



Staff Report to the Zoning Administrator

Application Number: **10-0010**

Applicant: Robert Goldspink
Owner: Lowell & Janet Turriff, Trustees
APN: 043-161-34

Agenda Date: May 7, 2010
Agenda Item #: 3
Time: After 10:00 a.m.

Project Description: Proposal to construct a 327 square foot second story addition at an existing two-story dwelling, to cover the existing 242 square foot atrium, to add a first story entry porch and interior remodel, for a total increase of 606 square feet of habitable space. Requires a Coastal Development Permit, and a Variance to increase the one-story limitation on the beach side of Beach Drive to two stories (maintaining the 17-foot height limit) and Design Review.

Location: Project located on the south side of Beach Drive, about 1500 feet east of the entry gate.

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required: Coastal Development Permit, Variance

Technical Reviews: Design Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 10-0010, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	10,525 sq.ft.
Existing Land Use - Parcel:	Single-family residence
Existing Land Use - Surrounding:	Single-family residences
Project Access:	Beach Drive

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

Planning Area: Aptos
Land Use Designation: R-UL (Urban Low Residential)
Zone District: RB (Single-Family Residential - Ocean Beach)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

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

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Zone 6 Drainage District

History

In 1967 Variance 928-V was approved to allow the construction of the existing single-family dwelling. The Variance permitted a reduction of the front yard setback from 20 feet to 10 feet with 2'-4" eaves, and the west side yard setback to 3 feet, with 2 foot eaves. The house was limited to 15 feet in height and included a second story over the garage and carport.

In 1986, Permit 86-0001 was approved for the placement of 100 tons of riprap in front of the subject property for protection against high tide and surf conditions.

Project Setting and Description

The subject property is about 10,525 square feet in area and is developed with an existing 2,238 square foot two-story dwelling and attached 590 square foot garage and carport. The residence is located on the beach side of Beach Drive and is located within the Coastal High Hazard Area. The lot is flat and is protected by a 100-ton riprap seawall to the south.

The property is located in the Aptos Planning Area and the neighborhood is developed with single-family dwellings. Access to the site is via Beach Drive, a private road.

The applicant proposes to remodel and cover the existing atrium, add a 37 square foot entry porch and to add 327 square feet to the second story, extending the existing second story to the east. Additional interior remodeling is proposed at the second floor to reconfigure the bedrooms and bathrooms. The proposed construction will result in an increase of 606 square feet of habitable space.

The number of bedrooms will not be changed and the resulting height of the structure will increase from about 15 feet to 17 feet.

Zoning & General Plan Consistency

The subject property is located in the RB (Single-Family Residential - Ocean Beach) zone district, a designation, which allows residential uses. The proposed Single-family residence is 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. A portion of the site is governed by the (O-R) Parks and Recreation General Plan designation, which applies to the portion of the lot occupied by public beach area.

Local Coastal Program Consistency

The proposed residential addition 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. The subject dwelling, like many of the surrounding structures, is somewhat boxy and plain in design, lacking ornamentation or noticeable articulation along the street front. The addition will be designed to match the style and architecture of the existing residence. Developed parcels in the area contain single-family dwellings of both one and two story design. Size and architectural styles vary along Beach Drive, but the nearby properties on the beach side of the street are similarly plain, with flat roofs and off-white in color. The proposed height of 17 feet is quite similar to the height of the dwellings on either side of the subject property, which both appear to be between 15 and 17 feet tall. The adjacent home to the west is two-story.

The project site is located between the shoreline and the first public road, however the second story addition will not affect coastal access. The site is not identified as a priority acquisition site in the County's Local Coastal Program. The proposed addition will be located at the street and is unlikely to be visible from the beach. The view from the private street will change as a result of bringing a portion of the house forward toward the roadway, however the resulting appearance will remain consistent with that of the surrounding line of houses and similar to other urban infill projects.

Coastal High Hazard Area

The subject lot is located in an area identified on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) as zone VE, which is subject to high velocity waters, including coastal inundation. Based on data reviewed and approved by Environmental Planning staff, the proposed residential addition and remodel work does not equal or exceed 50% of the market value of the structure. Therefore, the work (approximately 24% of market value) is

not defined as substantial improvement in the County Code (Chapter 16.10.040) and the project is not subject to FEMA regulations, including requirements to elevate the structure above the base flood elevation. A condition of approval has been included to require any future instances of repair, reconstruction, alteration, addition or improvement over the course of five consecutive years that cumulatively exceeds 50% of market value will be considered substantial improvement and all FEMA regulations will apply at that time.

A Declaration of Geologic Hazard will also be required to be recorded on the property prior to building permit issuance.

Design Review

The proposed residential addition complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate architectural design features of the existing structure, including dark gray cement slate, wood siding and stone veneer, to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The existing mansard roof design will be retained, with no appreciable change to the overall appearance of the structure. This design is not incompatible with surrounding "boxy" beach house design with flat roofs and will maintain similar bulk and massing when viewed both from the beach as well as from the street. The majority of the structures along the beach side of Beach Drive are at or near the maximum 17-foot height limit and the proposed residential addition will similarly adhere to the height limitation, even though the existing second story is being expanded. Currently there are at least three existing two-story structures on the beach side of Beach Drive.

Variance

Extending the existing two-story construction to the rear of the dwelling requires a variance to the one-story limit applied to houses on the beach side of Beach Drive. The majority of the dwellings on the beach side are constructed to the 17-foot height limit and many are of two-story construction. The adjacent home to the west was granted a similar variance by the Planning Commission in May 2008 for construction of a two-story addition.

In previous actions, including the adjacent residential addition mentioned above, the Planning Commission determined that the height restriction effectively addressed potential impacts attributable to mass, scale, and bulk on the surrounding neighborhood. In this case, the subject parcel is faced with the same constraints as the adjacent dwelling, namely its location within a wave inundation hazard area, which prohibits extending the habitable portion of the dwelling toward the ocean.

Further, the existing dwelling already has a partial second story, constructed above the garage and carport at the northern end of the structure. The proposed addition will extend the second story along the street front. The overall height will adhere to the 17-foot maximum and will therefore maintain the intent of the zone district, which is to minimize the visual impact to public views from the beach.

Environmental Review

The proposed residential addition is categorically exempt from review under the Environmental Quality Act (CEQA) consistent with CEQA Guidelines Section 15301, Existing Facilities.

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 **10-0010**, based on the attached findings and conditions.

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

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned RB (Single-Family Residential - Ocean Beach), a designation which allows residential uses. The proposed residential addition is 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 the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site. While a 5-foot pedestrian easement is shown in front of the structure on Assessor's Parcel Maps, none of the proposed development will interfere or impact the use of this easement. Additionally, the easement is parallel to the roadway and beach and does not provide any direct beach access.

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the bulk and mass of the structure are quite similar to surrounding dwellings on the beach side of the street; while the development site is on a beach, the proposed addition is designed to match the colors and materials used on the existing residence. The proposed off-white color is also quite similar to that of the two adjacent dwellings. The proposed addition will not alter the relationship of the structure to the beach, to the street or to the surrounding dwellings.

The addition is located adjacent to the street and will result in filling the notched corner where the porch is currently located. The addition is consistent with other urban infill projects and will appear quite similar to the existing line of houses currently fronting the street. The addition is not expected to be visible from the beach.

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

This finding can be made, in that while the project site is located between the shoreline and the first public road, the addition is limited to part of the second story and no expansion of the existing footprint is proposed. Consequently, the proposed development will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Several other dwellings on the beach side of Beach Drive are of similar height and mass and at least three such structures are two-story dwellings. Residential uses are allowed uses in the RB (Single-Family Residential - Ocean Beach) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

Although the subject property is located within the Coastal High Hazard Area, the proposed residential addition and remodel represents about 24% of the market value of the structure and therefore does not meet the definition of substantial improvement according to the Federal Emergency Management Agency (FEMA) regulations and Chapter 16.10.040 of the County Code. For projects that do not meet the definition of substantial improvement, mitigation measures to address coastal inundation are not required (Chapter 16.10.070(h)5.i of the County Code)

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 parcel is constrained by its location within a wave inundation hazard area, which prohibits extending habitable area toward the ocean, the only undeveloped area available. The proposed 17-foot height conforms to the zone district and is consistent with the height of surrounding structures, which are largely 17 feet in height. The residence immediately to the west was granted a variance by the Planning Commission in May 2008 for virtually the same proposal; namely to add a second story while adhering to the 17-foot height limit. This project increases an existing second story. There are already at least three existing two-story dwellings on this block, under identical zoning.

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.**

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 in that the proposed addition is a minor modification to an existing two-story home. The proposed addition of 327 square feet on the second story will not result in a significant increase in the apparent bulk or mass in relation to the existing structure in that it will continue to comply with the 17-foot height limit for the RB zone district. The addition has been designed to maintain the profile of the existing house and to avoid building out on the beach side so as to minimize the visual impact to the public view along the beach.

The stated goal behind the height limitation for the beachfront homes is to minimize the visual impact of the public views from the beach. In this case, the dwelling has been designed to meet the height limitation, reducing the impact upon beach views and maintaining a lot coverage of about 27%, well below the 40% maximum allowed for the zone district. Extending the existing second story, while adhering to the maximum height limitations results in a residence in keeping with the intent of the ordinance.

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 majority of the dwellings on the beach side of Beach Drive are constructed to the 17-foot height limit and many are of two-story construction. The adjacent home to the west was granted a similar variance in May 2008 for constructing a two-story addition. Additionally, several structures along the bluff side of Beach Drive have been issued variances to exceed the two-story limitation and construct three-story dwellings.

Conditions of Approval

Exhibit A: Architectural Plans (9 Sheets) prepared by Robert Goldspink, dated 1/11/10.

- I. This permit authorizes the construction of a 327 square foot second story addition, covering an existing 242 square foot atrium, adding a first story entry porch and interior remodel. 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, if required.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods 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. The building plans must include a 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 17 feet.
 3. Plans must include updated construction calculations regarding Substantial Improvement, per Environmental Planning review comments. Proposed construction is valued at \$70,752.83, representing approximately 24% of the current market value of the structure. Additional improvements to the structure, if made within 5 years of the completion date of this project, will be subject to Cumulative Improvement Calculations which may result in required elevation, anchoring, etc. in compliance with FEMA regulations and County code Chapter 16.10.
- 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.
 - C. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - D. Meet all requirements and pay any applicable plan check fee of the Aptos La Selva Fire Protection District.
 - E. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - F. 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.
 - G. Complete and record a Declaration of Restriction of Geologic Hazard. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. To minimize noise, dust and nuisance impacts on surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor comply with the following measures during all construction work:
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays, excluding holidays. Construction vehicles shall not arrive on site earlier than 7:30 am and shall not remain onsite later than 5:30 pm.
 - 2. Maintain at least one travel lane of Beach Drive is kept open at all times.
 - 3. Prevent sediment/debris from leaving the site. Any dirt tracked onto Beach Drive from the construction site shall be removed at the end of each work day.
 - 4. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site.

- 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: _____

Steven Guiney
Deputy Zoning Administrator

Robin Bolster-Grant
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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

Application Number: 10-0010
Assessor Parcel Number: 043-161-34
Project Location: 632 Beach Drive

Project Description: Proposal to construct a 327-square foot second story addition to an existing two-story dwelling, to cover the existing atrium, to add a front porch and interior remodel.

Person or Agency Proposing Project: Robert Goldspink

Contact Phone Number: (831) 688-8950

- 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 1 - Existing Facilities (Section 15301)

F. **Reasons why the project is exempt:**

Addition to an existing residential structure; addition will not result in more than 50% of the existing floor area.

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

Robin Bolster-Grant, Project Planner

Date: _____

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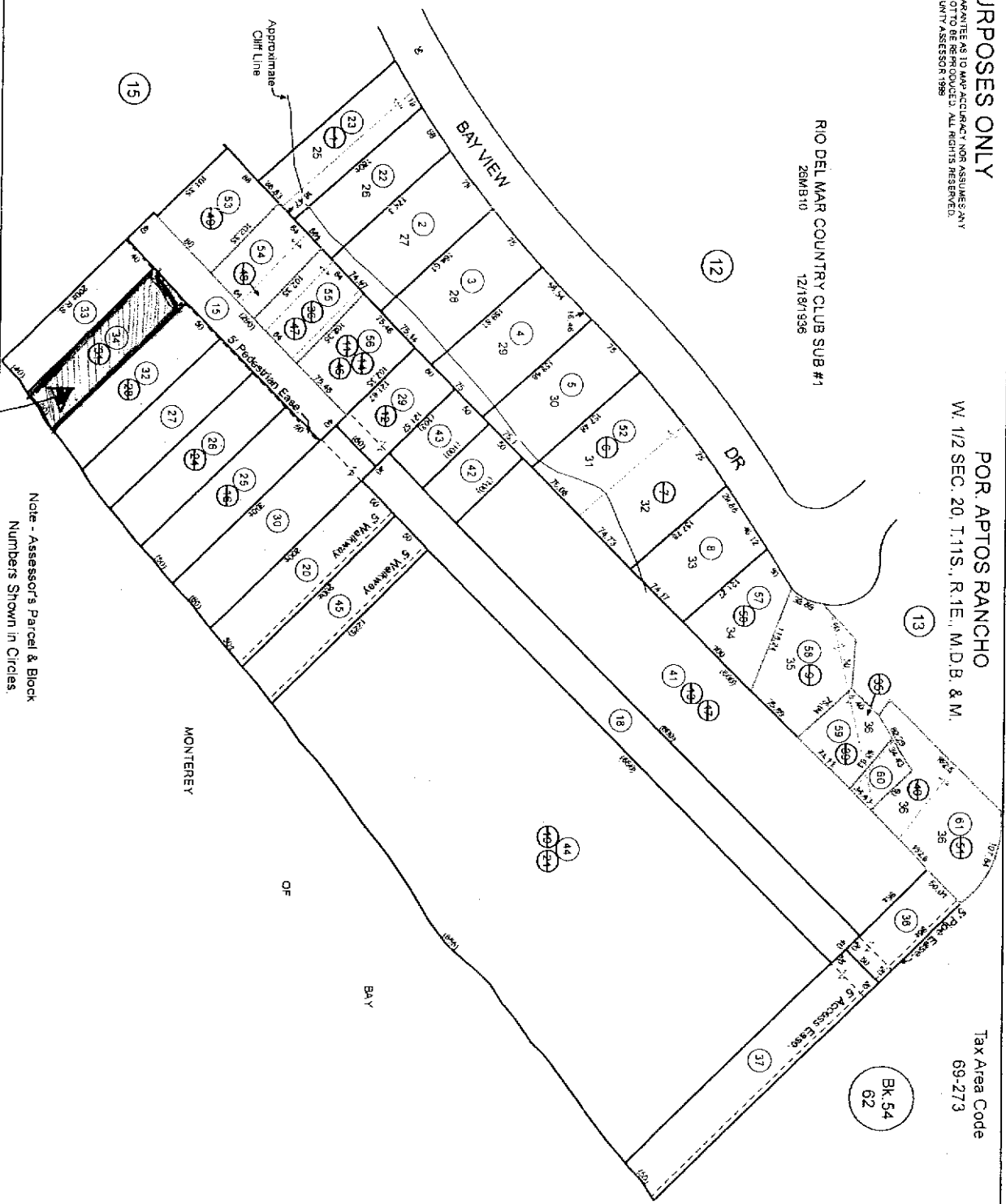
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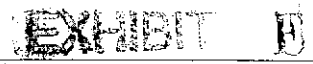
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 Rev. 12/4/00 C.B. (Corr by 1-51 as per 264510)
 Rev. 5/25/01 mm (changed call out)
 Rev. 2/17/02 C.B. (4-037996) to 71, LBA 1-52 to 55)
 Rev. 10/12/06 C.B. (6-0227451 & 2, So 1-57 & 58)
 Rev. 5/11/05 mc (6-0005029 to 32, LBA 1-56 to 51)
 Rev. 5/11/05 mc (Corr to pg. 13)

SUBJECT PARCEL



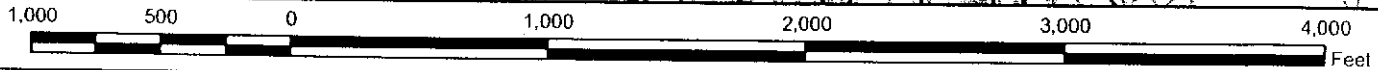
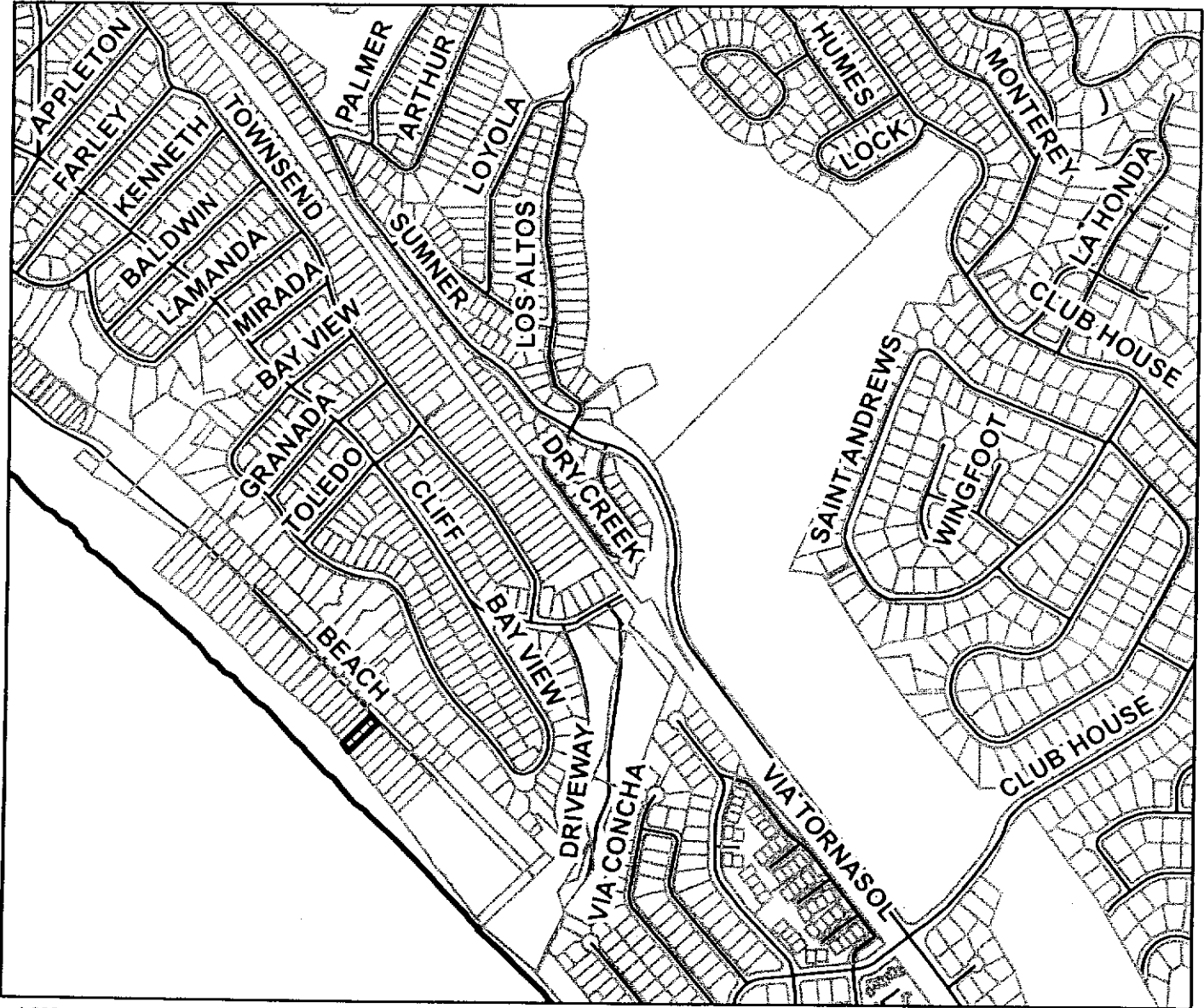
Note - Assessor's Parcel & Block Numbers Shown in Circles

Assessor's Map No. 43-16
 County of Santa Cruz, Calif.
 Feb. 1999







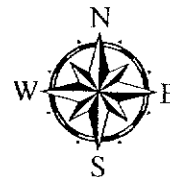


Location Map



LEGEND

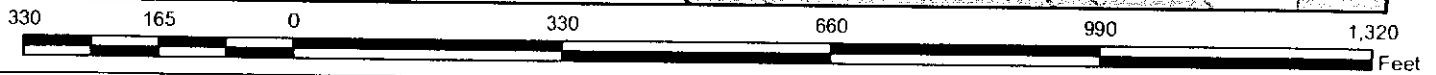
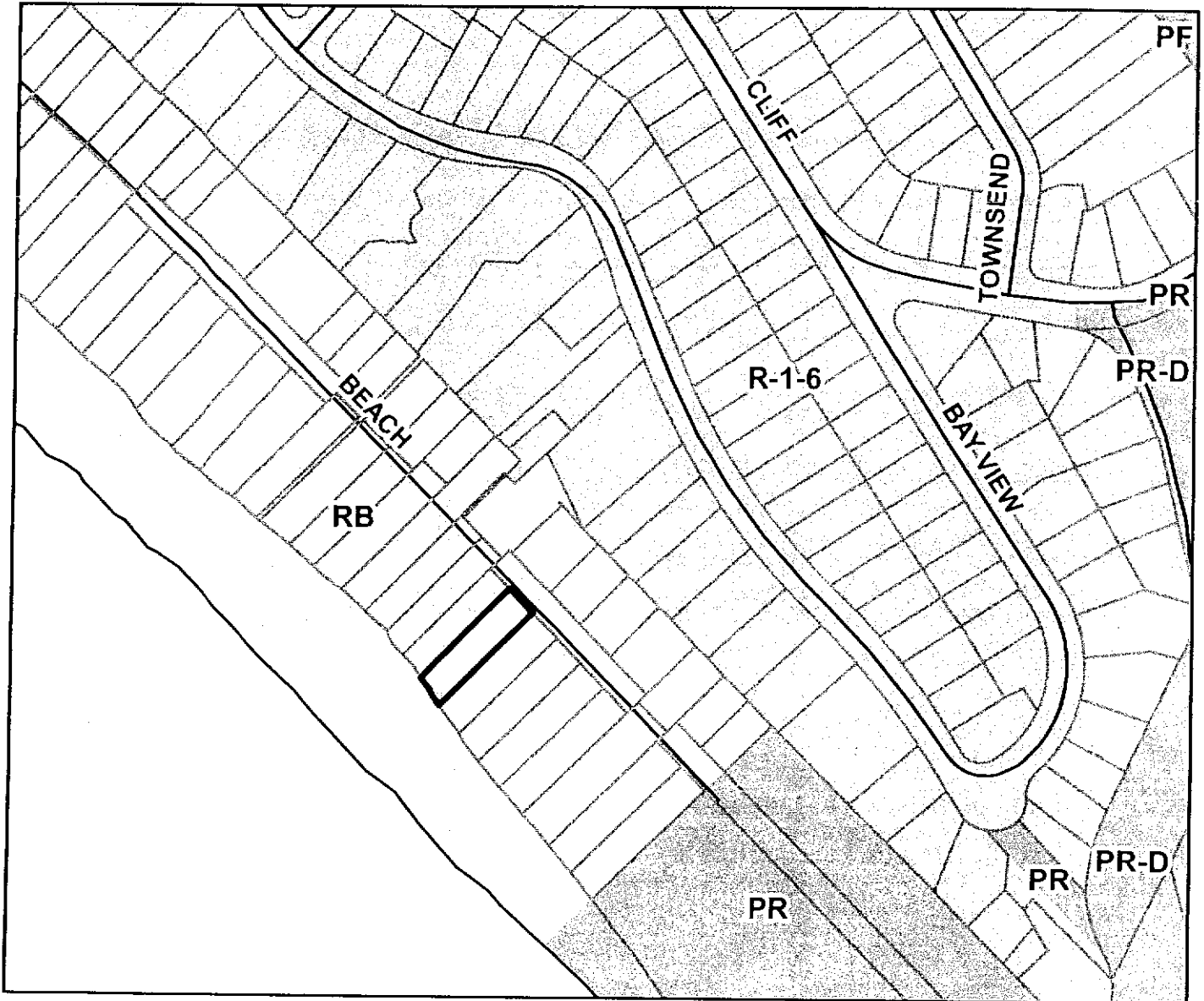
-  APN: 043-161-34
-  Assessors Parcels
-  Streets
-  County Boundary







Map Created by
County of Santa Cruz
Planning Department
February 2010



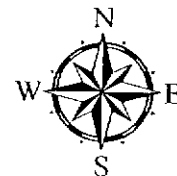
Zoning Map



LEGEND

-  APN: 043-161-34
-  Assessors Parcels
-  Streets
-  County Boundary

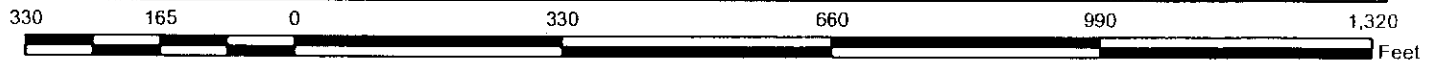
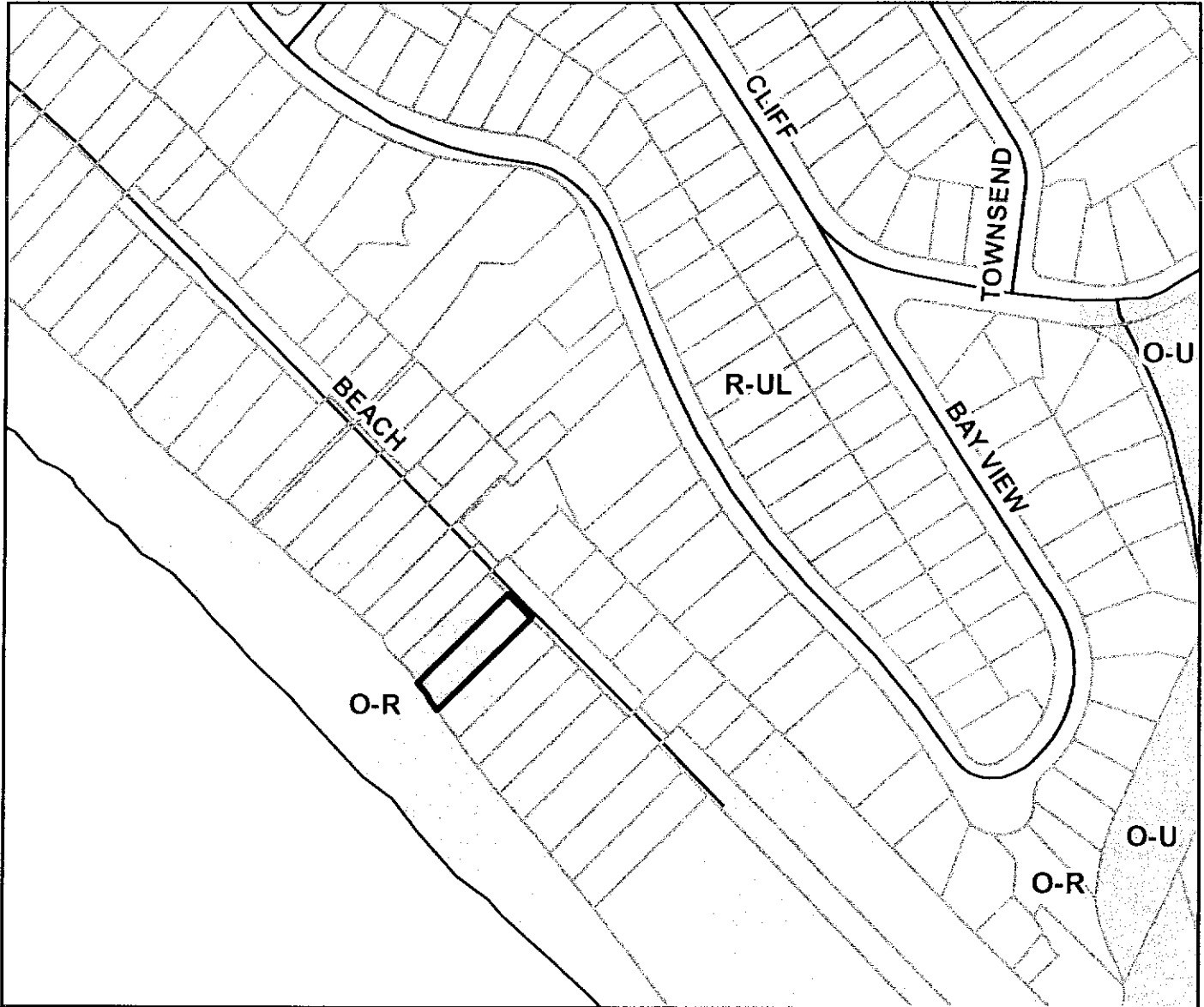
RESIDENTIAL-OCEAN BEACH
 RESIDENTIAL-SINGLE FAMILY
 PARK



Map Created by
 County of Santa Cruz
 Planning Department
 February 2010

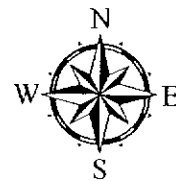


General Plan Designation Map



LEGEND

- APN: 043-161-34
- Assessors Parcels
- Streets
- County Boundary
- Residential - Urban Low Density
- Parks and Recreation
- Urban Open Space



Map Created by
County of Santa Cruz
Planning Department
February 2010

C O U N T Y O F S A N T A R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Robin Bolster
Application No.: 10-0010
APN: 043-161-34

Date: February 24, 2010
Time: 16:44:30
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON FEBRUARY 23, 2010 BY ANTONELLA GENTILE =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON FEBRUARY 23, 2010 BY ANTONELLA GENTILE =====
Per Kent Edler, Senior Civil Engineer, a soils report will not be required for the currently proposed project.

Please clarify the proposed changes to Bath 2 as listed under Area Computations on sheet 1.

Please include the changes to the laundry room in the project data.

The currently proposed project is valued at \$70,752.83 for Substantial Improvement purposes. This value is a summary of the following improvements:

Enclosed Atrium: 242 sf remodel at \$93.24 per sf: \$22,564.08 (please note \$93.24 is the difference between new construction and an uncovered deck)

Covered patio: 283 sf new at \$19.63 per sf: \$5,555.29

Addition (second story + entry porch): 364 sf at \$107.18 per sf: \$39,013.52

Remodel baths as listed on sheet 1: 94 sf at \$38.51 per sf: \$3,619.94

The total value of the proposed improvements equals approximately 24.4% of the assessed value of the structure.

Please revise sheet 1 to reflect these calculations.

Please note that additional improvements to the structure, if made within 5 years of the completion date of this project, will be subject to Cumulative Improvement calculations which may result in required elevation, anchoring, etc. in compliance with FEMA regulations and County Code Chapter 16.10.

Aptos-La Selva Beach Fire Prot Dist Completeness C

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON FEBRUARY 3, 2010 BY ERIN K STOW =====
DEPARTMENT NAME: Aptos/La Selva Fire District APPROVED
All Fire Department building requirements and fees will be addressed in the Building Permit phase.
Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

Disc. ionary Comments - Continued

Project Planner: Robin Bolster
Application No.: 10-0010
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Page: 2

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON FEBRUARY 3, 2010 BY ERIN K STOW =====
NO COMMENT

INTEROFFICE MEMO

APPLICATION NO: 10-0010

Date: February 16, 2010
 To: Robin Bolster-Grant, Project Planner
 From: Larry Kasparowitz, Urban Designer
 Re: 632 Beach Drive, Aptos

COMPLETENESS ITEMS

- none

COMPLIANCE ISSUES

Design Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural	✓		

1504787

landforms, tree groupings) shall be retained.			
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Ridgeline Development			
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Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A

Landscaping			
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New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A
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Rural Scenic Resources			
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Location of development			
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Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A

Site Planning			
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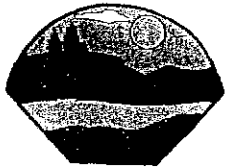
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A

Building design			
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Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which			N/A

blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A

Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A



Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003
Phone # 831-685-6690 • Fax # 831-685-6699

February 3, 2010

Planning Department
County of Santa Cruz
Attention: Robin Bolster-Grant
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 043-161-34 / Appl #10-0010
632 Beach Drive

Dear Ms. Bolster-Grant:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections as presented.

A plan review fee of **\$50.00** is due and payable to the Aptos/La Selva Fire Department **PRIOR TO APPROVAL** of building application. **Reminder:** the enclosed Permit/Service Fees form must be submitted to the Aptos/La Selva Fire Department at time of payment.

- Any other requirements will be addressed in the Building Permit phase.
- Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information on the plans that are submitted for **BUILDING PERMIT**.

NOTE on the plans "these plans are in compliance with California Building and Fire Codes (2007 edition) and Aptos/La Selva Fire District Amendments".

NOTE on the plans "the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE / FIRE RATING and SPRINKLERED or NON-SPRINKLERED as determined by the building official and outlined in the California Building Code. (e.g. R-3, Type V-B, Sprinklered)"

NOTE on the plans "the **REQUIRED** and **AVAILABLE FIRE FLOW**. FIRE FLOW requirements for this project is **1,000 gallons per minute**. The AVAILABLE FIRE FLOW information can be obtained from the water company. The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet (344.5 m²) shall be 1,000 gallons per minute (3785.4 L/min). Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5m²) shall not be less than that specified in Appendix Table B105.1 of the C₂₅ / 30 Fire Code".

EXHIBIT

F

SHOW on the plans a public fire hydrant within 600 feet of any portion of the building meeting the minimum required fire flow for the building. Hydrant shall be on a fire apparatus access road, as measured by an approved drivable route around the exterior of the facility or building.

NOTE on the plans "An automatic sprinkler system shall be provided in Group R Division 3 dwellings when a building permit is issued to allow additions to be made to increase the total existing square footage by more than 50%. Additions 500 square feet and less are exempt from fire sprinkler requirements unless the structure is already protected by a fire sprinkler system."

IF SPRINKLERED:

NOTE on the plans "the designer/installer shall submit three (3) sets of plans and calculations for the *underground and overhead Residential Automatic Fire Sprinkler System* to this agency for approval."

NOTE on the plans "an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Underground plan submittal and permit, will be issued to a Class B, Class C-16, Class C-36 or owner/builder. No exceptions."

SHOW on the plans where the smoke detectors are to be installed in the **NEW & EXISTING AREAS** according to the following locations and approved by this agency as a minimum requirement.

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

When a fire alarm system is proposed in lieu of 110V/battery backup smoke detectors, a separate fire alarm permit and fee is required by the Aptos/La Selva Fire District. **NOTE** on the plans, "three sets of fire alarm plans shall be submitted and approved prior to commencing work."

NOTE on the plans "building numbers shall be provided. Numbers shall be a minimum of four (4) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street."

NOTE (if applicable) on the plans "the installation of an approved spark arrester on the top of the chimney. The wire mesh not to exceed 1/2 inch."

NOTE on the plans "the roof covering shall be no less than Class "B" rated roof."

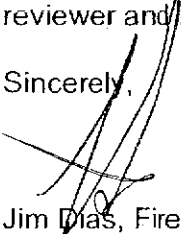
NOTE on the plans "a 30-foot clearance shall be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.

EXCEPTION: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure."

NOTE on the plans "the job copies of the building and fire systems plans and permits must be on-site during inspections."

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

Sincerely,



Jim Dias, Fire Marshal
Fire/Prevention Division
Aptos/La Selva Fire Protection District

Cc: Lowell & Janet Turriff
19296 Newhouse Court
Saratoga, CA 95070

Cc: Robert Goldspink
8042 Soquel Drive
Aptos, CA 95003



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
TOM BURNS, PLANNING DIRECTOR

Notification of New Planning Application

The County of Santa Cruz Planning Department has received the attached application for a Development Permit, Land Division Permit, or General Plan Amendment. Please see the attached form for a description of this project. If you have any questions or comments regarding this application you may contact the project planner listed below.

Written comments must be received before: February 17, 2010

Date routed: January 27, 2010

- Accessibility
- Code Compliance
- Environmental Planning **A. Gentile**
- Fire District **Aptos/La Selva Beach**
- Housing
- Long Range Planning
- Project Review
- Urban Designer
- Planning Director
- Maps - Level - 5 - **Barbara Ginsberg**

- Dept. of Public Works
- Drainage District
 - Driveway Encroachment
 - Road Engineering / Transportation
 - Sanitation
 - Surveyor
 - Environmental Health
 - RDA
 - Other
 - Other

RECEIVED

JAN 28 2010

Santa Cruz County
Sanitation District

Duplicate Files:	To be Mailed: - Coastal Commission
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Contact Information

Project Planner: Robin Bolster-Grant Tel: 454-5357
 Email: pln111@co.ca.santa-cruz.ca.us
 Subject APN: 043-161-34
 Application Number: 09-0010

*No Sanitation
 Review reqd.
 Diane Ramos
 2/4/10*

CYPRESS ENVIRONMENTAL AND LAND USE PLANNING
P.O. BOX 1844
APTOS CALIFORNIA
(831) 685-1007 kimt@cypressenv.com

March 25, 2010

Robin Bolster-Grant
County of Santa Cruz Planning Department
701 Ocean Street, 4th floor
Santa Cruz, CA 95060

SUBJECT: Application 10-0010 (Turriff Dwelling); APN 43-161-34; 632 Beach Drive, Rio Del Mar

Dear Ms Bolster-Grant,

I understand that the Turriff dwelling addition project will be scheduled for hearing by the Zoning Administrator in the next two to three weeks. On behalf of my clients, Jack and Lisa Troedson, I am requesting written notification of the hearing date be provided to both myself and my clients. Their address is provided below. We are also requesting any approval of a Coastal Zone Permit for this project include conditions that minimize the impacts of construction activities on other properties and neighbors on Beach Drive in Rio Del Mar. As you know, Beach Drive has experienced a great deal of construction activity in the past three years exceeding what is typical for a local residential street. Recent construction activities have subjected neighbors to substantial noise, earth vibration, dust and traffic impacts.

To minimize the type of impacts described above with the Turriff project, we are requesting the following type of conditions be included in the Coastal Zone Permit approval for this project:

- a. That at least one travel lane of Beach Drive be kept open at all times so traffic is not blocked;
- b. Erosion control measures include a sediment barrier that prevents sediment from flowing on to Beach Drive;
- c. Any dirt tracked on to Beach Drive from construction vehicles shall be removed at the end of each work day;
- d. Construction to be limited to *weekdays* during 8:00 A.M. to 5:00 P.M.;
- e. No pile driving of any kind be allowed;
- f. Posting the name and phone number of the project construct disturbance coordinator who will respond to neighbor concerns and complaints within 24 hours; and
- g. Specifying Planning's ability to stop all work if the disturbance coordinator does not resolve a valid complaint within 24 hours of receipt of the complaint.

The prohibition of pile driving is very important as it generates excessive noise ground vibrations

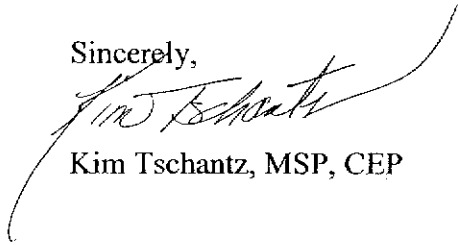
Environmental Planning and Analysis, Land Use Consulting and Permitting

Application 10-0010 (Turriff Dwelling)
March 25, 2010
Page 2 of 2

that go beyond the project parcel. And pile driving is not required for all residential construction near the beach. The Bumb project was approved for the construction of a new single-family dwelling in 2009 with a condition that prohibited pile driving.

We look forward to hearing from you on the hearing date for this project.

Sincerely,



Kim Tschantz, MSP, CEP

cc: Jack and Lisa Troedson
165 Sausal Drive, Portola Valley, CA, 94028

ltr to RBolster-TurriffSFD