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Prepared April 21, 2010 (for May 12, 2010 hearing)

To: Commissioners and Interested Persons

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

Subject: Santa Cruz County LCP Amendment Number 1-10 Part 2 (Pleasure Point Community Design Combining Zone District). Proposed amendment to the Santa Cruz County certified Local Coastal Program to be presented for public hearing and California Coastal Commission action at the Commission's May 12, 2010 meeting to take place at the Santa Cruz County Board of Supervisors' Chambers, 701 Ocean Street in Santa Cruz.

Summary

Santa Cruz County is proposing to amend its Local Coastal Program (LCP) Implementation Plan (IP) to add the Pleasure Point Community Design combining zone district (PP District) to the LCP. The PP District would apply only to the Pleasure Point neighborhood of unincorporated Santa Cruz County, and it would require special residential design standards for residential development in Pleasure Point. These special design standards include: 1) requiring additional setbacks for second stories of new houses or additions to reduce the bulk and scale of residential development; 2) providing incentives to enhance the appearance of new houses and additions as viewed from the street by reducing the visual impact of garages and onsite parking and encouraging the construction of front porches; and 3) allowing increased lot coverage for lots less than 3,500 square feet, with the intent of encouraging smaller second floors or eliminating the need for second floors entirely on these small lots.

The proposed PP District would help to protect and enhance the special character of the Pleasure Point community by limiting the mass and scale of second story development, reducing the visual impact of garages and onsite parking, and encouraging the development of front porches. All of these changes are intended to emphasize the small-scale roots of the Pleasure Point area, and are the result of a long and inclusive community planning process. The proposed amendment will not have any negative impacts to public viewsheds within the coastal zone and in fact should benefit coastal views by limiting the mass, scale, and bulk of new development in this special community. Although additional requirements that would further control mass and scale, such as reducing maximum allowed floor area ratio and lot coverage in the Pleasure Point neighborhood, are not included in the proposed amendment, the proposed amendment includes regulations that provide a good start to controlling mass and scale and improving the visual quality of the Pleasure Point neighborhood. As such, staff believes the proposed IP amendment is consistent with and adequate to carry out the certified LUP.

Staff recommends that the Commission approve the LCP amendment as submitted. The motion and resolution for this recommendation can be found on page 2 of this staff report.

Staff Note: LCP Amendment Action Deadline



This proposed LCP amendment was filed as complete on March 25, 2010. It is IP only and the 60-day action deadline is May 24, 2010. Thus, unless the Commission extends the action deadline (it may be extended by up to one year), the Commission has until May 24, 2010 (i.e., up to and including the May 2010 Commission hearing scheduled for May 12-14, 2010) to take a final action on this proposed LCP amendment.

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I. Staff Recommendation – Motion and Resolution

Staff recommends that the Commission, after public hearing, approve the proposed amendment as submitted. The Commission needs to make one motion in order to act on this recommendation.

Approval of Implementation Plan Amendment as Submitted

Staff recommends a **NO** vote on the motion below. Failure of the motion will result in certification of the implementation plan amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

Motion. I move that the Commission **reject** Major Amendment Number 1-10 Part 2 to the Santa Cruz County Local Coastal Program Implementation Plan as submitted by Santa Cruz County.

Resolution to Certify the IP Amendment as Submitted. The Commission hereby certifies Major Amendment Number 1-10 Part 2 to the Santa Cruz County Local Coastal Program Implementation Plan as submitted by Santa Cruz County and adopts the findings set forth below on the grounds that the amendment is consistent with and adequate to carry out the certified Land Use Plan. Certification of the Implementation Plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Implementation Plan amendment may have on the environment.



II. Findings and Declarations

The Commission finds and declares as follows:

A. Proposed LCP Amendment

1. Pleasure Point Setting and Background

Pleasure Point is a unique, mostly residential community that is part of the larger unincorporated area of Santa Cruz County known as Live Oak. The Pleasure Point neighborhood is an approximately 320-acre area bounded roughly by 41st Avenue on the east, Portola Drive on the north, the eastern shore of Corcoran Lagoon on the west, and Monterey Bay on the south. See Exhibit A for maps showing the Pleasure Point area, including the defined boundaries for the purposes of this proposed amendment.

Over the years, the Pleasure Point neighborhood has developed into a unique and eclectic enclave of irregular lots, modest homes, lush landscaping, and a network of neighborhood streets. Pleasure Point contains a high proportion of relatively small and/or narrow lots that contribute to its informal, eclectic, surf town-type character. However, Pleasure Point's coveted beachfront location coupled with increasing housing demand throughout the region has resulted in a recent trend characterized by older, smaller, generally one-story houses (i.e., beach bungalows) on small lots being torn down and replaced by new, larger, bulkier two-story houses that maximize allowed floor area and are often out of scale with smaller-sized neighboring homes. Due to community concerns about the changing character of the Pleasure Point neighborhood, the County, after numerous public meetings and hearings, developed the Pleasure Point Community Plan (Plan). The proposed amendment would implement several of the recommendations of that Plan, including applying new standards to reduce building mass and bulk, as well as new standards to encourage community interaction by improving the public/private interface in residential developments. There are approximately 1,150 residential parcels in Pleasure Point that would be subject to new development regulations under the proposed amendment.

2. Proposed Amendment

The proposed amendment would add a new Pleasure Point Community Design Combining Zone District (PP District) to the LCP for the Pleasure Point neighborhood that would implement new standards to reduce the overall bulk and mass of the second stories of new and remodeled residences to reduce visual and shading impacts on neighboring properties.¹ The proposed amendment would also implement new standards to enhance the appearance of the public/private interface of new and remodeled houses as viewed from the street. Specifically, the proposed amendment:

- Requires second story setbacks of at least 10 feet from the side property line (for lots 35 feet

¹ Residential parcels in Pleasure Point would still be subject to the residential site standards found in IP Section 13.10.323(b) (Zoning Regulations for Residential Districts). Where there are differences between the PP District site standards and IP Section 13.10.323(b) site standards, the provisions of the PP District would apply.



wide or greater²) to reduce mass and bulk as seen from the street and to decrease shading on neighboring parcels;

- Expands allowed maximum lot coverage on small lots (i.e., parcels less than 3,500 square feet) to 45% from the current 40% limit, to encourage smaller or no second stories on such lots; for such lots where lot coverage exceeds 40%, drainage will be required to be directed to vegetated areas or other non-erosive permeable surfaces, unless it is demonstrated that this is infeasible;
- Encourages front porches by allowing front porches to extend up to 6 feet into the front yard setback and by excluding up to 140 square feet of front porch from lot coverage or floor area ratio (FAR) calculations; requires roof drainage from such front porches to be directed to vegetated areas or other non-erosive permeable surfaces, unless it is demonstrated that this is infeasible;
- Limits garages to a maximum of two car widths and no more than 50% of the residential façade width, to provide for a more balanced appearance from the street; single one-car width garage doors (no more than 9 feet wide) would be allowed regardless of building façade width;
- Allows three-car tandem parking to reduce the prominence of garages on home façades as viewed from the street;
- Requires that garages be flush with, or located behind, house façades to reduce the visual prominence of garages.

The proposed amendment allows for exceptions to the PP district residential development standards if certain findings are made (see page 10 of Exhibit B for these required findings). Also, in the event of a fire or natural disaster that destroys or partially destroys a residential structure that has become nonconforming due to the institution of the PP District design standards, the amendment would allow such a structure to be reconstructed in its previous configuration, subject to the LCP's nonconforming structure provisions. See Exhibit B for the proposed amendment language.

B. Consistency Analysis

1. Standard of Review

The proposed amendment affects the LCP's IP component only. The standard of review for IP amendments is that they must be consistent with and adequate to carry out the policies of the certified LUP.

² Lots that are at least 30 feet wide but less than 35 feet wide would be required to have a second story side yard setback of 7 feet; lots that are less than 30 feet in width would not require such a second floor setback, but the height of the second story outer side wall would be limited to 22 feet (28 feet is typically the maximum allowable height for residences in the County).



2. Applicable Policies

The proposed amendment primarily affects visual resources and community character. Applicable LUP policies include:

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 5.10.10 (Designation of Scenic Roads) (in relevant part). The following roads and highways are valued for their vistas. The public vistas from these roads shall be afforded the highest level of protection... East Cliff Drive from 33rd Avenue to 41st Avenue.

LUP Policy 5.10.12 (Development Visible from Urban Scenic Roads). In the viewsheds of urban scenic roads, require new discretionary development to improve the visual quality through siting, architectural design, landscaping, and appropriate signage.

LUP Policy 8.8.1 (Design Guidelines for Unique Areas). Develop specific design guidelines and/or standards for well-defined villages, towns and communities, including commercial and residential uses as appropriate. New development within these areas listed in Figure 8-1 and any other subsequently adopted area plan, shall conform to the adopted plans for these areas, as plans become available.

3. Analysis

The proposed amendment will reduce the mass and bulk of new residential buildings and home additions, resulting in a residential scale and character that is more compatible with the Pleasure Point neighborhood. For example, the second story setback requirement will result in less bulky second stories, thus reducing the visual impacts of new residential development in this special community, and potentially improving coastal views. Similarly, reducing the visual impact of automobile-oriented



features of residential development, i.e. garages and onsite parking, will improve the character and visual quality of the Pleasure Point neighborhood. The proposed increase in allowable lot coverage for lots under 3,500 square feet will affect a relatively small number of parcels³ and will serve to encourage first-story development on these small parcels and may, therefore, result in fewer two-story residential buildings (or smaller second stories) on these small lots, thereby further protecting public viewsheds. Providing incentives for building front porches on new houses and on existing houses that do not exceed the FAR or lot coverage standards would serve to improve the public/private interface to encourage community interaction and also will help enhance the appearance of the neighborhood. The proposed amendment also requires that roof drainage from small parcels on which development exceeds 40% FAR, as well as from front porches constructed pursuant to the proposed amendment, be directed into vegetated or otherwise non-erosive permeable surfaces. This requirement will lead to greater infiltration of storm water onsite, which will help to reduce storm water runoff.

Although the proposed amendment provides some important new LCP tools for controlling the mass and scale of residential development in the Pleasure Point neighborhood, there are a variety of other ways to address the massing issue (which was clearly the impetus for the community planning process that preceded this proposed LCP amendment). The proposed amendment will lead to some better mass/scale outcomes that will help to retain the eclectic character of the Pleasure Point neighborhood. However, if the objective is to have smaller-scale residential development, some FAR reductions and/or modifications would probably be necessary to ensure that smaller residential stock was the outcome.⁴ Finally, residential design guidelines and/or some form of design/architectural review board may ultimately prove necessary.⁵ Although a combination of these various methods, in conjunction with those proposed, would probably be appropriate to apply in the Pleasure Point area, developing such LCP tools deserves a public planning process that is better undertaken by the County than by the Commission through this LCP amendment. The Commission encourages the County to pursue such tools for the LCP. In the meantime, the proposed amendment includes regulations that provide a good start to controlling mass/scale and improving the visual quality and community character of the Pleasure Point neighborhood.

4. Conclusion

The proposed Pleasure Point Community Design Combining District should help to protect and enhance the special character of the Pleasure Point community by limiting the mass and scale of second story development, reducing the visual impact of garages and onsite parking, and encouraging the development of front porches. The proposed amendment will not have any negative impacts to public

³ County planning staff estimated that about 45 lots in the Pleasure Point neighborhood (less than 4% of the total number of lots) could reasonably expect to be allowed up to a maximum 45% lot coverage.

⁴ For example, reducing allowable FAR to 40% (FAR is typically 50% for residential development in Santa Cruz County) and/or allowing underground areas (basements, etc.) to be excluded from FAR calculations to encourage development that accommodated square footage needs underground as opposed to in the public view (for example, see the City of Carmel LCP).

⁵ Such tools have proven effective in other coastal communities interested in ensuring small-scale residential development and design (e.g., City of Carmel). Several years ago the County embarked on a residential design guidelines document that could have been useful in this regard, but the County has not recently pursued this avenue and it has not come to LCP fruition.



viewsheds within the coastal zone and in fact should benefit coastal views by limiting the mass, scale, and bulk of new development in this special community. As such, the Commission finds the proposed IP amendment to be consistent with and adequate to carry out the certified LUP.

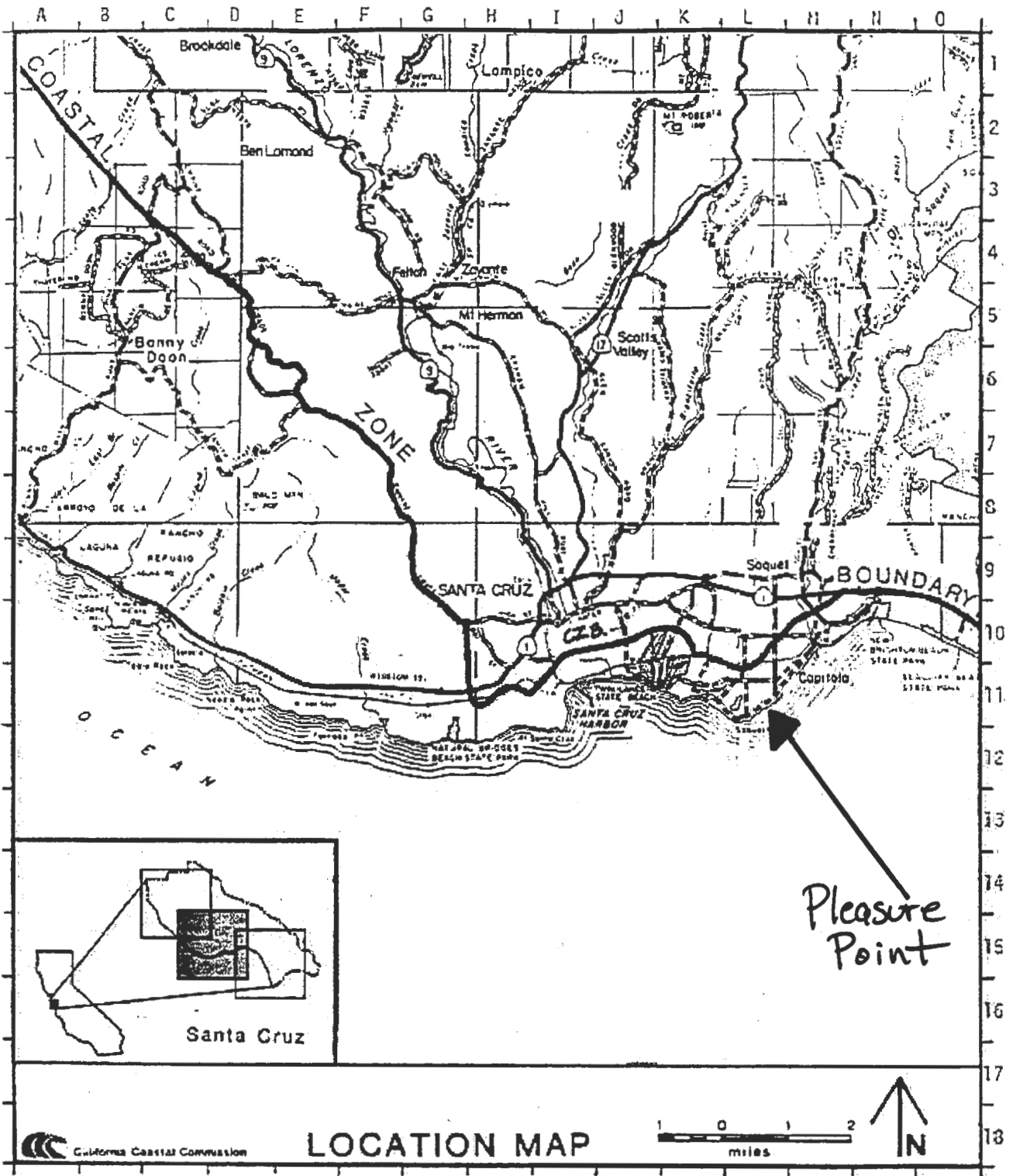
C. California Environmental Quality Act (CEQA)

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. CEQA requires that alternatives to the proposed action be reviewed and considered for their potential impact on the environment and that the least damaging feasible alternative be chosen as the alternative to undertake.

The County adopted a Negative Declaration for the proposed IP amendment and in doing so found that the amendment would not have significant adverse environmental impacts. This staff report has discussed the relevant coastal resource issues with the proposal and has concluded that it will have no adverse impacts on such resources. All public comments received to date have been addressed in the findings above. All above findings are incorporated herein in their entirety by reference.

As such, there are no additional feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects which approval of the amendment would have on the environment within the meaning of CEQA. Thus, the proposed amendment will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA Section 21080.5(d)(2)(A).



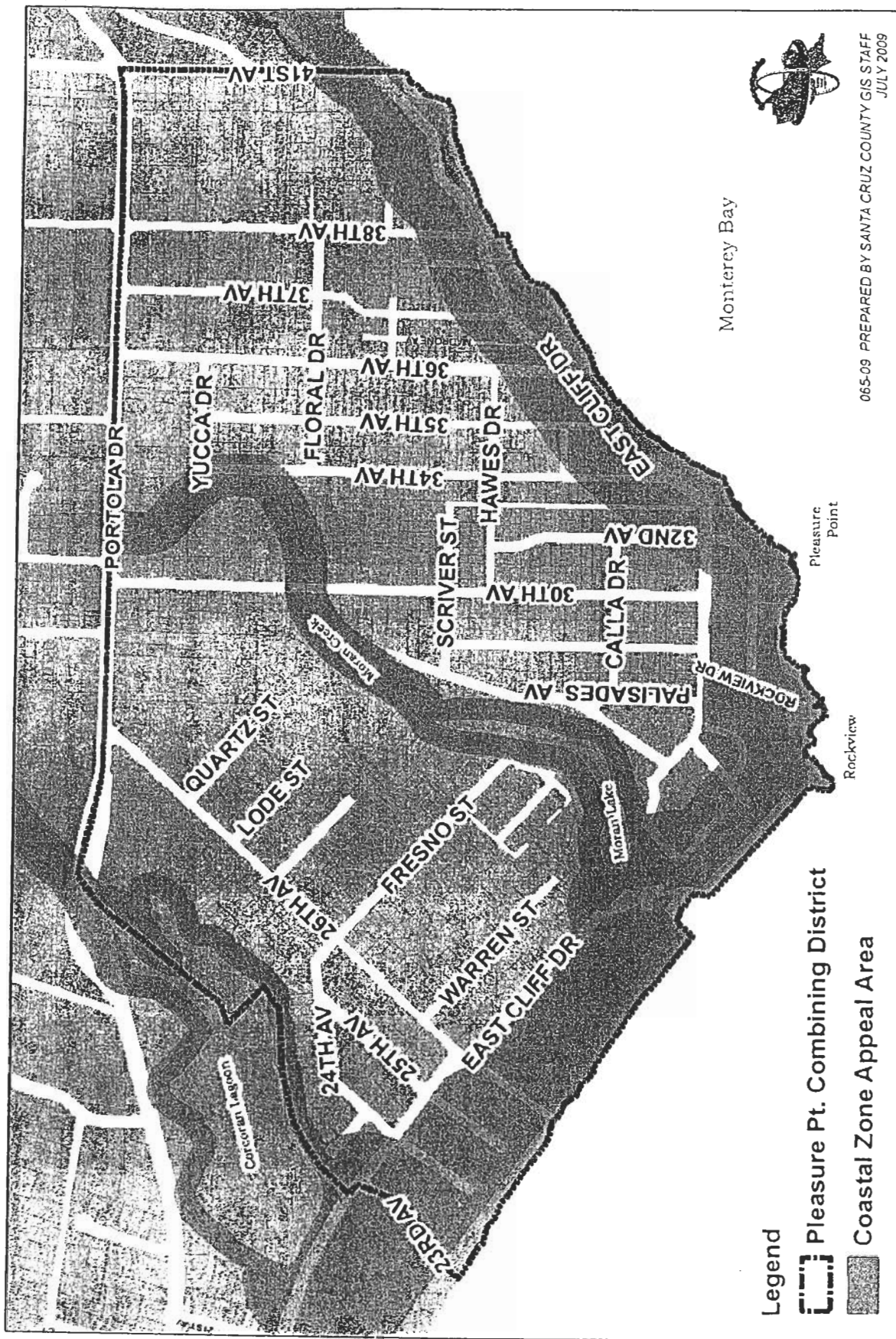


County of Santa Cruz

Sheet 2 of 3

CCC Exhibit A
 (page 1 of 2 pages)

Extent of Proposed Pleasure Point Combining Zone District



AN ORDINANCE AMENDING SUBDIVISION (d) OF SECTION 13.10.170 AND SECTION 13.10.400, AND ADDING COUNTY CODE SECTIONS 13.10.444, 13.10.445, 13.10.446 AND 13.10.447, ESTABLISHING A PLEASURE POINT COMMUNITY DESIGN COMBINING ZONE DISTRICT TO THE SANTA CRUZ COUNTY CODE

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

Subdivision (d) of Section 13.10.170 of the Santa Cruz County Code (General Plan Consistency – Zoning Implementation Table) is hereby amended, to add the following text to the “Other Designation or Condition:” section of the Zoning Implementation Table:

Special residential design standards for the Pleasure Point neighborhood	PP-	Pleasure Point Community Design Combining District with any R-1, RM or PR zoned parcel in the Pleasure Point neighborhood
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SECTION II

Section 13.10.400 of the Santa Cruz County Code (Combining Zone Districts) is hereby amended, to add the following text to the list of Combining Zone Districts:

Section	Designation	Summary of Limitations Imposed
13.10.444	PP (Pleasure Point Community Design)	Denotes parcels subject to special residential design standards and guidelines specific to the Pleasure Point neighborhood, to be applied in addition to the residential site standards found in Section 13.10.323(b).

SECTION III

The Santa Cruz County Code is hereby amended by adding Sections 13.10.444, 13.10.445, 13.10.446 and 13.10.447, under a new Article IV-A, to read as follows:

ARTICLE IV-A. “PP” Pleasure Point Community Design Combining District

13.10.444 Purposes of the Pleasure Point Community Design “PP” Combining District.

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

(a) Reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses;

(b) Encourage community interaction and orientation towards the street by providing an incentive for the creation of more front porches in Pleasure Point; and

(c) Reduce the visual impact of automobile-oriented features on residential building facades and in front yards.

13.10.445 Designation of the Pleasure Point Community Design “PP” Combining District.

The Pleasure Point Community Design “PP” Combining District shall apply to all R-1 and RM zoned parcels and residential development on PR zoned parcels in the Pleasure Point neighborhood, an area bounded by Portola Drive on the north, 41st Avenue on the east, Monterey Bay on the south, and the eastern shore of Corcoran Lagoon on the west.

13.10.446 Residential Development Standards in the Pleasure Point Community Design “PP” Combining District

In addition to the residential site standards found in Section 13.10.323(b), the following standards and incentives apply to residential development in the Pleasure Point Community Design “PP” Combining District. Where there are differences between this Section and Section 13.10.323(b), the provisions of this Section shall apply:

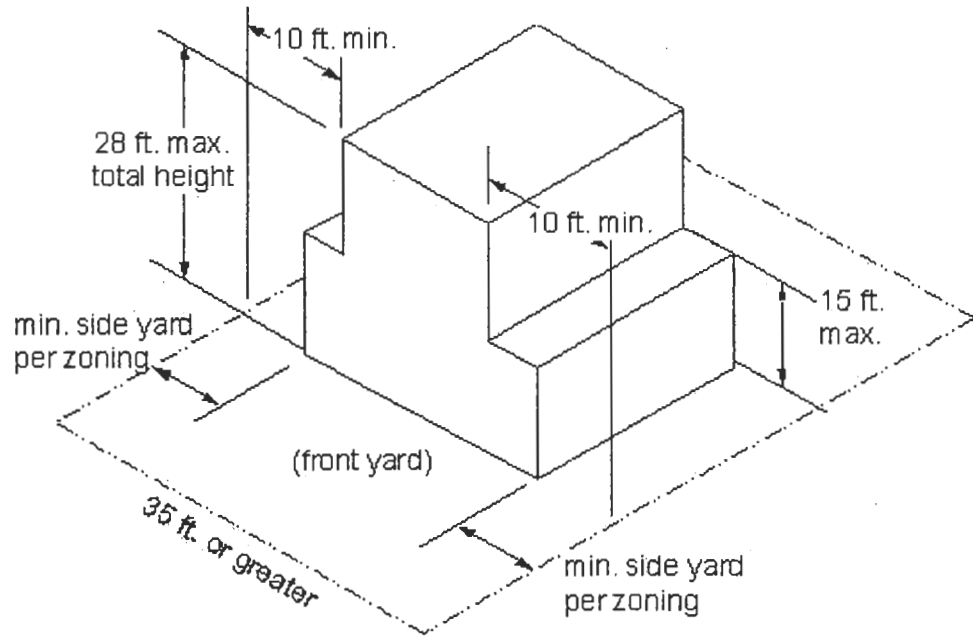
(a) Standards and Incentives Regarding Residential Building Mass and Height, and Access to Sun and Light.

1. Second Story Setbacks. For new two-story residential structures or second story additions, or any new single-story structure or addition that exceeds 15-feet in height, the second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back from the side yard property line as follows:

CCC Exhibit B
(page 2 of 10 pages)

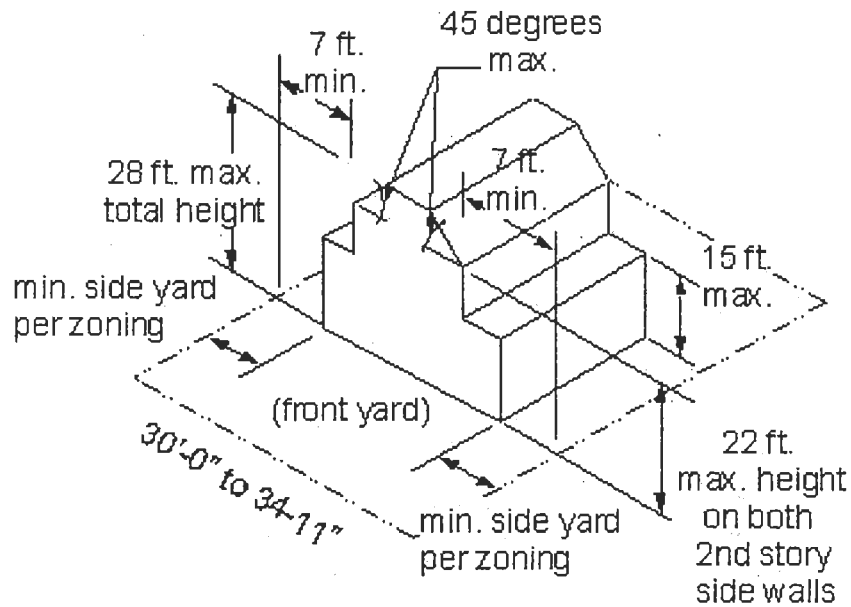
(A) Lot Width of 35-Feet or Greater: Second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back at least 10-feet from the side yard property line. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 1 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 1 of Section 13.10.446.

**Section 13.10.446 – Figure 1
Building Envelope Limits for
Lots 35-feet or Greater in Width**



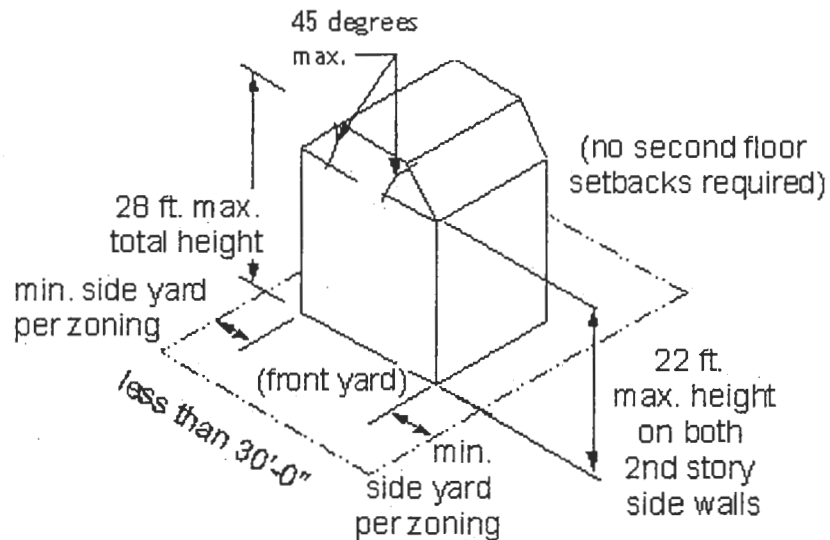
(B) Lot Widths of 30-Feet or Greater, But Less Than 35-Feet: Second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back at least 7-feet from the side yard property line. In addition, side walls shall not exceed 22-feet in height (as measured from finished grade). The peak roof height limit is 28-feet at the center of the structure. A roof slope not exceeding 45 degrees (1:1 rise over run ratio) is allowed between the 22-foot outer portion of the roof and the 28-foot peak roof height. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 2 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 2 of Section 13.10.446.

**Section 13.10.446 – Figure 2
Building Envelope Limits for
Lots 30'-0" to 34'-11" in Width**



(C) Lot Widths Less Than 30-Feet: Second floor setbacks are not required; however, the outer side wall shall not exceed 22-feet in height (as measured from finished grade). The peak roof height limit is 28-feet at the center of the structure. A roof slope not exceeding 45 degrees (1:1 rise over run ratio) is allowed between the 22-foot outer portion of the roof and the 28-foot peak roof height. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 3 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 3 of Section 13.10.446.

**Section 13.10.446 – Figure 3
Building Envelope Limits for
Lots Less Than 30-Feet in Width**



(D) First Floor Wall Height Limitation for Lot Widths of 30-Feet or Greater: The height of the first story walls shall be limited to 15-feet as measured from finished grade, as illustrated in Figures 1 and 2 of Section 13.10.446.

(E) Decks/Walkways Allowed in Second Floor Setback: Decks or walkways are permitted in the second floor setback area on top of the first floor roof so long as the top of the hand railing does not exceed 15-feet in height from finished grade.

(F) Eaves and Chimneys Allowed in Second Floor Setback: Eaves and chimneys may extend up to 3-feet into the required second floor setback area

(G) Attached Townhouse or Condominium Units: Attached townhouse or condominium units that do not have a required side yard and are not located at the perimeter of a project site are exempt from providing second story setbacks.

2. Increased Allowed Lot Coverage for Small Lots. On lots less than 3,500 net square feet in size, the maximum lot coverage shall be 45%. 0213

(A) On lots less than 3,500 net square feet in size, where the maximum lot coverage exceeds 40%, roof drainage downspouts shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is infeasible.

(b) Standards and Incentives Regarding Residential Structure Facades, Front Yards and Parking.

1. Front Porches: For front porches on new houses, and on existing houses that do not exceed FAR or lot coverage standards, the following criteria shall apply, as illustrated in Figure 4 of Section 13.10.446:

(A) Front porches may extend up to 6-feet into the required front yard setback as established by Section 13.10.323(b);

(B) Up to 140 square feet of front porch area shall be excluded in lot coverage or FAR calculations;

(C) The height of any front porch roof subject to this subsection shall not exceed 15-feet from finished grade.

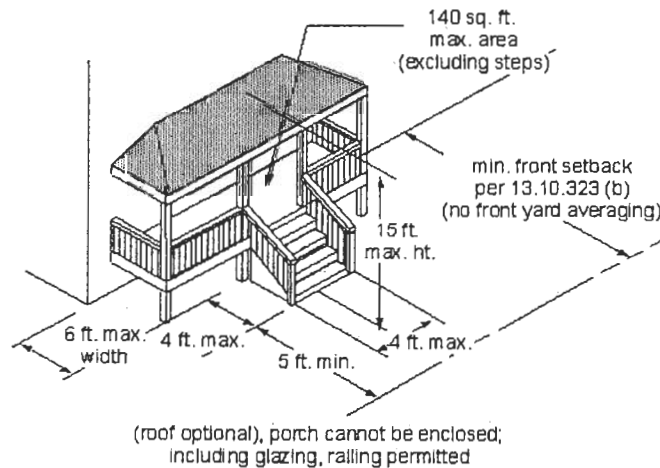
(D) A stairway to the front porch may extend up to 4 additional feet into the required front yard setback (i.e., for a total of 10-feet with porch and stairs combined) if the stairs are no more than 4-feet wide. To minimize reduction of line-of-sight visibility, stair railings must be non-opaque (i.e., partially see-through).

(E) Any front porch subject to these incentives shall remain unenclosed (i.e., including glass).

(F) If a proposed front porch does not meet the standards in Section 13.10.446(b) 1(A) through 1(E), as illustrated in Figure 4 of Section 13.10.446, it will be subject to the site regulations found in Section 13.10.323(b).

(G) For any front porches constructed pursuant to this provision, all roof drainage downspouts from said porch shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is not reasonably practicable.

**Section 13.10.446 – Figure 4
Front Porch Incentive Standards**

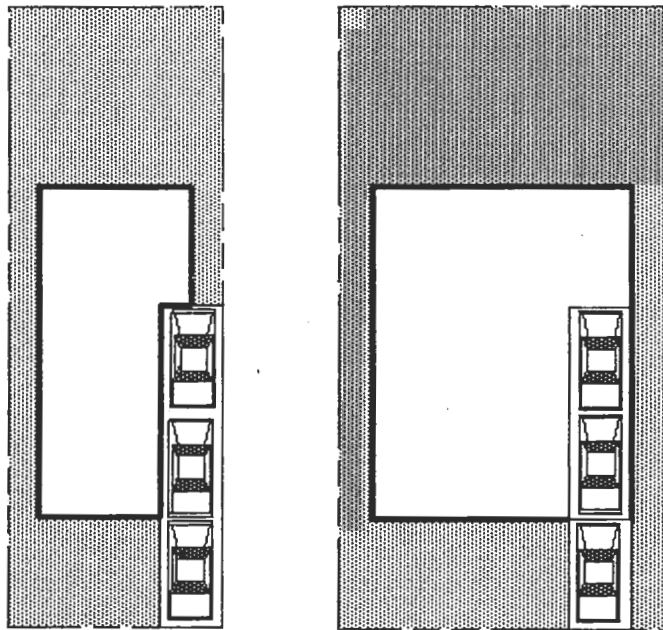


ATTACHMENT 2

2. Reduce Prominence of Garage Doors: Combined garage door-width shall occupy no more than 50% of the building facade width facing a street and shall be limited to a maximum of two car-widths wide (i.e., no more than 18-feet wide) for all new or expanded residential garages. Three or more car-width garages are not allowed if located on the building facade facing a street. Single one car-width garage doors (i.e., no more than 9-feet wide) are allowed regardless of building facade width.

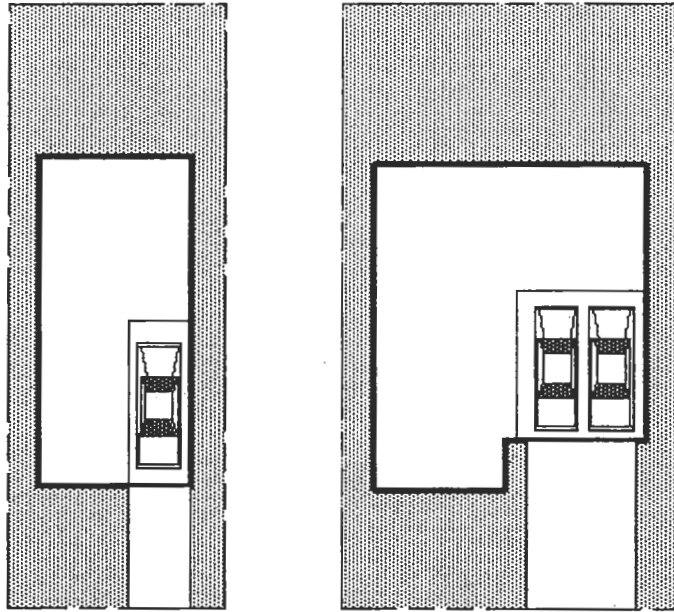
3. Reduce Amount of Front Yard Area Devoted to Parking: On-site three-car tandem parking shall be allowed by-right, with car one behind the other, three in a row, either within a garage or in the front yard setback, as illustrated in Figure 5 of Section 13.10.446.

**Section 13.10.446 – Figure 5
Three Car Tandem Parking Allowed**

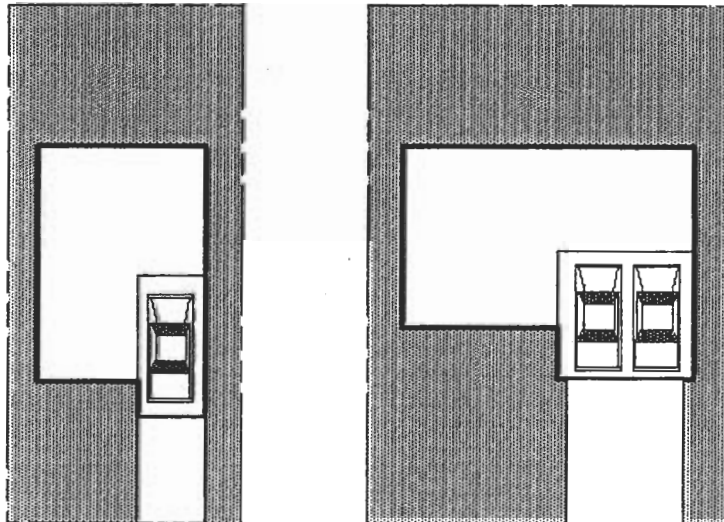


4. Garages Shall Not Protrude Beyond the Rest of the Facade: To reduce the visual impact of garages as viewed from the street, for new houses or garage additions, garages shall be flush with, or preferably behind, the rest of the house/building facade, as illustrated in Figures 6 and 7 of Section 13.10.446.

**Section 13.10.446 – Figure 6
Allowed Configurations**



**Section 13.10.446 – Figure 7
Prohibited Configurations**



13.10.447 Exceptions

An applicant may request a Level 5 Exception to the requirements of Section 13.10.446 for applicable residential projects, subject to approval by the Zoning Administrator following a public hearing, pursuant to the following:

(a) Exceptions to the Pleasure Point Residential Development Standards may be granted if the project is found to be consistent with the Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.444, the findings found in Section 18.10.230(a), and at least one of the following additional findings:

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

2. The Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.444, are better achieved by an alternative design, or

3. The granting of an Exception will result in a superior residential design that is consistent with the Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.344.

(b) Any decision on an Exception shall not establish a precedent for future applications.

13.10.448 Nonconforming Structures

In the event of fire, natural disaster or act of the public enemy, destroyed or partially destroyed existing residences that have become nonconforming due to institution of the Pleasure Point Residential Design Standards, applied through the Pleasure Point "PP" Community Design Combining Zone District, shall be allowed to reconstruct to their previous configuration. The extent of allowed reconstruction for nonconformity to other residential site standards, as set forth in Chapter 13.10, is governed by Subsection 13.10.265(g).