

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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SANTA CRUZ, CA 95060
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W6b



Prepared May 21, 2009 (for June 10, 2009 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, District Manager
Susan Craig, Coastal Planner

Subject: **Appeal A-3-SCO-09-019** (Appeal by Mary Ida and Marshal Compton of Santa Cruz County decision granting a coastal development permit with conditions to Robert Wayne Lloyd Trustees for a 1,491 square foot second story addition (including three new bedrooms and two new bathrooms) to an existing single-family residence located at 63 Geoffroy Drive above the Black's Point portion of Twin Lakes State Beach in the unincorporated Live Oak beach area of Santa Cruz County. Appeal Filed: April 14, 2009; 49th Day: Waived

Recommendation

Staff recommends that the Commission determine that **no substantial issue** exists with respect to the grounds on which appeal A-3-SCO-09-019 was filed. Staff recommends a **YES** vote on the following motion and resolution:

Motion and Resolution. I move that the Commission determine and resolve that Appeal Number A-3-SCO-09-019 does not present a substantial issue with respect to the grounds on which the appeal has been filed under Coastal Act Section 30603 regarding consistency with the certified Local Coastal Program and/or the public access policies of the Coastal Act.

Passage of this motion and resolution will result in a finding of no substantial issue and adoption of the following findings. By such action, the Coastal Commission declines to take jurisdiction over the coastal development permit (CDP) for this project, the County's action becomes final and effective, and any terms and conditions of the County's decision remain unchanged. The motion passes only by an affirmative vote of the majority of the appointed Commissioners present.

Findings

On March 11, 2009, Santa Cruz County approved a CDP authorizing construction of a 1,491 square foot second-story addition to an existing two-story single family residence at 63 Geoffroy Drive, which would result in a roughly 5,000 square foot residence. The addition includes three new bedrooms, two new bathrooms, closets, and a stairway (see County's action in Exhibit A). Pursuant to Coastal Act Section 30603, this approval is appealable to the Commission because it is located between the sea and the first public road paralleling the sea, and within 300 feet of the coastal bluff. The Appellants contend that the County's approval is inconsistent with Santa Cruz County Local Coastal Program (LCP) requirements protecting community character and beach viewsheds (see the full appeal document in Exhibit B).

Coastal Act Section 30625(b) requires the Commission to hear an appeal unless it determines that no



substantial issue exists with respect to the grounds on which the appeal has been filed.¹ Commission staff has analyzed the County's Final Local Action Notice for the development (Exhibit A), the Appellants' contentions (Exhibit B), and the relevant requirements of the LCP (Exhibit C). The appeal raises no substantial issue with respect to the LCP as follows:

With respect to community character and view issues, the County found the project to be consistent with public view protection and also found the project to be sited and designed to be physically compatible and integrated with the character of the surrounding neighborhood (see Exhibit A for County's findings).² The surrounding neighborhood is comprised of an eclectic mix of residential design themes and one and two-story homes, and the County noted that this expanded residence would not be atypical in that respect, and would be compatible with the surrounding neighborhood. The County further noted that the addition provided adequate articulation to provide visual relief along the beach-facing elevation and thus it would not impact that viewshed/character. The style of the approved addition is similar to the Spanish/Mediterranean style of the existing residence. Once completed, the view of the project from Twin Lakes State Beach will be what is probably best described as a 2½-story house above the beach³ (see Exhibit D for photographs of the project site, and see Exhibit A for proposed elevations and a photographic simulation of the proposed addition).

At a maximum height of just over 26 feet, the design height of the second story addition is about two feet below the LCP's maximum height limit, and it meets all other applicable residential siting and massing standards (coverage, setbacks, FAR⁴, etc.). With respect to views from the beach, the new addition should effectively blend into the background of existing residential development that prominently forms the backdrop for that viewshed. In other words, the view from the beach of Geoffroy Drive and the surrounding environs is primarily of residential development atop and along the bluff, and the County-approved addition would not be inconsistent with that framework. Even though the proposed project will incrementally add to the amount of development within the public viewshed, such increment is minor in relation to the nature of the existing built environment and the effect that it has on the public viewshed. In addition, the residence is located in a "cove" area behind a promontory that extends parallel to the shoreline, somewhat deemphasizing its visual prominence in the beach viewshed. Also,

¹ The term "substantial issue" is not defined in the Coastal Act or its implementing regulations. In previous decisions on appeals, the Commission has generally been guided by the following factors in making substantial issue determinations: the degree of factual and legal support for the local government's decision; the extent and scope of the development as approved or denied by the local government; the significance of the coastal resources affected by the decision; the precedential value of the local government's decision for future interpretations of its LCP; and, whether the appeal raises only local issues as opposed to those of regional or statewide significance.

² Prior to taking final action, the County held multiple hearings on the project, and the project's design was modified in response to neighbor and County concerns.

³ The project includes an "under floor" area that contributes to its perceived mass (and which in part counts toward Floor Area Ratio (FAR)) but this "under floor" area does not qualify as a story (the LCP has a two-story limit on residential development) because it is the area between the natural grade and the floor framing.

⁴ A portion of the "under floor" area exceeds 7 feet 6 inches in height – per LCP Section 13.10.700-U, all areas of an "under floor" area that are greater than 5 feet 0 inches must be counted toward FAR. This additional area (approximately 100 square feet) has been counted toward FAR, which totals 31% (maximum allowable FAR = 50%).



although there would be additional massing in the beach view, it would not significantly detract from the viewshed, including because the primary scenic value is found looking out toward the beach and ocean. The project would not alter the bluff itself, and no above-ground utilities would be extended. The Commission concurs that as sited and designed, the project would blend appropriately into the established community character of this area of Live Oak, and that the project adequately protects public beach views to the extent required by the LCP.

In conclusion, the County has provided adequate factual and legal support for its decision that the approved development would be consistent with the certified LCP and, for the reasons stated above, the Commission finds that Appeal Number A-3-SCO-09-019 does not present a substantial issue with respect to the grounds on which the appeal has been filed under Section 30603 of the Coastal Act regarding consistency with the certified LCP and/or the public access policies of the Coastal Act.

The Commission notes that questions were raised during the County review process regarding an accessway that had historically provided unencumbered public access from Geoffroy Drive down the bluff and to the beach at Twin Lakes, but that sometime in the last decade or so this access was gated, locked, barb wired, and signed for the public to keep out. The accessway is particularly important because it provides (or rather provided when it was open) direct California Coastal Trail (CCT) lateral access along the shoreline from Twin Lakes State Beach to Geoffroy Drive (which then connects to Sunny Cove and Santa Maria Cliffs/Corcoran Lagoon beach further downcoast). When this accessway is not open, as is currently the case, the public must circumvent the entire residential neighborhood between 14th Avenue and Geoffroy Drive to get from Twin Lakes to Geoffroy Drive. This is a distance of about three-quarters of a mile. This CCT “gap” has significantly adversely impacted public recreational access for some time.

The Commission is well aware of this accessway, and notes that its closure is the subject of an ongoing and pending Commission enforcement case (V-3-01-055) because the accessway was closed without CDP authorization. The enforcement case has been hindered to date by the lack of clear information with respect to which properties are associated with the accessway (and in particular which properties are associated with the locked gate and barbed wire)⁵ and a lack of information regarding who was or is responsible for blocking the accessway. In any case, the Commission and County regularly receive complaints about the blocked accessway, the enforcement case remains open, and Commission enforcement staff continues to pursue this matter, hoping to resolve these issues and restore historical access at this location. These accessway violation issues are separate from the appeal issues, and will continue to be addressed through the enforcement program. Thus, the Commission’s finding of no substantial issue with respect to the appeal contentions is not intended to apply to accessway issues, and is without prejudice to the Commission’s ability to continue to separately resolve the accessway

⁵ Lacking a clear survey, it is the Commission’s current understanding that the accessway extends across multiple properties, including the Lloyd property (at least with respect to the portion of the accessway that drops down from the blufftop to the beach below) and that the gate itself is located near the confluence of at least three properties (APNs 028-143-35, 028-143-34, and 028-143-44; the latter being the subject Lloyd property).



violation.

Exhibits:

Exhibit A: Santa Cruz County's CDP decision (including project plans and visual simulation)

Exhibit B: Appeal of Santa Cruz County's CDP Decision

Exhibit C: Applicable Santa Cruz County LCP Policies

Exhibit D: Photographs of Project Site



NOTICE OF FINAL LOCAL ACTION ON COASTAL PERMIT

County of Santa Cruz

Date of Notice: 3/25/09

Notice Sent to (via certified mail):

California Coastal Commission
 Central Coast Area Office
 725 Front Street, Ste. 300
 Santa Cruz, CA 95060

<p>FINAL LOCAL ACTION NOTICE</p> <p>REFERENCE # <u>3-500-09-084</u></p> <p>APPEAL PERIOD <u>4/1/09-4/14/09</u></p>

RECEIVED

MAR 30 2009

CALIFORNIA
 COASTAL COMMISSION
 CENTRAL COAST AREA

Please note the following **Final Santa Cruz County Action** on a coastal permit, coastal permit amendment or coastal permit extension application (all local appeals have been exhausted for this matter):

Project Information

Application No.: 08-0139

Project Applicant: Derek Van Alstine, 716A Soquel Avenue, Santa Cruz, CA 95062

Applicant's Rep: Same

Project Location: North side of Geoffroy Drive (63 Geoffroy Drive) about 250 feet west of the intersection with 16th Avenue

Project Description: Proposal to construct an approximately 1, 479 square foot 2nd story addition to include 3 bedrooms, two bathrooms, closets and a stairway to an existing two-story single family dwelling to result in a 2-story, 5 bedroom, 6 bathroom single family dwelling. The project requires a Coastal Development Permit and a Residential Development Permit to construct an addition greater than 800 square feet to an existing nonconforming structure.

Final Action Information

Final Local Action: xx Approved with Conditions

Final Action Body:

- Zoning Administrator
- Planning Commission
- Board of Supervisors

Required Materials Supporting the Final Action	Enclosed	Previously sent (date)
Staff Report	x	
Adopted Findings	x	
Adopted Conditions	x	
Site Plans	x	
Elevations	x	

Additional Materials Supporting the Final Action	Enclosed	Previously sent (date)
CEQA Document	x	
Geotechnical Reports		
Biotic Reports		
Other: Geological hazards	X (in staff Rpt)	
Other:		

Coastal Commission Appeal Information

This Final Action is:

- NOT appealable** to the California Coastal Commission. The Final County of Santa Cruz Action is now Effective.
- Appealable** to the California Coastal Commission. The Coastal Commission's 10-working day appeal period begins the first working day after the Coastal Commission receives adequate notice of this Final Action. The Final Action is not effective until after the Coastal Commission's appeal period has expired and no appeal has been filed. Any such appeal must be made directly to the California Coastal Commission Central Coast Area Office in Santa Cruz; there is no fee for such an appeal. Should you have any questions regarding the Coastal Commission appeal period or process, please contact the Central Coast Area Office at the address listed above, or by phone at (831) 427-4863.

Copies of this notice have also been sent via first-class mail to:

- Applicant
- Interested parties who requested mailing of notice

CCC Exhibit A
 (page 1 of 33 pages)

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COUNTY OF SANTA CRUZ

Planning Department

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Coastal and Residential Development Permits

Owner: Robert Wayne Lloyd Trustees etal
Address: 15310 Quito Road
Saratoga, CA 95070

Permit Number: 08-0139
Parcel Number: 028-143-44

PROJECT DESCRIPTION AND LOCATION

Permit to construct a 2nd-story addition, to include 3 bedrooms, 2 bathrooms, closets, and a stairway, to an existing two-story single family dwelling to result in a 2-story, 5 bedroom, 6 bathroom single family dwelling. Requires a Coastal Development Permit and a Residential Development Permit to construct an addition greater than 800 square feet to an existing non-conforming structure. Property is located on the north side of Geoffroy Drive (63 Geoffroy Drive) about 250 feet west of the intersection with 16th Avenue.

SUBJECT TO ATTACHED CONDITIONS

Approval Date: 3/11/09

Effective Date: 3/25/09

Exp. Date (if not exercised): See Conditions Coastal Appeal Exp. Date: Call Coastal

X This project requires a Coastal Development Permit. Denial or approval of the Coastal Development Permit is appealable to the Board of Supervisors; the appeal must be filed within 14 calendar days of action by the Planning Commission. After all local appeal periods have ended (grounds for appeal are listed in the County Code Section 13.20.110), approval of a Coastal Development permit is appealable to the California Coastal Commission. The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of final local action.

This permit cannot be exercised until after the Coastal Commission appeal period. That appeal period ends on the above indicated date. Permittee is to contact Coastal staff at the end of the above appeal period prior to commencing any work.

A Building Permit must be obtained (if required) and construction must be initiated prior to the expiration date in order to exercise this permit. **THIS PERMIT IS NOT A BUILDING PERMIT.**

By signing this permit below, the owner agrees to accept the terms and conditions of this permit and to accept responsibility for payment of the County's costs for inspections and all other actions related to noncompliance with the permit conditions. This permit shall be null and void in the absence of the owner's signature below.

Signature of Owner/Agent
Shirley [Signature]
Staff Planner

Date
3/25/09
Date

Distribution: Applicant, File

CCC Exhibit A
(page 2 of 33 pages)



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

February 17, 2009

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Agenda Date: March 11, 2009

Item #: 7

Time: After 9 AM

APN: 028-143-44

Application: 08-0139

Subject: Appeal of the Zoning Administrator's decision to approve a Coastal Permit and Residential Development Permit for Application 08-0139; a proposal to construct a 2nd-story addition to an existing two story single family dwelling.

Members of the Commission:

On January 16, 2009, the Zoning Administrator approved a Coastal Development Permit and a Residential Development Permit to construct a 2nd-story addition to an existing two story single-family dwelling at 63 Geoffroy Drive. As documented in the attached staff report to the Zoning Administrator, the proposed addition was found to be consistent with the site standards for the zone district, Coastal Design Criteria, Design Review Ordinance, and General Plan policies.

The Zoning Administrator initially heard this item on December 5, 2008 at a noticed public hearing. Shortly before the public hearing, the applicant submitted revised plans and requested to continue the project until January 16, 2009 so that the design issues highlighted by the Urban Designer could be addressed. The Zoning Administrator took public testimony and continued the project until January 16, 2009 for staff to complete design review of the revised plans. A revised staff report was presented to the Zoning Administrator on January 16, 2009 with a recommendation for approval. Revised findings were also submitted to the Zoning Administrator at the public hearing. The Zoning Administrator considered information from his site visit and all evidence and facts presented in the staff reports and at the public hearings prior to taking action to approve the project per staff revised findings submitted at the hearing and staff report conditions of approval, attached.

Appeal Issues

Reasons for Appeal

Neighborhood and Coastal Compatibility

The appellants have stated that the resulting home will be too large and will be out of scale with the existing neighborhood, and that the design does not relate to the coastal location. They state that the Zoning Administrator" insufficiently considered the neighborhood and coastal

CCC Exhibit A
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compatibility” and that a neighborhood home size comparison was not fully considered. It is specifically noted that the size of the house is not consistent with the scale and identity of the majority of the homes currently in the neighborhood.

The neighborhood is comprised of one and two story homes. The view of the proposed residence from the street is clearly of two stories on one wing. The view from the beach is of a two story building with what planning regulations define as “under floor”. From this view the northwest wing appears as a two and one half story portion of the house due to the under floor, which is typical of homes on slopes. However, the proposed 26 foot building height is within the 28-foot height limit allowed by code. Moreover, the ridge of the house addition will be approximately the same level as other two story residences in the neighborhood, including the house immediately to the south. Pitched roofs are very common in the neighborhood and the proposed residence has a low-pitched roof. The proposed home addition provides plaster siding. Cement plaster is also found throughout the neighborhood as a siding material. The house is well detailed and internally consistent in design features with balconies, window types, and trim that are characteristic of the Spanish Eclectic style.

Regarding the size of the house, which will be 4,922 square feet with the addition, it is important to note that while the size of a building (that is the number of square feet) is an important characteristic of the design, size is most meaningful when considered in the context of other design parameters such as floor area ratio, bulk, mass and materials. A small home that is a box like form and which covers a large portion of a small lot can be a poor fit in a neighborhood of well articulated, well sited homes. A larger house on the same lot that is designed with a pitched roof, varying roof height and wall planes, for example, may fit very well. It is a combination of all these elements into a holistic design that determines whether a structure is compatible with the immediate neighborhood.

Compatible, as defined by the American Heritage Dictionary, means “capable of existing or performing in harmonious, agreeable or congenial combination” and “capable of orderly, efficient integration and operation of other elements in a system”. Staff believes that the proposed residence is compatible with the neighborhood. While it is true that the proposed structure is larger in size than many of the homes in the neighborhood, the absolute square footage of the dwelling does not, when considered without other variables, such as mass, bulk, location, etc., give a sense of how this home fits into the built environment. For example, Floor Area Ratio (overall size of house vs. size of lot) is one measure of the bulk of a residence. The proposed residence has a floor area ratio of 31%, which is far below the County of Santa Cruz maximum of 50%. The house immediately to the east has a floor area ratio of approximately 44% (using county assessors records), while other houses in the area range from 18 – 32 %. In terms of bulk, the structure is not out of character with nearby lots and structures.

The Zoning Administrator considered the January 16, 2009 staff report, which includes the Urban Designer’s original design review and a chart of the design changes, which provides analysis of each specific design change. Please refer to that chart, Exhibit 1C, for more detail. In addition, the Zoning Administrator considered testimony from neighbors regarding the size of the proposed house relative to other homes in the neighborhood, as well as testimony from the Urban Designer regarding neighborhood compatibility. The Urban Designer stated that neighborhood compatibility is an important concern and that the size of structure is one of six elements used to evaluate compatibility. In his decision, the Zoning Administrator did consider the size of the

proposed dwelling relative to others in the neighborhood and stated “size in and of itself does not dictate bad design or incompatibility with the neighborhood.”

Coastal Appearance

The appearance of the house from the beach will reflect a three-story structure and will not relate to the coast in its design.

Planning staff originally noted that the addition, while not actually being a third story as defined in the County Code, looked like a three story building from the elevations because of the under floor that daylights on that side. However, the revised plans approved by the Zoning Administrator have been scaled back in size by approximately 20 feet on each side of the addition facing the beach and the building has been redesigned with a square bay window, an archway from the ground level to the top of the first floor, and brackets and windows consistent with the original portions of the structure. These changes improve the appearance and significantly reduce the apparent mass facing the beach. The added arch connects the first story to the ground and lessens the 3 story effect of the under floor. The final approved elevation drawings (Exhibit 1C) reflect the modifications to the elevations facing the beach. The applicant has also provided a revised simulation (Exhibit 1D).

Potential Site Standards and Design Brochures Conflicts

The project is close to violation of the proposed standards currently before the Coastal Commission and in conflict with the County Design Brochures.

The project meets all current design standards applicable to the site including setbacks, floor area ratio, lot coverage, Design Review Ordinance and Coastal Zone Design Criteria. The referenced design brochures are meant to assist designers and are not adopted ordinances or guidelines for design review.

The Commission may also be aware that revisions to Net Site Area highlighted by the appellant are not in effect unless and until they are adopted by the Coastal Commission and therefore cannot be applied to this project. Currently the Coastal Commission has not approved the revisions to the County ordinance. However, the proposed house will most likely comply with the net site area if adopted by the Coastal Commission. If these new standards are in effect when the building permit is issued the project will be required to meet them.

Ground Level Expansion Available

The ground level was not considered for the addition.

The ground level area referred to by the appellants is an under floor area below the first floor of the dwelling, which daylights only on the west side. Expansion in this area would require building under the house and would result in a space with little access to light, limited views, and would require significant grading. Any bedrooms in this area must have egress pursuant to the California Building Code, and would require retaining walls within the 5 foot side yard area to allow doors or windows.

It should be noted that the proposed project is also in compliance with provisions of the Zoning Ordinance, which limits structures to 2 stories and 28-foot height.

General Plan References

8.6.1 Maintaining a relationship between structure and parcel size

The Zoning Ordinance implements this policy through the residential development standards enumerated in 13.10.323, which includes setbacks, lot coverage, height, floor area ratio, and design review. The floor area ratio standard was specifically adopted to implement this policy. The proposed project complies with each of these standards.

8.6.5 Designing with the environment

Development shall maintain a complementary relationship with the natural environment and shall be low profile and stepped down on hillsides.

The existing structure follows the contour of the slope as seen in the elevation drawings. Development of an addition under the dwelling as suggested by the appellants would require significant grading, which is in conflict with other General Plan policy 6.3.9 (Site Design to Minimize Grading) meant to minimize grading.

Community Design Policies

The appellant cites Community Design policies from the City of Santa Cruz contained within the appeal letter. However, these policies do not apply to the proposed project because they are not policies contained in the County General plan.

Summary

As discussed, the concerns highlighted by the appellants regarding home size and neighborhood compatibility, coastal appearance, site standards, and building design considerations were properly addressed prior to the decision by the Zoning Administrator to approve the application on January 16, 2009.

Recommendation

Planning Department staff recommends that your Commission UPHOLD the Zoning Administrator's decision to APPROVE Application Number 08-0139.

Sincerely,



Sheila McDaniel
Project Planner
Development Review



Staff Report to the Zoning Administrator

Application Number: **08-0139**

Applicant: Derek Van Alstine

Agenda Date: 1/16/09

Owner: Lloyd, Robert Wayne Trustees ETAL

Agenda Item #: **0.1**

APN: 028-143-44

Time: After 10:00 a.m.

Project Description: Proposal to construct a 2nd-story addition to include 3 bedrooms, two bathrooms, closets and a stairway to an existing 1-story single family dwelling with a basement to result in a 2-story, 5 bedroom, 6 bathroom single family dwelling. The project requires a Coastal Development Permit and a Residential Development Permit to construct an addition greater than 800 square feet to an existing nonconforming structure.

Location: Property located on the north side of Geoffroy Drive about 250 feet west of the intersection with 16th Avenue.

Supervisory District: 1st District (District Supervisor: Jan Beautz)

Permits Required: Coastal Development Permit, Residential Development Permit

Technical Reviews: Geologic Hazards Assessment, Geologic Report Review

Staff Recommendation:

- Approval of Application 08-0139, based on the revised plans dated 12/04/08, attached findings and conditions.

Exhibits

- A. Project plans dated 12/04/08
- B. Findings
- C. Conditions

- D. CEQA Exemption
- E. Comments and Correspondence
- F. 12/05/08 ZA Staff Report

Parcel Information

Parcel Size:	16,880 square feet
Existing Land Use - Parcel:	Single Family Dwelling
Existing Land Use - Surrounding:	Residential
Project Access:	Geoffroy Drive, 50 foot right-of-way to property with a 25 foot right-of-way along south property line extending from Geoffroy Drive.
Planning Area:	Live Oak

Land Use Designation: R-UL, Existing Parks and Recreation (Urban Low Density Residential, Existing Parks and Recreation)
Zone District: R-1-6, Parks Recreation and Open Space District (Single family residential - 6,000 square feet per unit, Parks and Recreation)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

Background

The application was continued to January 16, 2009 by the Zoning Administrator for design review of the revised project plans submitted to staff prior to the Zoning Administrator hearing on December 5, 2008. The Zoning Administrator also directed staff to complete a site visit to confirm that the "underfloor" conforms to the code definition and that the addition would not result in a three story structure. Staff was also directed to evaluate whether the existing hot tub located to the rear of the dwelling complies with the current California Building Code locking cover requirement.

One additional issue requiring attention that was previously unidentified until now was a request by neighbors to reestablish a pedestrian path from the beach to Geoffroy Drive that is no longer available to the public today. Apparently this pathway was located between the beach and the base of the bluff somewhere between the subject parcel and the parcels located to the south of the property.

CCC Exhibit A
(page 8 of 33 pages)

Design Review

The revised plans were subject to design review and analysis of neighborhood compatibility in accordance with County Code Section 13.11.040. Both the original design review and the second design review are attached as Exhibit E.

The Urban Designer had originally concluded that the findings for neighborhood compatibility could not be made because the building addition did not provide enough visual relief on the north wall of the second story and that it presented a relatively severe façade to the property to the north. The large bow window also added to the massing facing the beach. The Urban Designer suggested design alterations to address the north wall and reduce the bow window.

The applicant submitted a revised project design to address these comments. The project now complies with the recommendations of the Urban Designer in that the wall plane on the north side has been provided additional design treatment including a belly band detail located between the first and second floor, divided windows consistent with the windows throughout the existing dwelling, an additional wall extension similar to the one shown on the original plans, and a hipped roof on the east end of the building. These design features articulate the north wall plane and create an elevation more consistent with the overall character of the building, which unifies the overall building design. Furthermore, the beach elevation has also been modestly scaled back in size, provided brackets, a belly band, and divided windows consistent with the existing dwelling.

The Urban Designer concluded that the proposed addition is now compatible with the character of the surrounding neighborhood because the impact of the second story massing has been further articulated to create greater visual relief along the north elevation wall plane. Please see the attached comments provided by the Urban Designer, Exhibit E. While the square footage has not been reduced in size, the addition now presents a wall plane consistent with the existing dwelling and one that is less severe to the property to the north. The plans have also been revised to reduce the overall impact of second story massing toward the beach, and the added brackets, belly band and windows now emulate the existing style of the dwelling.

Site Follow-Up

Underfloor

Staff was directed to visit the site to verify that the area noted as underfloor on the plans does not qualify as a story, otherwise the proposed second story addition would result in a three story building, which would exceed the 2 story limit allowed by the Ordinance.

For clarification, the ordinance definition of underfloor is provided here

13.10.700-U "U" definitions.

"U" - Use Approval (Section 13.10.220).

Under Floor. For planning and zoning purposes, under floor is the space between the underside of the floor framing (joists or girders that directly support the floor sheathing) and the grade below.

CCC Exhibit A
(page 9 of 33 pages)

To qualify as an under floor there must be no stairway access. If any point of the under floor is 7 feet 6 inches or more in height, then all the area in the under floor that is 5 feet 0 inches or more in height shall count as area for the Floor Area calculations.

Under floors are not considered as a story. (Ord. 4159, 12/10/91)

Staff completed a site visit and confirmed that the underfloor area shown under the proposed two story portion of the house does not qualify as a story because this area is comprised of the natural grade with foundation supports supporting the floor framing. Also, there is no stairway access. However, a portion of the underfloor area exceeds 7'6" in height, which requires this area to be included in the floor area ratio calculation. It is important to note that the area greater than 5'6" in height does not result in floor area exceeding the 50 percent maximum allowed. The plans currently show 31 percent FAR. The additional area, approximately 100 square feet, will only negligibly increase this figure and the site will still comply with the maximum floor area ratio permitted on the site. Please refer to the original staff report and project plans for additional detail as needed.

Hot Tub

Staff evaluated the hot tub and determined that a locking cover is not currently provided on the tub. The project is now conditioned to bring the tub into compliance prior issuance of a building permit for the proposed addition. A special inspection by the Building Department is recommended as a condition of approval as well.

Pedestrian Access

Prior to the previous public hearing in December, a neighboring property owner contacted staff and indicated that at some point in the past there was a pedestrian pathway from Geoffroy Drive to the beach, but that a fence was erected to prohibit access. Staff completed research of documents recorded in the recorders office via assessor's parcel numbers assigned to this property and others, as well as the assessors map, recorded maps and records of survey on file in the Public Works Department. No record of a public pedestrian easement was found on the subject property for the past three property owners on this subject parcel, dating back to 1992. However, in 2003 a private pedestrian easement was granted from this subject property to the adjacent property located to the north. And, evidence of a pedestrian easement from a parcel across Geoffroy Drive was located on assessor's parcel number 028-143-35. The assessor's parcel map shows what appears to be a 10 foot easement though that is not entirely clear since a recorded easement was not found. Without a title report, confirmation of an easement cannot be determined on either property.

Per direction from County Counsel, in the absence of evidence of a pedestrian easement on the subject parcel or a court ordered judgment of prescriptive right across the property, the Department may not require development of a pedestrian pathway across the property. The pedestrian easement is most likely located on assessor's parcel number 028-143-35 and not located on the subject property. Staff does not recommend any additional follow-up at this time.

CCC Exhibit A
(page 10 of 31 pages)

Environmental Review

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). A CEQA exemption form is attached as Exhibit D.

Conclusion

Zoning and General Plan consistency require compliance with the site-standards enumerated in the County Code. These include the setbacks, lot coverage, height, and floor area ratio. Findings for approval also require compliance with the Coastal Zone Design Criteria and Design Review enumerated in County Code Chapter 13.20 and 13.11. The revised project now meets both the site standards and has received a positive design review by the Urban Designer as enumerated in the attached design review by the Urban Designer.

With these project revisions the proposed project has been is consistent with the design review and the Coastal Zone Design Criteria and recommends approval of the project. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- **APPROVAL** of Application Number **08-0139**, based on the attached findings and conditions.

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

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

Report Prepared By: Sheila McDaniel
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3439
E-mail: sheila.mcdaniel@co.santa-cruz.ca.us

CCC Exhibit A
(page 11 of 33 pages)

Revised Coastal Development Permit Findings *(adopted by ZA 1/16/09)*

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

This finding can be made, in that the property is zoned R-1-6 (Single family residential – 6000 square feet per unit) and Open Space District, designations that allow residential uses. The proposed addition is a principal permitted use within the zone district, consistent with the site's R-UL and Existing Parks and Recreation General Plan Land Use 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. However, a pedestrian easement, providing access to the property owner to the north of the subject property, is located along the northwest property line extending from the beach to the top of the cliff. This easement will not be affected by the proposed development.

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 this chapter as detailed in the design review, completed by the Urban Designer, and is hereby incorporated into the findings by reference (Exhibit E) and discussed in more detail below.

The Urban Designer had originally reviewed the proposed addition and concluded that the findings for neighborhood compatibility could not be made because the building addition did not provide enough visual relief on the north wall plane created by the second story and that it presented a relatively severe façade to this property.

The applicant submitted a revised project design to address these comments. The project now complies with the recommendations of the Urban Designer. The plans have been revised to add additional design treatment on the north wall of the building by including a belly band detail located along the entire wall between the first and second floor, addition of multi-lite windows similar to existing doors and windows, an additional wall projection with correctly proportioned arches for both wall projections that give continuity and rhythm to the façade, and addition of a hipped roof on the east elevation, which emulates the style of the roof on the other end of the building. Furthermore, the beach elevation (west) bay window has been scaled back in size and provided brackets, and provided revisions to the windows consistent with the original portion of the structure, provided a double hipped roof, and removed the trellis feature with a flattened arch added similar to the north elevation. The revisions on the west elevation reflect the other elevations with respect to the arches and the window details are more consistent with the existing style of windows as well. The hipped roofs are less unusual and match the other end of the second floor massing, and the inset bay window is more in keeping with the rest of the building design. The south elevation now includes the chimney refaced with stone and multi-lite windows instead of single-lite windows, which are more in keeping with the style of the existing house.

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

This finding can be made, in that although the project site is located between the shoreline and the first public road, no existing public access is available between the beach and the roadway at this location. Consequently, the addition will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the structure is sited and designed to be visually compatible with the character of the surrounding neighborhood by incorporation of an addition consistent with the existing architectural style of the structure including additional articulation to the wall planes and roof line of the building. Additionally, residential uses are allowed uses in the R-1-6 and Existing Parks and Recreation zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings of varying sizes. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

Revised Development Permit Findings *(adopted by ZA 1/16/09)*

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residential addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed addition will meet all pertinent County ordinances. In particular, the project will be consistent with all pertinent County ordinances and the purpose of the R-1-6 and Existing Parks and Recreation Zone district in that the primary use of the property will be one residential dwelling that meets all current site standards for the zone district. This includes lot coverage, height, floor area ratio and setbacks, parking, etc.

Furthermore, the project complies with the Coastal Design Criteria, and County Code Section 13.20.130, which requires that projects "be sited and designed to be physically compatible and integrated with the character of surrounding neighborhoods or areas." In particular, the Urban Designer concluded that the proposed addition is now compatible with the character of the surrounding neighborhood because the impact of the second story massing has been further articulated to create greater visual relief along the northern elevation wall plane. Furthermore, the massing now presents a wall plane less severe to the property to the north. Now, the plans provide an additional two story wall section that extends out from this flat wall, a belly band along the entire wall located between the first and second floor, and a hipped roof, which improves the addition significantly. And, the bay window on the west elevation has been redesigned to reduce the overall effect toward the beach by reducing the size of the window, adding brackets, and windows that emulate the existing style of the 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.

This finding can be made, in that the proposed residential uses are allowed in the R-1-6, Parks Recreation and Open Space (Single family residential - 6,000 square feet per unit, Parks and Recreation) zone district consistent with the Residential and Parks and Recreation General Plan designation of the property, residential additions are also required to comply with the Chapter 8.1 Community Development policies of the General Plan, which include compliance with the Design Review Ordinance.

The Design Review (Exhibit E), completed by the Urban Designer, is hereby incorporated into the findings by reference and discussed in more detail below.

The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is an approximately 72 feet by 20 foot rectangular shaped addition, flush with the northern wall of the first floor of the building and setback approximately 10 feet from the first floor wall to meet the required 20 foot front yard setback. The Urban Designer concluded that the revised project addition is now compatible with the character of the surrounding neighborhood because the impact of the second story massing has been further articulated to reflect the recommendations in the original design review, attached as Exhibit E, and now provides enough visual relief. Furthermore, the massing now presents a more articulated wall to the property to the north, which is now articulated with addition of a belly band, hip roof, and addition of another two story wall section that extends out from this flat wall, that further breaks up the overall wall proposed by the addition. And, the revised plans now include a reduced bay window along the front elevation, a wall extension to emulate the wall detail elsewhere on the north elevation, addition of brackets and a belly band. These design features break up the overall mass or provide additional visual relief to the portion of the building facing the beach and unify the overall design throughout the structure.

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

The proposed residential addition will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residential addition will comply with the site standards for the R-1-6 and Existing Parks and Recreation zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed residential addition is to be constructed on an existing lot developed with a single-family dwelling. The expected level of traffic generated by the proposed project is not anticipated to generate any additional peak trips per day (1 peak trip per dwelling unit) because the dwelling already exists and will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the structure is sited and designed to be visually compatible with the character of the surrounding neighborhood by incorporation of an addition consistent with the existing architectural style of the structure including additional articulation to the wall planes and roof line of the building along the north wall and roof line and west wall and roof line. Additionally, residential uses are allowed uses in the R-1-6 and Existing Parks and Recreation zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family

dwellings of varying sizes. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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 addition complies with this chapter as detailed in the Design Review, completed by the Urban Designer, and hereby incorporated into the findings by reference (Exhibit E) and discussed in more detail below.

The proposed addition is approximately 1,479 square feet and sits atop the northern portion of the existing single story dwelling. The addition is an approximately 72 feet by 20 foot rectangular shaped addition, flush with the northern wall of the first floor of the building and setback approximately 10 feet from the first floor wall to meet the required 20 foot front yard setback. The Urban Designer had previously recommended a redesign to the addition be completed to the building so that the north wall of the building would have more visual relief and present a less severe façade to the property to the north. The design now includes a hipped roof, belly banding (a horizontal trim detail along the full extent of the addition that divides the upper and lower floor area) and another wall section similar to the other extension extending out from this flat wall to breaks up the overall massing. These features more fully unify the design with the overall architectural character of the dwelling and further articulate this addition. The plans also include modifications to the bay window by a reduction in the size of the bow, addition of brackets under the bow, addition of a belly band, and addition of windows emulating other windows throughout the existing dwelling. These design modifications significantly improve both of these elevations.

(CALIFORNIA GOVERNMENT CODE §27361.6)

Recording requested by:

COUNTY OF SANTA CRUZ

When recorded, return to:

Planning Department
Attn: Sheila McDaniel
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Conditions of Approval

Development Permit No. 08-0139

Property Owner: Lloyd, Robert Wayne Trustees ETAL

Assessor's Parcel No.: 028143-44

Exhibit A: Project plans, prepared by Derek Van Alstine, dated 12/04/08

I. This permit authorizes the construction of a 1491 square foot 2nd-story addition to include 3 bedrooms, two bathrooms, closets and a stairway to an existing 1-story single family dwelling with a basement to result in a 2-story, 5 bedroom, 6 bathroom 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 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.

II. Prior to issuance of a Building Permit the applicant/owner shall:

A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder)

CCC Exhibit A
(page 17 of 33 pages)
Page 2

- B. 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. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 ½" x 11" format for Planning Department review and approval.
 2. Drainage, and erosion control plans.
 3. 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 28-feet.
 4. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
- C. 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.
- D. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- G. Pay the current fees for Parks and Child Care mitigation for 3 bedroom(s). Currently, these fees are, respectively, \$1000 and \$109 per bedroom. Fees total \$3000 for Parks fees and \$327 for Child Care fees.

- H. Pay the current fees for Roadside and Transportation improvements for 3 bedroom(s). Currently, these fees are, respectively, \$847 and \$847 per bedroom. Fees total \$2541 and \$2541.
 - I. Provide required off-street parking for 4 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.
 - J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - K. *The applicant shall obtain a building permit for the hot tub. Prior to issuance, the building plans shall be reviewed and approved by the County Geologist consistent with the County approved geological report. (added by ZA 1/16/09)*
 - L. *Complete and record a Declaration of Restriction to maintain the structure as a Single family dwelling. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department. (added by ZA 1/16/09)*
- 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 soils reports.
 - D. 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

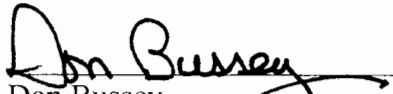
actions, up to and including permit revocation.

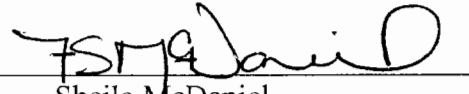
- V. As a condition of this development approval, the holder of this development approval (“Development Approval Holder”), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys’ fees), against the COUNTY, its 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 two 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.

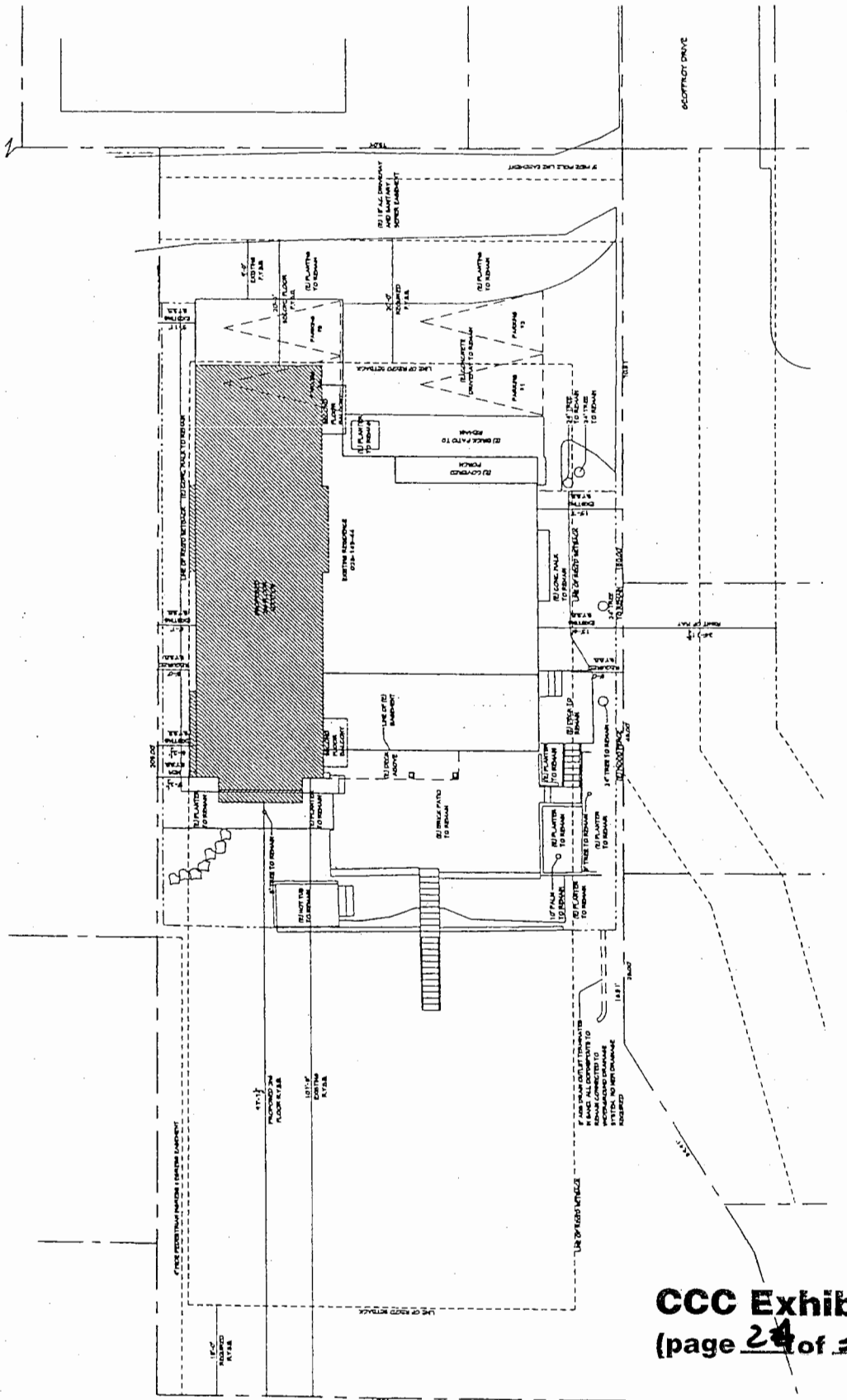
Approval Date: 1/16/09
Effective Date: 1/31/09
Expiration Date: 1/31/11


Don Bussey
Deputy Zoning Administrator


Sheila McDaniel
Project Planner

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

CCC Exhibit A
(page 21 of 33 pages)



1 SITE PLAN
2010/11/11/10

LANDSCAPING AND DRAINAGE

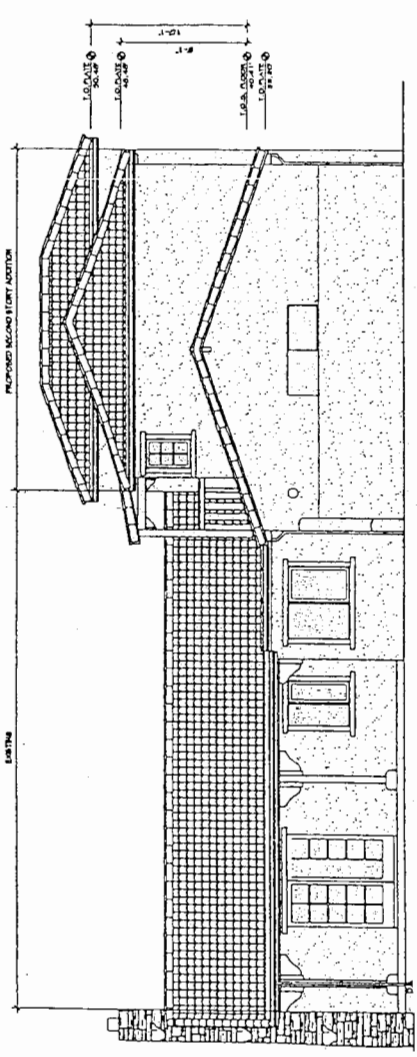
- ALL EXISTING TREES AND LANDSCAPING TO REMAIN UNDISTURBED.
- ALL EXISTING DOWNSPOUTS CONNECTED TO UNDERGROUND DRAINAGE SYSTEM TO REMAIN. NO NEW DRAINAGE REQUIRED.

IMPERVIOUS AREA CALCULATION

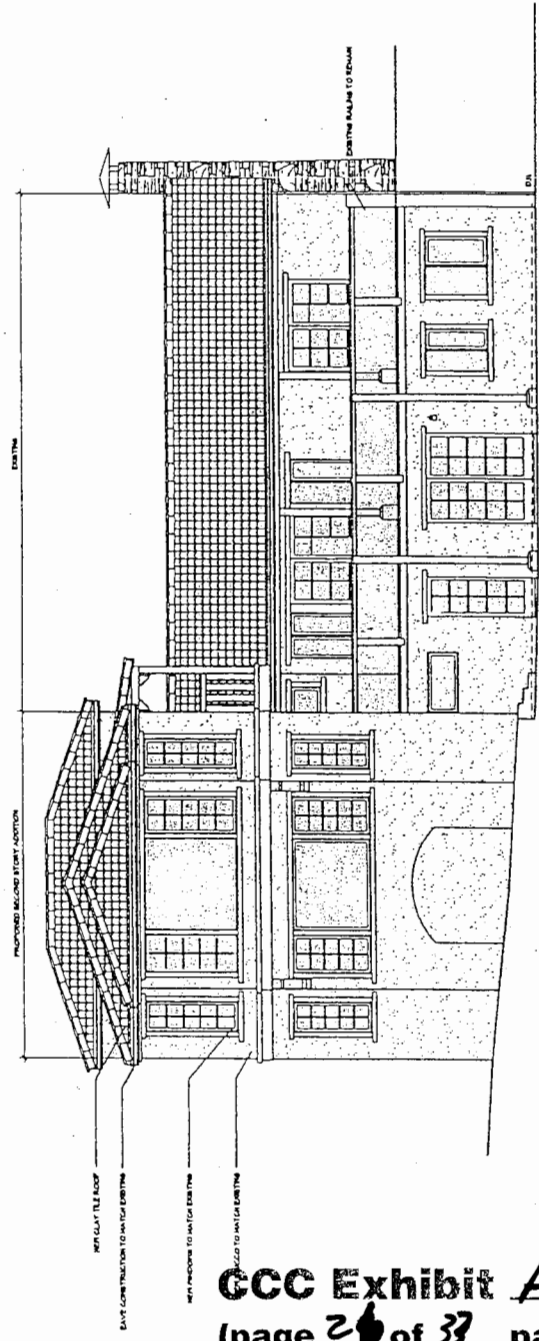
EXISTING IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA
3,188.1 SQ. FT.	3,188.1 SQ. FT.
3,188.1 SQ. FT.	3,188.1 SQ. FT.
7,106.8 SQ. FT.	7,106.8 SQ. FT.
TOTAL AREA	TOTAL AREA

PROPOSED DEVELOPMENT WILL RESULT IN NO CHANGE IN IMPERVIOUS AREA.

CCC Exhibit **A**
(page 24 of 33 pages)



1 EAST ELEVATION (FRONT VIEW)



2 WEST ELEVATION (REAR VIEW)

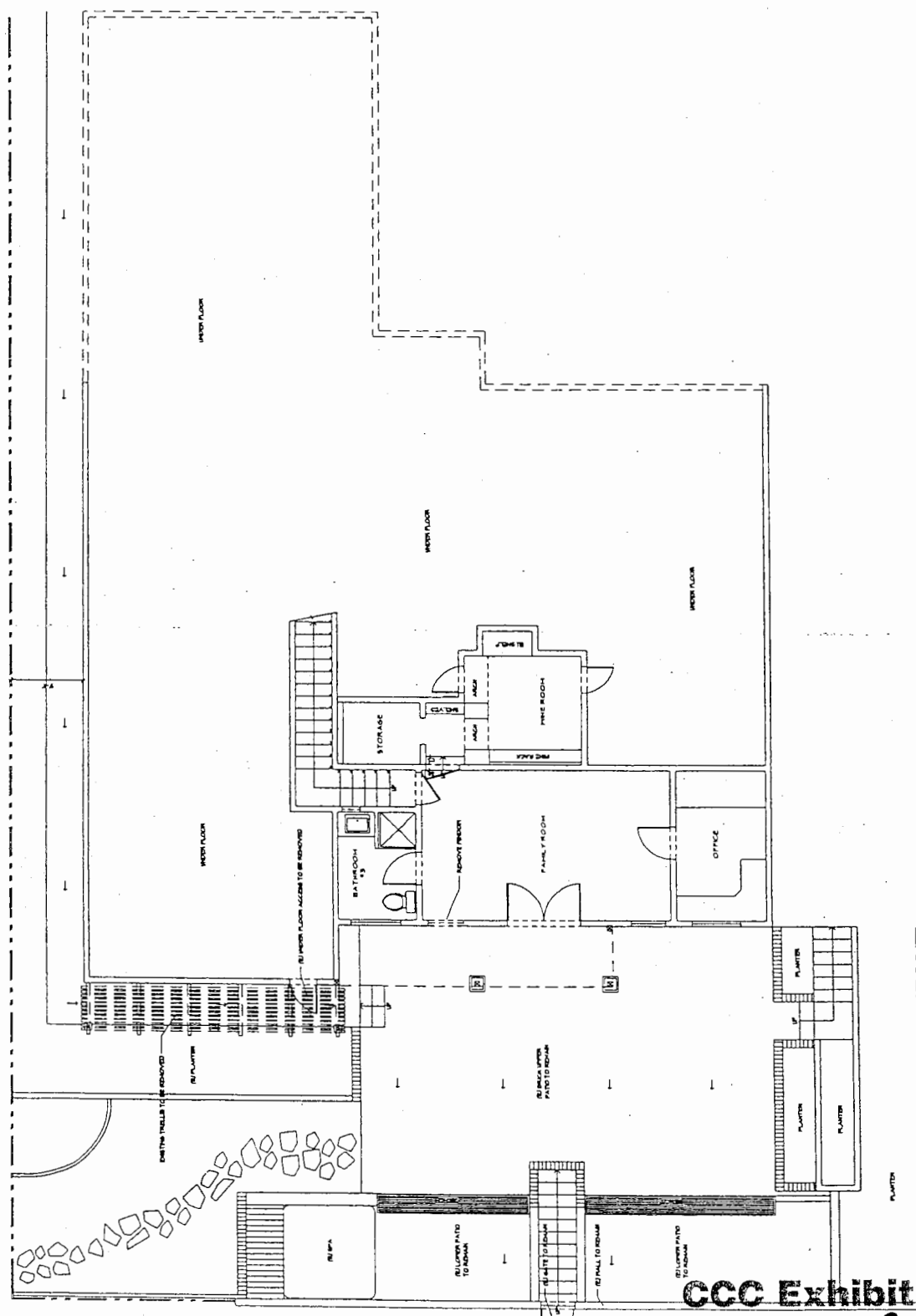
GCC Exhibit **A**
(page 26 of 33 pages)

DATE	
BY	
CHECKED	
SCALE	
PROJECT NO.	
CLIENT	
ARCHITECT	
ENGINEER	
PLUMBER	
ELECTRICIAN	
MECHANICAL	
PAINTER	
CONTRACTOR	
OWNER	
DATE	
BY	
CHECKED	
SCALE	
PROJECT NO.	
CLIENT	
ARCHITECT	
ENGINEER	
PLUMBER	
ELECTRICIAN	
MECHANICAL	
PAINTER	
CONTRACTOR	
OWNER	

WALL LEGEND

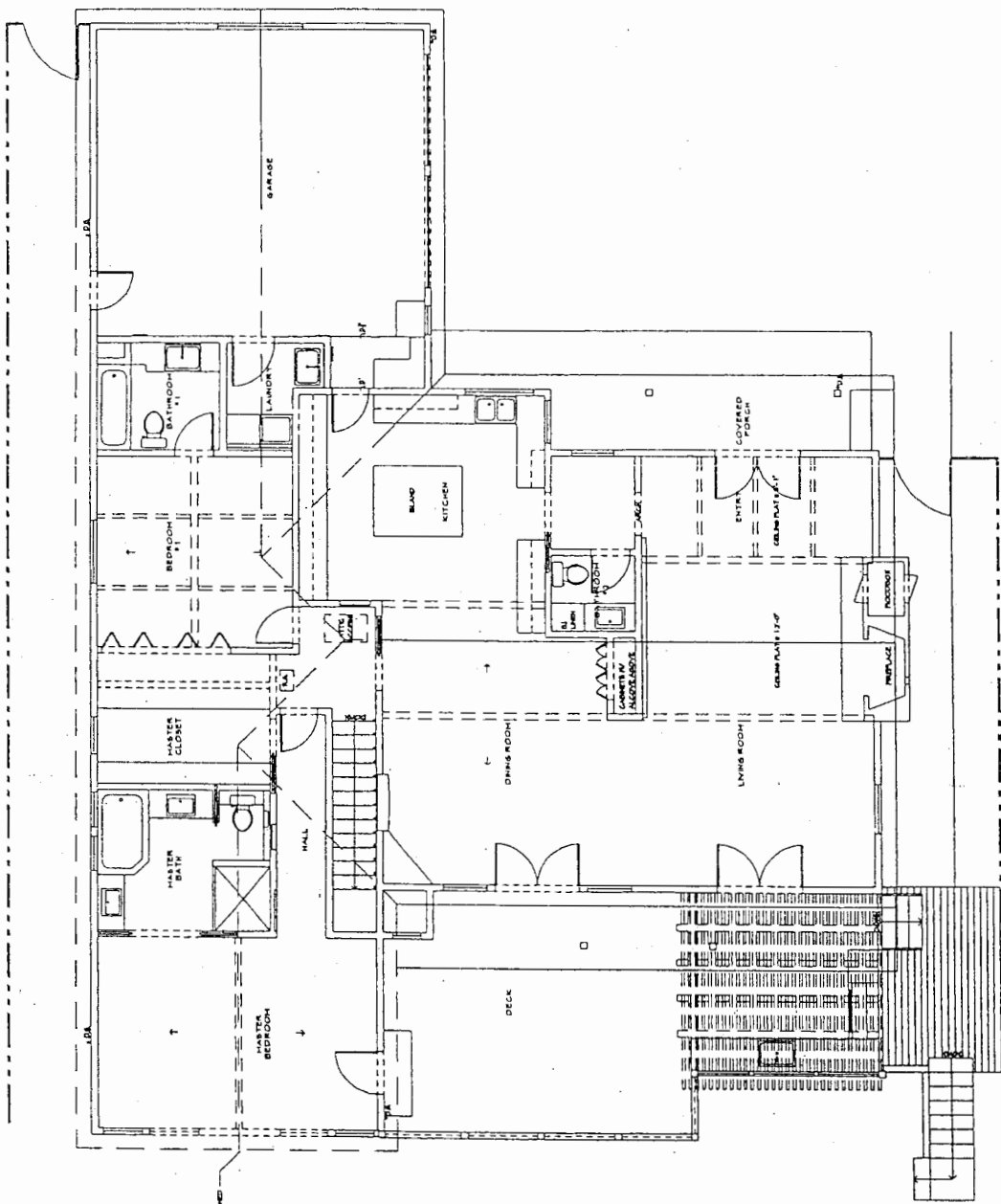
(Symbol: Dashed line)	NEW 2x10 WALL
(Symbol: Dotted line)	EXISTING WALL TO BE REMOVED
(Symbol: Solid line)	EXISTING WALL TO REMAIN
(Symbol: Hatched area)	EXISTING WALL TO BE ALTERED

1 EXISTING / DEMO BASEMENT FLOOR PLAN



CCC Exhibit **A**
(page 27 of 33 pages)

DATE	02/13/14
PROJECT	LLOYD RESIDENCE
CLIENT	DEREK VAN ALSTINE
ARCHITECT	DEREK VAN ALSTINE
SCALE	AS SHOWN
DESCRIPTION	FLOOR PLAN
DATE	02/13/14
PROJECT	LLOYD RESIDENCE
CLIENT	DEREK VAN ALSTINE
ARCHITECT	DEREK VAN ALSTINE
SCALE	AS SHOWN
DESCRIPTION	FLOOR PLAN
DATE	02/13/14
PROJECT	LLOYD RESIDENCE
CLIENT	DEREK VAN ALSTINE
ARCHITECT	DEREK VAN ALSTINE
SCALE	AS SHOWN
DESCRIPTION	FLOOR PLAN



WALL LEGEND

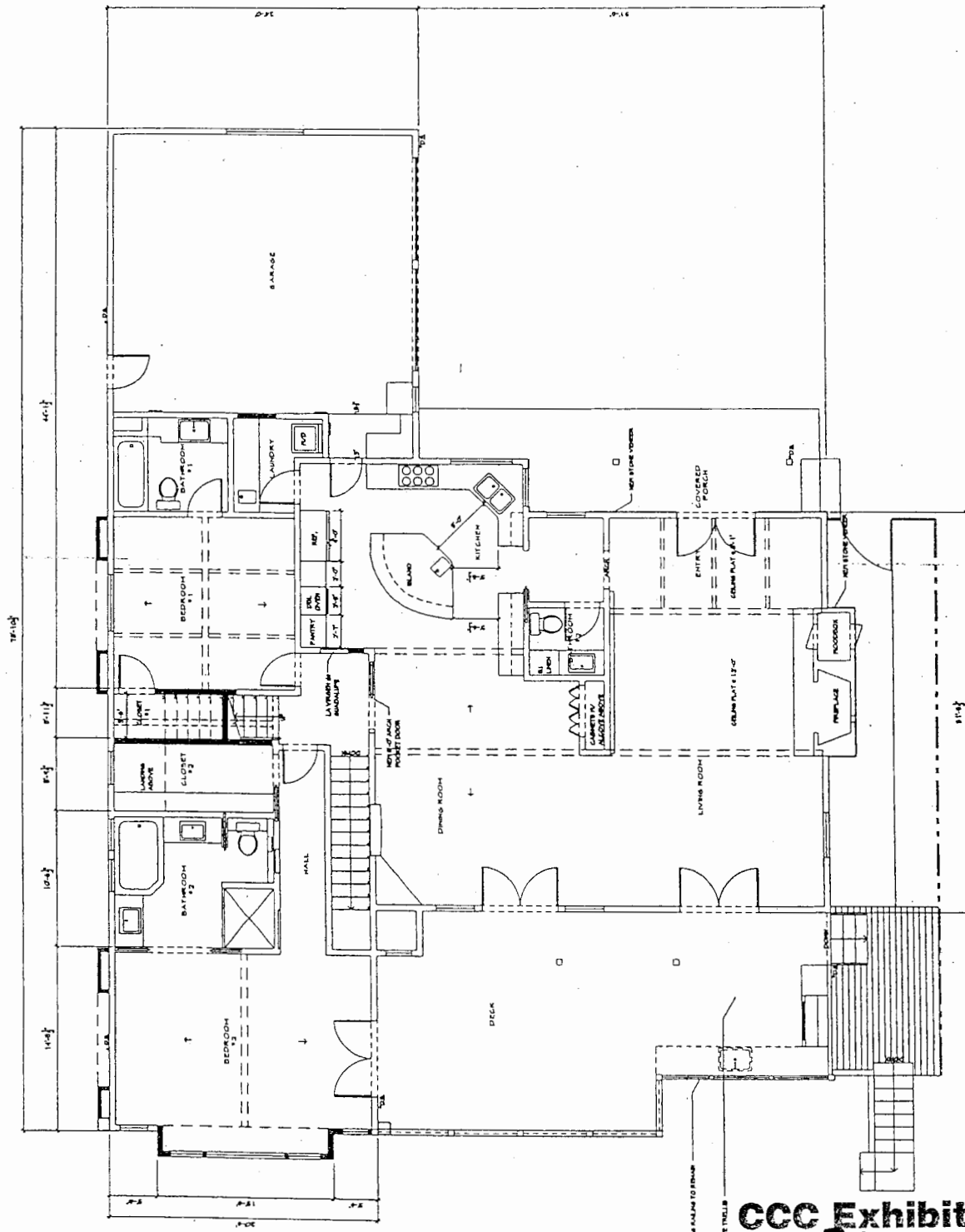
(Solid line)	New Stud Wall
(Dashed line)	Existing Walls to be Removed
(Dotted line)	Existing Walls to Remain
(Hatched pattern)	Existing Walls to be Altered

1 EXISTING / DEMO FIRST FLOOR PLAN

CCC Exhibit A
(page 26 of 33 pages)

DATE	10/12/13
PROJECT	PROPOSED FIRST FLOOR PLAN
CLIENT	DEREK VAN ALSTINE
ARCHITECT	DEREK VAN ALSTINE
SCALE	AS SHOWN
STATUS	PROPOSED
REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PERMITTING
2	ISSUE FOR PERMITTING
3	ISSUE FOR PERMITTING
4	ISSUE FOR PERMITTING
5	ISSUE FOR PERMITTING
6	ISSUE FOR PERMITTING
7	ISSUE FOR PERMITTING
8	ISSUE FOR PERMITTING
9	ISSUE FOR PERMITTING
10	ISSUE FOR PERMITTING

A.7

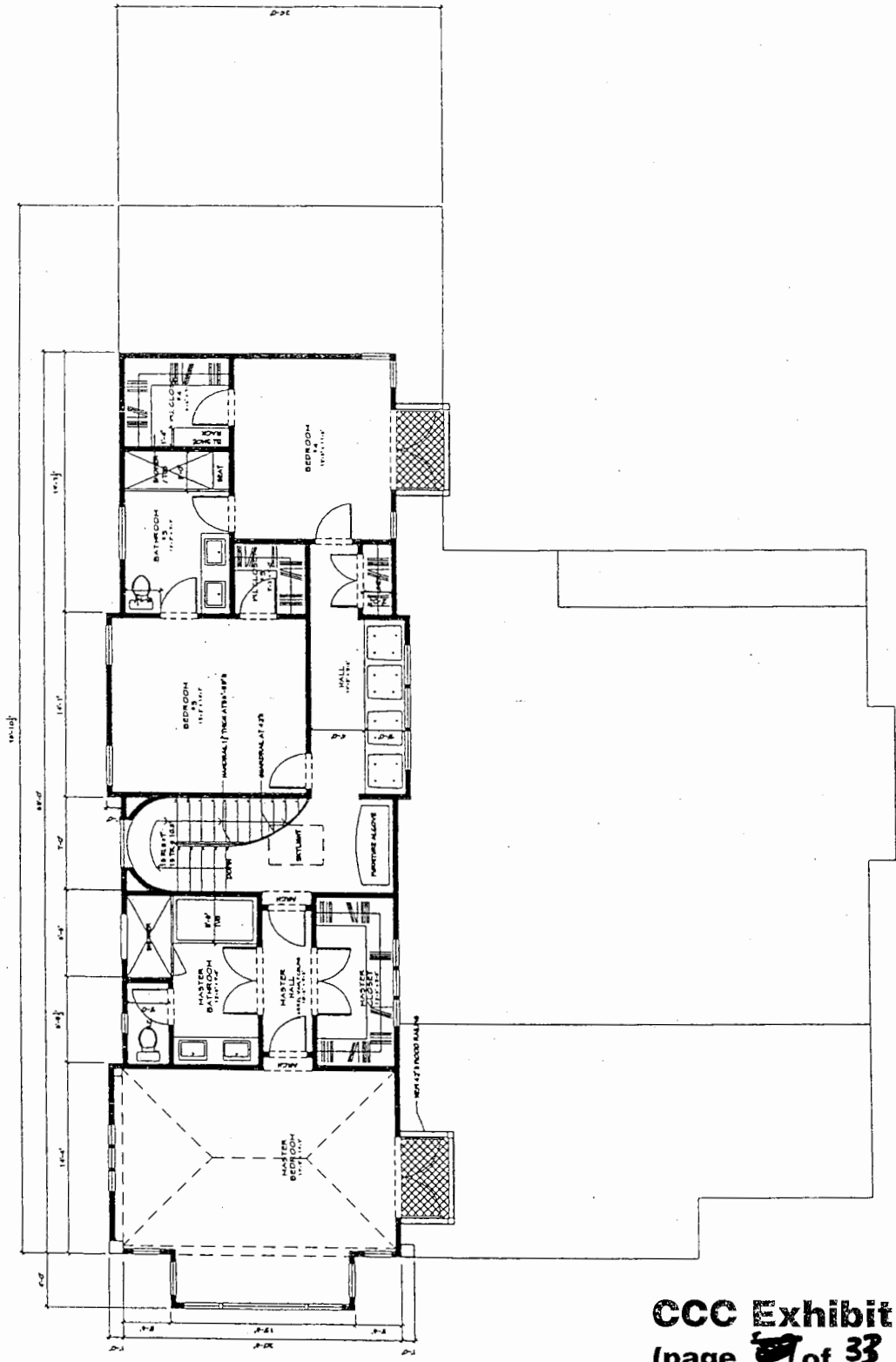


WALL LEGEND

(Symbol)	NEW STUCCO WALL
(Symbol)	EXISTING STUCCO WALL TO BE MAINTAINED
(Symbol)	EXISTING STUCCO WALL TO BE REMOVED
(Symbol)	EXISTING STUCCO WALL TO BE REFINISHED

1 PROPOSED AND EXISTING FIRST FLOOR PLAN

CCC Exhibit A
(page 30 of 37 pages)



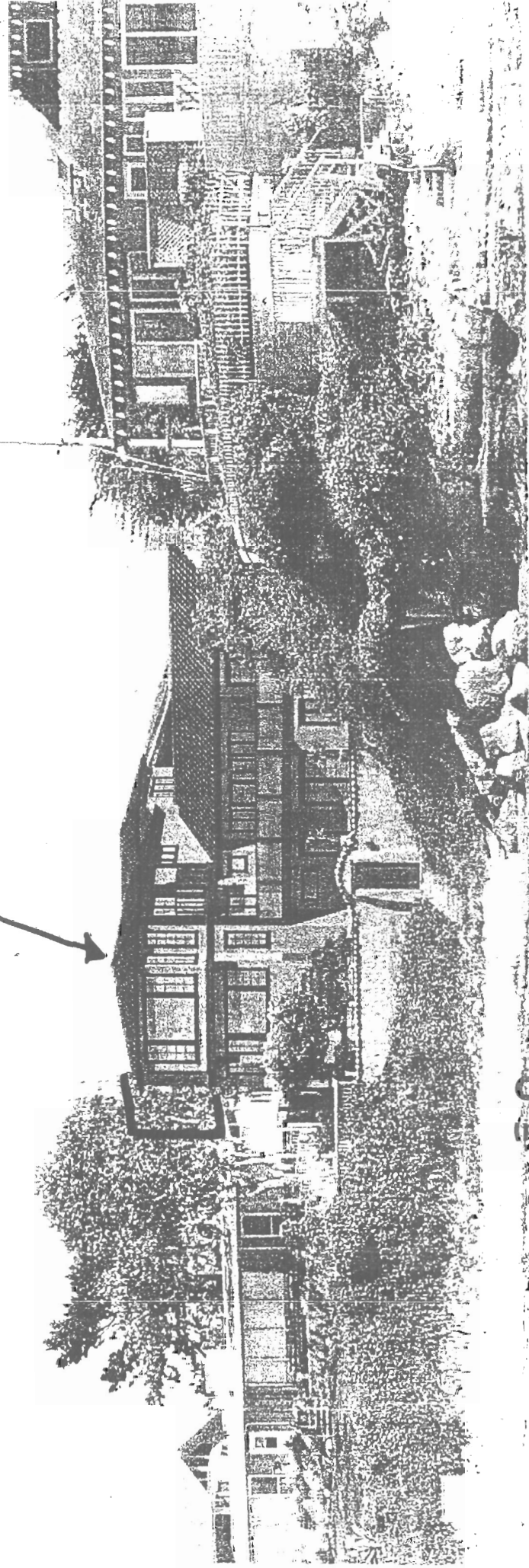
WALL LEGEND

(Solid line)	NEW WALLS TO BE BUILT
(Dashed line)	EXISTING WALLS TO REMAIN
(Dotted line)	EXISTING WALLS TO BE ALTERED

1 PROPOSED SECOND FLOOR PLAN

CCC Exhibit A
(page 31 of 33 pages)

PROPOSED
ADDITION



CCC Exhibit A
(page ~~32~~ of ~~37~~ pages)

LLOYD RESIDENCE
63 Geoffrey Drive, Santa Cruz
Designer: Derek Van Aistine
Rendering: ArchiGraphics

STATE OF CALIFORNIA - THE RESOURCES AGENCY

RECEIVED

ARNOLD SCHWARZENEGGER, Governor

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060-4508
VOICE (831) 427-4863 FAX (831) 427-4877

APR 14 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Mary Ida + Marshal Compton owner 103 16th Ave
Mailing Address: 4980 Miami Rd. Santa Cruz, CA 95062
City: Cincinnati OH Zip Code: 45243 Phone: (513) 784-1234

SECTION II. Decision Being Appealed

- Name of local/port government:
Santa Cruz County
- Brief description of development being appealed:
residential addition: 2nd story, 1,479 sq.ft.
add 3BR 2B for 5BR 6B single family dwelling
total sq.ft = 5,028
- Development's location (street address, assessor's parcel no., cross street, etc.):
63 Geoffrey Drive APN # 028-143-44
cross street 16th Ave; Live Oak neighborhood btw Sunny Cove
and Twin Lakes
- Description of decision being appealed (check one.):
 Approval; no special conditions
 Approval with special conditions:
 Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:	
APPEAL NO:	A-3-SCO-09-019
DATE FILED:	April 14, 2009
DISTRICT:	Central Coast

CCC Exhibit B
(page 1 of 9 pages)

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: 3/11/09 final action 3/31/09

7. Local government's file number (if any): Application number 08-0139

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Derek Van Alstine (for client Lloyd)
 716 Soquel Ave Suite A
 Santa Cruz, CA 95062

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Mary Ida + Marshal Compton
 (103 16th Ave owner)
 mail to: 4980 Miami Rd
 Cincinnati, OH 45243

5) Edith Ann + Robert Rittenhouse
 151 Black Point Lane
 Santa Cruz, CA 95062

(2) Stella + Carlos Castillas
 105 16th Ave
 Santa Cruz, CA 95062

(3) Karen + John Dowdell
 (275 Geoffroy Dr owner)
 mail to: 1701 8th Ave
 Sacramento, CA 95818

(4) Karen + Rob Stuart
 (101 Geoffroy Dr. owner)
 mail to: P.O. Box 6639
 Scotts Valley, CA 95067

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)**SECTION IV. Reasons Supporting This Appeal****PLEASE NOTE:**

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

see attached

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Marshall Boyd
Signature of Appellant(s) or Authorized Agent

Date: 4/14/09

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby authorize _____
to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date: _____

Coastal Appeal

Re Decision of Planning Commission, March 11, 2009

Applicant: Derek Van Alstine (for his client, property owner Lloyd)

Application Number: 08-0139

Assessor's Parcel Number: 028-143-44

Property Address: 63 Geoffroy Drive, Santa Cruz

Appeal by: Mary Ida and Marshal Compton, 103 16th Avenue (owner)

Reasons for Appeal: Proposed development has the appearance of three stories and will negatively impact coastal and beach view. Design does not integrate with the character of surrounding homes, particularly to the north.

We oppose the addition of an additional story on the residence as currently proposed.

Our objection is that the size of the house is not consistent with the scale and identity of the majority of the homes currently in the neighborhood, particularly those to the north, closest to the beach, and that the appearance of the property from the public beach below will indicate a three-story structure; this is not consistent with the neighborhood coastal identity and was not sufficiently considered. (see County Code Section 13.11.073 and CD4.1) Despite minor design changes addressing articulation and not addressing scale, massing, or height, prior staff comment remains valid: "The public view from the beach is of a three story, twenty four foot high structure." (Staff Report 12/5/08; p.5) Further, an interoffice memo from April 21, 2008 reviewing Design Review Standards 13.11.072 indicates that the house does not meet criteria for "building bulk, massing, and scale"; "relationship to existing structures"; and from Design Review Standards 13.11.073 does not meet criteria for "building silhouette" and "building scale." For these reasons we believe the home, as currently proposed (including the minor changes), will not relate to or integrate with the coast in its design.

Design also does not comply with the following Coastal criteria 13.20.130 for coastal zone developments:

Item (d) Beach Viewsheds. The following Design Criteria shall apply to all projects located on bluffs and visible from beaches. (ii) 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. (Ord. 3435, 8/23/83; 3487, 12/20/83)

Because of the project's appearance as a three-story structure when viewed from the beach, the house is thus "visually intrusive" and incompatible with many homes to the north. Additional development of stucco finish will further emphasize the home's incompatibility with neighboring homes using natural materials.

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Specific details:

The proposed size of the home is 5,028 square feet, with 5 stated bedrooms and 6 bathrooms, more in line with the size of homes in Aptos than those around Sunny Cove. According to county records of the neighboring 22 homes along Geoffroy Drive and 16th Avenue, the average home has 2,251 square feet, with 3 bedrooms and 2-3 bathrooms. If you exclude all single-story homes, the average home size is 2,593 square feet. Currently, the largest home, which is very imposing in the neighborhood, has 4,158 square feet and 4 bedrooms. (See attached neighborhood plan.)

While the proposed size is within the current proposed floor-area ratio requirements, it would be very close to violating those requirements should the Coastal Commission vote to exclude designated park land in the calculations. Additionally, Zoning recommendations suggest residents not build to their maximum possible allowable size. (per literature from Santa Cruz County Zoning office.)

Concluding Remarks

The incremental increase in home size over time has resulted in the gradual degradation of the family style neighborhood of this beachfront community, and the visual character of the coast as viewed from public beaches (Twin Lakes); now is the time to arrest this trajectory. We hope you are able to act favorably, and that you find Substantial Issue and resolve these infractions.

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General and Land Use Plan references:

1994 General Plan / Local Coastal Program: Chapter 8

Community Design: To preserve and enhance the quality of life in Santa Cruz County through the guidance of development activity to protect open space for its aesthetic, recreational and environmental values, **to foster high quality residential areas as pleasant and socially constructive areas in which to live**, and to enhance the quality of residential, commercial and industrial development to achieve an aesthetic and functional community.

8.6.1 Maintaining a Relationship Between Structure and Parcel Sizes

— not LCP

Recognize the potential for significant impacts to community character from residential structures which are not **well-proportioned to the site**.

8.6.5 Designing With the Environment

— not LCP

Development shall maintain a complementary relationship with the natural environment and shall be **low-profile** and stepped-down on hillsides.

Community Design (Accepted by City Council 5/15/07)

Goal CD1 A built environment in harmony with its natural setting:

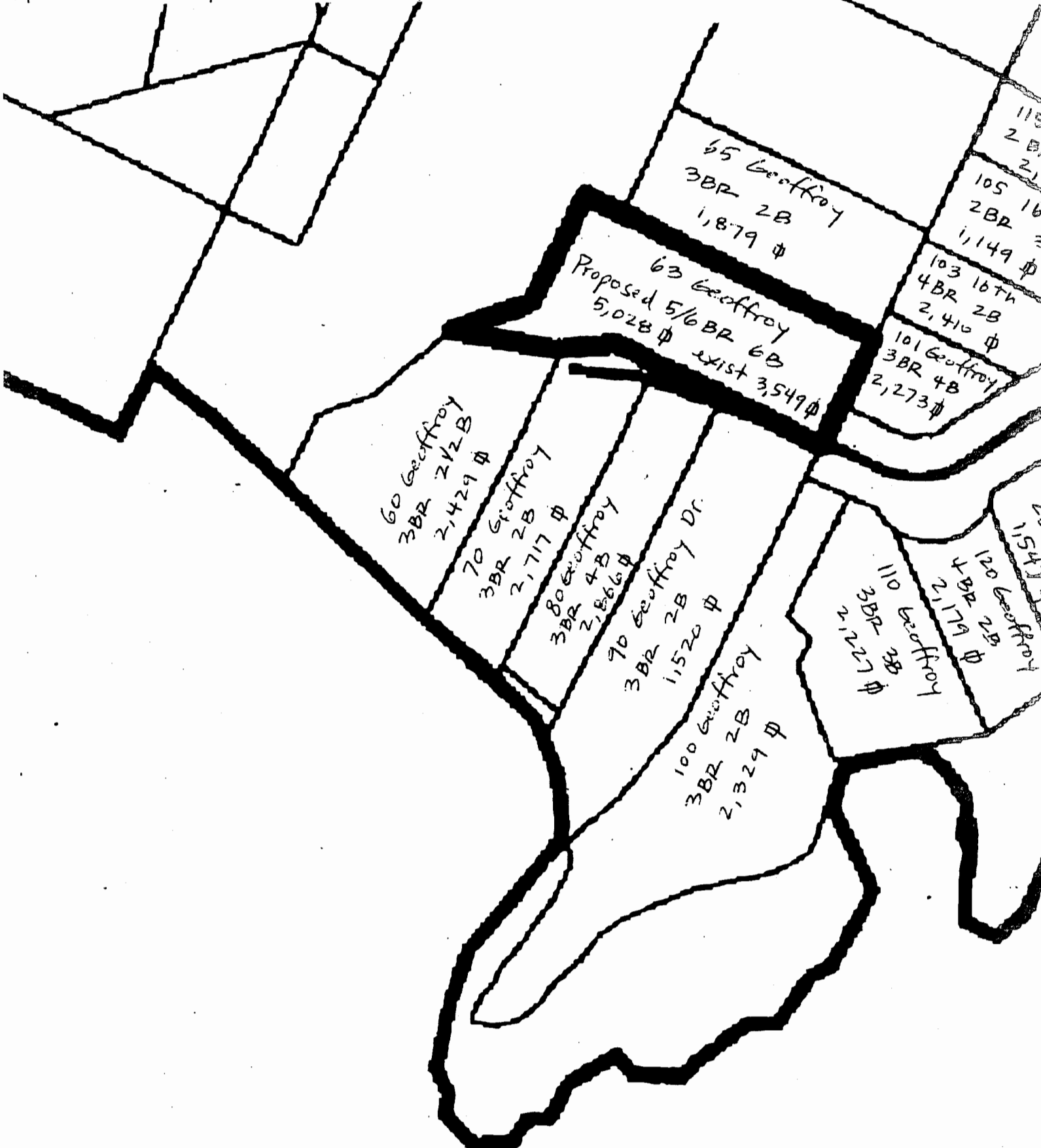
CD1.3 Ensure that development is designed to be in **harmony with natural topography** and vegetation.

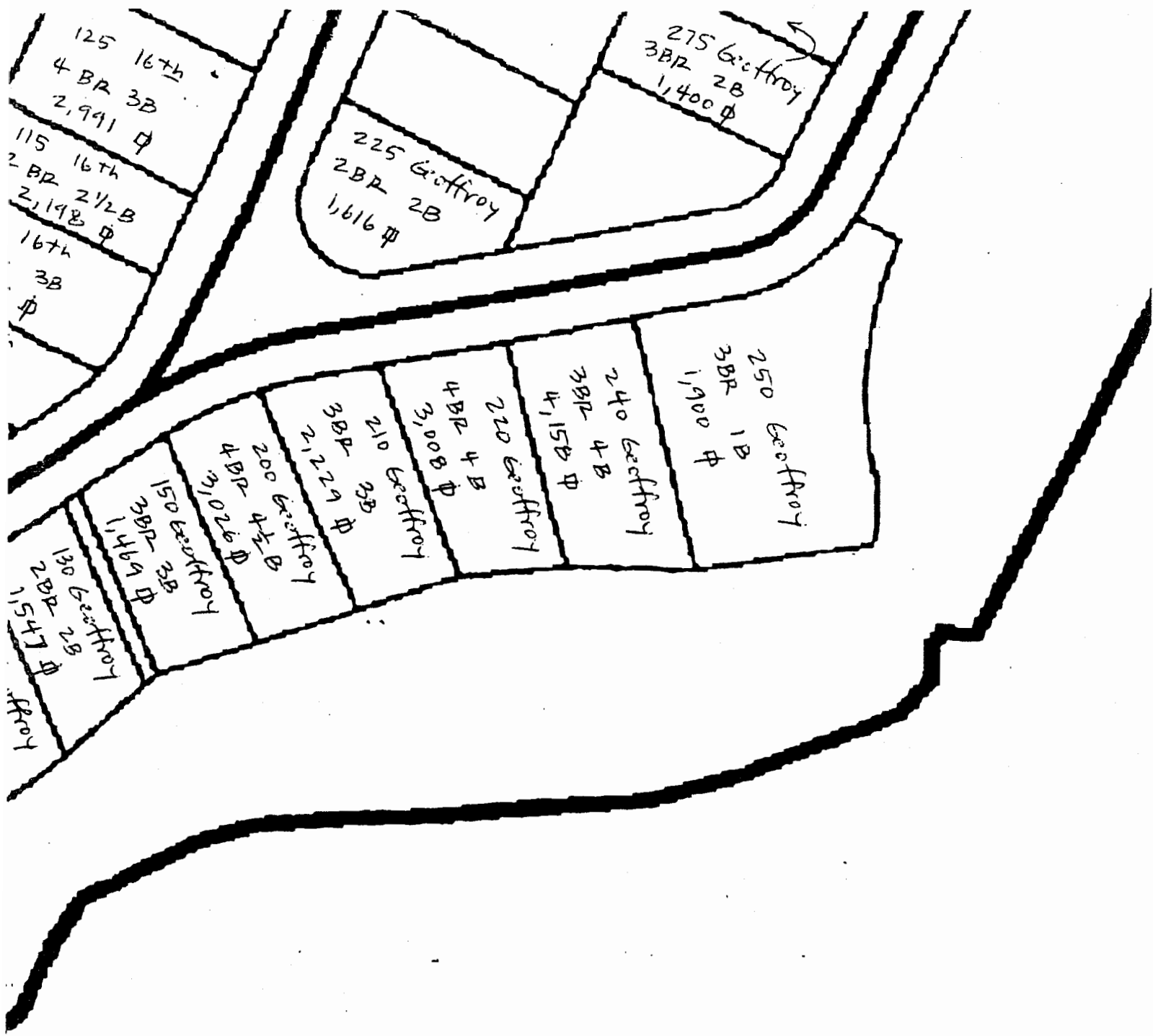
CD1.7 Ensure that new development adjacent to the coastline **relates to the coast** in its design.

Goal CD4 Unique community character that is reinforced by high-quality design:

CD4.1 Reinforce **existing neighborhood identity**.

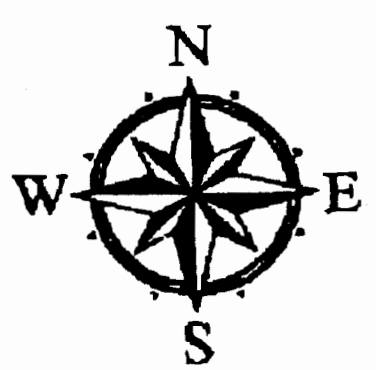
not LCP





# of BR	
2 BR	5
3 BR	12
4 BR	5
5+ BR	0

Average Sq. Ft.
 Total = 2,251 Φ
 2 story = 2,593 Φ
 proposed = 5,028 Φ



Applicable Santa Cruz County LCP Policies and IP Sections

Objective 5.10.a Protection of Visual Resources. To identify, protect, and restore the aesthetic values of visual resources.

Objective 5.10.b New Development in Visual Resource Areas. To ensure that new development is appropriately designed and constructed to have minimal to no adverse impact upon identified visual resources.

LUP Policy 5.10.2 Development Within Visual Resource Areas. Recognize that visual resources of Santa Cruz County possess diverse characteristics.... Require projects to be evaluated against the context of their unique environment and regulate structure height, setbacks and design to protect these resources consistent with the objectives and policies of this section. ...

LUP Policy 5.10.3 Protection of Public Vistas. Protect significant public vistas...from all publicly used roads and vistas points by minimizing disruption of landform and aesthetic character caused by grading operations, ... inappropriate landscaping and structure design.

LUP Policy 5.10.6 Preserving Ocean Vistas. Where public ocean vistas exist, require that these vistas be retained to the maximum extent possible as a condition of approval for any new development.

LUP Policy 5.10.7 Open Beaches and Bluff Tops. Prohibit the placement of new permanent structures which would be visible from a public beach, except where allowed on existing parcels of record, or for shoreline protection and for public beach access...

LCP Section 13.20.130(b)(1) Entire Coastal Zone, Visual Compatibility. The following Design Criteria shall apply to projects site anywhere in the coastal zone: All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas.

LCP Section 13.20.130(d)(1) Beach Viewsheds, Bluff Top Development. The following Design Criteria shall apply to all projects located on bluff tops and visible from beaches: Bluff top development and landscaping...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.

Objective 8.8, Villages, Towns and Special Communities. To recognize certain established urban and rural villages as well as Coastal Special Communities for their unique characteristics and/or popularity as visitor destination points; to preserve and enhance these communities through design review ensuring the compatibility of new development with the existing character of these areas.

LUP Policy 8.8.1 Design Guideline for Unique Areas. Develop specific design guidelines and/or standards for well-defined villages, towns and communities.... New development within these areas listed in Figure 8-1...shall conform to the adopted plans for these areas, as plans become available.

Figure 8-1 Areas with Special Design Criteria or Guidelines....Area: Live Oak Planning Area; Design Guideline Source: Live Oak Community Plan (to be completed)...

13.11.072 Site design. (a) It shall be the objective of new development to enhance or preserve the integrity of existing land use patterns or character where those exist and to be consistent with village plans, community plans and coastal special community plans as they become adopted, and to complement the scale of neighboring development where appropriate to the zoning district context. New development, where appropriate, shall be sited, designed and landscaped so as to be visually compatible and integrated with the character of surrounding areas.

(1) **Compatible Site Design.** (i) The primary elements of site design which must be balanced and evaluated in relation to the proposed project site and surrounding development in order to create compatible development include: (A) Location and type of access to the site. (B) Building siting in terms of its location and orientation. (C) Building bulk, massing and scale. (D) Parking location and layout. (E) Relationship to natural site features and environmental influences. (F) Landscaping. (G) Streetscape relationship. (H) Street design and transit facilities. (I) Relationship to existing structures.

(ii) Consideration of the surrounding zoning district, as well as the age and condition of the existing building stock, is important in determining when it is appropriate to continue existing land use patterns or character and when it is appropriate to foster a change in land use or neighborhood character.

(iii) Where the existing zoning allows the creation of new land use patterns, applicants are encouraged to provide an analysis of the surrounding neighborhood in support of their proposal for a new type of land use. The analysis would include one block on each side of the proposed site, on each side of the street. Supporting material may include the use of photographs, building elevations, or maps indicating the surrounding land uses, and a written analysis.

(iv) Transitions shall be provided between existing and new projects of different zoning, where appropriate.

(2) **Coordinated Development.** (i) Coordinated site design (including shared parking and circulation systems, sign facilities, landscaped areas, and recycling and garbage storage and collection areas) shall be encouraged on adjacent parcels with similar uses. In such cases, mutual access easements granted to each property owner are necessary. Site plans which allow for future shared use between adjacent parcels are encouraged, where appropriate. (ii) Clustered commercial use areas with shared facilities, rather than linear commercial use with separate facilities for each site, are encouraged. (iii) Physical barriers (e.g., fences, curbs, or walls) between adjacent parcels with similar uses are discouraged unless needed for drainage, security, screening, or noise attenuation purposes.

(b) It shall be an objective to preserve or enhance natural site amenities and features unique to the site, and to incorporate these, to a reasonable extent, into the site design.

(1) **Natural Site Amenities and Features.** (i) The site plan shall relate to surrounding topography, and significant natural vegetation of long-term quality shall be retained, where

appropriate. (ii) Existing mature trees, rock outcroppings, riparian corridors, natural site amenities and other features shall be retained or enhanced and incorporated into the site design and landscaping, where appropriate. (iii) Buildings shall be sited and oriented in such a way as to take advantage of, or make connection to, the site amenities and features, where appropriate. (iv) Hilltop and hillside development shall be integrated into the silhouette of the existing backdrop such as the terrain, landscaping, and other structures. Ridgeline protection shall be insured by restricting the height and placement of buildings and providing landscape screening in order to prevent any projection above the ridgeline. If there is no other building location on a property except a ridgeline, this circumstance shall be verified by the Planning Department with appropriate findings and mitigation measures to insure that the proposed structure is low profile and visually screened.

(2) Views. (i) Development shall protect the public viewshed, where possible. (ii) Development should minimize the impact on private views from adjacent parcels, wherever practicable.

(c) It shall be an objective of the site plan to incorporate safe and functional circulation, accessible to the disabled, pedestrians, bicycles and vehicles.

(d) It shall be an objective of the site plan to locate, buffer and screen accessory uses and utilities so as to reduce impacts on adjacent properties and on primary site uses.

(1) Accessory Uses. (i) Accessory uses are defined as recycling and garbage storage and collection areas, exterior storage areas, service yards, loading docks, utility service areas and other non-primary uses. (ii) Accessory uses which may be visible from public streets and adjacent properties shall be screened. (iii) Acceptable methods of screening include wood fencing, masonry walls, dense hedges, landscape earth berms, or a combination of these devices. Chain-link fencing will usually not be acceptable. (iv) Accessory uses shall be integrated into the site design, and grouped together into "service yards" where feasible, in order to minimize on-site and off-site impacts. (v) Accessory uses shall not be located adjacent to residential properties unless such uses can be screened and buffered to prevent adverse impacts to the adjacent residential property. (vi) Accessory buildings, walls, storage areas, and fences shall be architecturally consistent with the primary structures of the site and compatible with the surrounding area. Architectural consistency can be achieved by repeating building forms, materials, colors, or detailing. (vii) Accessory uses shall be located and designed for ease of access by service vehicles and tenants, and in such a way as to minimize conflicts with circulation, parking, and other site uses.

(2) Utilities. (i) New utility and service lines shall be installed underground, unless inappropriate. (ii) Pad-mounted transformers (as part of the underground electrical service distribution system) shall not be located in the front setback or area visible from public view, unless they are completely screened by walls and/or thick landscaping, and shall not obstruct views of traffic from tenant spaces or driveways, or views to monument signs. Underground vaults may be located in the front setback area for aesthetic purposes.

(e) It shall be an objective of site design to provide for the separate storage and collection of all recyclable materials generated by the on-site uses.

(1) Recycling. The County of Santa Cruz Recycling Design Criteria on file in the Planning Department shall be consulted for all recycling area design guidelines. (i) Commercial, industrial, institutional and multi-family residential uses shall include areas for recycling storage and collection adequate in capacity, number and distribution to serve the development where the project occurs. (ii) Access into the storage area shall be provided with adequate vertical and horizontal clearances for collection vehicles as specified by the County of Santa Cruz Recycling Design Criteria. (iii) Provisions shall be made to protect the recyclable materials from weather by covering the storage area or by the use of covered receptacles. (iv) Recycling storage areas should be adjacent to or within the same enclosures as the garbage area or at least as convenient as the location for garbage storage. (v) Maximum distance for the storage area to be no greater than 250 feet from each living unit in a multifamily residential development. (vi) An exterior sign with the international recycling logo shall be required, including the name and phone number of the responsible person and an interior sign for the types of materials to be recycled as specified by the County of Santa Cruz Recycling Design Criteria. (vii) The property owner is responsible for arranging with the collector/broker for regular pick up of material. Recyclable materials shall not be allowed to accumulate in such a manner that visual or public health nuisance is created. (viii) Security shall be provided to prevent theft of recyclable materials by unauthorized persons, however, the enclosure shall also be accessible for deposit of materials by authorized persons.

(f) It shall be an objective of site signage design to provide adequate, attractive identification and direction, consistent with the area and use.

Signage Design. (1) All sign regulations shall be met according to Section 13.10.580 through 13.10.586, inclusive, of the Santa Cruz County Code. (2) Freestanding signage shall be an integral part of the site or landscape design, or shall be similar to, or consistent with, the design of the proposed building(s).

(g) It shall be an objective of site design to promote energy conservation and to reduce the impacts of adverse environmental influences.

(1) Solar Design and Access. (i) Buildings shall be designed and located so that off-site solar access is reasonably protected for the buildable lot area of adjacent, affected properties. (ii) Buildings shall be sited and designed so that solar access is reasonably protected for benefitting properties currently occupied by a building using a solar energy system.

(2) Noise. (i) Reasonable protection for adjacent properties from noise may be achieved through site planning, building siting, building orientation, physical barriers such as masonry walls, landscaped earth berms, or setback/buffer areas.

(h) It shall be an objective of an open space design, whether landscape or hardscape, to relate to building and site design.

(1) Open Space Design. (i) Activities in "protected use areas" shall be limited to those having minimal impacts, such as paths and benches. Where feasible, a path to and/or along the perimeter of the natural areas shall be provided. (ii) All useable open space requirements for "RM" districts shall be satisfied according to Section 13.10.323(f) of the Santa Cruz

County Code.

(i) It is an objective of residential site design, when permitted by zoning, to encourage cluster design for residential development in rural and protected use areas; for sites where natural amenities could be retained or enhanced; or where cluster design could be used to accommodate outdoor amenities for higher density development in urban areas.

(1) Cluster Design. Cluster site design is encouraged in the following areas, when permitted by zoning: (i) Protected Use Areas. Protected use areas include: riparian corridors and buffer areas, beaches, floodways, lagoons, wetlands, marshes, fault areas, bluffs, ravines, areas with steep slopes or unstable soil conditions, timberlands, and sensitive wildlife habitat and biotic resource areas. (ii) Amenities. On sites having natural amenities such as significant groups of trees or other areas of vegetation, wooded arroyos or other protected use areas, or with views to mountains or the Bay, the cluster design concept could be employed to incorporate these features into the site plan. (iii) Urban Areas. On sites where medium to high density residential development is permitted by the zoning district, cluster design is encouraged to increase the potential for useable outdoor amenities. (2) When the cluster concept issued, the units should be designed in a manner that incorporates light, air, space and privacy for the individual units while maintaining quality common open space.

IP Section 13.11.073 Building Design. *(a) It shall be an objective of building design that the basic architectural design principles of balance, harmony, order and unity prevail, while not excluding the opportunity for unique design. Successful use of the basic design principles accommodates a full range of building designs, from unique or landmark buildings to background buildings.*

(b) It shall be an objective of building design to address the present and future neighborhood, community, and zoning district context.

(1) Compatible Building Design. (i) Building design shall relate to adjacent development and the surrounding area. (ii) Compatible relationships between adjacent buildings can be achieved by creating visual transitions between buildings; that is, by repeating certain elements of the building design or building siting that provide a visual link between adjacent buildings. One or more of the building elements listed below can combine to create an overall composition that achieves the appropriate level of compatibility: (A) Massing of building form. (B) Building silhouette. (C) Spacing between buildings. (D) Street face setbacks. (E) Character of architecture. (F) Building scale. (G) Proportion and composition of projections and recesses, doors and windows, and other features. (H) Location and treatment of entryways. (I) Finish material, texture and color.

(2) Building design should be site and area specific. Franchise type architecture may not achieve an appropriate level of compatibility and is not encouraged.

(c) It shall be an objective of building design to address scale on the appropriate levels (Scale is defined in Section 13.11.030(v)).

(d) It shall be an objective of building design to use design elements to create a sense of human scale, and pedestrian interest.

Building Articulation.

(1) Variation in wall plane, roof line, detailing, materials and siting are techniques which can be used to create interest in buildings, where appropriate. Roof and wall plane variations including building projections, bay windows, and balconies are recommended to reduce scale and bulk.

(2) All exterior wall elevations visible from and/or facing streets are to have architectural treatment. No building surface fronting on a street shall have a flat, void surface without architectural treatment. The provision of projections and recesses, windows, doors and entries, color and texture, are methods of articulating facades.

(e) It shall be an objective of building design to locate and screen mechanical equipment, and other accessory uses, so as to reduce impacts on primary building uses and on adjacent properties.

Rooftop Equipment.

(1) All rooftop mechanical and electrical equipment shall be designed to be an integral part of the building design, and shall be screened.

(2) Utility equipment such as electrical and gas meters, electrical panels, and junction boxes shall not be located on exterior wall elevations facing streets unless screened from streets and building entries using architectural screens, walls, fences, and/or plant material.

(f) It shall be an objective of building signage to relate to the building design.

(1) Building Signage. Signage attached to buildings shall relate to the building design by being an integral part of that design or by use of compatible materials and colors.

(g) It shall be an objective of building design to promote energy conservation and to reduce the impacts of environmental influences.

(1) Noise. Where noise will impact the building users, the building design shall incorporate buffering to reduce the interior sound levels.

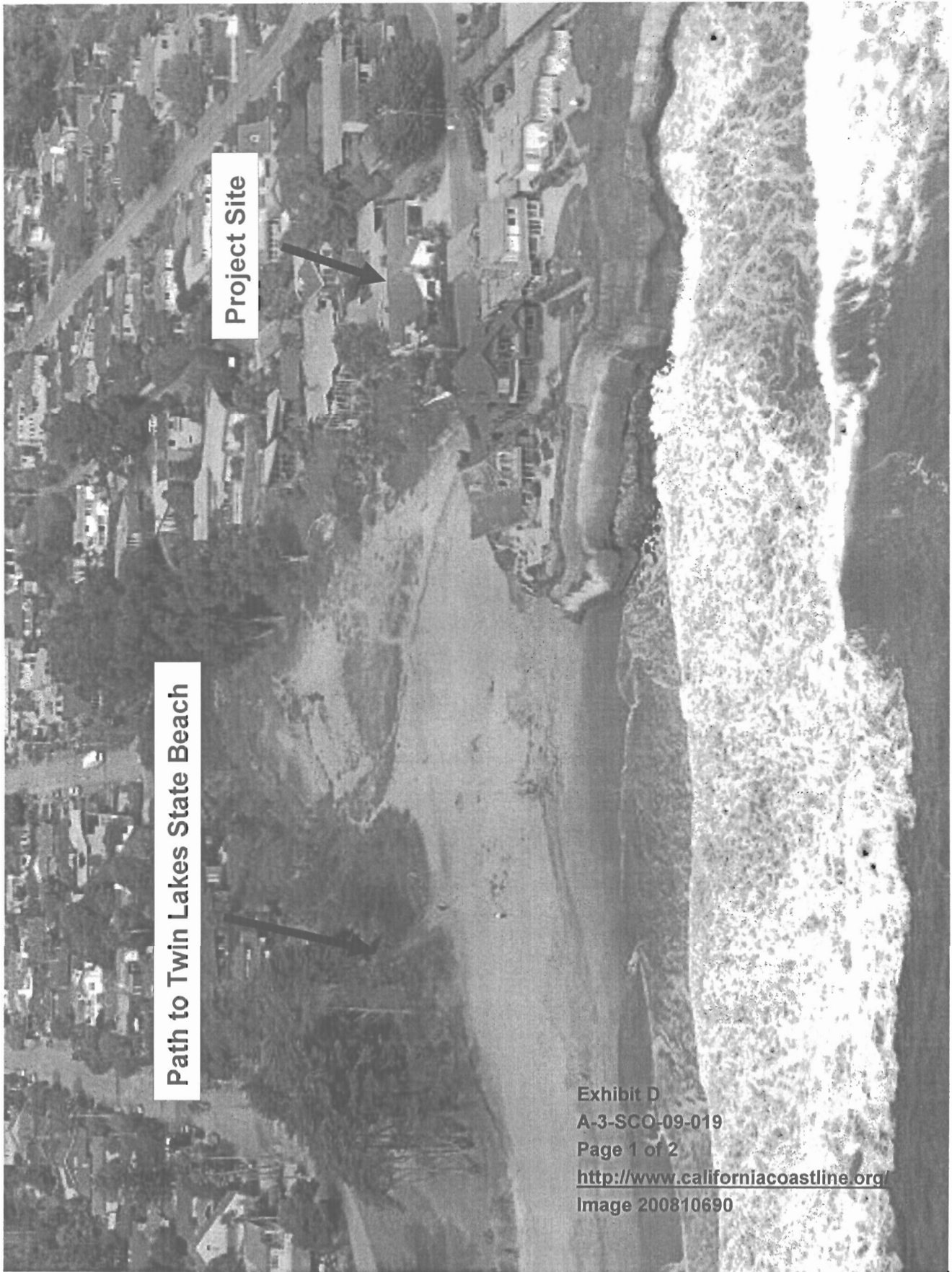
(2) Solar Design. (i) Buildings shall be designed so that solar access is reasonably protected for the buildable lot area of adjacent, affected properties. (ii) Wherever lot size and setbacks permit, the building walls with major window areas shall be appropriately oriented for passive solar heating and cooling, and natural lighting. Building layout should encourage energy conservation.

(3) Recycling. (i) Encourage recycling areas or storage systems within all commercial, industrial, institutional and residential structures for use by the building occupants. Recommended storage space and design concepts can be found in the Santa Cruz County Recycling Design Criteria.

IP Section 13.20.130(d): Beach Viewsheds. The following Design Criteria shall apply to all projects located on blufftops and visible from beaches.

1. Blufftop Development. 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. In urban areas of the viewshed, site development shall conform to (c) 2 and 3 above.

2. Beaches. The scenic integrity of open beaches shall be maintained: (i) 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). (ii) 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.



Path to Twin Lakes State Beach

Project Site

Exhibit D
A-3-SCO-09-019
Page 1 of 2
<http://www.californiacoastline.org/>
Image 200810690

View of Project Site from Path to Twin
Lakes State Beach

Project Site

