



Staff Report to the Zoning Administrator

Application Number: **161169**

Applicant: Brad Sampson
Owner: Brad Sampson
APN: 042-067-19

Agenda Date: January 20, 2017
Agenda Item #:
Time: After 9:00 a.m.

Project Description: Proposal to construct a two story 4 bedroom 3.5 bath single family residence (approximately 2,600 square feet) with an approximately 700 square foot attached garage.

Location: Property located at the northwest end of the cul-de-sac of Shoreview Drive, between 186 & 201 Shoreview Drive.

Supervisory District: 2nd District (District Supervisor: Zach Friend)

Permits Required: Coastal Development Permit

Technical Reviews: Soils Report Review

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 161169, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Categorical Exemption (CEQA determination) | E. Assessor's, Location, Zoning and General Plan Maps |
| B. Findings | F. Comments & Correspondence |
| C. Conditions | |
| D. Project plans | |

Parcel Information

Parcel Size:	32,144 sf (plans)
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Single family residential neighborhood
Project Access:	Shoreview Drive
Planning Area:	Aptos
Land Use Designation:	R-UM (Urban Medium Density Residential)

Zone District: R-1-4 (Single Family Residential - 4,000 square feet minimum)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Report submitted and accepted
Fire Hazard: Not a mapped constraint
Slopes: 2-5% at building site, 30%+ at rear of property
Env. Sen. Habitat: No physical evidence on site
Grading: 90 cubic yards (fill)
Tree Removal: Arborist report with tree protection recommendations submitted
Scenic: - Mapped scenic resource - not visible from parks, beaches, highways
Drainage: - Drainage plan reviewed and accepted
Archeology: - Arch report submitted - no resources identified 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: - Aptos/La Selva Fire Protection District
Drainage District: - Zone 6 Flood Control District

Project Setting

The subject property is a vacant parcel located at the end of one of the two Shoreview Drive cul-de-sacs in the Aptos Planning area. The property is relatively level and gently sloped at the building site and slopes down steeply from the proposed building area to the north and northwest. There are numerous oak trees surrounding the building site and the slopes below are vegetated with a mix of trees and brush. The surrounding neighborhood is developed with single family dwellings.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 32,144 square feet, located in the R-1-4 (Single Family Residential - 4,000 square feet minimum) zone district, a designation which allows residential uses. The proposed dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

The minimum setback for properties in excess of 5,000 square feet within the R-1-4 zone district is 20 feet. The adjacent parcel is developed with a residence that is closer than 20 feet to the front property line. For this reason, this project proposes a reduced front yard setback utilizing front yard averaging. The average front yard setback is determined, in this case, by the two adjacent parcels

(with a 20 feet zone district setback on one side and 15 feet 5 inches existing structure setback on the other) resulting in a 17 foot 8.5 inch front yard setback for the proposed development.

The property fronts on a cul-de-sac and has less than 40 feet of lot width at the edge of the right of way. The project includes a driveway and a patio in the front yard setback, but the driveway area will not exceed 50 percent of the required front yard setback. A vertical separation is proposed between the patio area and the driveway to prevent utilization of the patio area for parking or driveway purposes.

Local Coastal Program Consistency

The proposed dwelling 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 in the area, and the design submitted is consistent with the existing range of styles. The project site is not located between the shoreline and the first public road and 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 & Scenic Resources

The proposed dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as varied wall and roof planes to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

The subject property is mapped as a scenic resource area, but the property is not clearly visible from any public beach, public park, scenic highway, or other protected view. The proposed design will be consistent with the surrounding pattern of development and will not adversely impact scenic resources as a result.

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

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **161169**, 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

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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: 161169

Assessor Parcel Number: 042-067-19

Project Location: No Situs (Shoreview Drive)

Project Description: Demolish an existing residence and construct a new single family dwelling

Person or Agency Proposing Project: Brad Sampson

Contact Phone Number: 831-239-2602

- 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 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a residence in an area designated for residential uses.

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

Randall Adams, Project Planner

Date: _____

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, 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-1-4 (Single Family Residential - 4,000 square feet minimum), a designation which allows residential uses. The proposed dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

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

This finding can be made, in that 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 and Section 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; and the development site is not on a visually prominent ridge, beach, or bluff top.

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 the nearest through 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 not located between the shoreline and the first public road. Consequently, the dwelling 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-1-4 (Single Family Residential - 4,000 square feet 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. Size and architectural styles vary in the area, and 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. 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.

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 dwelling 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-1-4 (Single Family Residential - 4,000 square feet minimum) 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.

The project includes a reduced front yard setback consistent with County Code section 13.10.323(E)(7) (Front Yard Averaging). The minimum setback for properties in excess of 5,000 square feet within the R-1-4 zone district is 20 feet. The adjacent parcel is developed with a residence that is closer than 20 feet to the front property line. The average front yard setback is determined, in this case, by the two adjacent parcels (with a 20 feet zone district setback on one side and 15 feet 5 inches existing structure setback on the other) resulting in a 17 foot 8.5 inch front yard setback for the proposed development.

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 R-UM (Urban Medium Density Residential) land use designation in the County General Plan.

The proposed dwelling 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 dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed dwelling 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 dwelling will comply with the site standards for the

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R-1-4 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 dwelling is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be one peak trip per day (1 peak trip per dwelling unit), such an increase 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 dwelling is 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 dwelling 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.

Conditions of Approval

Exhibit D: Project Plans "Sampson Residence, prepared by Santa Cruz Home Design, dated 9/6/16

- I. This permit authorizes the construction of a new single family dwelling as indicated on the approved Exhibit "D" for this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. 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. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
 3. Grading, drainage, and erosion control plans.
 4. Details showing compliance with fire department requirements.
 - B. Meet all requirements of and pay Zone 6 drainage fees to the County Department

of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.

- C. Meet all requirements of the Soquel Creek Water District. Proof of water service availability is required prior to application for a Building Permit.
 - D. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
 - E. Meet all requirements of the Environmental Planning section of the Planning Department.
 - F. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - G. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - H. Pay the current fees for Parks and Child Care mitigation for 4 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - I. Pay the current fees for Roadside and Transportation improvements for one unit(s). Currently, these fees are, respectively, \$3,000 and \$3,000 per unit.
 - J. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling between 2,501 and 3,000 square feet is \$5 per square foot.
 - K. Provide required off-street parking for 4 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - L. 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. The project must comply with all recommendations of the approved soils reports.
- D. 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

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interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires 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: _____

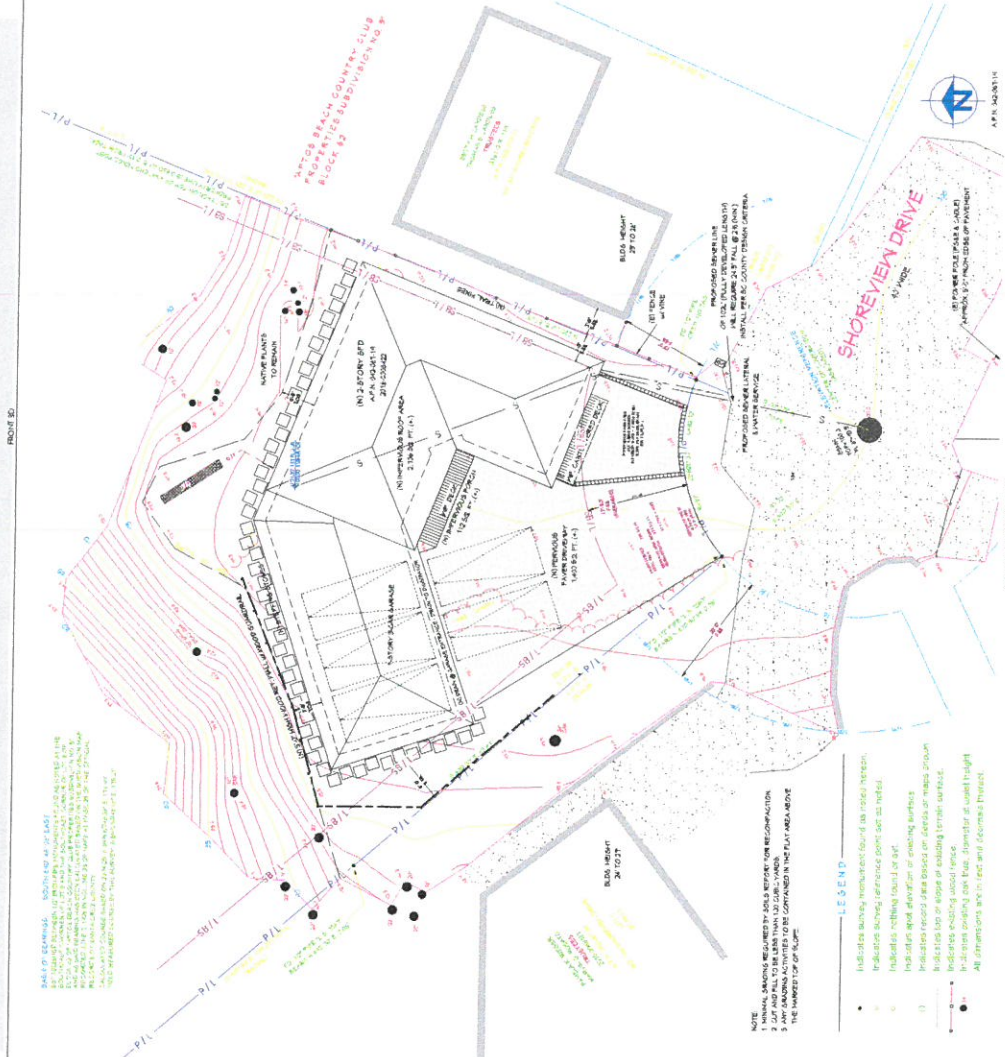
Expiration Date: _____

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.

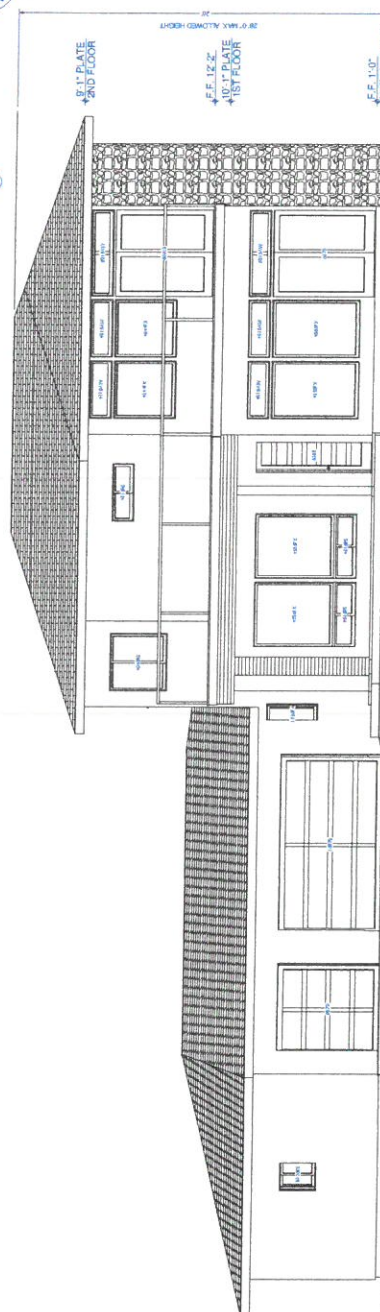
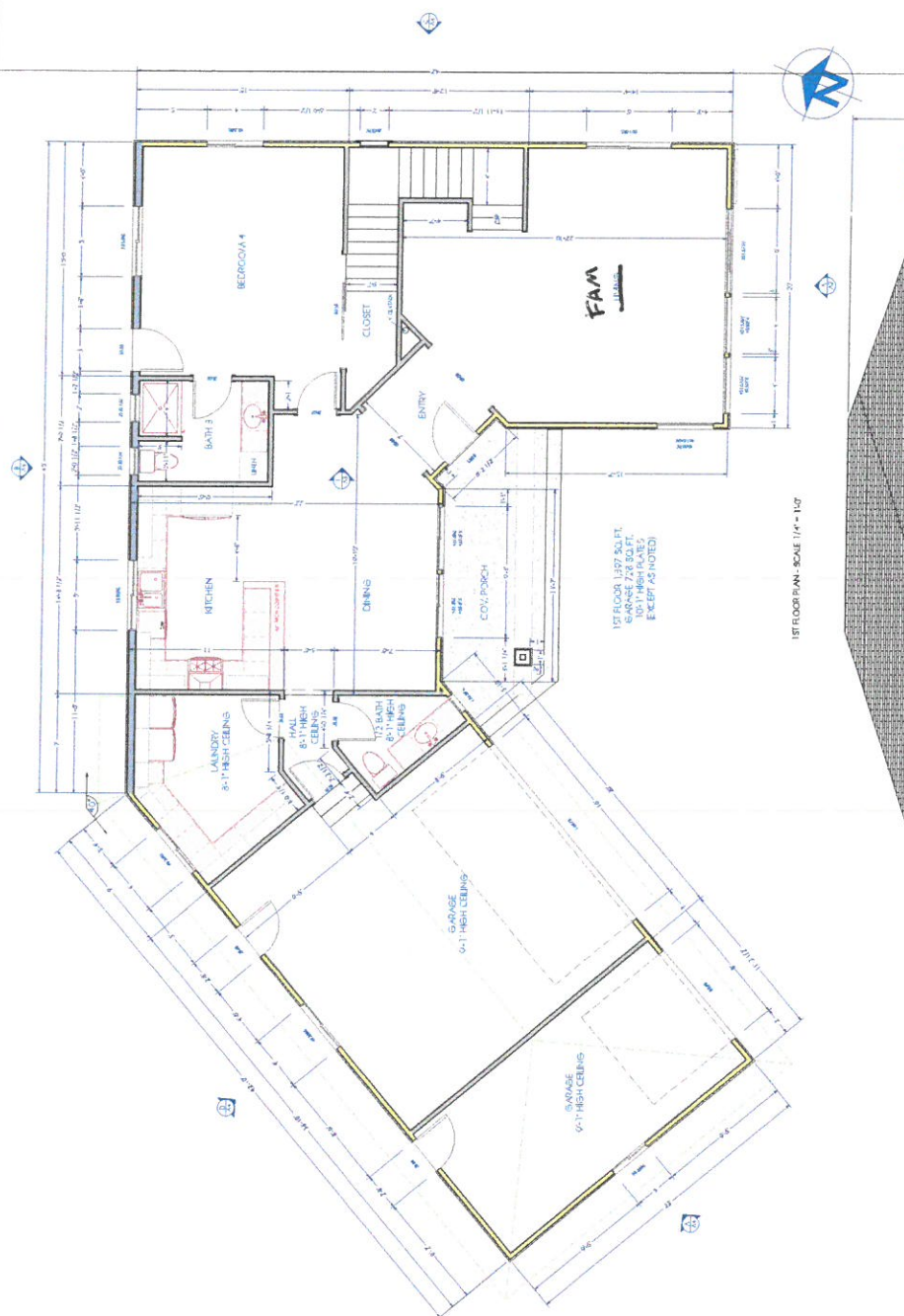
NOT TO SCALE



- GENERAL NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA FIRE CODE, AND THE 2013 CALIFORNIA LAND DEVELOPMENT CODE. THE 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA MECHANICAL CODE, AND THE 2013 CALIFORNIA LAND DEVELOPMENT CODE SHALL BE THE BASIS OF THE DESIGN. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 2. THE CONTRACTOR SHALL VERIFY ALL INFORMATION IN THE DRAWINGS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
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OWNER		DESIGNER	
BRID & DOANE SAMPSON 150 SANDERLINE SAN JOSE, CA 95128 (415) 252-2002 bridoane@sampson.com		SCHEIDT & ASSOCIATES 301 WOOD STREET, SUITE 100 SAN JOSE, CA 95128 (415) 431-1170 scheidt@scas.com	
TITLE		PROJECT DESCRIPTION	
24		PROPOSED TO CONSTRUCT A NEW 2-STORY 3RD	
SHEET INDEX		DOMESTIC WATER SERVICE	
A1		PROPOSED 1ST FLOOR PLAN	
A2		PROPOSED 2ND FLOOR PLAN	
A3		PROPOSED ELEVATIONS	
A4		GENERAL PLAN, 100% PLAN IN SECTION	
A5		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A6		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A7		PROPOSED ELEVATIONS, GENERAL NOTES	
A8		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A9		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A10		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A11		PROPOSED ELEVATIONS, GENERAL NOTES	
A12		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A13		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A14		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A15		PROPOSED ELEVATIONS, GENERAL NOTES	
A16		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A17		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A18		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A19		PROPOSED ELEVATIONS, GENERAL NOTES	
A20		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A21		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A22		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A23		PROPOSED ELEVATIONS, GENERAL NOTES	
A24		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A25		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A26		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A27		PROPOSED ELEVATIONS, GENERAL NOTES	
A28		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A29		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A30		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A31		PROPOSED ELEVATIONS, GENERAL NOTES	
A32		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A33		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A34		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A35		PROPOSED ELEVATIONS, GENERAL NOTES	
A36		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A37		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A38		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A39		PROPOSED ELEVATIONS, GENERAL NOTES	
A40		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A41		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A42		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A43		PROPOSED ELEVATIONS, GENERAL NOTES	
A44		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A45		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A46		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A47		PROPOSED ELEVATIONS, GENERAL NOTES	
A48		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A49		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A50		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A51		PROPOSED ELEVATIONS, GENERAL NOTES	
A52		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A53		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A54		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
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A56		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A57		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A58		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A59		PROPOSED ELEVATIONS, GENERAL NOTES	
A60		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A61		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A62		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A63		PROPOSED ELEVATIONS, GENERAL NOTES	
A64		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A65		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A66		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A67		PROPOSED ELEVATIONS, GENERAL NOTES	
A68		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A69		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A70		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A71		PROPOSED ELEVATIONS, GENERAL NOTES	
A72		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A73		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A74		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A75		PROPOSED ELEVATIONS, GENERAL NOTES	
A76		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A77		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A78		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A79		PROPOSED ELEVATIONS, GENERAL NOTES	
A80		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A81		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A82		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A83		PROPOSED ELEVATIONS, GENERAL NOTES	
A84		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A85		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A86		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A87		PROPOSED ELEVATIONS, GENERAL NOTES	
A88		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A89		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A90		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A91		PROPOSED ELEVATIONS, GENERAL NOTES	
A92		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A93		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A94		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A95		PROPOSED ELEVATIONS, GENERAL NOTES	
A96		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	
A97		PROPOSED 1ST FLOOR PLAN, GENERAL NOTES	
A98		PROPOSED 2ND FLOOR PLAN, GENERAL NOTES	
A99		PROPOSED ELEVATIONS, GENERAL NOTES	
A100		GENERAL PLAN, 100% PLAN IN SECTION, GENERAL NOTES	



A FRONT / SOUTH ELEVATION
A2 SCALE 1/4" = 1'-0"

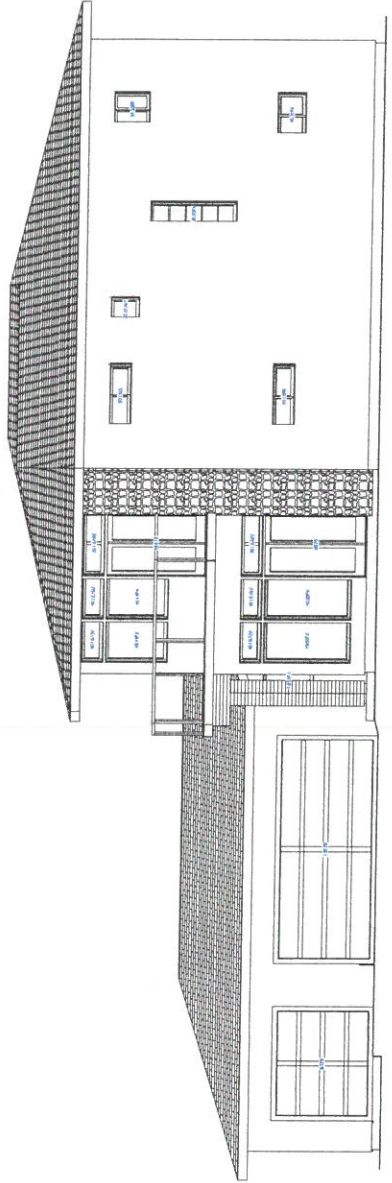
EXHIBIT D

SHEET A3

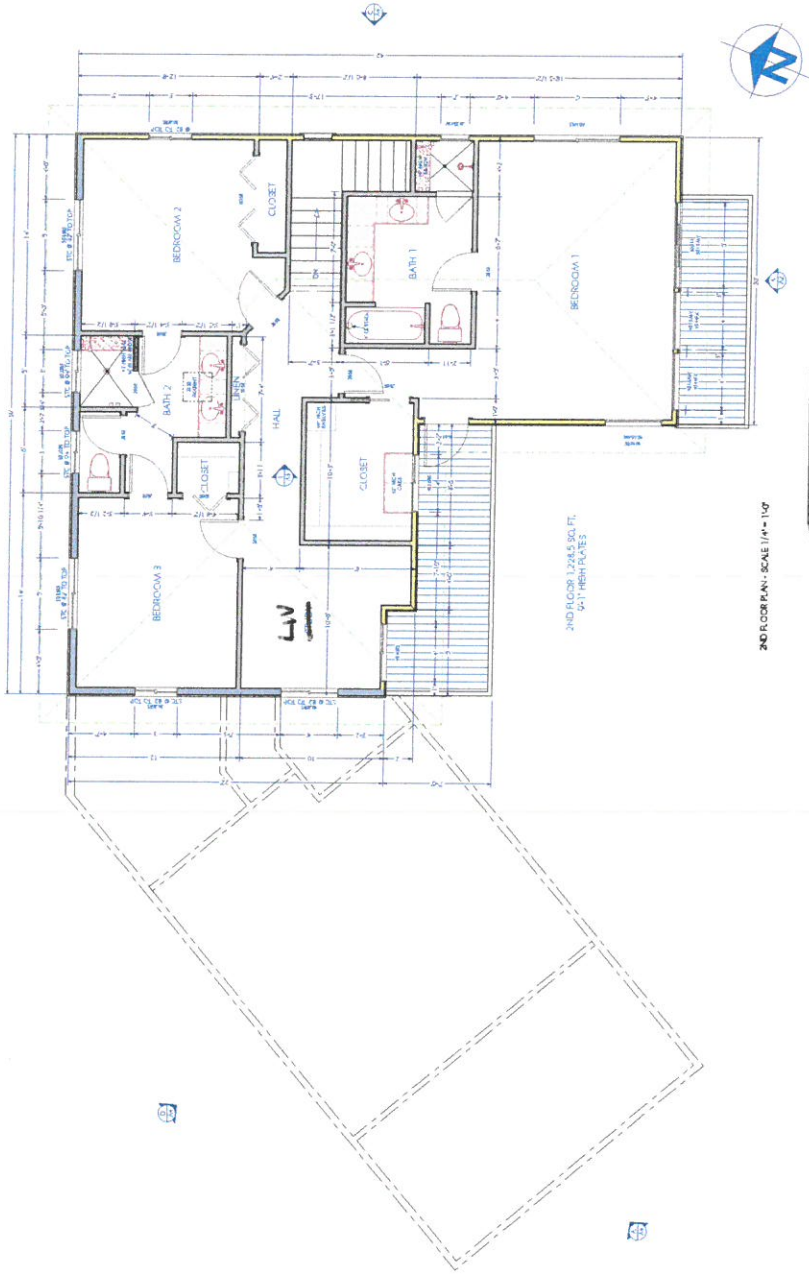
SCALE 1/4" = 1'-0"

ELEVATIONS

FRONT	1/4" = 1'-0"
REAR	1/4" = 1'-0"
LEFT SIDE	1/4" = 1'-0"
RIGHT SIDE	1/4" = 1'-0"



A FRONT / SOUTHEAST ELEVATION
SCALE 1/4" = 1'-0"



2ND FLOOR PLAN - SCALE 1/4" = 1'-0"

2ND FLOOR 1,224.5 SQ. FT.
941 NET FLORES

SAMPSON RESIDENCE
COASTAL COMMISSION APPLICATION FOR:
SHOREVIEW DRIVE
APTOS, CA 95003
APN. 042-067-19

SC HD
SANTA CRUZ
HOME DESIGN
ARCHITECTURE
1000 N. ZEPHYRUS
APTOS, CA 95003
(831) 426-1111

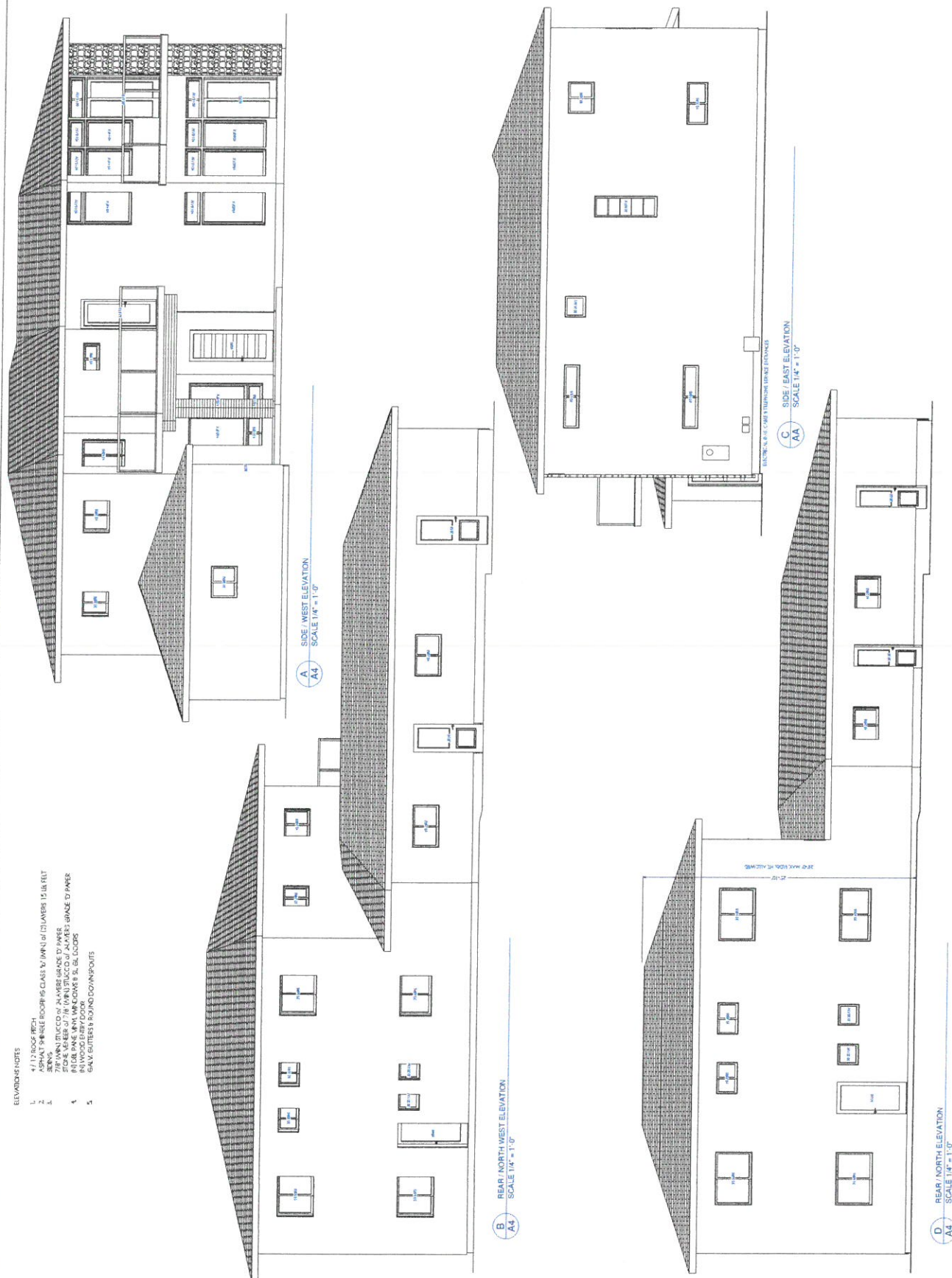
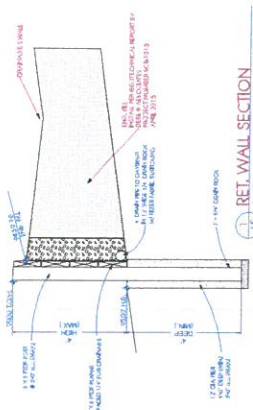
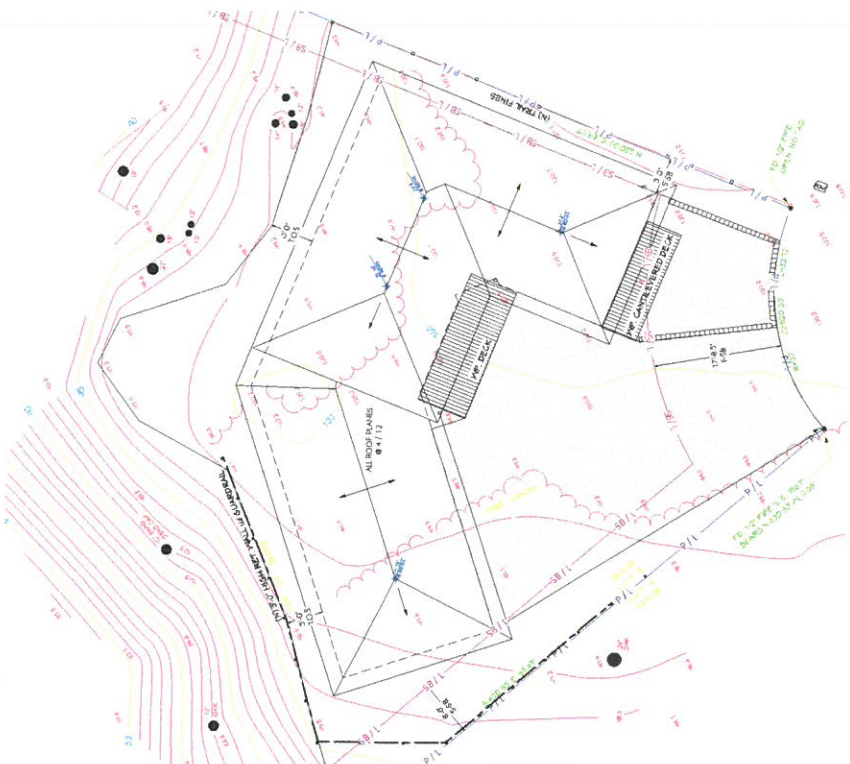
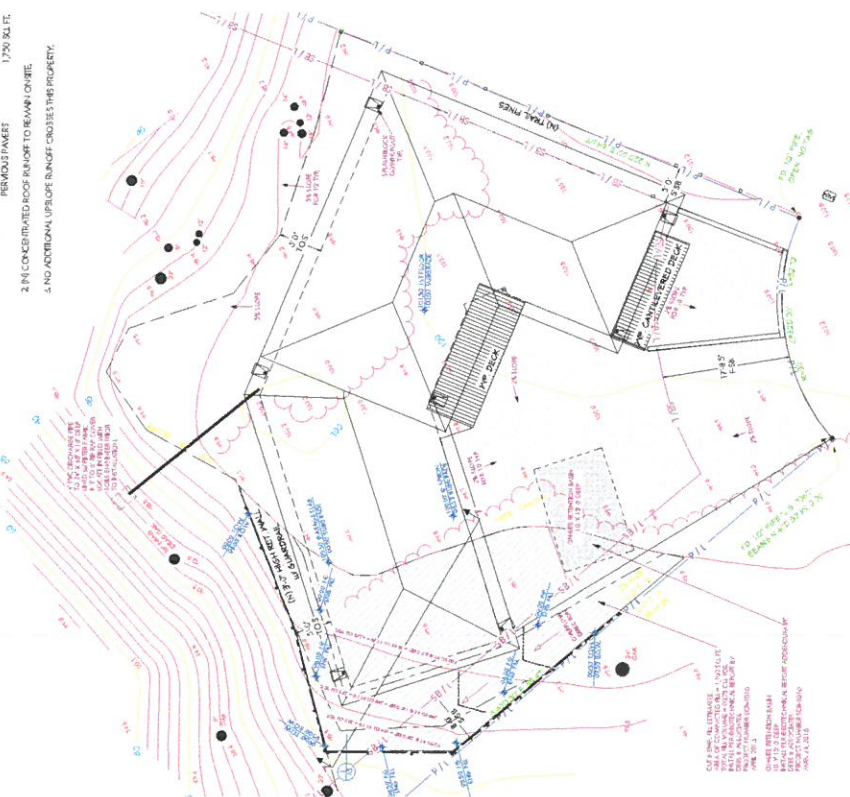
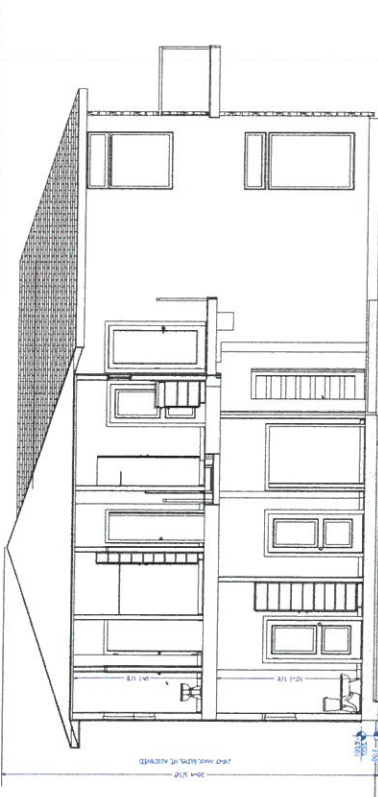


EXHIBIT D

SHOREVIEW DRIVE
APTOS, CA 95003
APN. 042-067-19

[illegible]

1
A5



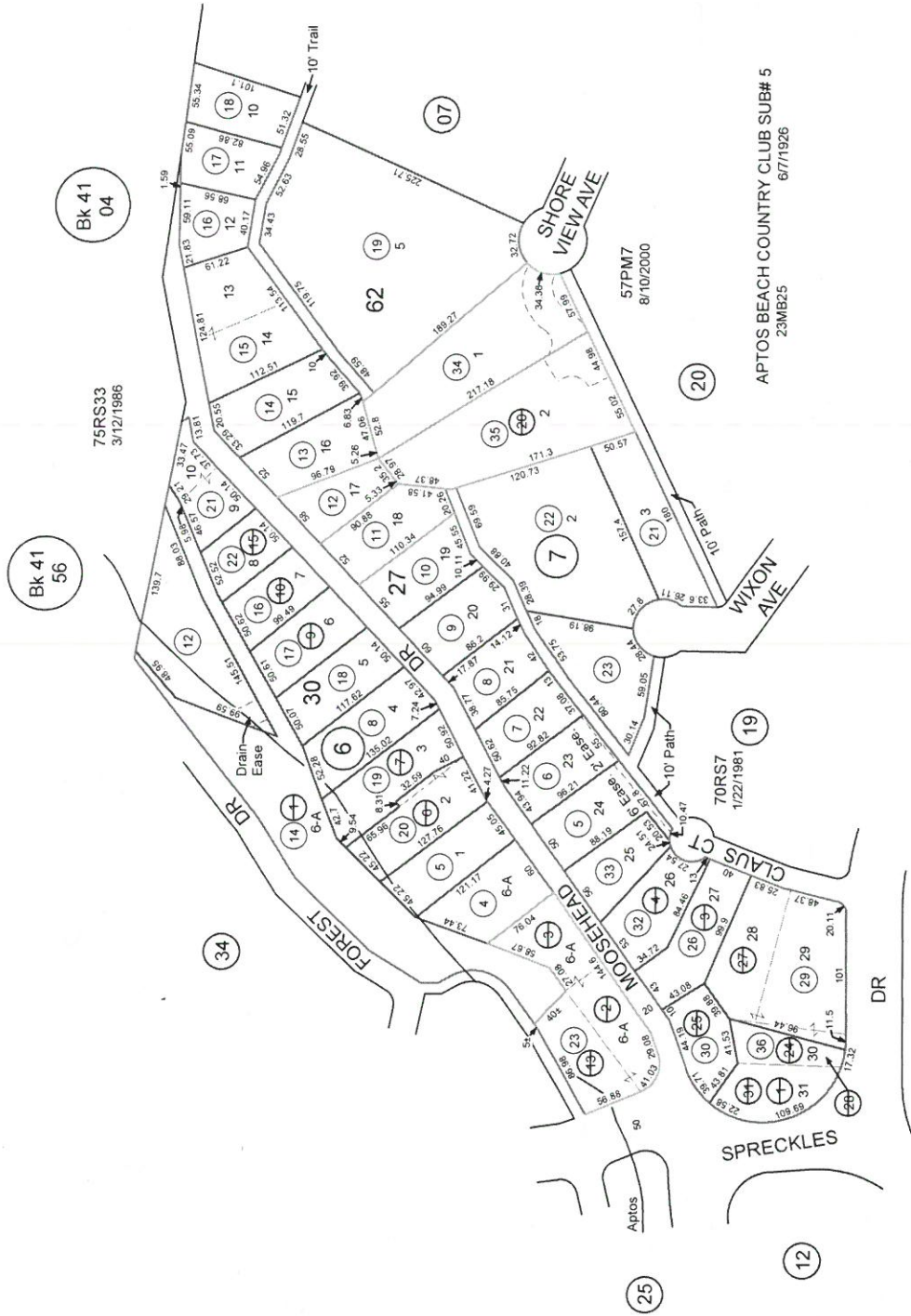
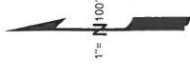
FOR TAX PURPOSES ONLY

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POR. APTOS RANCHO
SEC. 18, T.11S., R. 1E., M.D.B. & M.

Tax Area Code
69-273

42-06



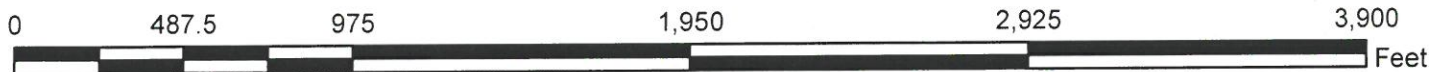
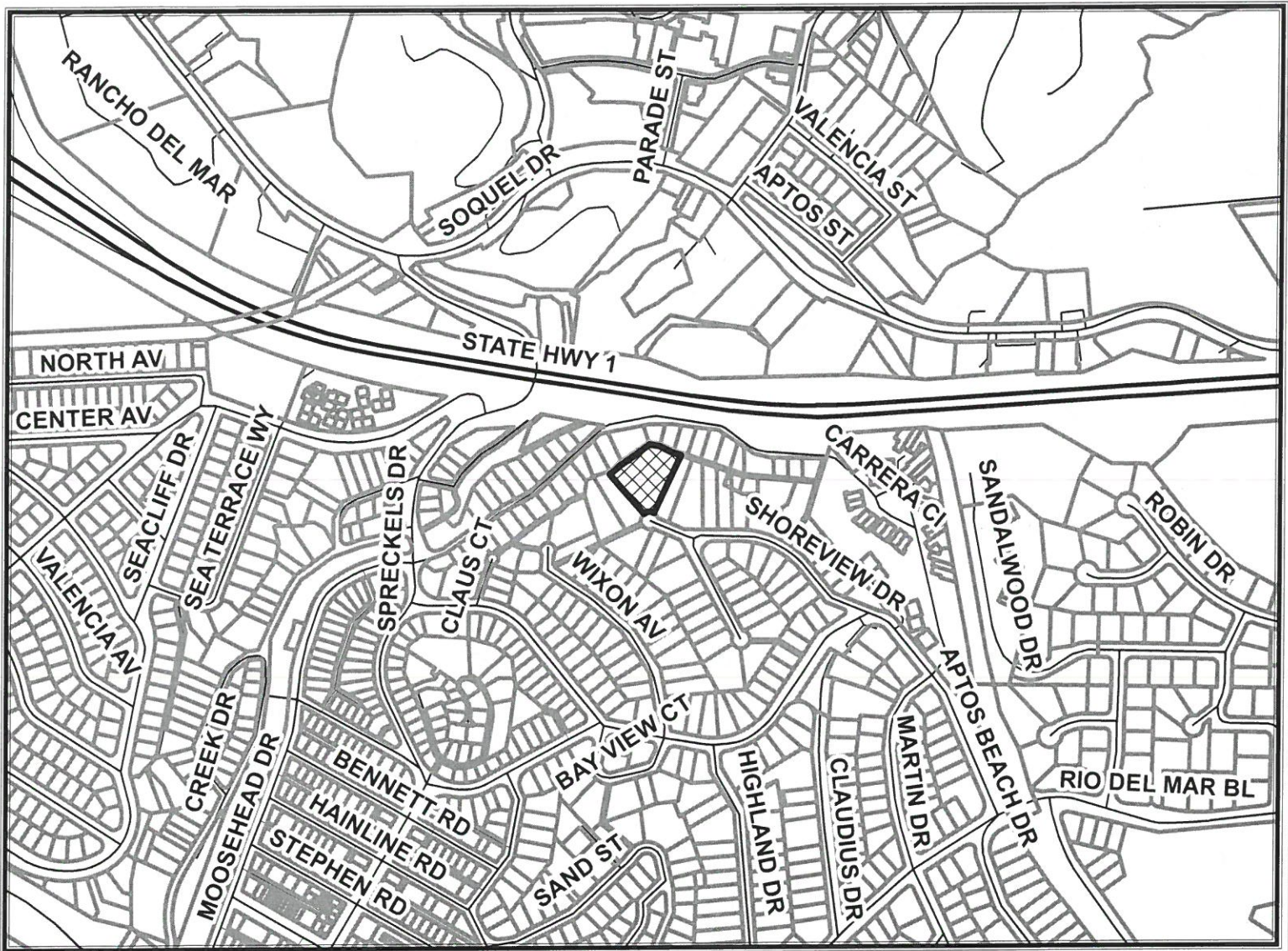
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 42-06
County of Santa Cruz, Calif.
Jan, 1997

Electronically Redrawn 1/22/97 RW
Rev 5/14/96 (TCA Consolidation) RW
Rev 1/27/99 (for item pg 5) RW
Rev 8/5/99 CB (96R15)
Rev 8/29/00 CB (57PM7, 7-34 & 35)
Rev 5/17/01 mmm (changed pg 18)
Rev 10/17/03 mmm (Cor at name)
Rev 5/7/04 CB (TCA change)
Rev 3/17/10 mc (for pg 34)
Rev 3/17/10 mc (for to drive 6-21)
Rev 3/28/16 CB (Combo Form, 7-36)



Location Map



LEGEND

-  APN: 042-067-19
-  Assessors Parcels
-  Street
-  State Highways

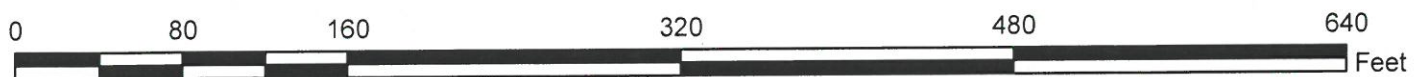
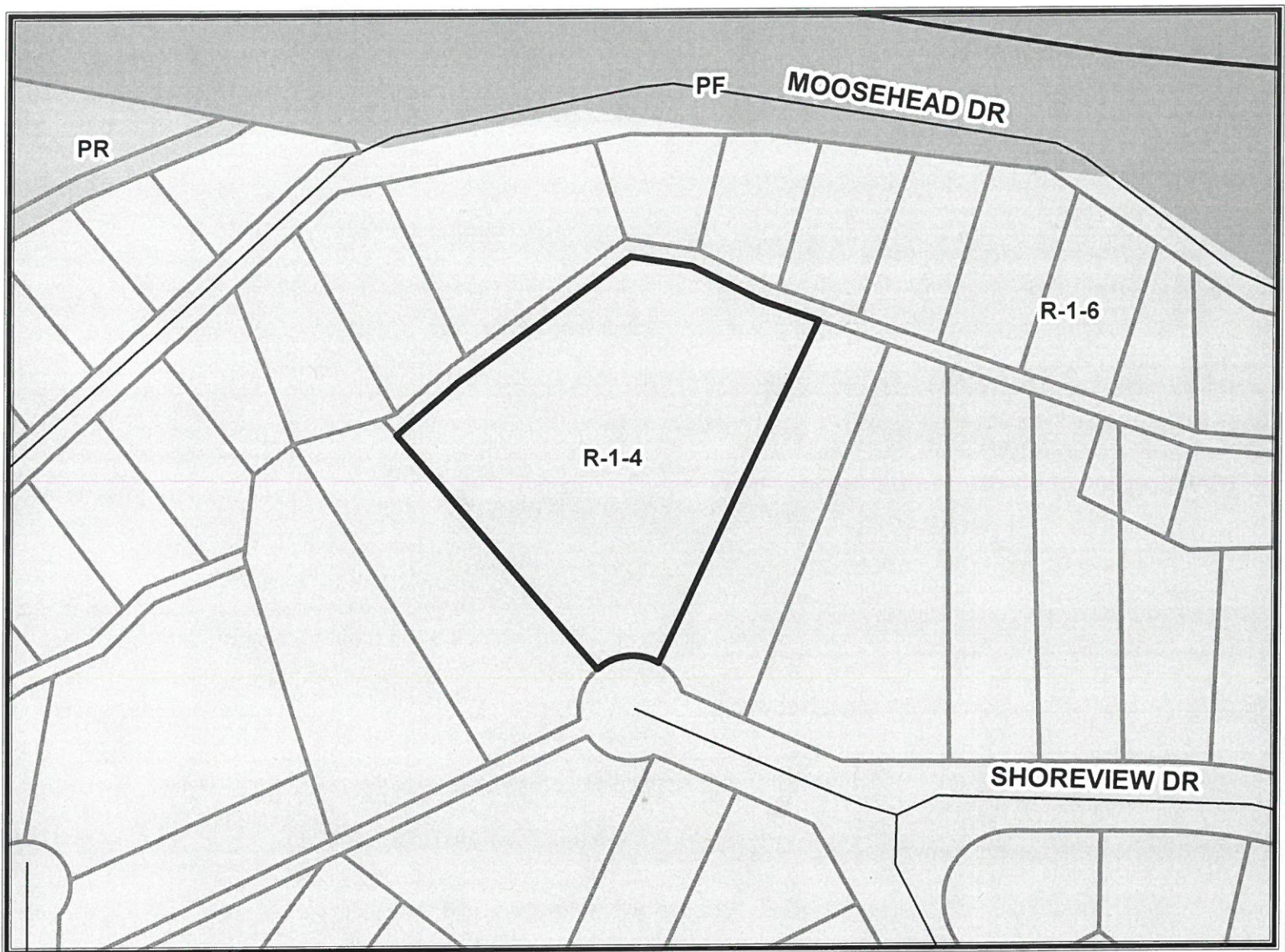


Map Created by
County of Santa Cruz
Planning Department
July 2016


EXHIBIT E



Zoning Map



LEGEND

-  APN: 042-067-19
-  Assessors Parcels
-  Street
-  RESIDENTIAL-SINGLE FAMILY
-  PARK
-  PUBLIC FACILITY

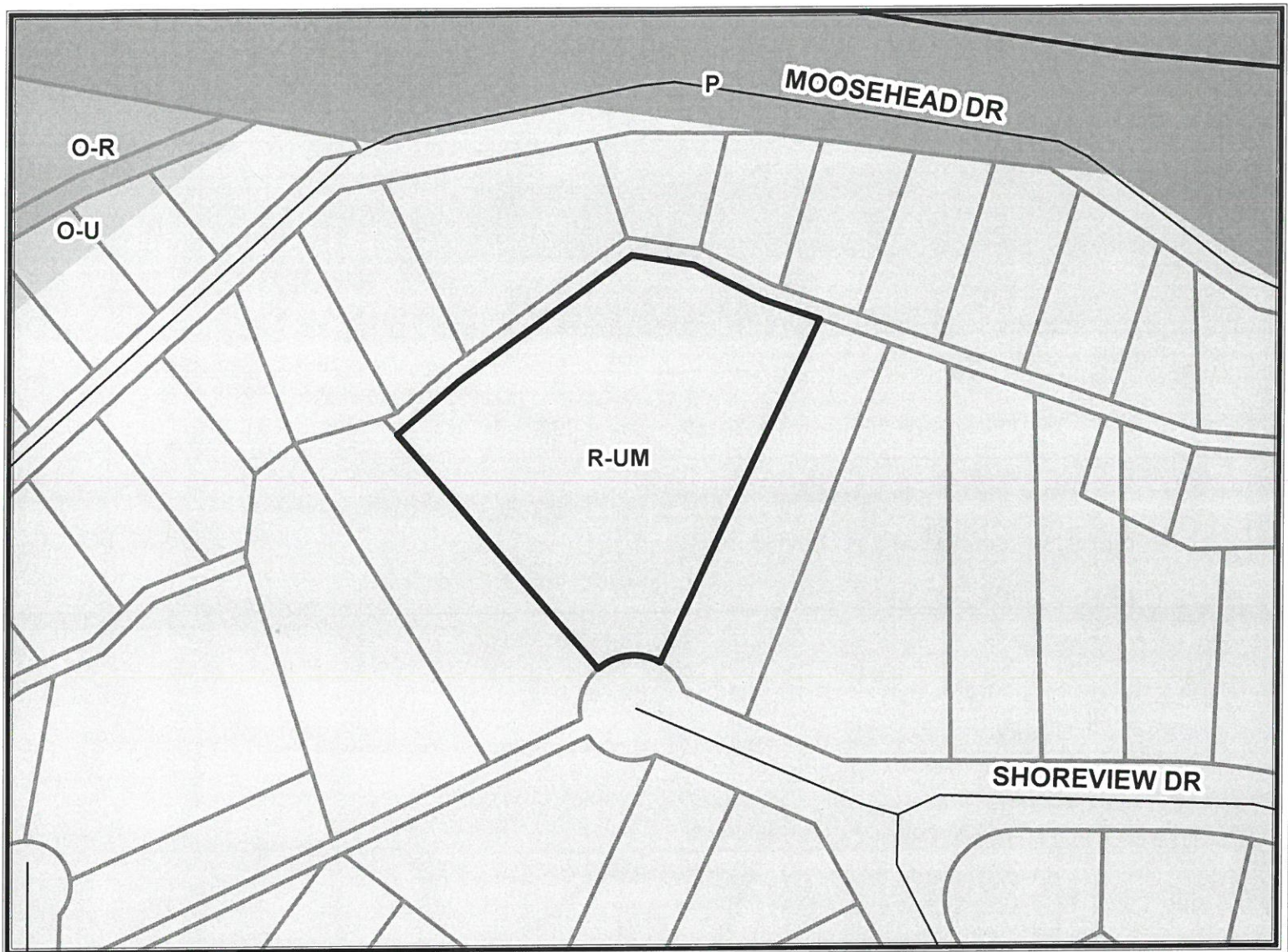


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July 2016








EXHIBIT E



General Plan Designation Map



LEGEND

-  APN: 042-067-19
-  Assessors Parcels
-  Street
-  Residential - Urban Medium Density
-  Urban Open Space
-  Parks and Recreation
-  Public Facilities



Map Created by
County of Santa Cruz
Planning Department
July 2016

EXHIBIT E