



## Staff Report to the Zoning Administrator

Application Number: 171178

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**Applicant:** Derek Van Alstine

**Agenda Date:** 4/5/2019

**Owners:** Keith and Louanna Angelo

**Agenda Item #:** 2

**APN:** 038-173-08

**Time:** After 9:00 a.m.

**Site Address:** 525 Seacliff Drive, Aptos

**Project Description:** Proposal to demolish an existing single family residence and carport and construct a new 2,229 square foot two-story residence with attached garage on a parcel within the R-1-4 zone district. Requires a Coastal Development Permit and Minor Exception to increase Floor Area Ratio from 50% to 56.7%.

**Location:** Property located on the south side of Seacliff Drive (525 Seacliff Drive) approximately 500 feet west from the intersection with Mar Vista Drive.

**Permits Required:** Coastal Development Permit and Minor Exception

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

**Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 171178, based on the attached findings and conditions.

**Project Description & Setting:** The subject property is located on the south side of Seacliff Drive adjacent to the coastal bluff, approximately 150 feet west of Longleaf Lane. The 3,964 square foot parcel is currently developed with an approximately 1,070 square foot, one-story single family residence with attached carport that was constructed in 1967. The coastal bluff that is directly to the south of the parcel, is publicly owned by the California Department of Parks and Recreation and is part of Seacliff Beach. The proposed project is to demolish the existing single family residence and to construct a new 2,229 square foot, two-story single family residence with attached 247 square foot garage.



Existing Residence

The surrounding neighborhood is developed with is a mix of one and two-story, single family residences that vary widely in architectural style. The parcels that are directly adjacent to the subject property are developed with two-story residences, as follows:



Existing Residence to the East



Existing Residence to the West



Existing Residence to the North (across the street)

**Zoning & General Plan Consistency:** The subject property located in the R-1-4 (Single Family Residential – 4,000 square feet minimum) zone district, a designation which allows residential uses. The proposed replacement of one single family residence is a principal permitted use within the zone district and the project is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

The existing single family residence and associated deck encroach as much as 5 feet into the required 15-foot rear yard setback and partially within the 25-foot minimum blufftop setback as established by a geological study completed by Easton Geology, Inc. Further, the existing patio is located at the top of the coastal bluff, entirely on State Parks land. The proposed development has been designed to meet site development standards with respect to structural setbacks, height, parking, and lot coverage, including removal of encroachments into the setbacks and on the adjacent blufftop parcel.

The proposed project includes a request for a Minor Exception to increase the allowed Floor Area Ratio from 50% to 56.7%. Minor Exceptions are regulated under Santa Cruz County Code Section 13.10.235, which allows for an increased Floor Area Ratio with up to a 7.5% increase to the total allowed 50% on lots 4,000 square feet or less. Approval of a Minor Exception requires specific findings included as Exhibit B.

**Design Review:** The proposed single family residence is subject to Design Review under Santa Cruz County Code Section 13.11 due to the project location on a coastal bluff, therefore classified as a sensitive site. The proposed project is designed in conformance with the requirements of the County's Design Review Ordinance in that the proposed residence has been designed to blend in with the surrounding development in the neighborhood; the exterior finish materials include stucco and cedar siding treated with natural tan hues. The roofing is proposed to consist of a clear anodized roofing material. Due to the potential reflectivity of this material, the project has been conditioned to treat the roofing to reduce any potential glare, and/ or to change the roofing to a material to a muted, complementary color.

The proposed two-story residence will result in an increase in height as compared to the existing single-story residence, in that the structure is proposed at approximately 26-foot height, which is two feet below the maximum allowable height of 28 feet. The parcel is bounded by two-story residences on both sides, however, which are similar in bulk and mass to the proposed structure.

**Local Coastal Program Consistency:** The proposed single family residence is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, and integrated with the character of the surrounding eclectic neighborhood. The project site is located adjacent to the blufftop, between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. The proposed project will not interfere with public access to the beach, ocean, or other nearby body of water in that existing beach access is located approximately ¼ mile to the east of the project site at Beachgate Way and Coates Drive.

## **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 171178 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.sccoplanning.com](http://www.sccoplanning.com).**

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### **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Color and Materials sheet
- F. Assessor's, Location, Zoning and General Plan Maps
- G. Parcel information

# 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: 171178

Assessor Parcel Number: 038-173-08

Project Location: 525 Seacliff Drive, Aptos, California 95003

**Project Description: Proposal to demolish an existing single family residence and carport and construct a new 2,229 square foot two-story residence with attached garage on a parcel within the R-1-4 zone district. Requires a Coastal Development Permit and Minor Exception to increase Floor Area Ratio to 56.7%.**

**Person or Agency Proposing Project: Derek Van Alstine**

**Contact Phone Number: 831-426-8400**

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).  
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.  
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).  
E. ☒ **Categorical Exemption**

Specify type:

### **Class 1 – 15301 – Existing facilities & Class 2 -15302 - Replacement or Reconstruction**

Class 1 consist of demolition of existing facilities, including single-family structures. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

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

Demolition of an existing single-family residence and construction of a new single-family residence on a residentially zoned parcel located in a residential neighborhood.

\_\_\_\_\_  
Elizabeth Hayward, Project Planner

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

**EXHIBIT A**

## **Coastal Development Permit Findings**

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-4 (Single Family Residential, 4,000 square feet minimum), a designation which allows residential uses. The proposed single family residence is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium 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. Existing encroachments on State Park land are to be demolished.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 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 in harmony in appearance and complementary to the site. The proposed development is located on a bluff top above a public beach, however, the proposed single family residence will not detract from public views in that the proposed development will be located 25 feet from the edge of the bluff, and the site is substantially screened by the bluff and mature vegetation located on the bluff.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is located between the shoreline and the first public road however the project will not interfere with public access to the beach, ocean, or any nearby body of water. Existing beach access is located approximately ¼ mile to the east of the project site at Beach Gate Way, which serves bluff top residences as a means of primary access to Seacliff State Beach below, with secondary access being the main entrance to Seacliff State Beach approximately ½ mile to the east. The project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4 (Single Family Residential, 4,000 square feet minimum) zone district, as well as the General Plan and Local Coastal Program land use designations. Developed parcels in the area contain two-story single family residences. Size and architectural styles vary in the area, and the design submitted is consistent with the height, bulk, massing and eclectic pattern of development within the surrounding neighborhood.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is located between the shoreline and the first public road, however the project will not interfere with public access to the beach, ocean, or any nearby body of water. The subject parcel is adjacent to the blufftop which is owned by the California Parks Department, however, access to the beach would not be possible due to the steeply sloped bluff. Existing beach access is located approximately ¼ mile to the east of the project site at Beach Gate Way, which serves bluff top residence as a means of primary access to Seacliff State Beach below with secondary access being the main entrance to Seacliff State Beach approximately ½ mile to the east. The project site is not identified as a priority acquisition site in the County Local Coastal Program.

## **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 would be located in an established residential neighborhood designated for residential uses which is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed replacement residence 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 residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4 (Single Family Residential, 4,000 square feet minimum) zone district as the primary use of the property will be one single family residence 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-UM (Residential Medium Density) land use designation in the County General Plan. Further, the proposed residential structure will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties.

The proposed residential structure will be properly proportioned to the parcel size and is consistent with the eclectic character of the neighborhood; therefore, the project conforms to the County's policies that address proportionality, as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residence has been designed in conformance with the R-1-4 development standards with respect to height, lot coverage and setbacks. The residence will be directly surrounded by two-story structures at each side.

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 replacement single family residence is to be constructed on an existing developed lot. The existing residence creates only one peak trip per day. The expected level of traffic associated with the proposed replacement residence is not anticipated to result in an increase in traffic and will not adversely impact existing roads or intersections in the surrounding area.

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

This finding can be made, in that the proposed replacement single family residence is in a mixed neighborhood containing a variety of architectural styles, and the proposed residence 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 replacement single family residence 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. Project findings include staff report narrative associated with design review.

## **Variance 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 project site consists of a parcel that is zoned R-1-4 (Single Family Residential – 4,000 square feet minimum), a designation that allows for residential uses. A single family dwelling is a principal permitted use within the residential zone district and the zoning is consistent with the R-UM (Urban Medium residential) General Plan designation.

The proposed project is to construct a 2,229 square foot, two story, single family residence and attached 247 square foot garage on a 3,964 square foot parcel, which is an increase of 6.7% over the allowable 50% floor area ratio. Santa Cruz County Code Section 13.10.235 allows for an increase of up to 7.5% of the allowable floor area ratio. The intent of the Minor Exceptions ordinance (SCCC Chapter 13.10.235) is to provide a streamlined discretionary process to allow for minor variations to site standards. The variations are limited in nature and are therefore presumed to have a minimal impact to surrounding properties. In this case, because the lot is smaller than required by the R-1-4 zoning, the construction of a replacement residence is challenging within the existing floor area ratio limitations. Further, the proposed development will comply with all other site standards and remove the current encroachments into the rear yard setback and on the adjacent parcel, therefore the resulting residence will be substantially in greater conformance with the development standards as compared to the existing development.

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 the variance will allow for a minor increase in allowable floor area ratio on a parcel of substandard size. The proposed project will be in compliance with all other site standards and in character with surrounding development.

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 the project will not constitute a grant of special privileges in that the project will comply with all site standards for the zone district with the exception of the increase in floor area ratio. In all, the project design is within the range of styles found in the vicinity and consistent with the density and intensity of the area. Due to the location of existing structures and the configuration of the subject parcel, the project qualifies for a Minor Exception in accordance with SCCC 13.10.235.

## **Minor Exception Findings**

Per County Code section 13.10.325(C)(4), in addition to the Development Permit Findings and Variance Findings above, the following finding shall be required for minor exceptions allowing an increase in lot coverage:

1. That there is no increase in stormwater leaving the property as a result of additional impermeable area created by a minor increase in lot coverage. The project as approved incorporates measures or conditions that direct runoff to the landscape, use permeable paving material, reduce existing impermeable area, or incorporate other low impact drainage design practices to control any increase in stormwater runoff.

This finding does not apply, in that the proposed project does not result in an increase in lot coverage above the 40% maximum allowed within the zone district.

## **Conditions of Approval**

Exhibit D: Project plans, submitted by Derek Van Alstine, dated 10/16/2018.

- I. This permit authorizes the construction of a single family residence 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.
  - 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.
- 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, with the exception of the roofing material which shall be amended to be of a muted, non-reflective finish of complementary color as approved by Planning Department staff.
    3. Grading, drainage, and erosion control plans, as required.
  - B. An encroachment permit will be required for all work proposed in the county right-of-way. The proposed shall conform to Figure DW-5 of the County of Santa Cruz Design Criteria.

- 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. The projects team shall collaboratively design and submit a final engineered plan for the accepted infiltration wells. Final quantification calculations (completed by a registered civil engineer) shall be submitted, establishing the system is adequately sized to retain the entire parcels runoff up to & including a 25-year storm event. Based on the submitted Geotechnical & Geological studies, overland release shall not be allowed to be directed to the coastal bluff.
    - a. Feasibility for the proposed infiltration wells has been approved by the projects Geotechnical Engineer (Rock Solid Engineering per letter – ‘Suitability of Infiltration Wells’ dated Dec. 6th, 2018) and the projects Geologist (Easton Geology per letter – ‘Drainage System Feasibility’ dated Dec. 6th, 2018).
    - b. Final construction cross section details for all stormwater management features shall be submitted. Review and approval of the project’s final design shall be required by all contributing professionals validating the functionality of the project’s design.
    - c. Please include safe overflow in the project’s stormwater management design. Account for upslope run on and long term maintenance.
    - d. Civil engineer shall complete a stormwater management report for the subject parcel. Please include quantification calculations, operation & maintenance procedures, a project narrative, log of boring reports, site infiltration testing reports, and any other supplemental information necessary. Updated quantification calculations shall account for effective surface area, depth, soil strata, well design, and percent air voids when finalizing the well design & supporting quantification calculations.
  2. Applicant shall inquire with U.S. EPA regarding class IV injection well regulatory requirements. If a permit is required, applicant shall complete this process prior to closing the future building permit.
  3. Provide cross section construction details for all newly proposed mitigation features (include all pertinent information to ensure such features are constructed to function as designed: invert elevations, pipe size, material coverage, compaction limitations, material type, etc.). Demonstrate how runoff will be effectively captured & conveyed to the proposed retention system in the case that a collection point/drain is blocked or compromised.
  4. Provide a final tabulation table detailing all existing, replaced, and proposed semi pervious & impervious surfaces.

5. This project is within Flood Control District 6 and shall be charged a fee based on the total new permitted impervious area created. The current fee is \$1.31 per square foot but is subject to change based on the most updated fee amount applicable at the time of permit issuance.
  - a. This project may be eligible for fee credits for existing impervious areas previously permitted or built prior to the established flood control zone if acceptable documentation is presented. (Acceptable documentation can be in the form of an assessor's record, survey record, permit record, dated aerial photograph(s), or another official record that can confirm a previously permitted structure.) Otherwise County staff will utilize the most relevant aerial photos to establish credit if no additional information is furnished by the applicant.
  - b. A 50% credit is given to all projects that implement semi pervious surfaces such as: pervious/porous/permeable pavers, porous concrete, porous asphalt, baserock, etc.
6. Provide a maintenance schedule establishing the ongoing requirements for maintenance and monitoring of all permanent stormwater management facilities in compliance with County Code 7.79 (this schedule shall also be included in the maintenance agreement as a packet when the applicant records and notarizes their SWM 25A form). It will be the responsibility of the homeowner to inspect and maintain all drainage features.
  - a. A recorded maintenance agreement will be required for the drainage system on this parcel. Please include the following additional information as required by the CDC:
    - i. Statement of the operating requirements to ensure proper performance of the stormwater management facility.
    - ii. Specification of any Best Management Practices that must be implemented and maintained.
    - iii. Specification of any restriction on system use or property use, such as limitations on amount of impervious surface, limits on fertilizer or pesticide use, limits on vehicle parking or maintenance, restrictions on building additions, etc.
    - iv. Notification that County staff may conduct routine inspections of the facility to ensure that the stormwater facilities are functioning properly and being maintained as needed.
    - v. The maintenance agreement shall be binding on and shall inure to the benefit of the successors, heirs, executors, administrators, and assigns of the owner.

D. Meet all requirements of the Soquel Creek Water District.

- E. Meet all requirements of the Santa Cruz County Sanitation District.
- F. Meet all requirements of the Environmental Planning section of the Planning Department.
  - 1. The applicant shall provide two original copies of the soils and geology reports and update(s) with the building permit application.
  - 2. Building permit application plans shall reference the soils and geology reports and updates, provide contact information for the report preparers and include a statement that the project shall conform to the reports' recommendations.
  - 3. Sheet L1 shall show no irrigation to be installed in the rear yard area.
  - 4. The applicant shall provide a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual.
  - 5. The applicant shall submit civil engineered grading and drainage plans in compliance with the recommendations of the geotechnical and geologic reports. The grading plan shall show proposed earthwork for the new structure, to include overexcavation and recompaction of the native subgrade beneath slabs on grade and new pavement, as recommended by the geotechnical engineer.
  - 6. The applicant shall submit signed and stamped Soils (Geotechnical) Engineer and Geologist Plan Review Forms to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils and/or geologic report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils and/or geologic reports. The author of the reports shall sign and stamp the completed forms.
- G. "Notice of Geologic Hazards, Acceptance of Risk, Liability Release, and Indemnification" shall be recorded on the parcel with the format and content of that document to be reviewed and accepted by the County of Santa Cruz prior to recordation. The Notice will provide for property owner (and all successors and assigns) agreement to an acknowledgement of coastal and geologic hazards, an acceptance of and assumption of risk, a waiver of liability against the County, and an indemnification of the County; the final language of such provisions will be consistent with the following:
  - 1. Coastal Hazards. That the site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, tidal scour, coastal flooding, liquefaction and the interaction of same;

2. Assume Risks. To assume the risks to the Applicant and the properties that are the subject of this Coastal Development Permit of injury and damage from such coastal hazards in connection with the permitted development;
  3. Waive Liability. To unconditionally waive any claim of damage or liability against the County, its officers, agents, and employees for injury or damage from such coastal hazards in connection with the permitted development;
  4. Indemnification. To indemnify and hold harmless the County, its officers, agents, and employees with respect to the County's approval of the development against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such coastal hazards in connection with the permitted development; and
  5. Property Owner Responsible. That any adverse effects to property caused by the permitted development shall be fully the responsibility of the property owner.
- H. Meet all requirements and pay any applicable plan check fee of the Aptos/ La Selva Fire Protection District the \$135 plan review fee.
  - I. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
  - J. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
  - K. Pay the current Affordable Housing Impact Fee, as required.
- 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.
- B. Earthwork is prohibited during the rainy season (October 15-April 15) unless a winter grading permit is approved by the Planning Director.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
  - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
    - 1. COUNTY bears its own attorney's fees and costs; and
    - 2. COUNTY defends the action in good faith.
  - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
  - D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

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

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

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

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

\_\_\_\_\_  
Steven Guiney, AICP  
Deputy Zoning Administrator

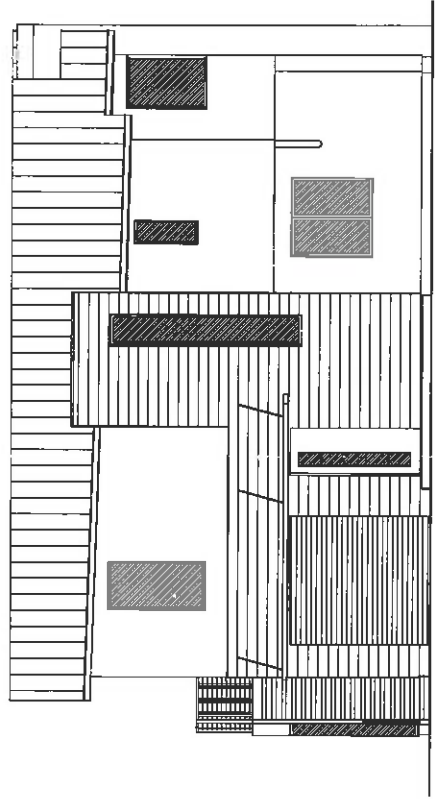
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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance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

# ANGELO RESIDENCE

## GROSS BUILDING AREA WORKSHEET

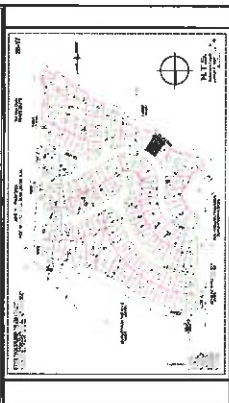
LOT COVERAGE CALCULATION		HEATED SPACE CALCULATION	
1. ZONE COEFFICIENT	0.2	1. TOTAL HEATED SPACE	1,237 sq. ft.
2. LOT AREA	6,242 sq. ft.	A. FIRST FLOOR	1,237 sq. ft.
3. AREA OF RIGHTS OF WAY	0 sq. ft.	B. SECOND FLOOR	0 sq. ft.
4. NET LOT AREA (A-B)	6,242 sq. ft.	C. TERRACE FLOOR	0 sq. ft.
5. COVERAGE BY SPACES	0.2	D. TOTAL UNHEATED SPACE	0 sq. ft.
6. MAXIMUM COVERAGE (A x C)	1,248 sq. ft.		
7. PERCENT COVERAGE (D/E)	100%		
8. TOTAL FIRST FLOOR AREA	1,237 sq. ft.		
9. SECOND FLOOR	0 sq. ft.		
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100. TOTAL GARAGE AREA	0 sq. ft.		



## VICINITY MAP



## PARCEL MAP



## BUILDING INFORMATION SUMMARY

RELOCATING SINGLE STORY 1,200 S.F. RESIDENCE. CONSTRUCT NEW TWO STORY 2,391 S.F.T. RESIDENCE WITH ATTACHED GARAGE.

PROJECT ADDRESS: 525 SEACLIFF DRIVE APTOS, CA 95003

PARCEL NUMBER: 036-175-00

ZONING: R-1-S

OCCUPANCY TYPE: R-3-Y-S, SPARKLE

LOT AREA: 3,951 SQ. FT.

PROPOSED P.A.R.: 2,391 SQ. FT., 56.7%

SETBACK INFORMATION: REQUIRED: 15' 0" FRONT YARD, 5' 0" SIDE YARD, 15' 0" REAR YARD. PROPOSED: 15' 0" FRONT YARD, 5' 0" SIDE YARD, 15' 0" REAR YARD.

PARKING (PROVIDED): 1 COVERED AND 2 UNCOVERED

CODE NOTE: THESE PLANS CONFORM TO THE 2016 CALIFORNIA RESIDENTIAL MECHANICAL, ELECTRICAL, AND PLUMBING (R-M-E-P) CODE, AND TO THE 2016 CALIFORNIA BUILDING CODE (C.B.C.), REG. B.C. L.M.C. AND REG. A.S. AMENDED BY THE STATE OF CALIFORNIA.

## CONTACTS

OWNER: KATHY & LOU ANGELO  
KATHY ANGELO, 525 SEACLIFF DRIVE APTOS, CA 95003  
PHONE: (831) 456-1750

PROJECT DESIGNER: DEREK VAN ALSTINE  
DEREK VAN ALSTINE, 525 SEACLIFF DRIVE APTOS, CA 95003  
PHONE: (831) 456-1750

STRUCTURAL ENGINEER: REDWOOD ENGINEERING  
1335 SEASIDE AVE. SUITE 200  
APTOS, CA 95003  
PHONE: (831) 456-0444

CIVIL ENGINEER: CIVIL ENGINEERS  
1512 SEASIDE AVE.  
APTOS, CA 95003  
PHONE: (831) 456-1750

LANDSCAPE ARCHITECT: BLUM COOPER & ASSOCIATES  
215 WOODEN STREET  
APTOS, CA 95003  
PHONE: (831) 456-0444

## DRAWING INDEX

BUILDING DESIGN  
T1 TWO STORY  
T2 SHADOW STUDIES  
T3 EXISTING CONDITIONS  
T4 EXISTING FOUNDATIONS  
A1 EXISTING SITE PLAN  
A2 FIRST FLOOR PLAN  
A3 SECOND FLOOR PLAN  
A4 EXTERIOR ELEVATIONS  
A5 SECTION

CIVIL DESIGN  
C1.1 DRIVE  
C1.2 EXISTING AND DRIVE PLAN  
C1.3 GRADING AND DRAINAGE PLAN  
C1.4 DETAILS  
L1 LANDSCAPE PLAN

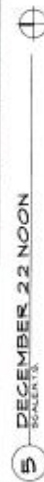
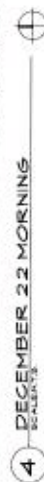
DEREK VAN ALSTINE  
RESIDENTIAL DESIGN INC.  
1735 SEASIDE AVE. SUITE 200 APTOS, CA 95003  
PHONE: (831) 456-1750

DVRD  
DEREK VAN ALSTINE  
RESIDENTIAL DESIGN INC.

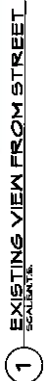
ANGELO RESIDENCE  
525 SEACLIFF DRIVE  
APTOS, CA 95003

DATE: 12-15-17  
DRAWN: T1, T2, T3, T4, A1, A2, A3, A4, A5, C1.1, C1.2, C1.3, C1.4, L1  
CHECKED: T1, T2, T3, T4, A1, A2, A3, A4, A5, C1.1, C1.2, C1.3, C1.4, L1  
APPROVED: T1, T2, T3, T4, A1, A2, A3, A4, A5, C1.1, C1.2, C1.3, C1.4, L1  
DATE: 12-15-17  
DRAWN: T1, T2, T3, T4, A1, A2, A3, A4, A5, C1.1, C1.2, C1.3, C1.4, L1  
CHECKED: T1, T2, T3, T4, A1, A2, A3, A4, A5, C1.1, C1.2, C1.3, C1.4, L1  
APPROVED: T1, T2, T3, T4, A1, A2, A3, A4, A5, C1.1, C1.2, C1.3, C1.4, L1

T1











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1 LOWER LEVEL FLOOR PLAN



**WALL LEGEND**

☐ 1/2" PLASTER  
☐ 1/2" GYPSUM BOARD  
☐ 1/2" GYPSUM BOARD  
☐ 1/2" GYPSUM BOARD  
☐ 1/2" GYPSUM BOARD



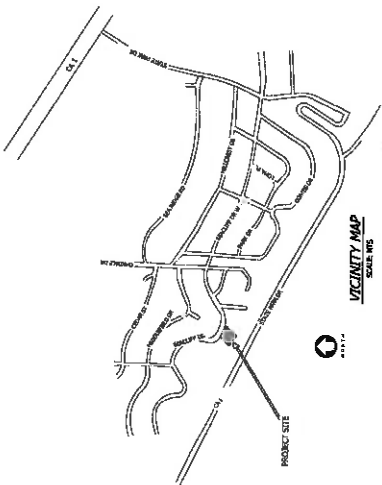
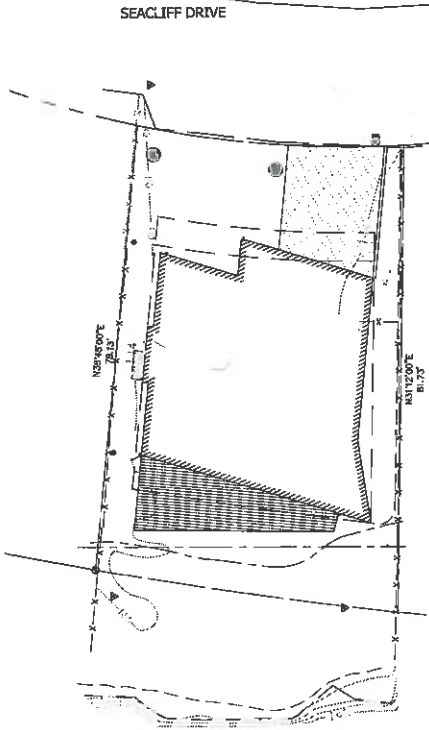


# ANGELO RESIDENCE

## 525 SEACLIFF DRIVE APTOS, CALIFORNIA

### APN: 038-173-08

**CIVIL SHEET INDEX**  
 CS-1 - COVER SHEET  
 CS-2 - SITE PLAN  
 CS-3 - EXISTING UTILITIES  
 CS-4 - PROPOSED UTILITIES  
 CS-5 - PROPOSED CONSTRUCTION PLAN  
 CS-6 - PROPOSED FINISH PLAN  
 CS-7 - PROPOSED CONCRETE PLAN  
 CS-8 - PROPOSED FINISH PLAN



#### GENERAL NOTES

1. IN CHARGE OF THE PLANS SHALL BE PERMITTED TO OBTAIN PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
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#### CONTRACTOR RESPONSIBILITY

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.

#### DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE PROPOSED CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.

#### UTILITY NOTE

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, CALLS, AND RECORDS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.

#### AS-BUILT NOTE

AN "AS-BUILT" PLAN SHALL BE PROVIDED BY THE CONTRACTOR AND CHANGED BY THE PROJECT ENGINEER. THE "AS-BUILT" PLAN SHALL BE PROVIDED BY THE CONTRACTOR AND CHANGED BY THE PROJECT ENGINEER.

#### ABBREVIATIONS

- AB - AGGREGATE BASE
- AC - ADJUSTED CONCRETE
- AD - ADJUSTED DRAINAGE
- AE - ADJUSTED ELEVATION
- AF - ADJUSTED FINISH
- AG - ADJUSTED GRADE
- AH - ADJUSTED HEIGHT
- AI - ADJUSTED INCHES
- AJ - ADJUSTED JUNCTION
- AK - ADJUSTED KNOTS
- AL - ADJUSTED LENGTH
- AM - ADJUSTED MILES
- AN - ADJUSTED NORTHERN
- AO - ADJUSTED OUNCES
- AP - ADJUSTED POUNDS
- AQ - ADJUSTED QUARTS
- AR - ADJUSTED RADIANS
- AS - ADJUSTED SQUARE FEET
- AT - ADJUSTED TONS
- AV - ADJUSTED VOLUMES
- AW - ADJUSTED WEIGHTS
- AX - ADJUSTED X-RAYS
- AY - ADJUSTED YARDS
- AZ - ADJUSTED ZONES

USA NORTH81  
 California Surveying

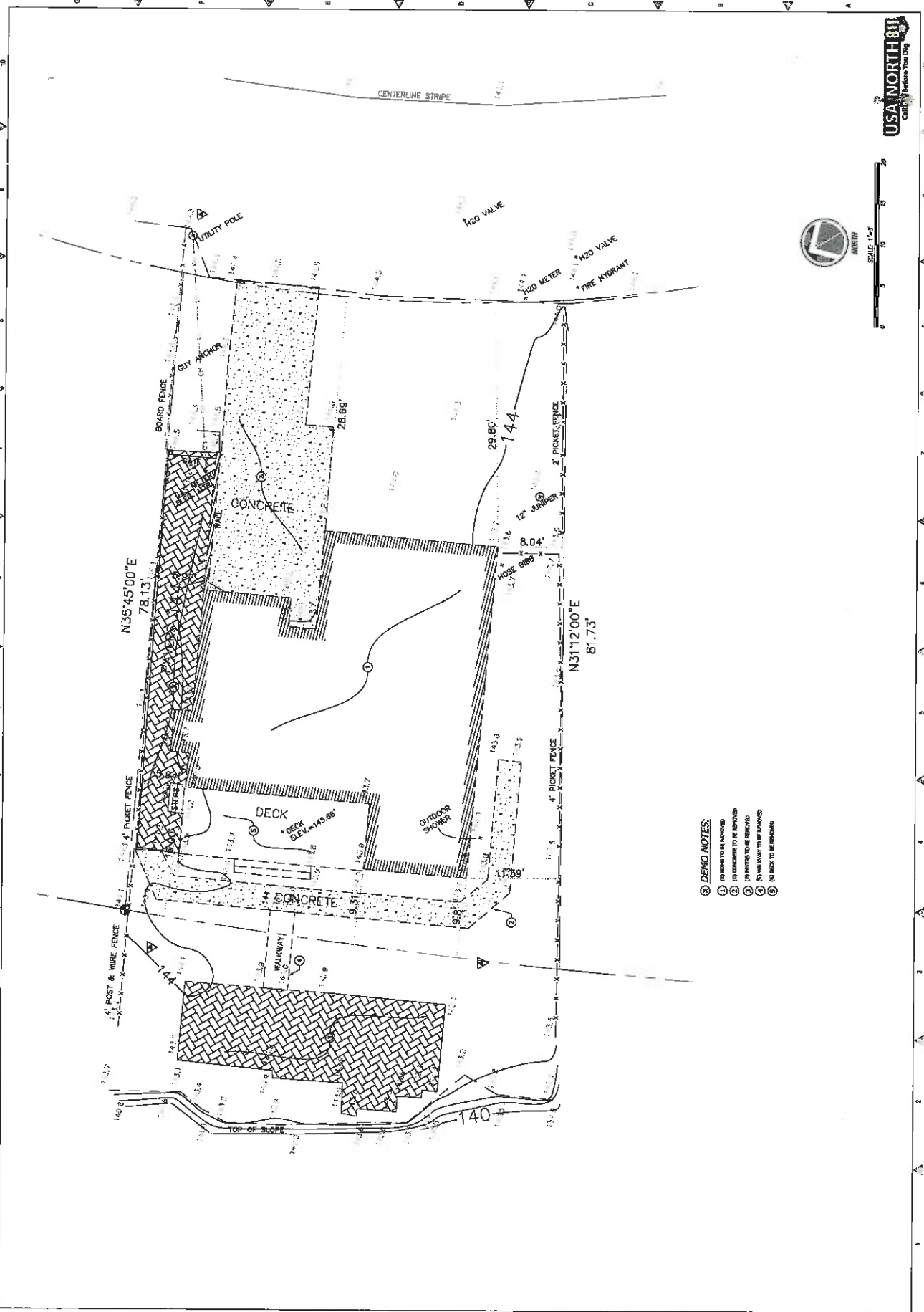
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 SHEET: C0.1  
 OF 5 SHEETS

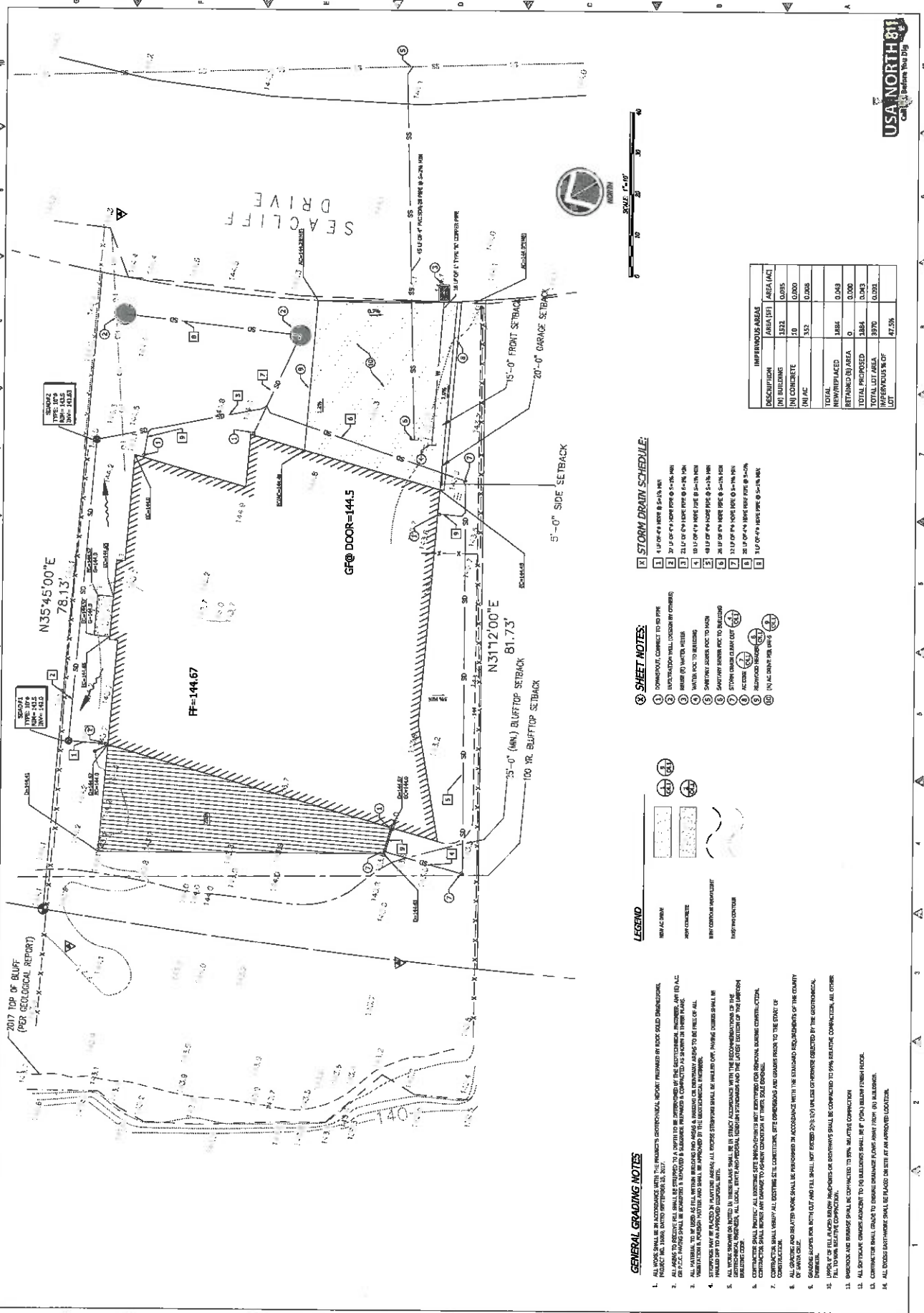
ANGELO RESIDENCE  
 525 SEACLIFF DRIVE APTOS, CA 95003  
 APN 038-173-08  
 C2G/CIVIL CONSULTANTS GROUP, INC.  
 10000 N. 10TH AVE., SUITE 100  
 DENVER, CO 80231  
 (303) 455-1100



COVER

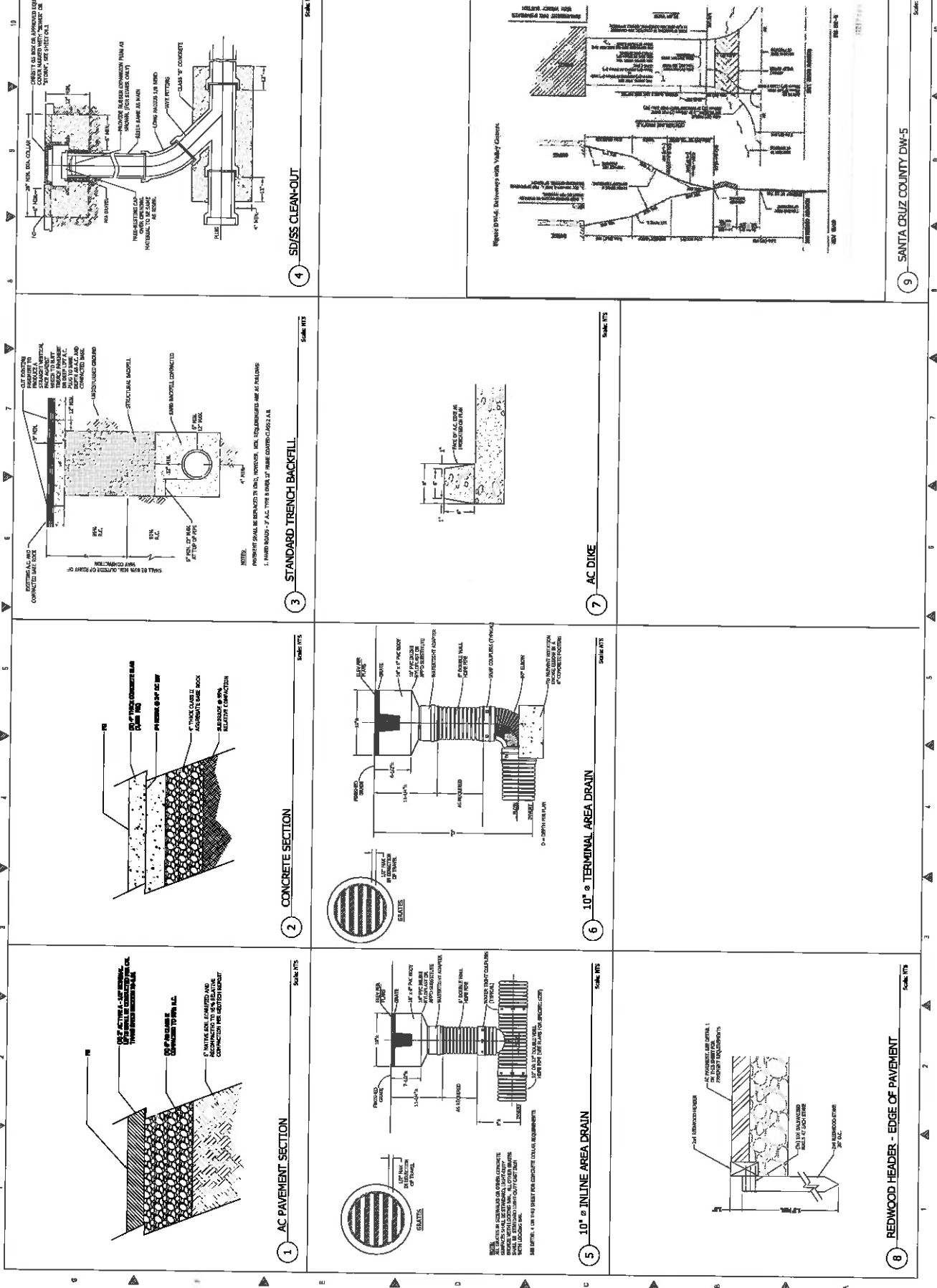
REVISIONS	BY





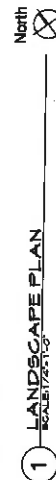


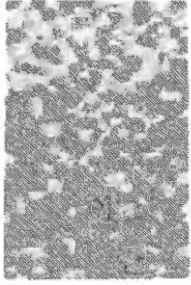
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[illegible]

### Plant Legend

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CLEAR ANODIZED ROOFING  
BY "GALVALUME"



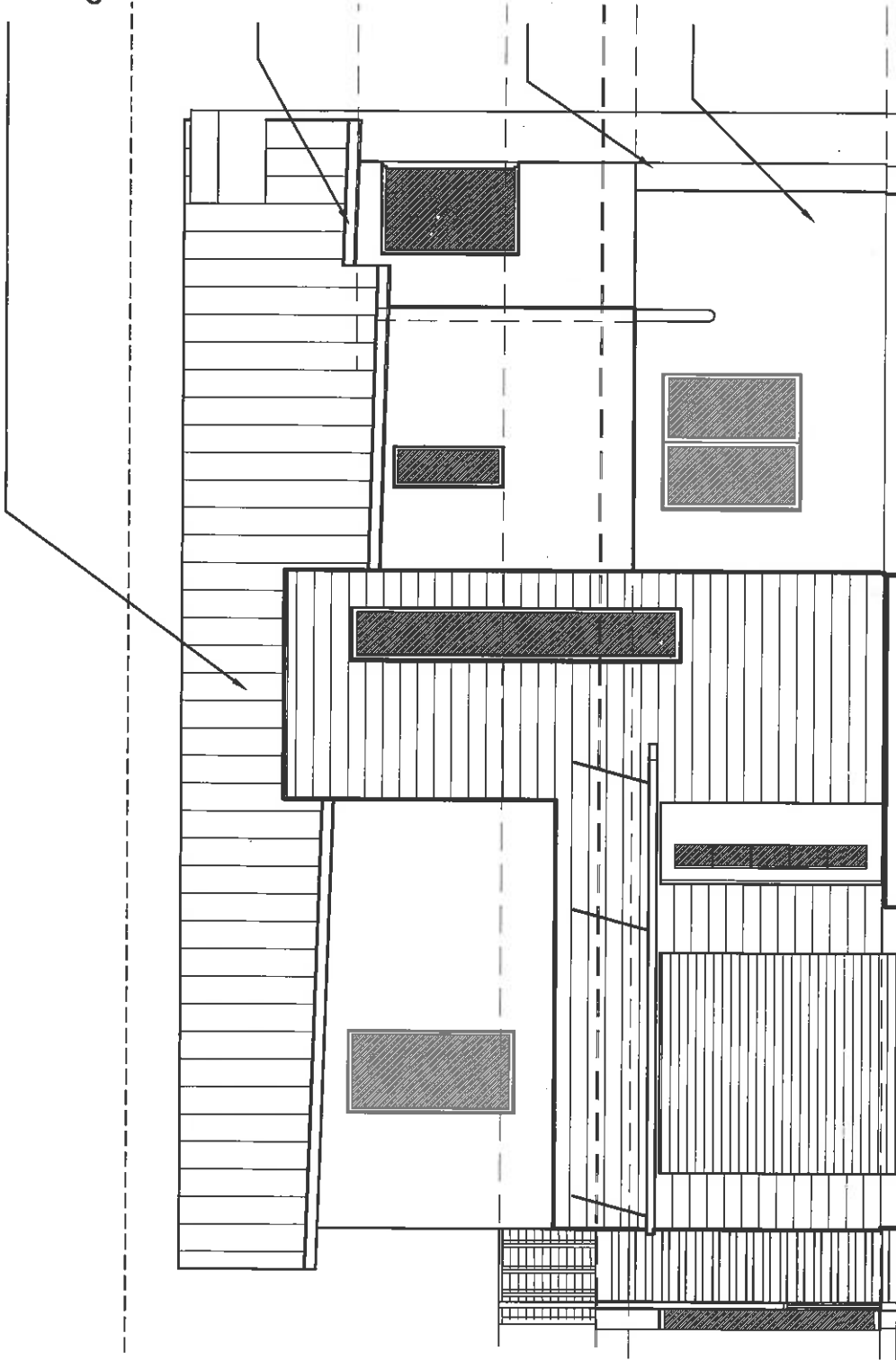
TRIM & WOODWORK  
BENJAMIN MOORE  
"SHALE" 98-1



STUCCO  
BENJAMIN MOORE  
"ROCKPORT GRAY" HC-105



CEDAR SIDING  
BENJAMIN MOORE  
"ASHLEY GRAY" HC-57



# ANGELO RESIDENCE

525 SEACLIFF, APTOS, CA 95003  
APN: 038-173-08

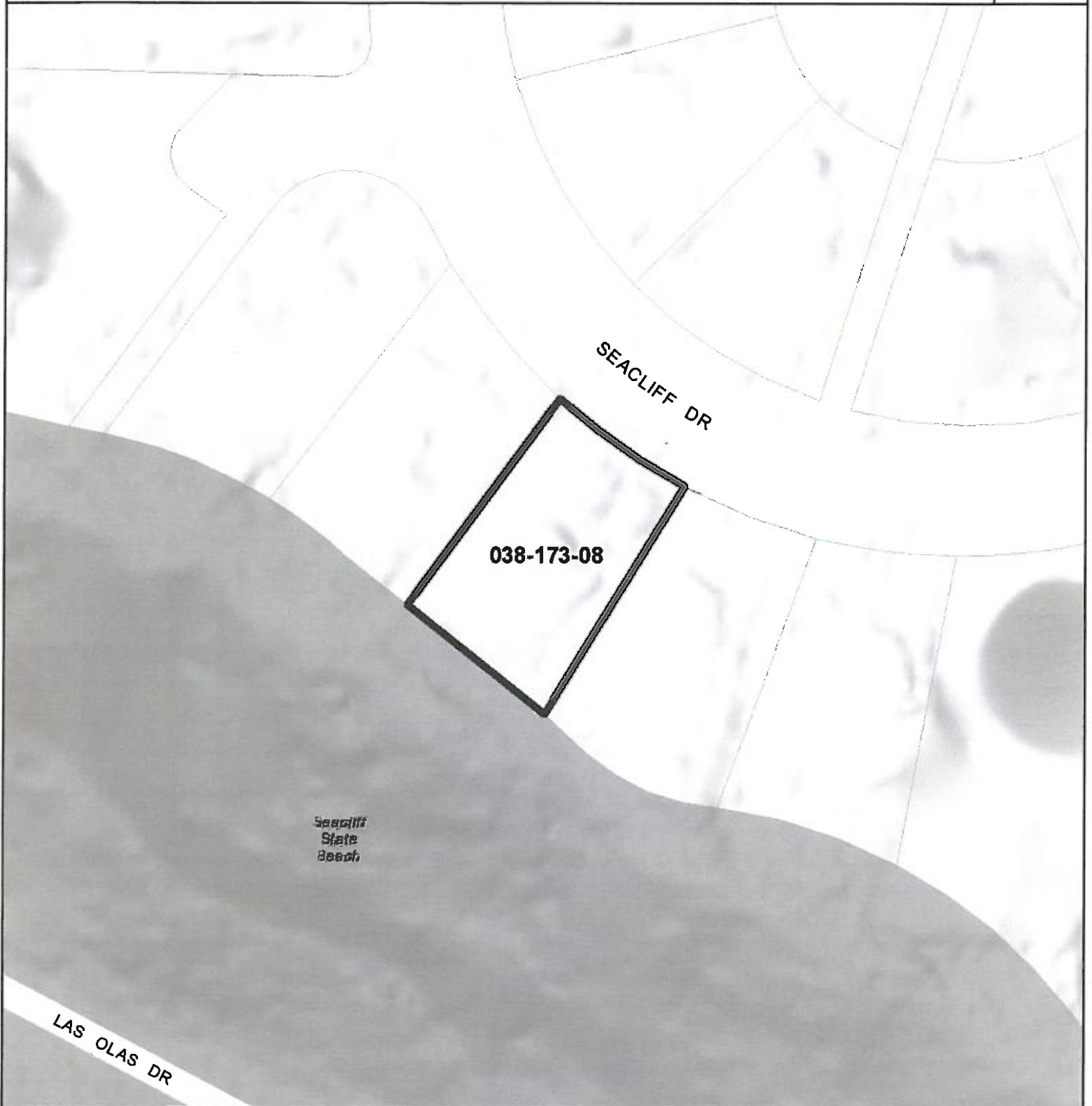
DVRD  
DEREK VAN ALSTINE  
DESIGN INC.  
2007 COPYRIGHT  
ALL RIGHTS RESERVED

DEREK VAN ALSTINE  
RESIDENTIAL DESIGN INC.  
1335 SEABRIGHT AVENUE, SANTA CRUZ, CALIFORNIA  
(831) 426-8400 PHONE (831) 426-8446 FAX



SANTA CRUZ COUNTY PLANNING DEPARTMENT

**Parcel Location Map**



**Parcel: 03817308**

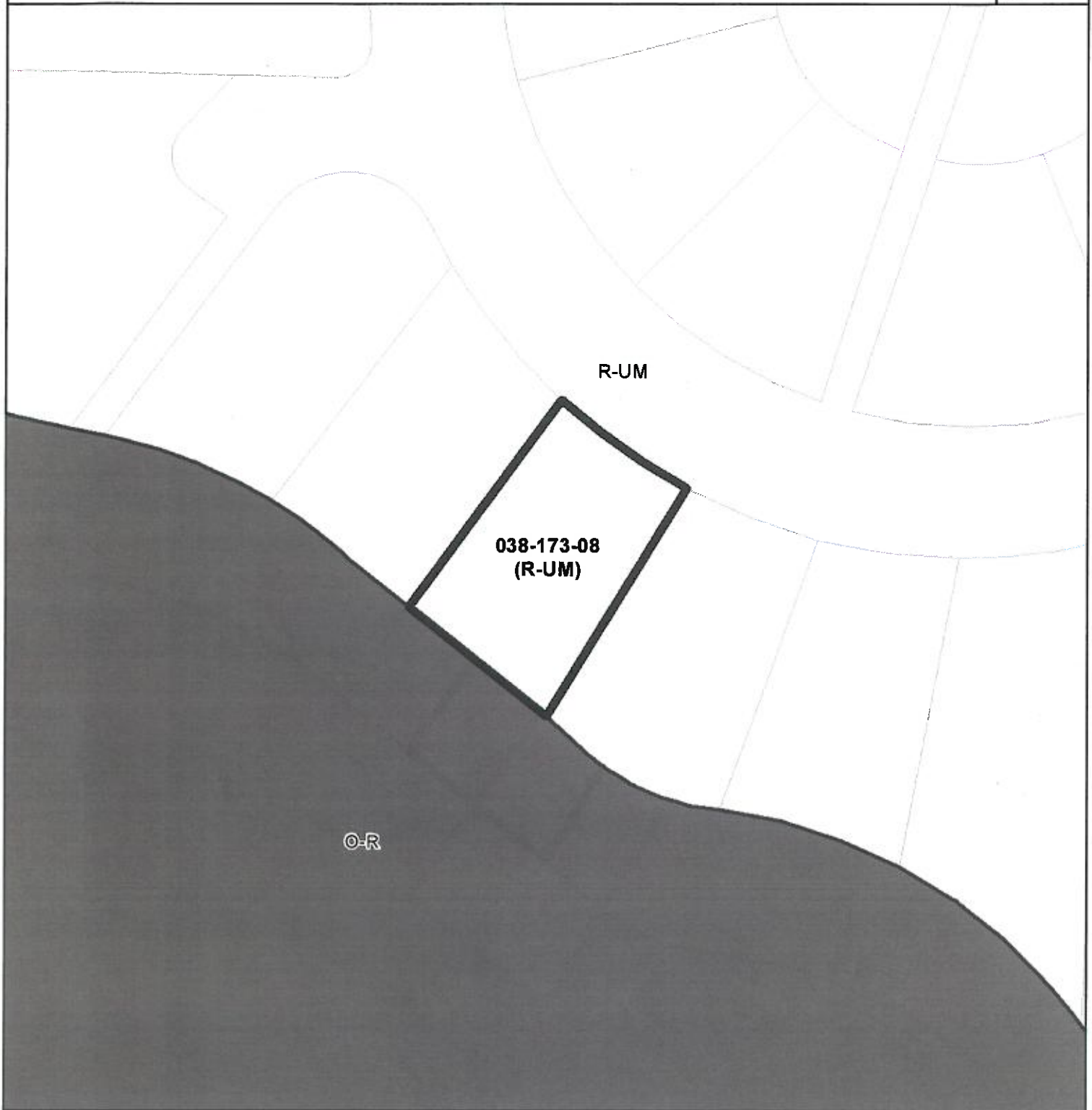
-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 20 Mar. 2019

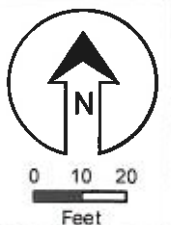




# Parcel General Plan Map



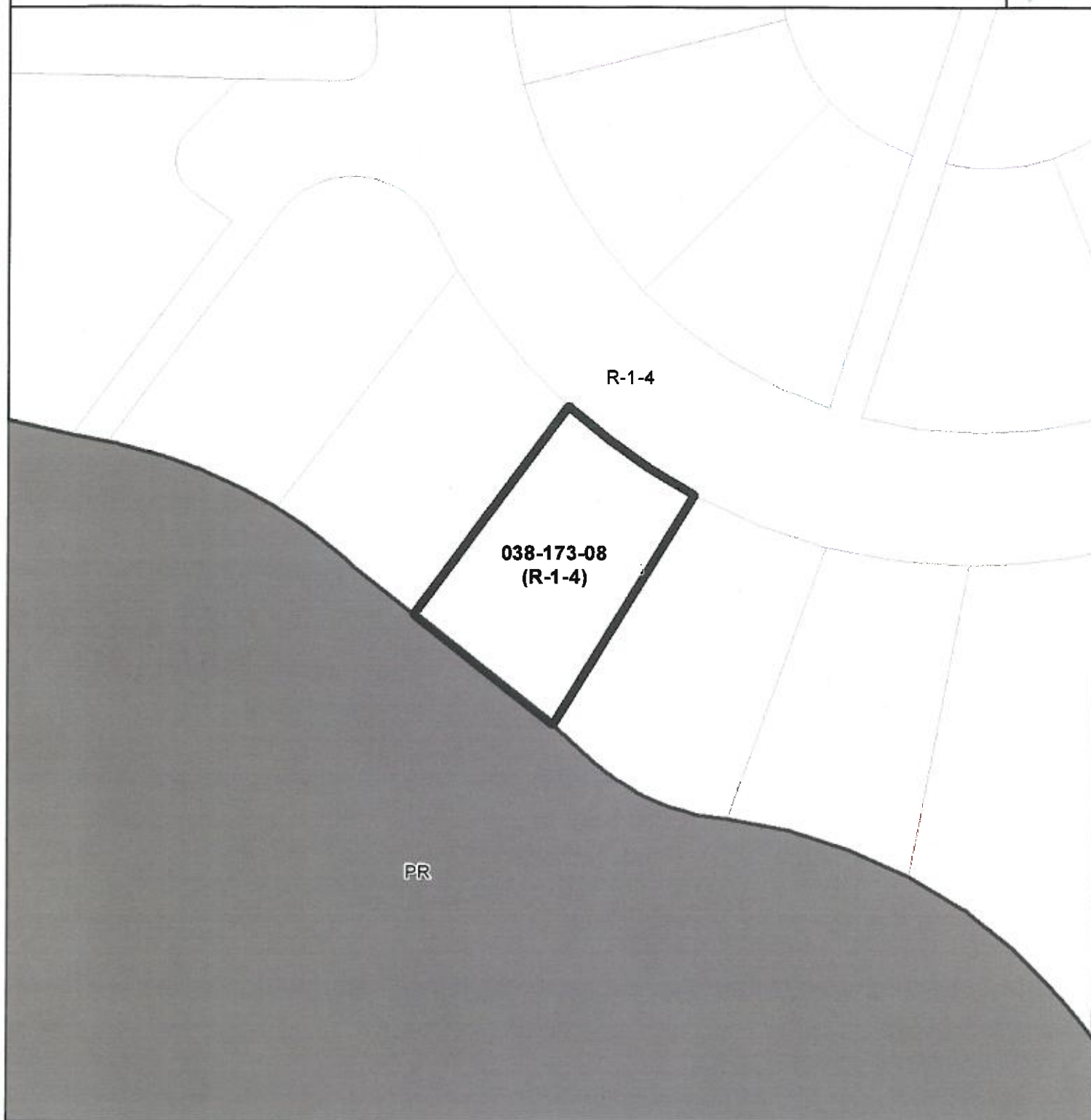
- O-R Parks, Recreation & Open Space
- R-UM Res. Urban Medium Density









## Parcel Zoning Map



-  **PR** *Parks, Recreation, & Open Space*
-  **R-1** *Single-Family Residential*



## Parcel Information

### Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: County of Santa Cruz  
Fire District: Aptos/ La Selva Fire  
Drainage District: Zone 6 Flood Control District

### Parcel Information

Parcel Size: 3,964 square feet  
Existing Land Use - Parcel: Single family residential  
Existing Land Use - Surrounding: Single family residential, bluff and beach  
Project Access: Seacliff Drive  
Planning Area: Aptos  
Land Use Designation: R-UM (Urban Medium Residential)  
Zone District: R-1-4 (Single Family Residential, 4,000 sq. ft. minimum)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

**Technical Reviews:** Geologic Report Review and Soils Report Review

### Environmental Information

Geologic Hazards: Coastal bluff  
Fire Hazard: Not a mapped constraint  
Slopes: Level in the area of development, adjacent to Coastal bluff  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: Less than 100 cubic yards  
Tree Removal: No significant trees proposed to be removed  
Scenic: Scenic beach/ blufftop viewshed  
Archeology: Not mapped/no physical evidence on site