



## Staff Report to the Planning Commission

Application Number: **05-0582**

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**Applicant:** Thacher and Thomson, Architects    **Agenda Date:** February 8, 2006  
**Owner:** Mar Sereno Estates, LLC    **Agenda Item #:** 9  
**APN:** 039-061-10,11,12,13,14    **Time:** After 9:00 a.m.

**Project Description:** Proposal to modify the grading plans and architectural designs for Lots 2-6 of the Mar Sereno subdivision.

**Location:** Mar Sereno Drive, Aptos

**Supervisory District:** Third District (District Supervisor: Ellen Pirie)

**Permits Required:** Amendment to Permit 98-0801 and Preliminary Grading Approval

### Staff Recommendation:

- Approval of Application 05-0582, based on the attached findings and conditions.
- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.

### Exhibits

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Location map
- F. Zoning map
- G. General Plan map
- H. Discretionary Application Comments
- I. Urban Designer's Memo
- J. Reduced copies of architectural plans

Application#: 05-0582  
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Owner: Mar Sereno Estates, LLC

## Parcel Information

Parcel Size: Varies – see Exhibit A  
Existing Land Use - Parcel: Vacant  
Existing Land Use - Surrounding: Residential  
Project Access: Mar Sereno Drive  
Planning Area: Aptos  
Land Use Designation: R-UVL (Urban Very Low Density Residential)  
Zone District: R-1-10 (10,000 sq. ft. min. parcel size)  
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: Soquel Creek Water District  
Sewage Disposal: Santa Cruz County Sanitation District  
Fire District: Central Fire Protection District  
Drainage District: 6

## History

Application 99-0801 for a twelve-lot subdivision adjacent to Soquel Avenue was approved on November 28, 2001. Grading has commenced and the retaining walls have been erected. The roadway is completed. All lots (except Lot 12 which has the original house which will remain) were submitted with floor plans and elevations for single-family residences.

The grading shown on the improvement plans did not match the elevations shown on the original architectural plans, and new house designs have been submitted which more closely fit the actual grades and provide additional architectural interest.

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## Current Application

The applicant has resubmitted plans for the houses on five lots in the Mar Sereno Subdivision on Soquel Avenue. The “Areas Table” on the Site Plan illustrates the existing and revised house footprints, Lot Coverage and Floor Area Ratios. All parcels have been redesigned to remain within the maximum Lot Coverage and Floor Area Ratio for this zoning district.

Most of the lot coverage percentages for the revised designs are within five percent of the ones formerly proposed (two higher and three lower). The Floor Area Ratios are similar for three of the lots, but ten percent (10%) higher on Lot 2 and fourteen percent (14%) higher on lot 3. While this approaches the 50% maximum, it does not overpower the lot and is consistent with the character of the other designs being proposed.

The current architectural plans have all been designed and referenced to the grading plan. In addition, the designs have been refined to be more compatible with each other and internally consistent. The proposed changes to the approved architectural designs comply with the requirements of the County Design Review Ordinance (13.11) and have been reviewed by the Urban Designer (see Exhibit I).

## Grading Review and Architectural Revisions

During construction of improvements, it was discovered that site grading was inconsistent with the originally approved improvement plans. Part of the settlement agreement between the county and the applicant was to return the grades for the subdivision to those that were approved on the Final Map. The applicant complied with this requirement as confirmed by a licensed surveyor. The original designs for the residences did not reference floor elevations, spot elevations or any coordination with the approved grading plan. The grading for the location of these revised house designs on the specific lots has reviewed by Environmental Planning and minor modifications were made (see Exhibit H), that are consistent with the improvement plans.

## Conclusion

**As** proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit “B” (“Findings”) for a complete listing of findings and evidence related to the above discussion.

## Staff Recommendation

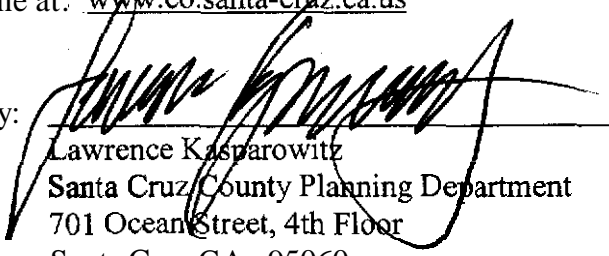
- APPROVAL of Application Number **05-0582**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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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](http://www.co.santa-cruz.ca.us)

Report Prepared By:

  
Lawrence Kasparowitz  
Santa Cruz County Planning Department  
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Report Reviewed By:

  
Cathy Graves  
Principal Planner  
Development Review

Application #: 05-0582  
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## Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residences 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 location of the residences and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-10 (10,000 sq. ft. min. parcel size) zone district in that the primary use of the property will be residential.

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 use is consistent with the use and density requirements specified for the Urban Very Low Density Residential (R-UVL) land use designation in the County General Plan.

The proposed residences will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meet 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 homes 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 residences are not improperly proportioned to their parcel sizes 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 residences will comply with the site standards for the R-1-10 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in structures consistent with a design that could be approved on any

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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 residences are to be constructed on existing, previously approved, undeveloped lots.

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

This finding can be made, in that the proposed structures are located in a mixed neighborhood containing a variety of architectural styles, and the proposed residences are consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed residences will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The Urban Designer has reviewed this application in accordance with Chapter 13.11 (Exhibit I) and found the designs to be in conformance with the ordinance.

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## Conditions of Approval

Exhibit A: Architectural plans prepared by Thacher & Thompson Architects, dated May 20, 2005 with latest revisions dated 10/12/05.

- I. This permit authorizes the substitution of five single-family residential architectural designs in a previously approved subdivision. 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. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit 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).
  - 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. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
    2. Grading, drainage, and erosion control plans.
    3. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, 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

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elevations and cross-sections and the topography of the project site that clearly depict the total height of the proposed structure.

4. Details showing compliance with fire department requirement.
  5. Landscape plans for the front yards, including planting, irrigation, walkways with fence location and design.
- 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 6 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, if required.
- G. Pay the current fees for Parks and Child Care mitigation for:
- Lot 2 - three bedrooms.
  - Lot 3 – three bedrooms
  - Lot 4 – two bedrooms
  - Lot 5 – two bedrooms
  - Lot 6 – two bedrooms
- Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.  
*(Note: credit has been given for three bedrooms for the fee paid during the subdivision process – all fees for Transportation and Roadside Improvements have been paid)*
- H. Provide required off-street parking for five cars for Lots 2 & 3 and four cars for Lots 4, 5 & 6. 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.
- I. 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.



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- 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 inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

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- 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.

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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 unless you obtain the required permits and commence construction.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Cathy Graves  
Principal Planner

\_\_\_\_\_  
Lawrence Kasparowitz  
Project Planner

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 05-0582  
Assessor Parcel Number: 039-061-10,11,12,13,14  
Project Location: Mar Sereno, Aptos

Project Description: Proposal to modify the grading plans and architectural design for Lots 2-6 of the Mar Sereno subdivision.

Person Proposing Project: Thacher and Thomson

Contact Phone Number: (831) 457-3939

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).  
C. ☐ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.  
D. ☐ Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).  
E. ☒ Categorical Exemption –  
Specify type: Class 15 - Minor Land Divisions (Section 15315)

F. Reasons why the project is exempt:

Revised residential designs in a previously approved subdivision, in an urbanized area with existing road access and utilities available.

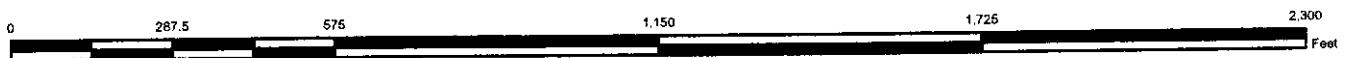
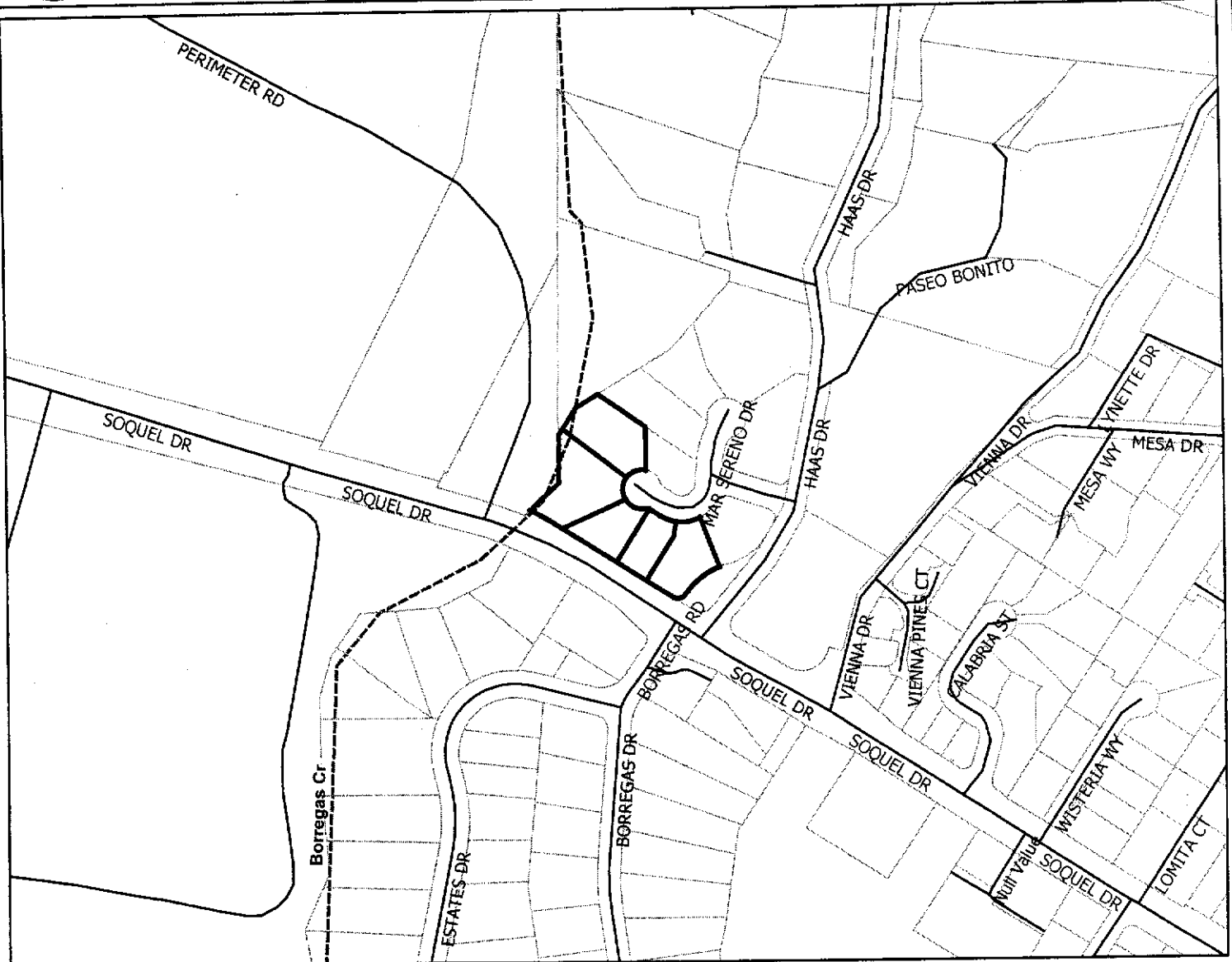
In addition, none of the conditions described in Section 15300.2 apply to this project.

\_\_\_\_\_  
Lawrence Kasparowitz., Project Planner

Date: \_\_\_\_\_



# Location Map



## Legend



Subject Parcels



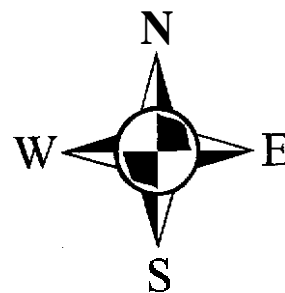
Streets



Assessors Parcels



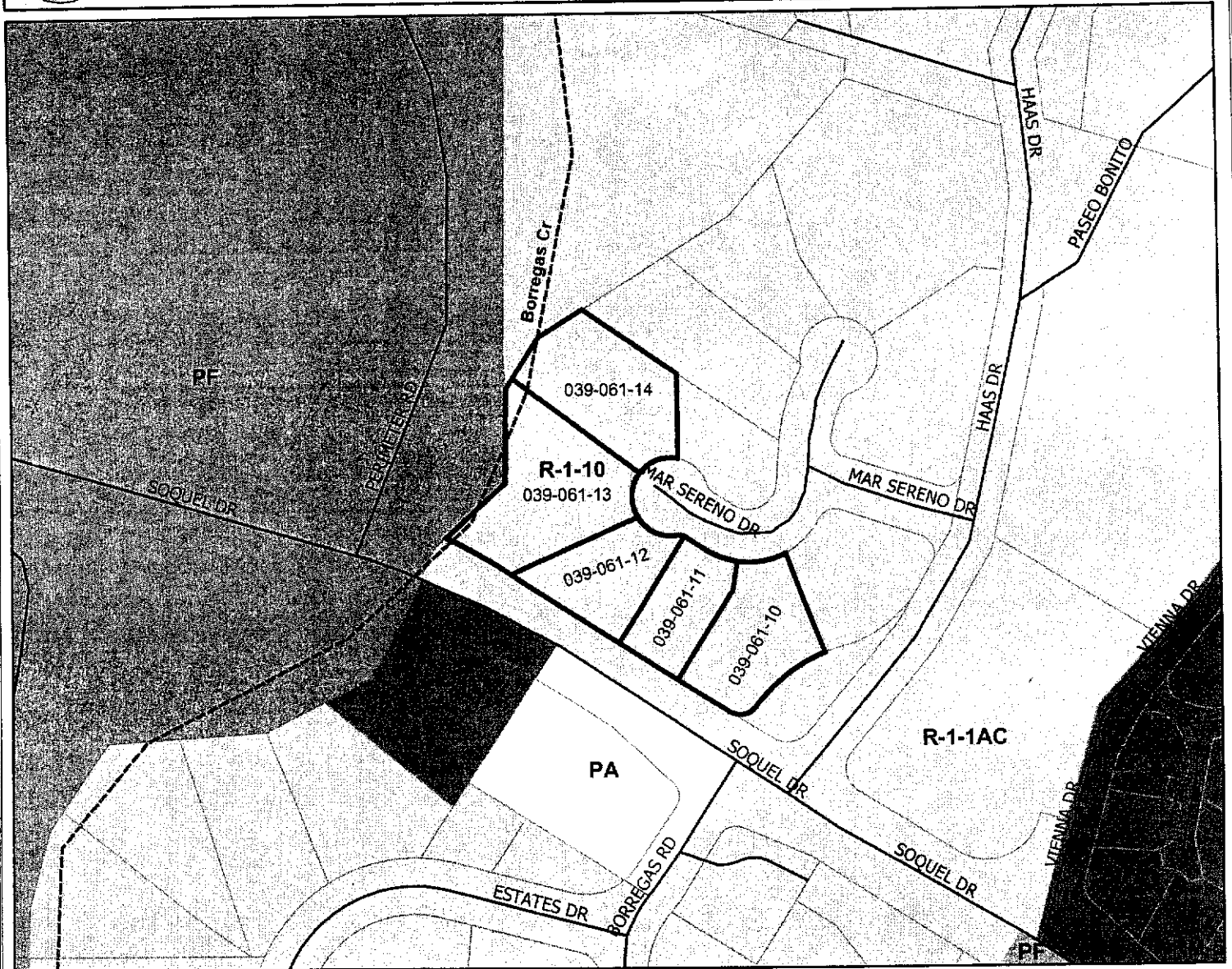
INTERMITTENT STREAM



Map Created by  
County of Santa Cruz  
Planning Department  
September 2005

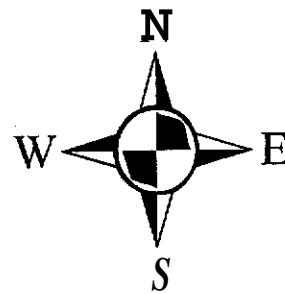


# Zoning Map



## Legend

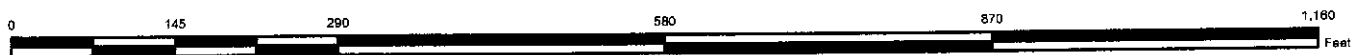
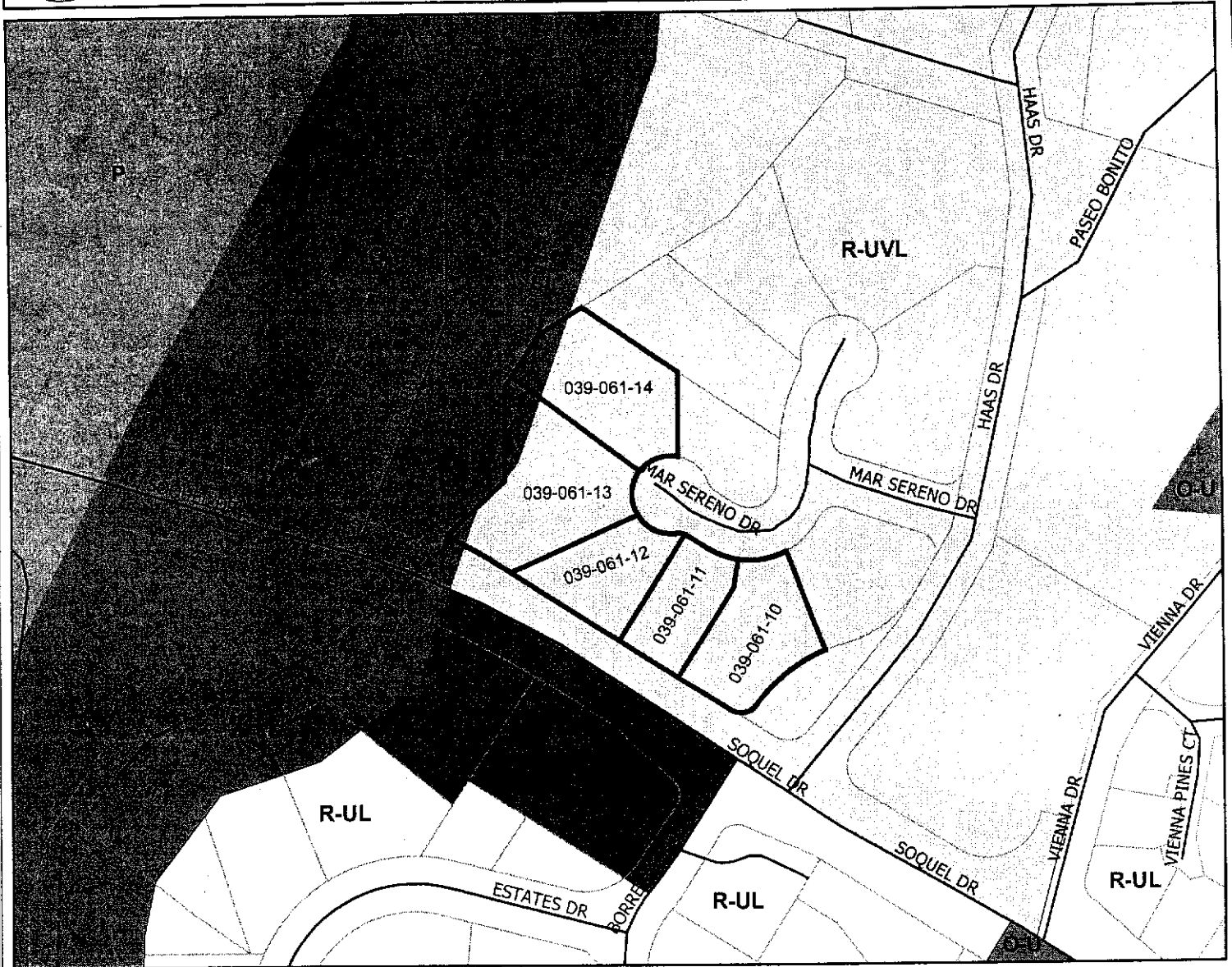
- Subject Parcels
- Streets
- Intermittent Stream
- RESIDENTIAL-SINGLE FAMILY (R-1)
- PUBLIC FACILITY (PF)
- COMMERCIAL-NEIGHBORHOOD (C-1)
- COMMERCIAL-PROF OFFICE (PA)
- RESIDENTIAL-MULTI FAMILY (RM)



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Planning Department  
September 2005

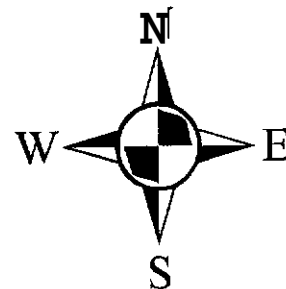


# General Plan Designation Map



## Legend

- Subject Parcels
- Streets
- INTERMITTENT STREAM
- Residential - Urban Very Low Density (R-UVL)
- Public Facilities (P)
- Urban Open Space (O-U)
- Residential - Urban Low Density (R-UL)
- Commercial-Neighborhood (C-N)



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September 2005

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EXHIBIT G

C O U N T Y   O F   S A N T A   C R U Z  
D I S C R E T I O N A R Y   A P P L I C A T I O N   C O M M E N T S

Project Planner: Larry Kasparowitz  
Application No.: 05-0582  
APN: 039-061-10

Date: January 3, 2006  
Time: 13:11:32  
Page: 1

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Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 26, 2005 BY KENT M EDLER =====

1. On Lot 5 (near the lot 4 property line). the cut slope is too steep. It is shown as a little flatter than 1:1, but should be 2:1.

All other aspects of the grading plans are acceptable.

===== UPDATED ON NOVEMBER 10, 2005 BY KENT M EDLER =====

Previous grading comments have been addressed

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 26, 2005 BY KENT M EDLER ===== No comment

===== UPDATED ON NOVEMBER 10, 2005 BY KENT M EDLER ===== no comment

**MEMORANDUM**

Application **No: 05-0582** (second routing)

Date: May 16, 2005

To: Randall Adams, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for revisions to Mar Serrano Subdivision

**GENERAL PLAN / ZONING CODE ISSUES****Design Review Authority**

**13.11.040** Projects requiring design review.

(d) All minor land divisions, as defined in Chapter 14.01, occurring within the Urban Services Line or Rural Services Line, as defined in Chapter 17.02; all minor land divisions located outside of the Urban Services Line and the Rural Services Line, which affect sensitive sites; and, all land divisions of 5 parcels (lots) or more.

**Design Review Standards**

**13.11.072** Site design.

| Evaluation Criteria  | Meets criteria<br>In code ( ✓ ) | Does not meet<br>criteria ( ✓ ) | Urban Designer's<br>Evaluation |
|--|---------------------------------|---------------------------------|--------------------------------|
| <b>Compatible Site Design</b>                                      |                                 |                                 |                                |
| Location and type of access to the site                            |                                 |                                 | N/A                            |
| Building siting in terms of its location and orientation           | ✓                               |                                 |                                |
| Building bulk, massing and scale                                   | ✓                               |                                 |                                |
| Parking location and layout  | ✓                               |                                 |                                |
| Relationship to natural site features and environmental influences |                                 |                                 | N/A                            |
| Landscaping  |                                 | ✓                               |                                |
| Streetscape relationship   | ✓                               |                                 |                                |
| Street design and transit facilities                               |                                 |                                 | N/A                            |
| Relationship to existing   | ✓                               |                                 |                                |
|  |                                 |                                 |                                |
| Relate to surrounding topography                                   | ✓                               |                                 |                                |
| Retention of natural amenities                                     |                                 |                                 | N/A                            |



|  |   |  |     |
|--|---|--|-----|
| Siting and orientation which takes   | 3 |  |     |
| Ridgeline protection   |   |  | NIA |
| <b>Views</b>   |   |  |     |
| Protection of public viewshed  | ✓ |  |     |
| Minimize impact on private views   | ✓ |  |     |
| <b>Safe and Functional Circulation</b>   |   |  |     |
| Accessible to the disabled, pedestrians, bicycles and vehicles                     | ✓ |  |     |
| <b>Solar Design and Access</b>   |   |  |     |
| Reasonable protection for adjacent properties                                      | ✓ |  |     |
| Reasonable protection for currently occupied buildings using a solar energy system | ✓ |  |     |
| Reasonable protection for adjacent   | ✓ |  |     |

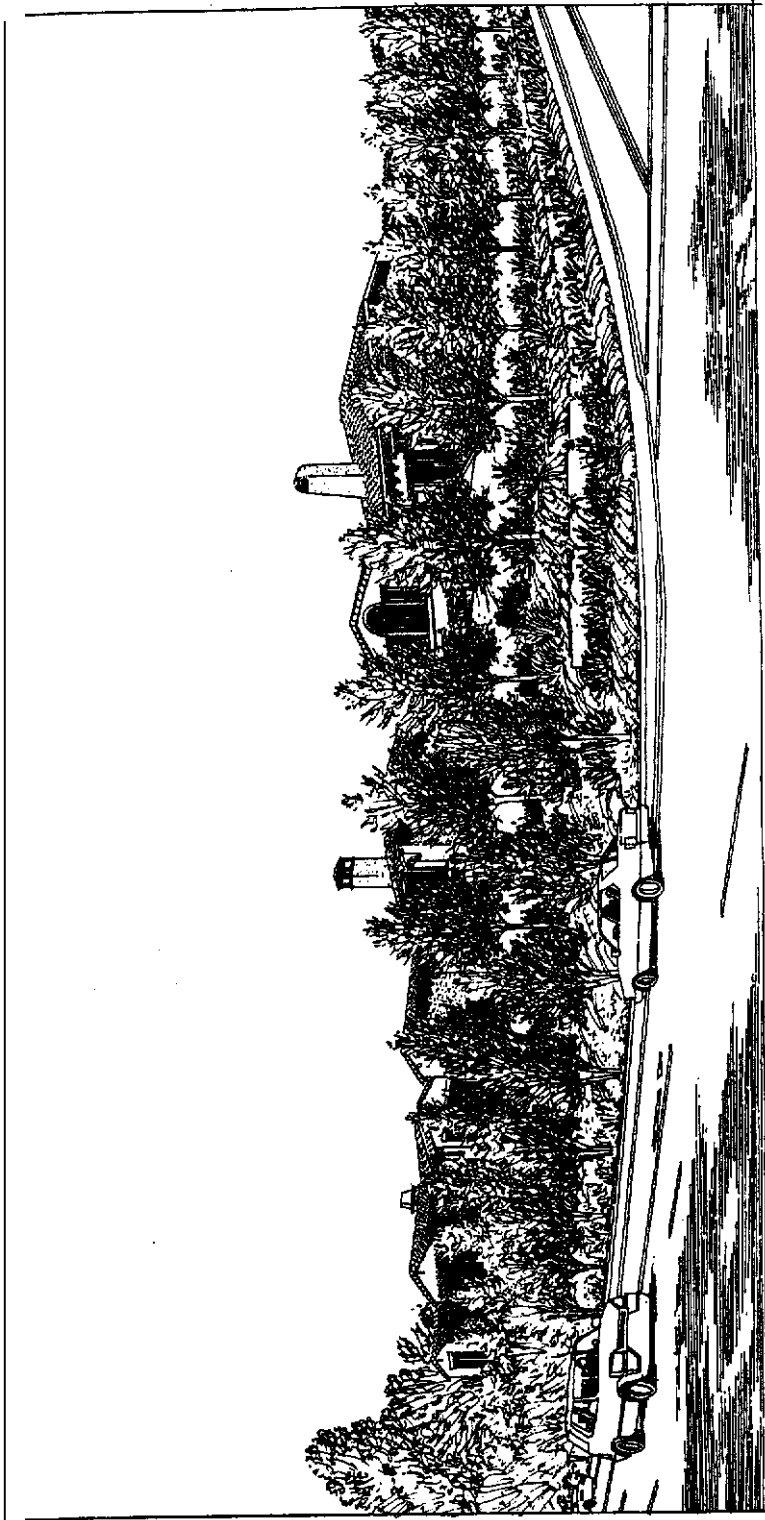
## 13.11.073 Building design.

| Evaluation Criteria   | Meets criteria<br>In code ( ✓ ) | Does not meet<br>criteria ( ✓ ) | Urban Designer's<br>Evaluation |
|---|---------------------------------|---------------------------------|--------------------------------|
| <b>Compatible Building Design</b>                                 |                                 |                                 |                                |
| Massing of building form  | ✓                               |                                 |                                |
| Building silhouette   | ✓                               |                                 |                                |
| Spacing between buildings   | ✓                               |                                 |                                |
| Street face setbacks  | ✓                               |                                 |                                |
| Character of architecture   | ✓                               |                                 |                                |
| Building scale  | ✓                               |                                 |                                |
| Proportion and composition of projections and recesses, doors and | ✓                               |                                 |                                |
| Location and treatment of entryways                               | 3                               |                                 |                                |
| Finish material, texture and color                                | ✓                               |                                 |                                |
| Scale is addressed on appropriate                                 | ✓                               |                                 |                                |
| Design elements create a sense                                    | ✓                               |                                 |                                |

|   |   |  |     |
|---|---|--|-----|
| Variation in wall plane, roof line, detailing, materials and siting                               | ✓ |  |     |
| Building design provides solar access <b>that</b> is reasonably protected for adjacent properties | ✓ |  |     |
| Building walls and major window areas are oriented for passive solar and natural lighting         |   |  | NIA |

**URBAN DESIGNER'S COMMENTS:**

- *A landscape design for the front yards should be required to be submitted with final building plans.*



PROPOSED VIEW



EXISTING VIEW

VIEW FROM COUNTRY AVENUE AT WALK DRIVE

AR SERENO

THACHER &  
THOMPSON  
ARCHITECTS  
NOVEMBER 3, 2005

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EXHIBIT J

# PROJECT CONTACTS

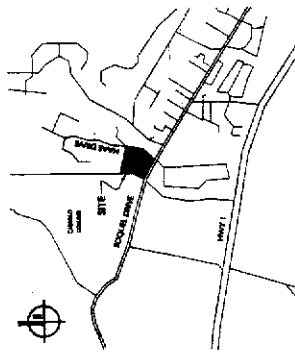
OWNER:  
DAN BRAWLEY & MICHAEL MARSON  
1328 WILSON DRIVE, SUITE 201  
LOS GATOS, CA 95030  
T: (408) 354-9777  
F: (408) 354-9787  
www.brawley-marson.com

ARCHITECT:  
THACHEL & THOMPSON ARCHITECTS  
1328 WILSON DRIVE, SUITE 201  
LOS GATOS, CA 95030  
T: (408) 354-9777  
F: (408) 354-9787  
www.thachel-thompson.com

## PROJECT DATA

PROJECT DESCRIPTION:  
PUE PROPOSED SINGLE FAMILY  
RESIDENTIAL DEVELOPMENT  
ON LOT 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21  
ON MAR SERENO DRIVE  
APN: 08-04-110 THROUGH 114  
ADDRESS:  
LOT 1: 143 MAR SERENO DRIVE  
LOT 2: 128 MAR SERENO DRIVE  
LOT 3: 143 MAR SERENO DRIVE  
LOT 4: 128 MAR SERENO DRIVE  
LOT 5: 143 MAR SERENO DRIVE  
LOT 6: 128 MAR SERENO DRIVE  
LOT 7: 143 MAR SERENO DRIVE  
LOT 8: 128 MAR SERENO DRIVE  
LOT 9: 143 MAR SERENO DRIVE  
LOT 10: 128 MAR SERENO DRIVE  
LOT 11: 143 MAR SERENO DRIVE  
LOT 12: 128 MAR SERENO DRIVE  
LOT 13: 143 MAR SERENO DRIVE  
LOT 14: 128 MAR SERENO DRIVE  
LOT 15: 143 MAR SERENO DRIVE  
LOT 16: 128 MAR SERENO DRIVE  
LOT 17: 143 MAR SERENO DRIVE  
LOT 18: 128 MAR SERENO DRIVE  
LOT 19: 143 MAR SERENO DRIVE  
LOT 20: 128 MAR SERENO DRIVE  
LOT 21: 143 MAR SERENO DRIVE  
TOTAL AREAS:  
SEE TABLE BELOW  
ZONING DISTRICT:  
R-3  
OCCUPANCY GROUP:  
TYPE V - NON-RESIDENTIAL  
CONSTRUCTION TYPE:  
TYPE V - NON-RESIDENTIAL

## VICINITY MAP N.T.S.



## SHEET INDEX

- ARCHITECTURAL
0. PERSPECTIVE FROM SOQUEL AVENUE
  1. PROJECT DATA AND SITE PLAN
  2. SITE LAYOUT PLAN
  3. NOT USED
  4. CONVENTIONAL SITE ELEVATIONS
  5. NOT USED
  6. NOT USED
  7. NOT USED
  8. LOT 1: EXISTING SITE AND FLOOR PLANS
  9. LOT 2: EXISTING SITE AND FLOOR PLANS
  10. LOT 3: EXISTING AND PROPOSED SITE AND FLOOR PLANS
  11. LOT 4: EXISTING AND PROPOSED SITE AND FLOOR PLANS
  12. LOT 5: EXISTING AND PROPOSED SITE AND FLOOR PLANS
  13. LOT 6: EXISTING AND PROPOSED SITE AND FLOOR PLANS
  14. LOT 7: EXISTING AND PROPOSED SITE AND FLOOR PLANS
  15. LOT 8: EXISTING AND PROPOSED SITE AND FLOOR PLANS
  16. LOT 9: EXISTING AND PROPOSED SITE AND FLOOR PLANS
  17. LOT 10: EXISTING AND PROPOSED SITE AND FLOOR PLANS
  18. LOT 11: EXISTING AND PROPOSED SITE AND FLOOR PLANS
  19. LOT 12: EXISTING AND PROPOSED SITE AND FLOOR PLANS
  20. LOT 13: EXISTING AND PROPOSED SITE AND FLOOR PLANS
  21. LOT 14: EXISTING AND PROPOSED SITE AND FLOOR PLANS

THACHEL &  
THOMPSON  
ARCHITECTS

APRIL 27, 2005  
JULY 15, 2005  
A. MATCHLINE

### AREAS TABLE

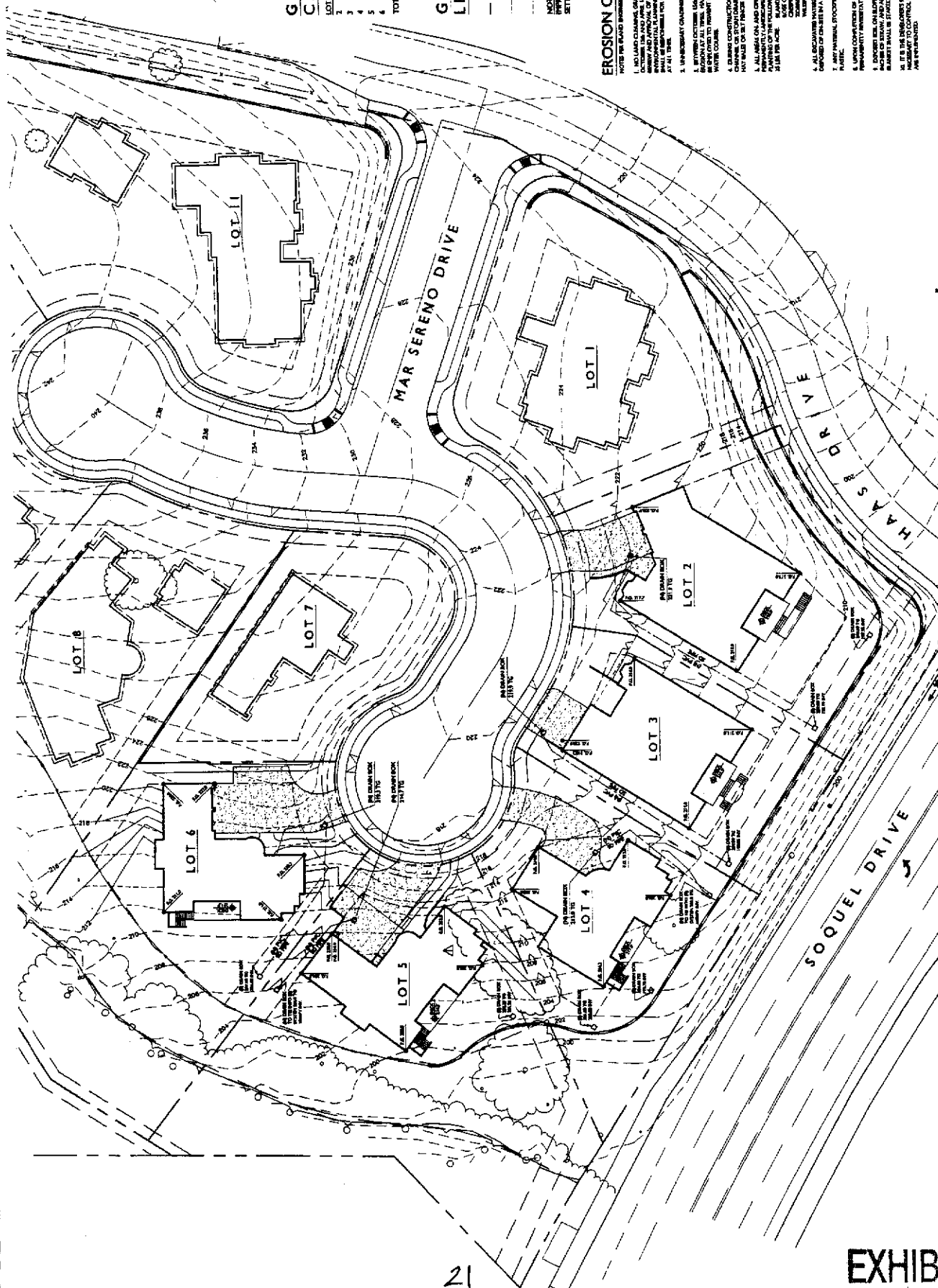
| LOT #  | LOT SIZE                  | EXISTING FOOTPRINT | EXISTING COVERAGE | EXISTING AREA          | EXISTING F.A.L. | PROPOSED FOOTPRINT | PROPOSED COVERAGE | PROPOSED AREA          | PROPOSED F.A.L. |
|--------|---------------------------|--------------------|-------------------|------------------------|-----------------|--------------------|-------------------|------------------------|-----------------|
| LOT 1  | 15,381 SF<br>(0.35 ACRES) | 2,683 SF           | 17.53%            | 2,914 SF<br>(0.067 AC) | 22%             | 3,444 SF           | 22.5%             | 3,444 SF<br>(0.080 AC) | 22%             |
| LOT 2  | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 3  | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 4  | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 5  | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 6  | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 7  | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 8  | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 9  | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 10 | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 11 | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 12 | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 13 | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 14 | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 15 | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 16 | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 17 | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 18 | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 19 | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 20 | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |
| LOT 21 | 16,143 SF<br>(0.37 ACRES) | 2,874 SF           | 18.11%            | 3,143 SF<br>(0.072 AC) | 22%             | 3,443 SF           | 21.4%             | 4,094 SF<br>(0.094 AC) | 25%             |



## SITE PLAN

MAR SERENO

1



# GRADING CALCULATIONS

| LOT   | CUT  | FILL   |
|-------|------|--------|
| 1     | 1.00 | 11.00  |
| 2     | 1.00 | 13.00  |
| 3     | 1.00 | 3.00   |
| 4     | 1.00 | 4.00   |
| 5     | 1.00 | 13.00  |
| 6     | 1.00 | 28.00  |
| 7     | 1.00 | 28.00  |
| 8     | 1.00 | 19.00  |
| TOTAL | 8.00 | 119.00 |

# GRADING PLAN LEGEND

- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- DEMOTOPOGRAPHY
- NOTE: EXISTING TOPOGRAPHY BASED ON PREVIOUS PLANS AS FURNISHED BY SETTLER AGREEMENT

# EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
3. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
6. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
8. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
9. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
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11. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
12. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
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14. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
15. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
16. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
17. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
18. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
19. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
20. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ITS ORIGINAL OR BETTER CONDITION.

# SITE GRADING PLAN

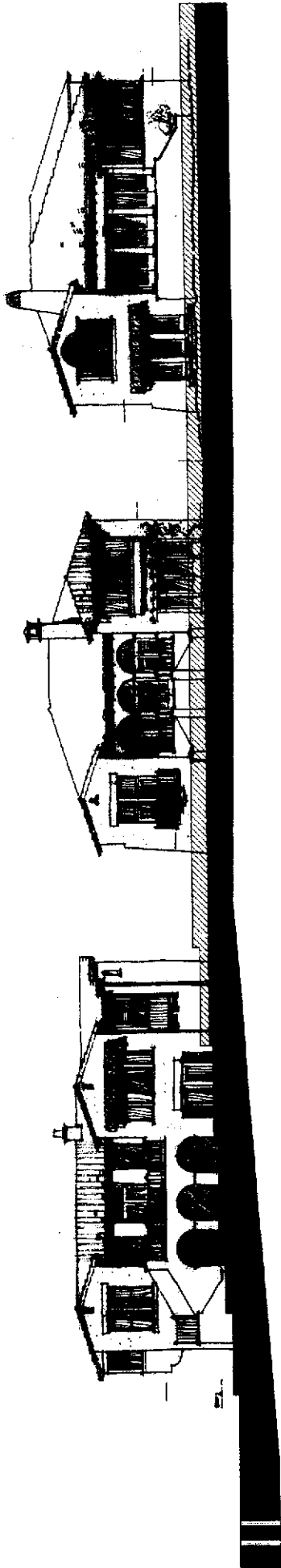
MAR SERENO

THOMAS & THOMPSON ARCHITECTS

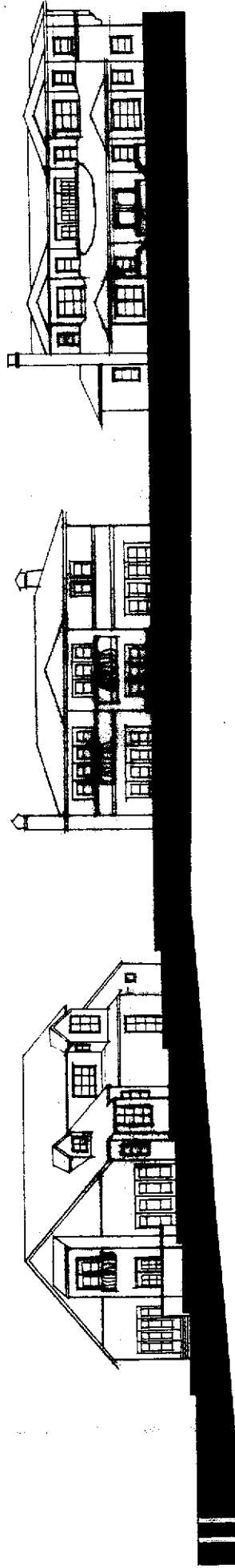
APRIL 24, 2005  
JUNE 4, 2005  
PLAN CHECK: INTERIOR

2

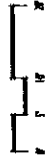
EXHIBIT J



PROPOSED HOUSE DESIGNS



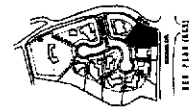
EXISTING APPROVED HOUSE DESIGNS



LONGITUDINAL SITE ELEVATION

MAR SERENO ESTATES

THORNER &  
THOMPSON  
ARCHITECTS  
MARCH 14, 2005  
PLAN 0005 10000



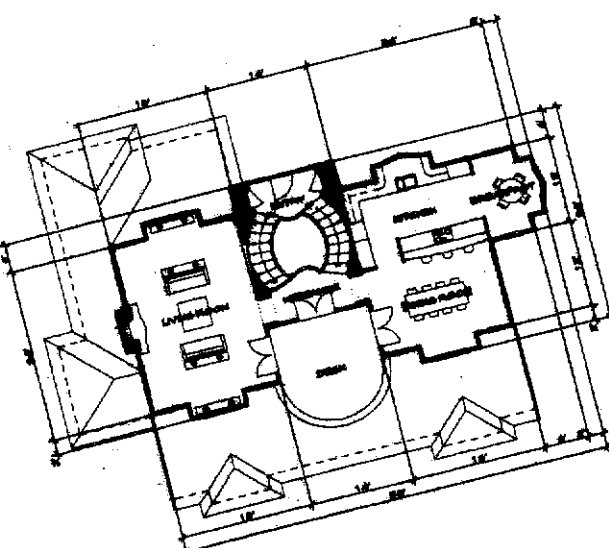
TRACHER &  
THOMPSON  
ARCHITECTS  
MAY 20, 2005



LOT 2 - EXISTING SITE PLAN AND FLOOR PLANS

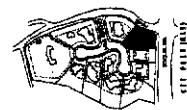
WAR SERENO

EXISTING SITE PLAN AND UPPER FLOOR PLAN - L100 SE (+GARAGE-400 SE)



EXISTING LOWER FLOOR PLAN - L100 SE

7



THACHER &  
THOMPSON  
ARCHITECTS  
MAY 20, 2005



LOT 2: PROPOSED SITE PLAN AND FLOOR PLANS

MAR SERENO

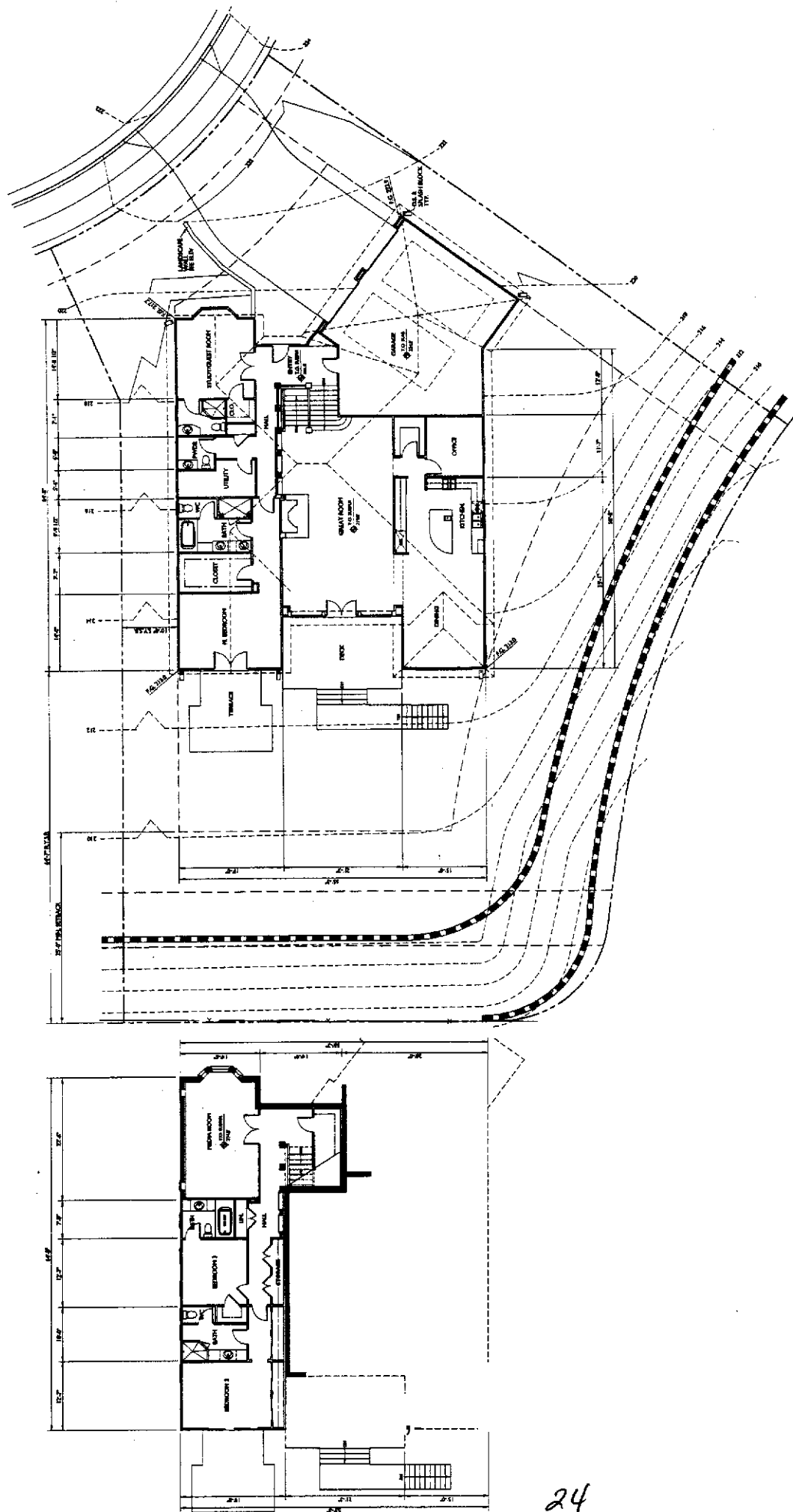
8

PROPOSED SITE PLAN AND UPPER FLOOR PLAN - 2,843 S.F. (+/- GARAGE - 833 S.F.)  
LOT 2 GRADING AND VOLUME CALCULATIONS:  
GOT: 1 CY FILL 13 CF

PROPOSED LOWER FLOOR PLAN - 1,351 S.F.

EXHIBIT J

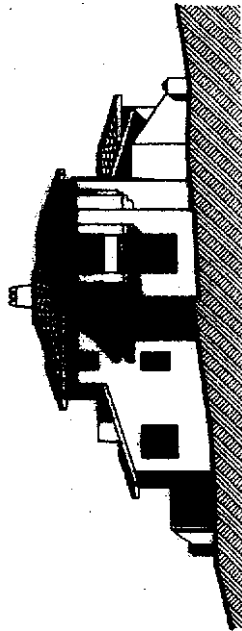
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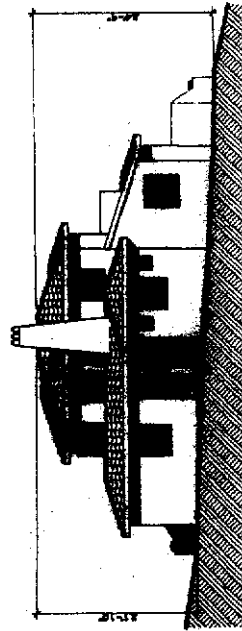
EXISTING SOUTH ELEVATION



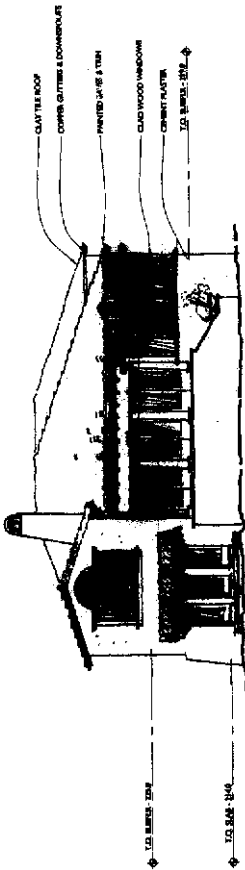
EXISTING EAST ELEVATION



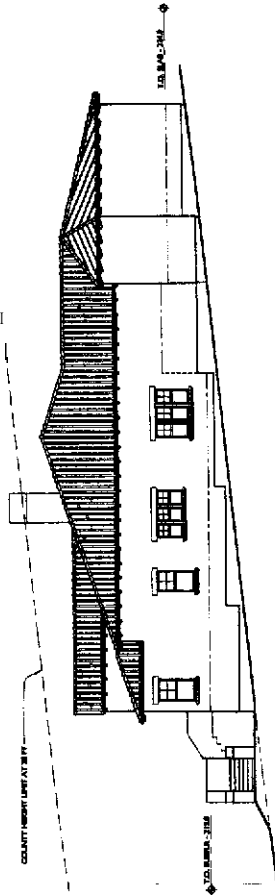
EXISTING NORTH ELEVATION



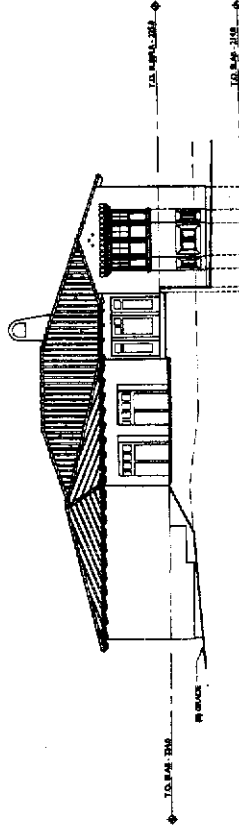
EXISTING WEST ELEVATION



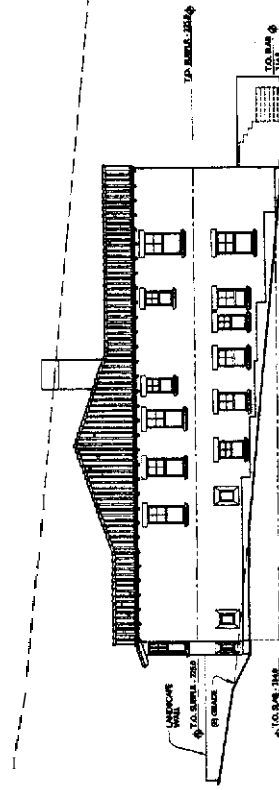
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

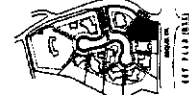
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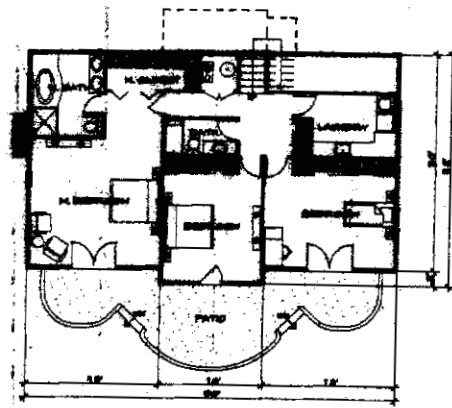
9

LOT 2 : EXISTING AND PROPOSED ELEVATIONS

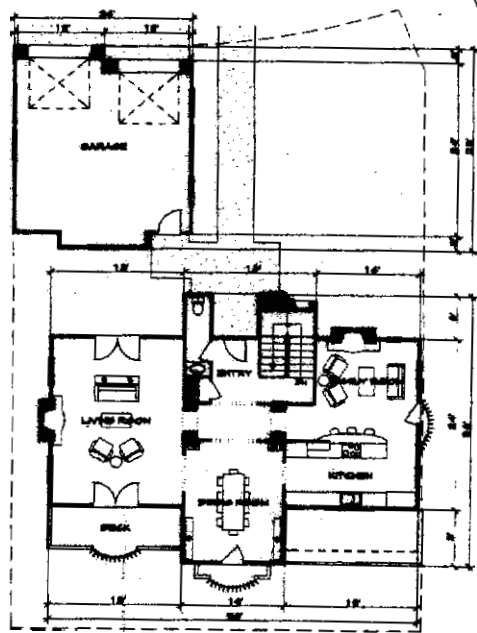
MAR SERENO

THOMAS A. THOMPSON ARCHITECTS  
MAY 20, 2005

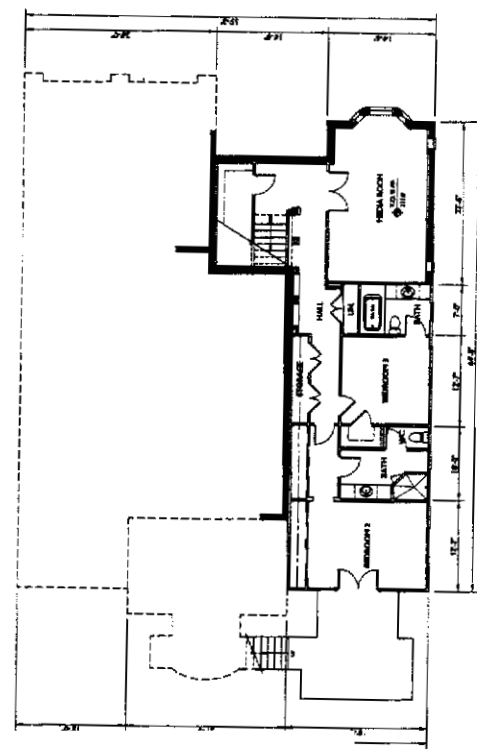




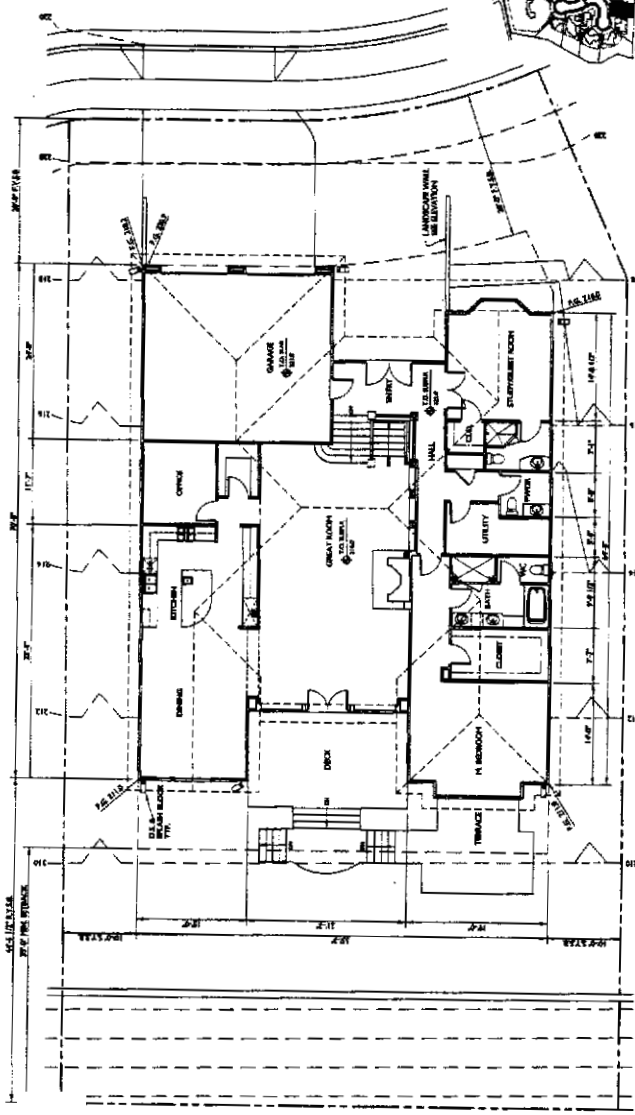
EXISTING LOWER FLOOR PLAN - L421 SE



EXISTING SITE PLAN AND UPPER FLOOR PLAN - L402 SE. (+GARAGE-437 SE.)



PROPOSED LOWER FLOOR PLAN - L258 SE



PROPOSED SITE PLAN AND UPPER FLOOR PLAN - 2434 SE. (+GARAGE-407 SE.)



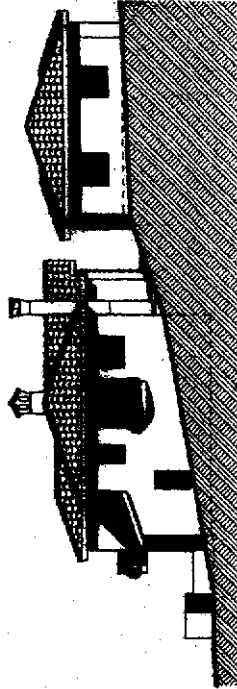
LOT 3 : EXISTING AND PROPOSED SITE PLANS AND FLOOR PLANS

MAR SERENO

THOMAS & THOMPSON ARCHITECTS  
MAY 28, 2005



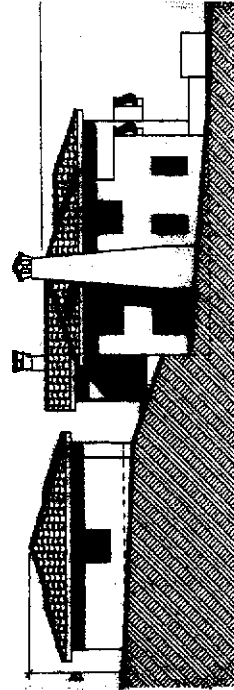
EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



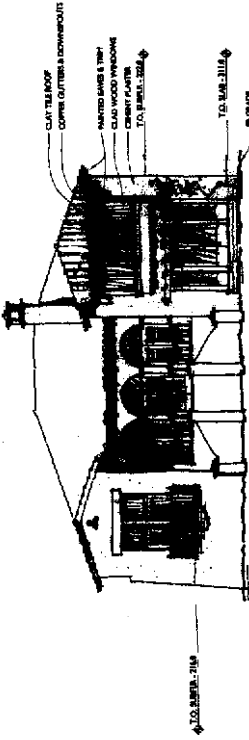
EXISTING NORTH ELEVATION



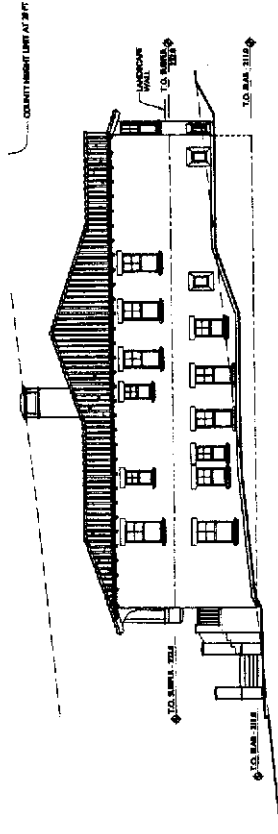
EXISTING WEST ELEVATION

LOT 3 : EXISTING AND PROPOSED ELEVATIONS

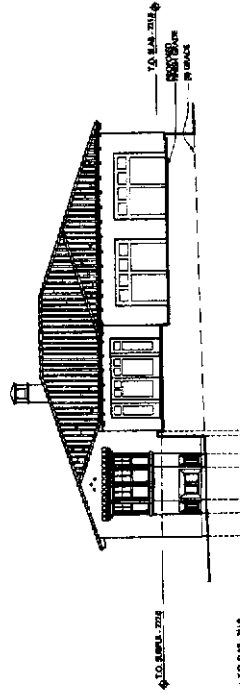
MAR SERENO



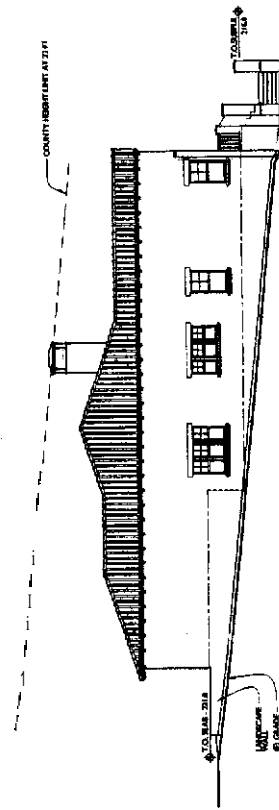
PROPOSED SOUTH ELEVATION



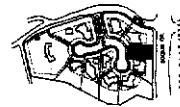
PROPOSED EAST ELEVATION



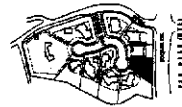
PROPOSED NORTH ELEVATION



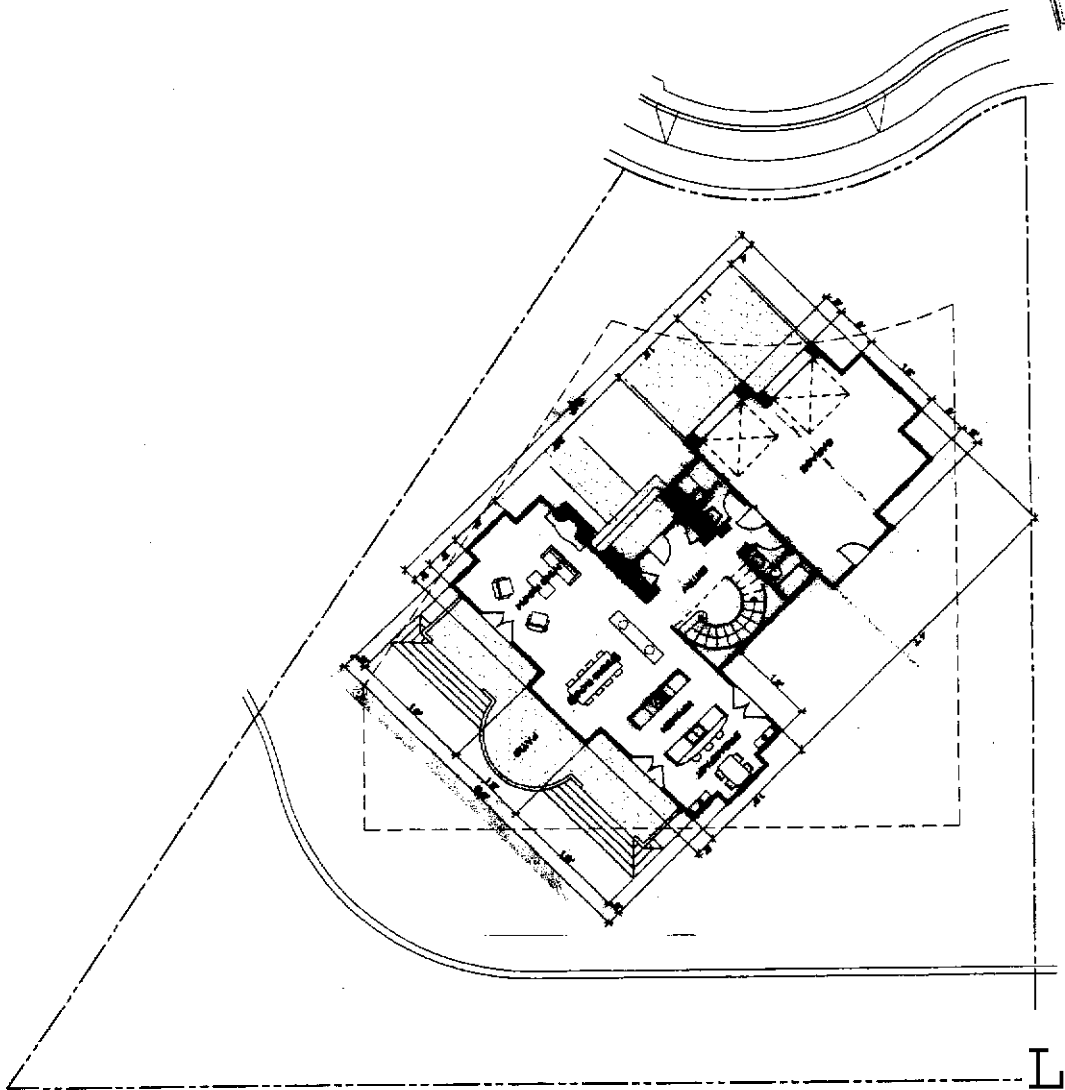
PROPOSED WEST ELEVATION



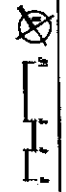
THACHER &  
THOMPSON  
ARCHITECTS  
MAY 20, 2005



TRACHERA &  
TRACHERA  
ARCHITECTS  
MAY 29, 2005

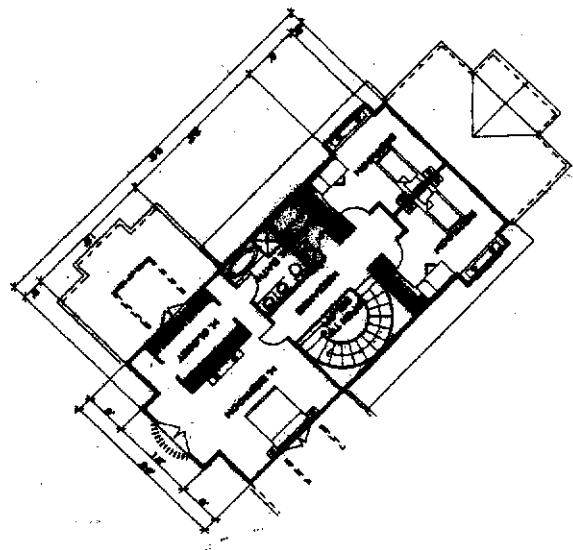


EXISTING SITE PLAN AND UPPER FLOOR PLAN - 1,120 (+GARAGE-580 S.F.)



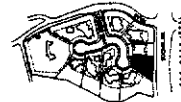
LOT 4 : EXISTING SITE PLAN AND FLOOR PLANS

MAR SERENO



EXISTING LOWER FLOOR PLAN - 1,356 S.F.

13



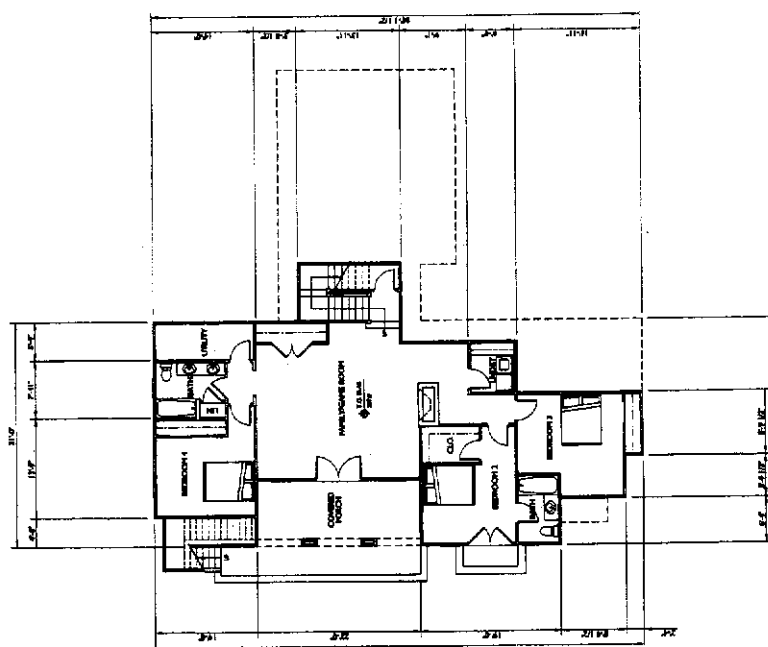
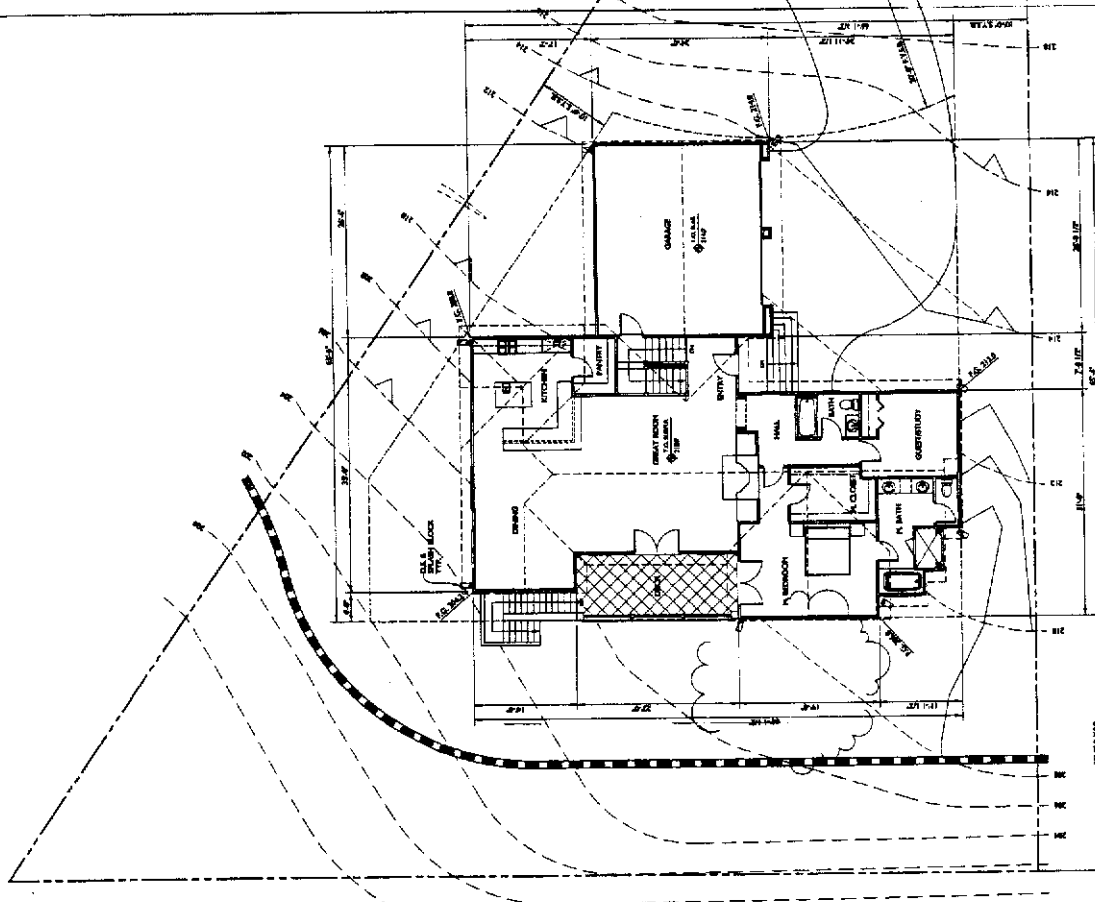
THACHER &  
THOMPSON  
ARCHITECTS  
MAY 30, 2005

PROPOSED SITE PLAN AND UPPER FLOOR PLAN - 2020 S.E. 14-GARAGE-416.5 E.  
LOT 4 CHANGING VOLUME CALCULATIONS  
CITY: CITY HILL: 3.0'



# LOT 4: PROPOSED SITE PLAN AND FLOOR PLANS

MAR SERENO



PROPOSED LOWER FLOOR PLAN - 1,492 S.E. S.E.

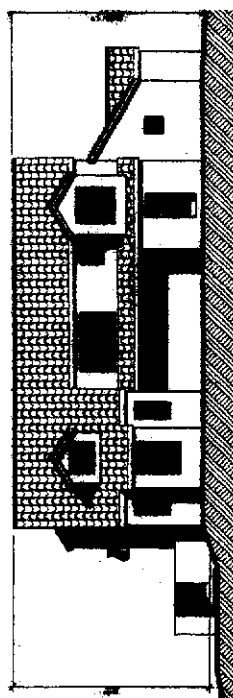
# LOT 4 - EXISTING AND PROPOSED ELEVATIONS

## HABER SERENO

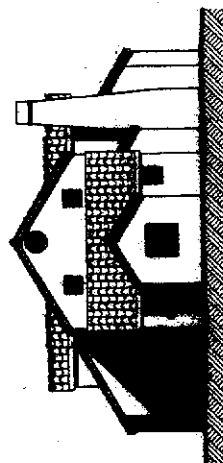
15

EXHIBIT

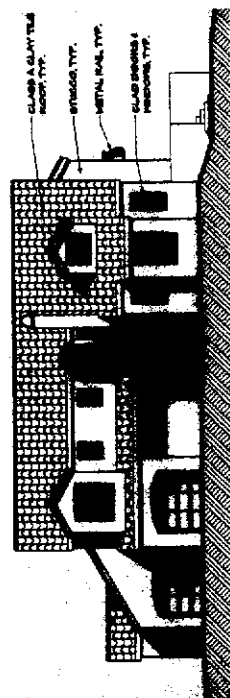
J



## VISITOR REGISTRATION



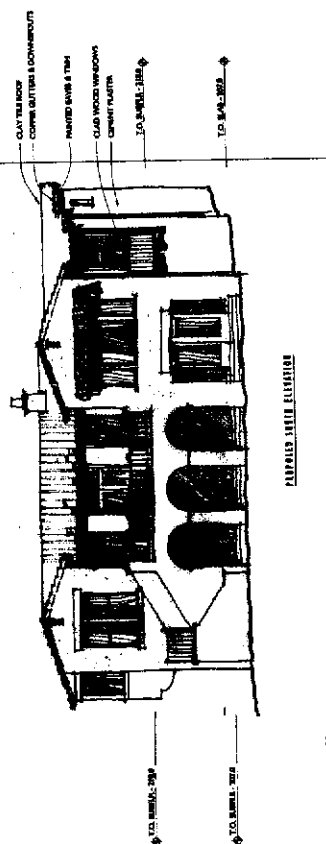
**215106 LAB ELEVATION**



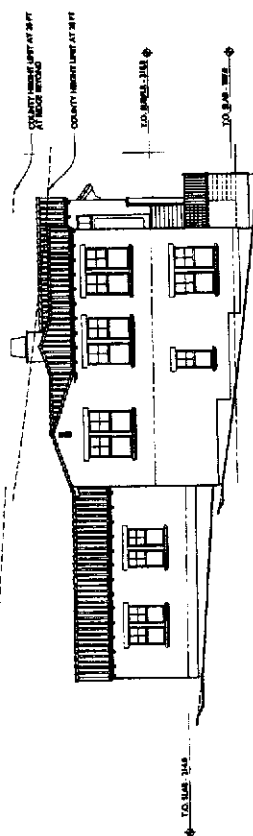
**ENDING THE GUN DEBATE**



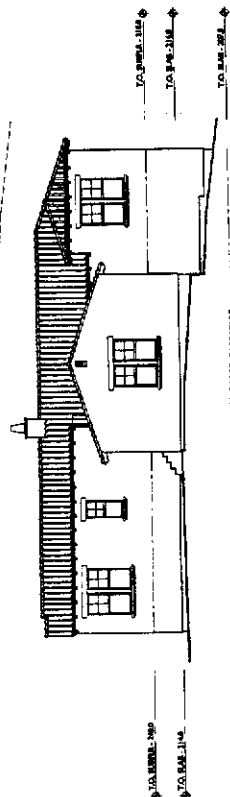
THEYRE WERE 1969



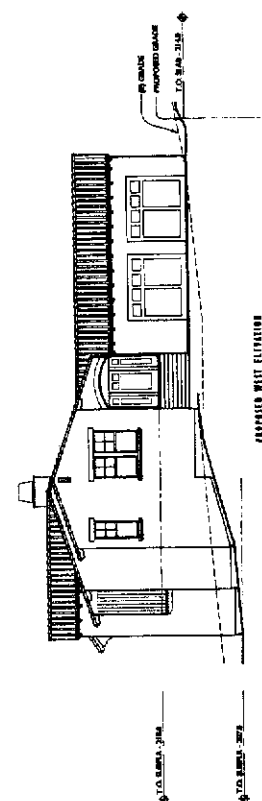
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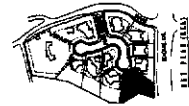
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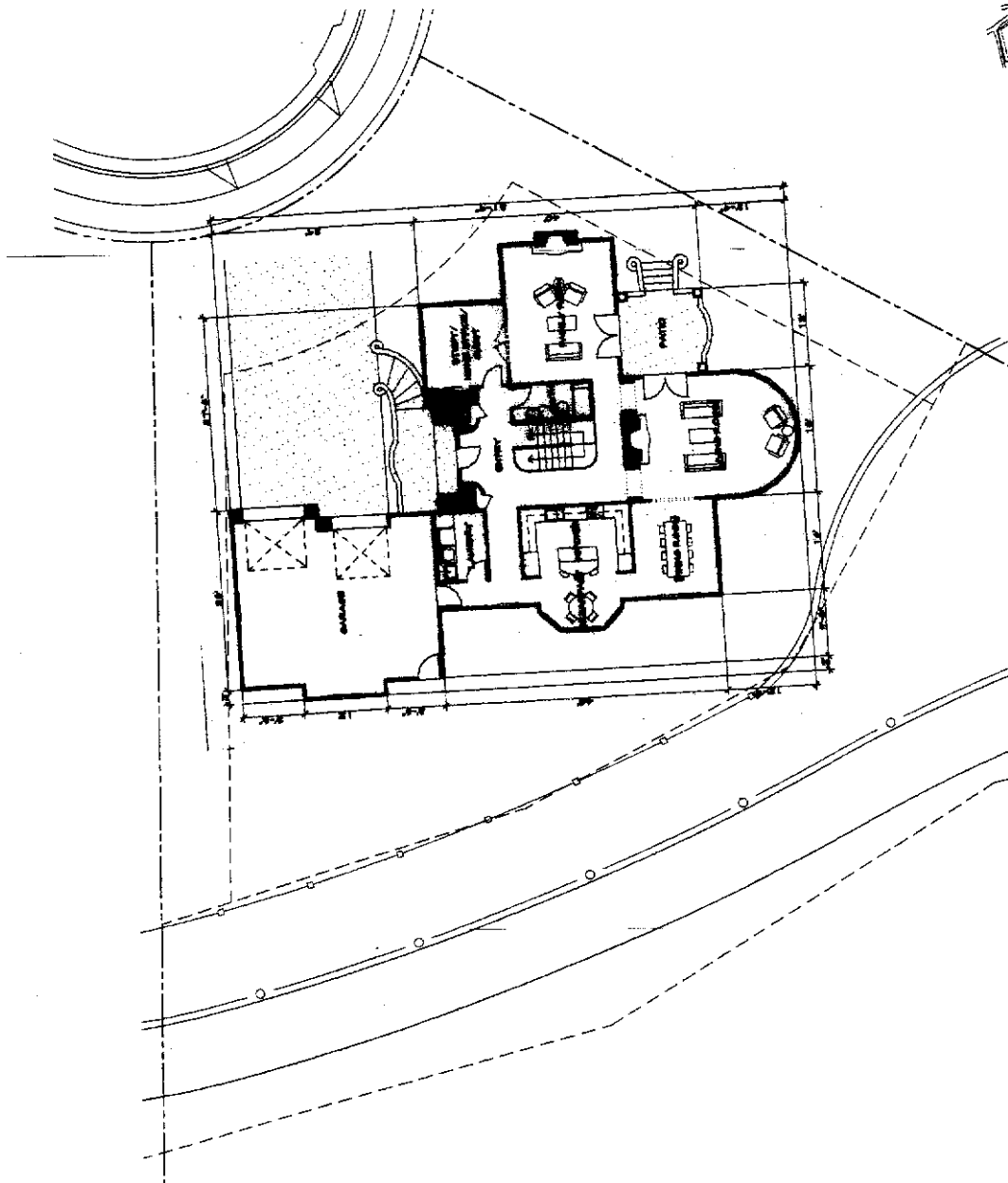
**WASHINGTON NORTH FCEY6V500**



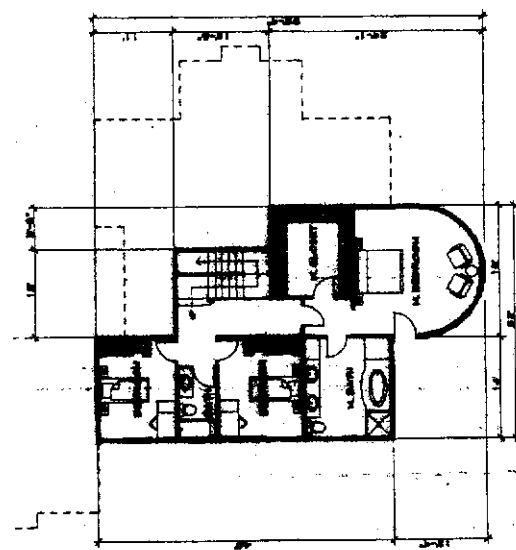
**CHARGED WITH VIOLATION**



THACHER &  
THOMPSON  
ARCHITECTS  
MAY 20, 2003



EXISTING SITE PLAN AND UPPER FLOOR PLAN - 1/24/03 SE (GARAGE 752 S.E.)



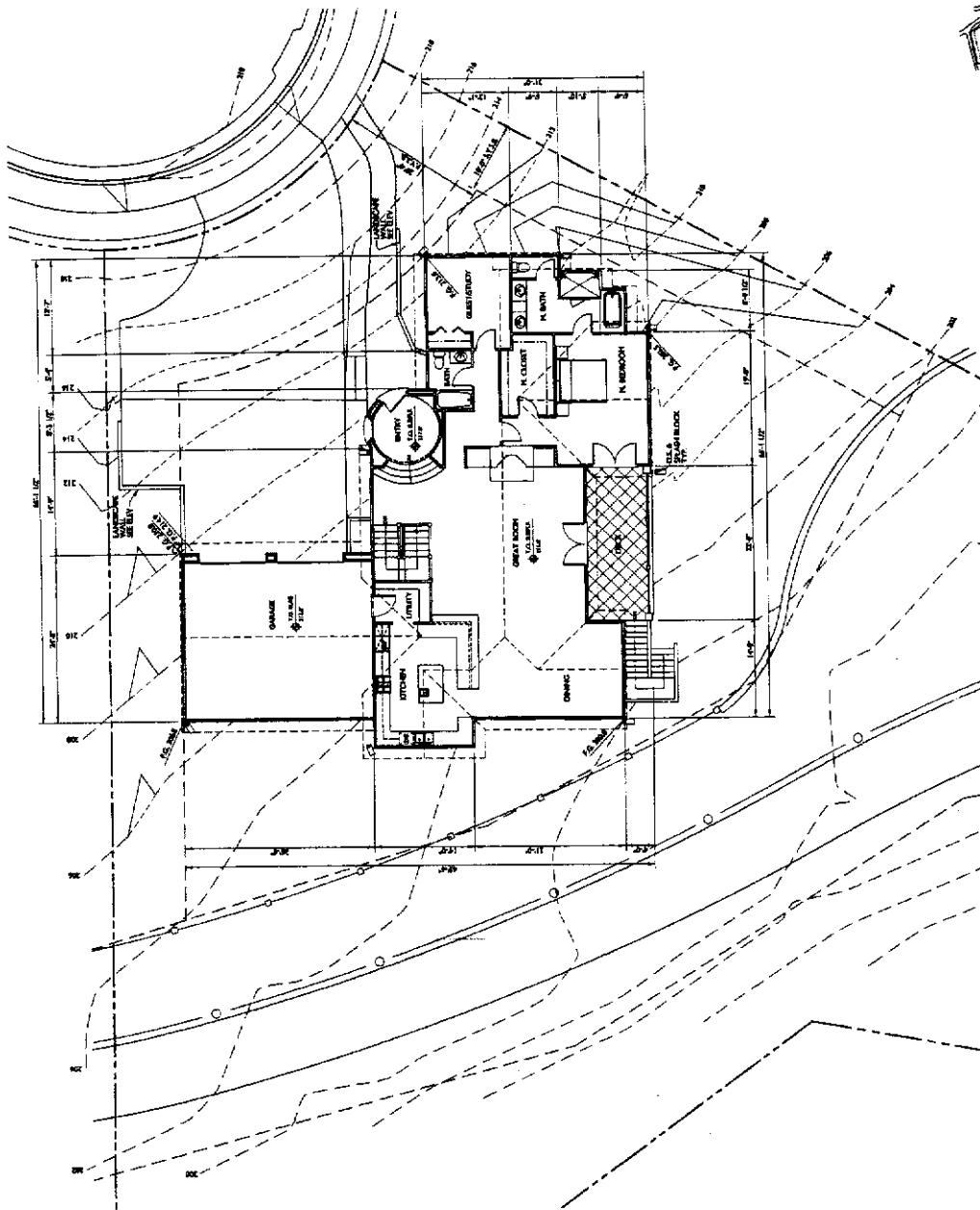
EXISTING LOWER FLOOR PLAN - 1/24/03 SE



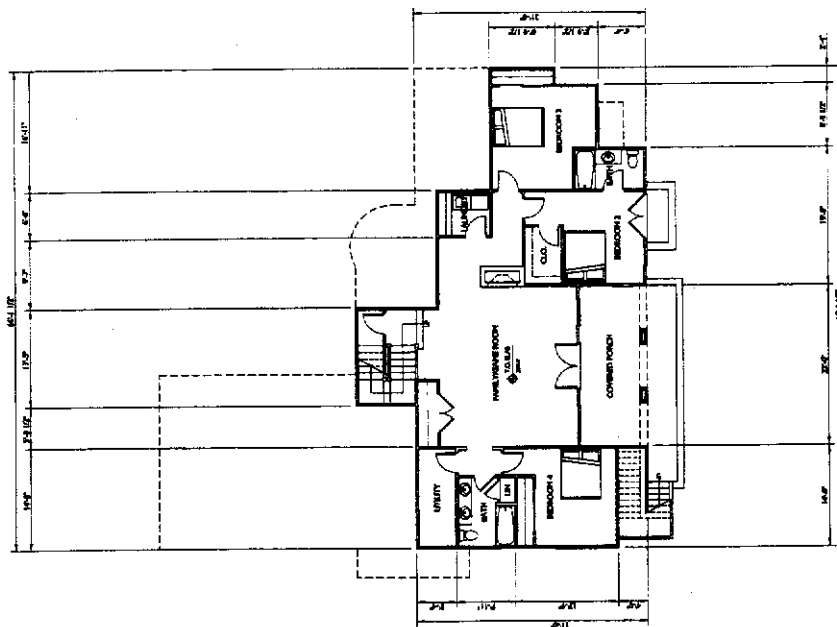
LOT 5: EXISTING SITE PLAN AND FLOOR PLANS

MAR SERENO

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PROPOSED SITE PLAN AND UPPER FLOOR PLAN - 2,162 S.F. (+GARAGE-415 S.F.)  
 LOT 5 GRADING VOLUME CALCULATIONS:  
 CUT: 13.5 CY FILL: 46 CY



PROPOSED LOWER FLOOR PLAN - 1,492 S.F.

EXHIBIT J

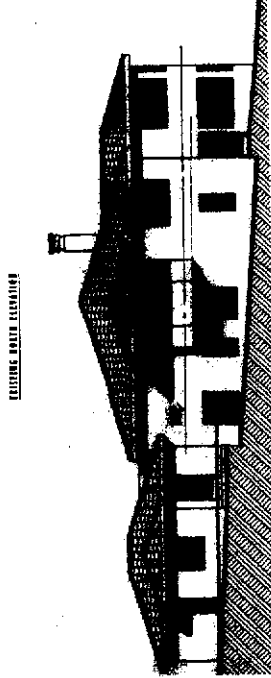
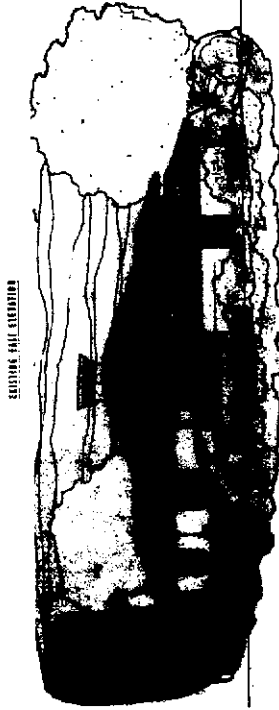
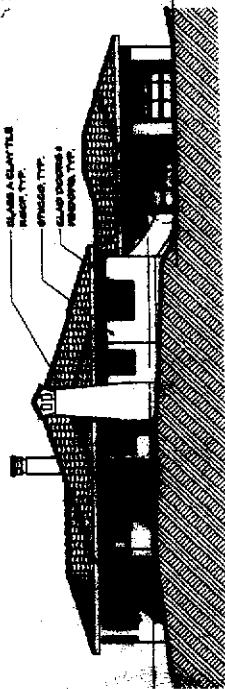
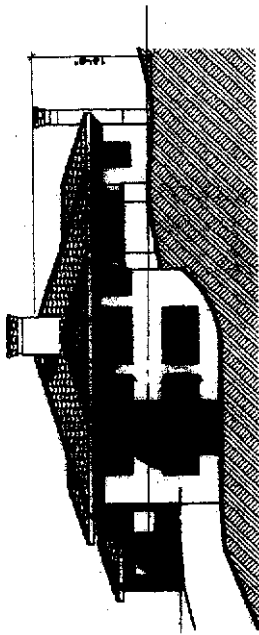
THACHER &  
 THOMPSON  
 ARCHITECTS  
 MAY 26, 2005



LOT 5: PROPOSED SITE PLAN AND FLOOR PLANS

MAR SERENO





EXISTING REAR ELEVATION

EXISTING FRONT ELEVATION

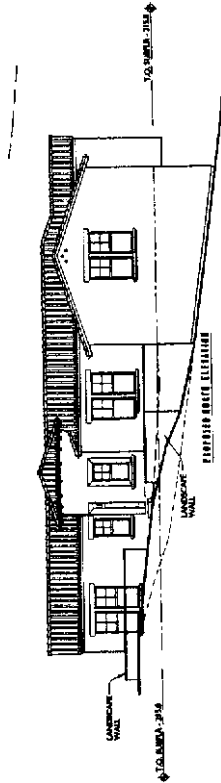
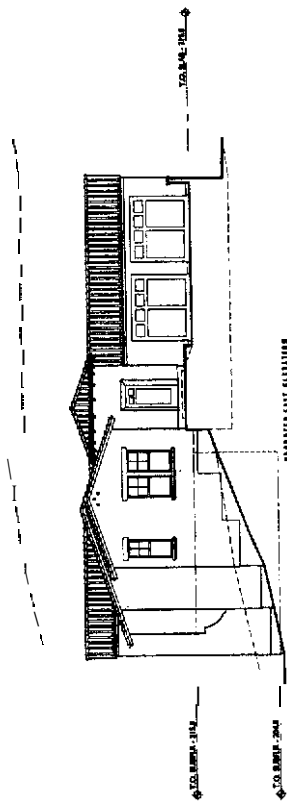
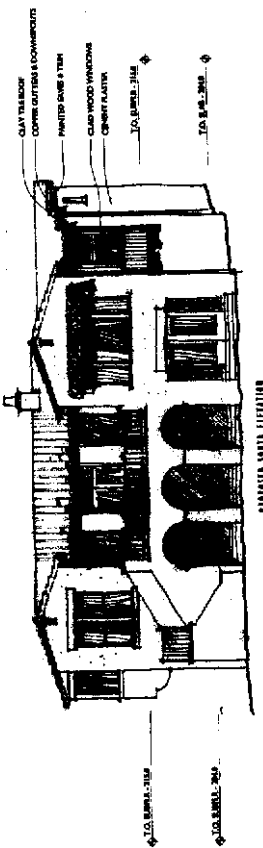
EXISTING SIDE ELEVATION

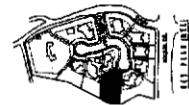
EXISTING OTHER ELEVATION

# LOT 5 : EXISTING AND PROPOSED ELEVATIONS

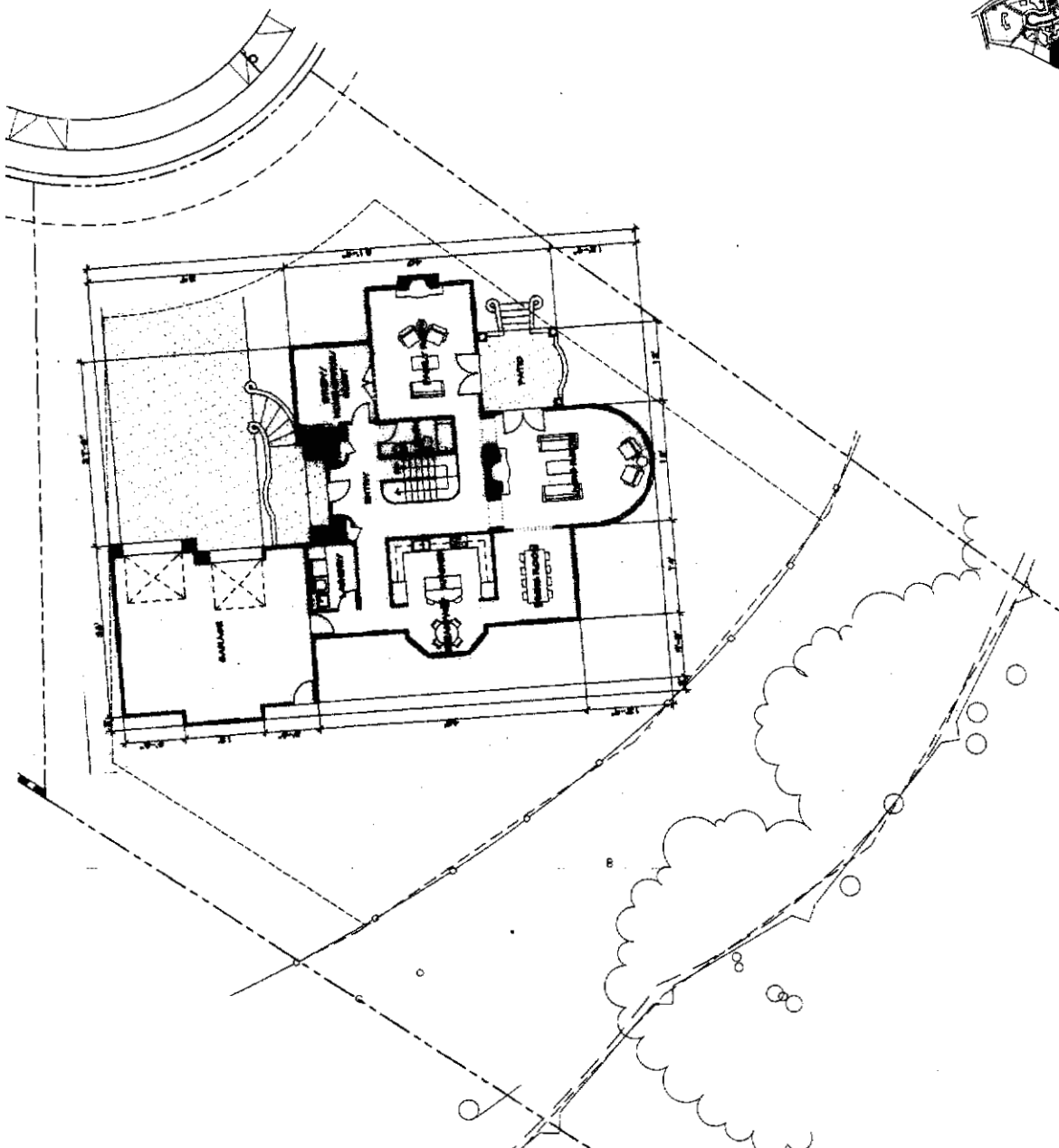
MAR SERENO

THACHER & THORPSON ARCHITECTS  
MAY 30, 2005

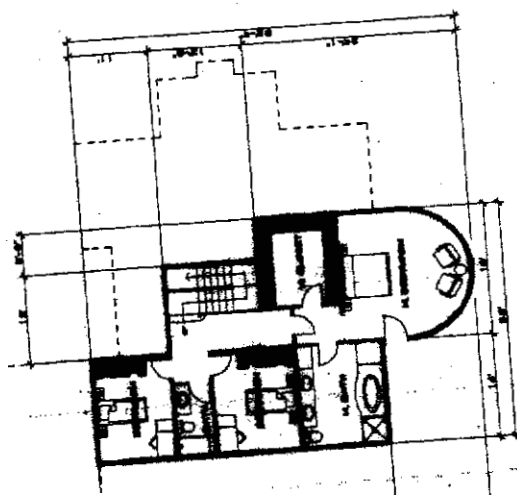




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ARCHITECTS  
MAY 28, 2005



EXISTING SITE PLAN AND UPPER FLOOR PLAN - 1,945 S.F. (+ GARAGE-752 S.F.)



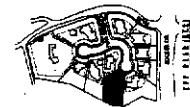
EXISTING LOWER FLOOR PLAN - 1,147 S.F.

LOT 6 : EXISTING SITE PLAN AND FLOOR PLANS

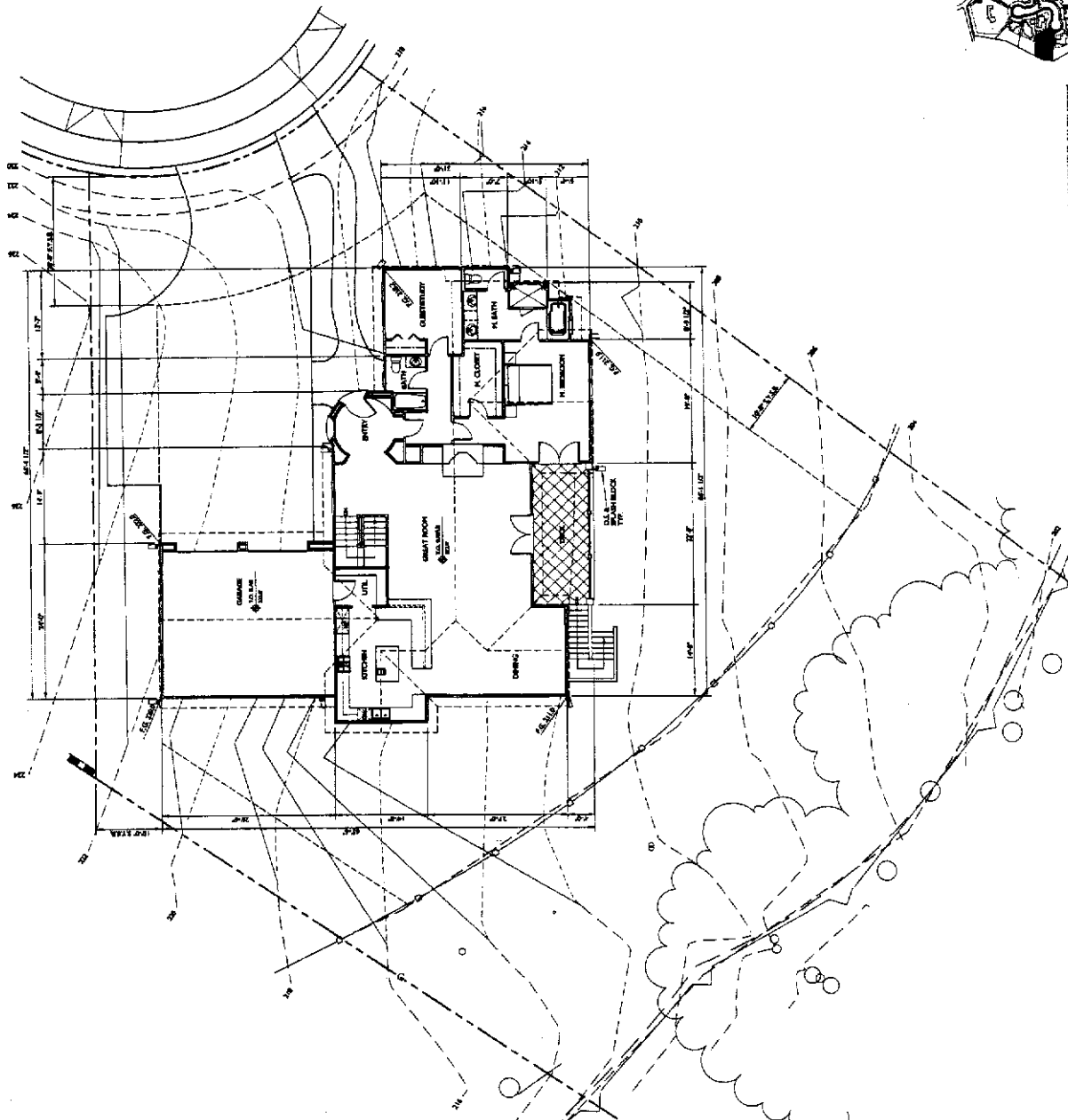
MAR CERENO

EXHIBIT

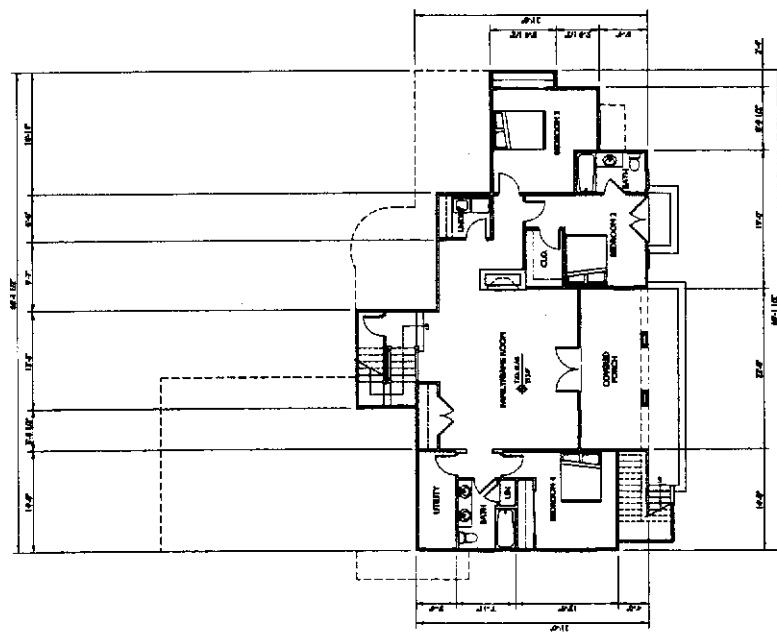
J



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THOMPSON  
ARCHITECTS  
MAY 20, 2005



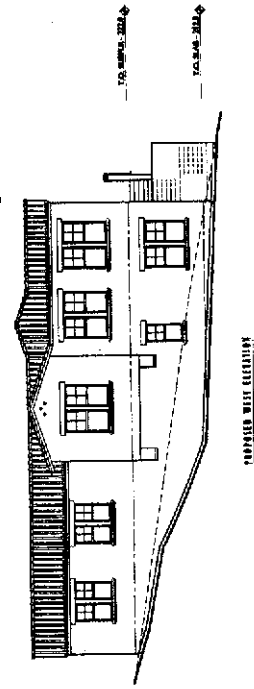
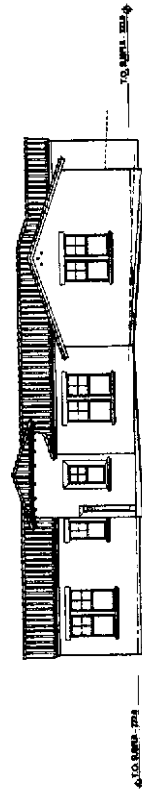
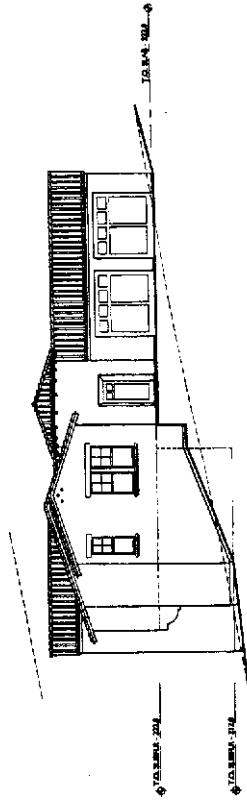
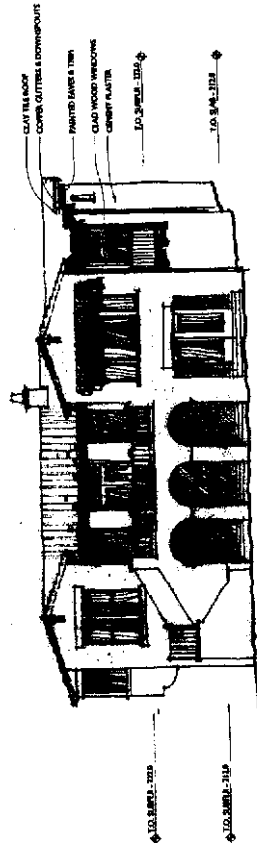
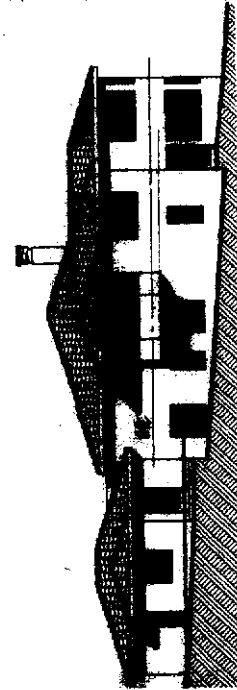
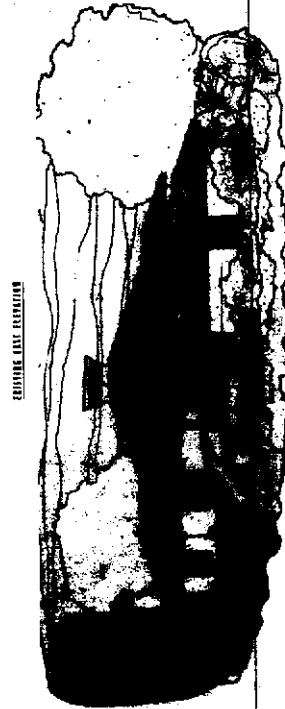
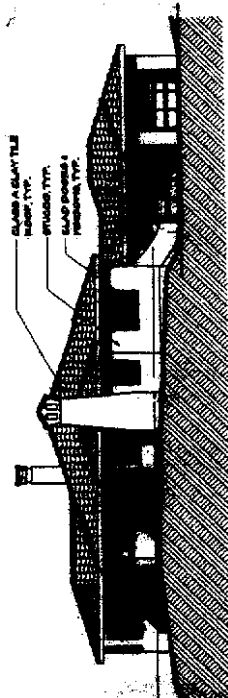
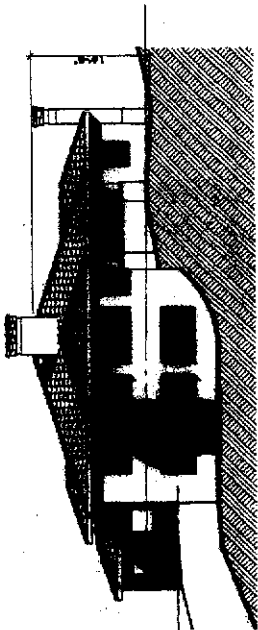
PROPOSED SITE PLAN AND UPPER FLOOR PLAN - 2,162 S.F. (+ GARAGE-415 S.F.)  
LOT 6 GRADING VOLUME CALCULATIONS:  
CUT: 124 C.Y. FILL: 28 C.Y.



PROPOSED LOWER FLOOR PLAN - 1,492 S.F.

LOT 6 : PROPOSED SITE PLAN AND FLOOR PLANS

MAR SERENO



**LOT 6 : EXISTING AND PROPOSED ELEVATIONS**

MAR SERENO