



## Staff Report to the Zoning Administrator

Application Number: **171121**

**Applicant:** Matson Britton Architects  
**Owner:** Marshall and Susan Mohr  
**APN:** 043-112-09

**Agenda Date:** November 3, 2017  
**Agenda Item #:** 1  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to remove an existing 3,043 square foot one-story single family home, and to construct a 4,349 square foot 2-story 4 bedroom single family home with an attached garage. Requires a Coastal Development Permit and a Combined Geology/Soils Report Review (REV171050).

**Location:** Property located on the southeast side of Lamanda Drive, approximately 300 feet southwest from Cliff Drive at 102 Lamanda Drive.

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

**Permits Required:** Coastal Development Permit

**Technical Reviews:** Combined Geology/Soils Report Review

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 171121, 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:	11,996 square feet (per architectural plans)
Existing Land Use - Parcel:	Single Family Residential
Existing Land Use - Surrounding:	Single Family Residential
Project Access:	Lamanda Drive
Planning Area:	Aptos

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Land Use Designation: R-UL (Urban Low Density Residential)  
Zone District: R-1-6 (Single-Family Residential)  
Coastal Zone: X Inside       Outside  
Appealable to Calif. Coastal Comm. X Yes       No

### Environmental Information

Geologic Hazards: Coastal arroyo at rear of property  
Soils: Report reviewed and accepted  
Fire Hazard: Not a mapped constraint  
Slopes: Coastal arroyo (5-10% along the north side of property before arroyo).  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: Minimal grading. There will be 640 cubic yards of overexcavation/recompaction.  
Tree Removal: One 6" tree  
Scenic: Yes  
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  
Sewage Disposal: SCSAN-SOI  
Fire District: Aptos/La Selva Fire Protection District  
Drainage District: Flood Control District 6

### Project Setting

The project site is located on the south side of Lamanda Drive where it connects with Seaview Drive approximately 300 feet from Cliff Drive at 102 Lamanda Drive. The project site is located within a single-family residential neighborhood with homes to the north, east and west. A steep coastal arroyo is located south and southeast of the parcel. The County Geologist has determined that this parcel is located on a coastal arroyo, not a coastal bluff. A coastal bluff is defined as "a bank or cliff along the coast subject to coastal erosion processes. Coastal bluff refers to the top edge, face, and base of the subject bluff." New development located on a coastal bluff shall have a minimum 25' setback from the top edge of the coastal bluff, or provide the distance necessary to provide a stable building site over a 100-year lifetime of the structure, whichever is greater. Homes located on a coastal arroyo do not have the same setback requirements as coastal bluff homes. There is no minimum setback requirement from the top of the bank on a coastal arroyo. The setback from the top of the bank to the rear of the home is determined by reviewing and approving the recommendations from the soils report submitted by the applicant. The soils report submitted for the proposed home indicates a 10 foot setback from the pin pile wall located by the top of the bank to the closest portion of the rear of the home. The majority of the home is 26'-31' from the pin pile wall. Only a small section of the single story portion is 10' from the pin pile wall. The County Geologist accepted the soils and geologic reports and deemed the project complete with conditions. Other

projects located on the coastal arroyos have been approved with rear setbacks recommended by geologists that were less than coastal bluff requirement of 25 feet. One example is a project that included a new single family home and guest cottage at 454 Cliff Drive, where the soils report recommended a minimum 18' setback from the top of the bank of the arroyo slope.

The parcel is located within the scenic viewshed of the public beach to the south and southwest; however, due to the location of the home, only a portion of the home is visible from the public beach below at certain angles.

### **Project Scope**

The application includes a proposal to construct a two-story single family dwelling of about 4,054 square feet with an attached 479 square foot garage. With the garage credit, the total square footage of the entire structure is 4,349 square foot. A six inch diameter tree will be removed in the front yard and approximately 640 cubic yards of soil will undergo overexcavation and recompaction.

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

The subject property is a parcel of approximately 11,996 square feet, located in the R-1-6 (Single-Family Residential) zone district, a designation which allows residential uses. The proposed single family dwelling 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 proposed residence complies with the site standards for the zone district, as outlined below:

	<b>R-1-6 Site Standards</b>	<b>Proposed</b>
<b>Front yard setback</b>	20'	20'
<b>Rear yard setback</b>	15' from property line (or as recommended by the geologist)	About 50' from property line/10' from pin pile wall
<b>Side yard setback</b>	5' and 8'	5' and 8'
<b>Maximum height</b>	28'	Approximately 26'-8"
<b>Maximum lot coverage (%)</b>	40%	33.7%
<b>Maximum floor area ratio (FAR)</b>	50%	36.26%

\*Soils report indicates steep arroyo slopes south and southeast of the property and request minimum 10' from pin pile wall south of the proposed home.

### **Local Coastal Program Consistency**

The proposed single family 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 widely in the area, and the design submitted is consistent with the existing range of styles. While the project site is located between the shoreline and the first public road, it is not identified as a priority acquisition site in the County's Local Coastal Program. Development of public beach access is not feasible due to steep slopes, and public beach access is located about ½ mile away. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

## **Design Review**

The proposed single family 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 dwelling also incorporates a palette of natural colors and materials, including Charred wood siding, IPE wood fascia, grey stucco, and lava porcelain tile.

## **Environmental Review**

Environmental review has not been required for the proposed project since, as proposed, the project qualifies for an exemption under the California Environmental Quality Act (CEQA) consistent with the CEQA guidelines in Section 3, New Construction or Conversion of Small Structures (15303). The proposed replacement dwelling will be constructed within an area designated for residential uses and will conform to all of the required site and development standards for the zone district.

## **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 171121, based on the attached findings and conditions.

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

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

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## 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), a designation which allows residential uses. The proposed single-family dwelling 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 compatible with other residences within the Lamanda Drive neighborhood with colors that will be natural in appearance and complementary to the site. The subject property is located adjacent to existing developed parcels along the arroyo side of Lamanda Drive. Although it might appear to be located on a bluff, the County Geologist has determined the homes along Lamanda Drive are located on a steep arroyo. The project site is located within a scenic resource area. Although a portion of the new home will be visible from the parking lot of the beach below, the height of the arroyo edge will obstruct a portion of the lower floor of the proposed home. The home has been designed to minimize the visual impact from the beach. The second story is setback approximately 32 feet from the south facing side of the second story deck on the south side of the home. There are other two-story homes along the arroyo that are equally if not more visible from the beach. As a result, the visual impact of the proposed residence will be similar to existing residential development along the arroyo side of Lamanda 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 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 located between the shoreline and the first public road, with developed public beach access in the vicinity at Rio Del Mar State Beach. Consequently, the single-family 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.

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This finding can be made, in that the structure is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single-Family Residential) 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 of other two-story homes with similar heights.

## **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. 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 all pertinent County ordinances and the purpose of the R-1-6 (Single-Family Residential) zone district as the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the R-UL (Urban Low Density Residential) 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), in that the single-family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

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

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

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

This finding can be made, in that the proposed single-family dwelling is to be constructed on an existing developed 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 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 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 single-family 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, 11 sheets, prepared by Matson Britton Architects, dated 7/11/2017.

- I. This permit authorizes the demolition of an existing one-story single-family dwelling and construction of a two-story single-family dwelling as indicated on the approved Exhibit "D" for this permit (APN 043-112-09). 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.
  - 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.
  - E. 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. The proposed copper roof shall be pre-treated to have a patina coating over the entire roof that is copper. Please include this detail on the architectural plans submitted to the Building Department.
    3. Grading, drainage, and erosion control plans.

4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
  5. 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.
- C. 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.
1. Include the tabulation table of all semi-impervious and impervious areas on the civil plans, and retain the cross-section construction details for all stormwater features upon submittal of the building permit.
  2. Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans. In order to clear the "Hold", one of the following options has to be exercised:
    - a. The designer must inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The designer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient.
    - b. As-built plans stamped by the designer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.
    - c. The designer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the designer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license and phone number. The designer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the designer that the as-built plans meet the design intent and are adequate in detail, the designer



shall submit the as-built plans and a review letter, stamped by the designer to the County Public Works Department for review to process the clearance of the drainage Hold, if the submittal is satisfactory.

3. A recorded maintenance agreement will be required for all drainage facilities. The proposal to upgrade the existing NDS inlet to a V64 Christy Box is acceptable even though it is located within the county right-of-way. Please provide explicit language within this agreement to acknowledge that this feature (along with all other onsite permanent drainage structures) are the responsibility of the homeowners. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at [http://www.dpw.co.santa-cruz.ca.us/Storm\\_Water/FigureSWM25A.pdf](http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FigureSWM25A.pdf).

D. Meet all requirements of Driveway/Encroachment (conditions as follows):

1. An encroachment permit will be required for the trenching proposed in the county right of way. Before your building application can be approved, please submit an encroachment permit application with 2 sets of the plans (only the sheets showing work in R-O-W) directly to the Department of Public Works, 701 Ocean Street, Room 410. If pedestrian, bicycle or vehicle traffic will be impacted, please include a traffic control plan. Any questions, contact Travis Rieber at 831-454-2594.

A. Meet all requirements of the Soquel Creek Water District. Proof of water service availability is required prior to application for a Building Permit.

B. 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. Include the following on the building plan set submittal:

1. The existing sewer lateral, located on the site plan.
2. The proposed sewer lateral from the new structure to the property line, showing the following: length of pipe, pipe material, cleanouts and slope of each line segment (2% minimum), and the new connection to the existing lateral.
3. Since the existing structure is to be demolished, label the existing sewer lateral with the following note: "To be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure."
4. Note:
  - a. A backflow preventer is advised and may be required by code for this installation.
  - b. No demolition permit may be issued until the sewer abandonment permit has been issued and the work completed, inspected, and approved.
  - c. The sewer abandonment permit (no charge) is a separate permit from the building permit or sewer connection permit.

- d. A floor plan of the existing house showing all the existing plumbing fixtures that are in any way connected to the sewer system is required before fees can be calculated for the sewer connection permit. A rough and schematic plan would be fine, as long as you indicate the location and type of fixtures.
    - e. Questions regarding these conditions of approval-contact Robert Hambelton in Sanitation Engineering Divisions at 831-454-2160.
  - C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - D. Meet all requirements of the Environmental Planning section of the Planning Department.
    - 1. Submit a detailed grading/drainage plan completed by a licensed civil engineer for review.
    - 2. All project design and construction shall comply with the recommendations of the reports.
    - 3. Final plans shall reference the reports by titles, authors, and dates. Final plans should also include a statement that the project shall conform to the reports' recommendations.
    - 4. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
  - E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
  - F. Pay the current fees for Parks and Child Care mitigation for 1 bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
  - G. Pay the current fees for Roadside and Transportation improvements for 1 bedroom. Currently, these fees are, respectively, \$1,000 and \$1,000 per bedroom.
  - H. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- II. 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.

III. 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.

IV. 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

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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: \_\_\_\_\_

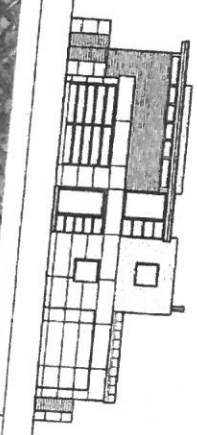
Effective Date: \_\_\_\_\_

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

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

# MOHR RESIDENCE



102 LAMANDA DRIVE  
APTOS, CA 95003  
NEW RESIDENCE

## OWNER:

A. P. N.: MOHR  
102 LAMANDA DRIVE  
APTOS, CA 95003

## ZONING:

043 - 112 - 09

## OCCUPANCY GROUP:

R-1-4

## CONSTRUCTION TYPE:

R-3 (PER 2016 CBC)  
V-8 (NO SPRINKLERS)

## PROJECT DESCRIPTION:

A NEW TWO FLOOR, SINGLE FAMILY RESIDENCE WITH FOUR BEDROOMS, ATTACHED ONE HALF BATHROOMS, AND AN ATTACHED ONE CAR GARAGE. ALSO INCLUDED IS A KITCHEN, PANTRY, DINING ROOM, LIVING ROOM & LAUNDRY/MUD ROOM.

## PROJECT INFORMATION

### ARCHITECTS:

MAISON BRITTON ARCHITECTS  
728 N. BRANCFORTE  
SANTA CRUZ, CA 95062  
PHONE: 831-425-0544

### CIVIL & STRUCTURAL ENGINEERS:

RI ENGINEERING, INC.  
303 POTRERO STREET #42  
SANTA CRUZ, CA 95060  
PHONE: 831-425-3901

### TITLE 24:

INTELLIGENT HOUSE DESIGN  
124 OTIS STREET  
SANTA CRUZ, CA 95060  
PHONE: 831-345-1038

### SURVEYOR:

HANNAGAN LAND SURVEYING, INC.  
305-C SOQUEL AVE.  
SANTA CRUZ, CA 95062  
PHONE: 831-469-3428

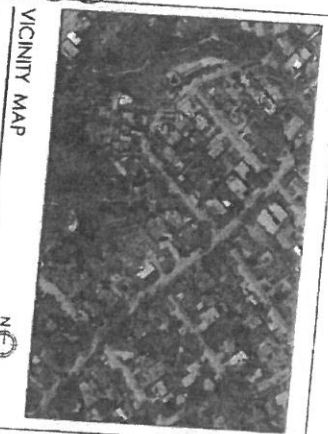
### GEOLOGY:

ZINN GEOLOGY  
3085 CARRIKER LANE, SUITE B  
SOQUEL, CA 95073  
PHONE: 831-476-8443

### GEO TECHNICAL ENGINEER:

PACIFIC CREST ENGINEERING, INC.  
444 AIRPORT BLVD., SUITE 106  
WATSONVILLE, CA 95076  
831-722-9446

## CONSULTANTS



VICINITY MAP

PARCEL MAP

1. THESE PLANS SHALL COMPLY WITH 2016 CALIFORNIA BUILDING CODE AND 2016 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
2. OCCUPANCY R-3 & V-8, FULLY SPRINKLERED.
3. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
4. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
5. ALL CHIMNEYS SHALL BE APPROVED WITH AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY. WIRE MESH NOT TO EXCEED 1/8" ACCEPTABLE.
6. THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON SITE DURING INSPECTIONS.
7. PUBLIC FIRE HYDRANT REQUIRED WITHIN 120 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1000 GALLON FIRE FLOW. AVAILABLE FIRE HYDRANT APPROXIMATELY 90 FEET FROM BUILDING.
8. THIRTY (30) FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS SHORTER DISTANCE.

## FIRE PROTECTION NOTES

<b>TOTAL LOT SIZE:</b> 11,796 S.F. X .40 = 4,718 S.F. X .40 =	<b>MAX LOT COVERAGE 40% OF NET LOT SIZE:</b> 11,796 S.F. X .40 = 4,718 S.F. X .40 =	<b>EXISTING FOOTPRINT (LOT COVERAGE):</b> 2,310 SQ. FT. 303 SQ. FT.
<b>PROPOSED FOOTPRINT (LOT COVERAGE):</b> TOTAL: 3,343.3 SQ. FT. 496.6 SQ. FT.	<b>NEW RESIDENTIAL FLOOR AREA:</b> TOTAL: 4,144.13 SQ. FT. 39.7%	<b>PROPOSED FOOTPRINT (LOT COVERAGE):</b> TOTAL: 3,343.3 SQ. FT. 496.6 SQ. FT.
<b>MAJOR AREA BAND (14.8% OF NET LOT SIZE):</b> 11,796 S.F. X .30 = 3,539 SQ. FT. (100%)	<b>PROPOSED RESIDENTIAL:</b> FIRST FLOOR COVERED AREA: 2,310 SQ. FT. SECOND FLOOR COVERED AREA: 1,134.3 SQ. FT. TOTAL: 3,444.3 SQ. FT.	<b>MAJOR AREA BAND (14.8% OF NET LOT SIZE):</b> 11,796 S.F. X .30 = 3,539 SQ. FT. (100%)
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## PROJECT CALCULATIONS

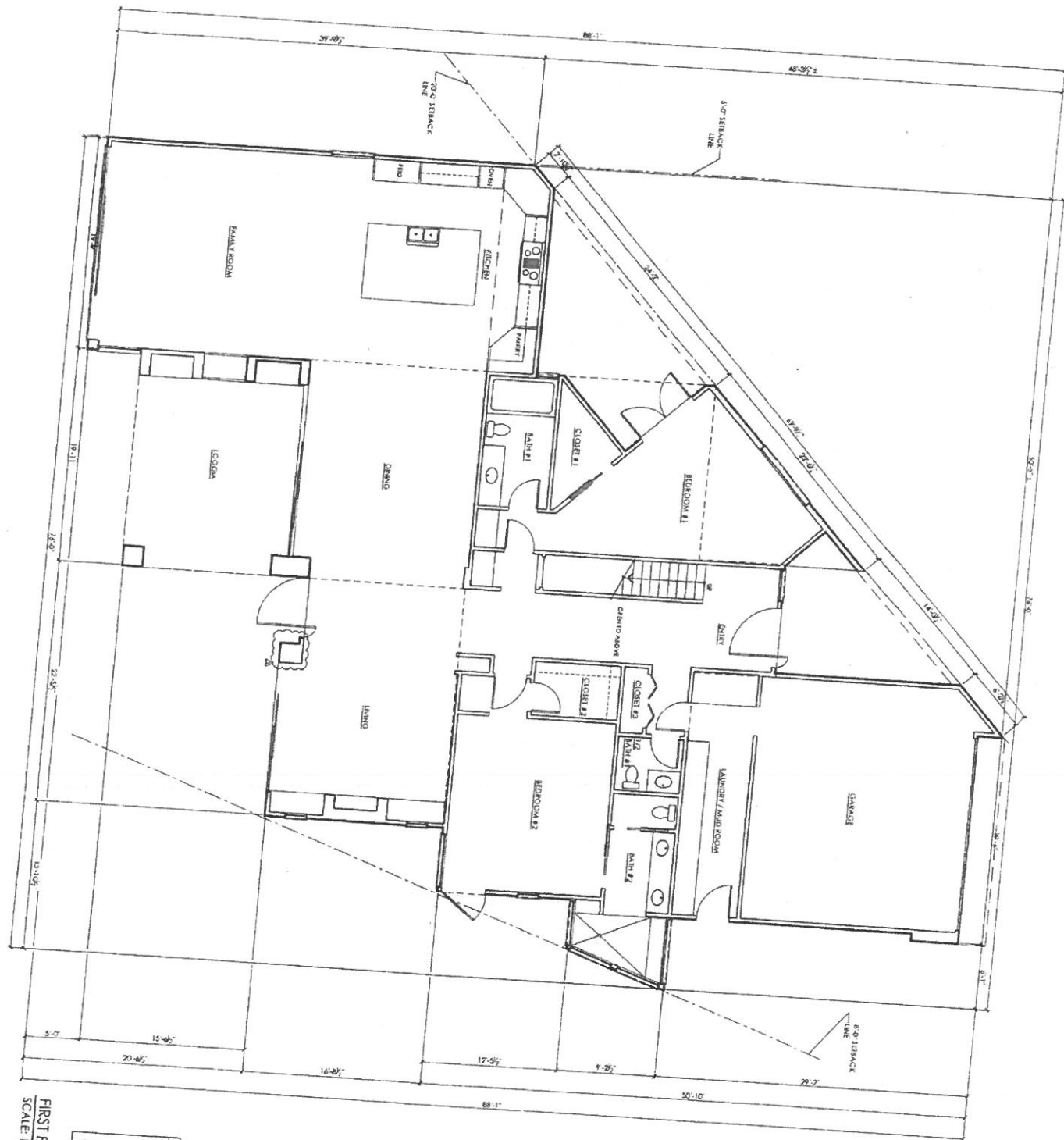
## SHEET INDEX

C1 GRADING + DRAINAGE PLAN  
C2 DETAILS  
C3 STORMWATER POLLUTION CONTROL PLAN  
SURVEY PLAN  
SUI SURVEY (1 OF 2)  
SUI2 SURVEY (2 OF 2)

EXHIBIT D



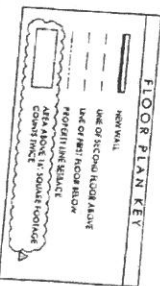




FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

1 1

P3



FIRST FLOOR PLAN

MOHR RESIDENCE  
RESIDENTIAL  
102 LAMANDA DRIVE  
AFLOS, CA 95003  
APR: 04-11-00

APR 11 2000

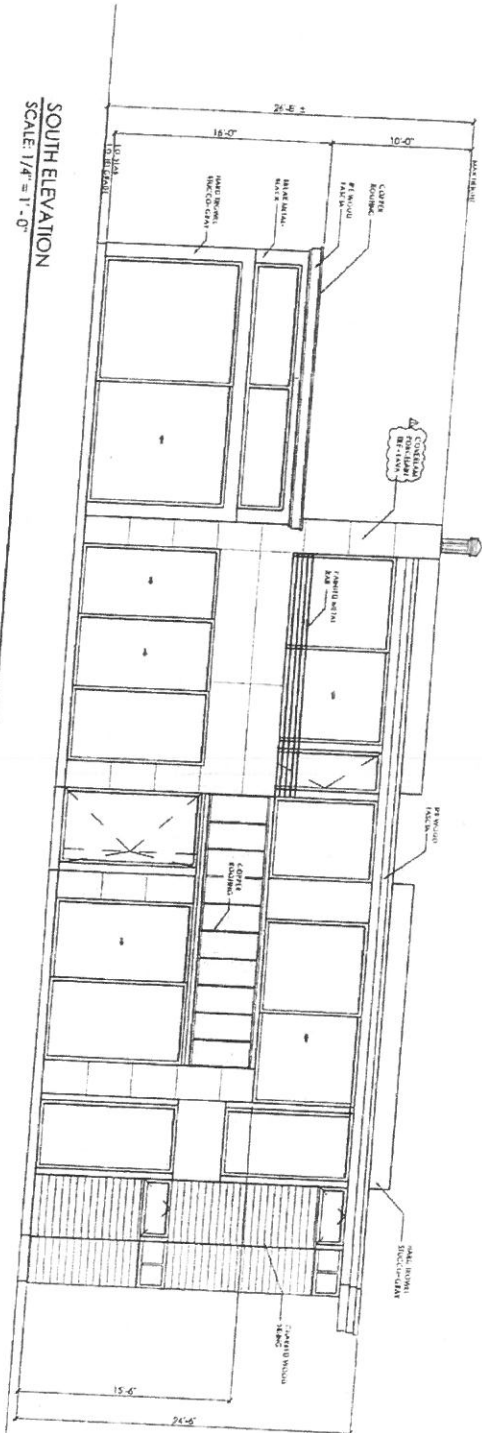






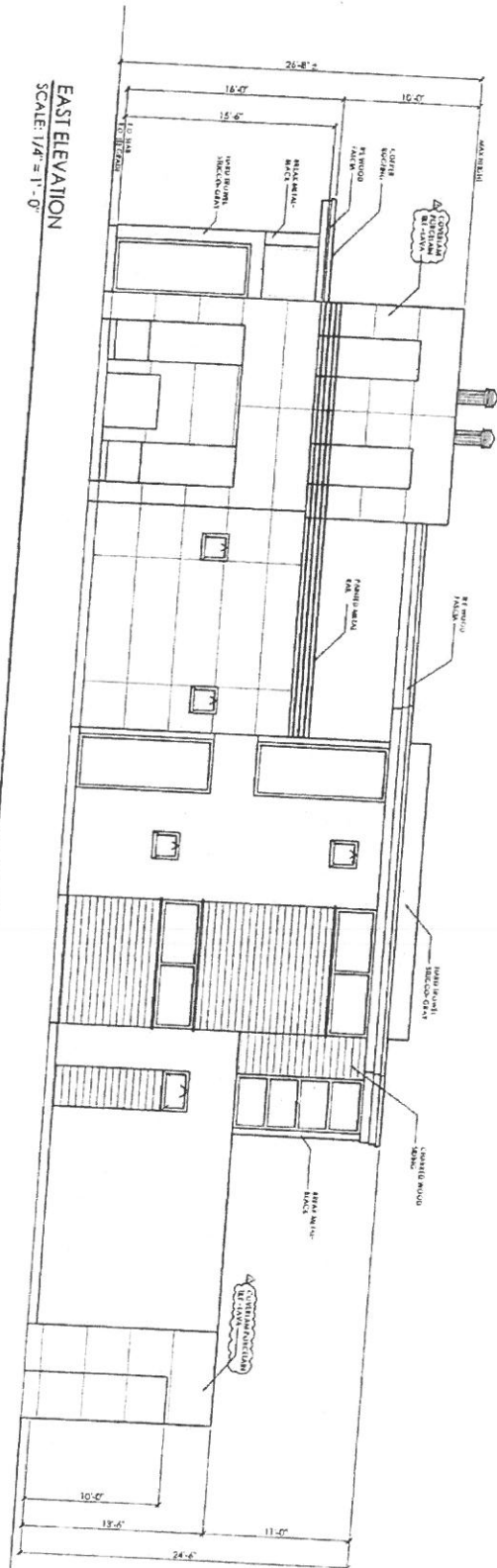
SCALE: 1/4" = 1' - 0"

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

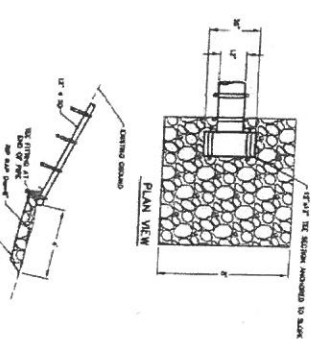
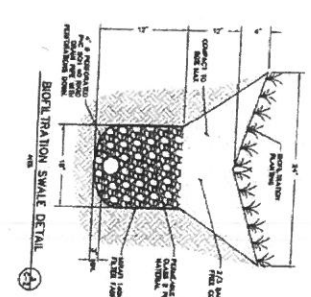
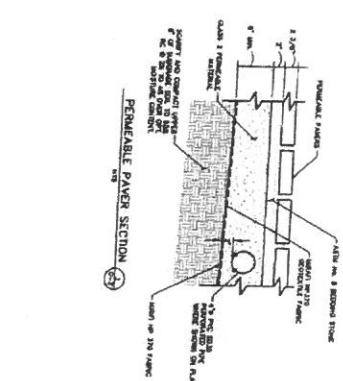
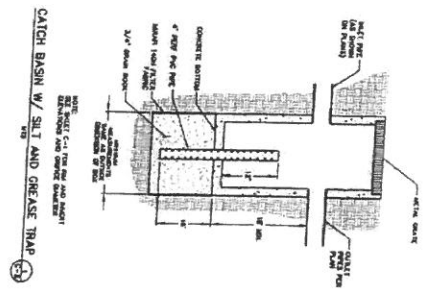


EAST ELEVATION  
SCALE: 1/4" = 1' - 0"

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

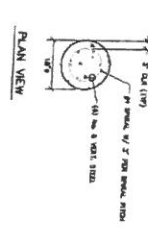
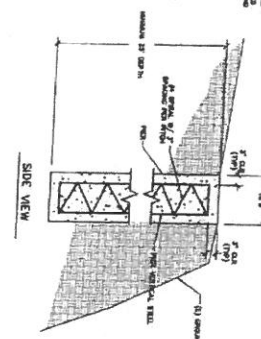




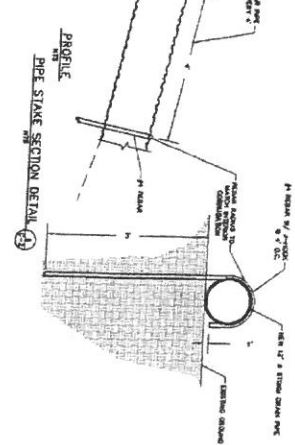


**PIU PIER SPECIFICATIONS**

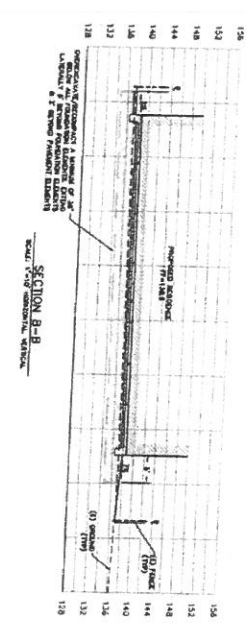
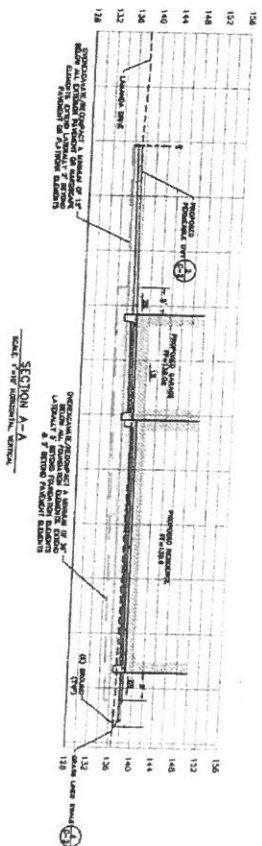
1. CONCRETE SHALL BE TYPE III AND A MINIMUM OF 4000 PSI COMPRESSIVE STRENGTH.
2. CONCRETE SHALL BE TYPE III AND A MINIMUM OF 4000 PSI COMPRESSIVE STRENGTH.
3. CONCRETE SHALL BE TYPE III AND A MINIMUM OF 4000 PSI COMPRESSIVE STRENGTH.
4. CONCRETE SHALL BE TYPE III AND A MINIMUM OF 4000 PSI COMPRESSIVE STRENGTH.
5. CONCRETE SHALL BE TYPE III AND A MINIMUM OF 4000 PSI COMPRESSIVE STRENGTH.



**PIU PIER WALL DETAIL**



**BIOTRANSFORMATION DETAIL**

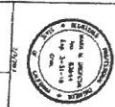


PLANNING SUBMITTAL

C-2

RESIDENTIAL DEVELOPMENT  
FOR  
SUSAN AND MARSHALL MOHR  
102 LANARCA DRIVE  
SANTA CRUZ COUNTY  
APN 043-112-09  
DETAILS  
PROJECT NO.  
DATE  
APRIL 2017  
SCALE  
AS SHOWN  
DWG. NO.

RI Engineering, Inc.  
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060  
831-425-3901 www.riengineering.com



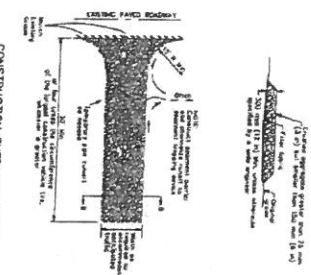
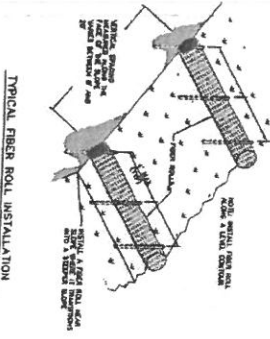
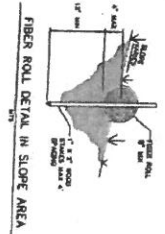
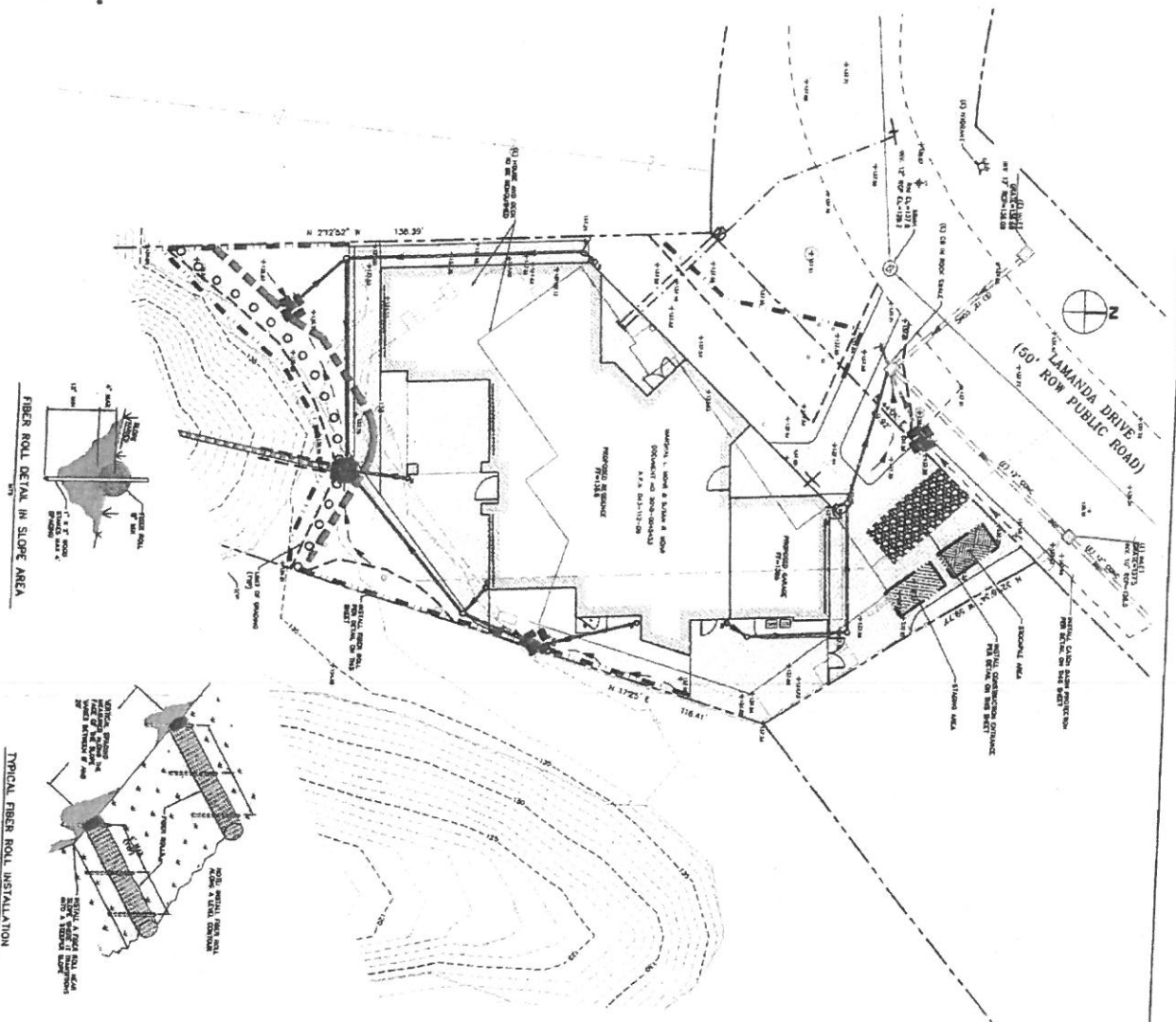
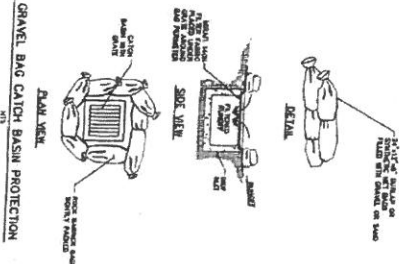
REVISOR	7/7/2017
REVISION	
REVISION	
REVISION	
REVISION	



TOTAL AREA OF DISTURBANCE = 0.187 ACRES

# SITE HOUSEKEEPING REQUIREMENTS

1. ALL SITE HOUSEKEEPING REQUIREMENTS SHALL BE MET AND NOT VIOLATED AT ANY TIME DURING CONSTRUCTION.
2. ALL MATERIALS, INCLUDING BUT NOT LIMITED TO, FILL, EXCAVATION, AND EROSION CONTROL MATERIALS, SHALL BE STORED IN A MANNER THAT PREVENTS EROSION AND POLLUTION.
3. ALL MATERIALS, INCLUDING BUT NOT LIMITED TO, FILL, EXCAVATION, AND EROSION CONTROL MATERIALS, SHALL BE STORED IN A MANNER THAT PREVENTS EROSION AND POLLUTION.
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10. ALL MATERIALS, INCLUDING BUT NOT LIMITED TO, FILL, EXCAVATION, AND EROSION CONTROL MATERIALS, SHALL BE STORED IN A MANNER THAT PREVENTS EROSION AND POLLUTION.



## EROSION CONTROL LEGEND

- 1. Silt Fence
- 2. Sediment Basin
- 3. Fiber Roll
- 4. Erosion Control Blanket
- 5. Erosion Control Mat
- 6. Erosion Control Net
- 7. Erosion Control Fabric
- 8. Erosion Control Geotextile
- 9. Erosion Control Geogrid
- 10. Erosion Control Geomembrane

## EXPOSED SLOPE MEASURES

1. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES.
2. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES.
3. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES.
4. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES.
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9. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES.
10. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES.

PLANNING SUBMITTAL

C-3

RESIDENTIAL DEVELOPMENT  
FOR  
SUEAN AND MARSHALL MOHR  
102 LAMANDA DRIVE  
SANTA CRUZ COUNTY  
APR 043-112-09

PROJECT NO.  
17-003-1  
DATE  
APRIL 2017  
DRAWN BY  
DWG

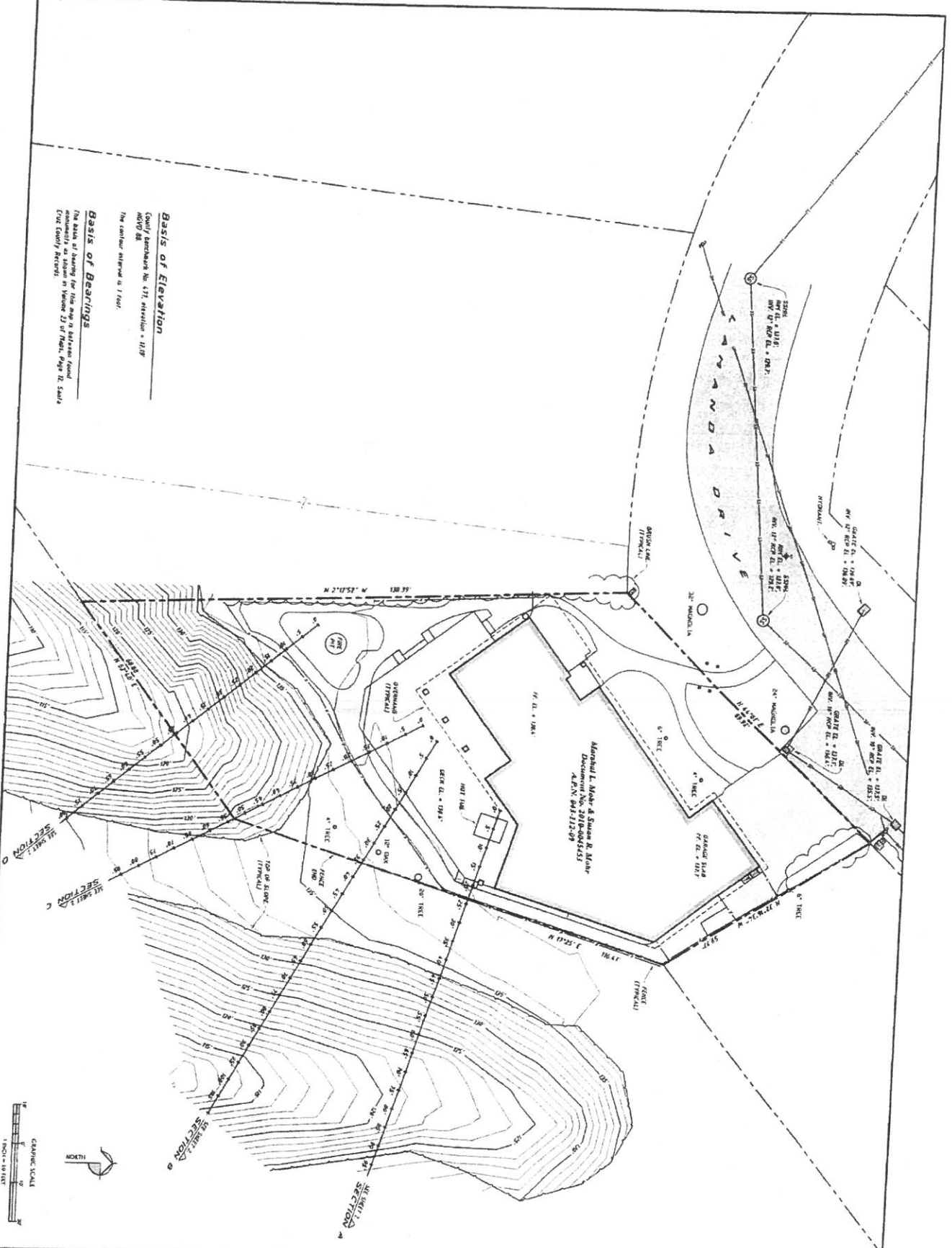
RI Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060  
831-425-3901 www.riengineering.com



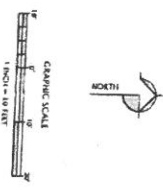
REVISED PER COUNTY DISCRETIONARY COMMENTS 7/1/2017

This map was prepared under contract to the State of California by the Surveyor General and the Surveyor General's Office. The map is a true and correct copy of the original map as filed in the office of the Surveyor General. The map is a true and correct copy of the original map as filed in the office of the Surveyor General. The map is a true and correct copy of the original map as filed in the office of the Surveyor General.



**Basis of Elevation**  
 County benchmark No. 477, elevation = 111.9  
 MVD 88  
 The contour interval is 1 foot.

**Basis of Bearings**  
 The basis of bearings for this map is taken from  
 monuments as shown in Volume 22 of Maps, Page 12, Santa  
 Cruz County Records.

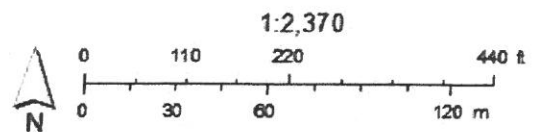


A.P.N. 043-112-09 DATE 8-09-16 SCALE 1" = 30' SHEET 2 OF 2 84235		Boundary and Topographic Map, The Lands Of: <b>Marshall &amp; Susan Mohr</b> 102 Lamando Drive, Aptos, CA 95003		<b>HANAGAN LAND SURVEYING, INC.</b> 305-C BOQUEL AVE., SANTA CRUZ, CA 95068 PHONE 831-457-3438		REVISION APPROVED PAUL HANAGAN L.S. 1797	
--	--	---	--	--	--	--	--

9. [AMSL7772011@GMAIL.COM](mailto:AMSL7772011@GMAIL.COM) 100 Longmead Drive, Aptos, Aptos, CA 95026. Printed By: paul. Printed: Aug 28, 2016 - 3:19pm



EXHIBIT E



July 6, 2017



Position A Before

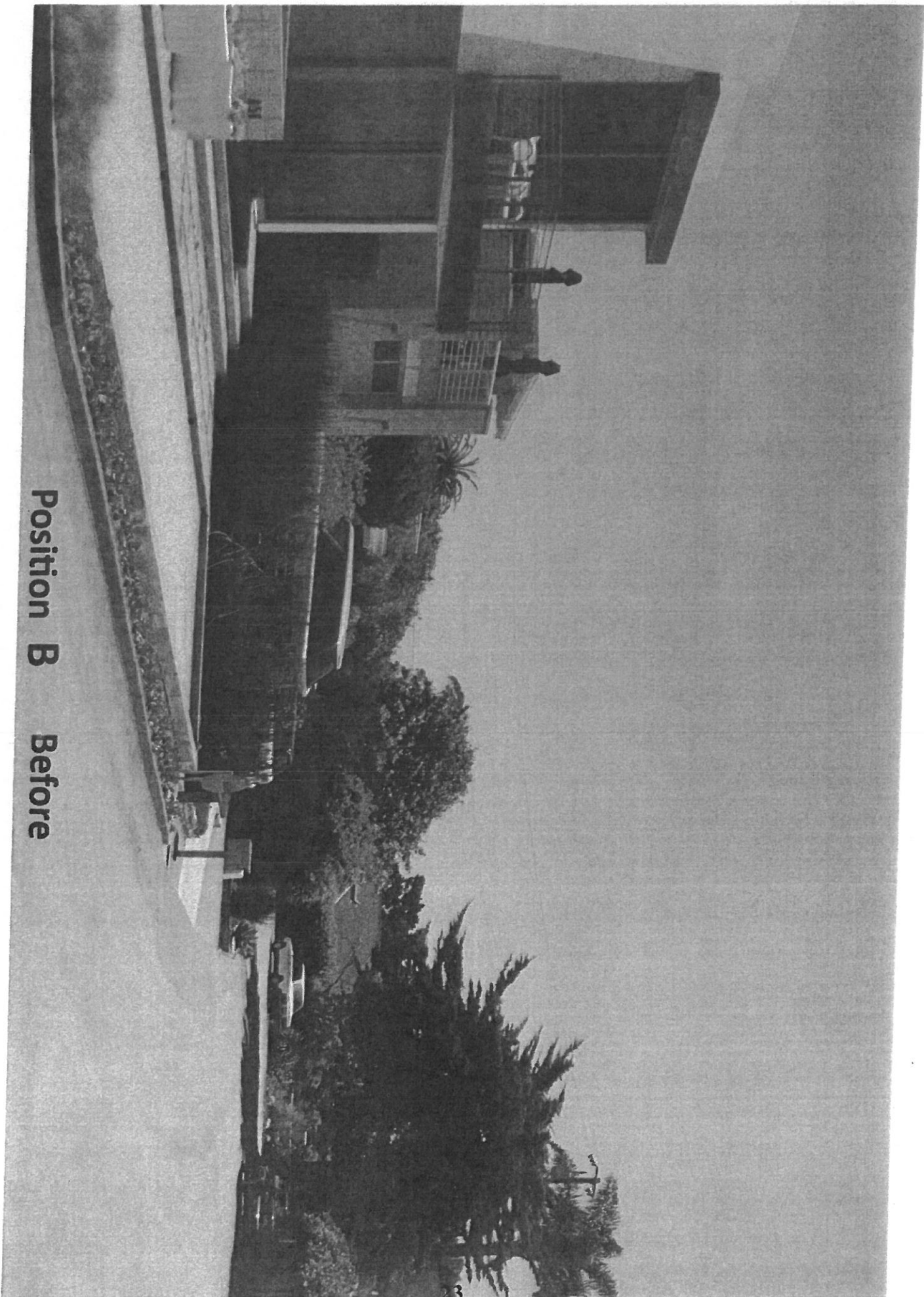
EXHIBIT E

Position A

EXHIBIT E

Pinna House





**Position B Before**

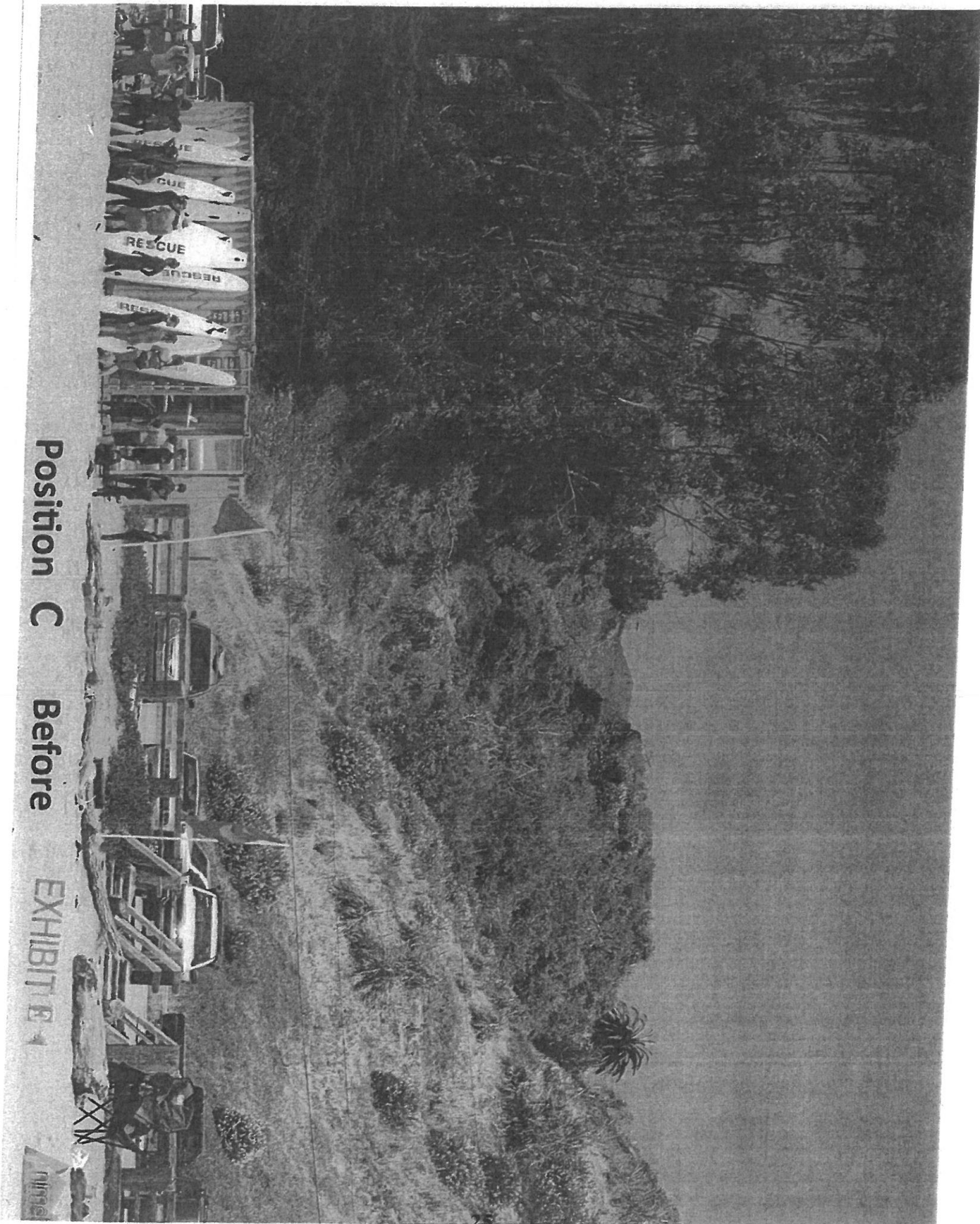
EXHIBIT B

Position B

EXHIBIT E

Minuteman House

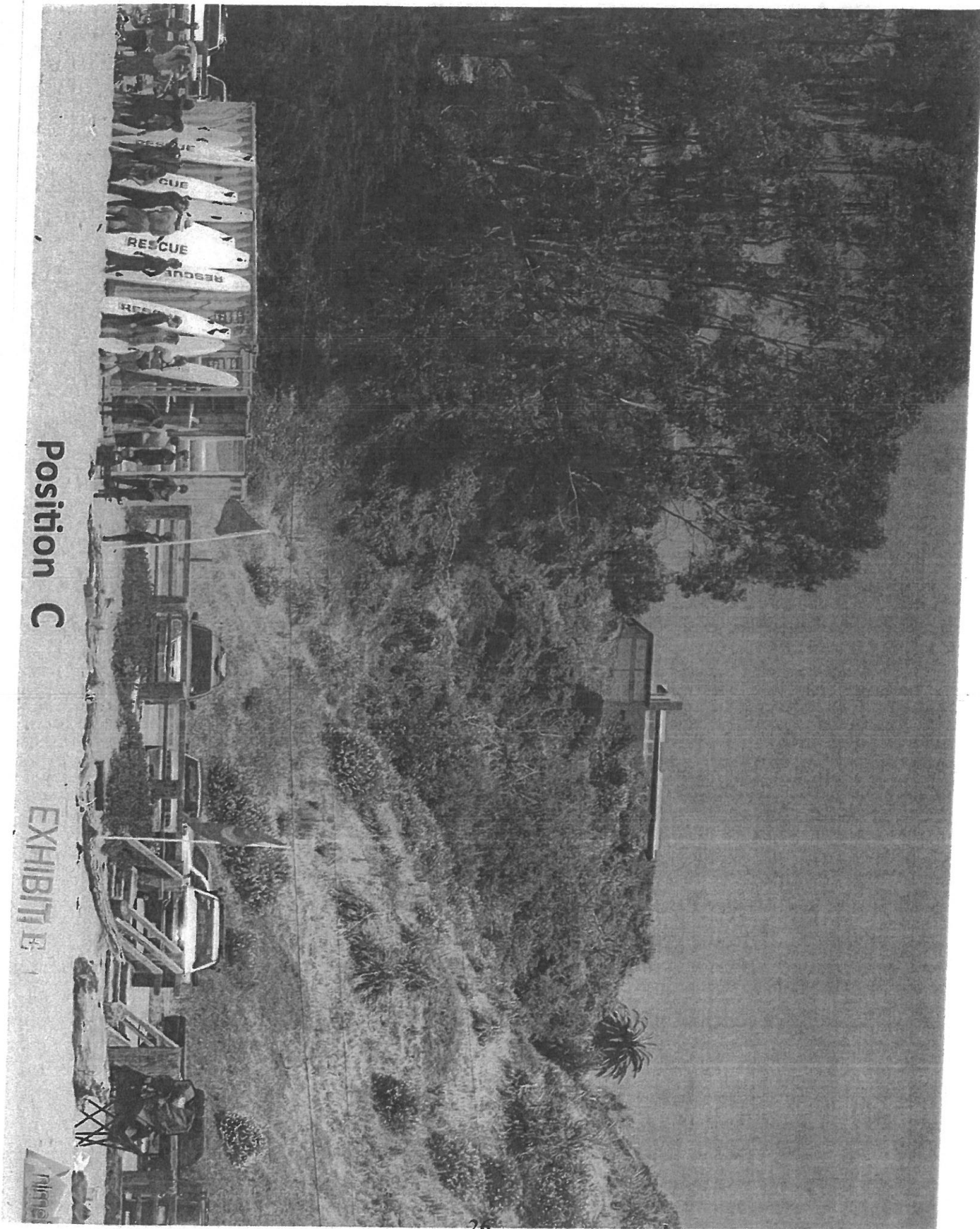




Position C

Before

EXHIBIT E



Position C

EXHIBIT E

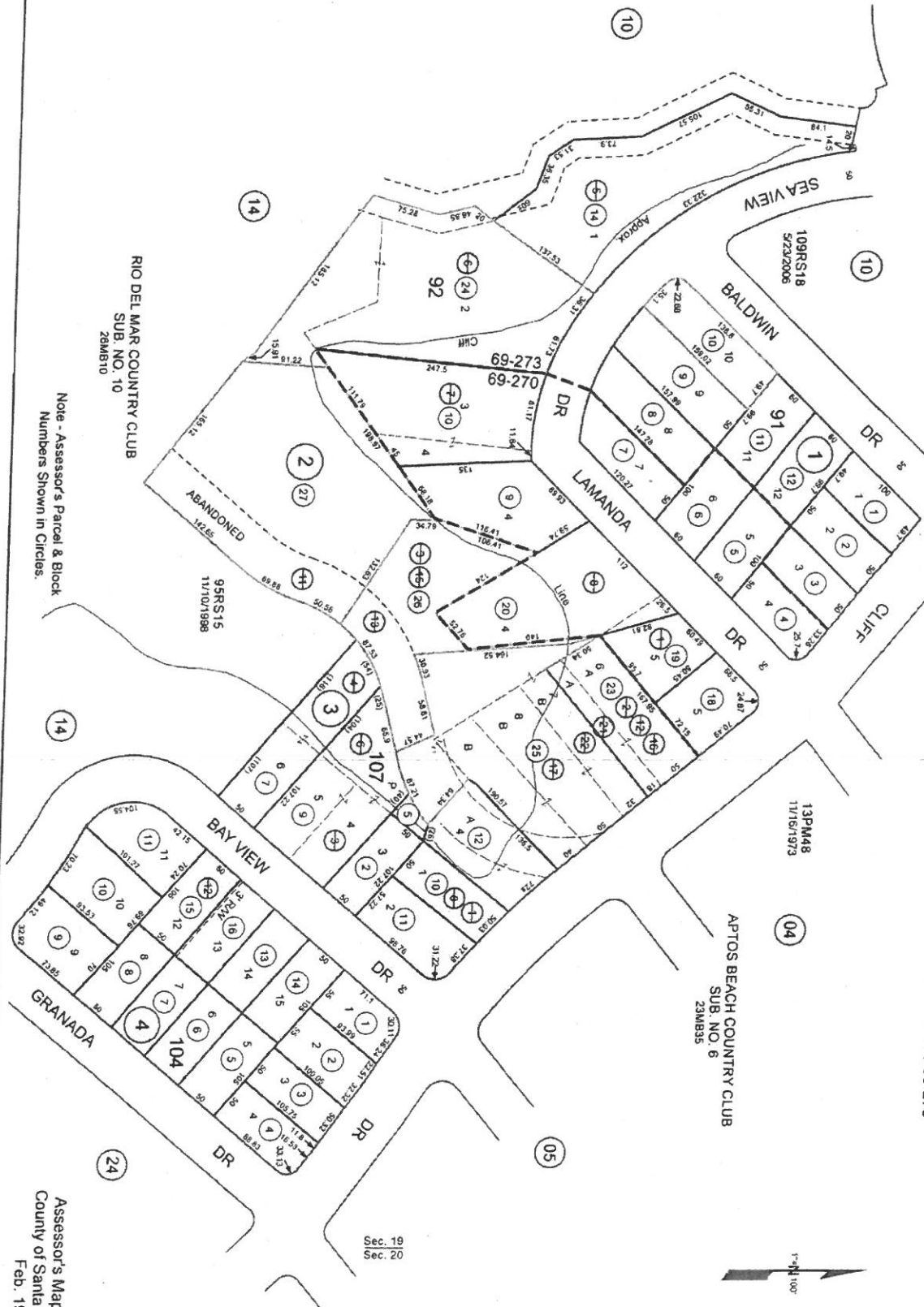
# FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY. THE ASSESSOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
COURT REPORT SANTA CRUZ COUNTY ASSESSOR 1999

NE. 1/4 SEC. 19, & NW. 1/4 SEC. 20, T.11S., R.1E., M.D.B. & M.

Tax Area Code  
69-270 69-273

43-11



Electronically Redrawn 2/11/99 rw  
Rev 2/11/99 (Per. to pg. 24) rw  
Rev 6/1/99 CB (Tax Consolidation)  
Rev 7/6/07 to (106RS18)

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

Assessor's Map No. 43-11  
County of Santa Cruz, Calif.  
Feb. 1999

EXHIBIT F

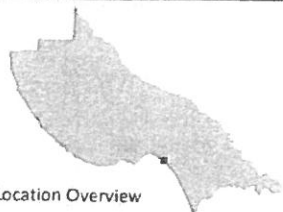
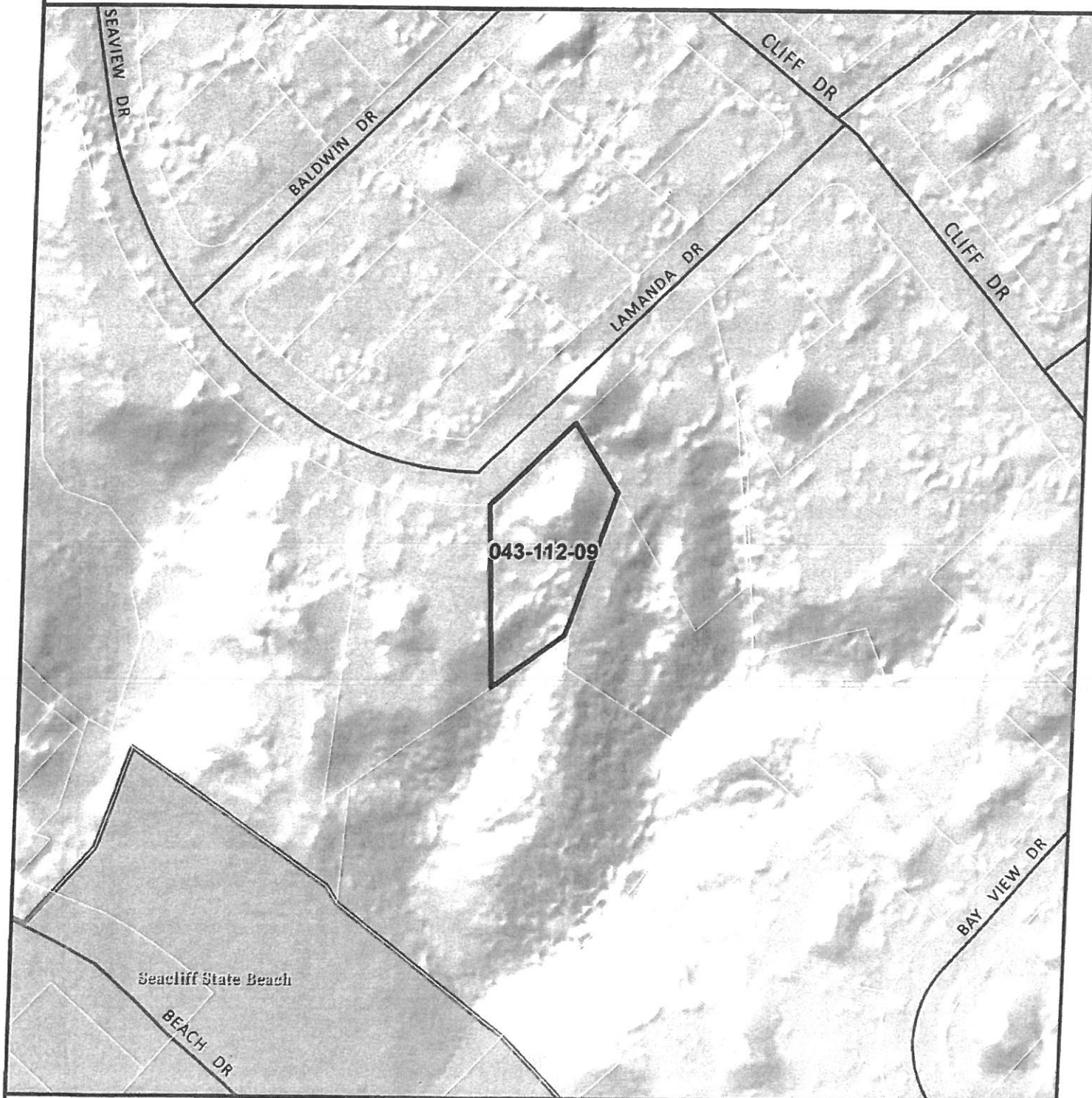




# Parcel Location Map

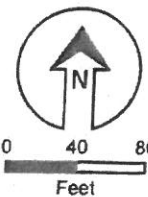
Santa Cruz County Planning Department

Parcel Number  
**043-112-09**  
Oct. 26, 2017



### Symbol Key

- Street
- ▭ Park



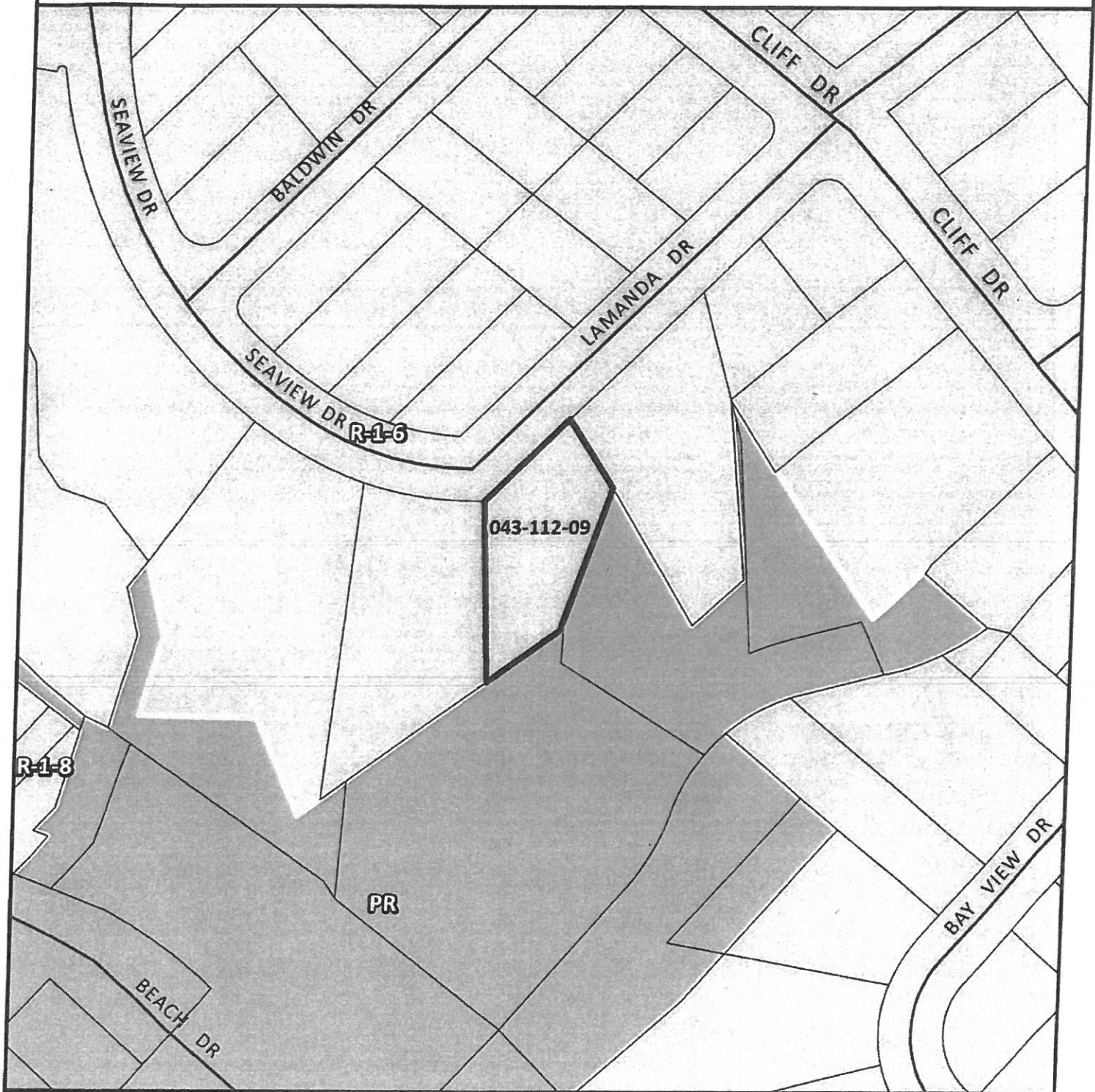






# Parcel Zoning Map

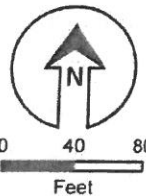
Santa Cruz County Planning Department

Parcel Number  
**043-112-09**  
Oct. 26, 2017



## Zoning

-  (PR) Parks, Recreation, and Open Space
-  (R-1) Single-Family Residential

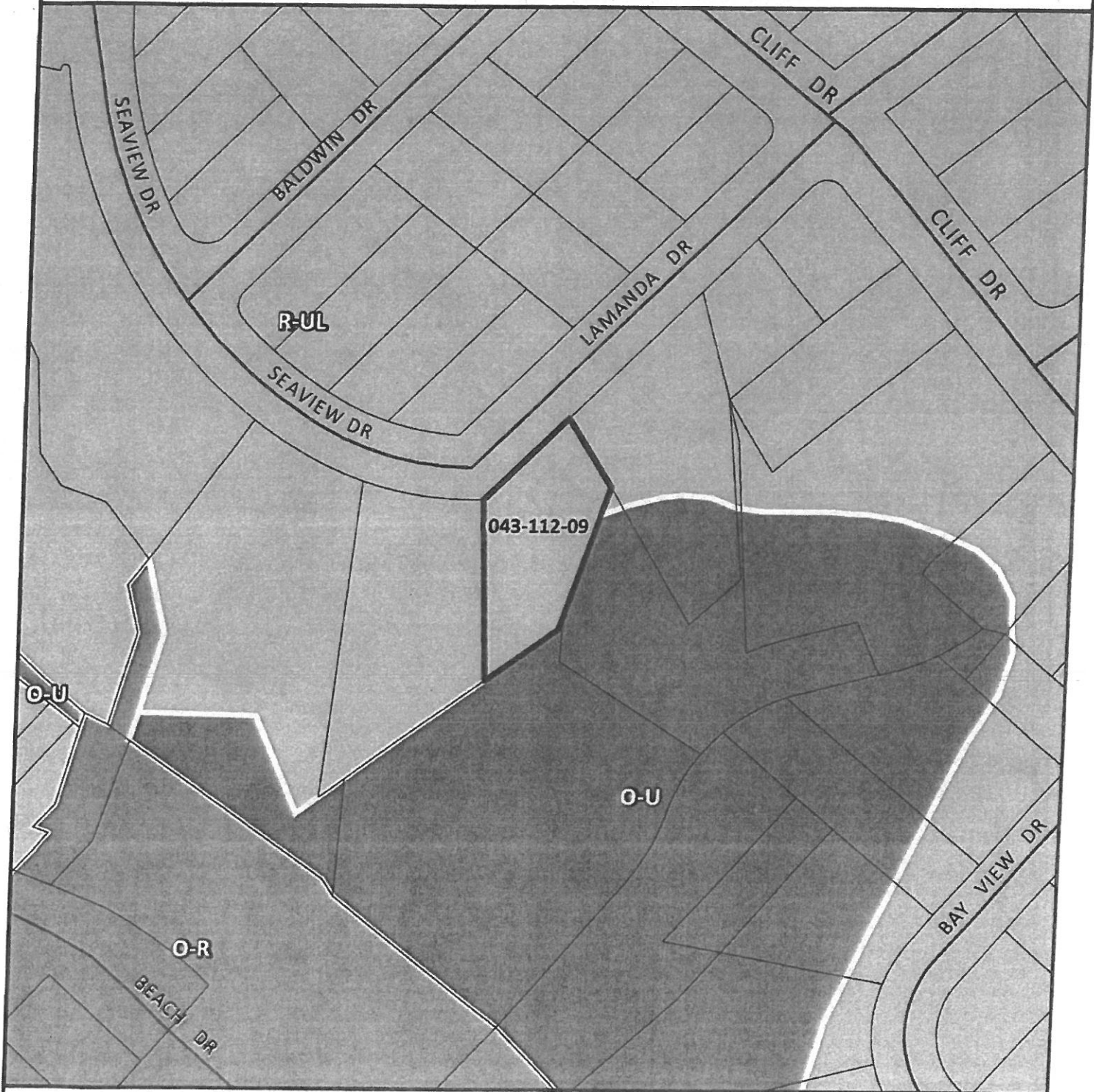




# Parcel General Plan Map

Santa Cruz County Planning Department

Parcel Number  
**043-112-09**  
Oct. 26, 2017



## General Plan

- O-R - Parks and Recreation
- R-UL - Residential - Urban Low Density
- O-U - Urban Open Space

