISTURBANCE = 0.12 ACRES
= 5,228 SF

DATE HOUSEKEEPING REQUIREMENTS

- [illegible]

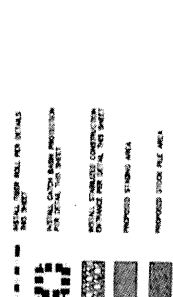
EROSION CONTROL MEASURES

- [illegible]

POSED SLOPE MEASURES

- THESE ALL EXPORT TO RUSSIA
FROM 2 TONS/ACR. ON SLIPS & 30% WITH 30%
DAYS

SIGN CONTROL LEGEND



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 site slopes downward toward Moran Lake and the proposed floor is located below the first floor renders the proposed main floor a second floor. However, a second floor is not actually proposed over the main floor of the dwelling. While the Pleasure Point Community Design Criteria standards require a second story 10 foot setback, the standard was not intended to apply to downward sloping properties, but to flat lots as depicted in the design criteria illustration in County Code Section 13.10.446-1. The intent of the regulations to protect visual and shading impacts is preserved in this case as there really is no second story element proposed above the main level of the dwelling, only a floor proposed below the first and main level. Thus, the proposed single family dwelling will not deprive adjacent properties or the neighborhood of intended light, air, or open space. Furthermore, neighboring structures are not significantly impacted by the proposed dwelling design. The applicant has also obtained a number of neighbor letters in support of the proposed dwelling, including the owners of the house immediately to the southwest, at 101 Moran Way, and two owners of properties on the southwest across from the subject property. Therefore, a design exception meets the intent of the regulations to protect privacy and light.

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 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 R-1-5-PP (Single family residential – 5,000 square feet) zone district in that the primary use of the property will be one single family dwelling.

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.

EXHIBIT B

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

The proposed single family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the R-1-5-PP zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity. Where the proposed structure does not meet the Pleasure Point Design Criteria design exception findings are proposed.

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 single family dwelling would replace an existing residence that is served by public utility providers. The expected level of traffic generated by the proposed project is not anticipated to increase the trips per day (1 peak trip per dwelling unit) since it will replace an existing dwelling.

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

This finding can be made, in that the proposed structure is located in a mixed use neighborhood containing a variety of architectural styles, and the proposed single family dwelling is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed single family 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.

EXHIBIT B

Pleasure Point Design Exception Findings

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

The subject property slopes to the southwest, downward and away from Moran Way, toward Moran Lake. The dwelling is proposed as a one story dwelling as viewed from the street front located on Moran Way. Under this criteria, what appears as the first floor of the dwelling becomes the second floor of the dwelling as a result of the floor proposed below the first floor dwelling further down slope. As a result, the proposed dwelling does not meet the strict application of the code provision. It can be interpreted that the required second story setback standard was not intended to apply to downward sloping properties, but to flat lots as depicted in the above illustration where impacts of a second story would affect shading more significantly. These circumstances warrant approval of a design exception.

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

Conditions of Approval

Exhibit A: Plans prepared by Derek Van Alstine, dated April 20, 2015

- I. This permit authorizes the demolition of an existing single family dwelling and to reconstruct an approximately 2,743 square foot, two story single family dwelling. 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.
 - D. 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.
 - 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 and or Demolition Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
 2. Plans shall not include a kitchen in the lower floor plan as currently shown in the plans.

- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved geotechnical report.
 - D. 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: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

Sheila McDaniel
Project Planner

Application #: 151126
APN: 028-281-20
Owner: Sherrol Cassedy

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 151126

Assessor Parcel Number: 028-281-20

Project Location: 111 Moran Way, Santa Cruz

Project Description: Proposal to demolish an existing single family dwelling and to reconstruct an approximately 2,743 square foot, two story single family dwelling. Requires a Pleasure Point Design Criteria Exception.

Person or Agency Proposing Project: Derek Van Alstine

Contact Phone Number: (831) 426-8400

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

Specify type:

- E. X **Categorical Exemption**

Specify type: Class 3, Section 15303: **New Construction or Conversion of Small Structures;**
Class 3 consists of construction and location of limited numbers of new, small facilities or structures such as construction of a new single family

F. Reasons why the project is exempt:

Proposal to construct replacement Single family Dwelling

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

Sheila McDaniel, Project Planner

Date: _____

FOR TAX PURPOSES ONLY

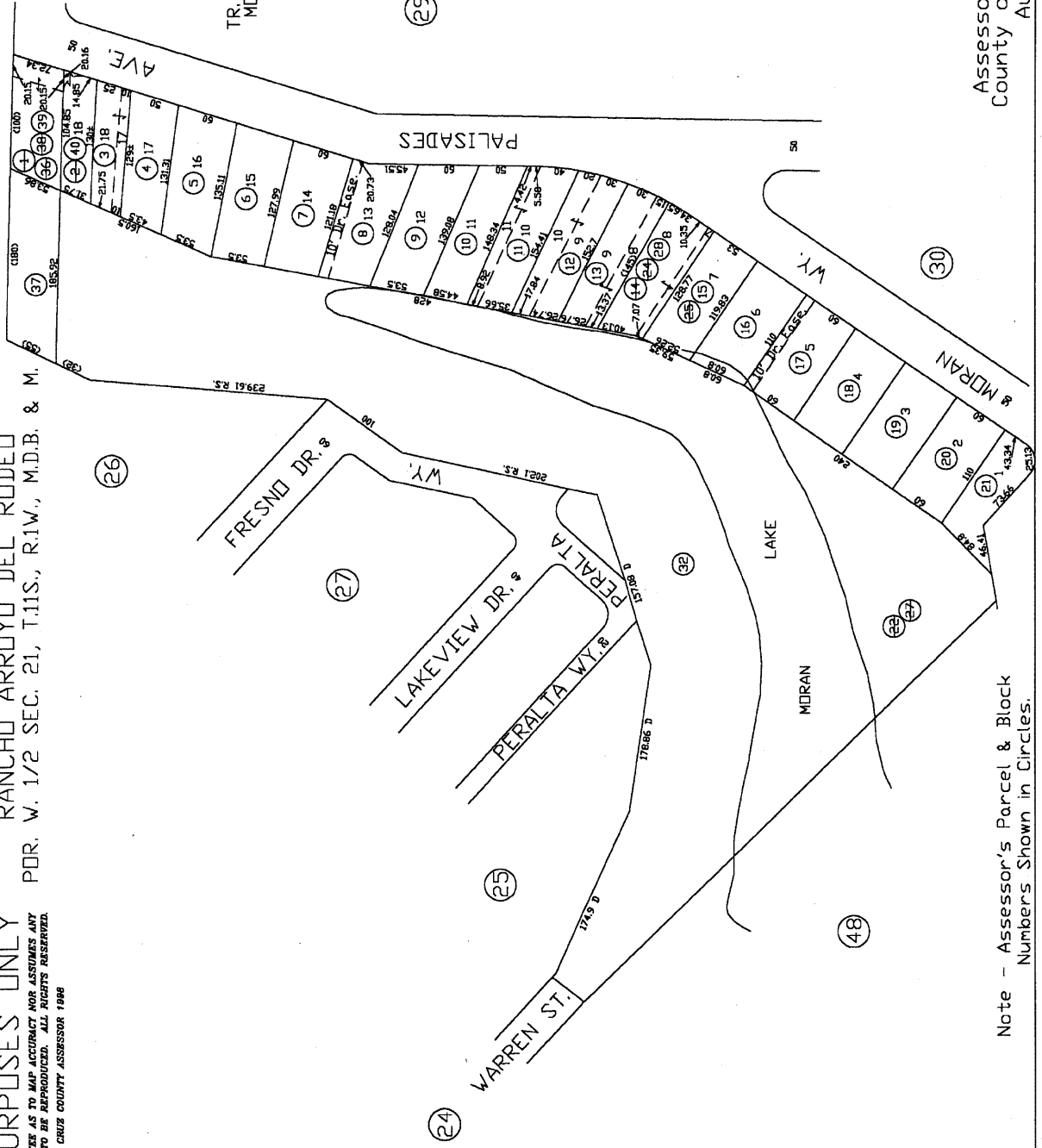
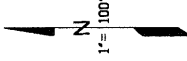
RANCHO ARROYO DEL RODEO
POR. W. 1/2 SEC. 21, T.11S., R.1W., M.D.B. & M.

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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28-28

Tax Area Code
82-040

TR. NO. 6 SUB. NO. 1
MORAN LAKE PARK
26MB6 6/20/36



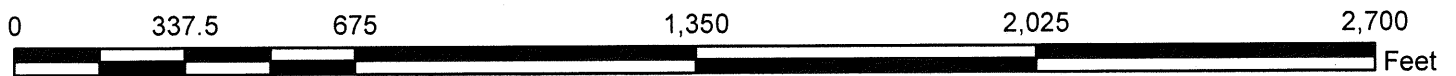
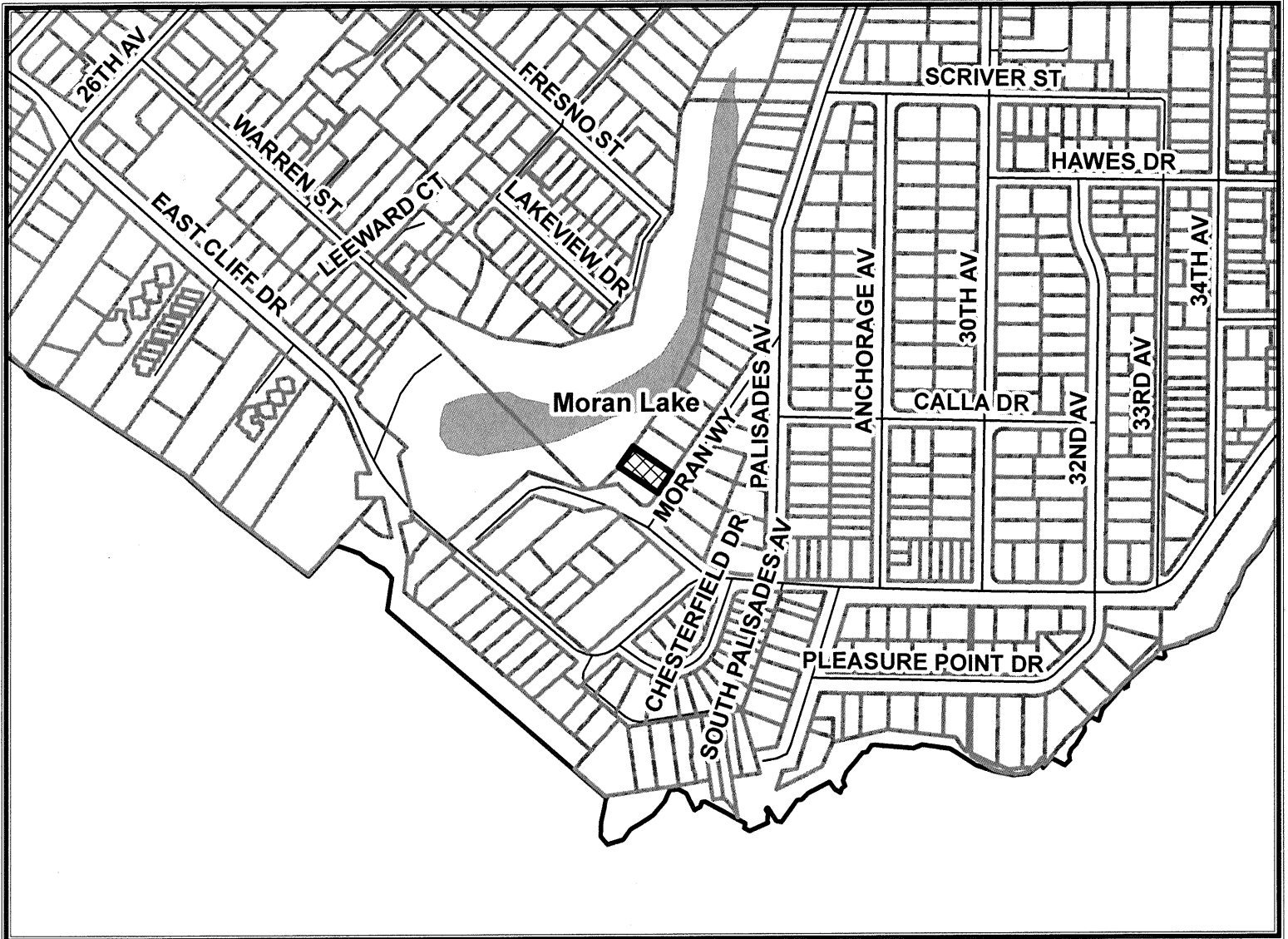
Assessor's Map No. 28-28.
County of Santa Cruz, Calif.
August, 1998

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






Electronically Redrawn 8/28/98
Rev. 8/28/98 (prior to pg. 48) RW
Rev. 4/4/01 mva (changed page refs.)

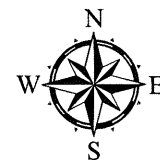


Location Map



LEGEND

-  APN: 028-281-20
-  Assessors Parcels
-  Street
-  County Boundary
-  Lakes

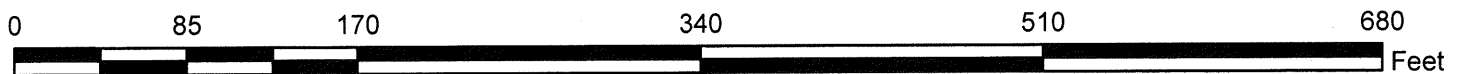
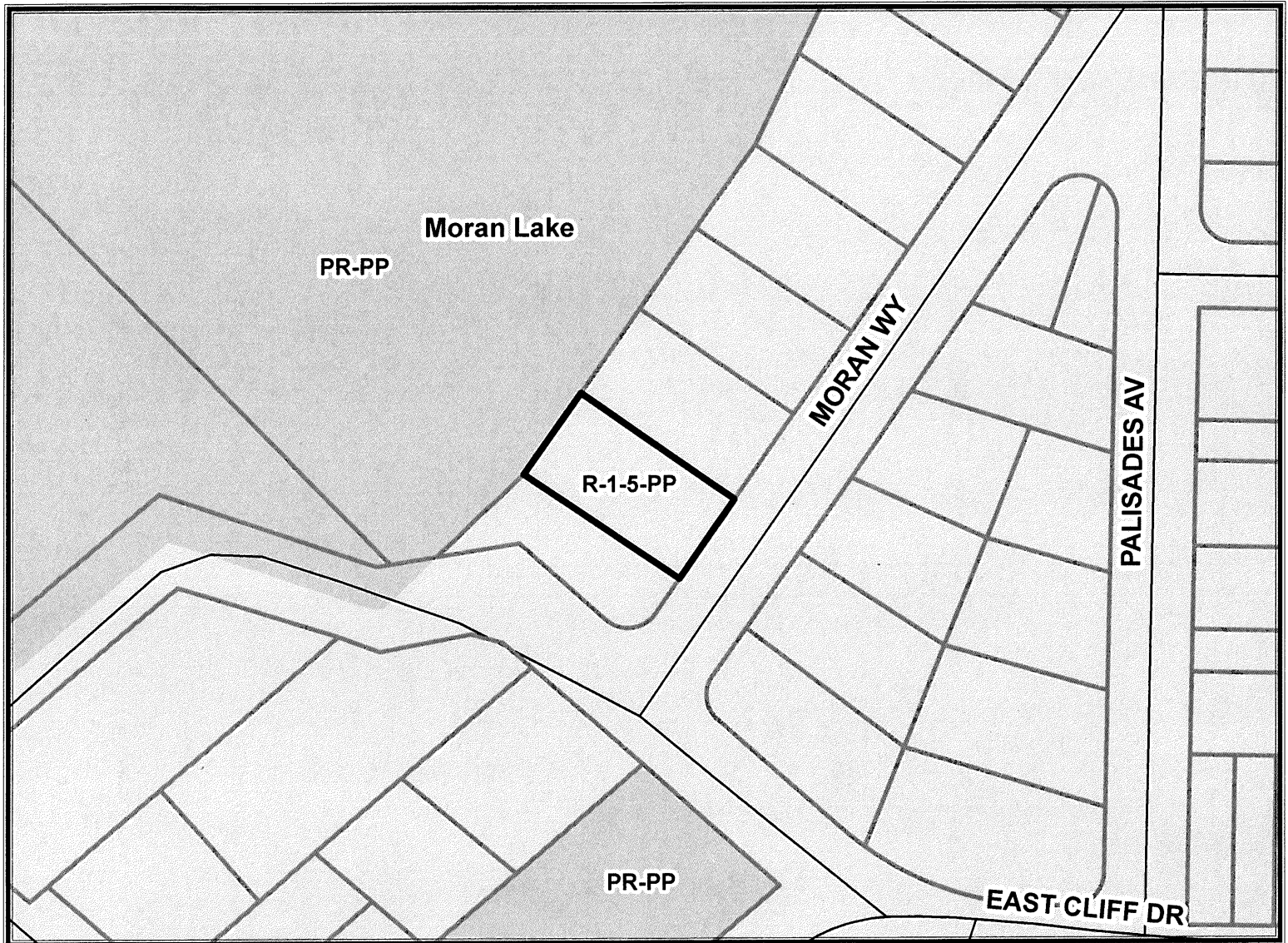


Map Created by
County of Santa Cruz
Planning Department
June 2015

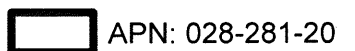
EXHIBIT E



Zoning Map



LEGEND



APN: 028-281-20



Assessors Parcels



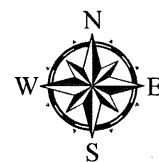
Street



RESIDENTIAL-SINGLE FAMILY



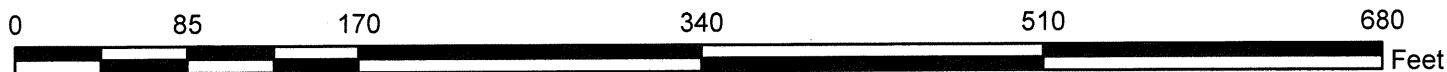
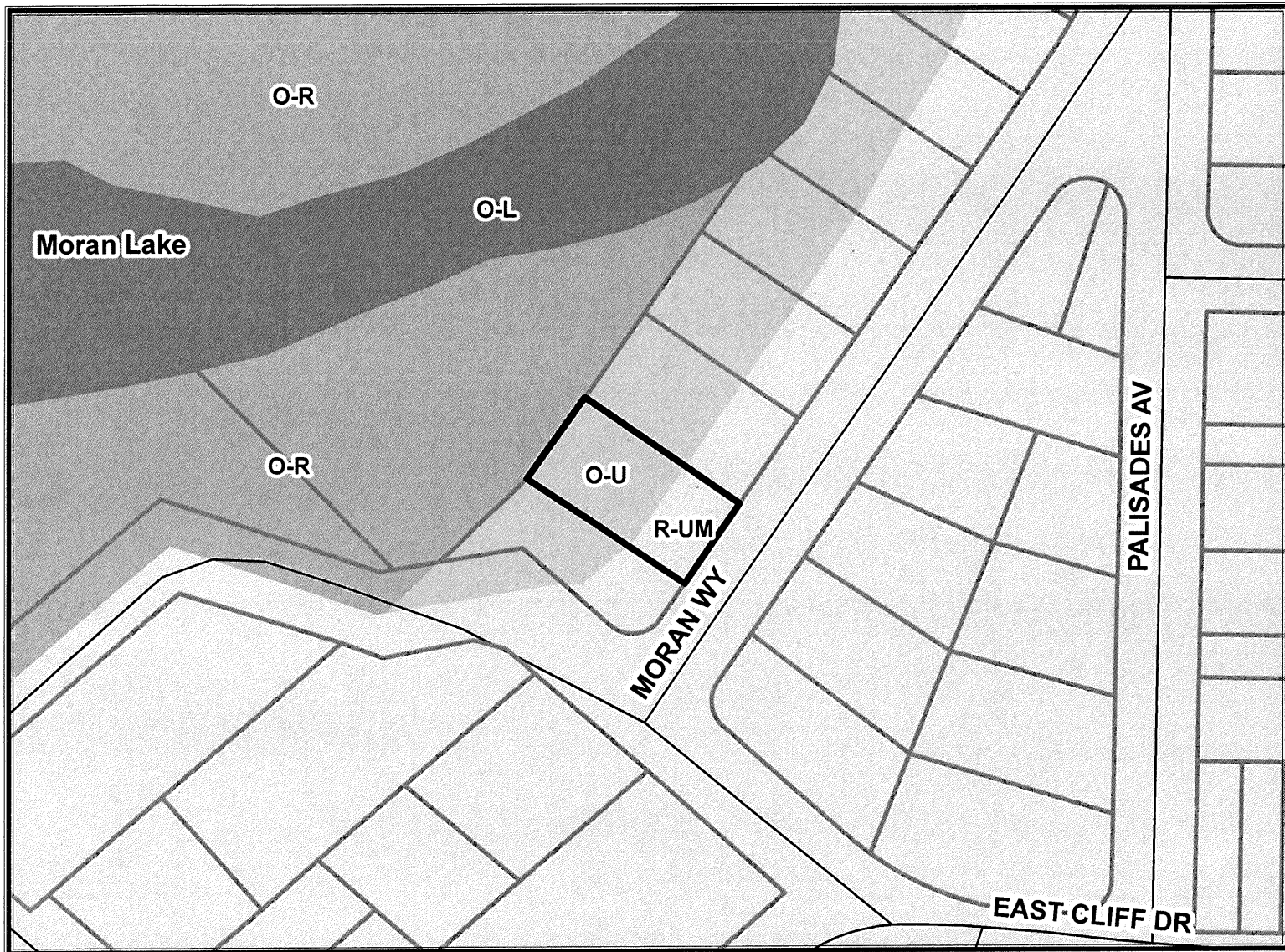
PARK



Map Created by
County of Santa Cruz
Planning Department
June 2015

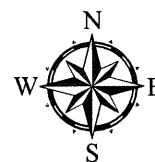


General Plan Designation Map



LEGEND

- APN: 028-281-20
- Assessors Parcels
- Street
- Residential - Urban Medium Density
- Urban Open Space
- Parks and Recreation
- Lake



Map Created by
County of Santa Cruz
Planning Department
June 2015

May 12, 2015

Lezanne Jeffs
County of Santa Cruz County Planning Department
Lezanne.Jeffs@santacruzcounty.us

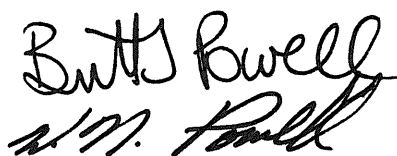
Dear Ms. Jeffs:

This letter is in support of our neighbors, Sherry Cassedy and Matt Sullivan's proposed remodel at 111 Moran Way.

We are neighbors across the street from the Cassedy/Sullivan's. If they were to build a second story it would seriously impact our view. Instead they have chosen to maintain the existing scale of the house at the street level and build a second level beneath the street level. We support the project and appreciate their efforts in keeping with the Pleasure Point guidelines to preserve the style of the neighborhood.

We hope they will be able to proceed with the project as proposed as we are concerned that if they are required to reduce setbacks at street level it might impact the overall size of the project from the street level.

Bill and Brit Powell

Handwritten signatures of Bill and Brit Powell. The top signature is "Bill Powell" and the bottom signature is "Brit Powell".

May 12, 2015

Lezanne Jeffs
County of Santa Cruz County Planning Department
HYPERLINK "mailto:Lezanne.Jeffs@santacruzcounty.us"
Lezanne.Jeffs@santacruzcounty.us

Re: Proposed New Construction at 111 Moran Way, Santa Cruz

Dear Ms. Jeffs:

We are writing to support our neighbors, Sherry and Matt Sullivan's request for exception to Pleasure Point guidelines. We have reviewed the plans for proposed new house on their site and we have no objection to the plans as drawn including the proposed setbacks.

We live across the street and over one from the Cassidy/Sullivan's. We think that the proposed construction will be an improvement to the neighborhood, while still keeping with the character of the neighborhood.

Bert and Shana Moulton

Bert Moulton
Shana Moulton

May 12, 2015

Lezanne Jeffs
County of Santa Cruz County Planning Department
Lezanne.Jeffs@santacruzcounty.us

Dear Ms. Jeffs:

We are writing to support the proposed rebuilding project at 111 Moran Way. We are Sherry Cassedy and Matt Sullivan's next door neighbors at 101 Moran Way. They have spoken with us about their new house plans to take into account any concerns we have about the remodel. We are totally in support of the project. It will improve the property without changing the feel of the neighborhood.

We understand there is an issue about the setbacks at the street level. We have no objection to the setbacks proposed in their plan and we support their request for an exception to the Pleasure Point rules, especially as the new house will not be any larger at the street level than the existing.

Thank you for considering our input.



Dick and Dilia Schulz