



Staff Report & Development Permit Level 3 – Administrative Review

Application Number: 101083

APN: 046-331-02 - 20

Applicant: Deidre Hamilton and Jennifer
Pope for Hamilton Swift and Associates

Owner: Owners at The Shoreline
c/o The Sand Dollar Beach Town House
Association

Site Address: 701-797 The Shoreline, Sand Dollar Beach

Proposal & Location

* This application is a proposal to allow for minor changes at the Sand Dollar Beach townhouses, an existing 19 unit townhouse complex comprised of three separate buildings that is located on the coastal bluff south of La Selva Beach. The project is for repair and reconstruction of the existing beach access staircases and landings, including modification to the existing support beams and posts at the rear of the townhouses in order to meet current Building Codes. In addition, the approved design of storage areas allowed within the existing carports is to be revised. Approval of this project requires a Minor Variation to Planned Unit Development Permit 3534-U and Amendment/Coastal Development Permit 95-0195.

Properties are located on the south side of The Shoreline to the east and west of the intersection with Sand Dollar Lane (701-797 The Shoreline).

Analysis

The existing townhouses were constructed in the 1970's in conformance with Planned Unit Development (P.U.D.) Permit 3534-U, approved January 22, 1970. This permit modified previous P.U.D. approvals 3470-U, 3048-U and 2828-U and allowed for the construction of 87 residences including the subject 19 townhouse units. Subsequently, in 1995 application 95-0195 was submitted for an Amendment to 3534-U and a Coastal Development Permit to allow for the legalization of existing minor room expansions at the townhouse complex and to create standard specifications for similar minor expansions in the future. This approval also included the recognition of existing storage areas that had been constructed within the carports and it set out a design standard for the construction of future storage areas.

Proposed staircase reconstruction.

The staircases at the rear of the townhouses that give access from the individual units directly to the beach, are ageing and now require substantial repair such that they will need to be replaced. However, based upon the recommendations of project Engineer, Jeremiah Allen, reconstruction of the stairs will require that the reconstructed stairs be altered and upgraded to meet current

Conditions of Approval

Exhibit A. Project plans, 23 sheets, prepared by SASO Construction Services, dated 2/23/2010 (revisions dated 9/29/2010, 9/16/2010 or 9/11/2010).

- I. This permit authorizes the amendment of the Sand Dollar Beach Townhouse Development Permit by allowing the reconstruction of decks and staircases at an existing 19 unit townhouse complex (3 structures) including the reconfiguring the staircases and landings and upgrades to the existing support beams and posts. It also authorizes revised standards for the construction of storage areas within the existing carports. 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.
 - C. 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 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 1/2" x 11" format for Planning Department review and approval. Colors and materials shall match those existing at the Shoreline townhouses.
 - B. Submit two copies of the approved Discretionary Permit with the Conditions of Approval attached with your application for a Building Permit.

- C. Submit two copies of a soils report prepared and stamped by a licensed geotechnical engineer.
- D. Prior to issuance of a Building Permit to authorize the construction of these improvements, the applicant shall submit 2 copies of the approved plans that have been reviewed and approved by the Sand Dollar Beach Homeowners Association, as denoted by the presence of an approval stamp on each of the plans.
- E. Submit 1 copy of the approved plans reduced to 8.5" X 11" to be included within the Planning Department "Special Subdivision Conditions" binder.

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. If the existing shrub that is to be removed and put into a container during construction and replanted after foundation work is completed (marked F on the landscape plans) does not survive, it shall be replaced by new plantings of the same species at a ratio of 3 to 1. Only one replacement shrub must be in the location as the original plant, the other 2 may be planted as required to fill existing gaps. All other planting as shown on the landscape plans is to be installed prior to final of the Building Permit.
- 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 inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.