



Staff Report to the Zoning Administrator

Application Number: 181270

Applicant: Warren Tamashiro
Owner: Kathryn Jackson trustees, etal.
APN: 054-191-76
Site Address: 920 Via Gaviota

Agenda Date: June 7, 2019
Agenda Item #: 4
Time: After 9:00 a.m.

Project Description: Proposal to remodel an existing one story residence with an upper level loft, including the enclosure of a ground floor atrium (approx. 120 sq. ft.)

Location: Property located on the southwest side of Via Gaviota at 920 Via Gaviota.

Permits Required: Coastal Development Permit

Supervisory District: 2nd 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 181270, based on the attached findings and conditions.

Project Description & Setting

The subject property is located on the south side of Via Gaviota in the Seascape Beach Estates subdivision in the Aptos planning area. The surrounding neighborhood is developed with single family residences and the beach is located to the south of the property. A common seawall is located at the southern edge of properties long the beach side of Via Gaviota.

A Coastal Development Permit is required because the property is located within the appeals jurisdiction of the coastal zone and the structure is within 50 feet of the beach.

Zoning & General Plan Consistency

The subject property is a 7,500 square foot lot, located in the RB (Residential Beach) zone district, a designation which allows residential uses. The existing single family residence 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.

Height and Number of Stories

The RB zone district limits beach front properties to one story and 17 feet in height. The proposed remodel of the existing single family dwelling would comply 17 foot maximum height limit for beach front properties within the RB zone district. The existing residence was constructed with an upper level loft that contains a bathroom and living area. The loft is a non-conforming condition that is proposed to be retained. The remodel of the residence would not expand the exterior footprint of the structure or the loft area.

Seascape Beach Estates

This proposal was designed and proposed in accordance with the standards for the RB zone district, including the maximum 17 foot height for structures on the beach side of the street required within the RB zone district.

The development standards of the Seascape Beach Estates subdivision vary from County standards and have not been applied by the Planning Department. The standard required by the Seascape Beach Estates limits the maximum height to 16 feet and one story for lots on the beach side of Via Gaviota, unless otherwise approved by the Architectural Review Committee. The existing residence was constructed in 1971 (at a height of 16 feet 5 inches, with an upper level loft) when the 16 foot and one story standards applied within the Seascape Beach Estates subdivision.

This project has been reviewed by the Architectural Review Committee of the Seascape Beach Estates Homeowners Association and was approved on December 18, 2018. An earlier version of the design for this project was reviewed, including a minor expansion of the usable floor area for the loft (which has since been removed), and a building height in compliance with the 17 foot maximum required by the zone district (but in excess of the 16 foot standard specified in the Seascape Beach Estates standards).

During the processing of this application, on April 23, 2019, the Board of Supervisors approved a new "-SBE" combining district for the Seascape Beach Estates subdivision that would apply to the subject property when it becomes in effect. This new "-SBE" combining district would codify a 16 foot maximum height for properties on the beach side of Via Gaviota. As this project was deemed complete on April 18, 2019, and the combining district will not be in effect until after the California Coastal Commission reviews and approves the ordinance revision, staff recommends processing the application under the current RB zone district standards (allowing a maximum height of 17 feet) without further need for a variance approval.

Scenic Resources & Design Review

The subject property is located within a mapped scenic resource area and is within the scenic viewshed of the public beach. The proposed remodel complies with the requirements of the County Design Review Ordinance, in that the remodel will utilize varied exterior materials and roof planes while maintaining the existing low profile of the single family residence to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape within the scenic beach viewshed.

Local Coastal Program Consistency

The proposed remodel is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, with lower height homes on the beach side of Via Gaviota, and the design submitted is consistent with the existing pattern of development. The project site is not identified as a priority acquisition site in the County's Local Coastal Program, and beach access is available at Hidden Beach and Via Gaviota. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Geologic Hazard Assessment

Due to the location of the subject property in a coastal hazard area, the project applicant was required to apply for a Geologic Hazards Assessment (GHA) in order to determine the extent of potential hazards and report preparation requirements for the proposed project. The GHA was completed on December 17, 2018 and included recommendations for a project that would modify more than 65 percent of the structure. Since the completion of the GHA, the project has been modified to reduce total structural modifications below the 65 percent threshold.

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 **181270**, 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

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Geologic Hazards Assessment
- H. Comments & Correspondence

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: 181270

Assessor Parcel Number: 054-191-76

Project Location: 920 Via Gaviota

Project Description: Proposal to remodel an existing single family dwelling.

Person or Agency Proposing Project: Warren Tamashiro

Contact Phone Number: 831-459-8955

- 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 - Existing Facilities (Section 15301)
Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Remodel of a single family dwelling in an area designated for residential uses.

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

Randall Adams, Project Planner

Date: _____

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 RB (Residential Beach), a designation which allows residential uses. The existing 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. The rear portion of the property (beyond the seawall) is located on the beach and the proposed project will not obstruct or prevent use of the public beach area.

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 structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood; developed parcels in the area contain single family dwellings; size and architectural styles vary in the area, with lower height homes on the beach side of Via Gaviota, and the design submitted is consistent with the existing pattern of development.

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 not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at Hidden Beach and Via Gaviota.

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 principal permitted uses in the RB (Residential Beach) 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, with lower height homes on the beach side of Via Gaviota, and the design submitted is consistent with the existing pattern of development.

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 beach access is available at Hidden Beach and Via Gaviota. Consequently, the remodel 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.

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 ensure the optimum in safety and the conservation of energy and resources.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the remodel and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RB (Residential Beach) zone district as the primary use of the property will continue to be one single family dwelling.

The proposed addition will be consistent with the requirements of the RB zone district, in that the height will be maintained in compliance with the maximum 17 foot height required within the zone district. The upper level loft area is pre-existing and non-conforming as second story areas are not allowed within the RB zone district. The exterior footprint of the structure will not be expanded. No changes to increase the floor area of the non-conforming loft are proposed.

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 existing 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.

This proposal is consistent with General Plan Policy 5.10.7 (Open Beaches and Blufftops) in that the existing residence is located within a neighborhood of single family dwellings along Via Gaviota; the exterior appearance of the residence will maintain a low profile (under 17 feet in height); the proposed colors and materials will be muted natural tones; the proposal is compatible with the existing pattern of development along Via Gaviota.

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 addition is to be constructed onto an existing single family dwelling. The expected level of traffic generated by the proposed project is

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anticipated to remain at one peak trip per day (1 peak trip per dwelling unit). No impact to existing roads or intersections is anticipated to result from the project.

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 remodel 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 remodel will utilize muted natural colors as well as varied exterior materials and roof planes, while maintaining the existing low profile of the single family residence to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Conditions of Approval

Exhibit D: Project plans, prepared by Mimi Snowden Design, revised 4/29/19.

- I. This permit authorizes the remodel of the existing 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 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. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
 3. 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.

5. Details showing compliance with fire department requirements.
- B. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - C. Meet all requirements of the Environmental Planning section of the Planning Department.
 1. Comply with all applicable requirements of the Geologic Hazards Assessment.
 2. Complete and record a Declaration of Geologic Hazards. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
 - D. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - E. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
 - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
 - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
 - D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the

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development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

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



REMODEL / ADDITION

[illegible]





JUNE SHADOW STUDY



DECEMBER SHADOW STUDY



A0.5

APN: 054-191-7E

MODIFIED PLAN

ISSUE DATE: 07/01/2019
PRELIMINARY DESIGN
SCHEMATIC DESIGN
77 JUL 2019
DESIGN DEVELOPMENT
77 JUL 2019
PLANNING AND CONSULTING
77 JUL 2019
PHASE 1: PRELIMINARY
77 JUL 2019
77 JUL 2019

KLEIN - JACKSON REMODEL
920 VIA GAVIOTA
APTOS, CA 95003

THIS DOCUMENT
ALL RIGHTS RESERVED

Mimi Snowden Design
Sherwin Corporation
450 Meadowlark Road, Corvallis, CA 95305
phone: (531) 722-4100 fax: (531) 722-4132
mimisnowden@gmail.com

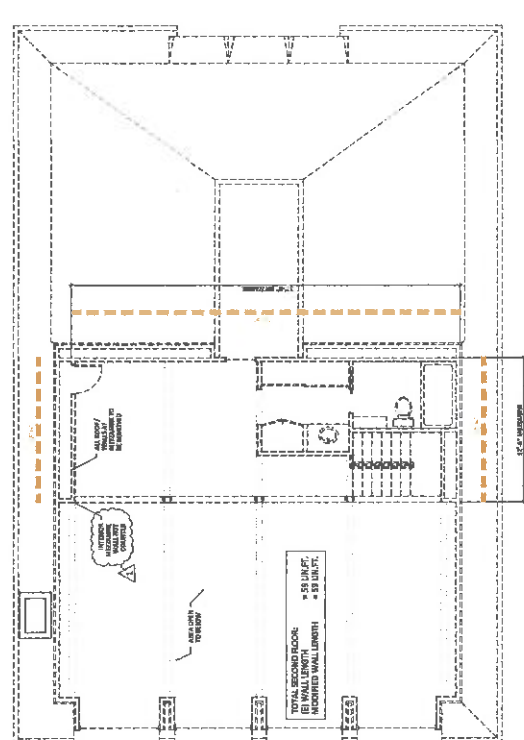
DIAGRAM LEGEND
RE WALLS TO BE DEMOLISHED
RE MODIFIED WALLS / AREA
RE WALLS TO REMAIN

WALL LEGEND
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RE MODIFIED WALLS / AREA
RE WALLS TO REMAIN
RE WALLS TO DEMOLISH

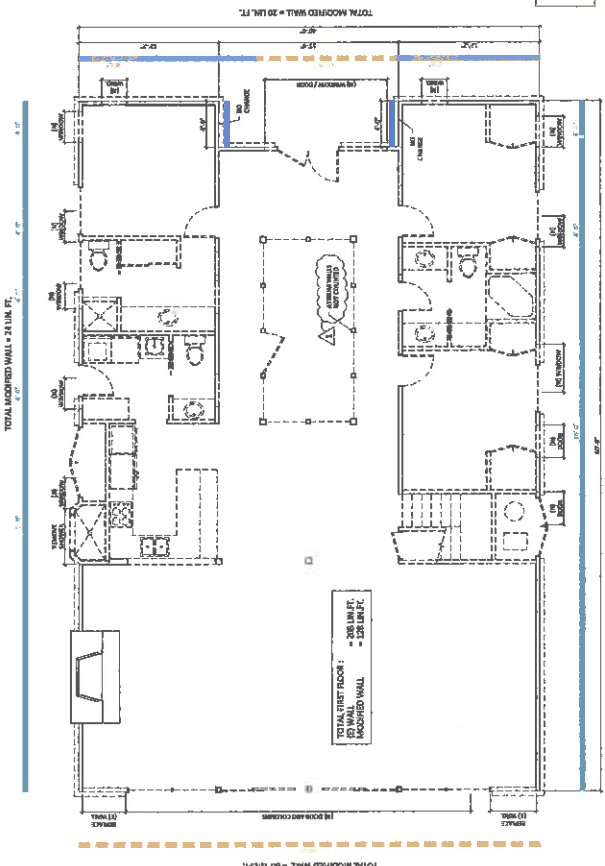
SECOND FLOOR PLAN - MODIFICATION PLAN

FIRST FLOOR PLAN - MODIFICATION PLAN

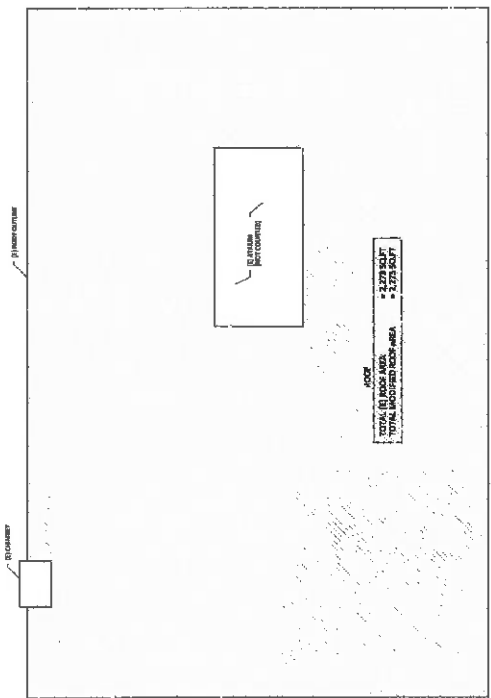
FLOOR / FOUNDATION - MODIFICATION PLAN



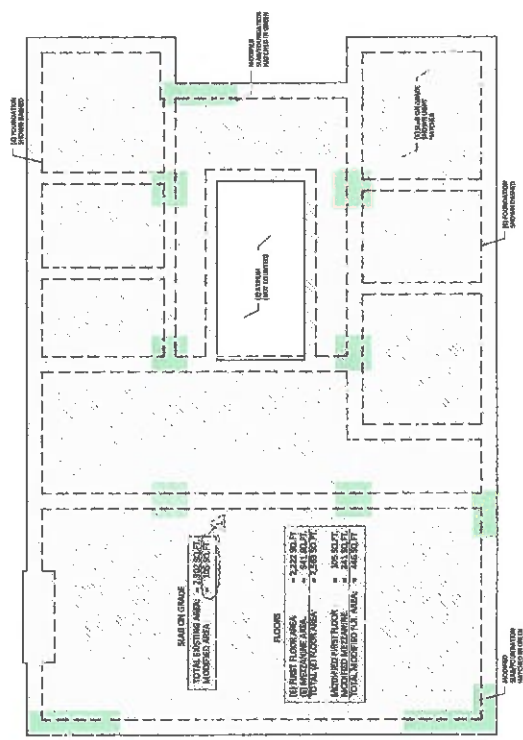
SECOND FLOOR PLAN - MODIFICATION PLAN



FIRST FLOOR PLAN - MODIFICATION PLAN



ROOF MODIFICATION PLAN



FLOOR / FOUNDATION - MODIFICATION PLAN

(1)

(a) FLOOR AREA RATIO = 2,593 / 9,500 = .29 or 29%	(b) FLOOR ADDITION	=	118 SQ.FT.
	(c) MEZZANINE ADDITION	=	80 SQ.FT.
	TOTAL ADDITION	=	208 SQ.FT.
	(d) TOTAL FLOOR AREA	=	2,772 SQ.FT.

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PROPOSED
ROOF PLAN

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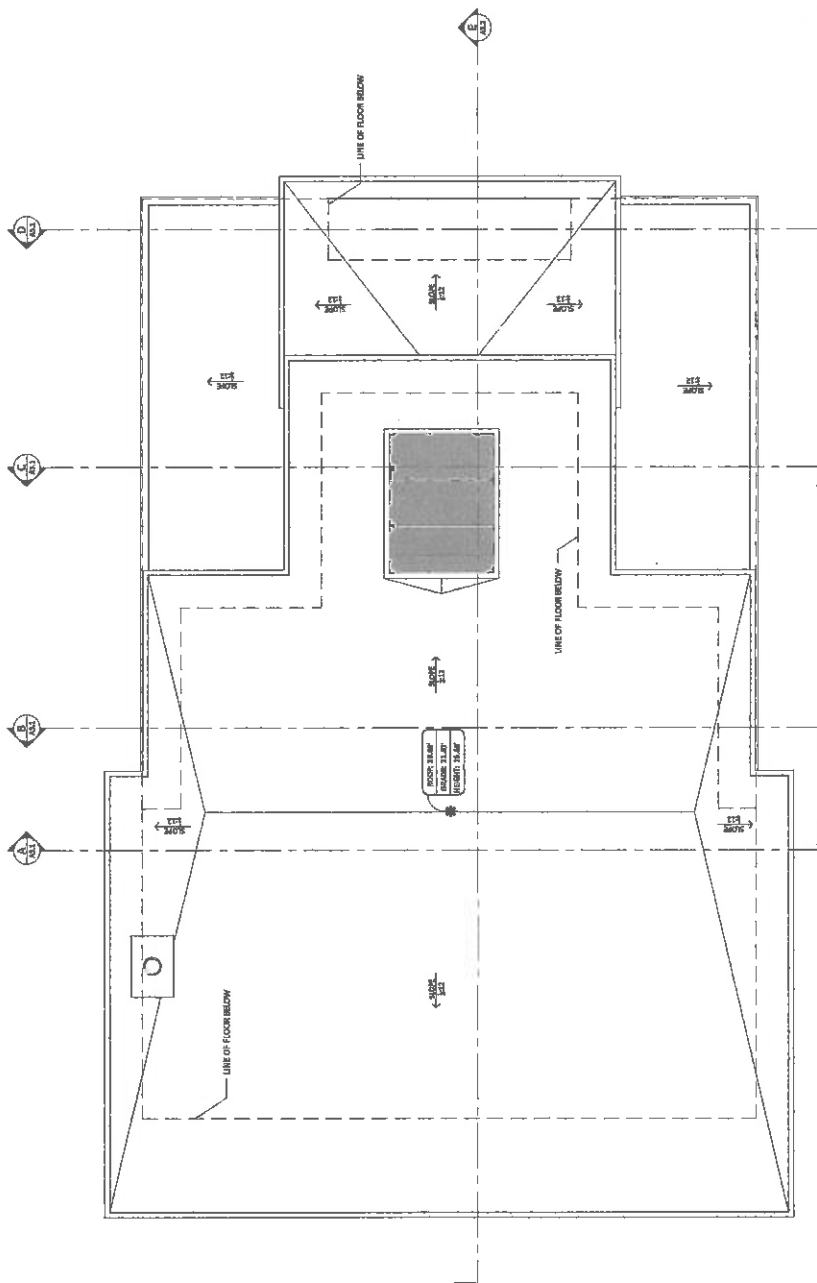
APN: 054-191-76

USE DESCRIPTION:	
PRELIMINARY DESIGN	23 JAN 2018
SCHEMATIC DESIGN	23 MAR 2018
DESIGN DEVELOPMENT	27 JUN 2018
PLANNING SUBMITTAL	7 JUL 2018
PLANNING REVISION 1	4 MAR 2019
PLANNING REVISION 2	29 APR 2019

KLEIN - JACKSON REMODEL
920 VIA GAVIOTA
APTOS, CA 95003

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Mimi Snowden Design
Shanmim Corporation
150 Meadowsbridge Road, Corralville, CA 95075
phone: (931) 722-4011 fax: (931) 722-4162
mimisnowden@aol.com



PROPOSED ROOF PLAN

24

Mimi Snowden Design
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 phone: (937) 222-4011 fax: (937) 222-4362
 mimsnowden@gmail.com

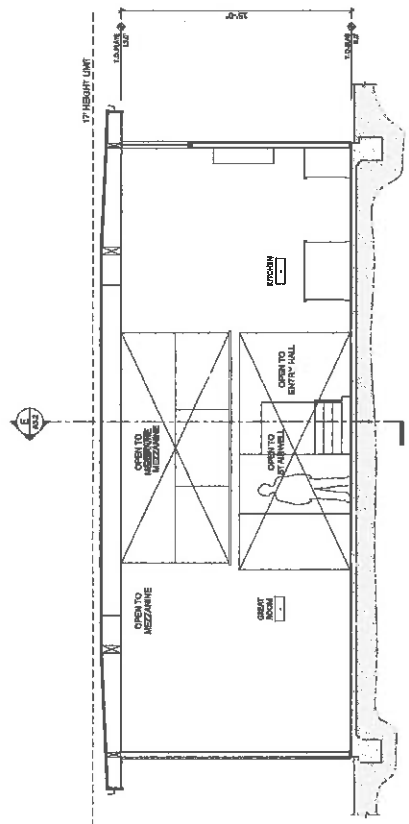
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KLEIN - JACKSON REMODEL

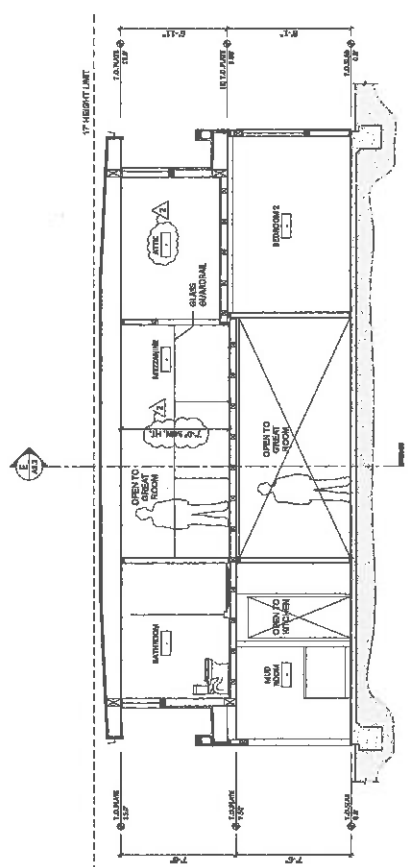
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DATE: 03/01/2019
 PROJECT: KLEIN - JACKSON REMODEL
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 27 JUN 2019
 PLANNING SUBMITTAL
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 PLANNING REVIEW #1
 04 JUL 2019
 PLANNING REVIEW #2
 04 JUL 2019

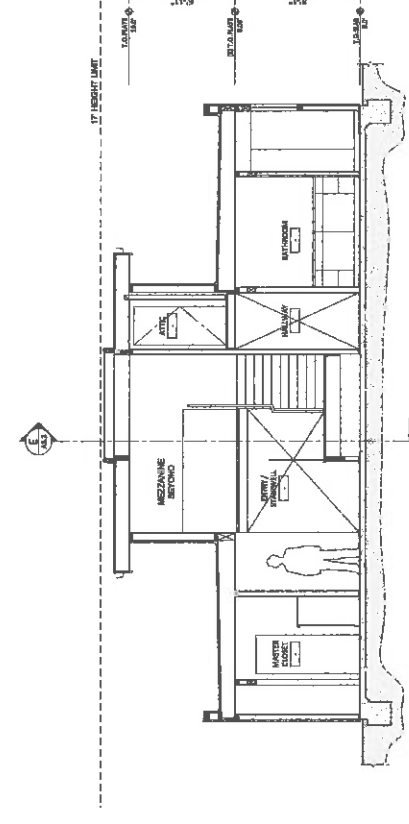
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 BUILDING SECTIONS
 APR: 054-191-76



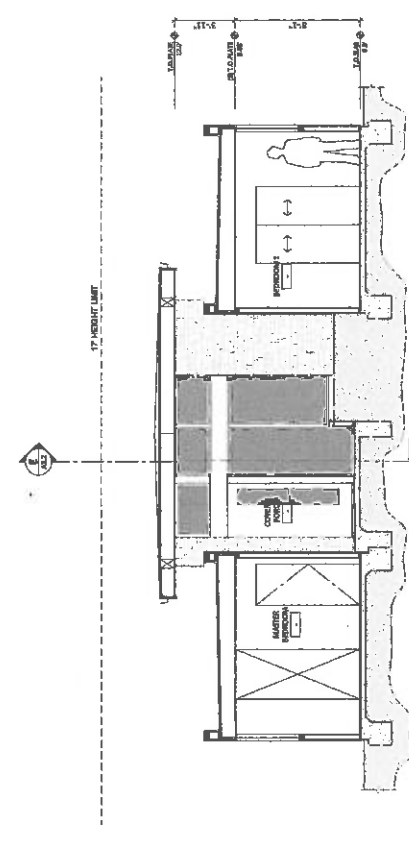
BUILDING SECTION A
 ELEVATION



BUILDING SECTION B
 ELEVATION



BUILDING SECTION C
 ELEVATION



BUILDING SECTION D
 ELEVATION

WALL LEGEND
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PLANNING REVISION: 2
29 APR 2019

PLANNING REVISION 1
4 MAR 2019

PLANNING SUBMITTAL
7 AUG 2018

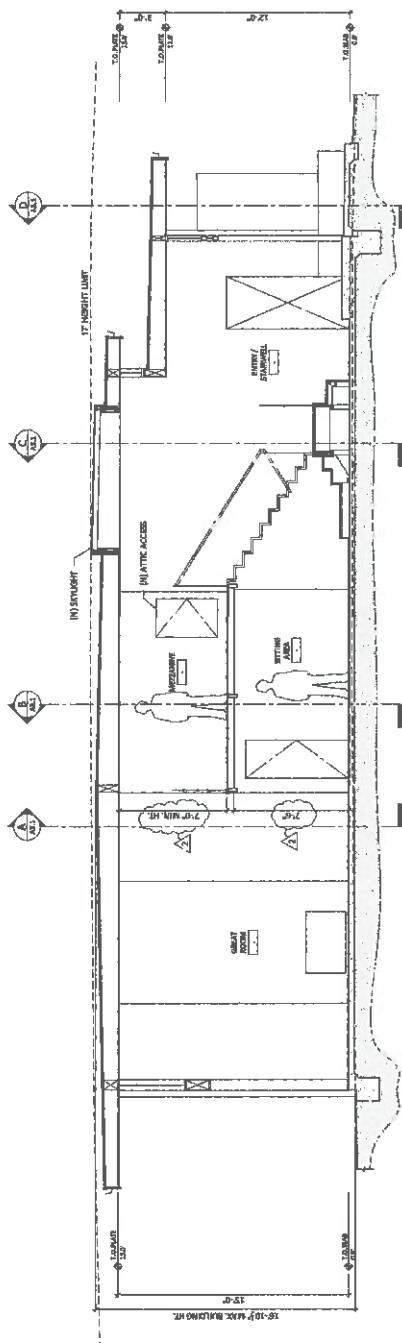
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DESIGN DEVELOPMENT
GT/02 17044 47

21 JUN 2012

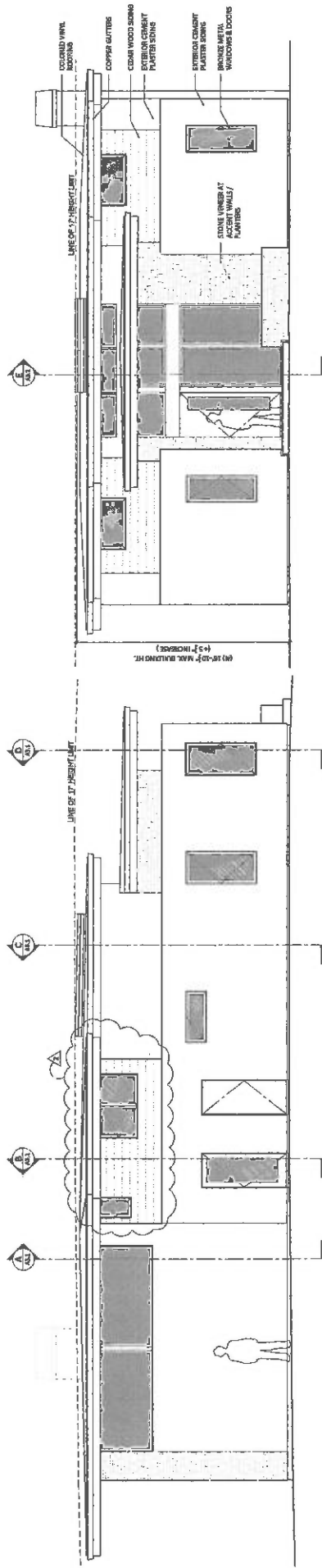
ISSUE DESCRIPTION	PRELIMINARY DESIGN
1. The design of the building is based on the assumption that the building will be used for a long period of time. This assumption is based on the fact that the building is located in a prime location and is expected to be a landmark building.	1. The design of the building is based on the assumption that the building will be used for a long period of time. This assumption is based on the fact that the building is located in a prime location and is expected to be a landmark building.

KLEIN - JACKSON REMODEL
920 VIA GAVIOTA
APTOS, CA 95003

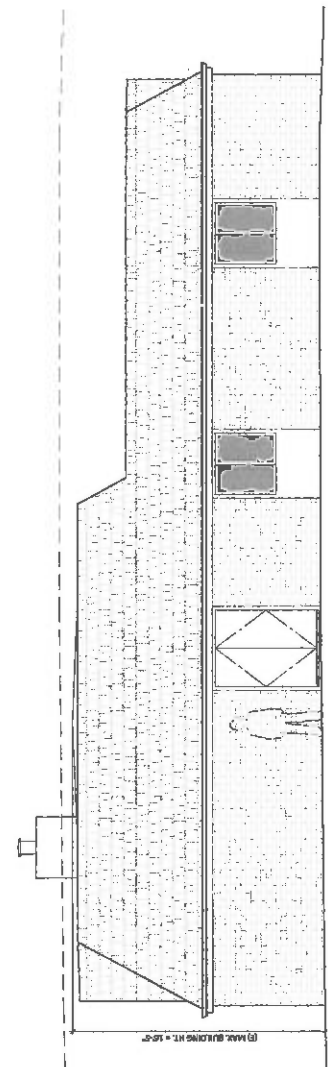
Mimi! Snowden Design
Sherrin Corporation
150 Meadowridge Road, Corralitos, CA 95006
phone: (831) 722-4011 fax: (831) 722-4362
mimisnowden@aol.net



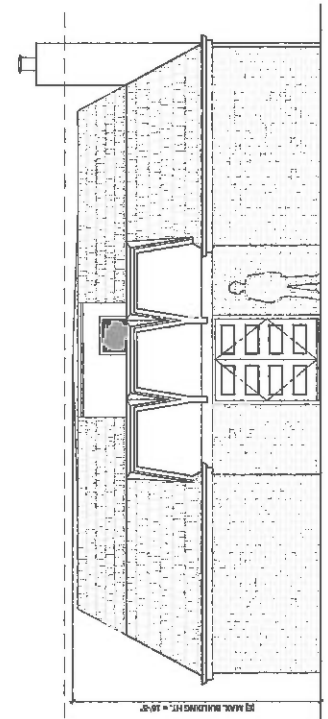
BUILDING SECTION



PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION (STREET)

WALL LEGEND

- APPROX. 60 TONS OF STEEL IN
CLAMPED BY OLD TOWER (5)
TWO OTHERS ARE ALIVE
TWO OTHERS ARE DEAD

Mimi! Snowden Design
 Sherman Corporation
 150 Meadowridge Road, Corralitos, CA 95036
 phone: (831) 722-4108 Fax: (831) 722-4152
 mimi@snowdesign.net

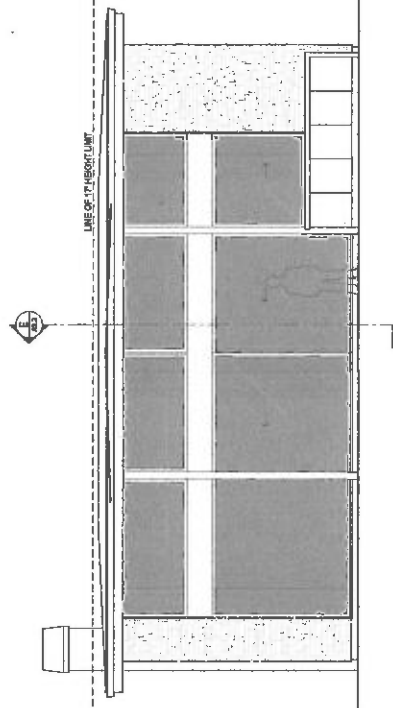
THIS DOCUMENT
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KLEIN - JACKSON REMODEL
 920 VIA GAVIOTA
 APTOS, CA 95003

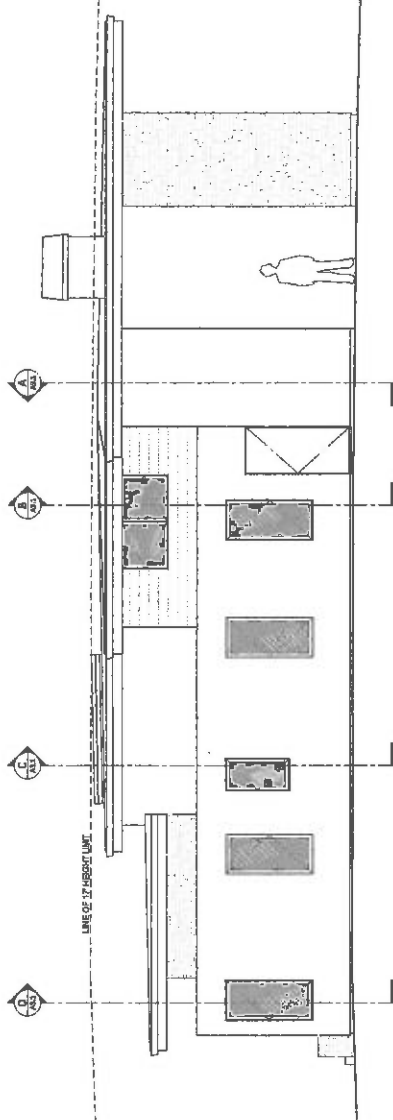
100% SUBMITTAL
 PRELIMINARY DESIGN
 23 JAN 2018
 SCHEME DESIGN
 27 JAN 2018
 DESIGN DEVELOPMENT
 27 JAN 2018
 PLANNING SUBMITTAL
 4 MAR 2018
 PLANNING REVIEW 1
 20 MAR 2018
 PLANNING REVIEW 2
 20 MAR 2018

A4.2
 EXTERIOR
 ELEVATIONS
 APR 054-193-76

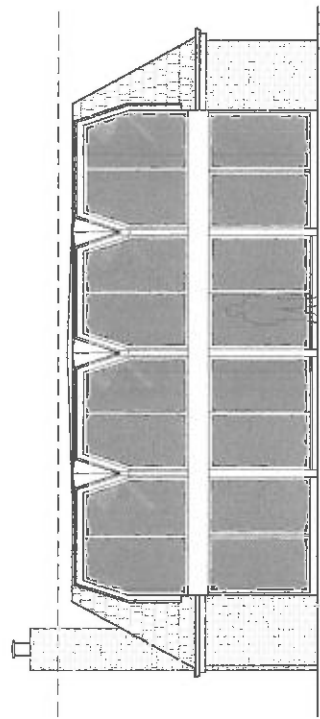
WALL LEGEND
 MIMI! SNOWDEN DESIGN
 150 MEADOWRIDGE ROAD
 CORRALITOS, CA 95036
 PHONE: (831) 722-4108
 FAX: (831) 722-4152
 WWW.MIMISNOWDENDESIGN.COM



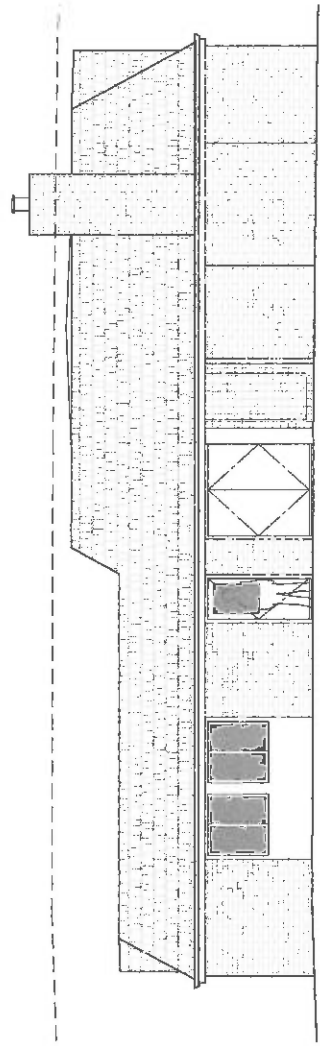
PROPOSED WEST ELEVATION (BEACH)
 SCALE: 1/4" = 1'-0"



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



EXISTING WEST ELEVATION (BEACH)
 SCALE: 1/4" = 1'-0"



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

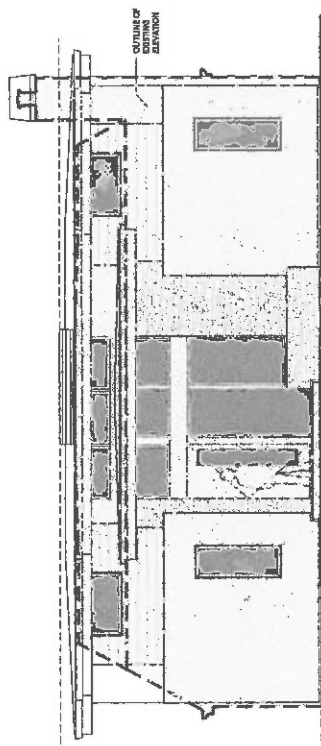
MASSING

ISSUE DESCRIPTION	
PRELIMINARY DESIGN	23 JAN 2018
SCHEMATIC DESIGN	23 MAR 2018
DESIGN DEVELOPMENT	27 JUN 2018
PLANNING SUBMITTAL	7 JUL 2018
PLANNING REVISION 1	4 MAR 2019
PLANNING REVISION 2	25 APR 2019

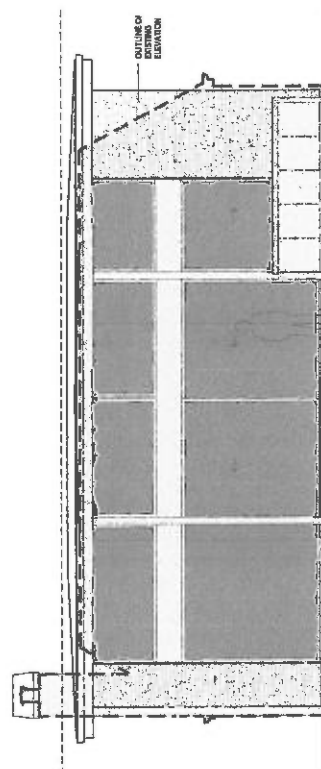
920 VIA GAVIOTA
APTOS, CA 95003

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ALL RIGHTS RESERVED

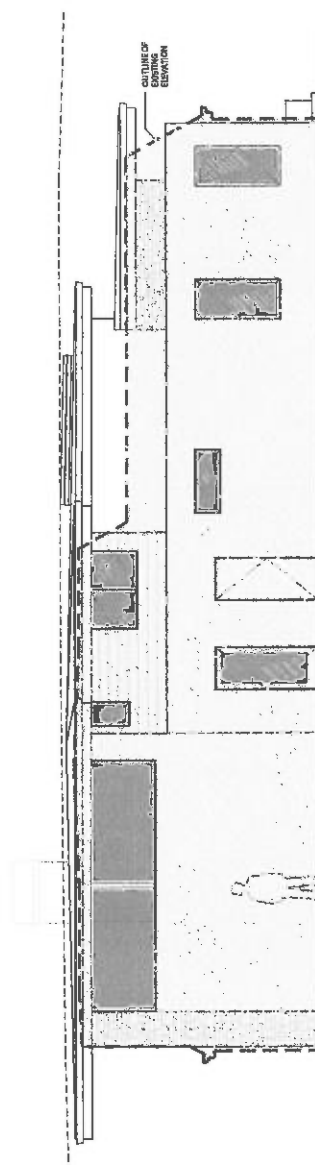
Mimi! Snowden Design
Sherrin Corporation
450 Mission Road, Corralitos, CA 95076
phone: (830) 224-4111 fax: (830) 224-4136
mimi@snowerd.com



STREET ELEVATION MASSING DIAGRAM



REAR ELEVATION MASSING DIAGRAM



SIDE ELEVATION MASSING DIAGRAM

APN: 054-191-7E

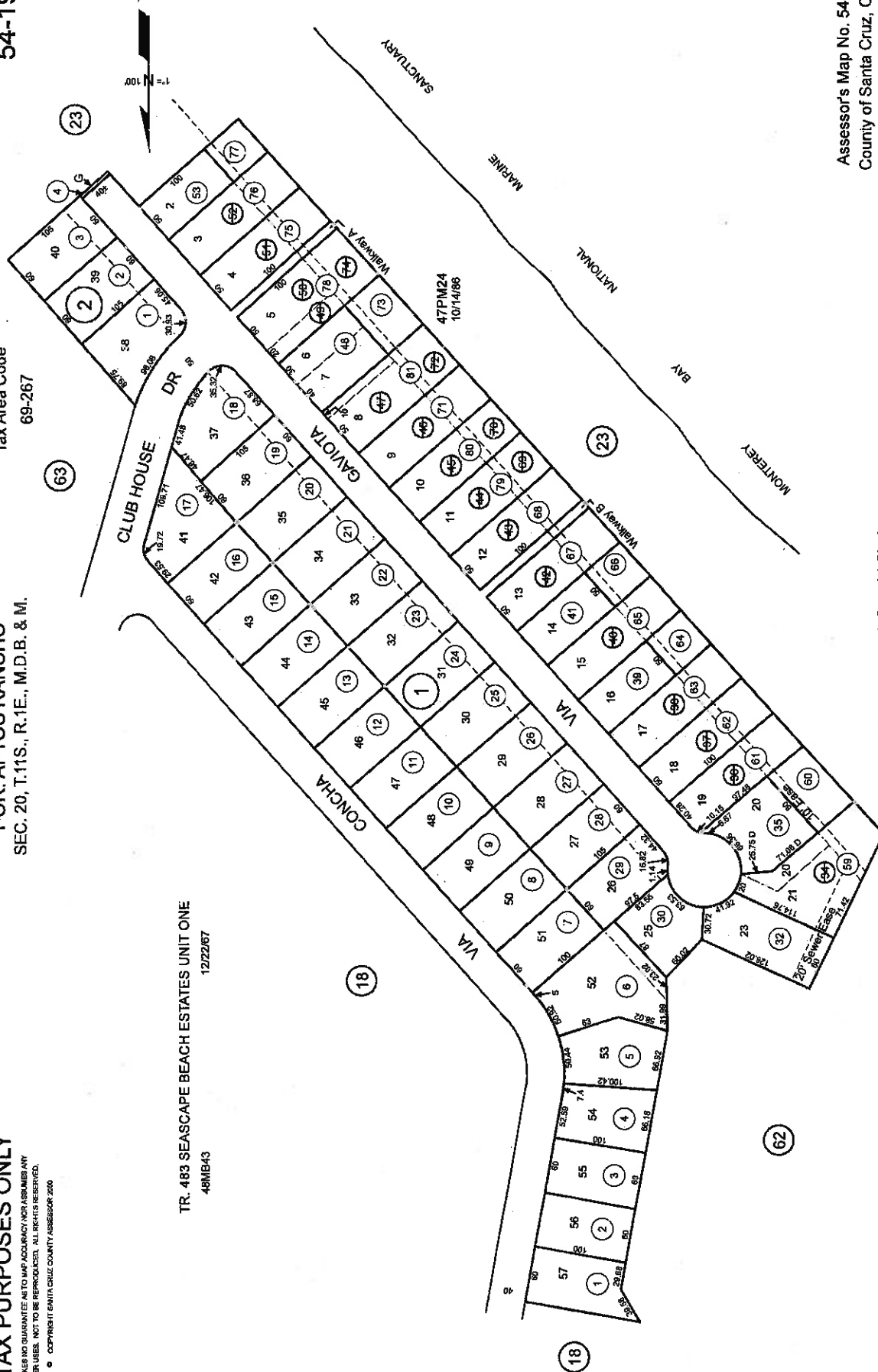
FOR TAX PURPOSES ONLY

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR, APTOS RANCHO
SEC. 20, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-267

54-19



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

Assessor's Map No. 54-19
County of Santa Cruz, Calif.
Oct. 2000

Electronically redrawn 10/10/00 KSA
Rev. 10/10/00 KSA (Per. to Pg. 52)
Rev. 6/25/00 (Change page 52)
Rev. 6/25/00 CB (Comb. Form, 1-51)

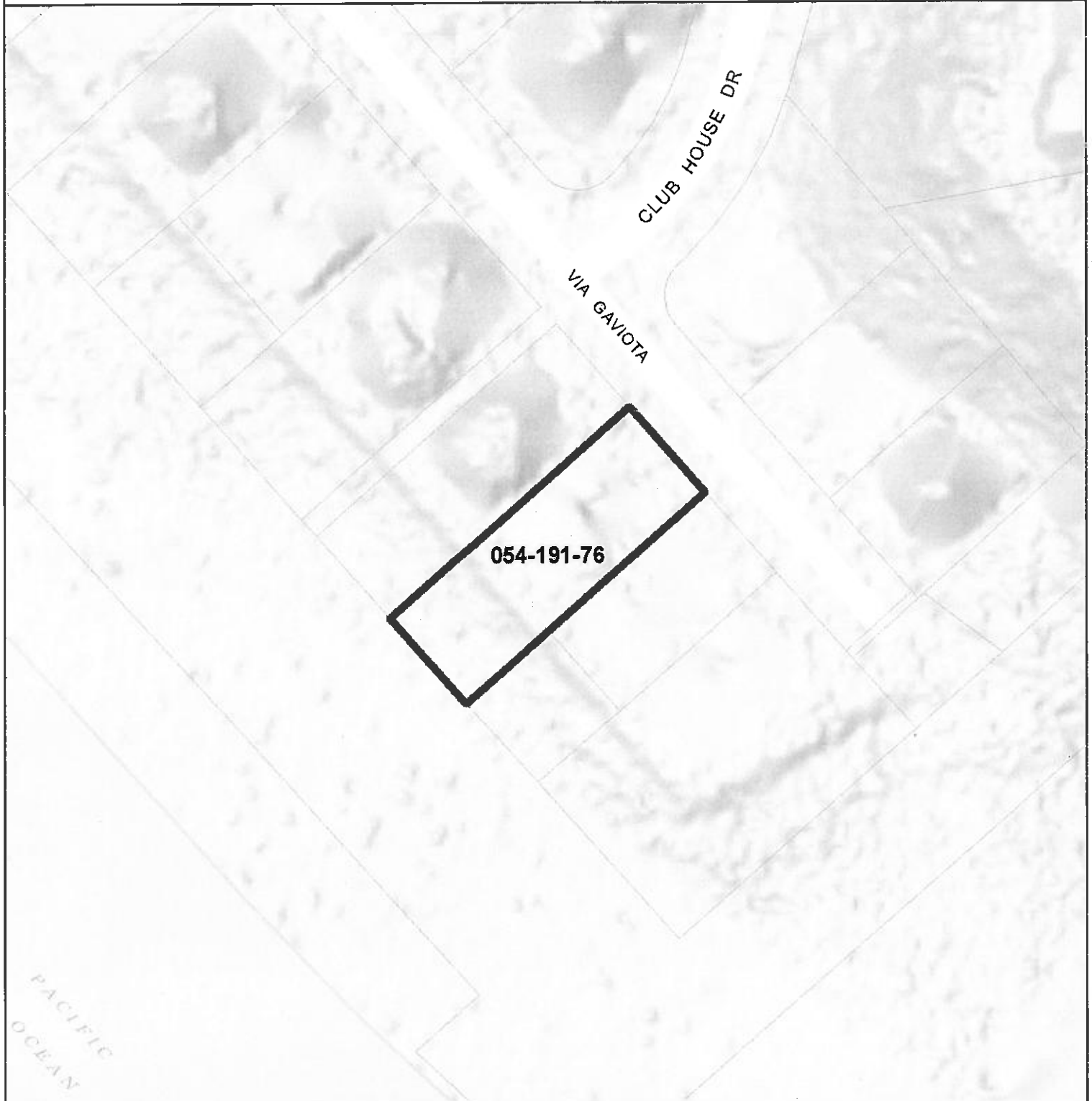


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



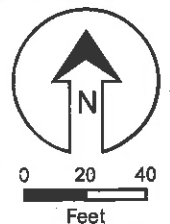
Mapped
Area



Parcel: 05419176

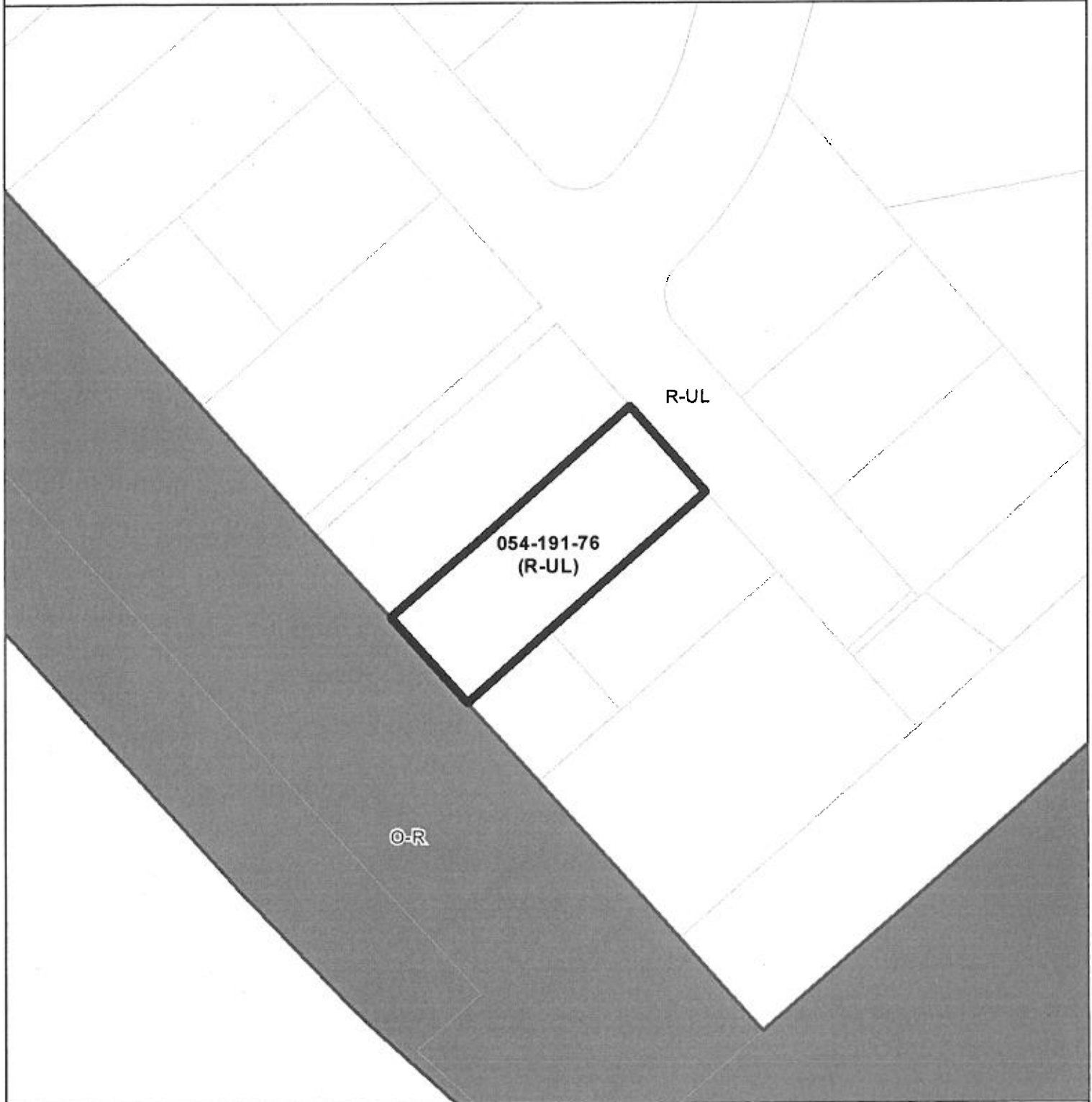
-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 30 Apr. 2019

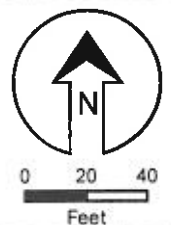




SANTA CRUZ COUNTY PLANNING DEPARTMENT
Parcel General Plan Map



- O-R *Parks, Recreation & Open Space*
- R-UL *Res. Urban Low Density*

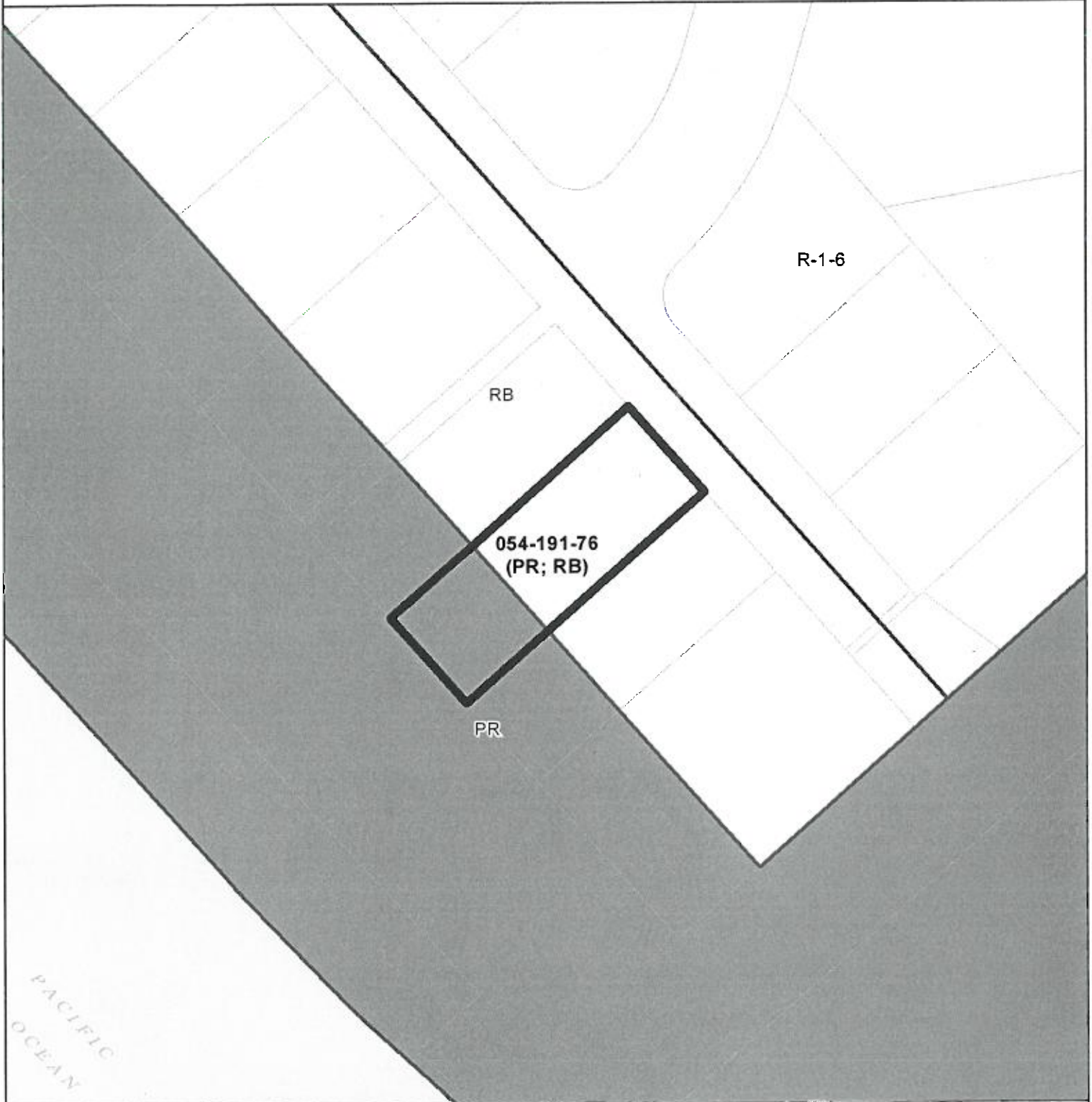







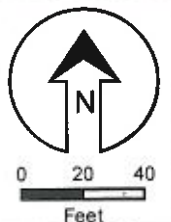
SANTA CRUZ COUNTY PLANNING DEPARTMENT
Parcel Zoning Map



Mapped
Area



-  PR *Parks, Recreation, & Open Space*
-  R-1 *Single-Family Residential*
-  RB *Single-Family Ocean/Beach Residential*



Parcel Information

Services Information

Urban/Rural Services Line:	<u>X</u> Inside <u> </u> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz County Sanitation District
Fire District:	Aptos/La Selva Fire Protection District
Drainage District:	Zone 6 Flood Control District

Parcel Information

Parcel Size:	7,500 square feet (gross), 6,500 square feet (net)
Existing Land Use - Parcel:	Single family dwelling
Existing Land Use - Surrounding:	Single family residential neighborhood, beach
Project Access:	Via Gaviota
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	RB (Residential Beach)
Coastal Zone:	<u>X</u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes <u> </u> No

Technical Reviews: Geologic Hazards Assessment

Environmental Information

Geologic Hazards:	Coastal hazard area
Fire Hazard:	Not a mapped constraint
Slopes:	2-3%
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped scenic resource - public beach viewshed
Archeology:	Not mapped/no physical evidence on site



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

December 17, 2018

Warren Tamashiro
1100 El Rancho Drive
Santa Cruz, CA 95060

Subject: GEOLOGIC HAZARDS ASSESSMENT
APN: 054-191-76
LOCATION: 920 Via Gaviota
APPLICATION NUMBER: REV181154
OWNER: Kathryn Jackson

Dear Mr. Tamashiro,

We have recently conducted a site inspection of the parcel referenced above where a remodel to an existing single-family dwelling is proposed. This inspection was completed to assess the property for possible flood hazards due to its proximity to a coastal flood hazard zone. The purpose of this letter is to briefly describe our site observations, outline permit conditions with respect to geologic planning issues and to complete the hazards assessment for this property.

Completion of this hazards assessment included a site reconnaissance, a review of maps and other pertinent documents on file with the Planning Department, and an evaluation of aerial photographs. The scope of this assessment is not intended to be as detailed as a full geologic or geotechnical report completed by a state registered consultant.

SITE DESCRIPTION

The parcel is located on Via Gaviota, within a beach front development. A vertical concrete seawall and rip-rap revetment are located along the front of the oceanside homes (figure 2). The building site is near level with an approximate elevation of 24 feet (figure 3). A geotechnical report has been prepared for the adjacent property at 910 Via Gaviota, by Haro Kasunich and Associates dated 9 April 2015. The report states the elevation of the top of the seawall is at approximately 23.9 feet NAVD88.

It is our understanding that there is a Geologic Hazards Abatement District (GHAD) which was recently created for the properties fronting the beach.

LIQUEFACTION

The parcel is located within an area mapped with a high liquefaction potential hazard. A geotechnical (soils) report is required for projects which include additions of any size, or projects that meet "development" per SCCC 16.10.040(19)(b). A liquefaction analysis was performed for the adjacent property and concluded that the soil zone at 13-17 feet was potentially liquefiable and could settle during a seismic event (Haro Kasunich and Associates, 2015). To mitigate the effects of liquefaction the home was placed on deep piers embedded into the bedrock at approximately 23-feet below grade.

COASTAL FLOOD HAZARDS

This parcel is located on the beach, and published maps on file with the Planning Department indicate that the parcel is outside a federally-designated coastal flood hazard area zone (VE zone). FEMA has mapped the area of 100-year coastal flood with high velocity (wave action) floodwaters at an elevation of 20 feet NAVD88 (figure 1). It's important to note that previous flood maps (prior to the 2016 maps) showed this area within a VE zone with a flood elevation of 24 feet NAVD88. We can conclude that FEMA has recognized the seawall as a coastal flooding mitigation structure. Although located outside the mapped coastal high hazard zone, the subject parcel may still be subject to coastal storm waves and/or tsunami inundation.

SEISMIC HAZARDS

This property is located in a seismically active region of northern California, as the October 17, 1989 earthquake amply demonstrated. The subject parcel is located approximately 8 miles southwest of the San Andreas fault zone and 4 miles southwest of the Zayante Fault zone.

Although the subject property is situated outside of any mapped fault zones, very strong ground shaking is likely to occur on the parcel during the anticipated lifetime of the proposed dwelling and, therefore, proper structural and foundation design is imperative. In addition to the San Andreas, other nearby fault systems capable of producing intense seismic shaking on this property include the San Gregorio, Zayante, Sargent, Hayward, Butano, and Calaveras faults, and the Monterey and Corralitos fault complexes.

TSUNAMI HAZARD

The parcel is located within a Tsunami hazard area and the current state of practice is evacuation during a tsunami warning.

DEVELOPMENT CRITERIA

Chapter 16.10 of the County Code allows the county discretion over development in special hazard areas. For the purposes of this chapter, and this chapter only, any project that includes activity in any of the following categories is considered to be development or development activity (SCCC 16.10.040). If the project meets the definition of development, further technical reports are required to analyze the liquefaction potential within the building envelope.

- 1) The construction or placement of any habitable structure, including a manufactured home and including a non-residential structure occupied by property owners, employees and/or the public;
- 2) Modification, reconstruction or replacement of 65 percent of the major structural components—consisting of the foundation, floor framing, exterior wall framing, and roof framing—of an existing habitable structure within any consecutive five-year period, or modification, reconstruction or replacement of 50 percent of the major structural components of an existing critical structure or facility, as defined by this chapter, within any consecutive five-year period, whether the work is done at one time or as the sum of multiple projects. For the purpose of this section, the following are not considered major structural components: exterior siding; nonstructural door and window replacement; roofing material; decks; chimneys; and interior elements including but not limited to interior walls and sheetrock, insulation, kitchen and bathroom fixtures, mechanical, electrical and plumbing fixtures. The extent of alterations to major structural components will be calculated in accordance with administrative guidelines adopted by resolution of the Board of Supervisors;
- 3) The addition of habitable square footage to any structure, where the addition increases the habitable square footage by more than 50 percent or 500 square feet, whichever is greater, over the existing habitable space within a consecutive five-year period. This allows a total increase of up to 50 percent of the original habitable space of a structure, whether the additions are constructed at one time or as the sum of multiple additions over a consecutive five-year period;
- 4) An addition of any size to a structure that is located on a coastal bluff, dune, or in the coastal hazard area, that extends the existing structure in a seaward direction;
- 5) A division of land or the creation of one or more new building sites, except where a land division is accomplished by the acquisition of such land by a public agency for public recreational use;
- 6) Any change of use from nonhabitable to habitable, according to the definition of “habitable” found in this section, or a change of use from any noncritical structure to a critical structure;

- 7) Any repair, alteration, reconstruction, replacement or addition affecting any structure that meets either of the following criteria:
- 8) Posted "Limited Entry" or "Unsafe to Occupy" due to geologic hazards, or
- 9) Located on a site associated with slope stability concerns, such as sites affected by existing or potential debris flows;
- 10) Grading activities of any scale in the 100-year floodplain or the coastal hazard area, and any grading activity which requires a permit pursuant to Chapter 16.20 SCCC;
- 11) Construction of roads, utilities, or other facilities;
- 12) Retaining walls which require a building permit, retaining walls that function as a part of a landslide repair whether or not a building permit is required, sea walls, rip-rap erosion protection or retaining structures, and gabion baskets;
- 13) Installation of a septic system;
- 14) Any human-made change to developed or undeveloped real estate in the special flood hazard area, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials. This is in addition to any activity listed in subsections (19)(a) through (k) of this section;
- 15) Any other project that is defined as development under SCCC 13.20.040, and that will increase the number of people exposed to geologic hazards, or that is located within a mapped geologic hazard area, or that may create or exacerbate an existing geologic hazard, shall be determined by the Planning Director to constitute development for the purposes of geologic review.

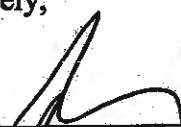
CONCLUSIONS

1. A review of the proposed project was completed under Coastal Permit application 181270 which determined the project meets the definition of development per SCCC 16.10.040(19)(b), as the proposed structural modifications exceed 65% of the major structural components. As stated above, projects which are considered development must meet all provisions of chapter 16.10. Therefore, a geotechnical (soils) report is required for the proposed project.
2. The project also includes an addition to the existing dwelling, which will require preparation of a geotechnical (soils) report due to the mapped liquefiable zone (reference County Guidelines for When a Geotechnical (Soils) Report is Required, attached).

3. A Declaration of Geologic Hazards will be prepared after the technical report has been reviewed and accepted. The Declaration shall be signed, notarized and recorded on the title prior to final of the building permit.

If you have any questions concerning the assessment of this property for flood hazards or the permit conditions described above, please call me at 454-3162.

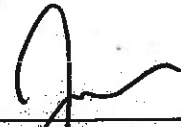
Sincerely,



JESSICA DEGRASSI
Resource Planner – Staff Geologist
Environmental Planning

Date

12/21/18



JEFF NOLAN
County Geologist
CEG#

FOR: CAROLYN BURKE
Senior Civil Engineer
Environmental Planning

Enclosure(s)

flood map

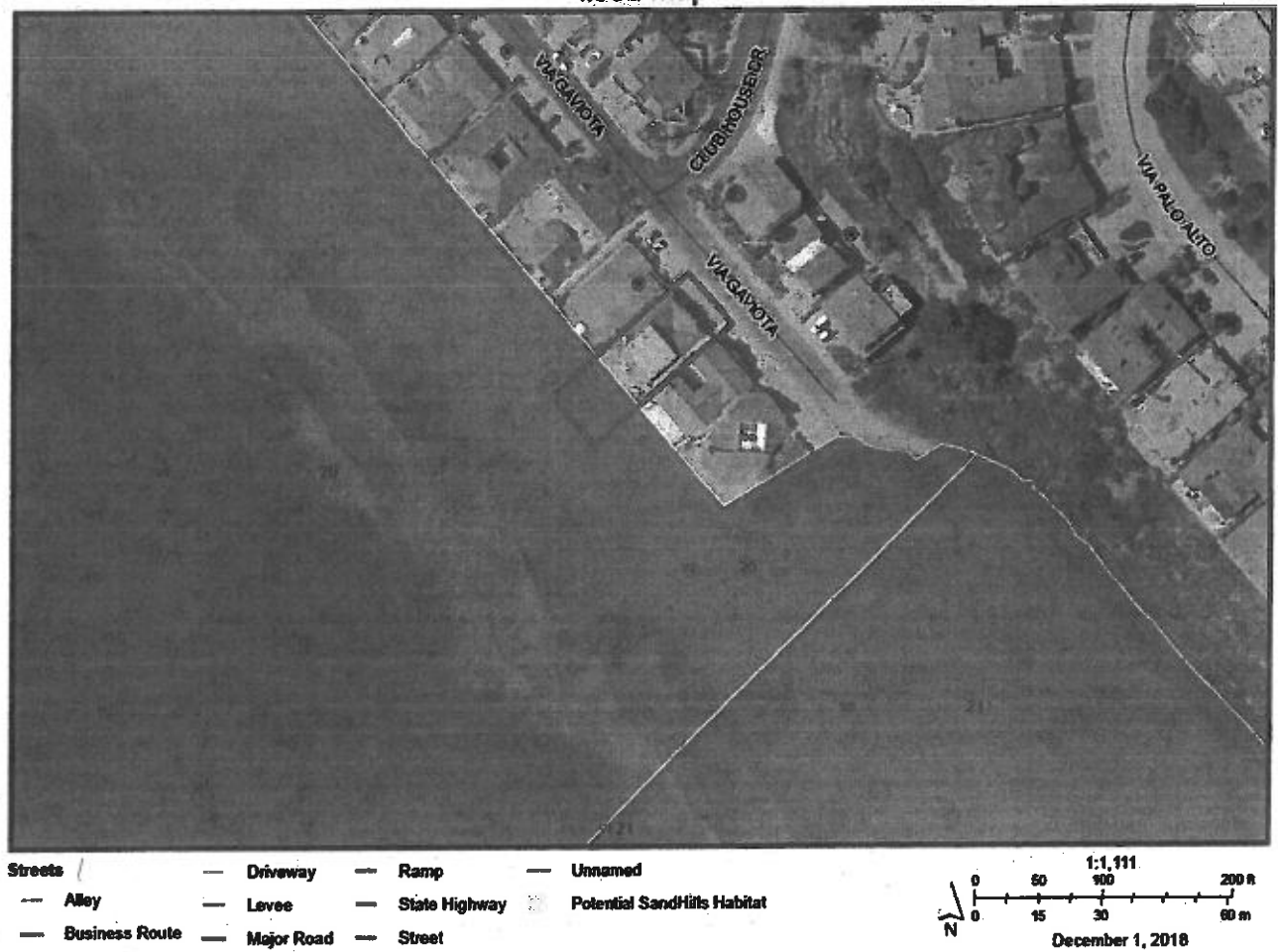


Figure 1

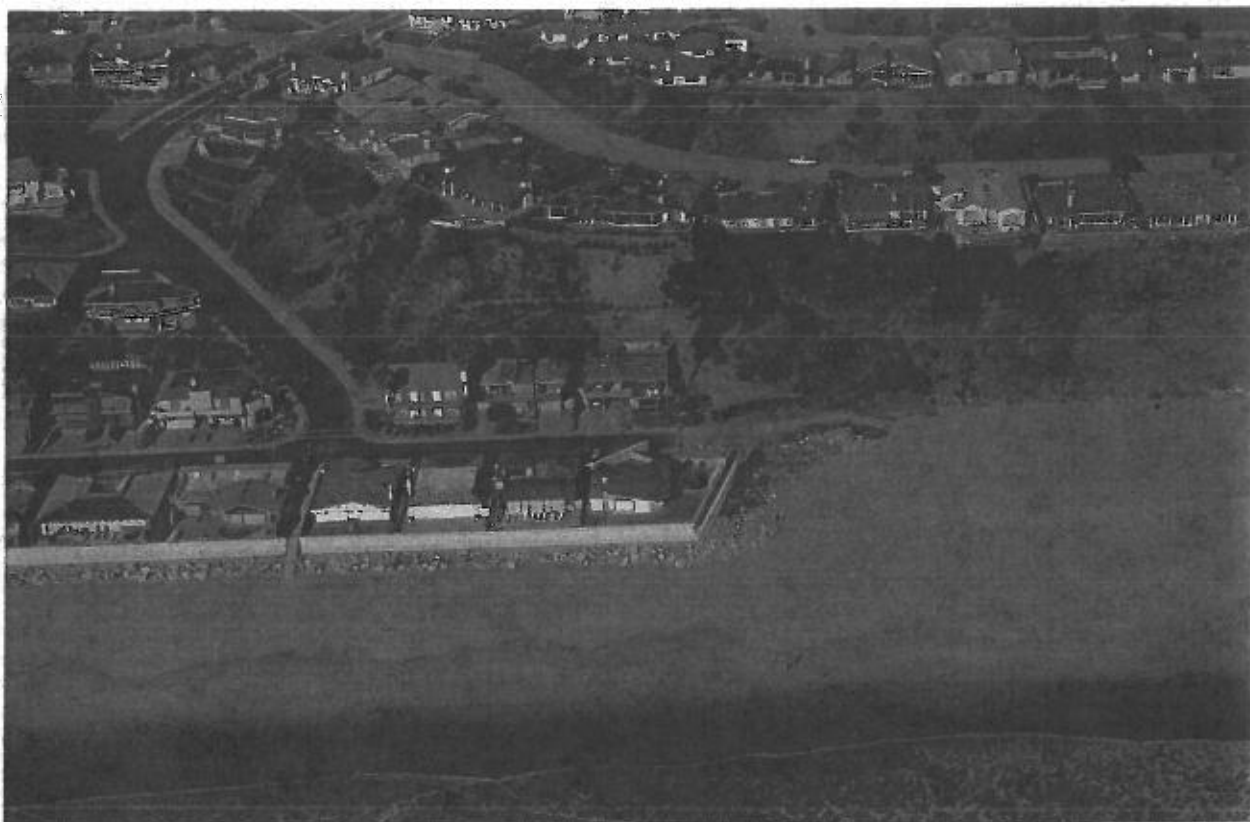


Figure 2

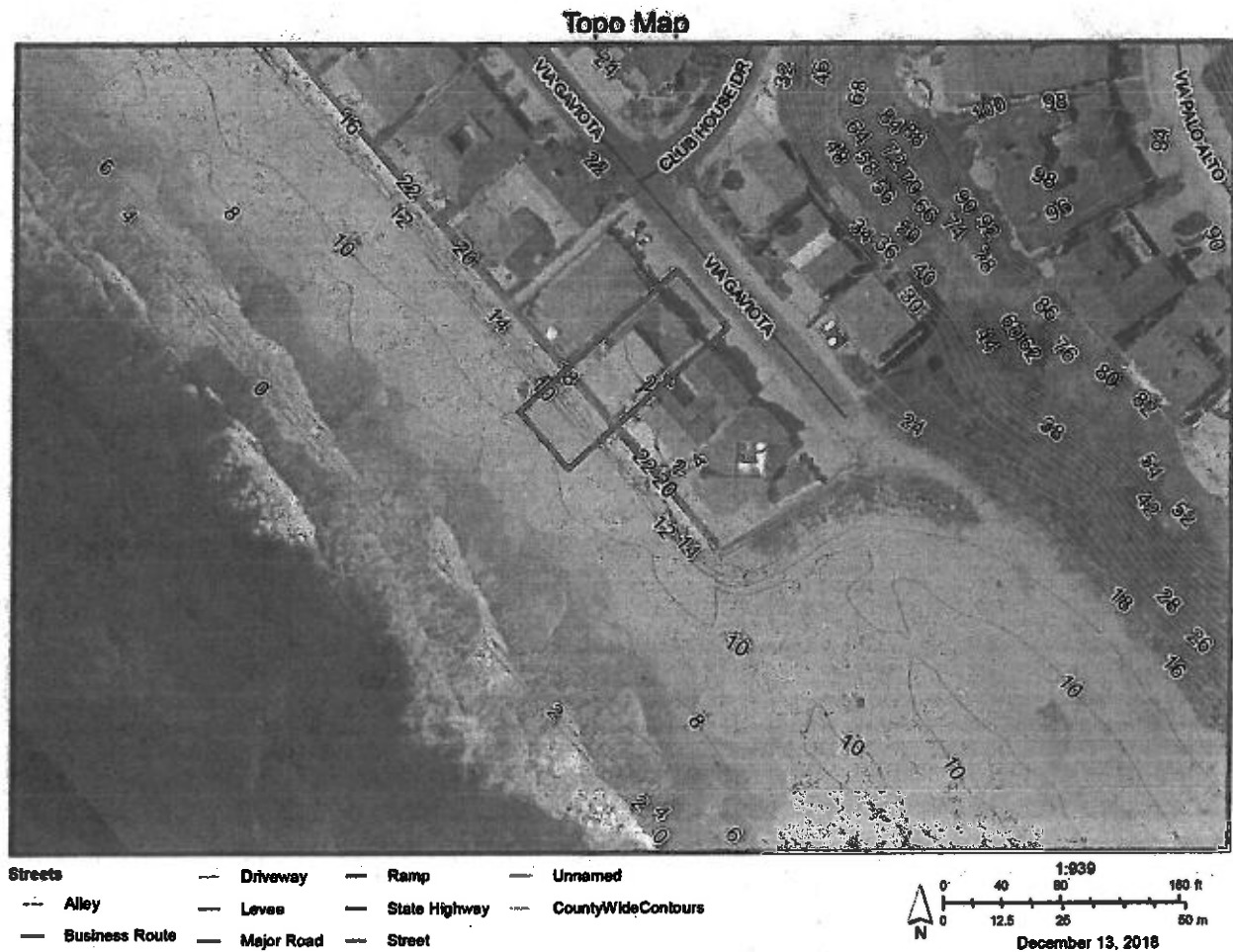


Figure 3

(x) variable design

1100 el rancho drive
santa cruz, ca 95060
ph/fax: (831) 459-8955

5 March 2019

Application #: 181270
APN: 054-191-76
920 Via Gaviota

RE: Response to Geologic Hazards Assessment / Planning Application

Jessica Degrassi and Randal Adams;

I reviewed our project with the structural engineer and also double checked my prior Modification Worksheet Calculation. The revised Modification Worksheet Calculation results in the overall modification to be 63% instead of 68% as originally submitted. Included with this revisions is a revised Modification Worksheet Calculation and revised Modified Plan Diagram, sheet A0.5.

FOUNDATION:

The engineer is confident that we can value engineer this project by reducing the amount of foundation work by focusing only on the areas that will need structural upgrades / reinforcing. Therefore the Floor and Foundation amount has been reduced in the Modification Calculation.

EXTERIOR WALLS:

The Exterior Wall modification has been reduced in a few ways. 1) Since only three walls of the exiting Mezzanine are exterior, I've only included the exterior walls in the calculation. 2) Since the existing Atrium is contained in the existing building footprint, I excluded the Atrium in the Exterior Walls calculation. 3) There is a grey area with the Mezzanine since it is not technically a "second story" and it is within the existing mansard roof making it an "attic" condition. Since we were able to reduce the modification within the 65% threshold, I included the mezzanine in our calculations. If excluded from the calculation, our overall modification percentage would significantly be reduced.

BUILDING ADDITION (Atrium and Mezzanine):

Since the Atrium is contained within the existing building footprint, we are not classifying as an "Addition" since it does not alter the overall existing building footprint and does not require a new foundation. For Environmental Planning, this is not considered an "Addition". For Planning and Building Department, we will treat as an "Addition" and increased heated space.

The existing Mezzanine is currently located within a sloped mansard roof. Once we replace the mansard roof with a vertical wall, then there will be an increase in floor area, but it does not alter the overall existing building footprint. For Environmental Planning, this is not considered an "Addition". For the Planning and Building Department, we will treat as an "Addition" and increased heated space.

If you have any questions, please contact me.

Best Regards,

Warren Tamashiro

EXHIBIT H

Modification Worksheet REV. 1 - 4MAR19

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

How to use this calculator:

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

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

Roof

Enter either		Do not enter words or symbols
Estimated % of roof to be modified		
or		
Area of Existing Roof	2,273	SF
Total Modified Area of Roof	2,273	SF
	100%	

Calculation Tips

Roof Calculation Notes:

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

Exterior Walls

Enter either		
Estimated % of exterior walls to be modified		
or		
Total length of existing exterior walls	267	LF
Total length of modified exterior walls	187	LF
	70%	

Exterior Walls Calculation Notes:

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

Floors

Enter either		
Estimated % of floor area to be modified		
or		
Total area of existing floors	2,563	SF
Total area of modified floors	446	SF
	17%	

Floor Calculation Notes:

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

Foundations

Enter either		
Estimated % of foundations to be modified		
or		
Perimeter Foundations		
Total length of existing perimeter foundation		LF
Total length of modified perimeter foundation		LF
Area of first floor supported by perimeter foundation		SF
Slab Foundations		
Total area of existing slab foundation	2,302	SF
Total area of modified slab foundation	105	SF
Area of first floor supported by slab foundation	2,222	SF
Pier and Grade Beam Foundation		
Total length of existing pier and grade beam foundation		LF
Total length of modified pier and grade beam foundation		LF
Area of first floor supported by pier and grade beam foundation		SF
	5%	

Foundation Calculation Notes:

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

Modification of a slab is measured as percentage of area.

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

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

Summary	
Roof Modification (15%)	15%
Exterior Wall Modification (65%)	46%
Floor Framing Modification (10%)	2%
Foundation Modification (10%)	0%
	63%

For Planning Staff Only

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

☐ 65%
☐ Other*

☐ 50%
☐ No Maximum*

*Explain: _____

APN: _____ Owner Name: _____ Date: _____

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

Signature _____

Print Name _____



SEASCOPE BEACH ASSOCIATION

December 19, 2018

JANE KLEIN
KLEIN FAMILY FARMS ATTN: STEVEN KLEIN
4719 Quail Lakes Drive Ste G # 253
STOCKTON CA 95207

RE: ARC Approval

Dear JANE KLEIN,

I am writing to you on behalf of the Architectural Review Committee, Seascope Beach Estates Homeowners Association, regarding your application to remodel the interior and exterior of you unit with and addition.

This letter of approval indicates that the committee has reviewed and approved your above-mentioned application. Enclosed is your application, signed showing approval and the remarks from the association architect Fuse.

If you have any questions, please contact our office.

Best wishes on your project.

Samantha Jasso, Property Manager
Anderson & Company

cc: ARC members



DATE: September 28, 2018

MEMO NO. 3:

PROJECT: 920 Via Gaviota
PROJECT #:

RE: Seascape Beach Association architecture new plans for 920 Via Gaviota

ISSUED TO: Seascape Beach Association (SBA), Kristina Bossaert

COPIES TO: Fuse, Daniel Townsend

PREPARED BY: Fuse, Daniel Gomez

REMARKS: Review based on email application received 09/18/2018 Klein Residence plans dated 25 Jul 2018 -

Project Description: Interior and exterior remodel and addition to include: 1.) Add 119 square feet at first floor and add 90 square feet at mezzanine. 2.) Interior remodel of First floor and Mezzanine. 3.) Replace and reconfigure roof.

Item #1. Additional square footage is within the existing footprint of the existing house.

Item #2. Additional square footage of mezzanine doesn't trigger any code compliance issues with the County.

Item #3. Replacing and reconfigure roof is in conformance with zoning height limits.

In summary, the project as noted is within conformance with the Seascape Beach Association guidelines.

If you have any questions or concerns please feel free to contact me.

Sincerely,

Daniel Gomez/ Architect

A handwritten signature in black ink, appearing to be "DG" or "Daniel Gomez", written over a horizontal line.

Fuse Architects Inc.
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