



Staff Report to the Zoning Administrator

Application Number: **151074**

Applicant: Matson-Britton Architects
Owner: Kelley and Cindy Trousdale
APN: 043-161-58

Agenda Date: March 3, 2017
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to construct a two story single family dwelling of about 4,115 square feet and a 500 square foot attached garage, to remove one 18 inch diameter tree, and to grade approximately 100 cubic yards. Requires a Coastal Development Permit and a Preliminary Grading Approval.

Location: Project located at the southern end of Bayview Drive, approximately 1600 feet southeast of Toledo Drive. (660 Bayview Drive)

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

Permits Required: Coastal Development Permit, Preliminary Grading Approval

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 151074, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	10,539 square feet (per architectural plans)
Existing Land Use - Parcel:	Single-family residence
Existing Land Use - Surrounding:	Single-family residential neighborhood, Coastal bluff
Project Access:	Bayview Drive
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-6 (Single-family residential, 6,000 square foot minimum)

Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards: Coastal bluff at rear of property
Soils: Report reviewed and accepted
Fire Hazard: Not a mapped constraint
Slopes: 5-10% slopes & edge of coastal bluff at southwest property line
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Approximately 98 cubic yards of cut, 40 cubic yards of fill
Tree Removal: One 18" diameter tree to be removed
Scenic: Scenic beach viewshed
Drainage: Drainage system reviewed by Department of Public Works
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X 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

History

This application is a resubmittal of Coastal Development Permit application 07-0117 which was approved by the Zoning Administrator on May 2, 2008. The approval was appealed to the California Coastal Commission by a neighbor and, before a final action was taken on the appeal, the application was withdrawn by the applicant on December 9, 2010.

Project Setting

The project site is located at the southeast end of Bayview Drive, at 660 Bayview Drive. The project site is located within a single family residential neighborhood with homes to the north and northwest. A coastal bluff is located to the southwest of the subject property, a coastal arroyo is located to the northeast, and adjacent vacant parcels are located along the coastal bluff to the southeast. The project site is located within the scenic viewshed of the public beach to the south and Hidden Beach park to the east.

Project Scope

This application includes a proposal to construct a two-story single family dwelling of about 4,115 square feet and a 500 square foot attached garage, to remove one 18 inch diameter tree, and to grade approximately 100 cubic yards. A separate Coastal Development Permit application (141015) has been approved for the demolition of a structure that had straddled both parcels (043-161-57 & -58) and for the construction of a separate two-story single family dwelling on the adjacent parcel (043-

161-57) which is now under construction.

Zoning & General Plan Designation

The subject property is approximately 10,539 square feet, located in the R-1-6 (Single-family residential - 6,000 square feet minimum) zone district, a designation which allows residential uses. A single-family dwelling is a principal permitted use within the zone district and the density proposed is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

The proposed residence complies with the site standards for the zone district, as outlined below:

	R-1-6 Site Standards	Proposed
Front yard setback	20'	About 27'
Rear yard setback	15' (or coastal bluff setback)*	About 27'
Side yard setbacks	5' and 8'	5' and 8'
Maximum height	28'	28'
Maximum % lot coverage	30%	29.9%
Maximum Floor Area Ratio	50%	48%

*Coastal bluff setback also applies - minimum of 25 feet from coastal bluff edge (per technical reports).

Adequate parking will be provided on site for the four-bedroom residence, and the amount of paving for circulation and parking purposes will be limited to no more than 50% of the front yard setback area as a condition of approval.

Design Review & Scenic Resources

The design of the proposed residence was evaluated from both the context of views from the surrounding neighborhood and views from the public beach. As viewed from Bayview Drive, the residence will fit into the surrounding neighborhood. The proposed residence will be located adjacent to other residences in the neighborhood and away from the traveled way of Bayview Drive. Views from the public beach are discussed below.

The subject property is located within the scenic viewshed of the public beach to the south and the public park to the east. The review included an analysis of the beach viewshed, including an evaluation of existing residences constructed along the bluff side of Bayview Drive. This analysis included a review of previously approved projects and a visual inventory of the existing residences along Bayview Drive. There are both one and two-story structures along the bluff side of Bayview Drive. In the majority of cases, the height of the bluff combined with the setback from the bluff edge obstructs views of the lower floor of the two story residences from the public beach below. This proposal is located adjacent to existing development along Bayview Drive at an area where the bluff edge is similar in elevation to the majority of existing developed parcels. The height of the bluff in this area typically obstructs views of the lower floors of existing residences from the public beach below.

It is anticipated that the bluff height at the project site would obstruct views of the lower floor of the proposed residence from the public beach below. For this reason, structural design changes have not been requested to reduce visibility of the proposed residence. Use of natural and muted colors are recommended, as would be for all residences located along the bluff edge within the scenic beach viewshed.

Existing Retaining Wall, Coastal Bluff, and Geologic Hazards

The project site is located adjacent to a coastal bluff, and an existing retaining wall is located below the project site. Though this wall was constructed by the prior property owner in 1982 and was later repaired in 1995 to address changing site conditions, it was discovered (prior to the 2007 applications) to have been constructed on the adjacent property. This raised the question of long term maintenance and performance of the wall and the potential effect on the proposed development. The County Geologist determined that the loss of the wall and backfill would modify the coastal bluff line, but the proposed residence is located in a manner which would still meet the minimum 25 feet bluff setback requirement even with the loss of the wall on the adjacent property.

Geologic and geotechnical reports have been reviewed and accepted for this application. The proposed residence will comply with the required coastal bluff setback and site drainage will be captured and dispersed away from the coastal bluff edge.

Conclusion

This proposal would result in the construction of a single family residence on a legal lot of record adjacent to a coastal bluff. The proposed two-story residence would be visible within the protected scenic viewshed in a location where the height of the bluff would obstruct portions of the lower floor from view. Although further modifications could be made to reduce the visibility of the proposed residence, this is not necessary due to the height of the bluff at the subject property and the location of the project site adjacent to existing developed parcels to the northwest.

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 **151074**, 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: 151074

Assessor Parcel Number: 043-161-58

Project Location: 660 Bayview Drive

Project Description: Construct a single-family dwelling

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).

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures

F. Reasons why the project is exempt:

Construct a single-family dwelling on a property 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, 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 single-family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low 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 the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions 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 proposed residence is compatible with other residences within the Bayview Drive neighborhood. The project site is located within a scenic resource area and will be visible from the public beach below the subject property. The subject property is located adjacent to existing developed parcels along the coastal bluff side of Bayview Drive. The elevation of the bluff in this location is similar in elevation to the majority of existing developed parcels along Bayview Drive. Although this project will be visible from the beach in this location, the height of the bluff edge at the project site will obstruct views of the majority of the lower floor of the proposed residence from the public beach below. As a result, the visual impact of the proposed project will be similar to existing residential development along the bluff side of Bayview Drive.

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, with developed public beach access in the vicinity at Hidden Beach park. Consequently, the proposed project 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 residential uses are allowed uses in the R-1-6 (Single-family residential, 6,000 square foot minimum) zone district of the area, as well as the General Plan and Local Coastal Program land use designation.

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, the County Building ordinance, and the recommendations of the geologic and geotechnical reports to insure the optimum in safety and the conservation of energy and resources. The proposed 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 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 single-family dwelling and the conditions under which it would be operated or maintained will be consistent with the purpose of the R-1-6 (Single-family residential, 6,000 square foot minimum) zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

The proposed residence will comply with the County's Geologic Hazards Ordinance, in that the project will comply with the minimum setback from the coastal bluff to ensure 100-year stability of the structure.

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

The proposed single-family 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).

The project will comply with General Plan/LCP Policy 5.10.7 (Development on Open Beaches and Blufftops) in that the proposal will result in the development of a single family residence on an existing lot of record in an area of existing residential development.

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 residence is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to remain at one peak trip per day (1 peak trip per dwelling unit). As a result, the project will not adversely impact existing roads and 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 neighborhood containing both one and two-story homes of a similar size, and the proposed single-family 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 residence will be of an appropriate scale and type of design that is consistent with the existing pattern of residential development along the bluff edge in the surrounding neighborhood.

Conditions of Approval

Exhibit D: Project plans entitled "Trousdale Residence", prepared by Matson-Britton Architects, dated 10/28/15.

- I. This permit authorizes the demolition of an existing single-family dwelling and construction of a two-story, 4 bedroom single-family dwelling on APN 043-161-58. 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 a Grading Permit from the Santa Cruz County Building Official, if more than 100 cubic yards of grading is proposed, if cuts exceed 5 feet, or if fill exceeds 2 feet in height.
 - D. 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 "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 approved by this Discretionary Application.
 2. An engineered grading plan prepared, wet stamped, and signed by a licensed civil engineer.
 3. A final engineered drainage plan, prepared, wet stamped, and signed by a licensed civil engineer.
 4. A detailed erosion control plan for review and approval by Environmental

Planning staff.

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. The height must match the approved Exhibit "D" for this permit and may not exceed a maximum of 28 feet.
 6. Revised site plans and engineered plans showing the driveway does not exceed more than 50% of the front yard setback area.
 7. Plans shall include a statement that the project will comply with the accepted geologic and geotechnical reports for this project, and both the building plans and engineering plans must clearly show the accepted geologic building envelope.
 8. Details showing compliance with fire department requirements.
 9. Plans shall show protective fencing around all trees within 20 feet of the area of disturbance, except for the single tree proposed to be removed.
 10. Show the proposed location of on-site sewer lateral(s), clean out(s), and connection(s) to the existing public sewer. Existing sewer laterals must be properly abandoned prior to issuance of the demolition permit.
 11. Landscape plan shall be prepared by a licensed landscape architect. The objective of the plan is to buffer the impacts of the dwelling on Bayview Drive and the beach.
 - a. Show the location, size and species of the proposed replacement trees on the landscape plan. A minimum of two replacement trees shall be installed. Trees shall be selected from the Significant Tree Replacement List.
- 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 (as referenced in the Discretionary Application Comments dated 6/2/16). 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 Aptos/La Selva Fire Protection District.
 - F. Submit plan review letters from both the project geotechnical engineer and project geologist, confirming the building, grading, drainage, and erosion control plans conform to the recommendations of the geotechnical and geologic reports. A minimum of three (3) copies of each letter shall be submitted for review and approval.
 - G. Provide required off-street parking for three 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.
 - H. 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.
 - I. Sign, date, and record a Declaration of Geologic Hazards (to be prepared by Environmental Planning staff prior to Building Permit submittal). **You shall not alter the wording of this declaration.** Please return a copy of the recorded document to the Planning Department as proof of recordation.
- 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 geologic and geotechnical 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.
 - E. Retaining wall landscaping shall be maintained on the adjacent property, as required by permit 95-0149. This requirement may be waived if the property owner does not authorize the maintenance.

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.
- B. The hours and days of construction shall be limited to the hours between 8 AM and 5 PM, weekdays.
- C. The installation or use of permanent irrigation of landscaping within the rear yard is not allowed.
- D. Any decks must be under 30 inches in height within the required geologic setback (25 feet or 100 year stability, whichever is the greater distance) and any deck in excess of 18 inches in height must meet the required yard setbacks.
- E. No structures are allowed within the required geologic setback (25 feet or 100 year stability, whichever is the greater distance).

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: _____

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.

FIRE NOTES

1. THESE PLANS SHALL COMPLY WITH CALIFORNIA BUILDING AND FIRE CODES (2001) AND DISTRICT AMENDMENTS.
2. OCCUPANCY R-3, TYPE V-N, SPRINKLERED.
3. DESIGN/INSTALLER SHALL SUBMIT THREE SETS OF PLANS AND CALCULATIONS FOR REVIEW AND APPROVAL BY THE RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE FIRE PROTECTION DISTRICT OF SANTA CRUZ COUNTY. PLANS SHALL COMPLY W/ THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDBOOK FOR THE APTOS/LA SELVA FIRE DEPARTMENT.
4. 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.
5. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" PATED.
6. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
7. BUILDING TO BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL COMPLY WITH THE 2001 EDITION OF NFPA 135 & ADOPTED STANDARDS OF APTOS/LA SELVA FIRE DEPARTMENT.
8. PUBLIC FIRE DEPARTMENT REQUIRED WITHIN 250 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 100 GALLON FIRE FLOW.
9. THIRTY (30) FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS SHORTER DISTANCE.

TROUSDALE RESIDENCE

NEW RESIDENCE 660 BAYVIEW DRIVE, LOT B APTOS, CA 95003

PROJECT SUMMARY

OWNER: KELLEY AND CINDY TROUSDALE
560 BAYVIEW DRIVE
APTOS, CA 95003

A. P. N. 043 - 161 - 58
R-1-6

ZONING: R-3 & U-1 (PER 2001 UBC)

OCCUPANCY GROUP: R-3

CONSTRUCTION TYPE: V-N, FULLY SPRINKLERED

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF A NEW TWO-STORY SINGLE-FAMILY DWELLING WITH FOUR BEDROOMS, 3.5 BATHS, AN ATTACHED TWO-CAR GARAGE AND OUTDOOR COURTYARD. THE EXISTING RESIDENCE IS TO BE DEMOLISHED.

CODE COMPLIANCE:
THIS RESIDENTIAL CONSTRUCTION COMPLIES WITH TITLE 24, AND THE FOLLOWING CODES: 2001 UBC, 1997 UMC, 1997 LFC, AND 1997 NEC.

LOT SIZE: 10539 SF.

CROSS FLOOR AREAS:
PROPOSED FIRST FLOOR: 2450 SQ. FT.
GARAGE: 500 SQ. FT.
PROPOSED SECOND FLOOR: 1665 SQ. FT.
AREA HEIGHT OVER 16' 531 SQ. FT.
TOTAL FLOOR AREA: 2450+500+1665+531=5146 SQ. FT.
LESS COUNTY GARAGE CREDIT: -225 SQ. FT.
COVERED AREA: 71 SQ. FT.
ADJUSTED TOTAL FLOOR AREA: 5146+225-71=4952 SQ. FT.

SECOND FLOOR OVERHANG:
TOTAL LOT COVERABLE: 2450+500+32=3082 SQ. FT.
FAR: 4592 SF / 10539 SF = 47.37%
LOT COVERABLE: 312 SF / 10539 SF = 2.91%

CONSULTANTS

ARCHITECT: MATSEY BRITTON ARCHITECTS
728 N. BRANIFF DRIVE
SANTA CRUZ, CA 95062
831-425-0344 F 831-425-4755

SURVEYOR: GARY H. LAND & ASSOCIATES
1100 WATER STREET, STE. C
SANTA CRUZ, CA 95062
831-426-7941 F 831-425-6265

SOILS: PACIFIC CRIST ENGINEERING
444 PINEHURST BLVD., STE. 106
WATSONVILLE, CA 95076
831-732-9646 F 831-732-9158

DRAINAGE/IRRIGATION: RICHARD IRISH ENGINEERING
2013 POTRERO STREET, BLDG. 42-202
SANTA CRUZ, CA 95060
831-425-3901 F 831-425-1522

GEOTECH: ZHANG GEOTECH
2700 JARVIS LANE, SUITE B
SANTA CRUZ, CA 95071
831-476-8443 F 831-476-1497

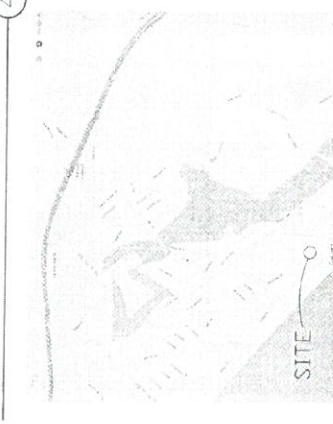
SHEET INDEX

P1	TITLE SHEET
P2	STIFF PLAN
P3	FOUNDATION PLAN
P4	SECOND FLOOR PLAN
P5	NORTH & WEST ELEVATIONS
P6	SOUTH & EAST ELEVATIONS
C1	GRADING & DRAINAGE PLAN
C2	GRADING & DRAINAGE PLAN 2 - STORMWATER OUTLET
C3	DEMOLITION PLAN
C4	STORMWATER POLLUTION PLAN
SU1	SURVEY

A. P. N. MAP



VICINITY MAP



SECTION @ HIGH PT. 5

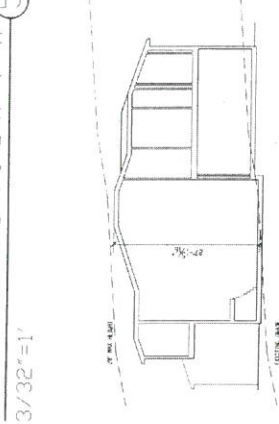
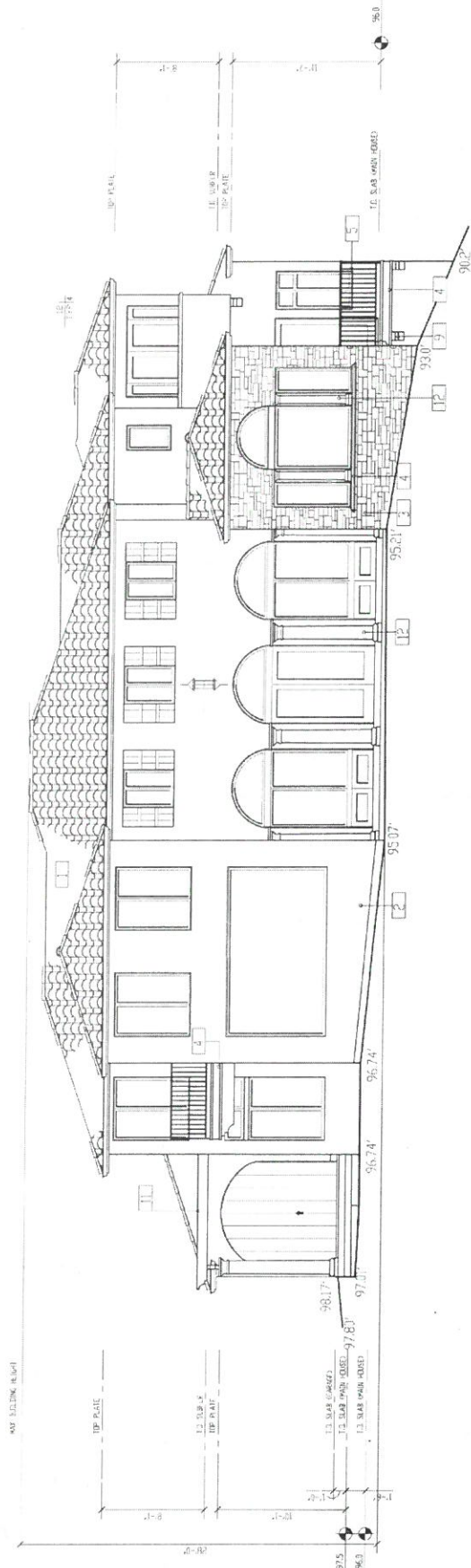
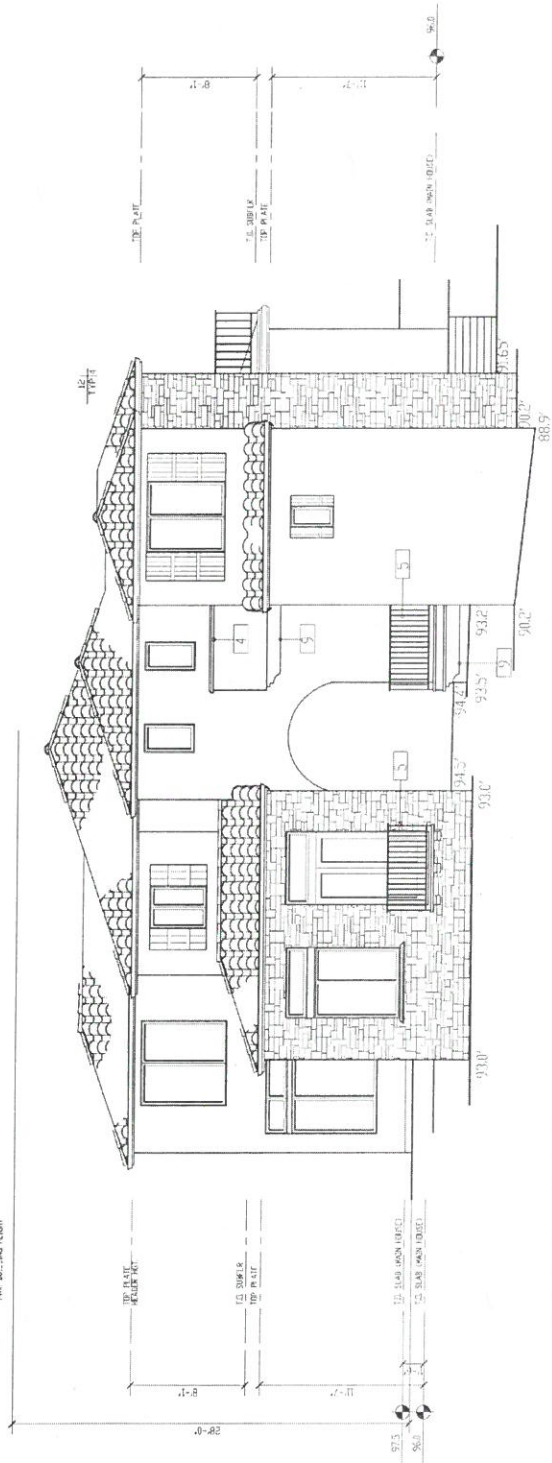


EXHIBIT
PERMIT NO. 15-0378





ELEVATION NOTES	
1	CLAY TILE ROOF
2	WALL, TERRACE, STAIRS, & INTERIOR COLOR
3	CL. DORMER, LINCHING
4	PRECAST CONCRETE TRIM
5	WROUGHT IRON BALCONY RAIL
6	WOOD SHUTTER
7	COPPER AL. GUTTERS
8	COPPER DOWNSPOUT
9	STAINED WOOD GABLE
10	STAINED WOOD
11	STAINED WOOD TRAILERS
12	PRECAST CONC. COLUMNS



GENERAL NOTES

[illegible][illegible][illegible]

IMPORTED SHALL BE:

- a. free of asbestos, lead, and other deleterious materials;
- b. free of asbestos, lead, and other deleterious materials, including, but not limited to, asbestos, lead, asbestos, and asbestos;
- c. granular in nature, well graded, and certified artificial;
- d. free of rocks in excess of 2 inches in size;
- e. have a compaction range between 4 and 12;
- f. have a minimum void ratio between 4 and 12;
- g. have a minimum void ratio between 4 and 12.

NUMERICALS:

10. SAMPLES OF ASPHALT-IMPREGATED FILL PLANNED FOR USE IN THE CONSTRUCTION OF THE PROJECT SHALL BE:

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DISCOUNT : 98 CUBIC YARDS

ITEM	QTY	UNIT	PRICE	AMOUNT	REMARKS
<p>NOTES:</p> <p>1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDICATIVELY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.</p> <p>2. EARTHWORK VOLUMES INCLUDE EXCAVATION TO EXISTING GRADE FOR CONSTRUCTION OF THE PROJECT'S RESIDENCE. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.</p> <p>3. ALL MATERIALS SHALL BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.</p>					

ABBREVIATIONS

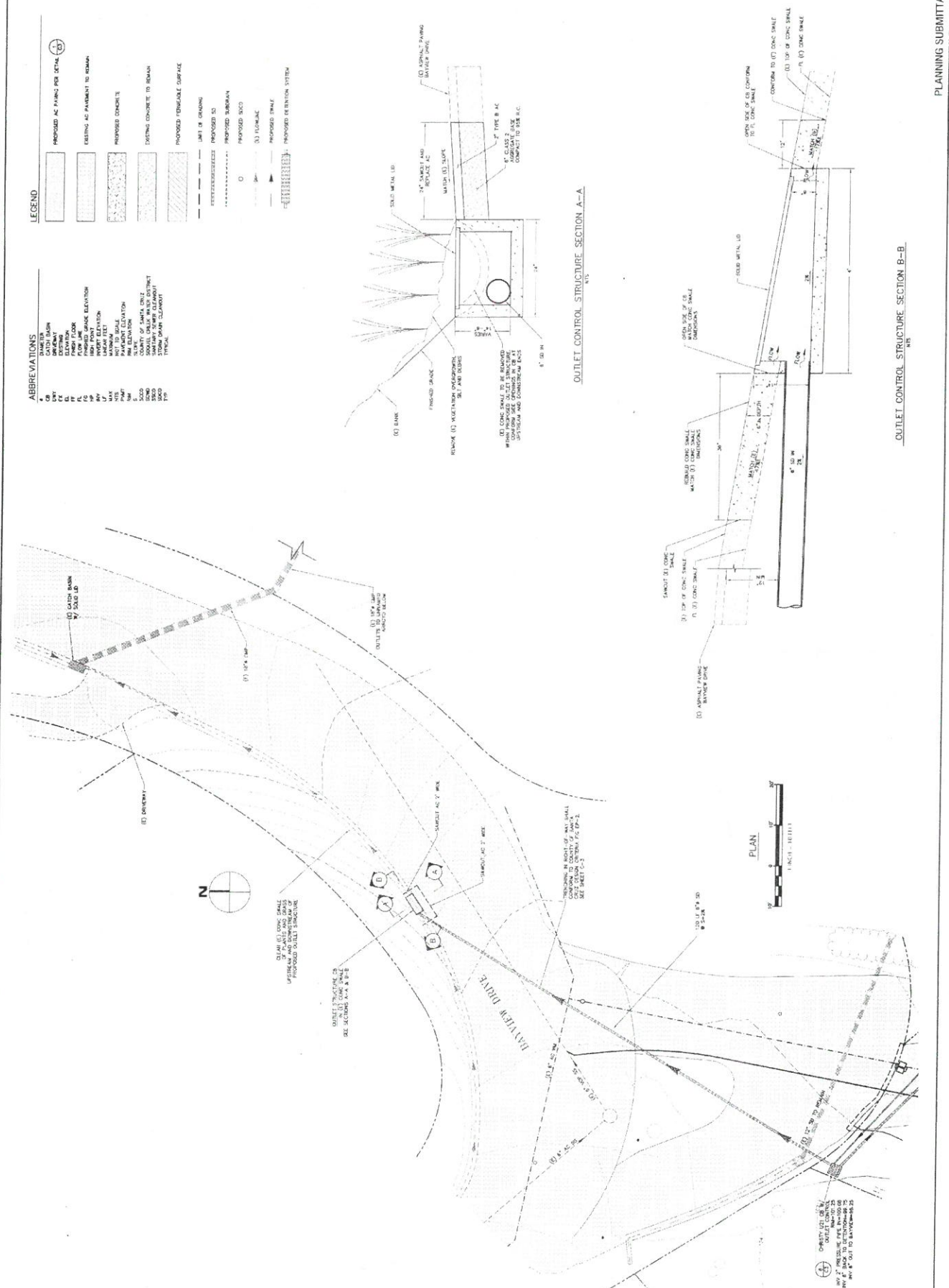
- | | | |
|----|----|----------------------------|
| 29 | DB | CATCH BASIN |
| 30 | DE | DEWEY |
| 31 | EE | ENTRANCE |
| 32 | FE | FLOW LINE |
| 33 | GE | GROUND ELEVATION |
| 34 | HE | HIGH POINT |
| 35 | IE | INVERT ELEVATION |
| 36 | JE | JUNCTION |
| 37 | KE | MANHOLE |
| 38 | ME | NOT TO SCALE |
| 39 | NE | NEIGHBOR |
| 40 | PE | PAVED ELEVATION |
| 41 | SE | SEWER |
| 42 | SO | SOUTH |
| 43 | SC | COUNTY OF SANTA CRUZ |
| 44 | AC | SMALL CREEK WATER DISTRICT |
| 45 | SC | STANFORD PARK GOLF COURSE |
| 46 | SC | STANFORD PARK GOLF COURSE |
| 47 | TE | TRAIL |
| 48 | DE | DEVELOPMENT |

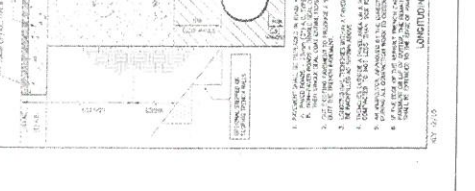
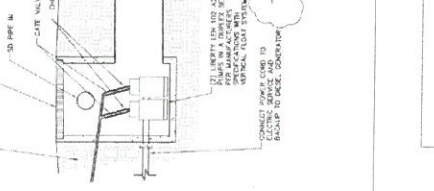
1. **Factorio**

- [illegible]

[illegible][illegible]

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Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS CLARK COUNTY RECORD NO. 100, A TRACT OF LAND IN CLARK COUNTY, MISSOURI, BEING THE TRACT OF LAND DESCRIBED IN SAID RECORD, AND THE BEARING AND DISTANCE OF THE BOUNDARY LINES OF SAID TRACT, AS SHOWN ON SAID RECORD, AND THE BEARING AND DISTANCE OF THE BOUNDARY LINES OF SAID TRACT, AS SHOWN ON SAID RECORD, AND THE BEARING AND DISTANCE OF THE BOUNDARY LINES OF SAID TRACT, AS SHOWN ON SAID RECORD.

Benchmark

A BENCHMARK WAS LOCATED AT THE CORNER OF THE TRACT OF LAND DESCRIBED IN CLARK COUNTY RECORD NO. 100, A TRACT OF LAND IN CLARK COUNTY, MISSOURI, BEING THE TRACT OF LAND DESCRIBED IN SAID RECORD, AND THE BEARING AND DISTANCE OF THE BOUNDARY LINES OF SAID TRACT, AS SHOWN ON SAID RECORD, AND THE BEARING AND DISTANCE OF THE BOUNDARY LINES OF SAID TRACT, AS SHOWN ON SAID RECORD.

Legend

- 1. UNIMPAVED ROAD 40' WIDE
- 2. IMPAVED ROAD 40' WIDE
- 3. 1/2" PAV. DRIVEWAY
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Survey Notes

1. THE SURVEY WAS CONDUCTED ON THE 10TH DAY OF APRIL, 2008, AT THE CORNER OF THE TRACT OF LAND DESCRIBED IN CLARK COUNTY RECORD NO. 100, A TRACT OF LAND IN CLARK COUNTY, MISSOURI, BEING THE TRACT OF LAND DESCRIBED IN SAID RECORD, AND THE BEARING AND DISTANCE OF THE BOUNDARY LINES OF SAID TRACT, AS SHOWN ON SAID RECORD, AND THE BEARING AND DISTANCE OF THE BOUNDARY LINES OF SAID TRACT, AS SHOWN ON SAID RECORD.



TROUSDALE RESIDENCE
660 Bayview Drive, lot A, Aptos
View from Bayview Drive
Matson Britton Architects
Rendering: ArchiGraphics

©2008 ArchiGraphics

FOR TAX PURPOSES ONLY

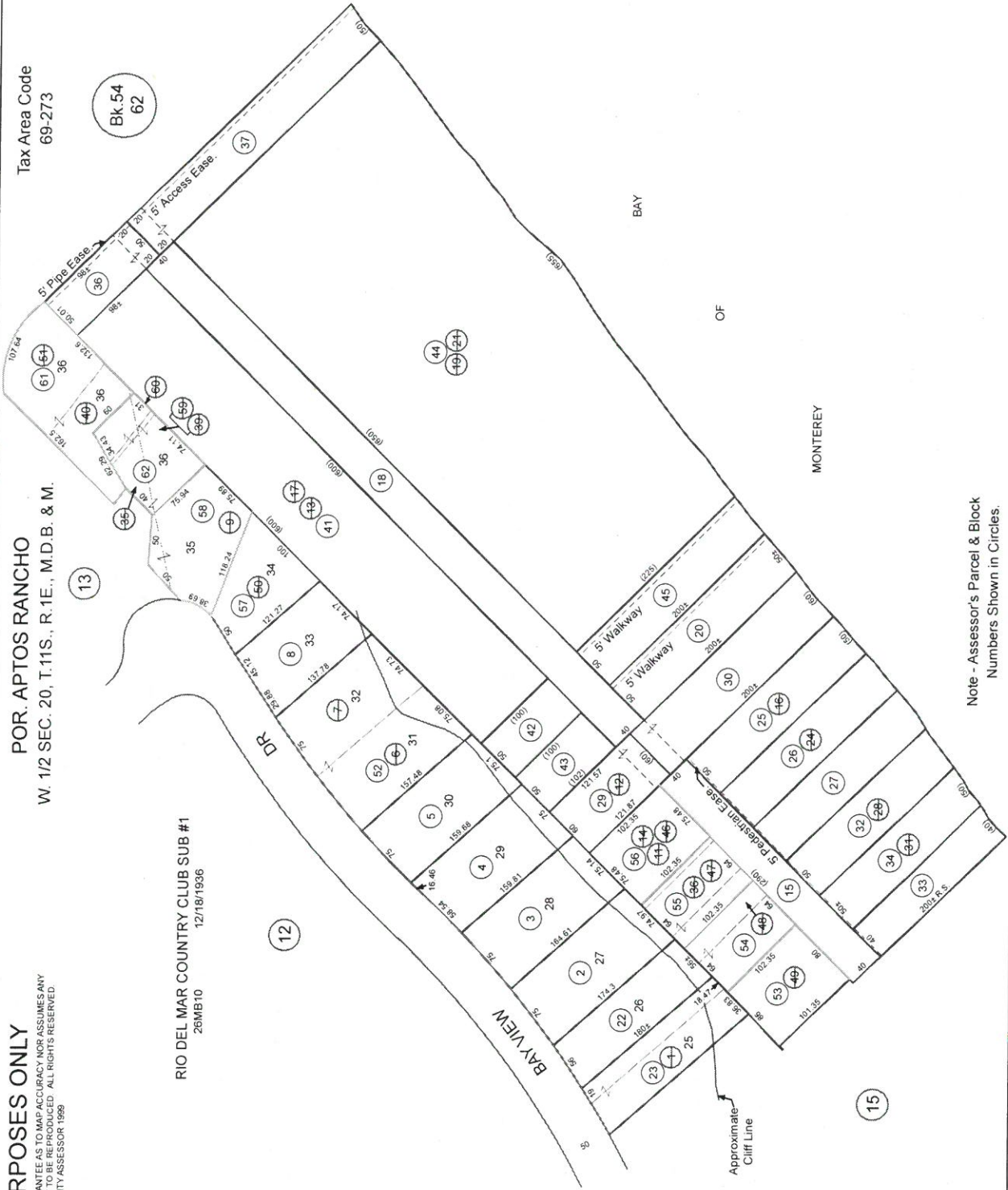
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. APTOS RANCHO

W. 1/2 SEC. 20, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-273

43-16



Assessor's Map No. 43-16
County of Santa Cruz, Calif.
Feb. 1999

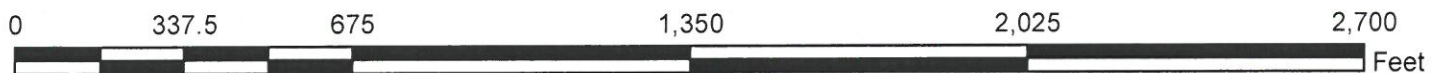
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Electronically Redrawn 2/9/99
Rev. 12/15/99 CG (Cor. body, 1-51)
Rev. 12/20/01 m.m. (changed page 15.5)
Rev. 2/17/05 DD (4-0079967 to 70, LBA 1-53 to 55)
Rev. 10/12/06 CB (6-0021451 & 2, Sp 1-57 & 58)
Rev. 5/11/09 mc (5-0005029 to 30, LBA 1-59 to 61)
Rev. 5/11/09 mc (box to pg. 13)
Rev. 6/28/10 CB (Cor. comb 1-62)





EXHIBIT F



Location Map



LEGEND

-  APN: 043-161-58
-  Assessors Parcels
-  Street
-  County Boundary

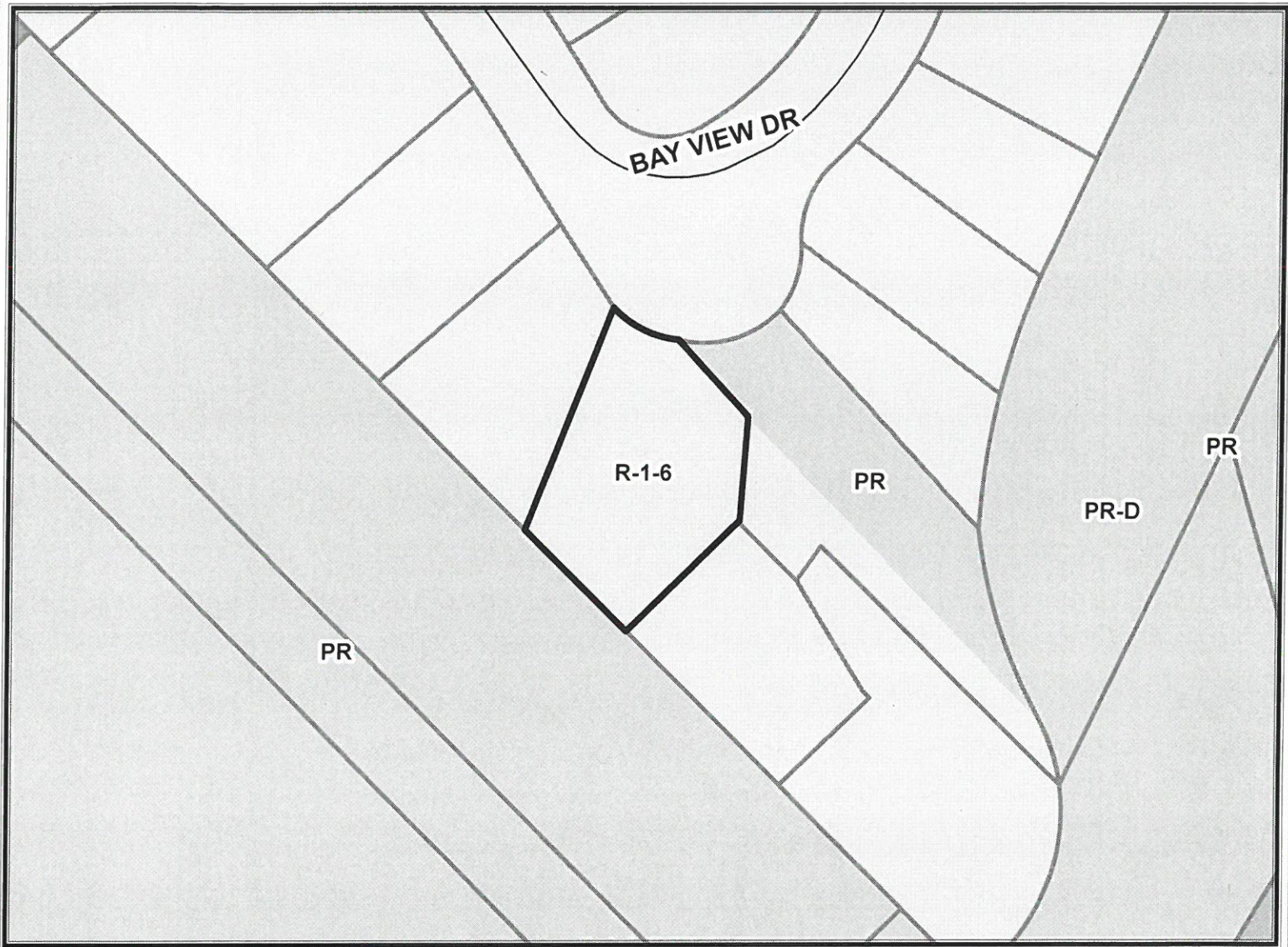


Map Created by
County of Santa Cruz
Planning Department
April 2015

EXHIBIT F



Zoning Map



LEGEND

- APN: 043-161-58
- Assessors Parcels
- Street
- RESIDENTIAL-SINGLE FAMILY
- PARK

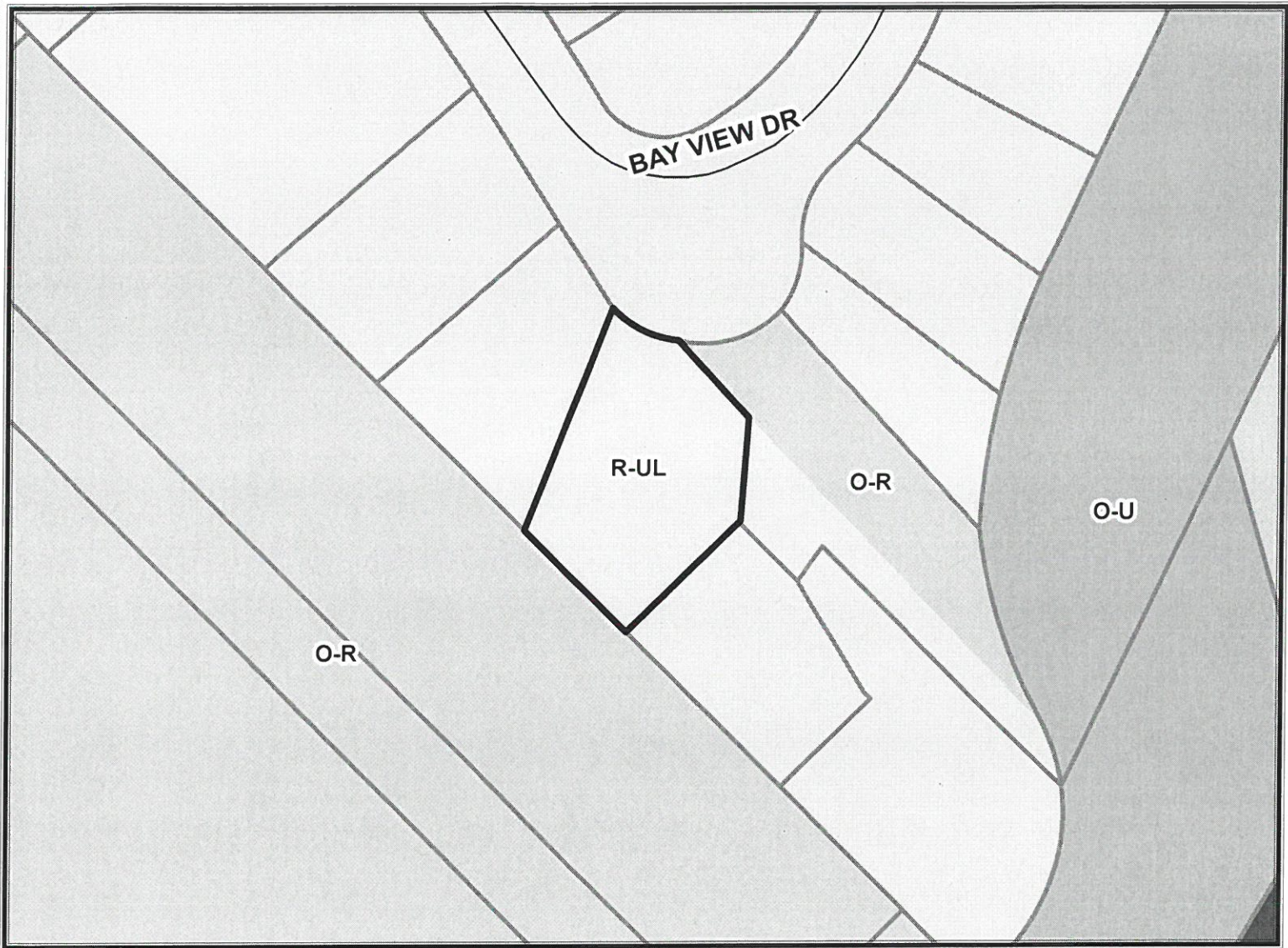


Map Created by
County of Santa Cruz
Planning Department
April 2015







EXHIBIT F



General Plan Designation Map



LEGEND

-  APN: 043-161-58
-  Assessors Parcels
-  Street
-  Residential - Urban Low Density
-  Parks and Recreation
-  Urban Open Space



Map Created by
County of Santa Cruz
Planning Department
April 2015

EXHIBIT F

Randall Adams

From: Becky Steinbruner <ki6tkb@yahoo.com>
Sent: Saturday, February 18, 2017 12:27 AM
To: Lonnie Johnson
Cc: Board; Randall Adams; Becky Steinbruner
Subject: Long Wait for Water Service to Item #3 in Soquel Creek Water District

Dear Ms. Johnson,

I want to comment on Item #3 on the County Zoning Administrator Agenda for March 3, 2017 regarding the proposed new 4,115SF single family dwelling at 660 Bayview Drive, Aptos (APN 043-161-58).

This new home is within the Soquel Creek Water District service area. The owners will be required to meet the District's Water Demand Offset (WDO) requirements and wait in line for their turn to be eligible for service agreements. This is because the aquifer that provides the District's customers water is in critical overdraft, and the District's new policy is to limit the number of new connections each year.

Currently, there are 13 new development projects on the WDO waiting list, with only 1.5 offsets for sale this year. I do not see that the owners of this new home have even placed their development on the District's waiting list.

I have many times observed at Soquel Creek Water District Board meetings that people who are trying to get their homes built are not aware at the beginning of the permit application process that there will be a long wait and a sizable expense regarding their new water service.

Please make it clear to the applicants of Item #3 on your agenda that obtaining water service will be a major consideration and potential delay, and advise them to enter discussions NOW with Soquel Creek Water District staff.

Thank you.

Sincerely,

Becky Steinbruner