



Staff Report to the Zoning Administrator

Application Number: **161283**

Applicant: Dennis Norton
Owner: James E. Levitt
APN: 044-142-09

Agenda Date: March 3, 2017
Agenda Item #: 5
Time: After 9:00 a.m.

Project Description: Proposal to remodel an existing one-story single-family dwelling to include a two-story addition at the back of the house, resulting in an approximately 2,170 square foot dwelling.

Location: 527 Vista Del Mar, Aptos

Supervisory District: Second District (District Supervisor: Friend)

Permits Required: Coastal Development Permit and Minor Exceptions to reduce the eastern side yard setback from the required 10 feet to eight feet 7 inches, and the western side yard setback from 10 feet to nine feet.

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 161283, 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 | G. Modification Worksheet |
| D. Project plans | |

Parcel Information

Parcel Size:	9,322 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Vista Del Mar
Planning Area:	Aptos

Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-10-SP (Single-family Residential, 10,000 square foot minimum parcel size, Salamander Protection combining district)
Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Soils report submitted and accepted
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Salamander Protection
Grading:	Less than 100 cubic yards
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Preliminary drainage plan accepted
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	County of Santa Cruz
Fire District:	Aptos / La Selva Fire Protection District
Drainage District:	Zone 6

Project Setting & History

The subject dwelling sits atop a small ridge, which slopes down to Vista Del Mar on the south side and Loma Prieta Drive on the north side, and overlooks the Monterey Bay. Assessor's records indicate that the house was constructed in 1952, which is a date that precedes the County's requirement to obtain building or coastal development permits. Since then, building permits were issued for an addition in 1961, as well as for a few minor permits, including a reroof permit and an electrical meter upgrade. The current proposal is to add about 900 square feet as a two-story addition to the back (north side) of the house. This is the first major remodel of the dwelling in about 60 years. The addition will be located over an existing developed area and the lot coverage will decrease modestly as a result of this application (Exhibit D).

Zoning & General Plan Consistency

The subject property is a parcel of approximately 9,322 square feet, located in the R-1-10-SP (Single-family Residential, 10,000 square foot minimum parcel size, Salamander Protection combining district) zone district, a designation which allows residential uses. The single-family dwelling, including the proposed addition, is a principal permitted use within the zone district

and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation. The project complies with the requirements of the Salamander Protection combining district as discussed below.

The current proposal to add about 900 square feet as a two-story addition complies with the zone district standards as modified by the Minor Exceptions request to allow a reduction in the required side yard setbacks. The existing house is a nonconforming structure, but the proposed modifications, which result in 33% of the house requiring structural modification (Exhibit G), does not meet the 65% threshold after which a discretionary permit is required.

Local Coastal Program Consistency

Due to the location of the subject parcel within the Coastal Zone, this proposal to add about 900 feet requires a Coastal Development Permit. Because the addition is to the back of the house, the visual impact to the public view from Vista del Mar will be negligible. In addition, the addition is proposed to match the existing finish materials and colors. Given this, the project 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. 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

The project complies with the requirements of the County Design Review Ordinance, in that the designer proposes to locate the addition at the rear of the dwelling, which will retain the one-story, simple charm of the existing structure when viewed from Vista Del Mar Drive. The finish materials of the addition will match the original home. The proposed addition will be compatible with the design of the existing house and the surrounding neighborhood where there is a broad range of architectural styles.

Minor Exception

County Code 13.10.235 (Minor Exceptions) provides relief to site standards when minor deviations are requested with the intent being to provide a streamlined discretionary process. The variations are limited in nature and are therefore presumed to have a minimal impact to surrounding properties. Minor Exceptions of up to 15% of the setback are allowed (for a 10 foot side yard, a reduction of up to 18 inches can be allowed). In this case, a Minor Exception is required to reduce the two side yards from the zone district's required 10 feet to: 8 feet 7 inches (i.e. a reduction of 17 inches) for the eastern side yard and 9 feet (i.e. a reduction of 12 inches) for the western side yard. Because the lot slopes steeply on the north side as well as the fact that development is further constrained by the Salamander Protection requirements, staff supports the proposed Minor Exceptions (see Findings, Exhibit C).

Salamander Protection

The subject parcel is located within the Salamander Protection (SP) combining district. County Code 16.32 provides the requirements for development in the SP combining district as "conditions." Since this is an addition to an existing house and not a construction on a vacant lot, the relevant condition for this project is the 10% limit on impervious area. In this case, the project will actually result in a reduction of impervious area/lot coverage since the proposed development is over an already developed area. Given this, Environmental Planning staff accepted this proposal as complying with the Salamander Protection combining district's requirements.

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 **161283**, 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: 161283

Assessor Parcel Number: 044-142-09

Project Location: 527 Vista Del Mar Dr., Aptos, CA

Project Description: Proposal to remodel an existing one-story single-family dwelling to include a 1,090 square foot addition, resulting in a two-story, 2,307 square foot dwelling.

Person or Agency Proposing Project: Dennis Norton

Contact Phone Number: (831) 818-0335

- 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: 15301 Existing Facilities

F. Reasons why the project is exempt:

15301 (Class 1): The project is exempt because the project is an addition to an existing structure which will not result in an increase of more than 10,000 square feet; the project is located in an area where all public services and facilities are available.

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



Annette Olson, Project Planner

Date: 2/14/17

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-1-10-SP (Single-family Residential, 10,000 square foot minimum parcel size, Salamander Protection combining district), a designation which allows residential uses. The proposed addition is to a single-family dwelling which is a principal permitted use within the zone district, and the zoning is 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 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; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top. The proposed two-story addition is to the back of the house which will result in only minimal changes to the front of the house. The addition will match the existing house's materials and colors and will, therefore, be compatible with the existing dwelling and surrounding neighborhood.

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 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-1-10-SP (Single-family Residential, 10,000 square foot minimum parcel size, Salamander Protection combining district) 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 widely 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 and is not encumbered by physical constraints to development. Although there is a slope located at the rear of the house, a soils report for the project was accepted by the County's Environmental Planning staff (see Exhibit F). Construction will comply with the recommendations of the soils report and soils report acceptance letter, 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 will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks, as modified by the requested Minor Exceptions to side yard setbacks, that insure 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-1-10-SP (Single-family Residential, 10,000 square foot minimum parcel size, Salamander Protection combining district) 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 as modified by the requested Minor Exception.

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

The proposed addition will not significantly 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 is on the north side of the dwelling and therefore will not significantly shade adjacent properties, and will meet current setbacks for the zone district as modified by the Minor Exception request.

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-1-10-SP zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories), as modified by the requested Minor Exceptions, 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 project is an addition to an existing single-family dwelling. The expected level of traffic generated by the proposed project is anticipated to remain at the current one peak trip per day. Given this, the project is not anticipated to result in any adverse impacts to 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 addition is consistent with the land use intensity and density of the neighborhood. The addition is to the rear of the house so will have a very limited impact to the house as viewed from the front. The addition is proposed to match the finish materials of the existing house, so the resulting dwelling will be compatible with the physical design aspects of the neighborhood. No change in density is proposed.

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 addition will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The addition is to the rear (north side) of the house. Therefore, there will be no significant change to the house when viewed from the front of the house. The addition is design to match the existing dwelling which has clean lines and a simple pitched roof design.

Minor Exceptions Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The proposed Minor Exception is to reduce the eastern side yard setback by about 1.5 feet (17 inches), and the western side yard setback about one foot (12 inches).

This finding can be made, in that the special circumstance is the subject parcel's location within the Salamander Protection combining district and the available area for the addition is limited by the presence of a slope on the parcel's northern side. The SP combining district limits impervious area to 10% and the addition is proposed over an already disturbed area. Utilizing the existing disturbed area minimizes the potential impact to salamander habitat. This project will result in a net reduction of lot coverage. In addition, the area suitable for an addition is further limited by the presence of a slope at the rear of the parcel, which is the only area where there is sufficient room for an addition. The slope limits the distance the addition can extend to the north, so allowing the addition to extend into the eastern and western setbacks a modest amount (one foot to the west, and about one and one-half feet to the east) is considered reasonable.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that County Code 13.10.235 (Minor Exceptions) provides relief to site standards when minor deviations are requested with the intent being to provide a streamlined discretionary process. The variations are limited in nature and are therefore presumed to have a minimal impact to surrounding properties. The proposed Minor Exceptions will locate the addition one and one-half feet closer on the eastern side and one foot closer on the western side than would have been allowed under the strict adherence to the zone district standard of 10 feet. Given that the existing structure is located less than six feet from the side property lines (where 10 feet is required), the proposed setbacks of 8.5 feet and 9 feet represent an improvement over the existing setbacks. Shading impacts attributable to the reduced setbacks will be negligible. Given that the addition will be constructed in conformance with the submitted soils report and building code, the project will not be detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that any other property in the vicinity would be eligible for a Minor Exception. In addition, some of the homes in the area are nonconforming because they were constructed prior to the requirement to obtain a building permit and do not meet current setback requirements. Given that these homes encroach into the side yard setbacks, the granting of the Minor Exceptions would not constitute a grant of special privileges.

CONDITIONS OF APPROVAL

- Exhibit D: 9 Sheets: Sheet 1 cover sheet by Dennis Norton, dated 11/8/16; Sheet 2 proposed site plan, Dennis Norton, 12/7/16; Sheet 3 Existing Floor Plan dated 7/19/16; Sheet 4 Proposed Main Floor Plan dated 11/2/16; Sheet 5 Proposed Lower Floor Plan dated 12/5/16; Sheet 6 South and East Elevations dated 12/5/16; Sheet 7 North and West Elevations dated 10/25/16; Sheet 8 Roof Plan; and Sheet S Site Map by Paul Jensen, Professional Land Surveyor, undated.
- I. This permit authorizes the construction of two-story addition of about 900 square feet as indicated on the approved Exhibit "D" for this permit. 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, if required.
 - C. 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.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official, if required.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - F. 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. 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 sheet in 8 1/2" x 11" format for Planning Department review and approval.
 3. A detailed grading, drainage, and erosion control plan completed by a civil engineer.
 4. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- 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 2 bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- I. Pay the current fees for Roadside and Transportation improvements for 2 bedrooms. Currently, these fees are, respectively, \$1,000 and \$1,000 per

bedroom.

- J. 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.
 - K. 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 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.

LEVITT
RESIDENCE

GENERAL INFORMATION		SIT AREA	ZONE
		0.353 SQ. FT.	P-1-10-SB
BILL DINKS			
EASTING	NW40	1,371 SQ. FT.	
DICK	DICK	918 SQ. FT.	
ENCLOSURE			
LW46 MAIN FLOOR		1,384 SQ. FT.	
LW46 LOWER		963 SQ. FT.	
TOTAL		2,347 SQ. FT.	
DICK		211 SQ. FT.	
ATTACHED STORAGE B4D3 (unaccounted)		37 SQ. FT.	
TOTAL ADJUTANT		868 SQ. FT.	
LOT COVERAGES			
EXISTING		1,708 SQ. FT.	
PROPOSED		1,720 SQ. FT.	

CODE ANALYSIS: THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES (2013)

OCCUPANCY CLASSIFICATION: B-2/J

BUILDING CONSTRUCTION TYPE: V-B

FIRE RATING: NONCOMBUSTIBLE

FRAMING, FINISHES, ETC.:

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1. THE ABOVE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION (2010 C.A.A.) AND ALL APPLICABLE CODES AND STANDARDS.
2. THE ABOVE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION (2010 C.A.A.) AND ALL APPLICABLE CODES AND STANDARDS.
3. THE ABOVE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION (2010 C.A.A.) AND ALL APPLICABLE CODES AND STANDARDS.
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7. THE ABOVE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION (2010 C.A.A.) AND ALL APPLICABLE CODES AND STANDARDS.
8. THE ABOVE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION (2010 C.A.A.) AND ALL APPLICABLE CODES AND STANDARDS.
9. THE ABOVE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION (2010 C.A.A.) AND ALL APPLICABLE CODES AND STANDARDS.
10. THE ABOVE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION (2010 C.A.A.) AND ALL APPLICABLE CODES AND STANDARDS.

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ALL RIGHTS RESERVED

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1. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE
2. DATE 08-01-2011 BY 60322 UCBAW/STP
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- [illegible]

Author's address: Department of Psychology, University of Illinois at Chicago, 4400 South Maryland Avenue, Chicago, IL 60607, USA.
E-mail: shawn.walker@uic.edu

- [illegible]

Abstract

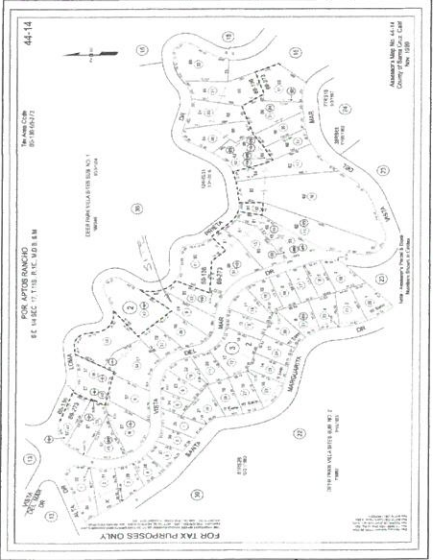
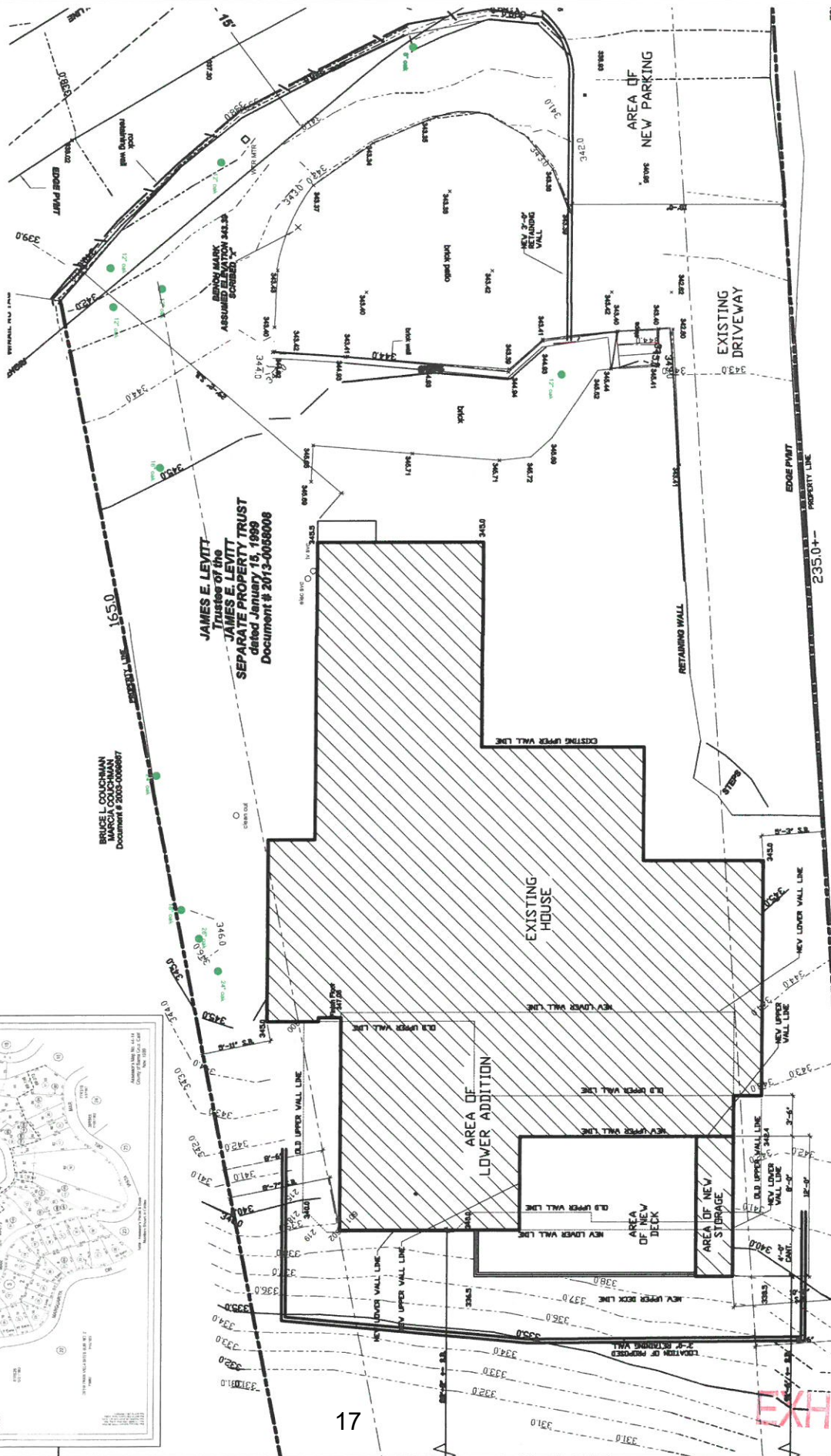
Page	Title
1	COVER SHEET, PROJECT INFO
2	SEE PLAN
3	PROPOSED MAIN FLOOR PLAN
4	PROPOSED LOWER FLOOR PLAN
5	PROPOSED FIRST FLOOR PLAN
6	PROPOSED SECOND FLOOR PLAN
7	PROPOSED ROOF PLAN
8	PROPOSED SECTION
9	PROPOSED ELEVATION
10	PROPOSED DETAIL
11	PROPOSED SCHEDULE
12	PROPOSED SPECIFICATIONS
13	PROPOSED NOTES
14	PROPOSED INDEX
15	PROPOSED APPENDIX
16	PROPOSED GLOSSARY
17	PROPOSED BIBLIOGRAPHY
18	PROPOSED REFERENCES
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98	PROPOSED REFERENCES
99	PROPOSED INDEX
100	PROPOSED APPENDIX



1 **SITE PLAN**
SCALE: 1/4"=1'-0"

LOT COVERAGE:
EXISTING = 1.785 S.F.
PROPOSED = 1,730 S.F.

12/11/2011 11:11 AM



JOHN LEVITT
50 BOX 5800
CARROLL, CA 95003
925-315-2800

LEVITT RESIDENCE
527 VISTA DEL MAR RD.
APTOS, CA 95003
APN 044-142-09

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
712 C CAMPTON AVE. CARROLL, CALIFORNIA 95003
PHONE: 925 428 2818 FAX: 925 428 2818
WEBSITE: www.dennisonnorton.com

PROPOSED MAIN FLOORPLAN

00
1/4"=1'-0"
VISTA
11/02/18

4

1 FLOORPLAN MAIN

SCALE: 1/4"=1'-0"
LIVING + LUMB. 8' 6"
DINING + KITCHEN 11' 6"
STORAGE BED 12' 8"

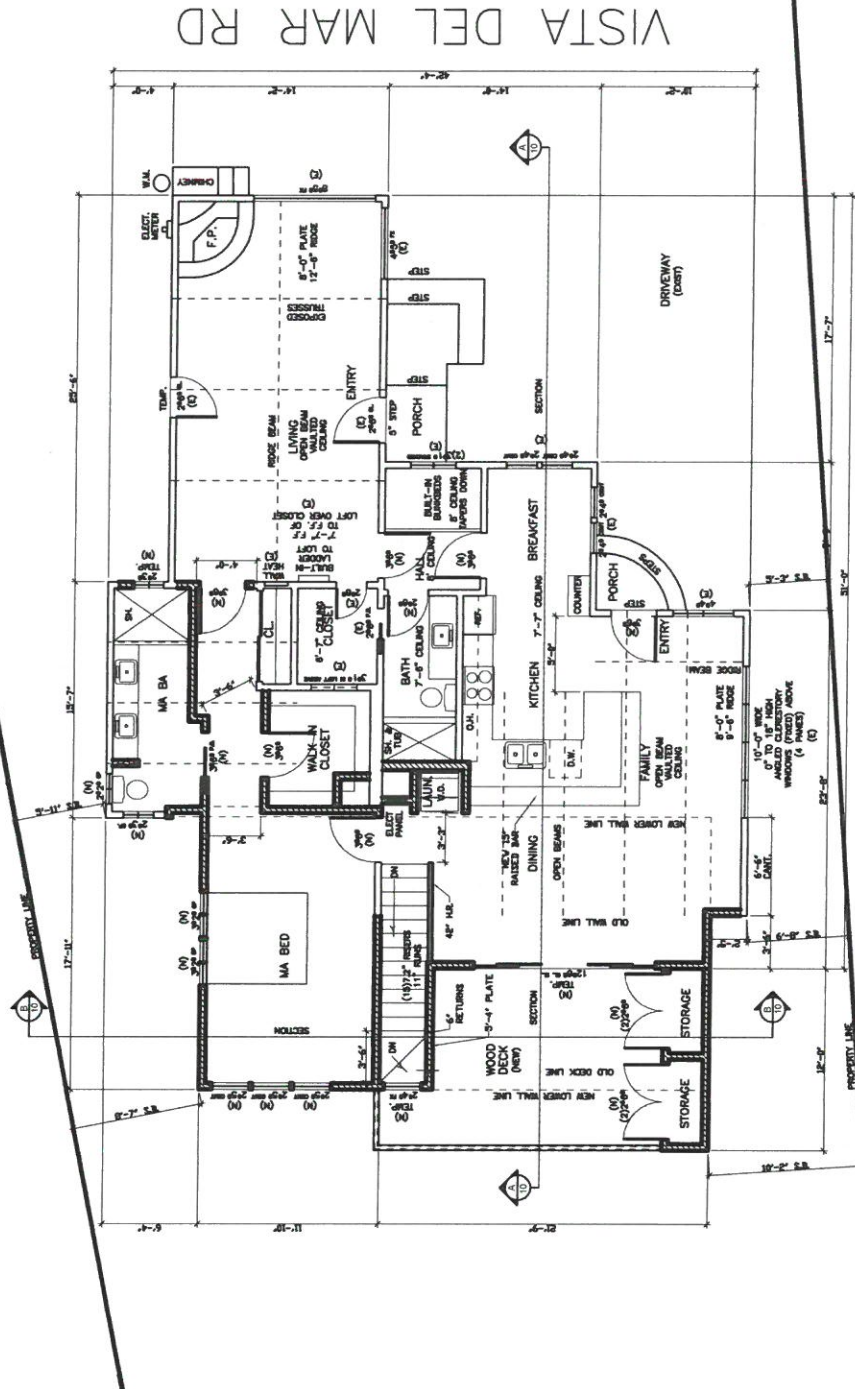


EXHIBIT D

PROPOSED LOWER FLOORPLAN

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
713 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: 831.419.3818 FAX: 831.431.3818
WEBSITE: www.dennisonnorton.com

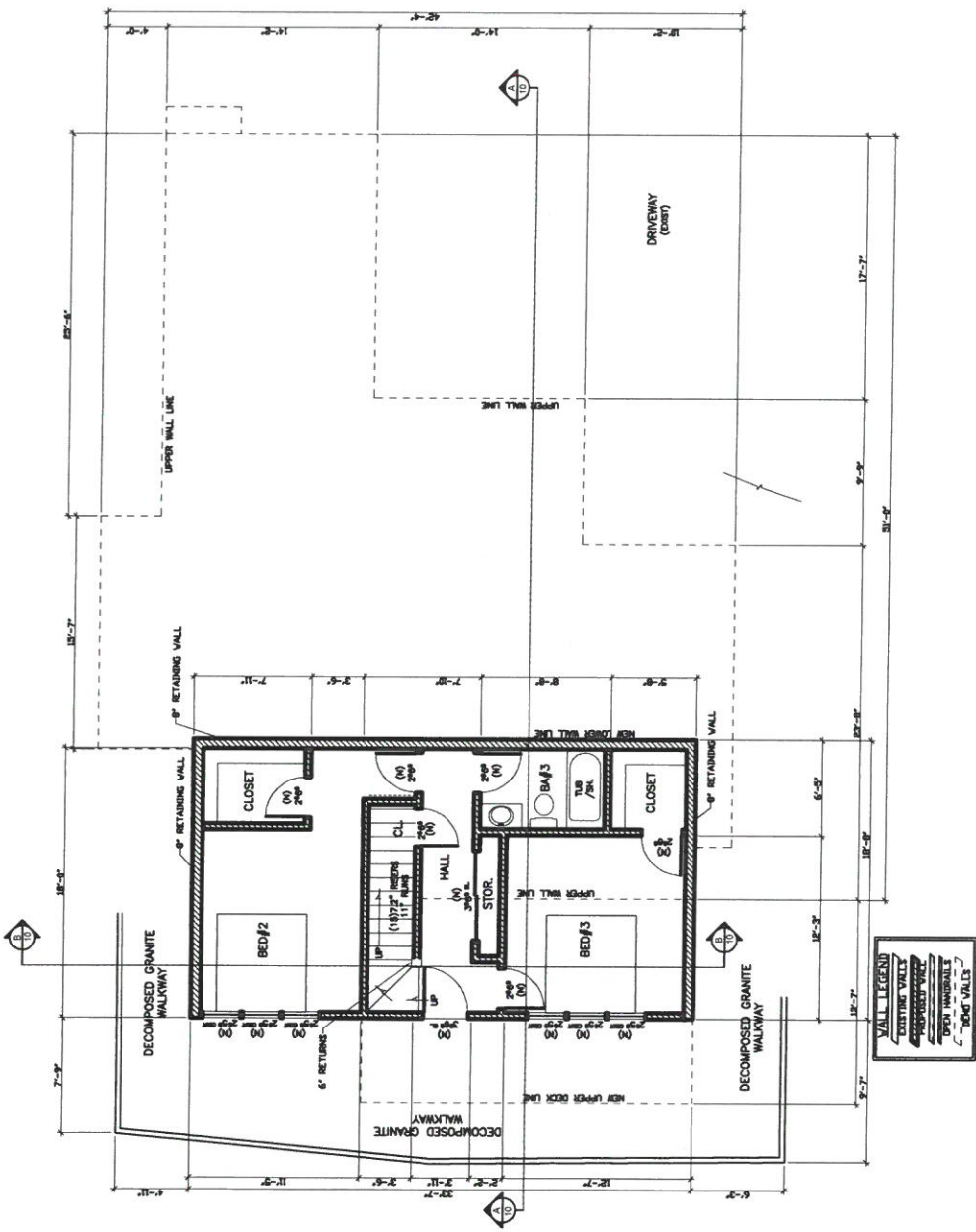
LEVITT RESIDENCE
527 VISTA DEL MAR RD.
APTOS, CA 95003
APN 044-142-09

JOHN LEVITT
OWNER
CAPITOLA, CA 95010
PHONE: 831.419.3818
FAX: 831.431.3818
WEBSITE: www.dennisonnorton.com

1 FLOORPLAN LOWER

SCALE: 1/4"=1'-0"
LIVING + BEDS E

VISTA DEL MAR RD



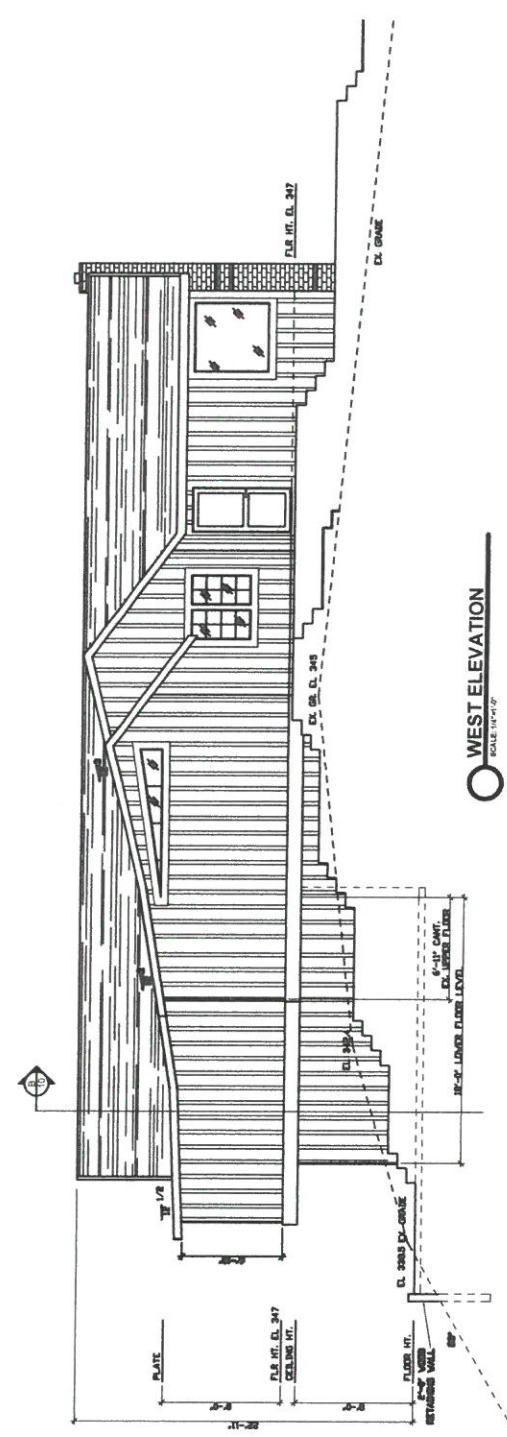
JOHN LEVITT
 527 VISTA DEL MAR RD.
 APTOS, CA 95003
 APN 044-142-09

LEVITT RESIDENCE
 527 VISTA DEL MAR RD.
 APTOS, CA 95003
 APN 044-142-09

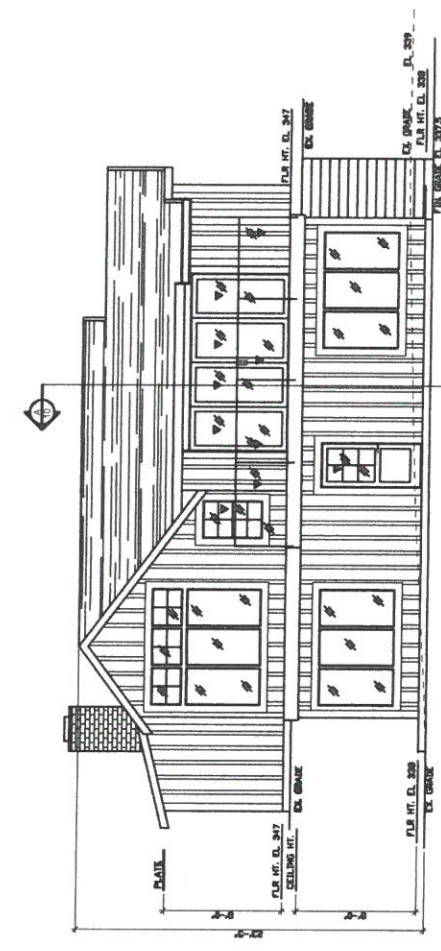
DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 770 S CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95018
 PHONE: 831.725.8115 FAX: 831.426.2818
 WEBSITE: www.dennishomeplans.com

NORTH AND WEST
 ELEVATIONS

10/25/16
 VISTA
 1/4"=1'-0"
 7



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



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

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

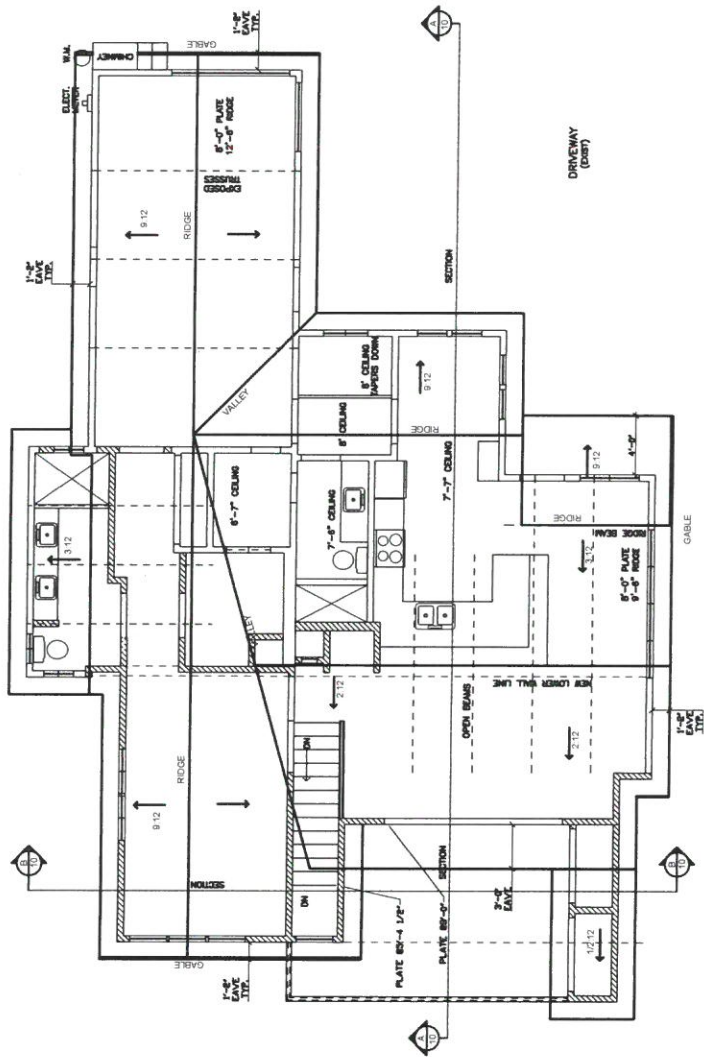
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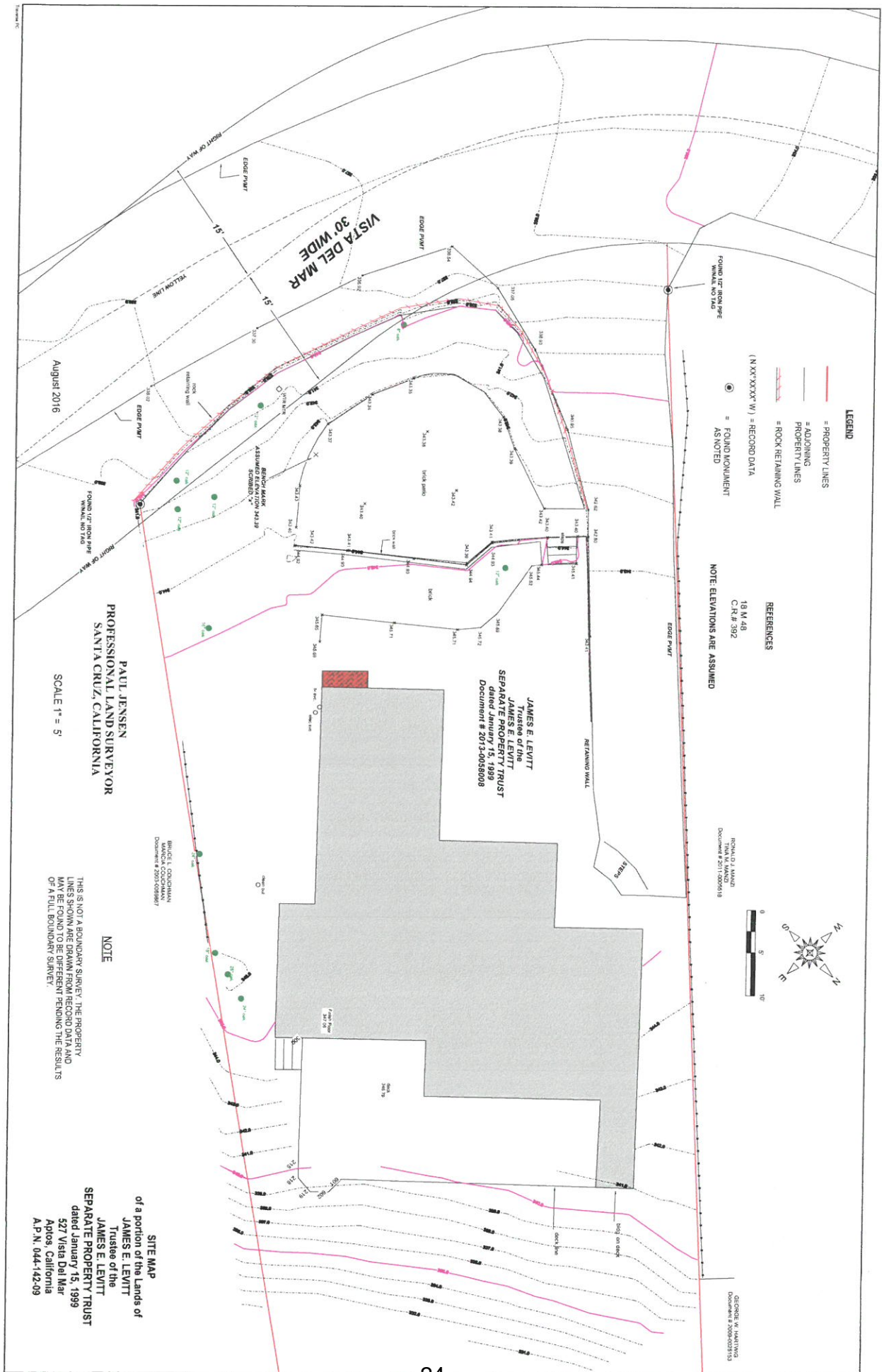
DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 772 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95019
 PHONE 317.475.2941 FAX 317.475.2942
 WEBSITE: WWW.DENNISNORTON.COM

LEVITT RESIDENCE
 527 VISTA DEL MAR RD.
 APTOS, CA 95003
 APN 044-142-09

JOHN LEVITT
 50 BOX 5006
 10001 5th
 95008

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





Electronically redrawn 11/13/99 KSA
 Rev. 11/12/99 KSA (Por. to Pg. 36)
 Rev. 7/22/14 CB (Combo Form, 2-55)
 Rev. 4/7/16 CB (Comb Form, 2-55)
 Rev. 4/7/16 CB (124RS31)

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VISTA
DEL MAR
DR

POR. APTOS RANCHO
 S.E. 1/4 SEC. 17, T.11S., R.1E., M.D.B. & M.

Tax Area Code
 69-136 69-273

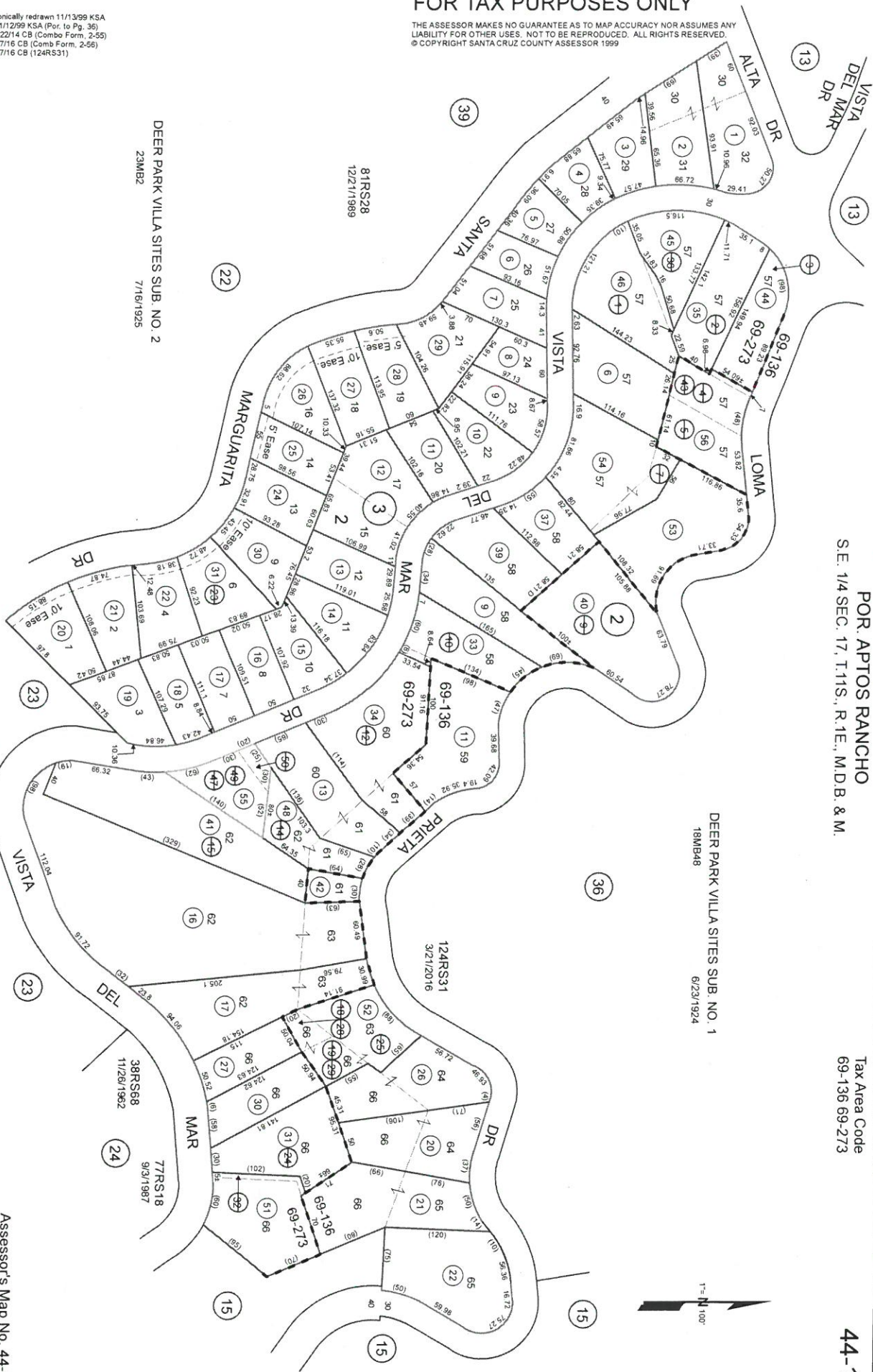
44-14

DEER PARK VILLA SITES SUB. NO. 1
 18MB48 6/23/1924

DEER PARK VILLA SITES SUB. NO. 2
 23MB2 7/16/1925

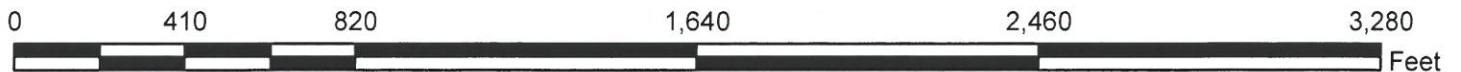
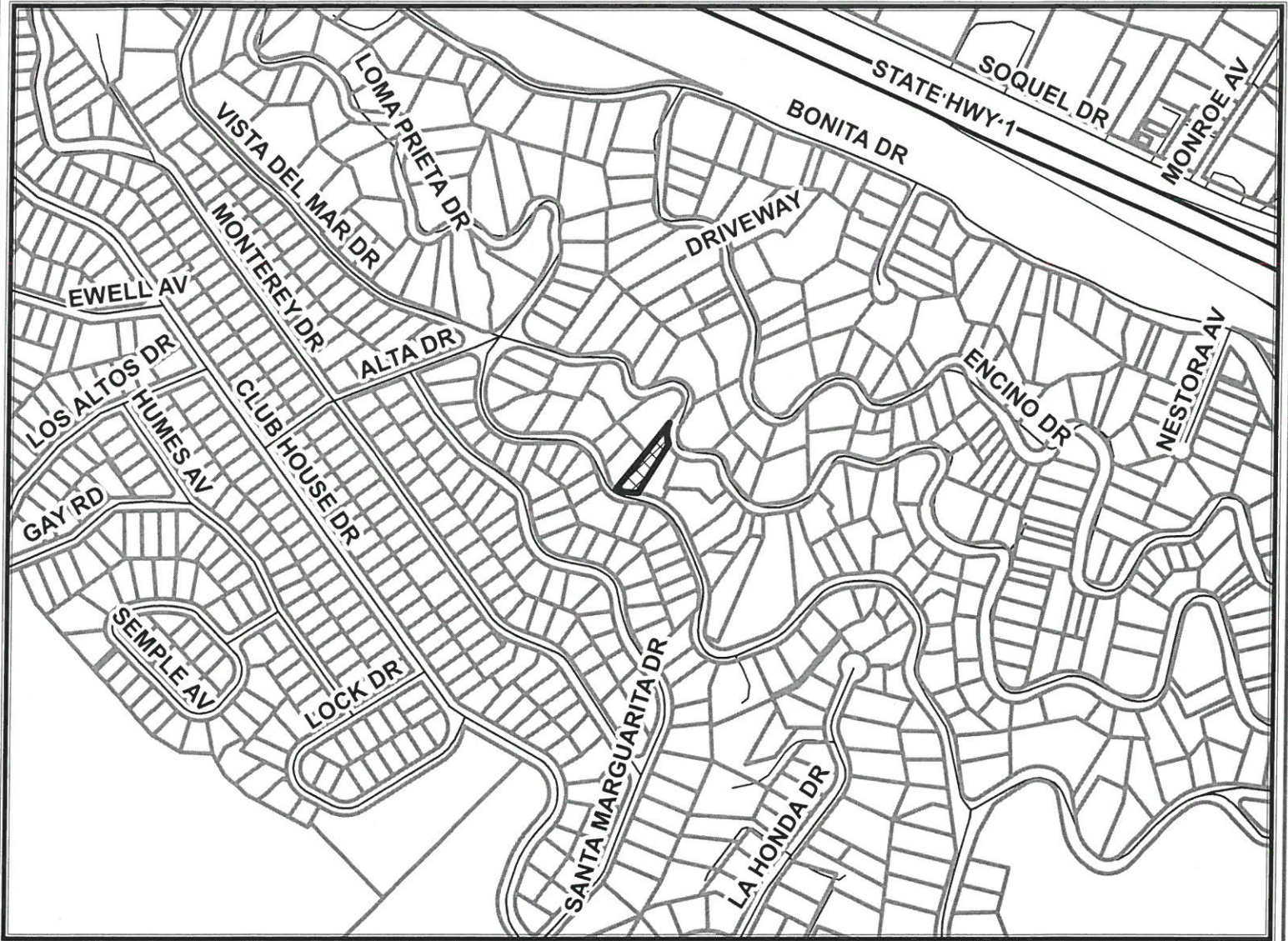
Note - Assessor's Parcel & Block
 Numbers Shown in Circles.

Assessor's Map No. 44-14
 County of Santa Cruz, Calif.
 Nov. 1999





Location Map



LEGEND



APN: 044-142-09



Assessors Parcels

— Street

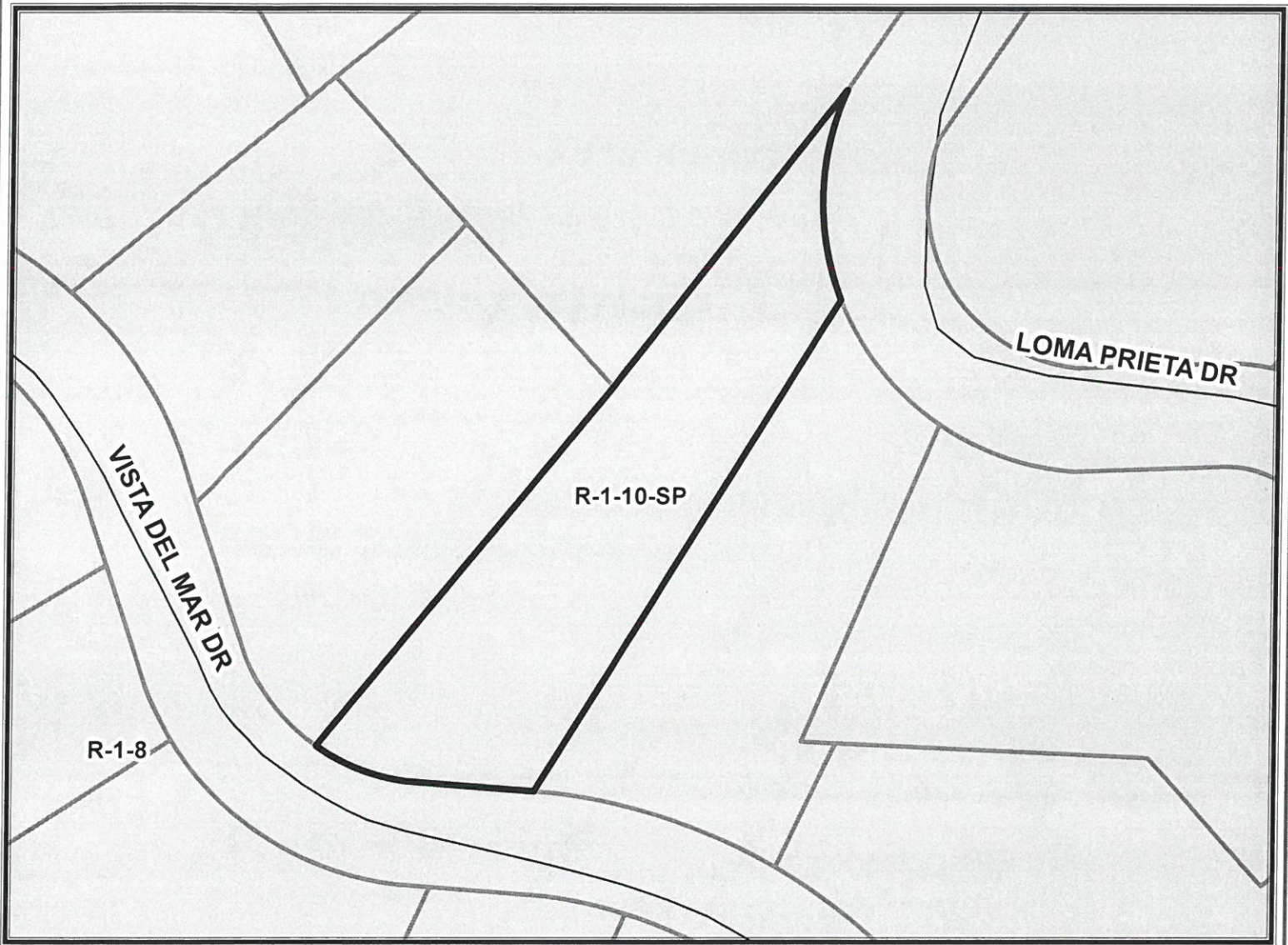
— State Highways



Map Created by
County of Santa Cruz
Planning Department
October 2016



Zoning Map



LEGEND

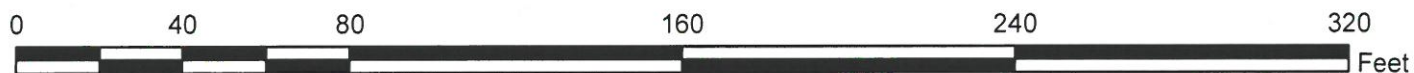
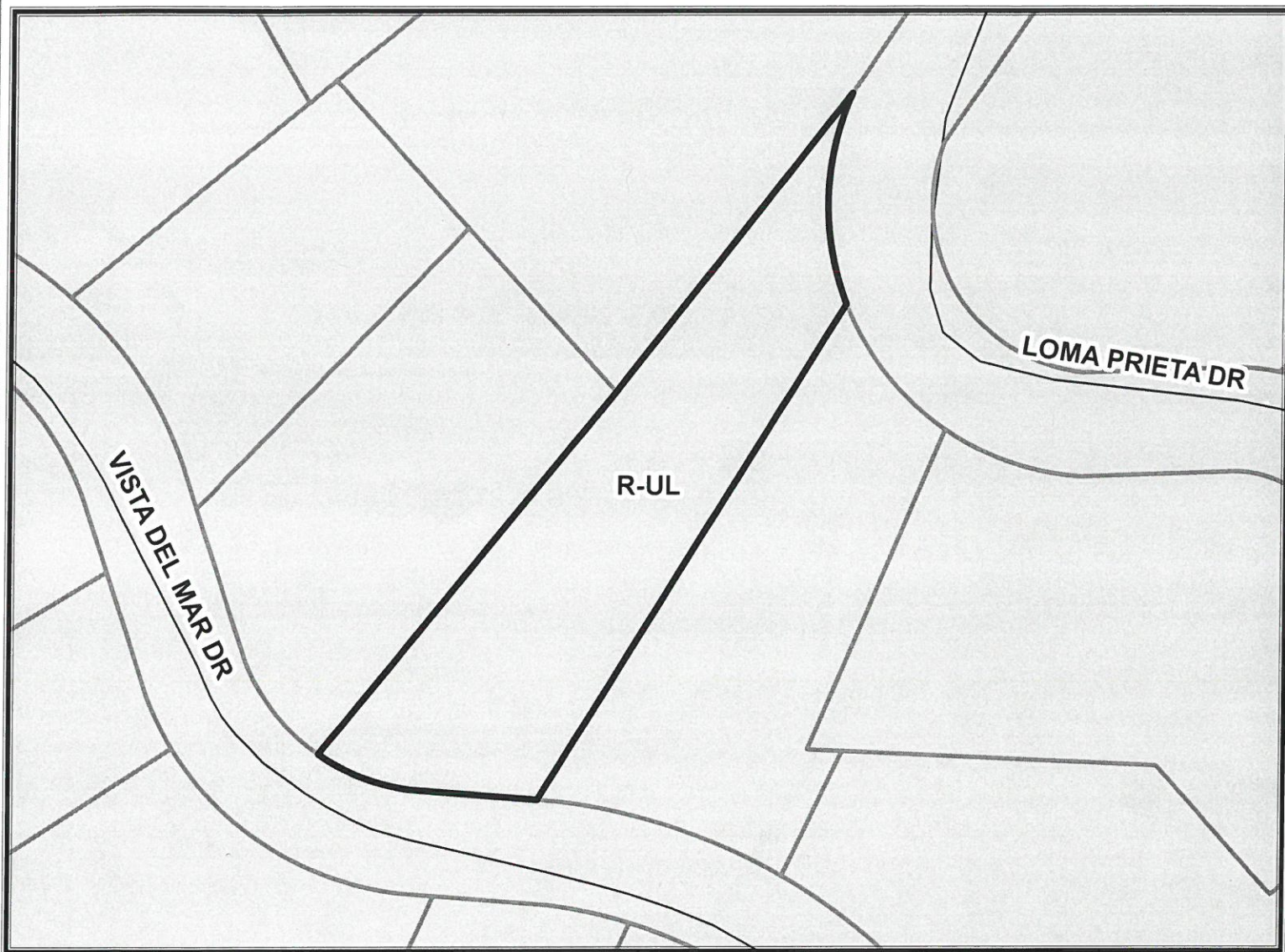
-  APN: 044-142-09
-  Assessors Parcels
-  Street
-  RESIDENTIAL-SINGLE FAMILY



Map Created by
County of Santa Cruz
Planning Department
October 2016



General Plan Designation Map



LEGEND

-  APN: 044-142-09
-  Assessors Parcels
-  Street
-  Residential - Urban Low Density



Map Created by
County of Santa Cruz
Planning Department
October 2016

EXHIBIT E



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

28 December 2016

Dennis Norton
712 Capitola Avenue, Suite C
Capitola, CA 95010

Subject: Review of the Geotechnical Study for Proposed Addition to Existing Residence at 527 Vista Del Mar Drive dated 7 July 2016 and Addendum to Geotechnical Report-Mitigation of Slope Instability dated 28 November 2016 by Geotecnia
Job No. 161888

Project Site: 527 Vista Del Mar Drive, Aptos
APN 044-142-09
Application No. REV-161097

Dear Mr. Norton:

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

1. All project design and construction shall comply with the recommendations of the 7 July 2016 Geotechnical Study as well as the 28 November 2016 Addendum to Geotechnical Report.
2. Final plans shall reference both reports by titles, author, and dates. Final Plans should also include a statement that the project shall conform to the report's recommendations.
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The author of the soils report shall sign and stamp the completed form. *Please note that the plan review form must reference the final plan set by last revision date.* Any updates to report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", and "Assistance & Forms".

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

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

Review of the Geotechnical Study for Proposed Addition to Existing Residence at 527 Vista Del Mar Drive dated 7 July 2016 and Addendum to Geotechnical Report - Mitigation of Slope Instability dated 28 November 2016 by Geotecnia - Job No. 161888

APN 044-142-09

28 December 2016

Page 2 of 3

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/plnappeal_bldg.htm

Please contact the undersigned at (831) 454-3168 or Rick.Parks@santacruzcounty.us if we can be of any further assistance.

Sincerely,



Rick Parks, GE 2603
Civil Engineer – Environmental Planning
County of Santa Cruz Planning Department

Cc: Robert Loveland, Environmental Planning
Geotecnia, Attn: Luis Moura, GE

**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 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 *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.

Modification Worksheet

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accomodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

How to use this calculator:

For each building component (roof, exterior walls, floor framing or foundation), you may enter either an estimated percentage to be modified or you can enter the actual measurements and use the calculator to obtain the percent modification of that component. Enter values only in the green fields. The result is given in the blue box a the bottom of the spreadsheet.

For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

Roof

Do not enter
words or
symbols

Enter either

Estimated % of roof to be modified	30%
or	
Area of Existing Roof	1584 SF
Total Modified Area of Roof	475 SF
	30%

Calculation Tips

Roof Calculation Notes:

Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.

Exterior Walls

Enter either

Estimated % of exterior walls to be modified	37%
or	
Total length of existing exterior walls	184 LF
Total length of modified exterior walls	68 LF
	37%

Exterior Walls Calculation Notes:

Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.

Floors

Enter either

Estimated % of floor area to be modified	18%
or	
Total area of existing floors	1271 SF
Total area of modified floors	223 SF

Floor Calculation Notes:

The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAN modification.

18%

Foundations

Enter either

Estimated % of foundations to be modified		
or		
Perimeter Foundations		
Total length of <u>existing</u> perimeter foundation	162	LF
Total length of <u>modified</u> perimeter foundation	51	LF
Area of first floor supported by perimeter foundation	1271	SF
Slab Foundations		
Total area of <u>existing</u> slab foundation	0	SF
Total area of <u>modified</u> slab foundation		SF
Area of first floor supported by slab foundation		SF
Pier and Grade Beam Foundation		
Total length of <u>existing</u> pier and grade beam foundation	0	LF
Total length of <u>modified</u> pier and grade beam foundation		LF
Area of first floor supported by pier and grade beam foundation		SF
	31%	

Foundation Calculation Notes:

Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;

Modification of a slab is measured as percentage of area.

Where piers are added or reinforced, multiply the number of modified piers by the average spacing. Where one pier or anchor is added, count as a modification of 4'.

Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.

Summary

Roof Modification (15%)	5%
Exterior Wall Modification (65%)	24%
Floor Framing Modification (10%)	2%
Foundation Modification (10%)	3%
	33%

For Planning Staff Only

If structural modifications exceed the level of modification indicated below, a discretionary application is required.

☐ 65% ☐ Other*

☐ 50% ☐ No Maximum*

* Explain: _____

APN: _____

Owner Name: _____

Date: _____

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project.

Signature _____

Print Name _____