



## Staff Report to the Zoning Administrator

Application Number: **121249**

**Applicant:** Matson Britton Architects  
**Owner:** Maruyama  
**APN:** 043-104-16

**Agenda Date:** August 2, 2013  
**Agenda Item #:** 1  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to add 436 square feet to an existing two-story single family dwelling on a parcel in the R-1-6 Zone District by enclosing a first floor area where a swimming pool exists. Project to include demolition of a swimming pool, reconfiguring the garage entrance, adding windows, alterations to exterior finish, and installation of MacMat for bluff stabilization. Requires an Amendment to Coastal Development Permit 86-0537 and Soils Report Review.

**Location:** Project located on the ocean side of Seaview Drive at the intersection with Farley Drive.

**Supervisory District:** Second District (District Supervisor: Friend)

**Permits Required:** Amendment to Coastal Development Permit 86-0537  
**Technical Reviews:** Soils Report Review

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121249, based on the attached findings and conditions.

### Exhibits

- |   |   |
|---|---|
| A. Categorical Exemption (CEQA determination) | F. Assessor's, Location, Zoning and General Plan Maps |
| B. Findings                                   | G. Soils Report acceptance letter & recommendations   |
| C. Conditions                                 | H. Comments & Correspondence                          |
| D. Project plans                              |   |
| E. Color & material boards                    |   |

### Parcel Information

Parcel Size: 12,109.7 Square Feet  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential

Planning Area: Aptos  
Land Use Designation: R-UL (Urban Low Residential)  
Zone District: R-1-6 (Single-Family Residential 6,000 square foot minimum)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal ☒ Yes ☐ No  
Comm.

### Environmental Information

Geologic Hazards: Slopes over 30%, coastal bluff retreat  
Soils: Permeable  
Fire Hazard: Not a mapped hazard  
Slopes: Majority of site 2% - 9%  
Env. Sen. Habitat: Not a mapped resource  
Grading: Approximately 70 cubic yards  
Tree Removal: N/A  
Scenic: Mapped Scenic  
Drainage: Existing drainage adequate  
Archeology: Not a mapped resource

### Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside  
Water Supply: Public  
Sewage Disposal: Sewer  
Fire District: Aptos/LaSelva  
Drainage District: Flood Control District 6

### History

Coastal Development Permit 86-0537 was approved for the construction of a 3 bedroom single family dwelling and swimming pool. As part of the Building Permit(s), a pool barrier was required to be installed prior to final. Since the pool barrier was never installed, the Zoning Hold on the Building Permit for the house was never released and Building Permit 86632 was never finalled.

As a result of the proposed addition, the existing swimming pool is to be demolished therefore eliminating the need for a pool barrier. As a condition of approval, the applicant is required to obtain the necessary permits/inspections to clear all holds on the original building permit for the house.

### Project Setting

The subject parcel is approximately 12,100 square feet in size and developed with a single family dwelling, attached garage and an indoor/outdoor swimming pool at the first floor. The majority of the site is flat with gradual slopes running to the front of the property (Seaview Drive). The back portion of the property consists of an approximately 60 foot high coastal bluff with 50%

slopes. The bluff is sparsely vegetated with a mix of native and non-native plants. This site is highly visible from public view sheds and is designated a scenic resource.

### **Zoning & General Plan Consistency**

The subject property is zoned R-1-6 (Single-Family Residential 6,000 square foot minimum) which allows residential uses. The proposed addition to the existing single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's Urban Low Residential (R-UL) General Plan designation. After the deduction of the coastal bluff from the site area, the net site area is approximately 9,000 square feet. As a result of the proposed addition, there will be no increase in lot coverage and floor area ratio will be less than the maximum allowed 50%.

### **Local Coastal Program Consistency**

The proposed addition is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles. While the project site is located between the shoreline and the first public road the proposal will not impede public access to the shoreline because the currently is no access on the bluff face and there is public access approximately 300 feet to the south on Seaview Drive. The site is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

### **Design Review**

Though the proposed 436 square foot addition is not subject to Design Review as specified in County Code Section 13.11.040, the proposed design incorporates elements which are consistent with Chapter 13.11.

The project is consistent with Design Criteria for Coastal Development specified in County Code Section 13.20.130 by incorporating design features such as pitched roofs and the use of natural, non-reflective materials and colors to reduce the visual impact of the proposed development on surrounding land uses. Additionally, a restoration plan for the bluff stabilization shall be implemented to enhance the natural landscape.

### **Environmental Review**

This project qualifies for a Class 1 and Class 4 Categorical Exemption under the California Environmental Quality Act. Further environmental review is not required.

### **Conclusion**

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

### **Staff Recommendation**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **121249**, based on the attached findings and conditions.

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

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

Report Prepared By: Nathan MacBeth  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3118  
E-mail: [nathan.macbeth@co.santa-cruz.ca.us](mailto:nathan.macbeth@co.santa-cruz.ca.us)

# 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: 121249  
Assessor Parcel Number: 043-104-16  
Project Location: 420 Seaview Drive

**Project Description:** Proposal to add 436 square feet to an existing single family dwelling by enclosing the first floor and filling in a swimming pool. Reconfigure garage entrance, new window and alterations to exterior finish. Project to include installation of mat system for bluff stabilization.

**Person or Agency Proposing Project:** Matson Britton Architects

**Contact Phone Number:** (831)425-0544

- 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.  X  Categorical Exemption

Specify type: 15301. Existing Facilities - Class 1 and 15304. Minor Alterations to Land – Class 4

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

Addition less than 50% of the floor area of an existing single family dwelling and minor trenching, stabilizing, and restoring the surface of a coastal bluff.

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

\_\_\_\_\_  
Nathan MacBeth, Project Planner

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

## Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-6 (Single-Family Residential 6,000 square foot minimum), a designation which allows Residential Uses. The proposed addition to the existing single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's Urban Low Residential (R-UL) General Plan designation. The proposed addition/remodel is nominal in comparison to the development on site which is consistent with regards to density and intensity of the other residential development along the bluff top.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style. The proposed addition will blend with the existing single family dwelling by utilizing the existing roof lines. The existing structure will be reroofed with non-reflective materials and the proposed exterior materials and use of natural colors will complement the surrounding development. Additionally, the proposed bluff stabilization will result in an improvement intended to enhance the stability of the slope and the natural landscape upon installation of the re-vegetation plan.

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

This finding can be made, in that the project site is located between the shoreline and the first public road. Consequently, the proposed addition will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Additionally, Residential uses are allowed uses in the R-1-6 (Single-Family Residential 6,000 square foot minimum) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings of which size and architectural styles vary widely in the area. The design submitted is consistent with the existing range of styles.

## **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 California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed addition to the existing single family dwelling 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 these amenities.

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 addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single Family Residential – 6,000 square foot lot) zone district as the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

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 Low Residential (R-UL) land use designation in the County General Plan.

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

The proposed addition will be properly proportioned to the parcel size and 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 addition will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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



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

This finding can be made, in that the proposed addition is to be constructed on an existing developed lot. The level of traffic generated by the proposed project is not expected to increase above existing levels and will not adversely impact existing roads or intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed development is consistent with the land use intensity and density of the neighborhood. Additionally, the proposed installation of the bluff stabilizing mat system and restoration plan will result in an enhancement of the natural landscape.

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 436 square foot addition is not subject to Design Review.



## Conditions of Approval

Exhibit D: 10 Sheets, Prepared by Matson Britton Architects, Dated 10/9/2012

- I. This permit authorizes the construction of a 436 square foot addition to an existing Single Family Dwelling. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Demolition Permit from the Santa Cruz County Building Official for the demolition of the swimming pool.
  - C. Obtain a Building Permit from the Santa Cruz County Building Official for them installation of the erosion control mesh.
    1. Plans shall be reviewed by the County Geologist and shall include a landscape and mesh monitoring/maintenance plan.
  - D. Obtain a Building Permit from the Santa Cruz County Building Official for the proposed addition.
    1. Any outstanding balance due to the Planning Department must be paid prior to approving a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - E. Obtain a Grading Permit from the Santa Cruz County Building Official.
  - F. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
  - G. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" 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.
  2. Submit calculations for "net site area" which include the total site area less the coastal bluff.
  3. Grading, drainage, and erosion control plans.
  4. Show the limits of disturbance and include a Stormwater Pollution Control Plan.
  5. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
  6. Details showing compliance with fire department requirements
  7. Submit a Landscape Plan for the site which includes any work in the right of way and include a mesh landscape plan that does not require irrigation.
- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- C. Meet all requirements of and pay drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- D. Meet all requirements and pay any applicable plan check fee of the Fire Protection District.
- E. Submit 2 copies of a soils and geology reports and 2 copies of the soils and geology reports acceptance letter.
- F. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- G. 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.

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. All inspections necessary to remove the Zoning Hold on Building Permit 86632 shall be obtained.
- D. The project must comply with all recommendations of the approved soils and geology reports and the soils and geology acceptance letter issued by the County Geologist on March 20, 2013.
- E. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080 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.

- 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 three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.**

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

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

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

\_\_\_\_\_  
Wanda Williams  
Deputy Zoning Administrator

\_\_\_\_\_  
Nathan MacBeth  
Project Planner

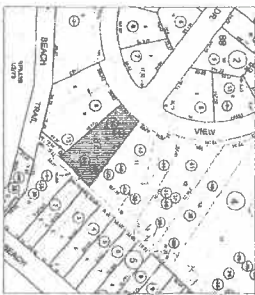
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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance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

# MARUYAMA RESIDENCE

## REMODEL

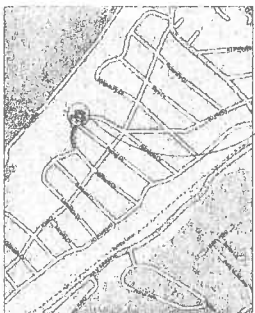
420 SEA VIEW DRIVE APTOS, CA 95003



PARCEL MAP

1. THESE PLANS SHALL COMPLY WITH CALIFORNIA BUILDING AND FIRE CODES (2010) AND DISTRICT AMENDMENTS.
2. OCCUPANCY R-3, TYPE V-B, NOT SPRINKLERED.
3. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
4. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
5. ALL CHIMNEYS SHALL BE APPROVED WITH AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY. WIRE MESH NOT TO EXCEED  $\frac{1}{8}$ " IS ACCEPTABLE.
6. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
7. PUBLIC FIRE HYDRANT REQUIRED WITHIN 250 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1000 GALLON FIRE FLOW, AVAILABLE FIRE HYDRANT APPROXIMATELY 90' FROM BUILDING.
8. THIRTY (30) FOOT CLEARANCE TO BE MAINTAINED WITH NON-ADJUSTABLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS SHORTER DISTANCE.

### FIRE PROTECTION NOTES



VICINITY MAP

ARCHITECT:  
MATSON BRITTON ARCHITECTS  
7728 N. ARANDACHE  
SANTA CRUZ, CA 95062  
PHONE: 831-425-0544

### CONSULTANTS

#### OWNERS

STEPHEN & CHERYL MARUYAMA  
420 SEA VIEW DRIVE  
APTOS, CA 95003

#### A.P.N.:

043-104-16

#### LOTTING:

R-1-4

#### OCCUPANCY GROUP:

R-3 & U (PER 2010 C.R.C.)

#### CONSTRUCTION TYPE:

VA (NOT SPRINKLER)

PROJECT DESCRIPTION:  
ADDITION OF FAMILY ROOM ON THE FIRST FLOOR BY THE PARTIAL ENCLOSURE OF AN EXISTING POOL. ALSO THE ENTRANCE TO AN EXISTING THREE CAR GARAGE HAS BEEN RECONFIGURED. ADDITIONAL WINDOWS HAVE BEEN ADDED TO THE SECOND FLOOR, ALONG WITH MINOR ROOF MODIFICATIONS.

CODE COMPLIANCE:  
THIS RESIDENTIAL CONSTRUCTION COMPLIES WITH TITLE 24, AND THE FOLLOWING CODES, 2010 CALIFORNIA RESIDENTIAL CODES, 2010 CBC, 2010 CMC, 2010 CPC, AND 2010 CEC.

### PROJECT SUMMARY

#### NET LOT SIZE:

12,117 SQ. FT.

#### FLOOR AREAS PER COUNTY CALCULATIONS:

EXISTING FIRST FLOOR:  
1,009 + (COVERED AREA OVER 7'-6" IS) - (CREDIT OF 140 X 2 SQ. FT.)  
PER WEST & SOUTH ELEV.) 280 =

EXISTING SECOND FLOOR:  
413 SQ. FT.

EXISTING GARAGE (68' - (225 CREDIT) =

TOTAL:

PROPOSED FIRST FLOOR:  
1,009 + (NEW ENCLOSED) 436 + (COVERED AREA OVER 7'-6")  
416 - (CREDIT OF 140 SQ. FT. PER WEST ELEV.) =

PROPOSED SECOND FLOOR 2,327 + (NEW ENCLOSED) 48 =

GARAGE 638 - (225 CREDIT) =

TOTAL:

ALLOWABLE AREAS (85% OF NET LOT SIZE):  
12,117 (NET LOT AREA) / 72 =

TOTAL PROPOSED AREAS:

MAX. LOT COVERAGE (84.0% ALLOWED):  
12,117 (NET LOT AREA) X .40 =

PROPOSED LOT COVERAGE:

ACTUAL EXISTING FLOOR AREAS

FIRST FLOOR

SECOND FLOOR

GARAGE:

TOTAL:

ACTUAL PROPOSED FLOOR AREAS

FIRST FLOOR 1,009 + (NEW ENCLOSED) 436 +

SECOND FLOOR 2,327 + (NEW ENCLOSED) 48 =

GARAGE:

TOTAL:

EXISTING IMPERVIOUS AREAS

(HOUSE & GARAGE) 1,647 + (DRIVEWAY &

(6) HARDCAPE) 3,587 =

PROPOSED IMPERVIOUS AREAS

(HOUSE & GARAGE) 1,647 +

(6) HARDCAPE) 1,574 =

### PROJECT CALCULATIONS

### SHEET INDEX

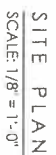
P1

MARUYAMA RESIDENCE  
420 SEA VIEW DRIVE  
APTOS, CA 95003  
A.P.N. 043-104-16

TITLE SHEET



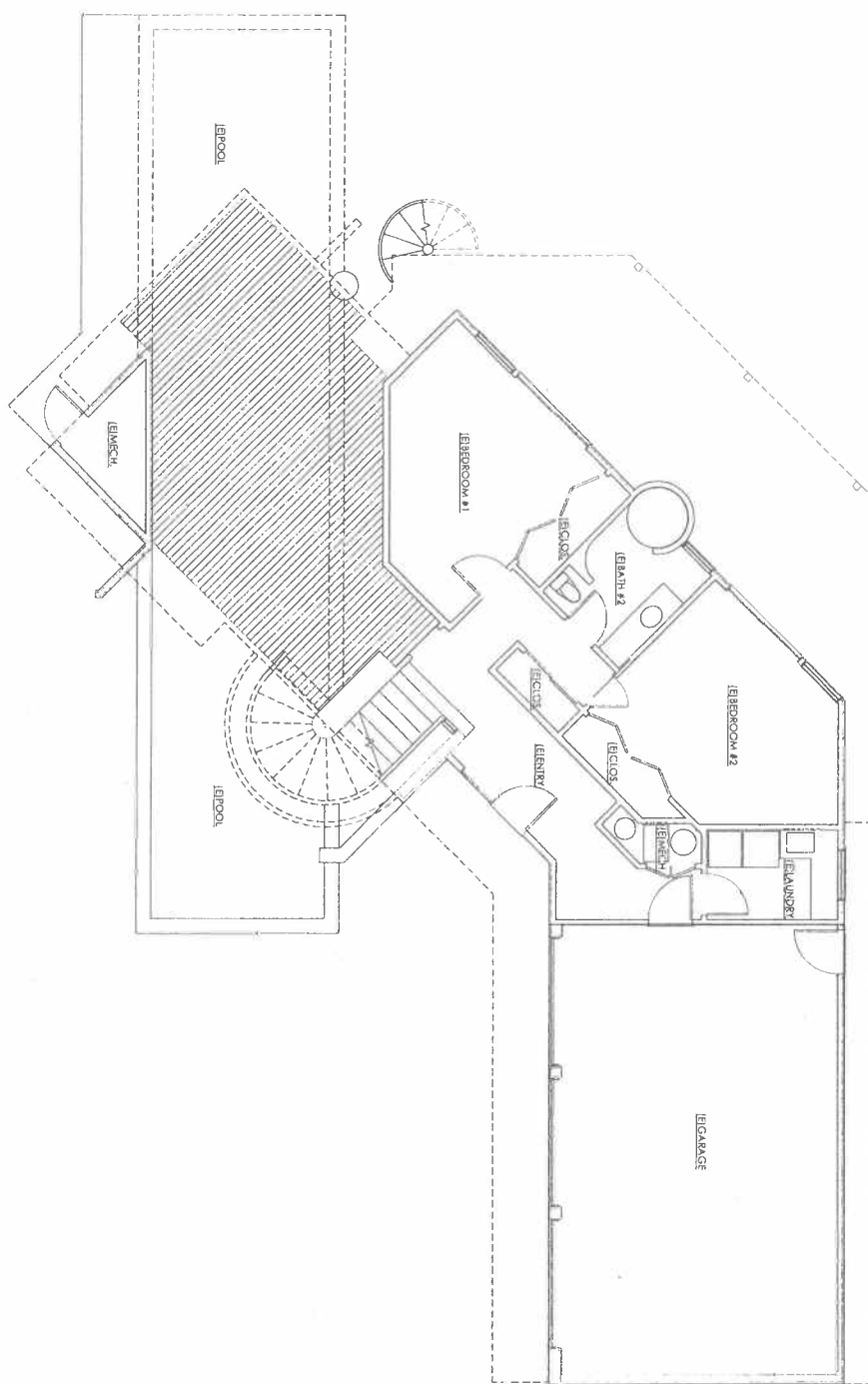
P1



SCALE: 1/8" = 1'-0"



SCALE: 1/4" = 1'-0"



AREA TO BE ENCLOSED. SEE SHEET P5 FOR MORE INFORMATION

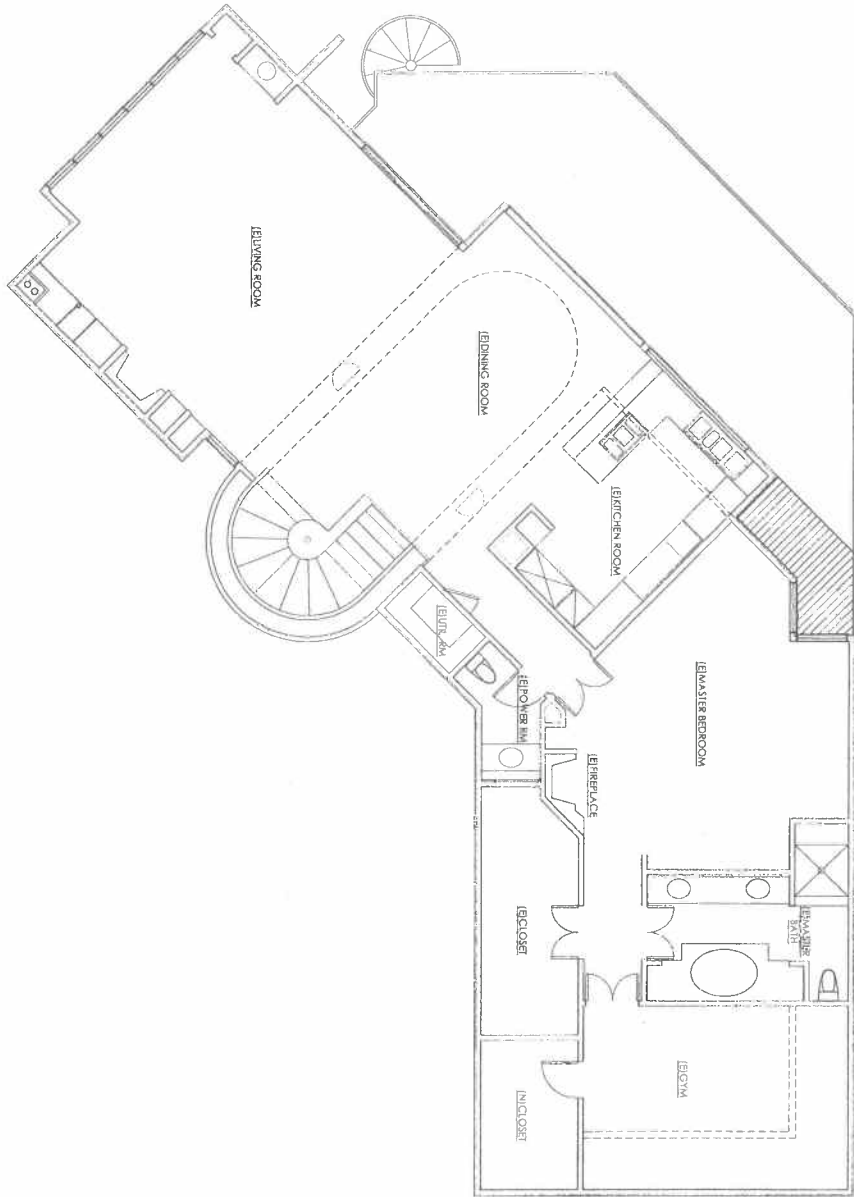
EXISTING FIRST FLOOR

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EXISTING SECOND FLOOR PLAN

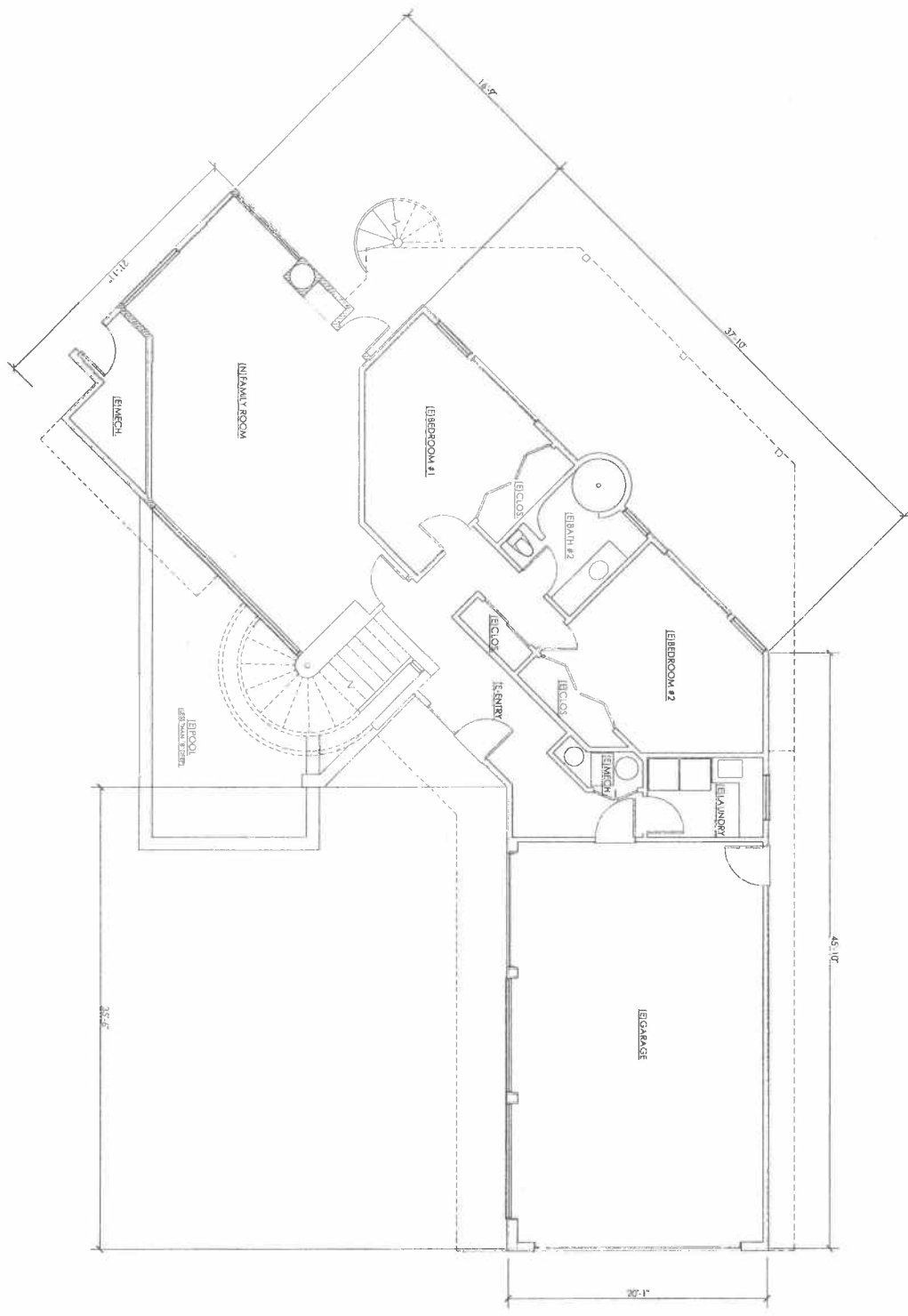
SCALE: 1/4" = 1'-0"



LEGEND

AREA TO BE ENCLOSED, SEE PROPOSED PLANS FOR MORE INFORMATION

1



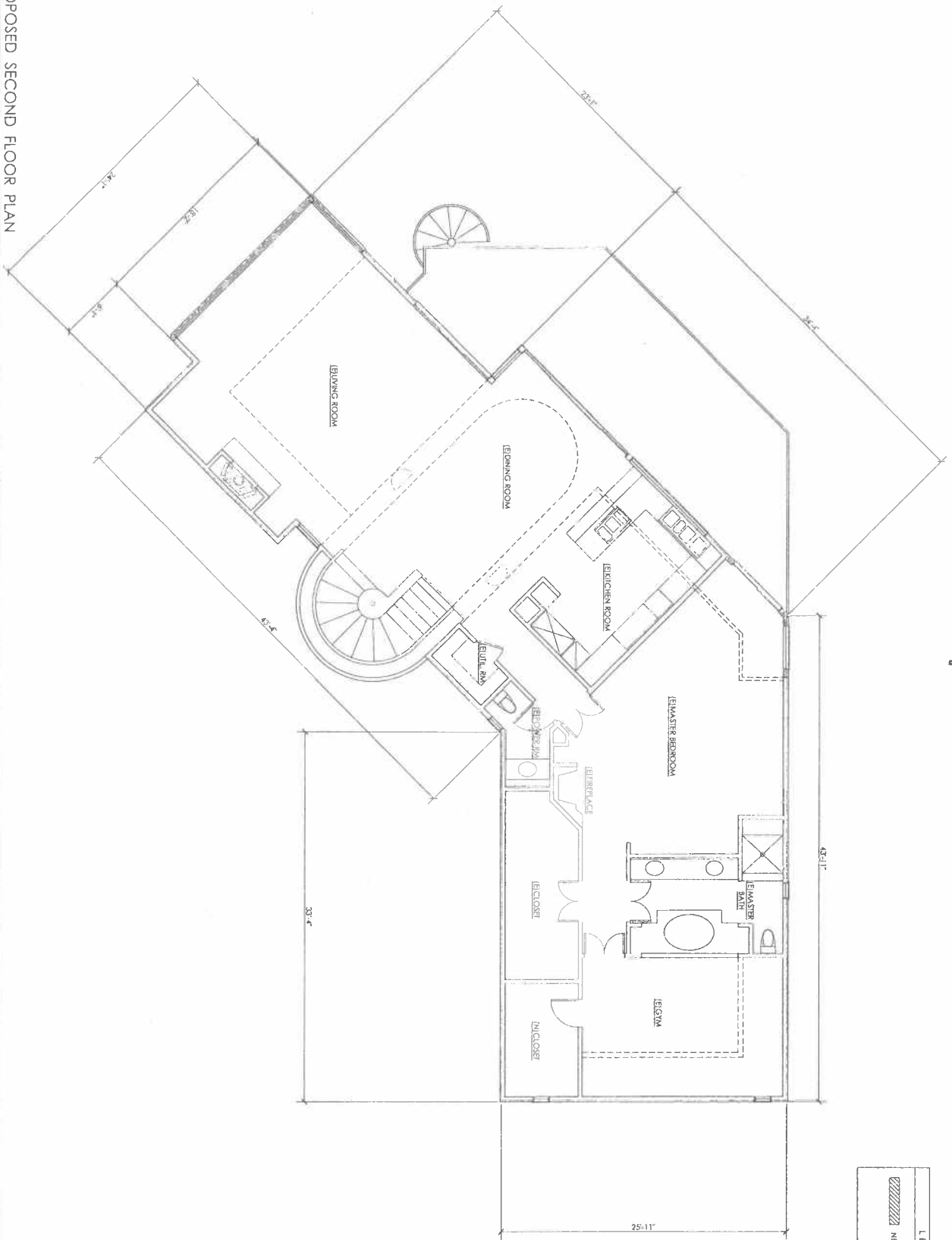
**LEGEND**

NEW WALL / COLUMN

PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1' - 0"

1

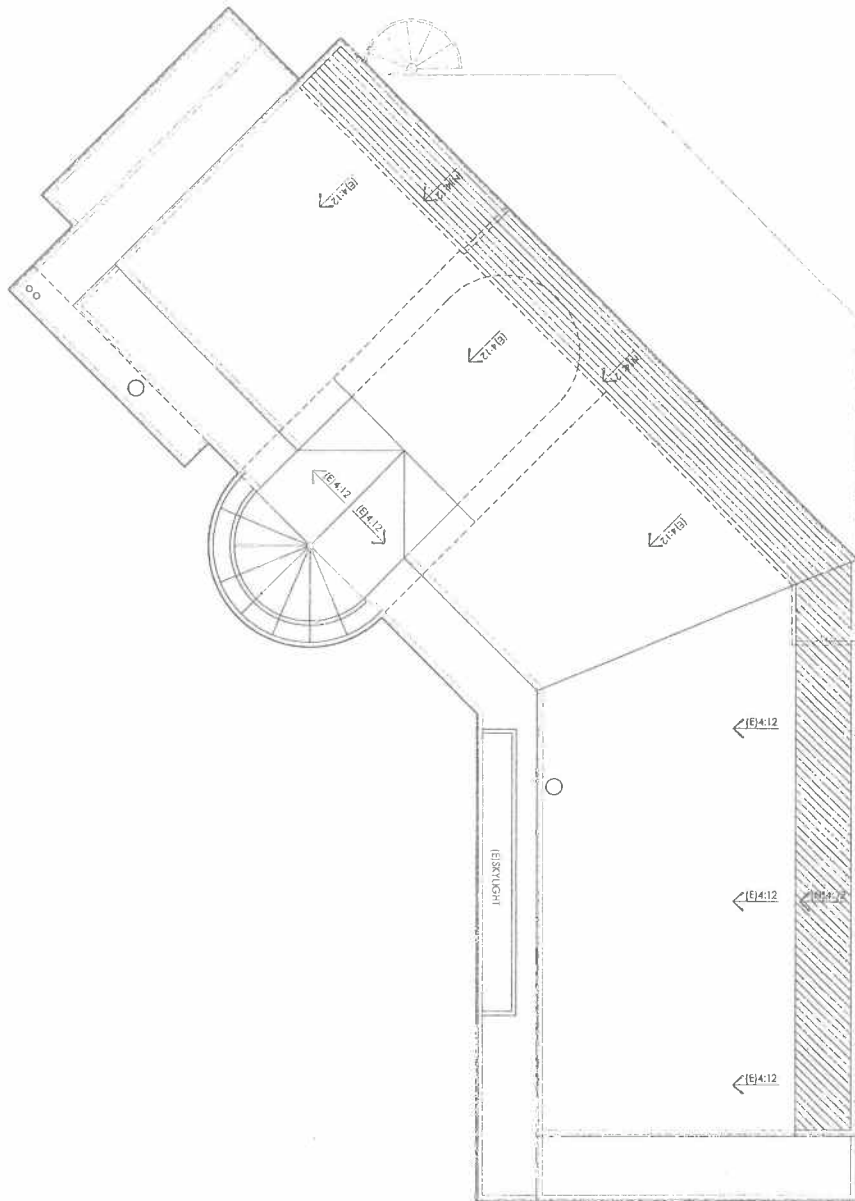
PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



LEGEND	
	NEW WALL / COLUMN

1

ROOF PLAN  
SCALE: 1/4" = 1' - 0"



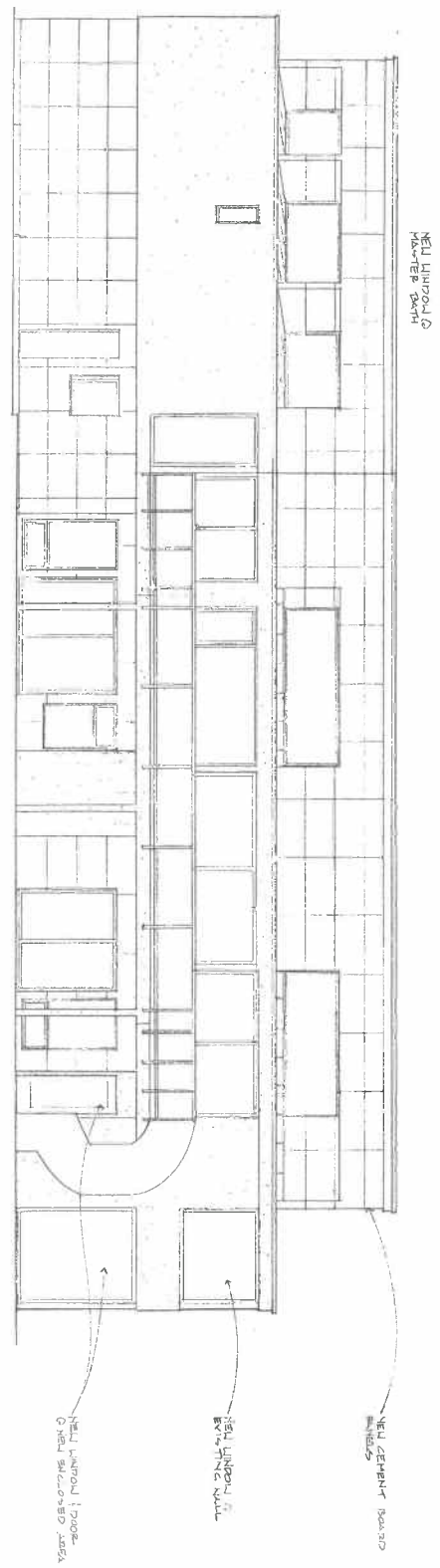
LEGEND	
	MODIFIED ROOF CONTINUOUS SEE ELEVATION

1

# WEST ELEVATION

SCALE 1/8" = 1'-0"

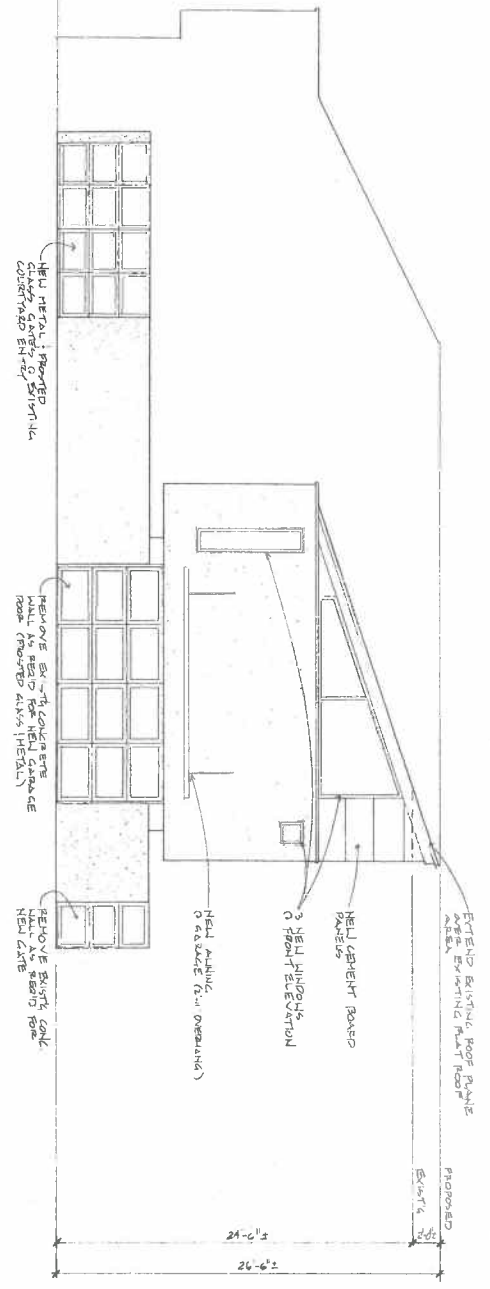
2



# NORTH EAST ELEVATION

SCALE 1/8" = 1'-0"

1



EVALUATION

450 ELEVATION  
UNRENDERED

EXTEND EXISTING  
ROOF PLANE TO EXISTING  
ROOF PLANE

NEW PAINTED  
FIBER ROOF

NEW CEMENT  
SLOPED PAVES

2 NEW WINDOWS  
TO BE VISIBLE  
OPENINGS TO BE VISIBLE

NEW WINDOW  
TO BE VISIBLE

NEW WINDOW  
TO BE VISIBLE

SOUTH EAST ELEVATION  
SCALE 1/4" = 1'-0"

NEW CEMENT  
PAVING

REPLACE EXISTING  
WINDOWS  
WITH NEW  
SYSTEMS

NEW ROOF (SLOPED) TO EXISTING  
EXISTING COVERED AREA

RELOCATE EXISTING  
NEW 1ST FLOOR

SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

2

1



704 & 705  
KARLSON  
KARLSON  
KARLSON

100% SATISFACTION  
GUARANTEE  
100% SATISFACTION  
GUARANTEE  
100% SATISFACTION  
GUARANTEE

100% SATISFACTION  
GUARANTEE  
100% SATISFACTION  
GUARANTEE  
100% SATISFACTION  
GUARANTEE

MARUYAMA RESIDENCE  
420 SEA VIEW DRIVE  
APTOS, CA 95003  
A.P.N. 043 104-16

ELEVATIONS

P9

10/09/12

10/09/12

10/09/12

10/09/12

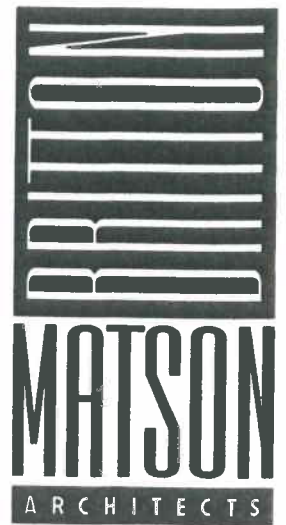
10/09/12

10/09/12

# MARUYAMA RESIDENCE

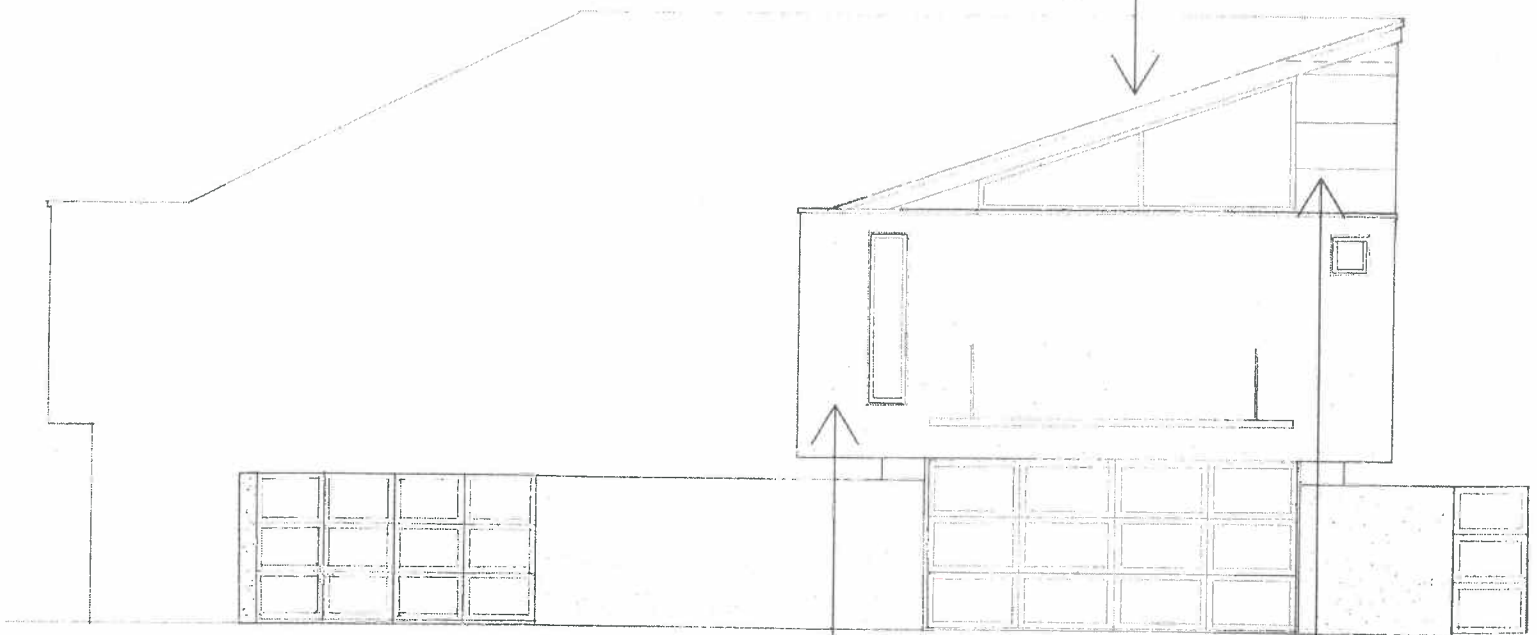
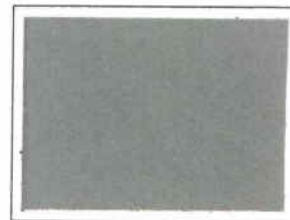
420 SEAVIEW DRIVE  
APTOS, CA 95003  
A.P.N.: 043 - 104 - 16

## COLOR & MATERIALS

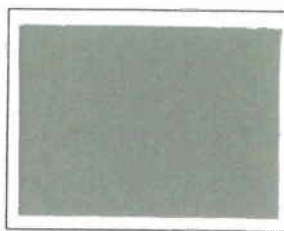


728 N BRANCIFORTE  
SANTA CRUZ  
CA 95062  
831-425-0544

PAINTED METAL  
ROOF



EXISTING STUCCO  
REPAINTED



CEMENT BOARD  
PANELS

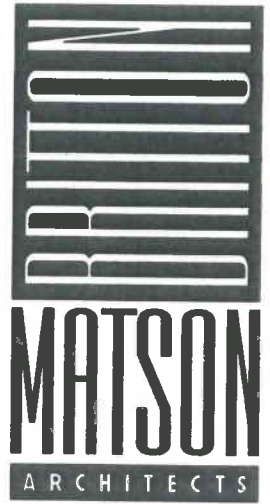




# MARUYAMA RESIDENCE

420 SEAVIEW DRIVE  
APTOS, CA 95003  
A.P.N.: 043 - 104 - 16

## BLUFF STABILIZATION MAT SYSTEM

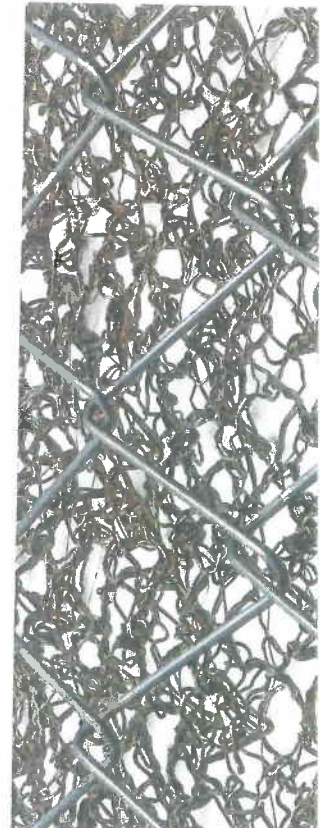


728 N BRANCIFORTE

SANTA CRUZ

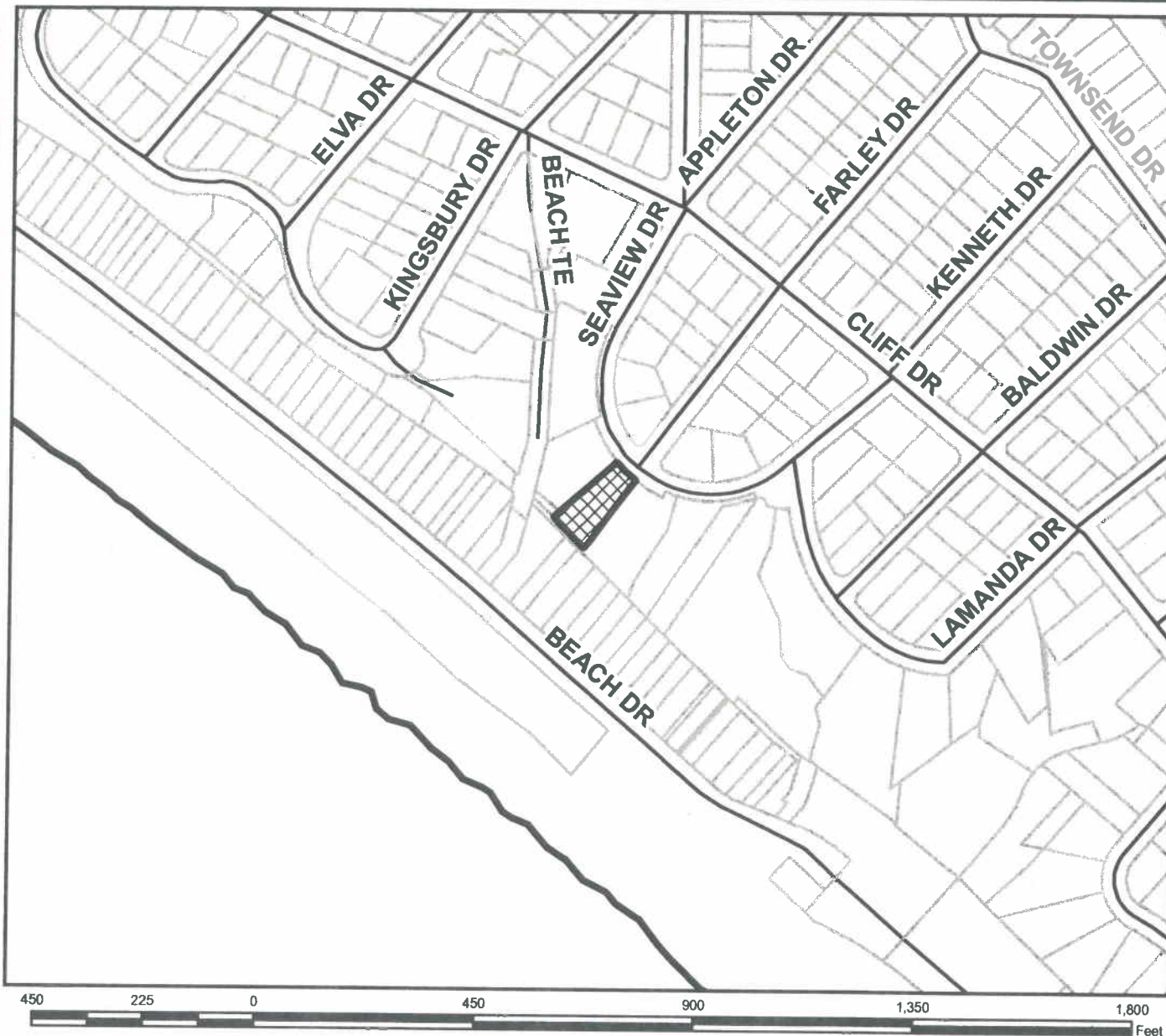
CA 95062

831-425-0544






# Location Map



## LEGEND

-  APN: 043-104-16
-  Assessors Parcels
-  Streets
-  County Boundary



Map Created by  
County of Santa Cruz  
Planning Department  
November 2012

EXHIBIT B





# Zoning Map



## LEGEND



APN: 043-104-16



Assessors Parcels

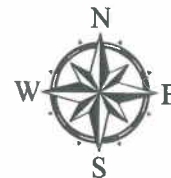


Streets

RESIDENTIAL-SINGLE FAMILY



PARK

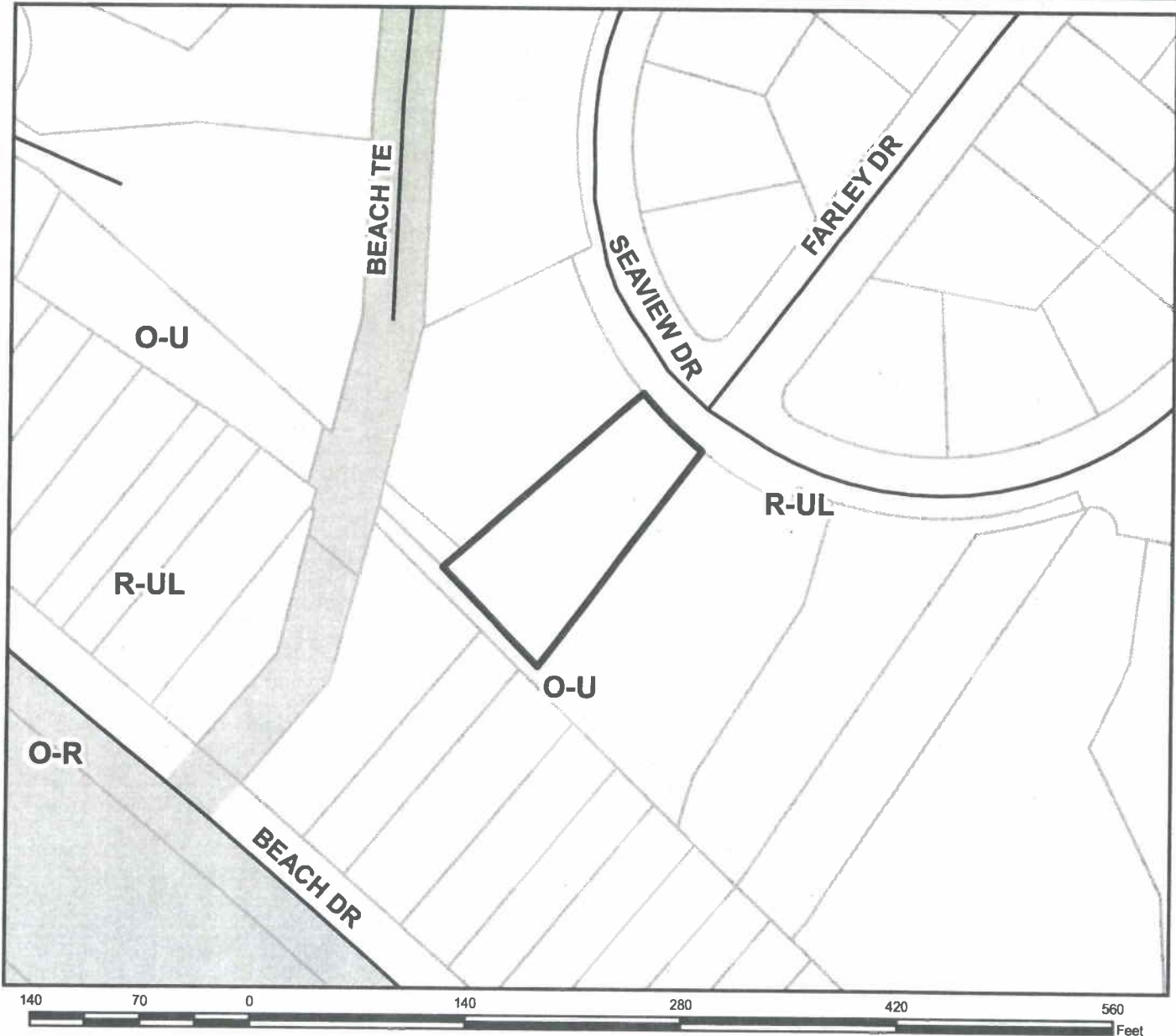


Map Created by  
County of Santa Cruz  
Planning Department  
November 2012

EXHIBIT F



# General Plan Designation Map



## LEGEND



APN: 043-104-16



Assessors Parcels



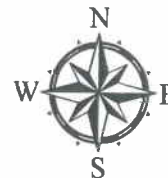
Streets

Residential - Urban Low Density

Urban Open Space



Parks and Recreation



Map Created by  
County of Santa Cruz  
Planning Department  
November 2012

EXHIBIT F



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

March 20, 2013

Maston-Britton  
728 N. Branciforte  
Santa Cruz, CA 95062

**Subject: Review of Geotechnical Engineering by Pacific Crest Engineering, Inc.  
Dated February 2013; Project: 1280-SZ70-C48, and, Engineering Geology  
Report by Zinn Geology February 6, 2013; Job Number 2012015-G-Sc  
APN 043-104-16, Application #: REV131029**

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject reports and the following items shall be required:

1. All construction shall comply with the recommendations of the reports.
2. Final plans shall reference the reports and include a statement that the project shall conform to the reports' recommendations.
3. Prior to building permit issuance *plan review letters* shall be submitted to Environmental Planning. After plans are prepared that are acceptable to all reviewing agencies, please submit geotechnical and geologic plan review letters that state the project plans conform to the recommendations of the reports. *Please note that the plan review letters must reference the final plan set by last revision date.* The author of the reports shall write the *plan review letter*.
4. All drainage improvements shall be maintained in a manner where they do not allow water to pond adjacent to the building site or where it spills directly over the coastal bluff.
5. The project civil engineer must prepare a plan that complies with the County Code, and a landscape plan must be prepared for the project that includes plants that do not need irrigation. Special care must be taken to assure that the area of the mesh has landscaping that will cover the mesh. These plans must be approved by the County Geologist.
6. Please submit an electronic copy of the soils and geology reports in .pdf format via compact disk or email to: [pln829@co.santa-cruz.ca.us](mailto:pln829@co.santa-cruz.ca.us). Please note that the reports must be generated and/or sent directly from the soils engineer and engineering geologist of record.

(over)

EXHIBIT G

7. The geologically feasible envelope must be at least 25 feet from the edge of the bluff. Per the Geologic Hazards Code the geologist must review and approve the representation of the setback on all plans.
8. The proposed coastal bluff wall shall have a monitoring and maintenance program in compliance with the geotechnical engineer report, and by the requirements of the monitoring civil engineer.

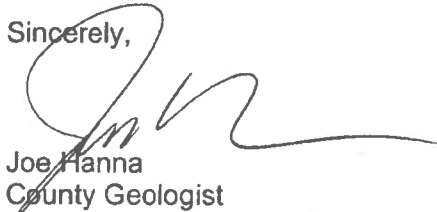
After building permit issuance the soils engineer and engineering geologist *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached).

Our acceptance of the reports is limited to their technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: [http://www.sccoplanning.com/html/devrev/pinappeal\\_bldg.htm](http://www.sccoplanning.com/html/devrev/pinappeal_bldg.htm)

Please call the undersigned at (831) 454-3175 if we can be of any further assistance.

Sincerely,



Joe Hanna  
County Geologist

Cc: Antonella Gentile, Environmental Planning  
Zinn Geology  
Pacific Crest Engineering  
owner (if different from applicant)

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,  
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer and engineering geologist to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *final letters* from your soils engineer and engineering geologist are required to be submitted to Environmental Planning that summarizes the observations and the tests the consultants have made during construction. These final letters must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our reports' recommendations."

If the *final soils letter* identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.

(over)





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## Drainage Review

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**Routing No: 1 | Review Date: 03/28/2013**

GERARDO VARGAS (GVARGAS) : Incomplete

Application No.: 121249      Not Approved      G\_V      3/28/13

### Completeness Comments:

1. Please show on the plans how the existing home runoff drains?
2. Indicate the offsite flowpath and its capability to a point of safe disposal. Revision should demonstrate conclusively that runoff will not adversely impact roads or downslope properties. Will runoff or overflow from the drainage structure enter the adjacent property? Any overflow over private property will required proper permission for the property owner accepting overflow runoff from the site.

### Permit Conditions:

1. Provide construction details for all drainage features on site.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$1.11 per square foot, and are assessed upon permit issuance.

Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans: In order to clear the Hold, one of these options has to be exercised:

1. The civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient.
2. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.
3. The civil engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for



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## Drainage Review

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**Routing No: 1 | Review Date: 03/28/2013**

GERARDO VARGAS (GVARGAS) : Incomplete

each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license and phone #. The civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold if the submittal is satisfactory.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

**Routing No: 2 | Review Date: 05/29/2013**

GERARDO VARGAS (GVARGAS) : Complete

Application No.: 121249      G\_V      Result=Complete      5/29/13

Completeness Comments:

1. Application has been approved for the discretionary stage in regards to drainage.

Miscellaneous comments:

A recorded maintenance agreement will be required for the proposed retention system. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public

Works office or can be found online at:

[http://www.dpw.co.santa-cruz.ca.us/Storm\\_Water/FigureSWM25A.pdf](http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FigureSWM25A.pdf)

Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans: In order to clear the Hold, one of these options has to be exercised:

1. The civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient.
2. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built



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## Drainage Review

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**Routing No: 2 | Review Date: 05/29/2013**

GERARDO VARGAS (GVARGAS) : Complete

stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.

3. The civil engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license and phone #. The civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold if the submittal is satisfactory.

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## Driveway/Encroachment Review

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**Routing No: 1 | Review Date: 03/14/2013**

DAVID GARIBOTTI (DGARIBOTTI) : Complete

Completeness Comments:      Application Complete?   ☒ Yes   ☐ No

Policy Considerations and Compliance Issues:

1. Include landscape and drainage plan for area within the right-of-way.
2. Show all trenching and any other work in the right-of-way.
3. Pavers may not extend into the right-of-way.
4. Approach and paving in the right-of-way shall be 2" AC over 6" Class II base.

Permit Conditions and Additional Information:

1. Driveway and approach to conform to County of Santa Cruz Design Criteria.
2. Repair damaged paving in right-of-way and conform to existing drainage.
3. Work in the right-of-way will require an encroachment permit.
4. Area within the right-of-way may not be reserved for any person's parking.

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## Environmental Planning

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**Routing No: 1 | Review Date: 03/26/2013**

ANTONELLA GENTILE (AGENTILE) : Incomplete

Completeness comments:

1. The soils report review and geologic hazard assessment are still in process by the County



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**Environmental Planning**

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**Routing No: 1 | Review Date: 03/26/2013**

ANTONELLA GENTILE (AGENTILE) : Incomplete

Geologist. Results will be sent under separate cover.

2. Please show the 25-foot coastal bluff setback on the civil and architectural plans.

3. Please show existing improvements within the 25-foot coastal bluff setback.

Compliance comments:

1. Note to planner: previous permits for this property have a "void" status.

2. This project is required to comply with all recommendations of the soils report.

3. This project is required to comply with all requirements of the Geologic Hazard Assessment and Soils Report Acceptance Letter, to be issued by the County Geologist.

4. Plans submitted for the building permit will be required to show the limits of disturbance and include a Stormwater Pollution Control Plan.

**Routing No: 2 | Review Date: 05/29/2013**

ANTONELLA GENTILE (AGENTILE) : Complete

Completeness Comments:

1. The soils and geology reports have been accepted by the County Geologist. See letter dated March 20, 2013 for requirements.

2. This project is considered complete per the requirements of Environmental Planning.

Conditions of Approval:

1. A building permit shall be obtained for the erosion control mesh prior to installation.

2. Plans submitted for the erosion control mesh shall include a mesh landscape plan that does not require irrigation. This plan shall be reviewed by the County Geologist.

3. Prior to issuance of the building permit for the mesh a monitoring and maintenance plan shall be submitted for review by the County Geologist.

4. This project is required to comply with all recommendations of the soils and geology reports.

5. This project is required to comply with all requirements of the soils and geology reports acceptance letter, issued by the County Geologist on March 20, 2013.

6. Plans submitted for building permits will be required to show the limits of disturbance and include a Stormwater Pollution Control Plan.

7. Plans submitted for building permits shall include at least two copies of the soils and geology



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## Environmental Planning

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**Routing No: 2 | Review Date: 05/29/2013**

ANTONELLA GENTILE (AGENTILE) : Complete

reports and two copies of the soils and geology reports acceptance letter.

## Project Review

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**Routing No: 1 | Review Date: 04/02/2013**

NATHAN MACBETH (NMACBETH) : Incomplete

Incomplete Comments:

Please provide an 8.5"x11" color and material board for the bluff stabilization mat system.

Miscellaneous:

1. Prior to issuance of the Building Permit, A landscape plan will be required for the site which includes a re-vegetation plan for the coastal bluff. Please note that depending on the outcome of the GHA and Soils Report, it may be necessary for the landscape plan to be submitted prior to the hearing before the Zoning Administrator.

2. County records indicate that the original Building Permit (86632) for the house was never finalized due to a Zoning hold requiring a pool barrier. Since the proposed project includes the demolition of the existing swimming pool, this hold should be removed once a demolition permit for the swimming pool is signed off.

**Routing No: 2 | Review Date: 05/30/2013**

NATHAN MACBETH (NMACBETH) : Complete